



ORSTON

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Rushcliffe Borough Council
and Orston Parish Council
March 2014



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



CONTENTS

Executive Summary	4
1. Introduction	5
2. Purpose of the Survey	5
3. Housing Costs	6
4. Availability of Affordable Housing	7
5. Planning Context	8
6. Respondents' Details	9
6.1. Age Profile	9
6.2. Household Size & Mix	10
6.3. Tenure of all Respondents	10
6.4. Property Types	11
6.5. Residency	11
6.6. Migration	12
6.7. Timescales	12
7. Local Support for Affordable Housing	13
8. Housing Needs Analysis	14
8.1. Local Connection	14
8.2. Current Housing Tenure	14
8.3. Registered for Housing?	14
8.4. When is Housing Required?	15
8.5. Reason for Requiring Alternative Housing	15
9. Respondents in Need – Details	16
9.1. Results of Analysis	16
10. Conclusions & Recommendations	17
11. Acknowledgements	19
12. Contact Details	19
Appendix : Comments Regarding a Small-Scale Development	20



Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Orston during February 2014 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.

Orston is a small settlement lying mainly in a conservation area, in a sought after rural area. Properties are generally family sized and expensive to purchase. There is very little rented property available. There are very limited opportunities for people on low incomes to obtain housing in the village.

There are no facilities in the village. The population of Orston is ageing and young people are moving away to find suitable housing. Several respondents who will be seeking retirement housing in the next few years also expect to leave the village to find suitable housing and amenities. There is a risk that the parish will become unsustainable.

There is reasonably strong support for a development of affordable housing in the parish. Three respondents have registered a need for affordable housing, all with strong local connections.

Our recommendation is that a mixed development of three affordable dwellings should be considered. This development will alleviate the current housing needs in Orston, whilst remaining available to the parish in perpetuity, to allow for future requirements that 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 a programme of studies on behalf of Rushcliffe Borough Council.

Orston currently has a population of 454 in 187 households (2011 census). During January 2014, 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 14th February 2014 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 Orston, 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: Rushcliffe April – June 2013

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
East Midlands	226,730	136,621	118,316	102,399	163,058	14,576
Nottinghamshire	221,919	127,958	110,472	97,669	161,155	2,626
Rushcliffe	304,207	190,889	167,171	119,515	235,125	470
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, across the board, prices in Rushcliffe are considerably higher than elsewhere in the region.

House prices in Rushcliffe increased by 3.9% during the twelve months to June 2013, compared to 1.3% for the East Midlands as a whole. A family wanting to purchase an average terrace house with a 10% deposit would need to be earning approximately £50,000 per annum to secure a mortgage.

Data available from Zoopla, giving the value of sales during the last twelve months in Orston, shows two properties sold during 2013:

- 1 x Detached Property at £292,500
- 1 x Detached property at £320,000

There are currently 5 properties for sale on the open market as follows:-

- 1 x 5 bedroom detached house at £2,400,000
- 1 x 4 bedroom detached house at £350,000
- 1 x 3 bedroom detached bungalow at £274,950
- 1 x 3 bedroom detached bungalow at £259,995
- 1 x 4 bedroom end terraced house at £249,950

There is currently 1 property for rent on the open market as follows:-

- 1 x 3 bedroom semi-detached house at £1,000 pcm.

The above figures indicate that properties in Orston are expensive to purchase and would be unaffordable to people on low incomes.

Properties available to rent on the open market are scarce, rents are high and would be unaffordable to people on low incomes.



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.

The Borough's private rented sector is unable to offer much help in making housing costs affordable. An estimated 49% of all households would be unable to afford lowest quartile market rents.

With the primary exception of West Bridgford, Rushcliffe is a predominantly rural Borough, characterized 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 Orston 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
Orston	6 x 3 bedroom houses	Metropolitan	Low
Orston	2 x 2 bedroom houses	Metropolitan	Low
Orston	6 x 1 bedroom bungalows	Metropolitan	Low
Orston	3 x 2 bedroom bungalows	Metropolitan	Low
Total	17		



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 February 2014 in Orston Parish.

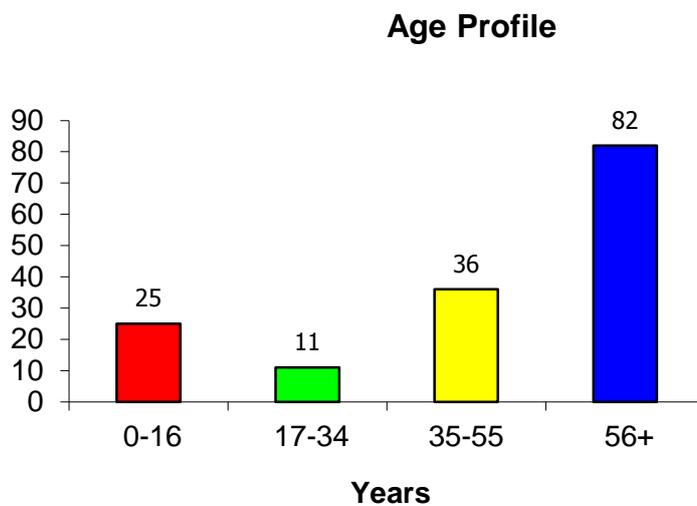
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

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 66 survey forms were received giving a return rate of 35%. This is considered a good 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.

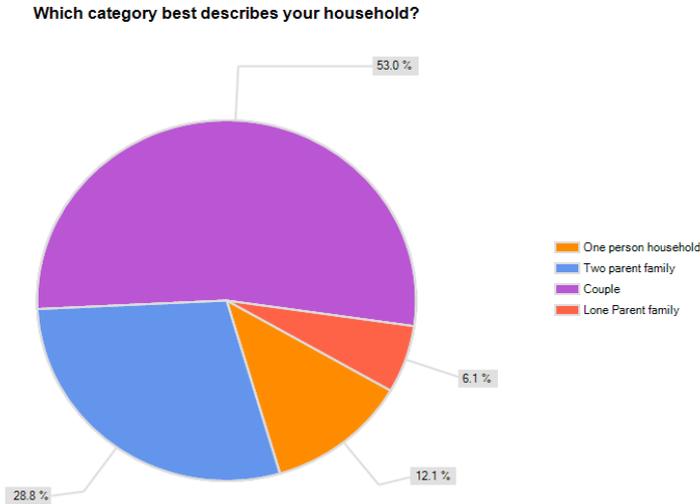
6.1 Age Profile

The chart below shows the age profile of the 154 people captured on the 66 survey forms returned. The responses show that the largest single group of the population in Orston, representing 53%, are people in the older adult age group. 16% of respondents were children under 16. Young adults represent 7% of respondents.



6.2 Household Size & Mix

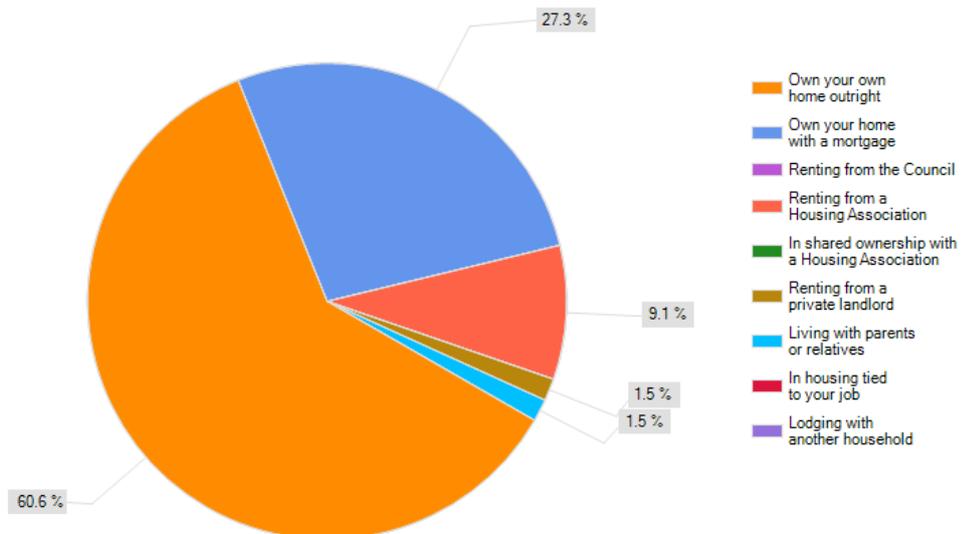
The following chart shows the number of households in each size/mix category. Households containing families with children accounted for almost 35% of the total, with properties containing single people and couples accounting for 65%.



6.3 Tenure of all Respondents

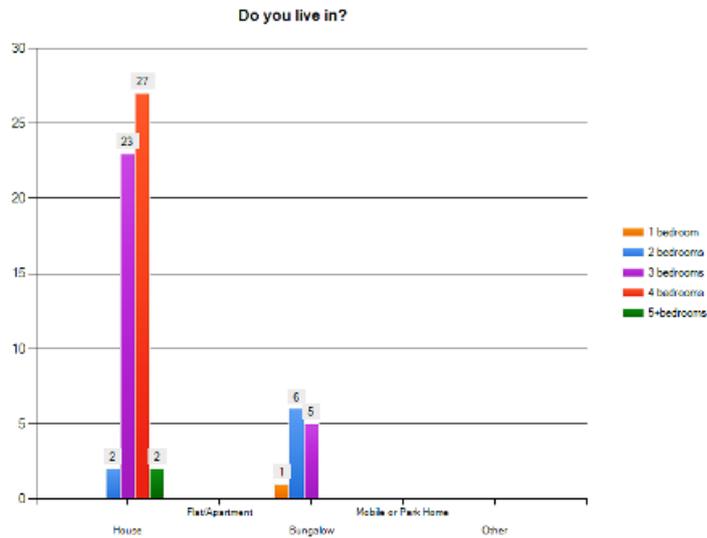
The chart below shows that Owner-occupiers make up almost 88% of households. Social rented properties account for 9% of households and private rentals account for less than 2%.

Which of the following best describes your current housing situation?



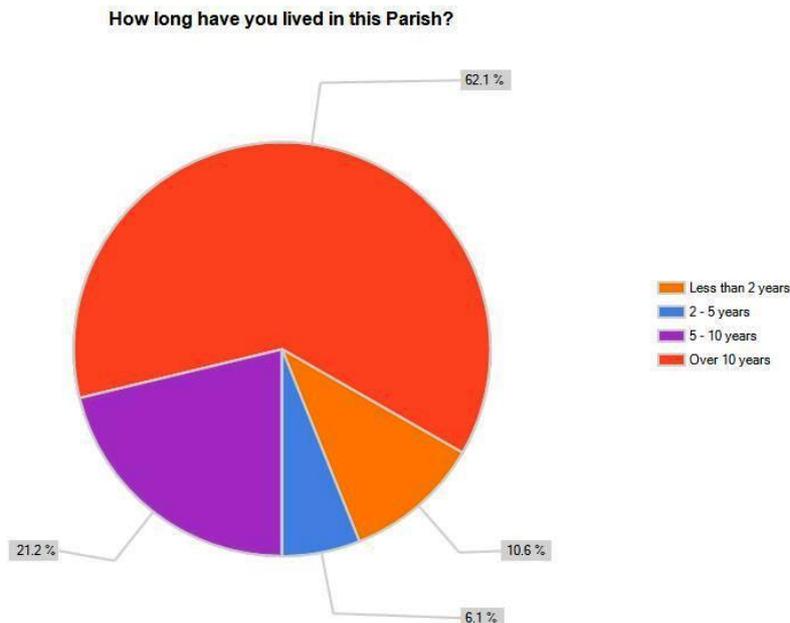
6.4 Property Types

The following chart details the types of property that respondents currently live in. The largest group were occupants of 4 bedroom houses at 41%, followed by occupants of 3 bedroom houses at 35%. 14% of respondents live in smaller properties with one or two bedrooms.



6.5 Residency

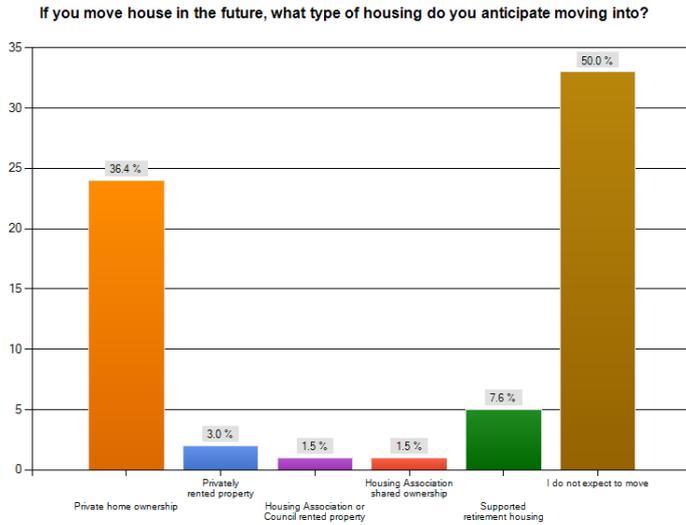
The chart below shows that 62% of respondents have lived in the parish for more than 10 years, with almost 90% having lived in Orston for over 2 years.



6.6 Migration

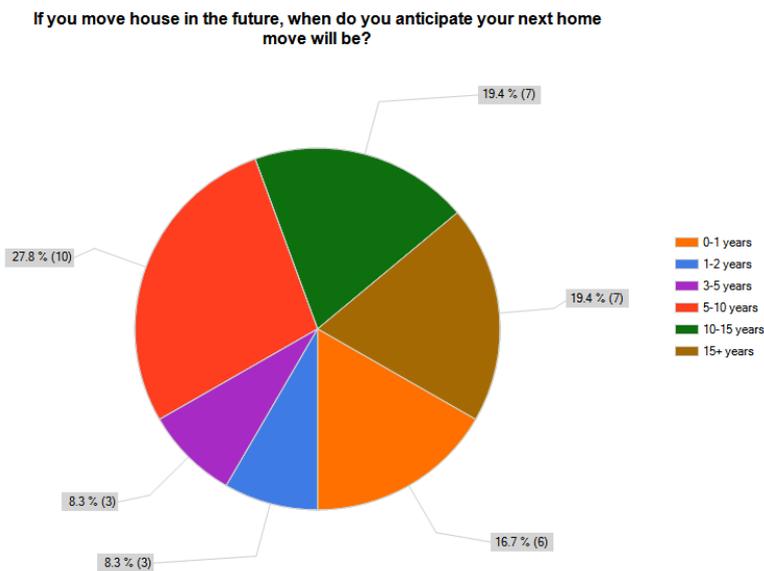
The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 50% of respondents do not expect to move from their present property.

Over 36% of respondents would prefer to buy their own property on the open market. Almost 8% of respondents expect their next move to be into retirement housing and 3% expect to move into social rented or shared ownership properties.



6.7 Timescales

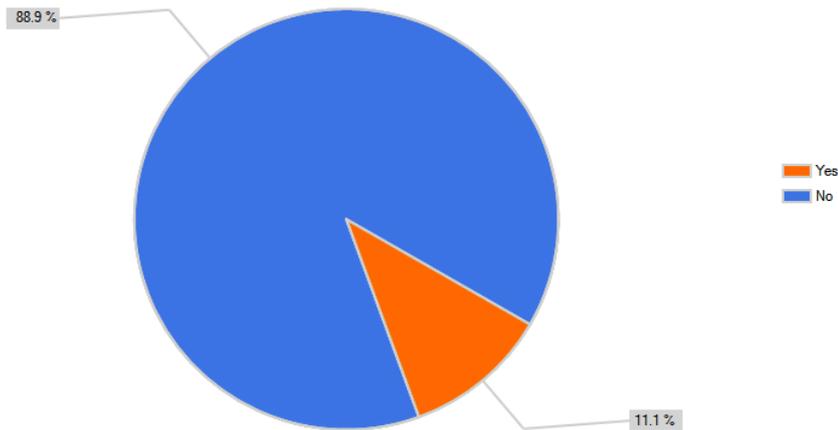
The chart below shows that, of those people expecting to move homes in the future, 33% are expecting to move within the next five years.



7.0 Local Support for Affordable Housing

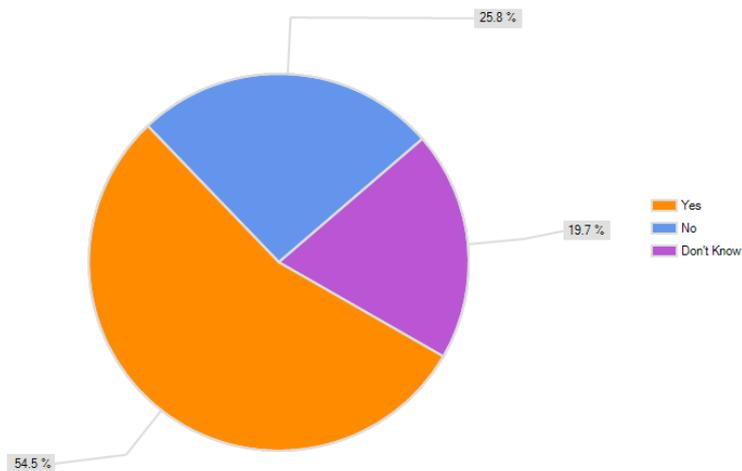
The chart below indicates that a number of local people have had to move out of the village in order to secure suitable housing. 11% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

Do you know of anyone who has had to leave the parish in the last five years through lack of suitable or affordable housing?



The second chart, below, shows the level of support for a small development of affordable homes for local people, being built in the parish. 54% of respondents would be in favour. A further 20% were unsure, and 26% would be against such a scheme.

Would you be in favour of a small scheme of new affordable homes for rent/shared ownership for local people



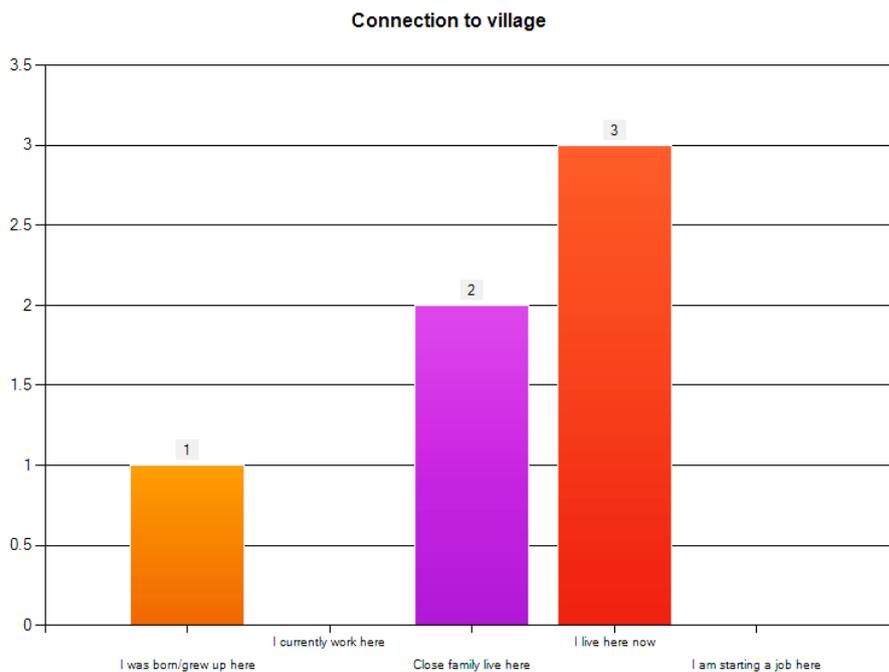
8.0 Housing Needs Analysis

Of the 66 returns, 63 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 Orston 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 3 returns detailing a housing need. Some of these may not be eligible for affordable housing and may need to be discounted from the final result.

8.1 Local Connection

The graph below shows the type of local connection held by the 3 respondents with a specific housing need. All three live in the parish, one was born there and two have close family living in the parish.



8.2 Current Housing Tenure

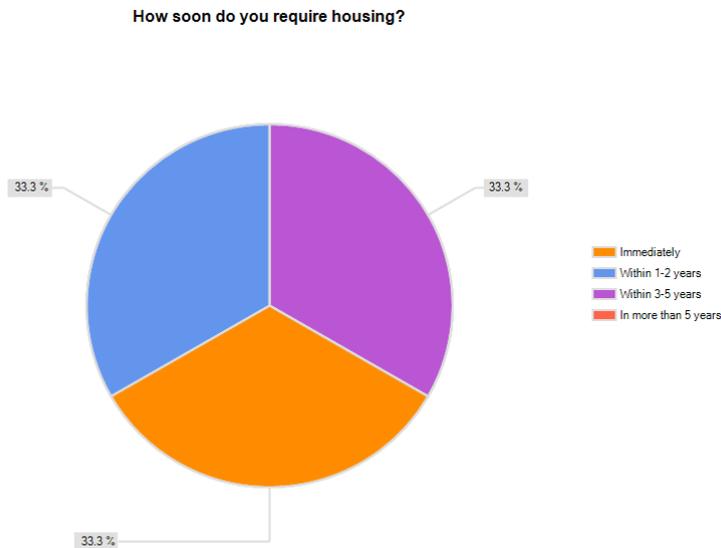
One respondent are currently living with parents, one is privately renting and one is an owner-occupier.

8.3 Registered for Housing?

One respondent is registered on the local Choice Based Letting System.

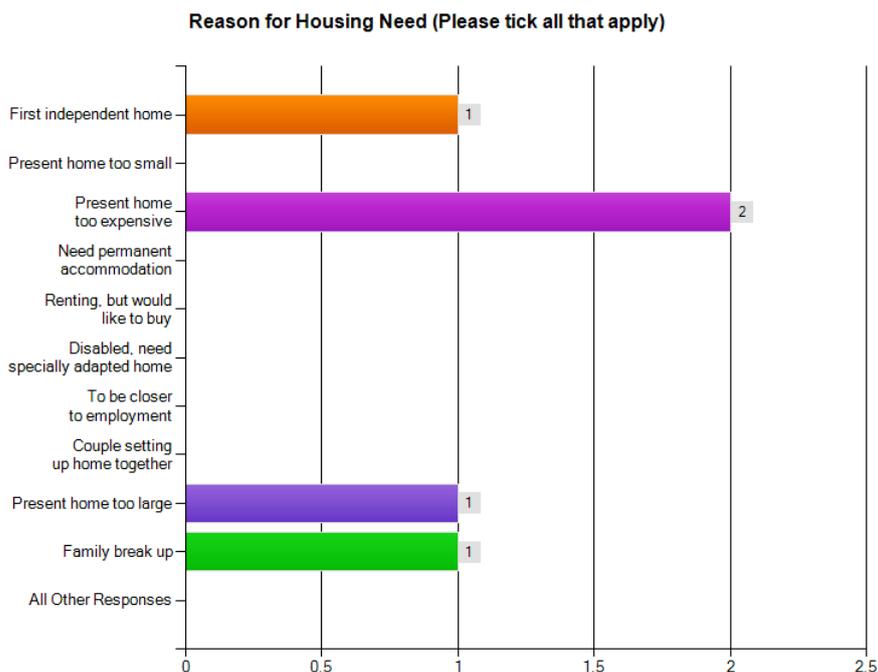
8.4 When is Housing Required?

The chart below indicates that all three respondents will require alternative housing within the next five years.



8.5 Reason for Needing Alternative Housing

The chart below shows peoples' reasons for requiring alternative housing. One respondent has indicated that their present property is too large and too expensive to maintain, one respondent requires re-housing due to a family break up and their current property being too expensive to maintain. The third respondent is seeking their first independent home.



9.0. Respondents in Need - Details

The following table lists 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
Single young adult, living with parents, wants to set up an independent home close to immediate family, within 2-5 years.	2 bed house for affordable rent or market rent.	1 bed house or flat for affordable rent.

Elderly

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple living in a privately rented 3 bedroom property, need smaller, less expensive home, close to immediate family, within 2 years. On local housing register.	2 bed house or bungalow for affordable rent.	2 bed bungalow for affordable rent.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Lone parent and two children, leaving marital home, need less expensive home within the parish, immediately.	3 bed house for affordable rent or shared ownership.	3 bed house for shared ownership.

9.1 Results of Analysis

The housing needs derived directly from the survey are:

- 1 x 1 bed house or flat for affordable rent.**
- 1 x 2 bed bungalow for affordable rent.**
- 1 x 3 bed house for shared ownership.**



10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Orston 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.

Orston is a small and secluded settlement within the Vale of Belvoir, in the rural east of Rushcliffe Borough. Nearby villages with local facilities are Bottesford, Aslockton and Bingham. Major shopping, leisure and employment opportunities are available at Grantham, 10 miles distant, and Nottingham, which is 16 miles away. Orston has a local railway station and is close to the A52 Nottingham – Grantham and A46 Newark – Leicester routes, making it a convenient dormitory village for people commuting for work.

Orston is a historic village and most of the existing properties fall within a conservation area which limits the potential for new development. Properties are generally expensive and limited in availability, both for purchase and rent. A study of the local property market indicates that properties that have come to the market are generally family sized, detached, and priced upwards of £250,000. They are therefore unaffordable to those people on low incomes. The private rental market is extremely limited.

The housing needs survey shows that 86% of properties are family sized, with just 14% being in the 1-2 bedroom range. Similarly, 88% of properties are owner-occupied, with just 9% being social housing. Most of these properties will be in the 1-2 bedroom range and will not be readily available to rent or purchase. Opportunities for first time buyers or those wanting to downsize are therefore very limited.

The age profile of respondents shows that there are a high number of older people in the parish, and although there are a reasonable number of children under sixteen, there are very few young adults. The results indicate that this group of the population are moving away to find suitable housing.

The survey results show that people remain living in Orston for a long time. 60% of respondents have been there for over 10 years and 50% of respondents do not expect to move in the foreseeable future. Of those who do expect to move, the majority will be looking to purchase on the open market. However, 8% will be seeking retirement housing and 3% believe they will require social housing. Many people seeking retirement housing expect to move into nearby parishes such as Bingham to find suitable housing and to be closer to local amenities.

54% of respondents are fully in favour of developing a small affordable housing scheme for local people, in the parish. A further 20% were unsure, citing concerns such as style of housing, where it is sited, and its effect on the conservation area. Only 26% of respondents would be directly opposed to such a scheme.



Three respondents have registered a need for affordable housing, which is a slight increase on the survey that was carried out five years ago. They all live in the parish and have close local connections. All three respondents have different requirements and there is no predominant group. On the evidence given, they would all be eligible for affordable housing.

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



11. Acknowledgements

Midlands Rural Housing would like to thank Mrs Eileen Harrison, Chair of Orston Parish Council and Mrs Michele Rogers, Clerk to Orston Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

Miles King
Trent Valley Partnership Project Officer
Midlands Rural Housing
1st Floor
10 Cromford Mill
Mill Lane
Cromford
Derbyshire
DE4 3RQ
Tel: 01629 826040
Email: miles.king@midlandsrh.org.uk



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

- I am not convinced of the need. If you take Aslockton as an example, it was a struggle to fill the new Housing Association properties with local people.
- Orston is not an appropriate village for an affordable housing scheme. There would be divisive opposition, harmful to the community.
- The high cost of housing is due to not enough being built. The planning process is outdated and obstructs new building by empowering 'Nimbies'.
- No to this scheme.
- I feel there is a need for affordable housing in the village so that young people can stay in rural communities.
- I agree that rented accommodation is needed but without the right to buy.
- Yes, we would be in favour of a small scheme depending on the site and the type/style of properties. They would need to be in keeping with the village.
- I very much hope that this scheme can take place in Orston.
- I have an open mind on this subject but I do have concerns over the way some council properties are kept.
- Orston doesn't need to grow. It is a happy village with a lively culture. Please do not upset the balance by increasing the population.
- I would like to see some new young people as long as its not an excuse to open the floodgates to all-comers.
- The village is big enough. Development such as this will compromise its conservation status.
- I fully support local affordable housing.
- We support the provision of a small number of units provided they are carefully sited within the conservation area. We are very concerned that changes to our bus service will force elderly residents to leave the village.
- I am currently at University but want to return to Orston and make it my permanent home.