



FLINTHAM

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Rushcliffe Borough Council
and Flintham Parish Council
July 2013



Thank you to the
residents of
Flintham parish for
their help and
support with this
survey.



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Flintham during June 2013 to assess the housing need in the parish. Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people. Affordable housing may be provided through both rental and shared ownership schemes and is for people with a strong connection to the parish.

Flintham parish straddles the A46 towards the northern boundary of Rushcliffe and lies in a somewhat isolated position. Its nearest service centre is Newark. Flintham's geographical layout is unusual in that it has developed three distinctive sub-areas, the old village, Inholms Estate and Coneygreys Spinney. It has been heavily influenced by its connections with the local Manor and with the Ministry of Defence. The parish is also split in two by the A46 dual carriageway.

The housing stock is varied and house prices range widely. Detached family homes are expensive. There is an adequate supply of low-cost semi-detached family houses although there is evidence that they are not generally popular with buyers. Cottages within the old village rarely come onto the market and are generally expensive when they do. There is a lack of small starter homes for first time buyers and bungalows or similar, for elderly people seeking to downsize.

The housing needs survey met with a high response. Flintham is a popular place to live and people are concerned about housing issues. A majority would support the development of some affordable housing in the parish, although several indicated that they would not support green-field development while there is an obvious brown-field site requiring redevelopment.

Eleven respondents have claimed a need for affordable housing. The majority are young people wanting to set up independent homes and many are interested in shared ownership.

Our recommendation is that a mixed development of eleven affordable dwellings should be considered. This development will alleviate the current housing needs in Flintham, whilst remaining available to the parish in perpetuity, to allow for future requirements which may arise.



1. Introduction

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

Rushcliffe Borough Council has identified the Trent Valley Partnership as their preferred partner, for the purpose of undertaking Housing Needs Studies in rural villages and identifying opportunities for the development of affordable housing within the district. Trent Valley Partnership is now undertaking the eighth year of studies on behalf of Rushcliffe Borough Council.

Flintham currently has a population of 597 in 238 households (2011 census). 256 survey forms were produced for distribution to residents throughout the parish.

During June 2013, Midlands Rural Housing and Rushcliffe Borough Council worked together to deliver a Housing Needs Survey form to every household in the village. The return date for the survey was 1st July 2013 and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

2. Purpose of the Survey

The aim of the survey was to assess the current and future housing needs in the parish of Flintham, in order to provide Rushcliffe Borough Council with the information it requires to formulate plans and anticipate future housing requirements.

3. Housing Costs

Property Values: Jan – Mar 2013 - Rushcliffe

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
East Midlands	228,028	134,204	116,210	96,006	160,766	11,393
Nottinghamshire	220,447	123,086	102,963	83,707	155,033	2,071
Rushcliffe	305,814	189,040	149,458	104,940	237,049	346
Source: Land Registry						

The table above provides an indication of the property prices in the East Midlands Region, the county of Nottinghamshire and Rushcliffe Borough. It shows that, across the board, prices in Rushcliffe are considerably higher than elsewhere in the region.

House prices in Rushcliffe increased by 9.0% during 2012, compared to just 1.8% for the East Midlands as a whole. A family wanting to purchase an average terraced house with a 10% deposit would need to be earning approximately £45,000 per annum to secure a mortgage.

Data available from the Land Registry showing the value of sales in Flintham during the twelve months from May 2012 to April 2013 shows the following results:-

Detached – 1 sale at £299,950

Semi-detached – 8 sales at an average price of £133,000

Flats – 1 sale at £70,000

Data available from Rightmove showing the value of properties currently on the market shows the following results:-

Detached – 3 properties with an average asking price of £440,000

Semi-detached – 2 properties with an average asking price of £118,750

Terraced – 3 properties with an average asking price of £146,333

Building Plots with planning permission for detached property – 2 plots with an average asking price of £185,000

Data available from Rightmove showing the value of rental properties available in Flintham identified that currently no properties are available to rent.

The results show that, whilst the value of detached properties and terraced properties are high, reflecting the values generally found in Rushcliffe, the value of semi-detached properties is much lower, reflecting the values found more generally in Nottinghamshire and the East Midlands. This marked differential is largely due to Flintham's geographical layout which has resulted in the majority of semi-detached



properties being on estates previously associated with the Ministry of Defence and developed outside the main village, whilst the majority of detached and terraced dwellings are situated in the old village itself. There is limited availability of low priced properties which are affordable to people on low or average incomes and the majority of housing would be unaffordable.

4. Availability of Affordable Housing in Rushcliffe

Housing costs in Rushcliffe are the highest in the County, reflecting the desirability and prosperity of the Borough. This creates problems of affordability, particularly for new entrants to the housing market.

House prices rose steadily for the 10 years to 2007, declined slightly during 2008/09 but have continued to rise since, remaining above the regional average. The average Rushcliffe house price, at April 2013, stood at £237,049 compared to £210,805 in April 2009, a rise of over 12%.

The 2012 SHMA update estimates that 56% of all households in Rushcliffe are unable to afford the entry level owner occupation price of £148,500 (based on 90% mortgage on a lower quartile flat/apartment). The price of a family home is of course, considerably higher.

With the primary exception of West Bridgford, Rushcliffe is a predominantly rural Borough, characterised by small towns and interspersed villages. Many historic villages have Conservation Area status due to their unique character.

Rushcliffe Borough Councils' Housing Strategy 2009- 2016 identifies that there are significant issues of rural housing need, particularly around affordability, and the inability of local families to access housing in their own communities. Lack of employment opportunities, school closures and poor access to local services are contributing to this problem.

4.1 Flintham Affordable Housing Supply and Turnover

Turnover Definitions:

High Turnover where a vacancy arises on average every six months or under.

Medium Turnover when a vacancy arises on average every six months to two years.

Low Turnover when a vacancy arises on average less often than every two years.

Social Rent

Location	Number & Type of Property	Landlord	Turnover
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Flintham	2 three bedroom houses	Metropolitan	Low
Flintham	1 three bedroom house	De Montfort Housing	Low
Total	3		

Homebuy

Location	Number & Type of Property	Turnover
Flintham	1 three bedroom house	De Montfort Housing
Total	1	

5. Planning Context

Planning policy at local level imposes strict restraints on new housing development in rural areas. However in exceptional circumstances, consideration for affordable housing in rural areas, where the Council is satisfied that local need exists, may be permitted.

There are three categories of affordable housing as defined by national policy. These categories are traditional social rent, affordable rent, and intermediate housing. For clarity, **Social Rented Housing** has rents that are set at national level. **Affordable Rented Housing** has rents set at no more than 80% of the local market rent (including service charges, where applicable). **Intermediate Housing** includes shared ownership properties which enable first time buyers to enter the housing market.

Strategic actions contained within the Rushcliffe Borough Council Housing Strategy 2009- 2016 encourage Parish Councils and local communities to explore their housing needs as part of their comprehensive Parish Plans. In addition, changes to the planning system allow for Parish Councils to produce Neighbourhood Plans. This survey could form part of the evidence for Parish Councils to justify identifying sites for affordable housing.

6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during June 2013 in Flintham Parish.



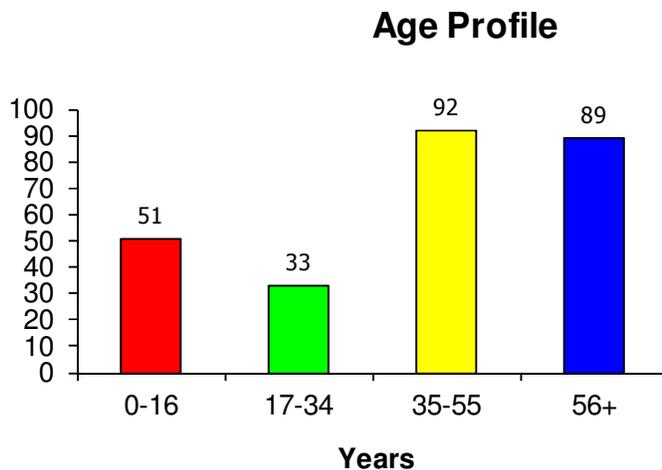
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

The following results are a snapshot in time and provide the village and Rushcliffe Borough Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

A total of 106 survey forms were received giving a return rate of 44%. This is considered to be a very high response, taking into consideration that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

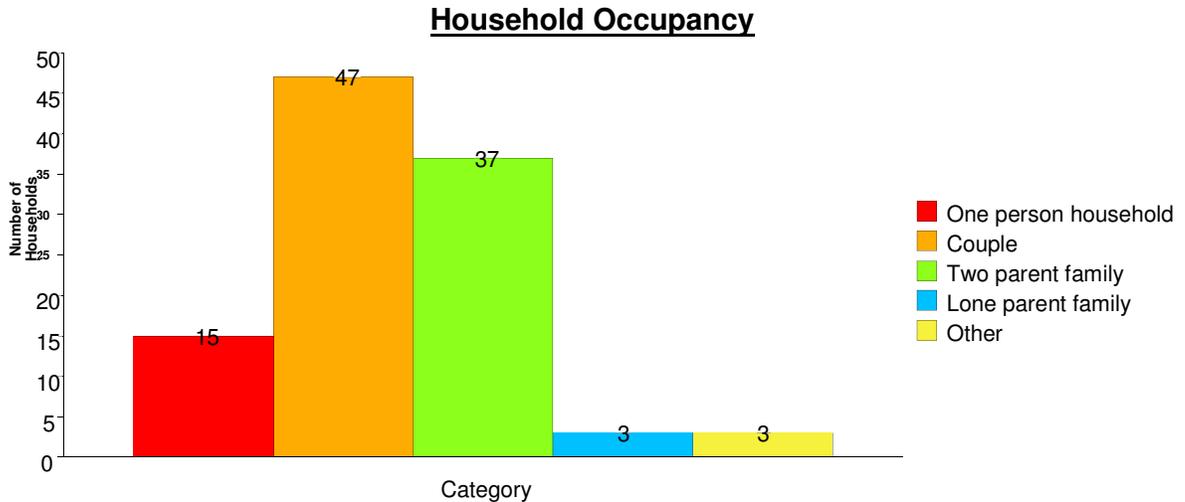
6.1 Age Profile

The chart below shows the age profile of the 265 people captured on the 106 survey forms returned. The responses show that the largest single group of the population in Flintham, representing 35%, are people in the 35-55 age group. 19% of respondents are children under 16 and 12% are young adults in the 17-34 age group. Both these groups have higher representations than we would normally expect to find in a rural parish.



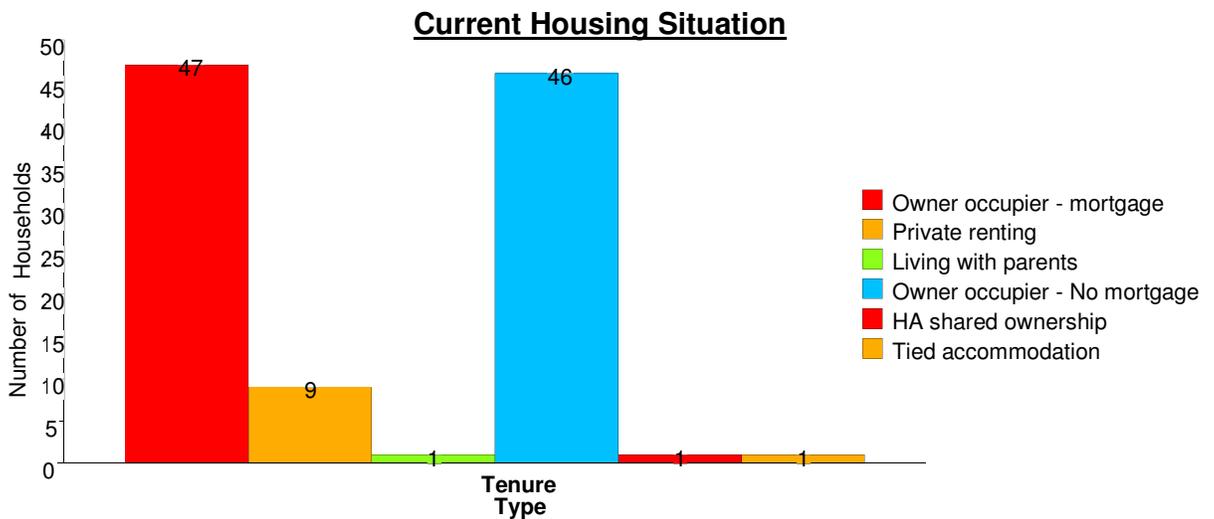
6.2 Household Size & Mix

The following chart shows the number of households in each size/mix category. Households containing families with children accounted for 38% of the total, with properties containing singles and couples accounting for 59%.



6.3 Tenure of all Respondents

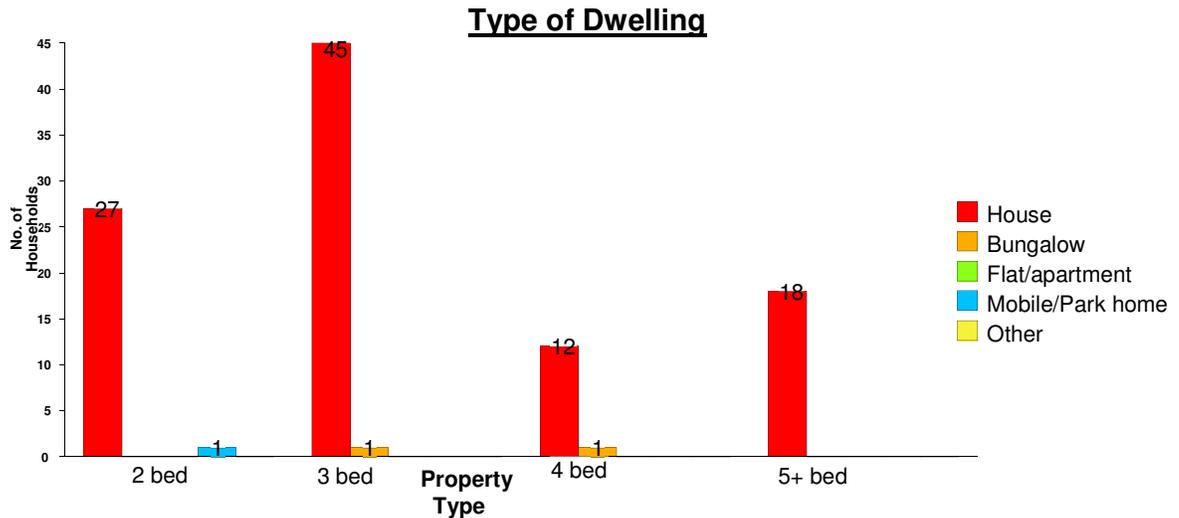
The following chart shows the current household tenure of all respondents. Owner-occupiers make up almost 89% of households. Private rentals account for less than 9%.



6.4 Property Types

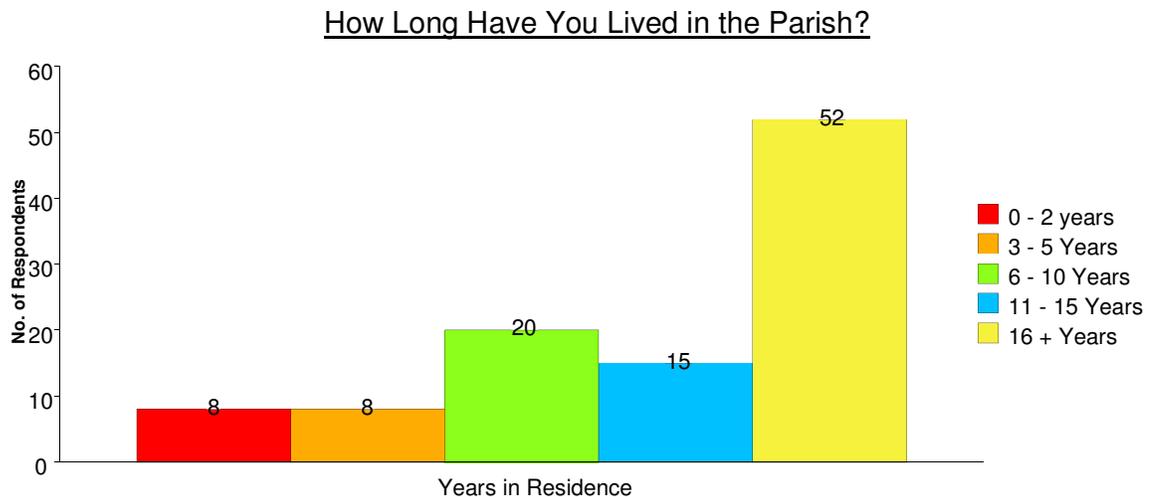
The following chart details the types of property that respondents currently live in. The largest group were occupants of 3 bedroom houses at 43%, followed by occupants of 2 bedroom houses at 26%.

The number of small properties with 1 or 2 bedrooms amounted to 27% of total respondents which is a higher proportion than would normally be expected.



6.5 Residency

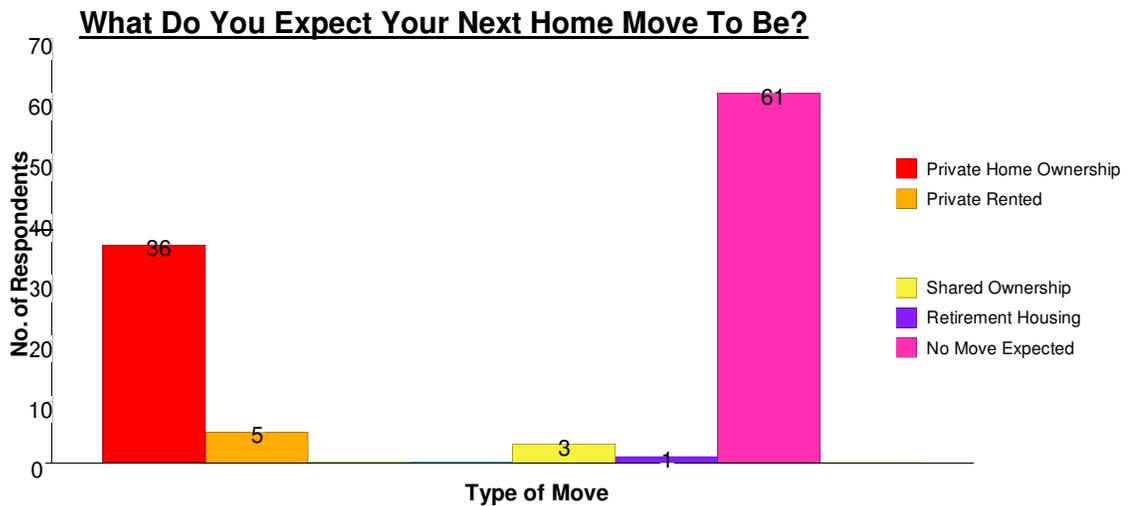
The chart below shows that over 90% of respondents have lived in the parish for more than 2 years, with 50% having lived in Flintham for over 16 years.



6.6 Migration

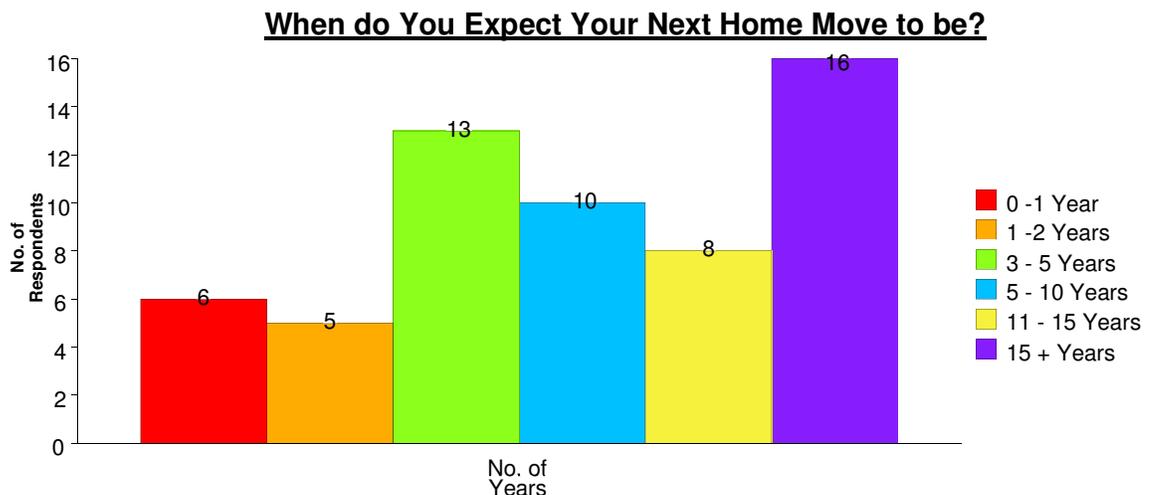
The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 58% of respondents do not expect to move from their present property.

34% of respondents would prefer to buy their own property on the open market. Almost 5% of respondents expect their next move to be into privately rented housing and 3% expect to move into shared ownership properties.



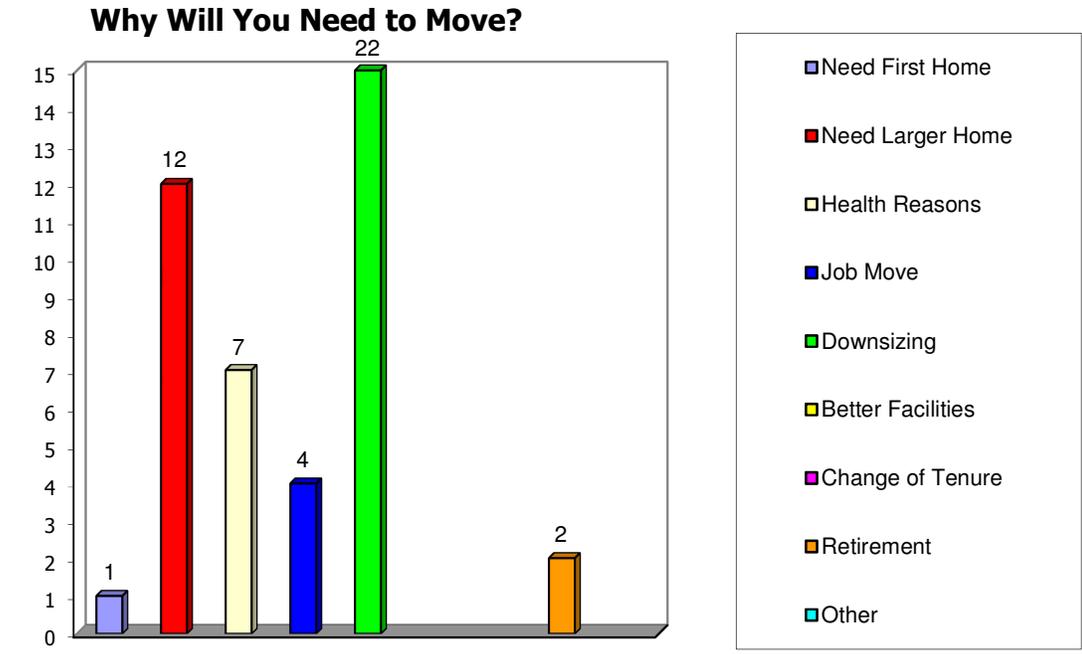
6.7 Timescales

The chart below shows that, of those people expecting to move homes in the future, 41% are expecting to move within the next five years.



6.8 Reasons for Moving

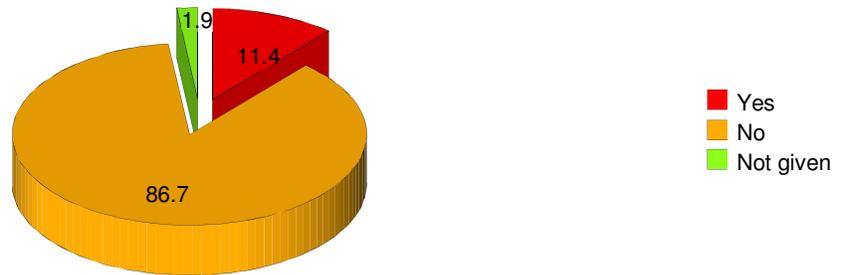
The chart below shows that, of those respondents needing to move in the future, 46% will be seeking to downsize into smaller property, and 25% will be seeking a larger property.



7.0 Local Support for Affordable Housing

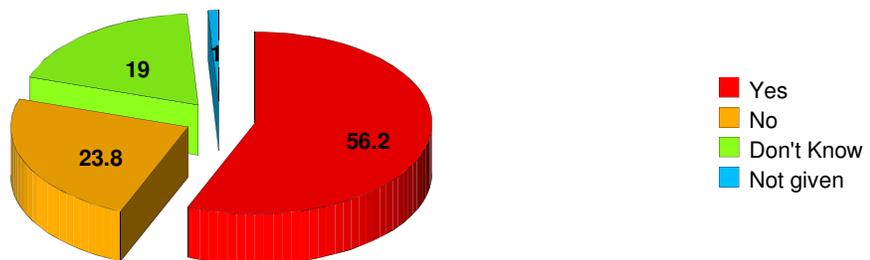
The chart below indicates that a number of respondents knew of someone who has had to move out of the village in order to secure suitable housing. Over 11% of respondents were aware of somebody who needed to move out to find a suitable property.

Migration - % Leavers in Last 5 Years



The second chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. Over 56% of respondents would be in favour.

% In Favour of a Small Scheme



8.0 Housing Needs Analysis

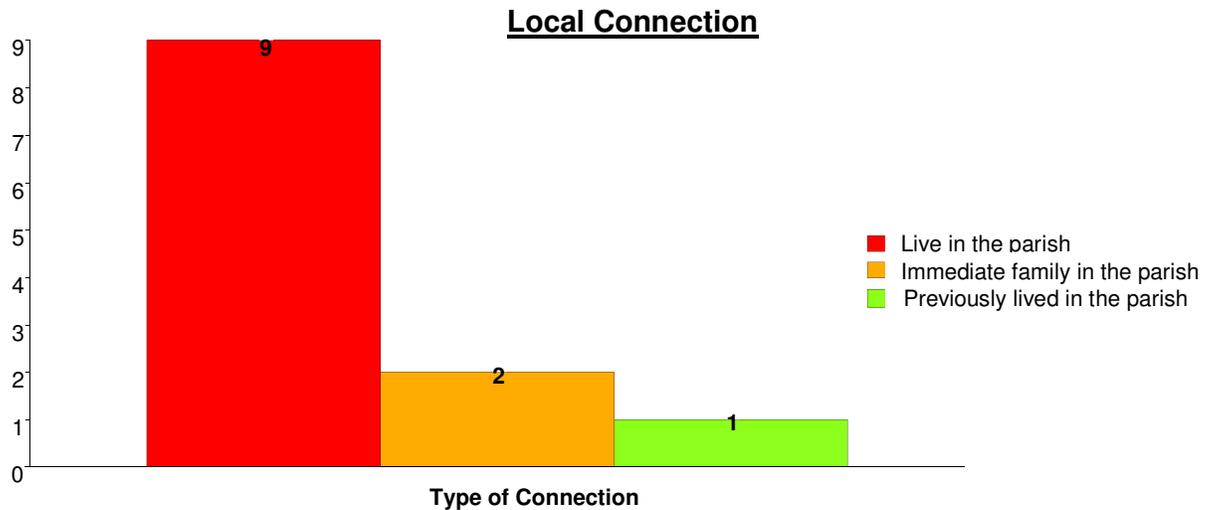


Of the 106 returns, 95 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a survey form primarily to offer their support or objection towards a 'local needs' housing development, as well as to give their comments regarding the sustainability of Flintham and comment on its facilities. These were therefore discounted from the rest of the analysis.

Accordingly, as far as the requirement for affordable housing is concerned, there are eleven returns detailing a housing need.

8.1 Local Connection

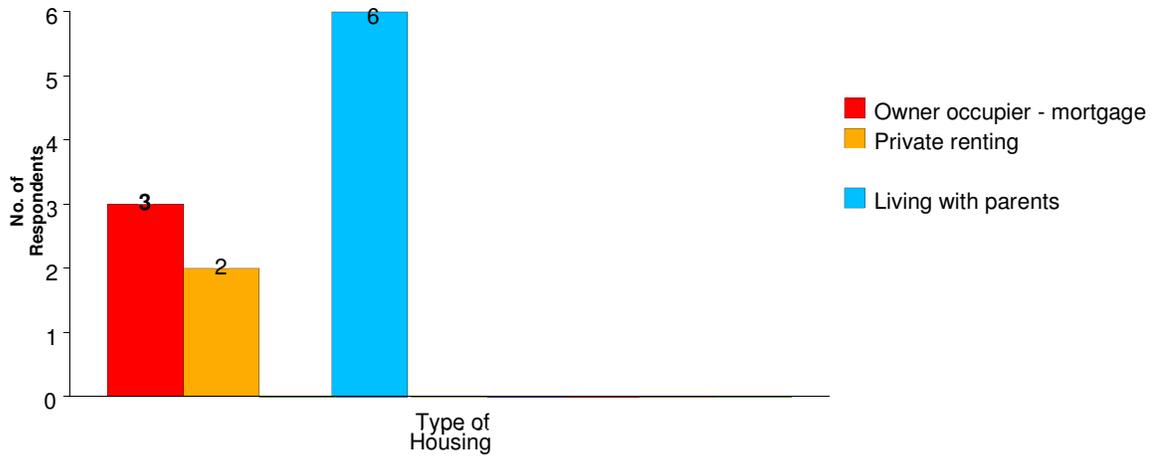
The graph below shows the type of local connection held by the 11 respondents with a specific housing need. 9 live in the parish, 2 have previously lived in the parish and 1 has also cited immediate family living locally.



8.2 Current Housing Tenure

The chart below shows that six respondents are currently living with parents, two are privately renting and three are owner-occupiers.

Current housing situation



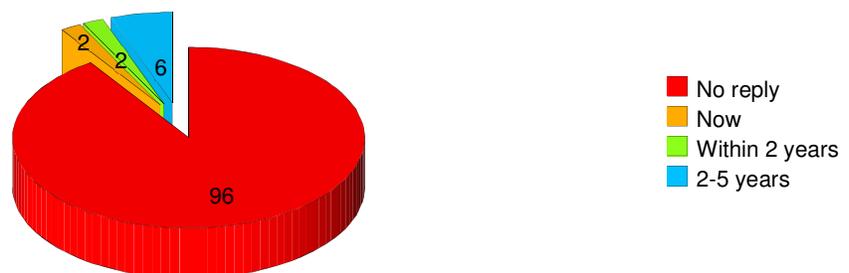
8.3 Registered for Housing?

Only one respondent is listed on a local Housing register.

8.4 When is Housing Required?

The chart below indicates that ten respondents will require alternative housing within the next five years. One respondent has not specified a timescale.

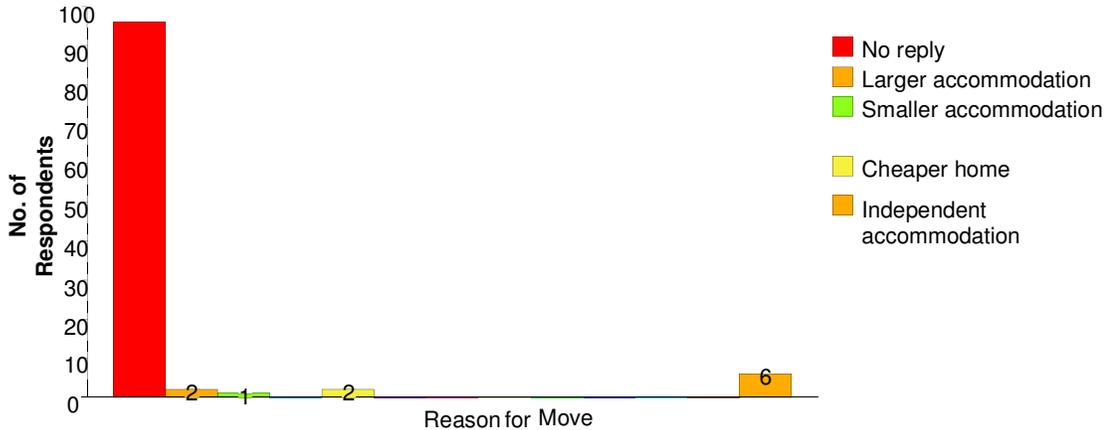
When Will You Require Alternative Accommodation?



8.5 Reason for Needing Alternative Housing

The chart below shows peoples' reasons for requiring alternative housing. The largest group are those people who are seeking to set up their own independent homes.

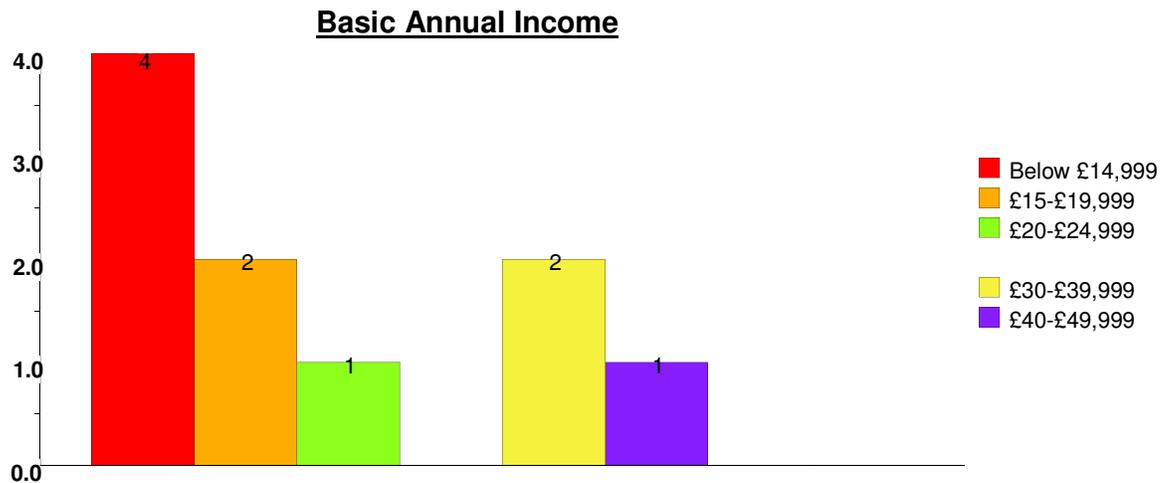
Why do You Need Alternative Accommodation?



9.0 Financial Information

The charts below indicate the levels of household income, source of income and savings held by respondents claiming a need for housing. Government guidelines state that a household income of under £60,000 per annum is qualification.

9.1 Household Income



9.2 Source of Income



Nine respondents would receive their income from salary or earnings, the remaining two would receive their income from pension.

9.3 Level of Savings

Ten respondents have savings of less than £1,000, whilst one expects to have funds of over £30,000 from a property sale.

10. Respondents in Need - Details

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

Single

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Living with parents in 2 bed house, requires independent home within 2-5 years. Residency 17 years.	2 bed house. Shared ownership or Market Level Rent.	2 bed house. Shared Ownership.
Living with parents in 3 bed house, requires independent home within 2-5 years. Residency 16 years.	1 bed house or flat. Affordable Rent or Market Level Rent.	1 bed house or flat. Affordable Rent.
Living with parents in 3 bed house, requires independent home within 2-5 years. Residency 18 years.	1 bed flat. Affordable Rent.	1 bed house or flat. Affordable Rent.
Living with parents in privately rented house, requires independent home immediately. Residency 35 years.	2 bed house. Affordable Rent or Shared Ownership.	1 bed house or flat. Affordable Rent.
Living with parents in unsecure circumstances, requires independent, cheaper home, avoiding harassment, immediately. On Housing Register. Residency 20 years.	2 bed house or flat. Affordable Rent.	1 bed house or flat. Affordable Rent.
Siblings, living with parents in 3 bed house, require independent home within 2-5 years. Residency 8 years.	2 bed house. Shared ownership.	2 bed house. Shared Ownership.

Elderly



RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple living in own 3 bed house, require smaller, single level property or sheltered housing. Residency 19 years.	2 bed bungalow or flat. Shared Ownership.	2 bed bungalow. Shared Ownership.
Couple living in own 2 bed house, require smaller, cheaper home on single level due to health problems. Residency 14 years.	2 bed bungalow. Shared Ownership.	2 bed bungalow. Shared Ownership.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Family of three living in privately rented 2 bed house, require larger accommodation within 2 years. Residency 4 years.	3 bed house. Shared Ownership.	3 bed house. Shared Ownership.
Couple living in privately rented 2 bed house, require larger, cheaper home within 2 years.	3 bed house. Affordable Rent or Shared Ownership.	3 bed house. Shared Ownership.
Lone parent and children in family home. Due to family split, need cheaper home within 2-5 years. Residency 24 years	3 bed house. Shared Ownership.	3 bed house. Shared Ownership.

10.1 Results of Analysis

The housing needs derived directly from the survey are:

4 x 1 bed houses or flats for Affordable Rent.

2 x 2 bed bungalows for Shared Ownership.

2 x 2 bed houses for Shared Ownership.

3 x 3 bed houses for Shared Ownership.

11. Conclusions & Recommendations



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

Flintham is a rural village lying adjacent to the A46, close to the northern boundary of Rushcliffe Borough. Although the village still retains its primary school and public house, there are no other amenities. Its nearest centre for shopping, leisure and employment opportunities is Newark. Historically, Flintham was an estate village, servicing the local Manor. During the 20th century RAF Syerston was developed on land outside the village and latterly, housing developed by the Ministry of Defence has been incorporated into the parish. The parish is now located on both sides of the A46 dual carriageway and has three distinct areas, these being the Old Village, the Inholms Estate and Coneygreys Spinney. Coneygreys Spinney is separated from the main village by the A46. At the entrance to the village, adjacent to Inholms Estate, is a large derelict site that was formerly an MOD Officers' Mess and more recently an Islamic Girls School.

House prices in Flintham are unusual in that there is a marked difference in values between areas of the parish. Properties in the Old Village and Inholms Estate, generally detached or terraced cottages, command high prices, whilst the prices of semi-detached family homes on the ex-RAF estate at Coneygreys Spinney are considerably lower and would generally be considered affordable for working families. As a result, there is a shortage of small, affordable housing for first time buyers and to some extent, for elderly people seeking to downsize in the village.

Flintham has high proportions of children under sixteen and young adults. Almost 40% of households contain families with children. This may be as a result of the high level of low-cost family housing available in Flintham. In the future, it is these age groups that will be most affected by an inability to find affordable starter homes in the parish. A lack of suitable starter homes may lead to young people leaving the village and will affect the sustainability of the village.

There is a high level of owner-occupation, with 89% of households being privately owned. There is also a reasonable level of privately rented property which accounts for 9% of housing stock. However, there is little evidence of social housing in the parish.

There is a high proportion of 3 bedroomed family accommodation and a higher than usual number of 2 bedroomed properties in Flintham. Much of the family accommodation is located on the Inholms Estate and Coneygreys Spinney. Many smaller properties are the old estate workers' cottages located in and around the old village. Several of these are privately rented. There is very little evidence of bungalows or housing suitable for the elderly.



The evidence shows that Flintham is a popular place to live and that people feel strong ties to the parish. The survey received a 44% response which is considered high and shows that people take an interest and want their views to be noted. 90% of respondents have lived in Flintham for over two years and 50% had lived there for over 16 years. 58% of respondents do not expect to move in the future.

Of those people expecting to move in the future, most would be looking to purchase their own property. 41% would be looking to move within the next five years. The most popular reason for wanting to move was to downsize into a smaller property, followed by those families who would be seeking a larger property. This suggests that people are currently finding difficulty locating small, suitable properties to purchase in the parish.

Several respondents were aware of people who had left the village to find suitable housing. 56% said they would support a development of affordable housing, with a further 19% being undecided. Fewer than 24% said they would be against a development. However, several respondents have commented that they would not support the development of a green-field site while there is a large brown-field site requiring redevelopment on the edge of the village.

There are eleven respondents claiming a need for affordable housing. Six of these are young adults who want to establish their first independent home. Two are privately renting and require larger properties for family reasons and three are owner-occupiers. Two elderly couples are looking for more easily manageable, single storey homes, due to age and health reasons. One family requires a cheaper home. All require housing within the next five years and all appear to be eligible on grounds of local connection and low income.

The results of the housing needs survey closely reflect the results of a similar survey undertaken in 2006 which indicates that circumstances have not changed significantly during the intervening seven years and the same underlying problems still apply.

Our recommendation is that a mixed development of eleven affordable dwellings should be considered. This development will alleviate the current housing needs in Flintham, whilst remaining available to the parish in perpetuity, to allow for future requirements which may arise.



12. Acknowledgements

Midlands Rural Housing would like to thank Mr David Cartledge, Chairman of Flintham Parish Council and Mr Mike Elliot, Clerk to Flintham Parish Council, for their time and help in carrying out this Housing Needs Survey.

Midlands Rural Housing would like to acknowledge the help of Waterloo Housing Association and Rushcliffe Borough Council in funding the cost of this Housing Needs Survey.

13. Contact Details

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Appendix A: Comments Regarding a Small-Scale Development of Affordable Housing for Local People.

- Small houses etc. are required in Flintham for young residents leaving home and for the ageing population.
- Flintham already has enough vacant housing on Coneygrey Spinney, which is low cost but is not selling. There may be a need in the future to cope with the ageing population.
- Development of the brown field (ex-Islamic School) site on the edge of the village would be preferable to using a green field site.
- If affordable housing is required it should be on a site agreed by the Parish Council and villagers.
- We live in a global society and I am rather loathe to support a 'local' venture which has little appreciation of the wider society. Affordable housing should be accessible to all.
- Low income families don't want to live out here where you need your own transport to get to work or shopping/leisure facilities.
- Although I agree with a small development of affordable housing for locally connected people, the village already has a high number of affordable houses on Coneygrey Spinney.
- I would be against building on an 'exception site'. The ex-Islamic School site is an obvious brown field site which is in need of development.
- If a need is identified for low cost housing, there should be no development on green field sites. Future development of the ex-Islamic School should include an appropriate number of low-cost dwellings.
- Development of the ex-MOD site, which is currently dangerous and an eyesore, would be a solution to the problem.
- Coneygrey Spinney has low-cost housing available for sale and rent. Any new affordable housing should be incorporated in the redevelopment of the ex-Islamic School site.
- I will be happy for additional housing to be built as long as it is sited in a safe place with safe road access.
- The derelict ex-Islamic School would seem an ideal place and at the same time would remove an ever-increasing eyesore from the village. Please do not consider encroaching on green field sites.

