



LANGAR CUM BARNSTONE HOUSING NEEDS SURVEY

Midlands Rural Housing
in partnership with
Rushcliffe Borough Council
and Langar cum Barnstone Parish Council
May 2009



Thank you to the residents of Langar cum Barnstone Parish for their help and support with this survey.



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Langar cum Barnstone during March 2009, to assess the housing need in the parish. As well as requesting specific housing information, the survey asks some general questions relating to the quality of life 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.

Langar cum Barnstone is a pleasant and popular parish where open market house prices are expensive and the availability of rented property is relatively low. As a result, housing has become unaffordable to people on low incomes, even though there is a well balanced housing stock which includes small 2 bed properties and bungalow accommodation.

The response to the Housing Needs Survey has been low, but unusually, for a small parish and for a low response, there have been a high number of responses claiming a need for affordable housing. The need is equally spread across the range, from young starters to couples, young families and the elderly.

There have been ten respondents claiming a need although one respondent does not qualify and may find alternative ways of resolving their housing issues.

The resulting breakdown is:-

2 x 2-bed house-----for Homebuy

2 x 2-bed houses-----for rent

2 x 3-bed house-----for rent

2 x 2-bed bungalow-----for Homebuy

1 x 2-bed bungalows----- for rent

Our recommendation is that a mixed development of nine affordable dwellings should be considered to alleviate the current housing requirements in Langar cum Barnstone.



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 fourth year of a programme of studies on behalf of Rushcliffe Borough Council.

Langar cum Barnstone currently has a population of 898 people in 378 households (2001 Census). 450 survey forms were produced for distribution to residents throughout the parish.

During February 2009, Midlands Rural Housing and Langar cum Barnstone Parish Council worked together to deliver a Housing Needs Survey form to every household in the village. The return date for the survey was 6th March 2009 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 Langar cum Barnstone, 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: Oct – Dec 2008 - Rushcliffe

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
East Midlands	230,826	134,634	112,688	106,521	156,665	10,194
Nottinghamshire	216,508	122,930	98,857	95,162	145,562	1,831
Rushcliffe	255,012	182,343	156,720	99,628	195,769	257
Source: Land Registry						

The table above provides an indication of the property prices within the East Midlands Region, the county of Nottinghamshire and Rushcliffe Borough. It shows that prices in Rushcliffe are considerably higher than elsewhere in the region. Assuming a deposit of 10% and a mortgage of 3 times household income, a family wanting to purchase an average terrace house would need to be earning approximately £45,000 per annum to secure a mortgage.

Data from the Land Registry shows the following average house prices in Langar cum Barnstone (Postcodes NG13 9H* & NG13 9J*), based on sales between August 2007 and November 2008 (latest figures available).

Detached - £385,594 (Based on 10 sales)

Semi-Detached – £197,265 (Based on 13 sales)

Terraced - £140,000 (Based on 1 sale)

Overall - £273,349 (Based on 24 sales)

As can be seen from a comparison with the previous table, overall house prices in Langar cum Barnstone are higher than in Rushcliffe as a whole and would be prohibitively expensive for people on low incomes.



4. Availability of Affordable Housing in Rushcliffe

Rushcliffe Borough Council's Housing Strategy 2004-2007 (Nov. 2005), Sections A4 and A5, outlines the need for more affordable housing within the borough.

It shows that not only are open market values prohibitively high, but also that the levels of social rented properties available from Registered Social Landlords are well below the national averages for England and Wales.

Section A8.1 of the Housing Strategy goes on to show that in the 10 year period from 1995-2005, the number of affordable rented properties in the borough has reduced by 649 due to the Right to Buy scheme and 224 shared ownership properties have been lost through 'stair casing' up to full ownership.

5. Planning Context

Planning policy at national, regional and local levels 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.

Section A8: Affordable Housing Development, in Rushcliffe Borough Council's Housing Strategy 2004-2007 (Nov. 2005), outlines the means by which local communities can engage with the planning process to bring about developments that meet their 'local' housing needs.

Section A8 encourages communities to explore their housing needs, ideally as part of a parish plan or equivalent. It is anticipated that, in due course, this Housing Needs Survey will form an integral part of a Parish Plan for Langar cum Barnstone that will be adopted by the Borough Council.

The provision of any housing that may be provided as a result of this survey would be subject to a planning condition (known as an S106 agreement) being placed on the development. This has the effect of limiting occupation of the properties to people with a strong local connection who have exceptional personal reasons for residing there, or are required to work in the locality and are in housing need.

6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during February/March 2009, in Langar cum Barnstone parish.

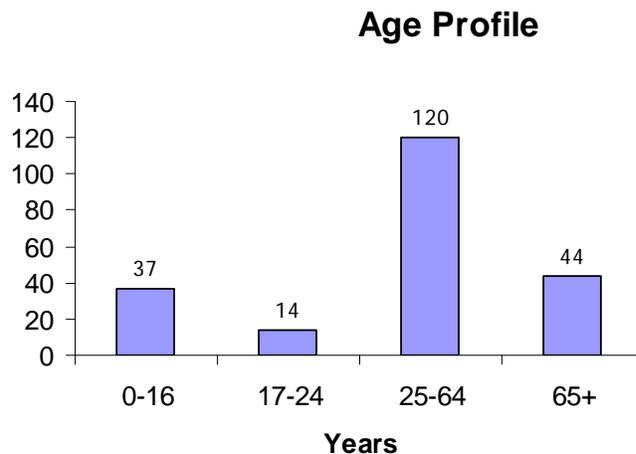
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

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 87 survey forms were received giving a return rate of 23%. This is considered a low response but it reflects the fact that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

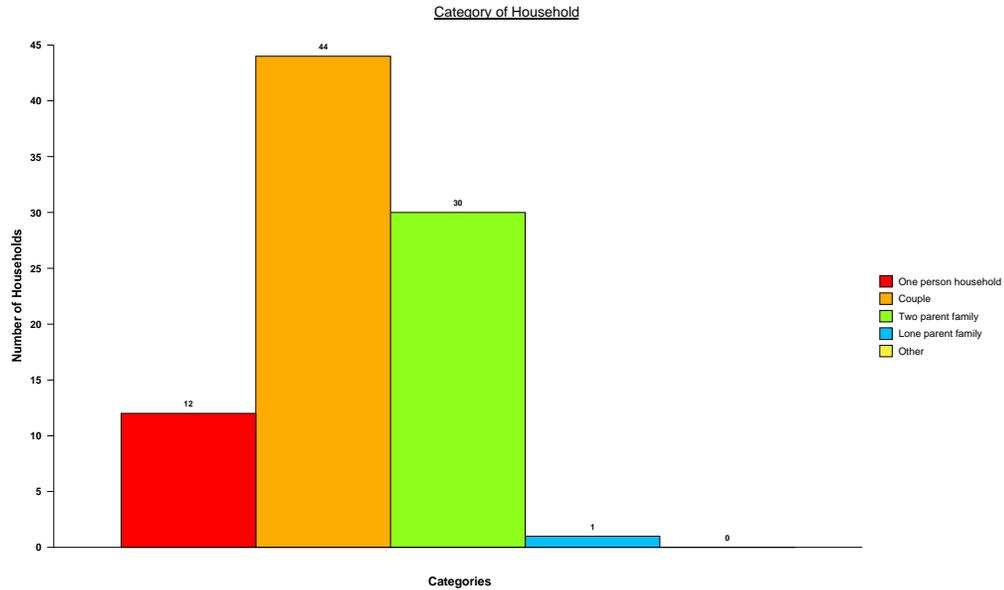
6.1 Age Profile

The chart below shows the age profile of the 215 people captured on the 87 survey forms returned. The responses show that the largest single group of the population in Langar cum Barnstone, representing 56%, are adults of working age. There are a significant number of families and children under 16 form 17% of the population.



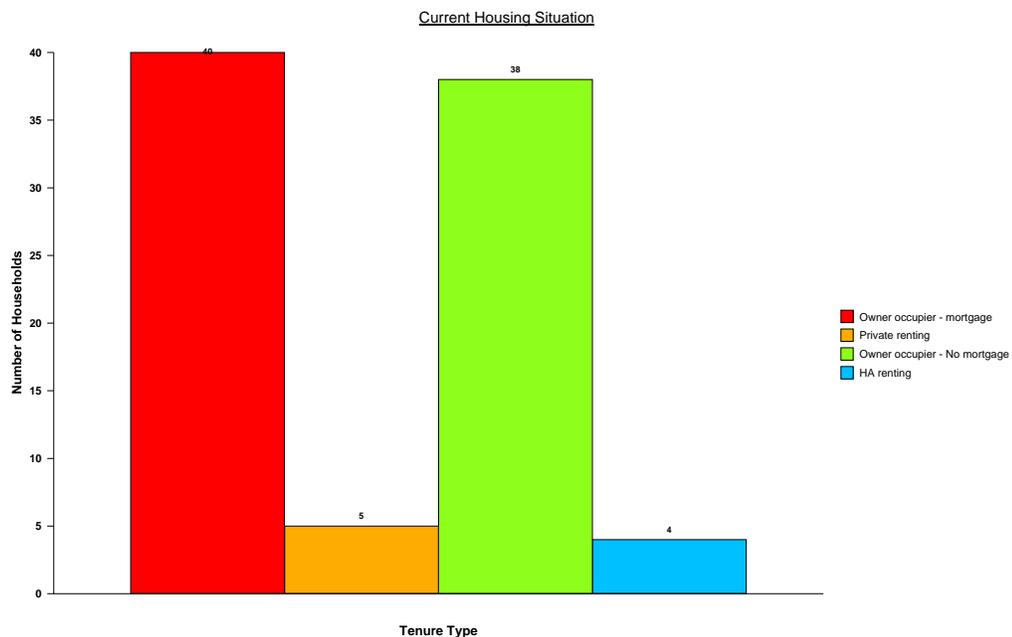
6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. 36% of households contain families with children.



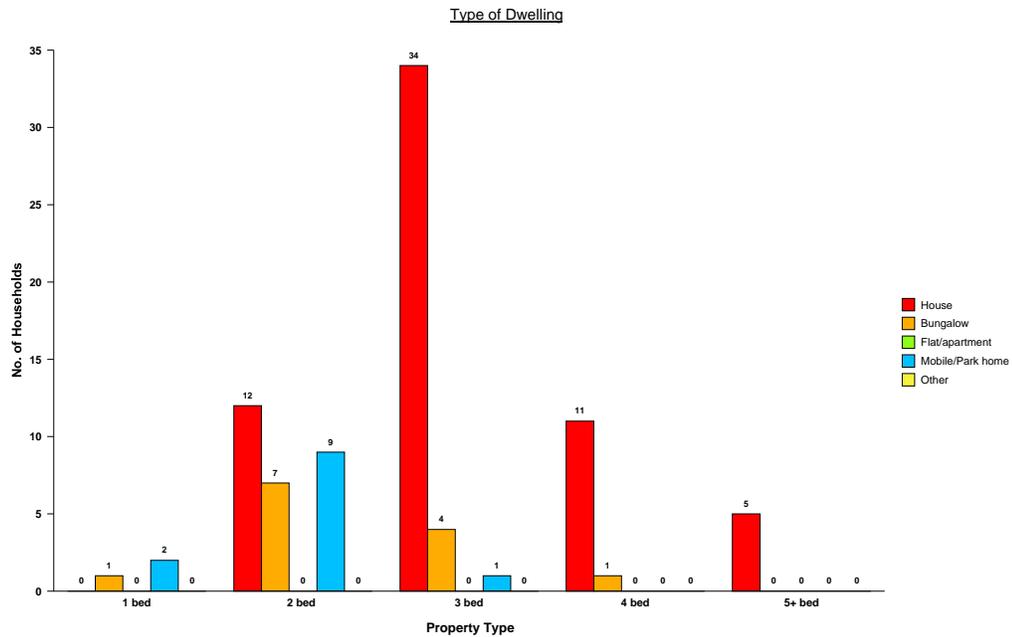
6.3. Tenure of all Respondents

The following chart shows the current household tenure of all respondents. Owner-occupiers make up 90% of households, with 49% having no mortgage. Rented accommodation makes up 10% of housing stock.



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 39%, followed by occupants of 2 bedroom houses at 14%. The number of small properties with 1 or 2 bedrooms amounted to 36% of total respondents. There are also a significant proportion of bungalows, at 15% of total housing stock.



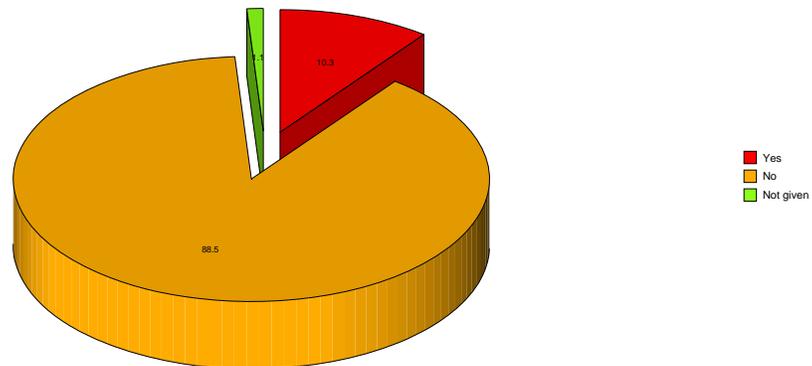
6.5. Ethnicity

Respondents' results showed that the demographic is almost entirely White British. This supports the recent Countryside Agency report which found that rural settlements had lower levels of Black and Minority Ethnic (BME) residents than that of urban cores and that there were only 136,000 BME residents in rural areas throughout the country.

6.6. Migration

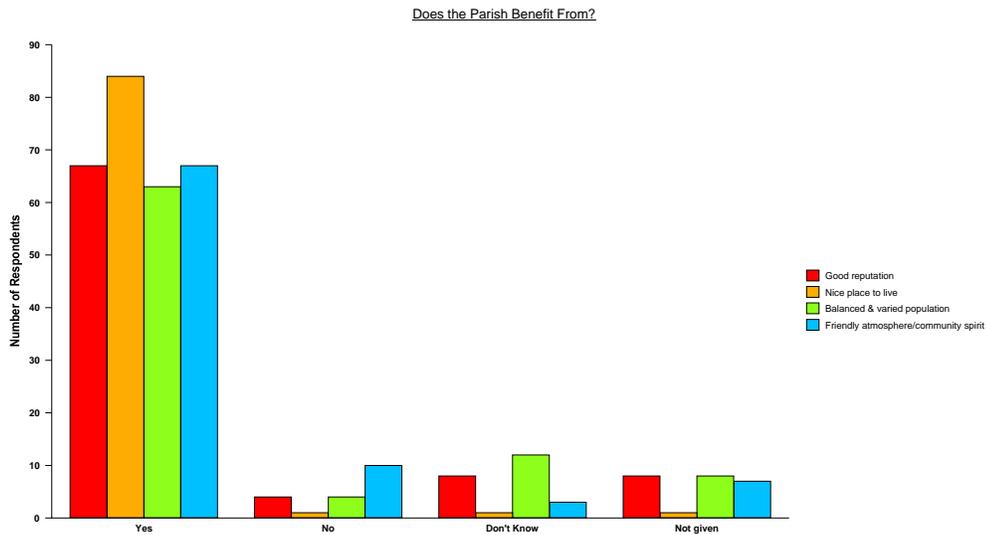
The chart below indicates that a number of local people have been forced to move out of the village in order to secure suitable housing. 10% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

Migration - Leavers in Last 5 Years

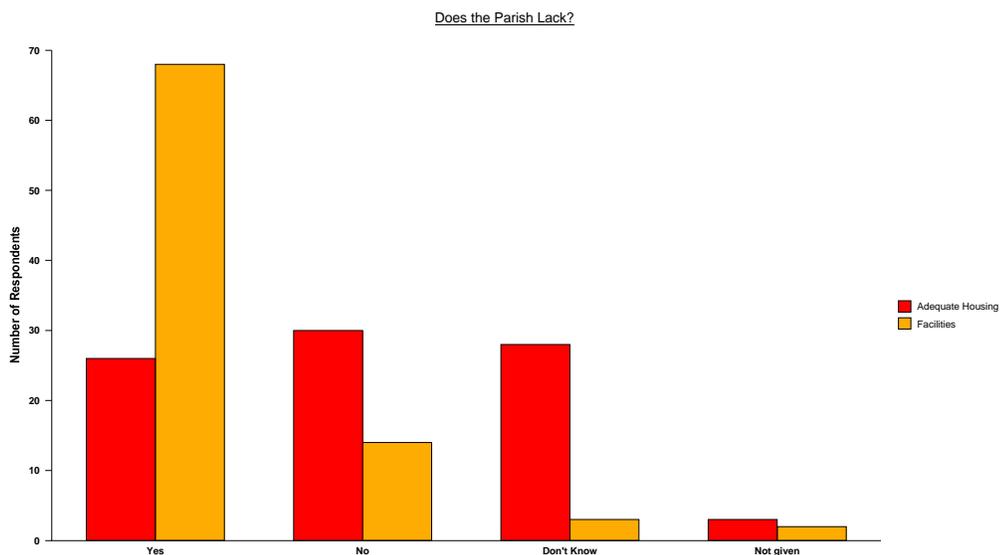


7. Sustainability Issues

Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Langar cum Barnstone. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the parish. The following two charts detail respondents' answers, from which we can gain an indication whether any affordable housing provided in the village will be sustainable in the future, i.e. will people want to live there in the future?



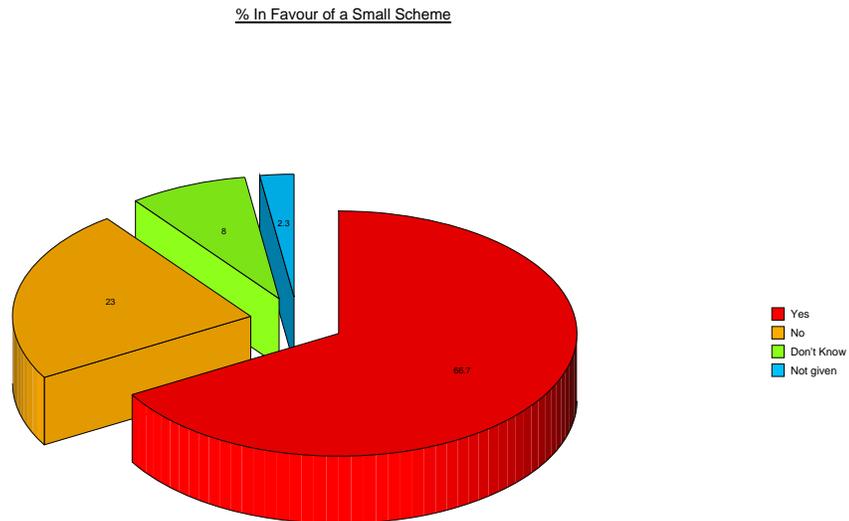
From the chart above it can be seen that the vast majority of residents consider that Langar cum Barnstone has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.



The second chart above shows that while 30% of respondents consider there is a lack of affordable housing in the parish, over 78% feel that there is a lack of essential facilities, such as shops, public transport, etc.

8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. The chart shows there is a fairly high level of support within the community, with almost 67% being in favour and just 23% of respondents against such a scheme.



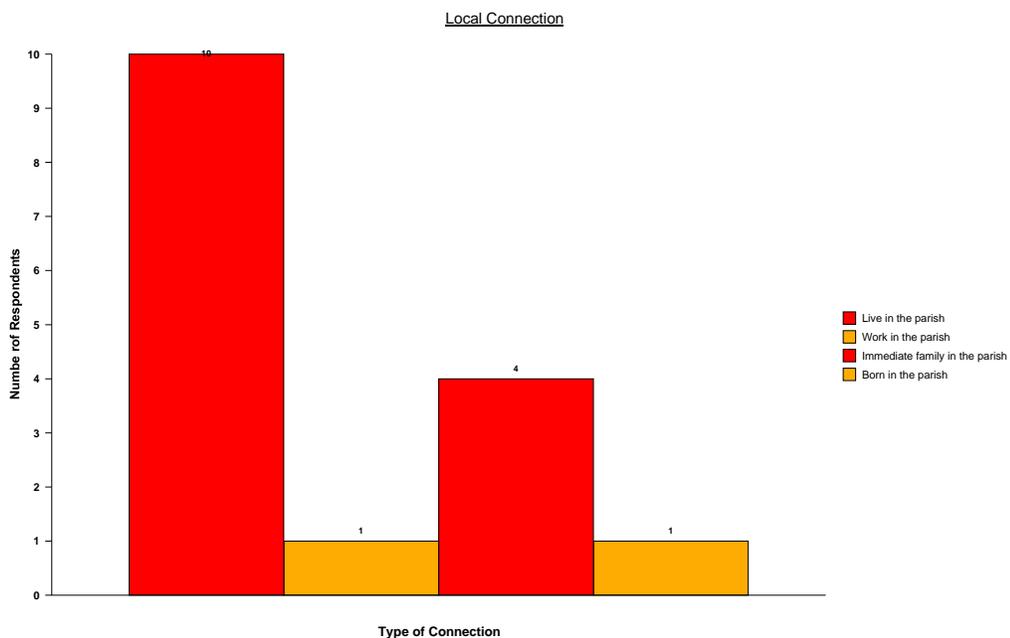
9. Housing Needs Analysis

Of the 87 returns 77 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 Langar cum Barnstone 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 10 returns detailing a housing need.

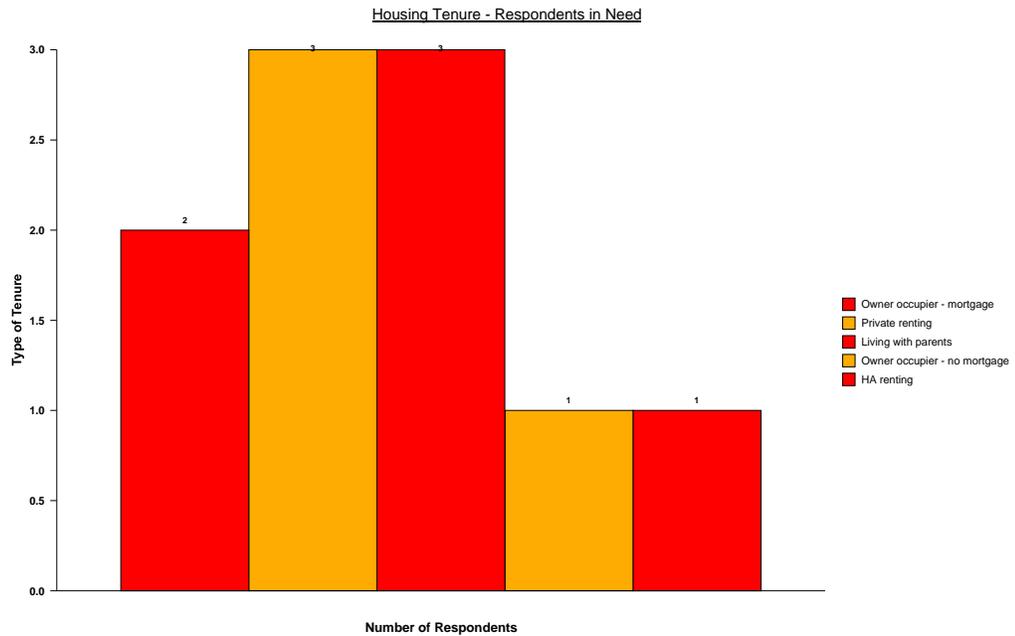
9.1. Local Connection

The graph below shows the type of local connection held by the respondents with a specific housing need. All 10 are currently living in the parish and some are also connected through birth, family and work.



9.2. Housing Tenure

The chart below shows the housing circumstances of respondents with a need for affordable housing.



9.3. 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 PREFERRED	REALITY TENURE
Living with parents in 3 bed house, needs independent, first home within 2-5 years. Born in the village, works locally and has family in the parish.	2 bed house. Rented.	2 bed house. Rented.
Living with parents, in a 4 bed house, needs independent, first home, within 2 years. Residency 9 years and family in the parish.	2 bed house. Homebuy	2 bed house. Homebuy.
Living with parents in 3 bed house, requires independent, first home within 2-5 years. Residency 17 years and family in the parish.	2 or 3 bed house. Rented or Homebuy.	2 bed house. Rented.

Elderly

RESPONDENT	ACCOMMODATION PREFERRED	REALITY TENURE
Couple living in mortgaged 2 bed Park Home, may have some equity, require cheaper accommodation within 2-5 years. Residency 4 years.	2 bed bungalow. Rented.	2 bed bungalow. Homebuy.
Couple living in 3 bed privately rented property, 1 party registered partially sighted. Require smaller, cheaper accommodation, (possibly adapted), with secure tenancy. Residency 30 years and family in parish.	2 bed house or bungalow. Rented.	2 bed bungalow (possibly adapted). Rented.
Couple in own 3 bed house, require smaller, more suitable housing, preferably sheltered. Residency 60 years.	Sheltered Housing.	This couple's current circumstances would not qualify them for affordable housing. Sheltered housing may be available through alternative means.

Families

RESPONDENT	ACCOMMODATION PREFERRED	REALITY TENURE
Couple living in 3 bed mortgaged property, with equity sum, require smaller accommodation within 2-5 years. Residency 36 years.	2 bed bungalow. Rented or Homebuy.	2 bed bungalow. Homebuy.
Young couple living in 2 bed privately rented property, require larger accommodation, first home. Residency 1 year	3 bed house. Homebuy.	2 bed house. Homebuy.
Family of 4 living in rented 2 bed HA House, require larger accommodation. Residency 3 years. On Housing Register.	3 or 4 bed house. Rented.	3 bed house. Rented.
Family of 3 (3 generations), living in 3 bed privately rented property, need smaller, cheaper accommodation with secure tenancy. Residency 48 years. On housing register.	2 bed house or bungalow. Rented.	2 or 3 bed house. Rented.

Therefore the housing needs derived directly from the survey are:

2 x 2-bed houses-----for Homebuy

2 x 2-bed houses----- --for rent

2 x 3-bed house----- -for rent

2 x 2-bed bungalows-----for Homebuy

1 x 2-bed bungalows-----for rent



10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Langar cum Barnstone 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.

Langar cum Barnstone is a popular place to live, with a well balanced population and housing stock. However, most respondents feel that the parish is lacking in essential facilities such as shops and public transport.

The level of rented accommodation is low at only 10% of total housing stock, with over 50% of available properties being privately rented. This factor, combined with the high cost of purchasing property on the open market, makes Langar cum Barnstone unaffordable for people on low incomes. As a result the percentage of respondents claiming a need for affordable housing is high for a parish of its size, particularly given the low overall response to the Housing Needs Survey.

Ten respondents have registered an interest in affordable housing. However, in view of the fact that one couple require sheltered accommodation and have a mortgage-free property to sell it is possible that these respondents may prefer to resolve their housing issues through other means. The level of need required would therefore be adjusted to the following:-

2 x 2-bed house-----for Homebuy

2 x 2-bed houses-----for rent

2 x 3-bed house-----for rent

2 x 2-bed bungalow-----for Homebuy

1 x 2-bed bungalows-----for rent

Our recommendation is that a mixed development of nine affordable dwellings should be considered. This development will alleviate the current housing needs in Langar cum Barnstone.



11. Acknowledgements

Midlands Rural Housing would like to thank Mr. R. Whitehead, Chairman of Langar cum Barnstone Parish Council and Mr. S. Bowman, Clerk to Langar cum Barnstone Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

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Appendix A: Comments Regarding Facilities

The following is a list of general improvements to the quality of life in the parish, requested by several respondents to the Housing Needs Survey:

- No shop available.
- It would be lovely to have a village shop.
- The parish would benefit from having a village shop within walking distance.
- Decent transport links.
- There is no shop or pub.
- Shops and public transport are lacking.
- We need a General Store.
- The bus link for the shops at Bingham needs to be more regular.
- Buses need to be more frequent.
- Local shops are two and a half miles away at Cropwell Bishop.
- A chip shop, local shop, and more regular visits by the Library Van.
- The parish needs a small community shop/café/meeting place.



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

The following comments were received from respondents and give a general indication of their concerns for and against an affordable housing scheme. A random selection of comments has been reproduced.

- Lacking affordable rented properties.
- Rented housing.
- Starter homes and sheltered accommodation.
- There is a lack of suitable accommodation for older people.
- More starter homes required. Nothing available for people wanting to get on the housing ladder.
- Starter housing needed for the young.
- Housing for first time buyers.
- The local Park Homes are affordable. There are sizes and prices to suit everyone.
- Elderly people's bungalows. If new housing is built it must go to local people, not people brought in from other parishes.
- We need a mixed development of 30-40 properties for young families, young starters and elderly people.
- The area has a sufficient range of housing to suit most budgets.
- Small starter homes for the younger generation.
- Over the past few years a decline in smaller properties and village facilities has led to a steady loss of older residents.