

A DETAILED INVESTIGATION INTO THE HOUSING REQUIREMENTS OF WHATTON IN THE VALE, NOTTINGHAMSHIRE.



**ANALYSIS REPORT
PRODUCED BY
MIDLANDS RURAL HOUSING
JULY 2020**



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1. Summary

1.1 A housing needs survey was carried out in Whatton in the Vale, Nottinghamshire in June 2020. Questionnaires were delivered to 442 households in the parish of Whatton in the Vale and an electronic survey was available as an alternative method of response.

1.2 Results showed that there is a requirement for 14 new homes, in order to enable local people to be suitably housed within their community.

Type of Unit	Required Affordable rented	Affordable shared ownership (25%)	Affordable shared ownership (50%)	Affordable shared ownership (75%)	Preferred open market homes	Total No
1 Bed Home	1					1
2 bed house	2	2			6	10
3 bed house						
4 bed house					1	1
5 bed house						
1 bed bungalow						
2 bed bungalow	1					1
Sheltered Housing	1					1
Total	5	2			7	14

Table 1: Summary of housing requirements in Whatton in the Vale.

1.3 These new homes could be developed on an 'infill site' or alternatively on a rural exception site, should one become available. Subject to local authority planning policy, some open market homes could be used to cross-subsidise the costs of building homes for affordable tenures.

1.4 Alternatively, the affordable homes could be provided as part of a larger scale development through s106 provision subject to local authority planning policy. Open market housing tenures on a proposed s106 development could be informed by the open market preferences found in this report again subject to local authority planning policies.

2. Introduction

- 2.1 Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose organisation that works to promote and enable the provision of homes in rural settlements. We do this by working closely with local authorities, town and parish councils, registered providers, private developers and local communities in order to investigate the need for affordable housing.
- 2.2 MRH is a well-respected organisation, recognised for its expertise in this field. In addition to the work we do locally within communities across rural England, we are also a key lobbyist and influencer both nationally and regionally.
- 2.3 This report presents the requirement for housing in the village of Whatton in the Vale (Whatton).

3. Issues Facing Rural Communities

- 3.1 According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.
- 3.2 However, regionally, these figures increase or decrease dramatically depending on the locality. For example, in the West Midlands, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has an average rural housing premium of 9% or £27,765.
- 3.3 Data from the review shows that first time buyers have found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.
- 3.4 In a local context, figures for the East Midlands show a 38% increase in rural average house prices since 2012. This equates to a rural housing premium of £55,426, compared to urban locations. The local authority districts of Derbyshire Dales and South Northamptonshire have the lowest number of first-time buyers in rural areas, with 29% and 30% respectively.
- 3.5 Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas.

3.6 In 2018, the National Housing Federation stated that ‘the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas’ (National Housing Federation, 2018).

4. Survey Methodology and Purpose

4.1 In June 2020, a Housing Needs Survey questionnaire was delivered to every household in Whatton in the Vale. The deadline for responses was the 30th June. Pre-paid envelopes were provided for the return of survey forms directly to MRH and an alternative method of response was provided online.

4.2 Of the 442 surveys distributed, a total of 146 completed responses were received. This resulted in an overall response rate of 33%. In our experience this is a good level of response for a survey of this type, in village of this size.

4.3 The survey questionnaire is divided into 3 parts:

- Part 1 – General information
- Part 2 – Life in your village
- Part 3 – Housing requirements and housing need

4.4 Parts 1 and 2 seek to discover general information about household members, their current housing situation and their connection to the parish or village. Questions were asked to assess people’s perceptions of what it is like to live in the locality and gave an opportunity for them to make general comments. Part 3 is about identifying the future housing requirements of all household members, and the reasons why they think they are in housing need either now, or in the future.

4.5 The survey was conducted in order to obtain clear evidence of any local housing requirements across a range of tenures for residents in the locality. The information obtained from a housing needs survey is invaluable at a local level for local authority, parish council and neighbourhood planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues.

4.6 Survey data showing a local demand for market housing is considered a ‘preference’. Whether it is appropriate for this to be satisfied in the relevant settlement will be dependent on the consistency of doing so with the Development Plan.

5. Conclusion

5.1 MRH has conducted a detailed study into the current housing requirements of Whatton in the Vale which will be valid until July 2025. This study has investigated the affordable housing need and the open market housing preferences of the parish, the resident's views about living in the parish, and the level of support for local homes to help sustain local communities.

5.2 The survey has identified a need for 6 affordable homes, 1 requirement for sheltered housing and a preference for 7 open market homes, making a total of 14 homes.

5.3 Of the 15 respondents who indicated a housing need in the next 5 years, 1 respondent was discounted from the analysis because they did not provide enough information for an accurate assessment to be completed.

5.4 The remaining 14 respondent's results were then cross referenced against Rushcliffe Borough Council's housing register.

1 person was found to be on the register and to have responded to the survey. This respondent was removed from the analysis to ensure double counting has not taken place.

5.5 In total, from the survey and the housing register, a need was found in the village for 7 affordable homes for local people;

- ✓ 4 were assessed as needing affordable rented housing
 - ✓ 1 x 2-bedroom bungalow
 - ✓ 1 x 1-bedroom home
 - ✓ 2 x 2-bedroom houses
- ✓ 1 was assessed as needing sheltered housing
- ✓ 2 were assessed as requiring Shared Ownership housing
 - ✓ 2 x 2-bedroom houses (25% share)

5.6 From the survey, a total preference was found in the village for 7 open market homes for local people;

- ✓ 6 x 2-bedroom houses
- ✓ 1 x 4-bedroom house

5.7 Current demographic evidence sourced from *citypopulation.info* shown by the tables below reflects the findings in this survey. The current need consists predominately of bungalows across the tenures for the aging population and smaller 1- or 2-bedroom properties for the younger population of the village.

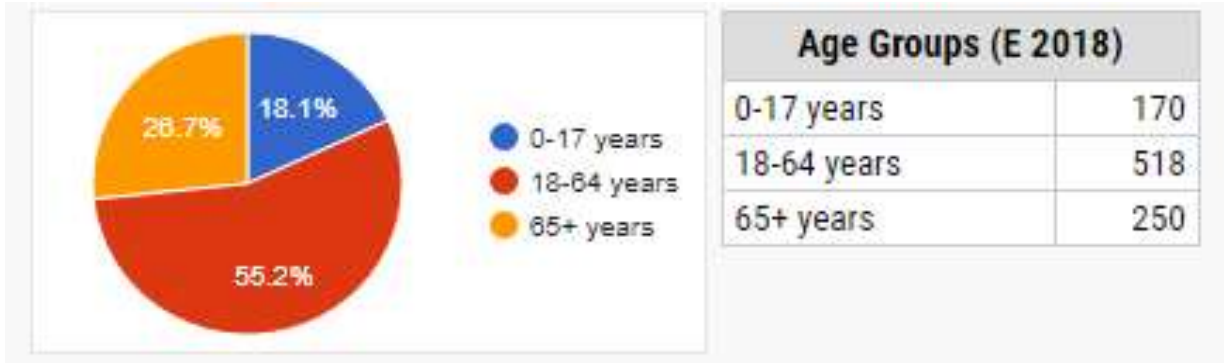


Figure 1: Age groups for Whatton population

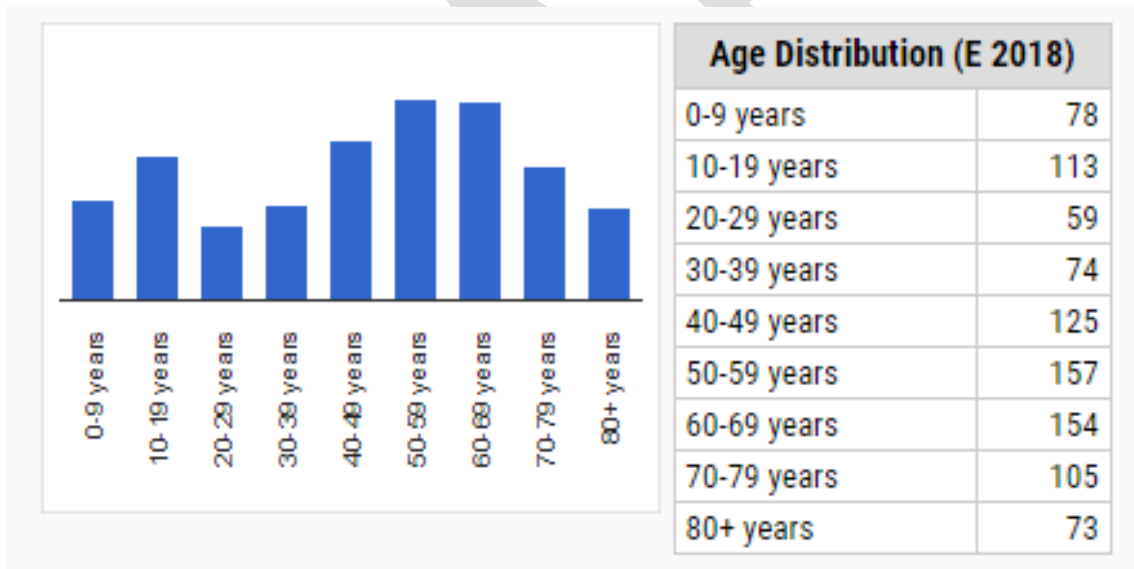


Figure 2: Age distribution in Whatton

5.8 A need for 7 affordable homes indicates a significant rise since the previous housing needs survey took place in 2014, when there was a need for just 3 affordable homes.

5.9 In the 'Nottinghamshire County Joint Strategic Needs Assessment – Evidence Summary 2017' from the Nottinghamshire Health and wellbeing Board, it states that 'Overall the age structure of Nottinghamshire is slightly older than the national average, with 20% of the population aged 65+ in 2015 compared

with 18% in England.’ Nottinghamshire’s ‘population is predicted to continue to age over the next 15 years with the number of 65-84 year olds increasing by over 30% and 85+ year olds by over 76%. Older people are more likely to experience disability and limiting long term illnesses.’

**THERE IS AN IDENTIFIED NEED FOR
7 AFFORDABLE HOMES AND
A PREFERENCE FOR 7 OPEN MARKET HOMES
IN WHATTON IN THE VALE, NOTTINGHAMSHIRE.**

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6. Appendix 1

6.1 Housing Requirement Analysis

6.1.1 Respondents were asked to clarify their need in terms of property type and size, together with a preferred tenure type. In assessing the stated need, income levels and likely property prices are considered to ensure that any proposed future housing development will indeed meet the needs of those to be housed. Therefore, a 'likely allocation/purchase' is suggested to outline what any housing provision could realistically look like.

<u>Respondents assessed as having an affordable housing need.</u>						
Ref	Local Connection	On Housing Register	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
2	12 months residency	No	Single adult living in family home	Couple setting up home together. Need independent home within 1 year.	3-bedroom house. Shared Ownership, rent to buy, open market purchase.	2-bedroom house. Shared Ownership.
3	Over 5 years residency	No	Single adult living in family home	Needs independent home, close to employment.	2-bedroom flat. Rent to Buy.	2-bedroom flat or house. Affordable rent/rent to buy.
6	Over 10 years residency	No	Single adult living in family home	Needs independent home, close to carer to receive support.	1- or 2-bedroom house, bungalow or flat. Renting from Council or Housing Association.	1-bedroom flat or house. Affordable rent.
10	Over 10 years residency	No	Single adult living in family home	Needs independent home within 1 year.	2-bedroom house. Shared ownership or affordable rent.	2-bedroom house. Affordable rent.

Ref	Local Connection	On Housing Register	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
11	Over 10 years residency	No	Family of 4 living in privately rented 3-bedroom bungalow.	Present home too small. Need larger home within 1 year.	3-bedroom bungalow. Renting from Council or Housing Association	No Personal or contact details given. Cannot accurately assess need.
12	Over 10 years residency	No	Young adult living in family home	Needs independent home within 5 years.	3-bedroom house or bungalow. Open market purchase.	2-bedroom house. Shared ownership.
13	2-5 years residency	No	Couple living in privately rented 2-bedroom bungalow	Present home too expensive. Need cheaper home within 3 years.	2-bedroom bungalow. Renting from Council or Housing Association.	2-bedroom bungalow. Affordable Rent.
14	2-5 years residency	Yes	Single, elderly person living in own home.	Moved away but wish to return.	2-bedroom bungalow. Renting from Council or Housing Association.	Duplicated at Ref 1HR

Table 2: Affordable homes needs analysis

<u>Residents currently on Rushcliffe Borough Council Housing Register</u>				
Ref	Local Connection	On Housing Register	Household Details	Likely Allocation
1HR	Yes	Yes – Band 3 since 24/01/2018	Single, elderly person living in own home.	Sheltered Housing only.

Table 3: Housing register needs analysis

<u>Respondents who have been assessed for an open market housing preference.</u>						
Ref	Local Connection	On Housing Register	Household Details	Reasons for Preference	Preferred Home and Tenure	Likely Purchase
1	5 – 10 years residency	No	Single adult living in family home	Needs independent home within 3 years.	2-bedroom house. Open market purchase.	2-bedroom home. Open market purchase.
4	Over 5 years residency	No	Single adult living in family home	Couple setting up home together. Need independent home within 5 years.	2-bedroom house. Open market purchase.	2-bedroom house. Open market purchase.
5	Over 5 years residency	No	Single adult living in family home	Needs independent home within 1 year.	3-bedroom house. Open market purchase.	2-bedroom house. Open market purchase.
7	2 years residency and work here.	No	Couple living in privately rented home	Couple setting up home together within 1 year.	3-bedroom house. Open market purchase.	2-bedroom house. Open market purchase.
8	Over 1 year residency, close family resident over 5 years.	No	Single adult currently living in family home.	Needs to be close to family member to give care & support, within 5 years.	2-bedroom bungalow. Open market purchase.	2-bedroom house. Open market purchase.
9	Lived here for 3 out of last 5 years, close family resident over 5 years.	No	Family of 6 living in mortgaged 3 bed house.	Present home too small. Need larger home within 3 years.	4-bedroom house. Open market purchase.	4-bedroom house. Open market purchase.

Ref	Local Connection	On Housing Register	Household Details	Reasons for Preference	Preferred Home and Tenure	Likely Purchase
15	Over 10 years residency	No	Single adult living in family home	Couple setting up home together. Needs independent home within 3 years.	2-bedroom house. Buying on the open market.	2-bedroom house. Open market purchase.

Table 4: Open market preference analysis

6.1.2 Respondent number 14, who advised they needed a property for affordable rent is the same person as Respondent HR1 who is registered with RBC as having a need for sheltered housing. Respondent number 14 is therefore discounted from the analysis results to avoid double counting.

6.1.3 Respondent number 11 has not given details of income or savings, or any contact details so we are unable to accurately assess whether their need is genuine. Respondent number 11 is also discounted from the analysis results.

6.2 House Price Data

6.2.1 Overall, property prices in Whatton have increased over the past 5 years. During that period, prices have increased by an average of 10.55% which means an average increase in house values of £27,425. (Zoopla 2020)

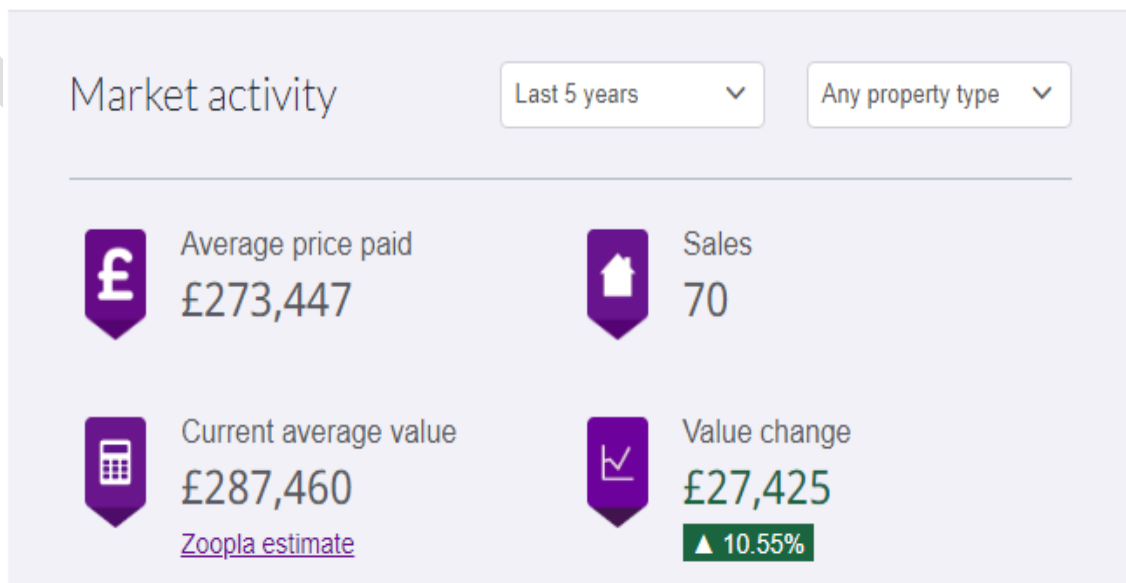


Table 5: Housing market activity

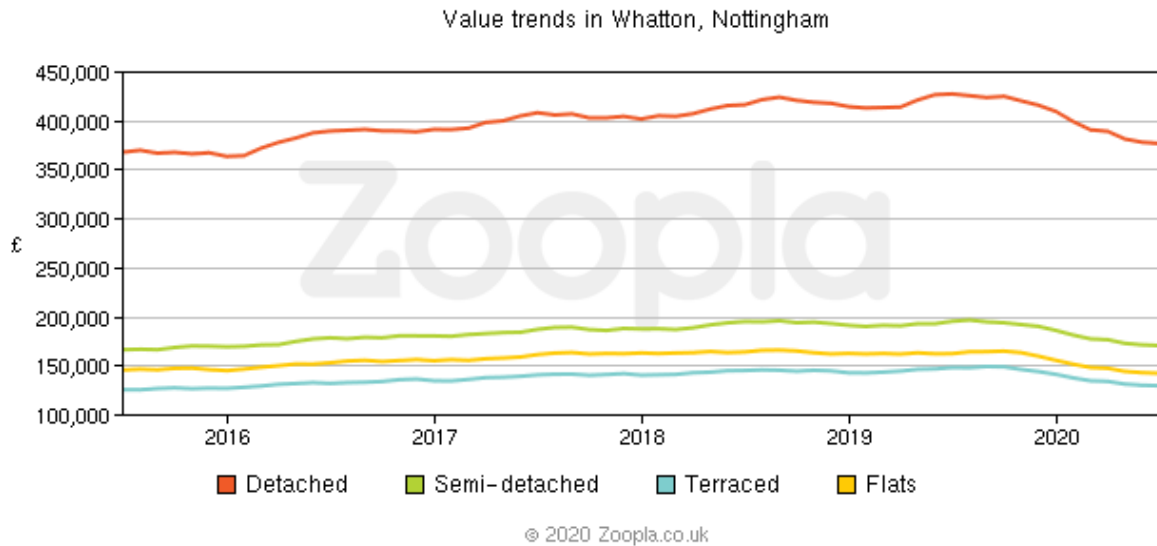


Figure 3: Value trends in Whatton in the Vale

Local Context – Properties for Sale

6.2.2 By way of local context, the figure below shows the average prices of properties that were for sale in the parish in July 2020. There were no properties for rent in the village at the time the survey report was carried written.

Current asking prices in Whatton

Average: **£360,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£250,000 (1)	£470,000 (1)	-
Flats	-	-	-	-	-
All	-	-	£250,000 (1)	£470,000 (1)	-

Table 6: Current asking prices in Whatton in the Vale

6.3 Local Context – Properties Sold

6.3.1 Table 7 indicates that there have been 11 property sales in the last 12 months. It also shows that average values reduced by 6.24% in the last 12 months. This fall in values is due in part to the Covid-19 pandemic lockdown and may be only a temporary feature.

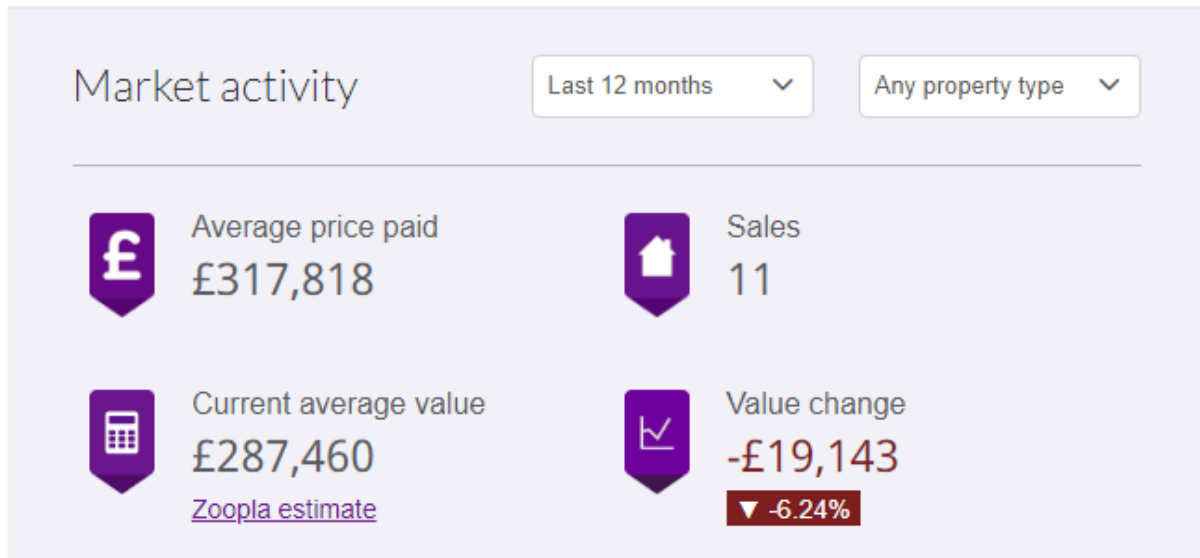


Table 7: Current market activity in the last 12 months

7. Appendix 2

7.1 A total of 442 surveys were distributed, and 146 were returned.

7.2 Household Type

7.2.1 Question 1 of the questionnaire asked residents to indicate their household type.

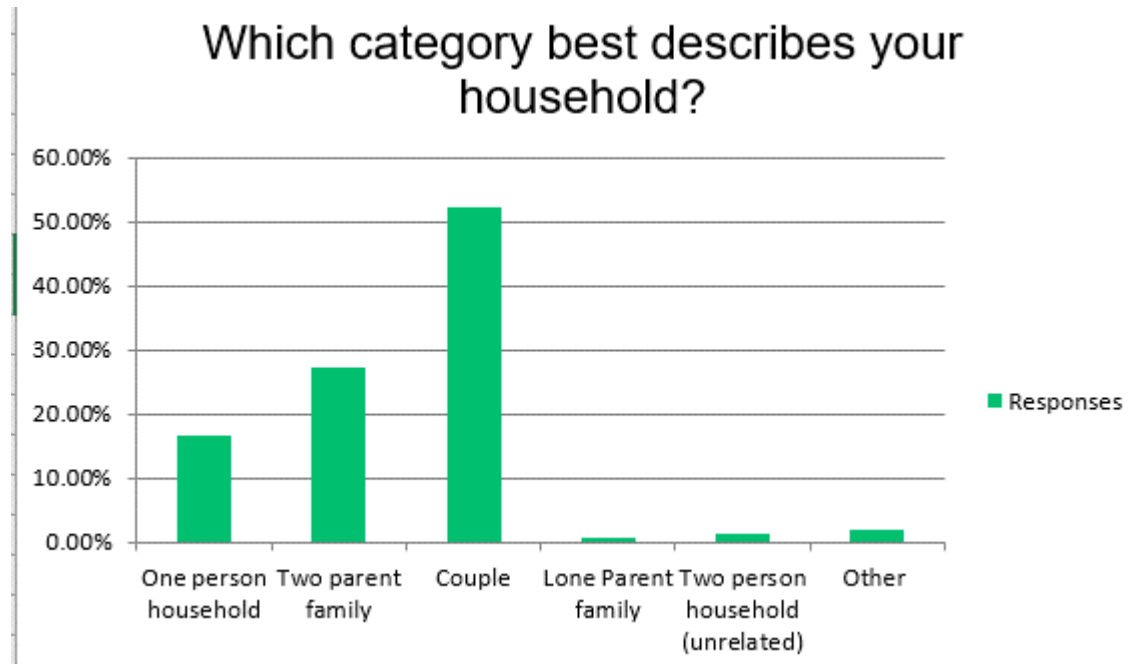


Figure 4: Household type

7.2.2 Figure 4 shows the breakdown of households that responded to the survey.

7.2.3 The largest number of responses was from couples; 52% of total responses were from this group.

7.2.4 27% of responses came from two parent families and 17% were from one person households.

7.3 Tenure of Respondents

7.3.1 As shown in Figure 5 below, the dominant tenure held by respondents was 'own home outright' with 64% of households falling into this category. 32% of respondents owned their own home with a mortgage and 3% were privately renting. No respondents were renting from the council or a housing association. No respondents were renting from the council or a housing association.

Which of the following best describes your current accommodation?

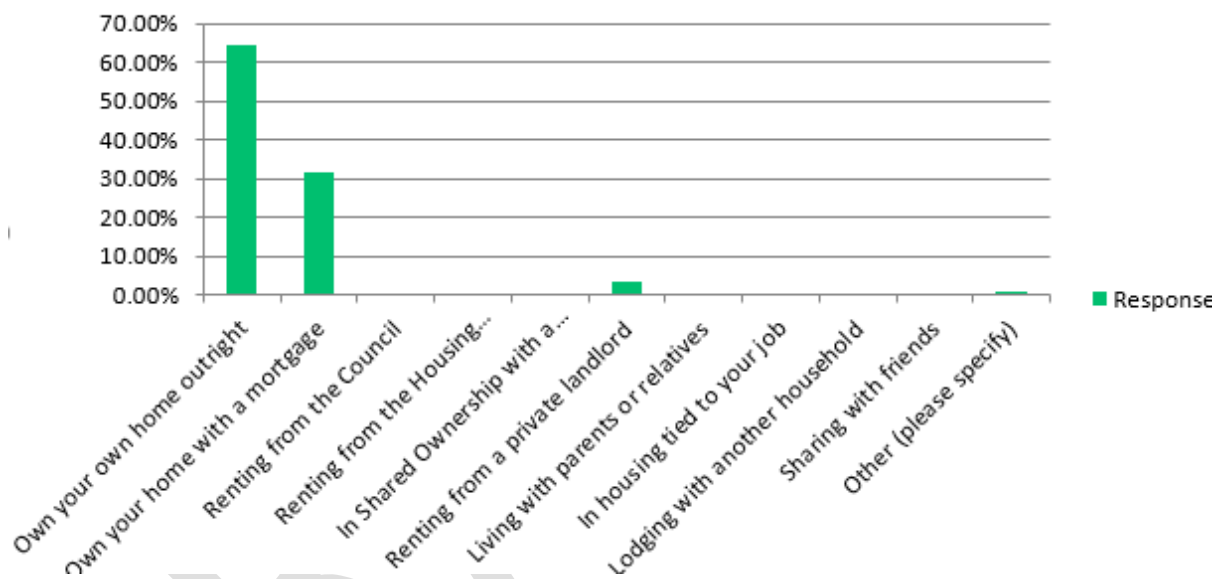


Figure 5: Tenure of respondents

7.4 Property Types

7.4.1 The survey asked about size and type of home. The types of property in which people live are shown in Figure 6 below.

7.4.2 46% of total households are residing in a property with 3-bedrooms. 25% of respondents are residing in 4-bedroom properties and 23% are living in 2-bedroom properties.

7.4.3 52% of respondents are living in a house and 46% are living in a bungalow.

What type of home do you live in and how many bedrooms do you have?

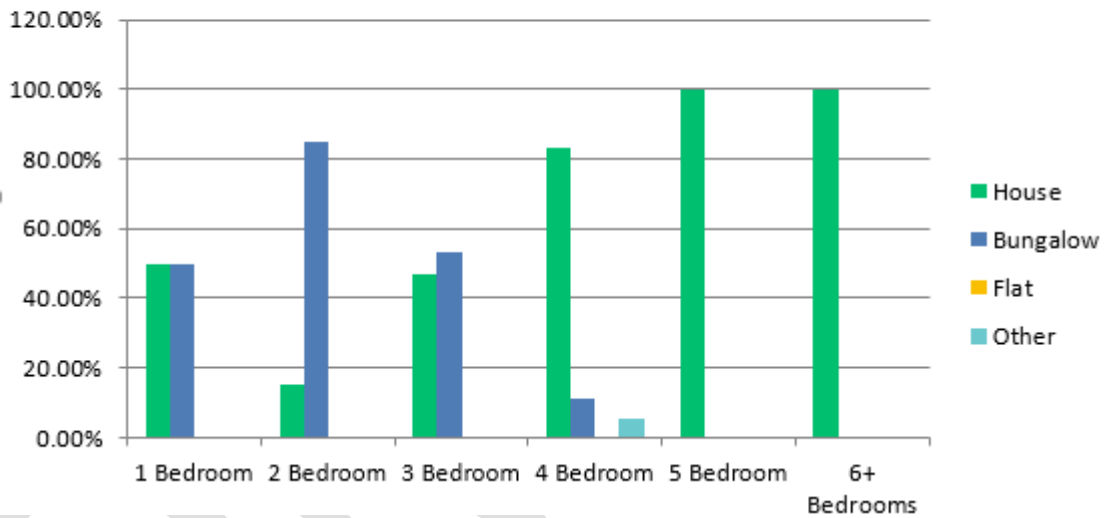


Figure 6: Household types

7.5 Length of Residence

7.5.1 Respondents were asked to indicate the length of time they have been resident in the parish. The responses are shown at Figure 7.

7.5.2 70% of respondents have lived in Whatton for 10 years or more; 14% for between 5-10 years; 9% for between 2-5 years; 7% for less than 2 years.

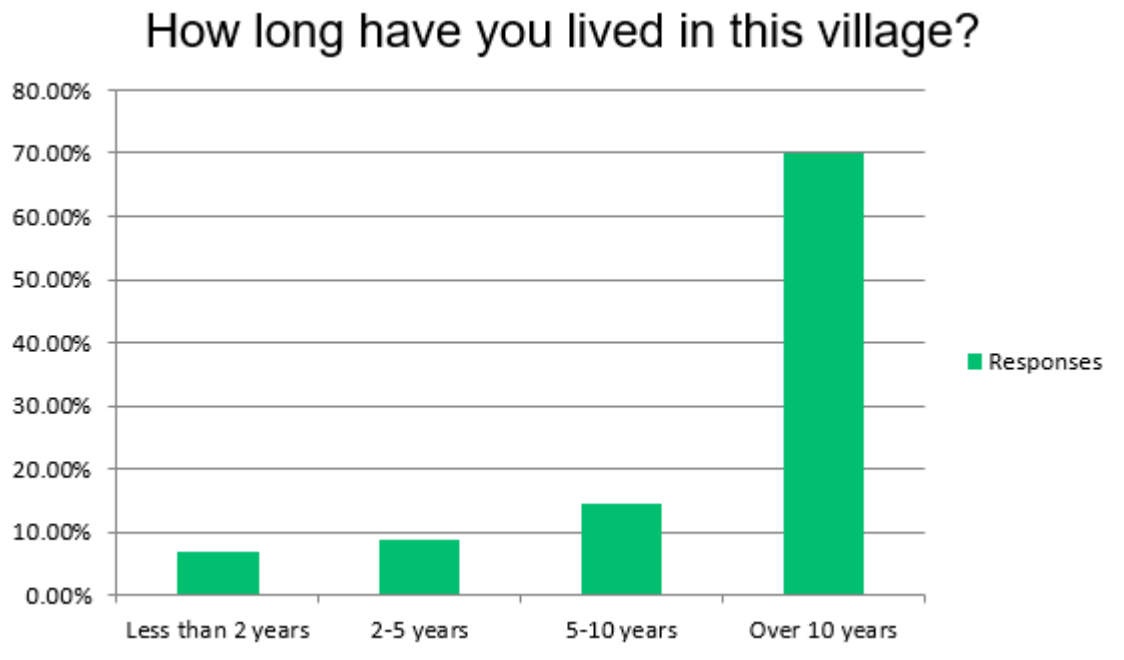


Figure 7: Length of residence

7.6 Type of housing needed in the parish

7.6.1 When asked what type of housing they thought was needed in the parish, 58% of respondents felt that no further homes are needed.

7.6.2 31% of respondents felt that small homes for young people are needed.

7.6.3 15% of respondents thought that homes for the elderly are needed.

7.6.4 13% of respondents thought 3-4 bedroom family homes are needed.

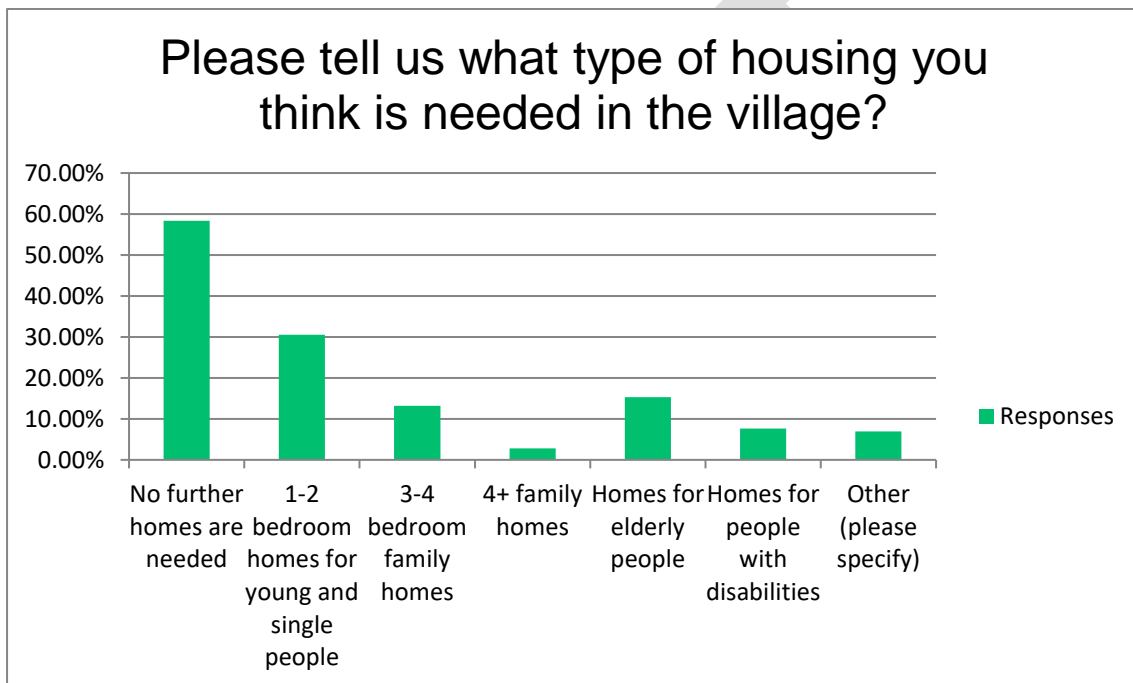


Figure 8: Type of housing needed in the village

7.7 Migration and Reasons for Leaving

7.7.1 Question 8 explored whether anybody knew someone from their household who had left the village during the last 5 years.

7.7.2 84% of people did not know anyone from their household who had left the village, whilst 16% did.

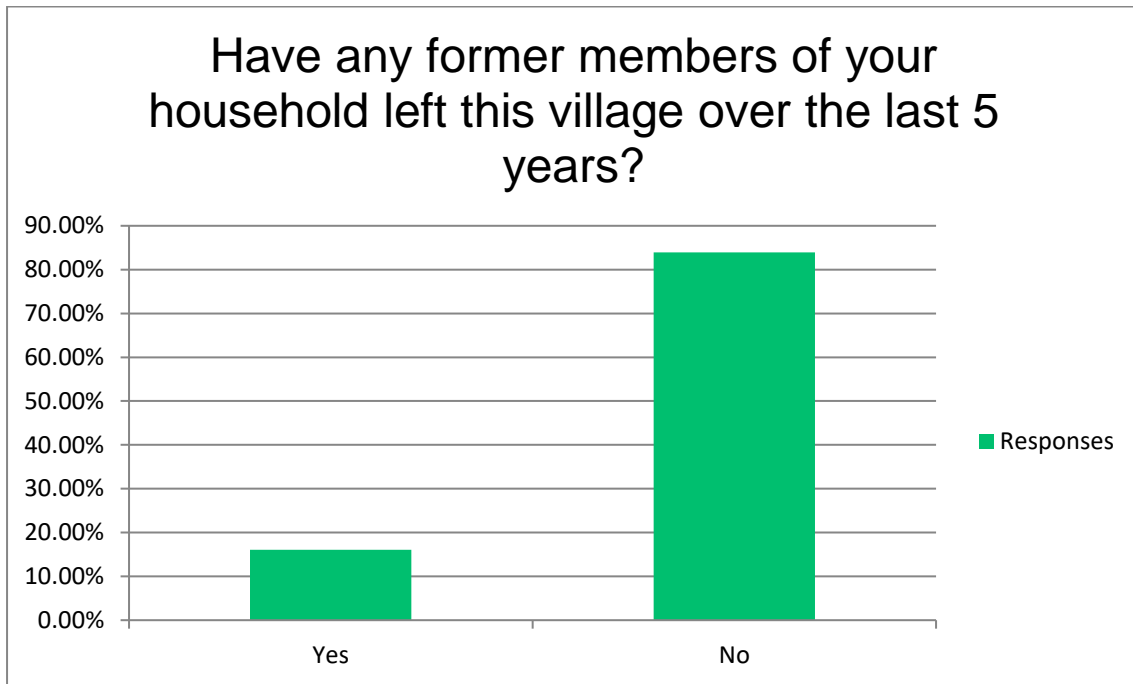


Figure 9: Migration from Whatton

7.7.3 The most common reason for leaving was a lack of affordable housing, followed by marriage/separation, to take up employment elsewhere and finally, going to university.

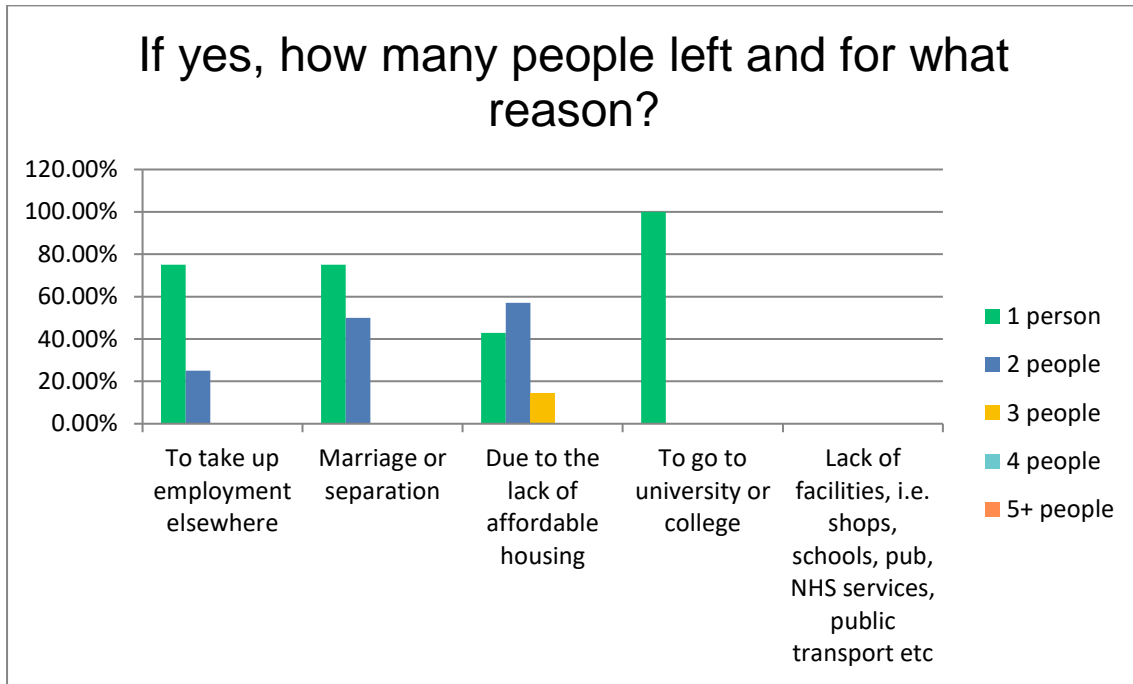


Figure 10: Reasons for leaving

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7.8 Support for new homes being built in the parish

7.8.1 Question 9 asked whether people would support homes being developed for local people. As shown in fig. 11 below, almost 51% would not support new homes, although almost 48% said they would.

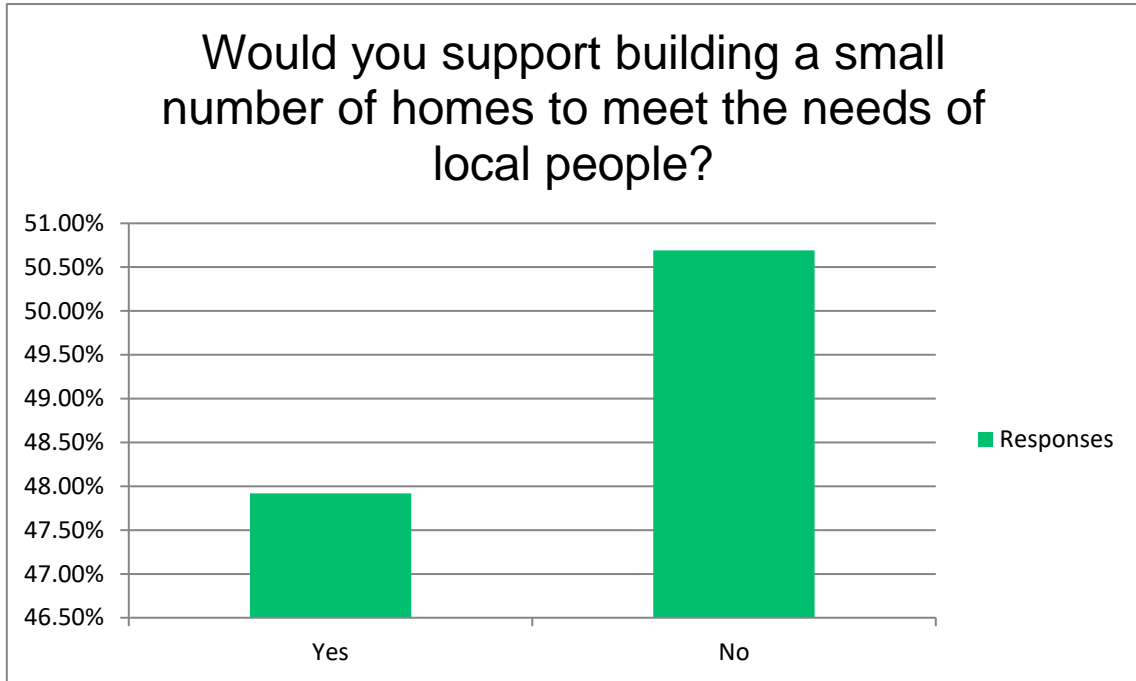


Figure 11: Support for new homes

8. Life in the Parish

8.1 Questions 10 and 11 of the survey asked for people’s views on what they think of Whatton as a place to live; what they like about it and what they think the issues are.

8.2 Fig. 12a below, shows that 95% of respondents think Whatton is a nice place to live. 62% of respondents thought it had a friendly atmosphere and community spirit and 51% viewed Whatton as a sought-after location. Finally, 45% thought it had a balanced and varied population.

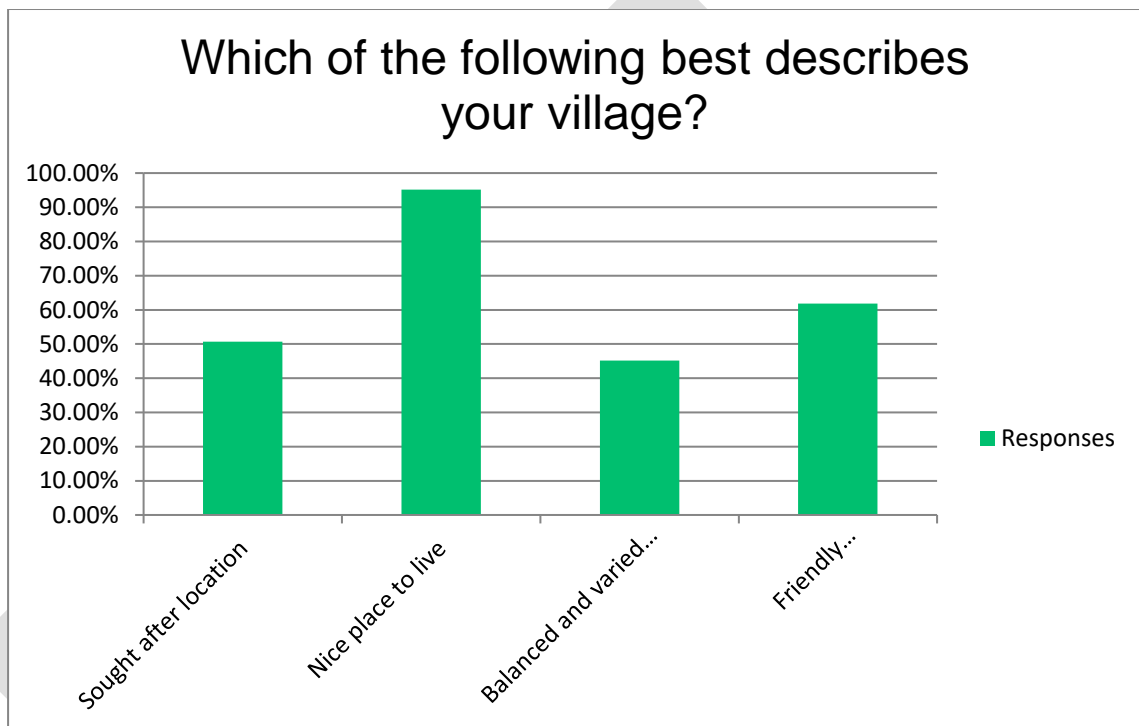


Figure 12a: Life in the village

8.3 Fig. 12b below, shows that 94% of people thought Whatton lacks facilities. 7% thought crime and 6% thought anti-social behaviour, were concerns.

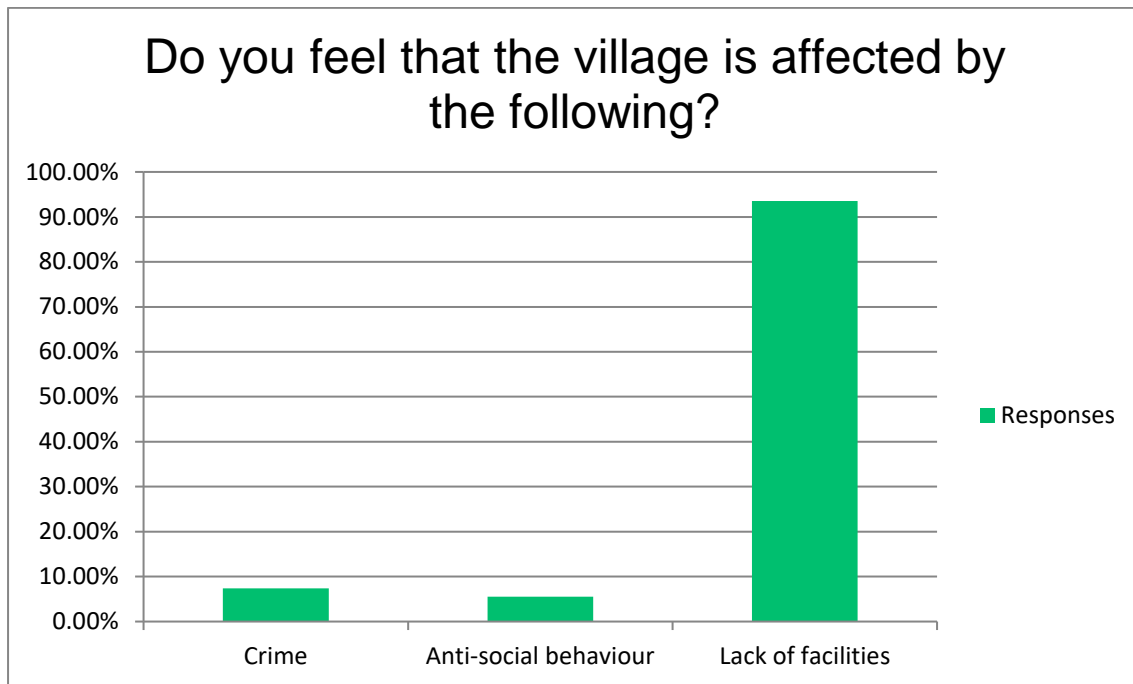


Fig. 12b: Life in the Village (part 2)

The graph at figure 13 shows the factors that people thought were most important for the future of the village. Without the right infrastructure, villages cannot thrive, and eventually can become unsustainable. For any new development to be successful, the right amenities need to be in place.

8.4 72% of respondents felt that public transport was the most important concern for the village, followed by mobile phone signal (67%), shopping facilities (63%) and broadband (56%).

8.5 The least important factors were shown to be parking (12%), employment opportunities (13%), road network (15%).

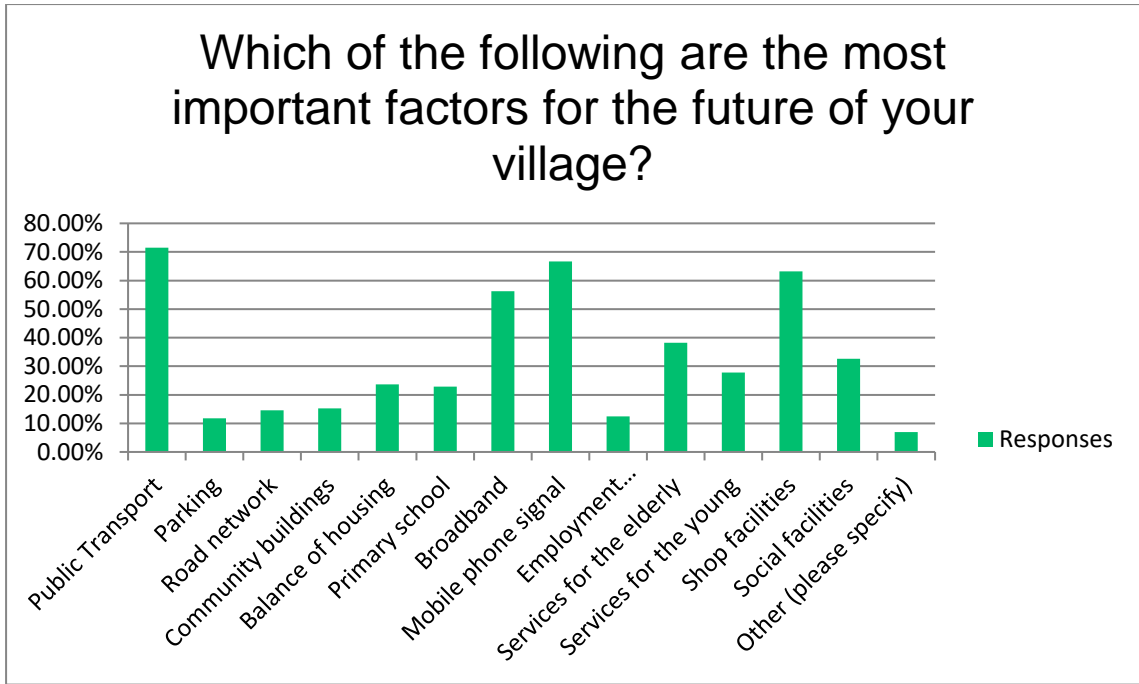


Figure 13: Most important factors for the future of the village

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