

**A DETAILED INVESTIGATION
INTO THE HOUSING
REQUIREMENTS OF
STANTON ON THE WOLDS,
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 Stanton on the Wolds, Nottinghamshire in June 2020. Questionnaires were delivered to 180 households in the parish of Stanton on the Wolds and an electronic survey was available as an alternative method of response.

1.2 Results showed that there is a requirement for 7 new homes, in order to enable local people to be suitably housed within their community.

Type of Unit	Required Affordable rented	Affordable shared ownership (35%)	Affordable shared ownership (50%)	Affordable shared ownership (75%)	Preferred open market homes	Total No
2 bed house					2	2
3 bed house					1	1
4 bed house					1	1
5 bed house						
1 bed bungalow	1					1
2 bed bungalow					1	1
3 bed bungalow					1	1
Sheltered Housing						
Total	1				6	7

Table 1: Summary of housing requirements in Stanton on the Wolds.

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 Stanton on the Wolds.

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 Stanton on the Wolds. The deadline for responses was the 13th July. 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 180 surveys distributed, a total of 59 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 Stanton on the Wolds 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 residents' 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 1 affordable home and a preference for 6 open market homes, making a total of 7 homes.

5.3 The respondent's results were cross referenced against Rushcliffe Borough Council's housing register to ensure no double counting took place.

5.4 In total, from the survey and the housing register, a need was found in the village for 1 affordable home for local people;

- ✓ 1 was assessed as needing affordable rented housing

- ✓ 1 x 1-bedroom bungalow

5.5 From the survey, a total preference was found in the village for 6 open market homes for local people;

- ✓ 2 x 2-bedroom houses

- ✓ 1 x 3-bedroom house

- ✓ 1 x 4-bedroom house

- ✓ 1 x 2-bedroom bungalow

- ✓ 1 x 3-bedroom bungalow

5.6 Current demographic evidence sourced from *citypopulation.info* shown by the tables below indicates that 56% of the population of Stanton is aged over 50, while 10% are aged between 18-29. The current housing need reflects this evidence. It consists entirely of, bungalows for the aging population; houses for families who need to live close to elderly relatives; 2-bedroom properties for the young people requiring independent homes.

Age Groups (E 2018)	
0-17 years	70
18-64 years	224
65+ years	125

Figure 1: Age Groups for Stanton Population

Age Distribution (E 2018)	
0-9 years	34
10-19 years	47
20-29 years	33
30-39 years	23
40-49 years	48
50-59 years	70
60-69 years	66
70-79 years	68
80+ years	30

Figure 2: Age Distribution in Stanton

5.7 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
1 AFFORDABLE HOME AND
A PREFERENCE FOR 6 OPEN MARKET HOMES
IN STANTON ON THE WOLDS, NOTTINGHAMSHIRE.**

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	Less than 2 years residency and close family with over 5 years residency.	No	Single adult living in privately rented 2 bed bungalow.	Present home too expensive.	1 bed bungalow. Affordable Rent or Shared Ownership.	1 bed bungalow. Affordable Rent.

Table 2: Affordable Homes Needs Analysis

<u>Respondents Assessed as having 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	4 person family living in own mortgaged 4 bed bungalow.	Require independent home.	1- or 2-bedroom house, bungalow, flat. Open market purchase.	2-bedroom house. Open market purchase.
3	5-10 years residency.	No	4 person family living in own mortgaged 4 bed bungalow.	Present home too expensive. Need to be close to family for care & support.	3- or 4-bedroom house. Open market purchase or Shared Ownership.	3-bedroom house. Open market purchase.
4	Over 10 years residency.	No	Elderly couple living in own mortgaged 2 bed bungalow.	Present home too large. Disabled, need ground floor accommodation.	2-bedroom bungalow. Affordable rent or open market purchase.	2-bedroom bungalow. Open market purchase.
5	Over 10 years residency.	No	Elderly couple living in own 5 bed house.	Present home too large.	3-bedroom bungalow. Open market purchase.	3-bedroom bungalow. Open market purchase.
6	Over 10 years residency and work here.	No	Couple living in own mortgaged 5 bed house.	Need to be closer to parent or family for care & support.	4-bedroom house. Open market purchase.	4-bedroom house. Open market purchase.
7	Over 10 years residency & close family live here.	No	4 person family living in own mortgaged 4 bed bungalow.	Friends/siblings setting up home together.	2-bedroom house. Open market purchase.	2-bedroom house. Open market purchase.

Table 3: Open Market Preference Analysis

6.1.2 House Price Data

6.1.3. Overall, property prices in Stanton on the Wolds have increased over the past 5 years. During that period, prices have increased by an average of 9.91% which means an average increase in house values of £46,992. (Zoopla 2020)

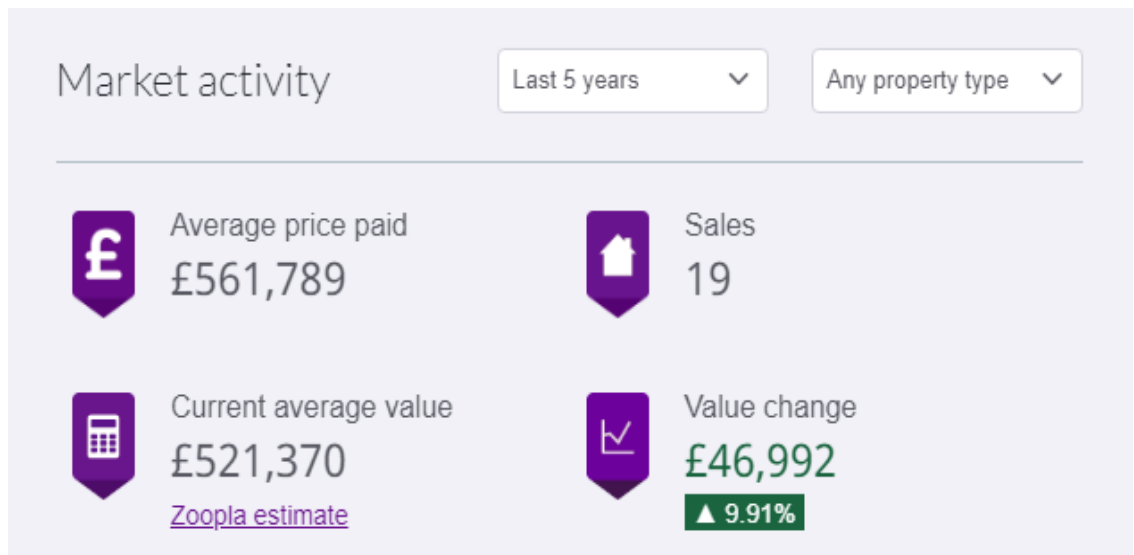


Table 4: Housing Market Activity

6.1.4. The chart below shows the property value trends in Stanton, over the last five years. Values have risen steadily between 2015 and 2019, before decreasing sharply in late 2019 and early 2020. This, in part, is due to the Covid-19 pandemic lockdown and it remains to be seen whether it is a temporary trend.

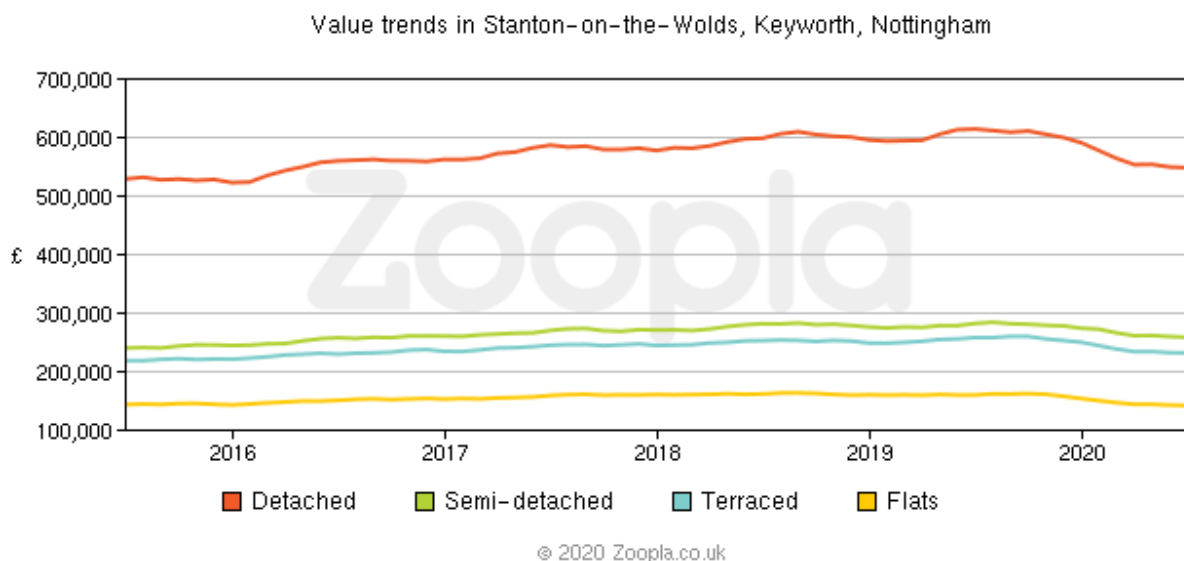


Figure 3: Value trends in Stanton on the Wolds

Local Context – Properties for Sale

6.1.5. 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 was only one property for sale – a 4 bed house at £465,000. There were no properties for rent in the village at the time the survey report was completed.

Current asking prices in Stanton-on-the-Wolds

Average: **£620,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£465,000 (1)	-
Flats	-	-	-	-	-
All	-	-	-	£465,000 (1)	-

Current asking rents in Stanton-on-the-Wolds

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	-	-
Flats	-	-	-	-	-
All	-	-	-	-	-

Table 5: Current Asking Prices in Stanton on the Wolds

6.2 Local Context – Properties Sold

6.2.1 Table 7 indicates that there have been 4 property sales in the last 12 months, at an average price of £698,750. It also shows that average values reduced by 6.78% in the last 12 months. It is clear that property prices are expensive and that properties do not come on the market frequently.

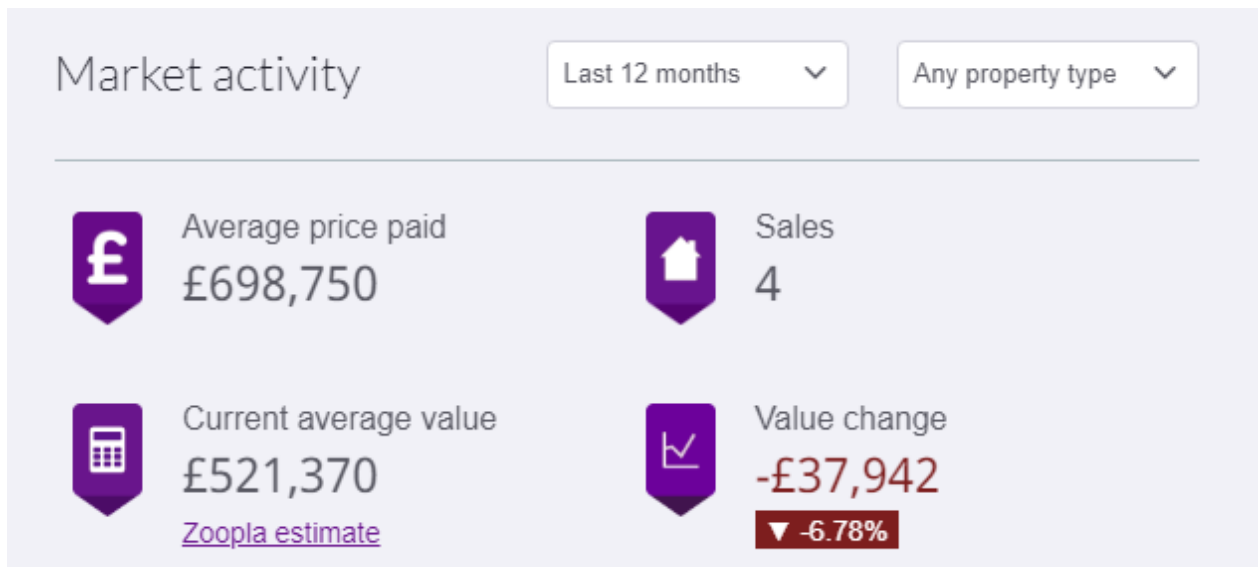


Table 6: Market Activity in the Last 12 Months

7. Appendix 2

7.1 A total of 180 surveys were distributed, and 59 were returned.

7.2 Household Type

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

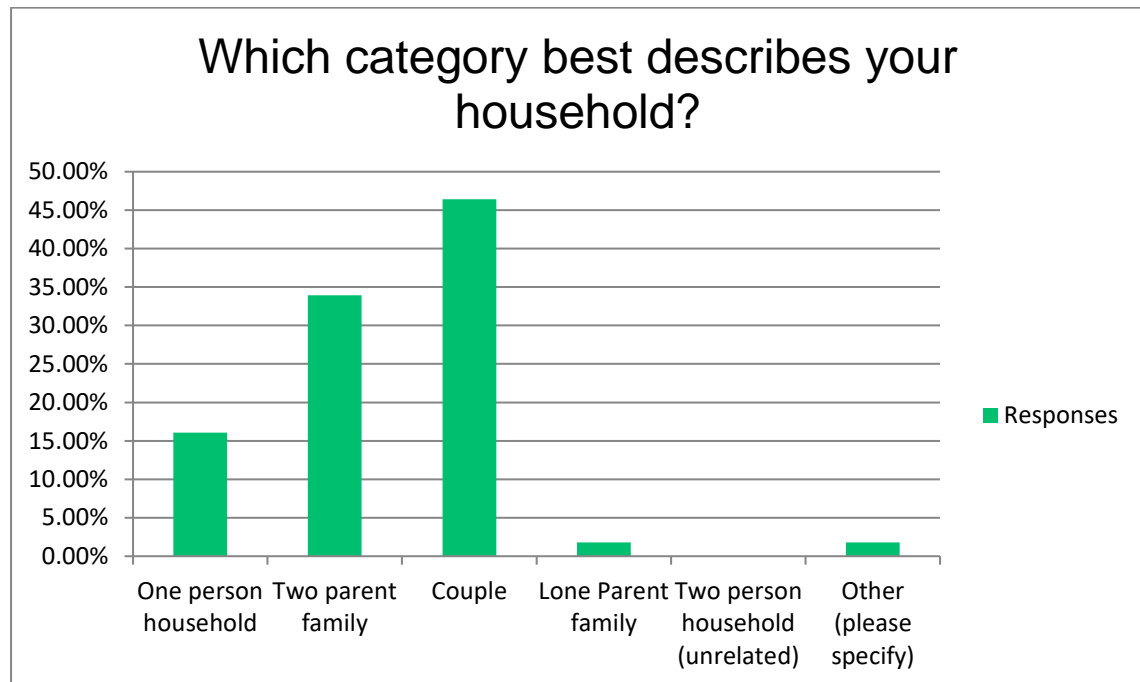


Figure 4: Household Type

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; 46% of total responses were from this group.

7.2.4 34% of responses came from two parent families and 16% 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. 34% of respondents owned their own home with a mortgage and 2% 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.

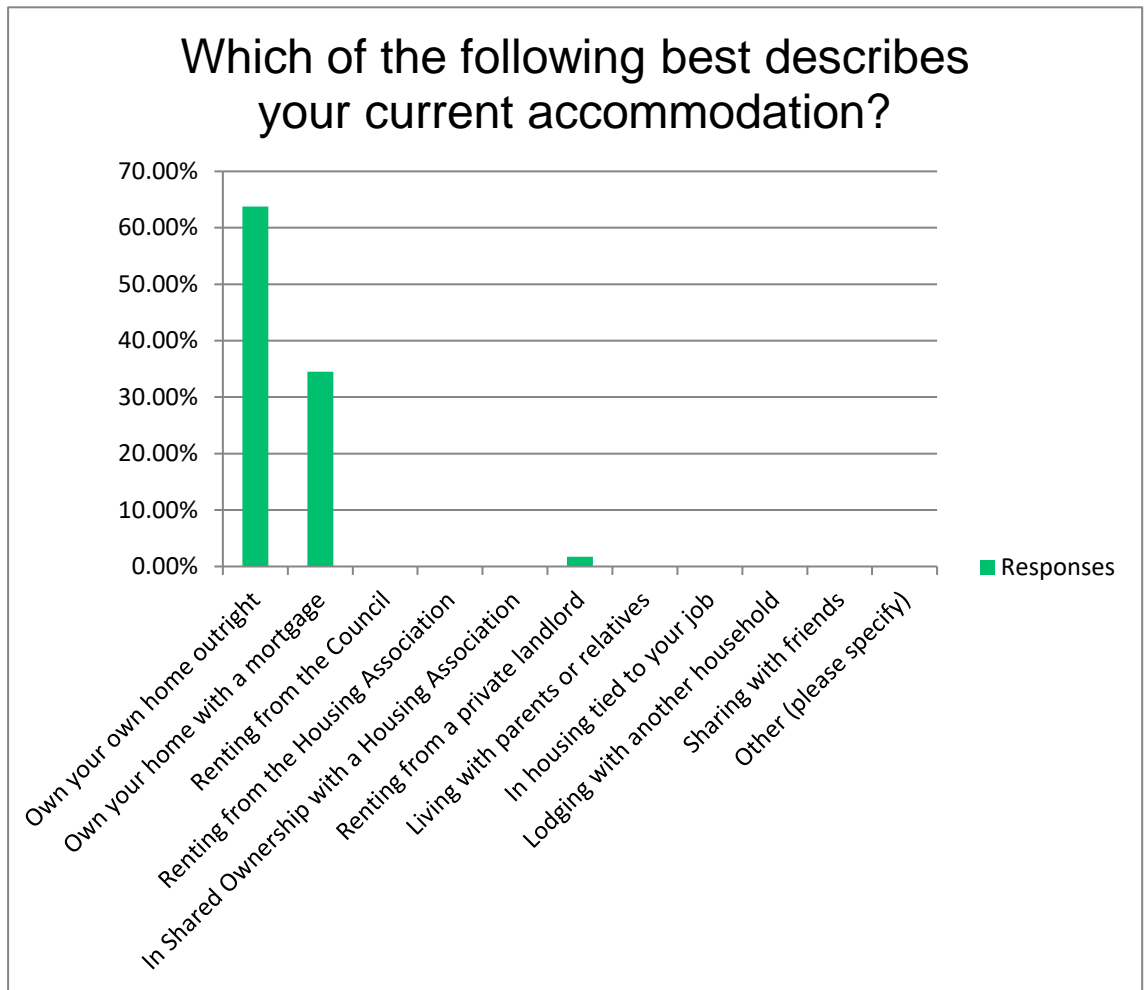


Figure 5: Tenure of Respondents

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 42% of households are residing in a property with 4-bedrooms. 27% are residing in 3-bedroom properties and 15% are living in 5-bedroom properties. 5% are living in 6-bedroom properties and 5% are living in 2-bedroom properties.

7.4.3 60% of respondents are living in a house and 32% are living in a bungalow.

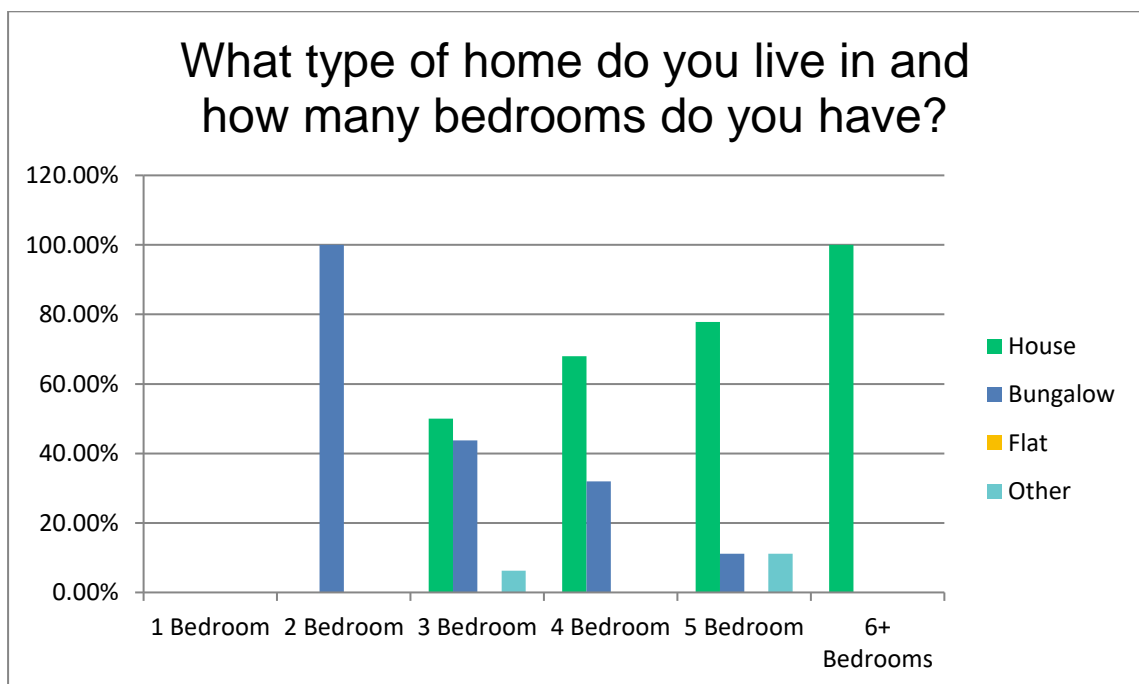


Figure 6: Household Types

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 71% of respondents have lived in Stanton for 10 years or more; 14% for between 5-10 years; 8% for between 2-5 years; 7% for less than 2 years.

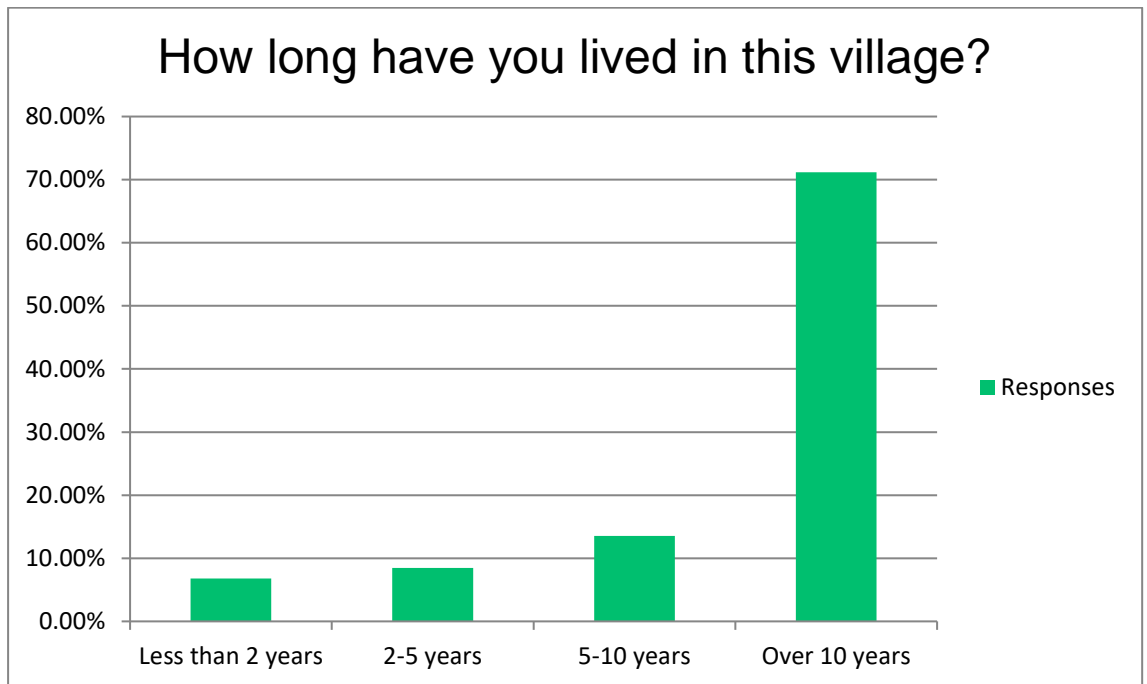


Figure 7: Length of Residence

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, 45% of respondents felt that no further homes are needed.

7.6.2 31% of respondents felt that homes for the elderly are needed.

7.6.3 28% of respondents thought that small homes for young people are needed.

7.6.4 26% of respondents thought 3-4 bedroom family homes are needed.

7.6.5 5% thought homes for disabled people are required and 5% thought 4+ bedroomed family houses are needed.

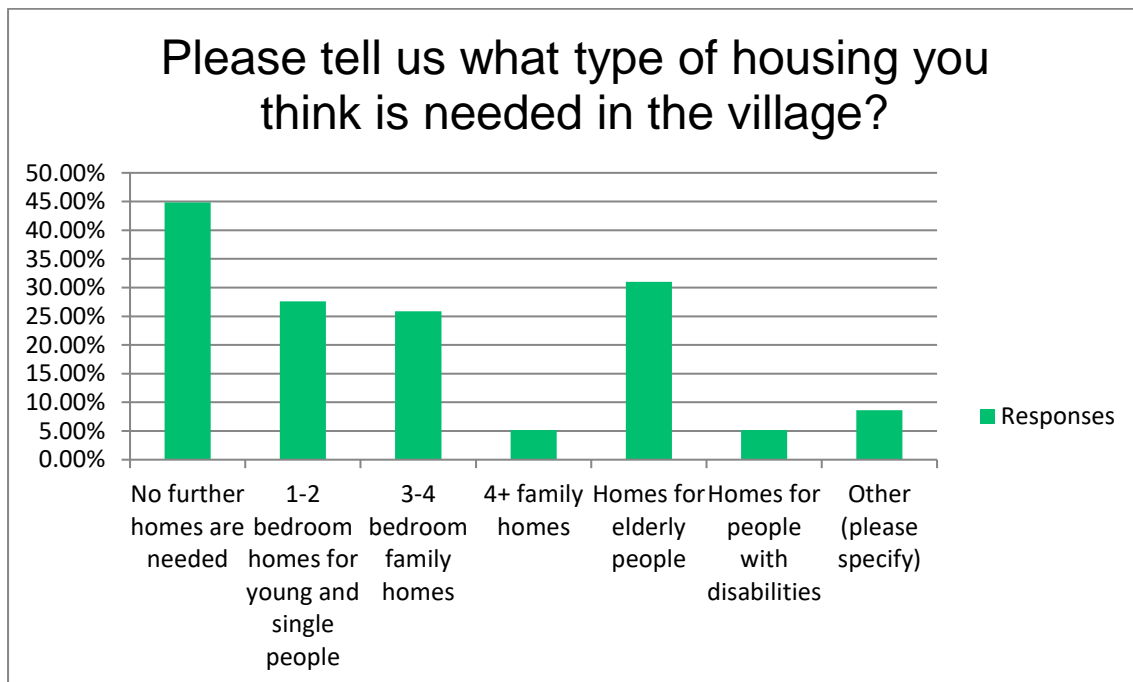


Figure 8: Type of housing Needed in the Village

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 81% of people did not know anyone from their household who had left the village, whilst 19% did.

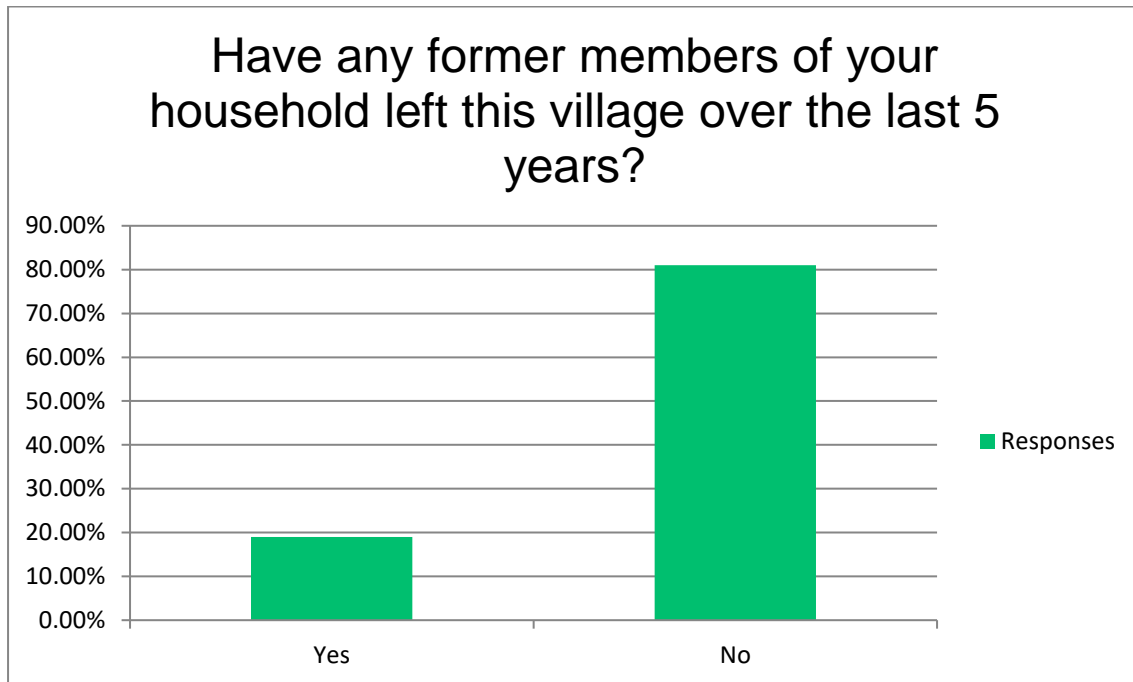


Figure 9: Migration from Stanton

7.7.3 The most common reason for leaving was to take up employment elsewhere, followed by going to university and finally, marriage or separation.

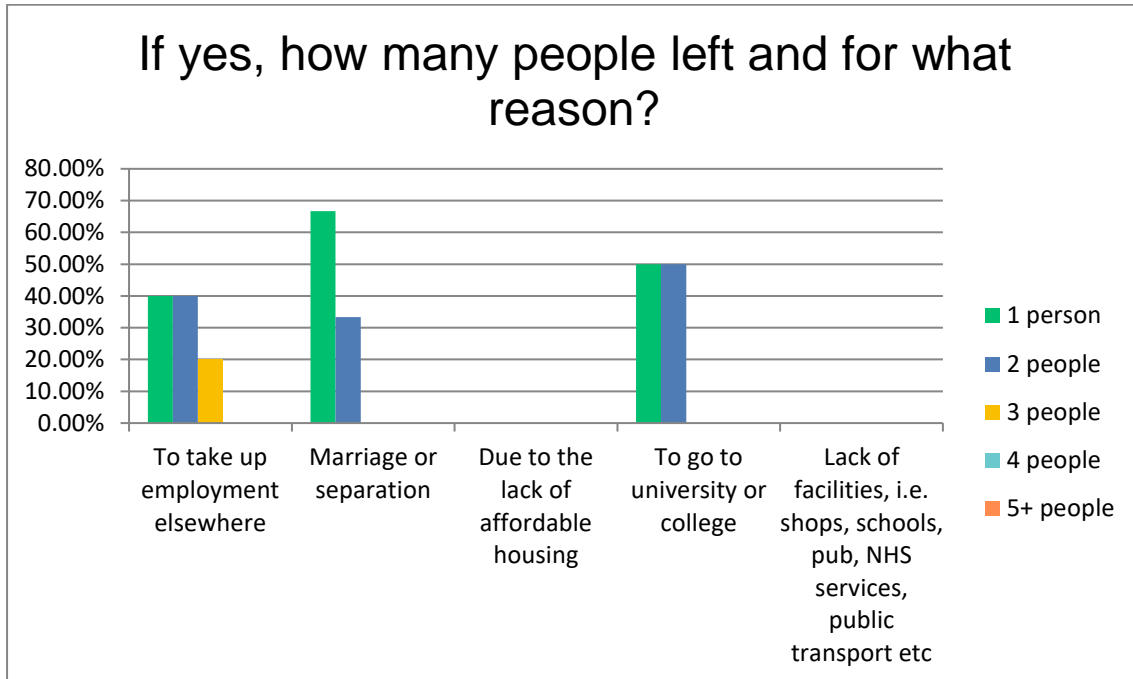


Figure 10: Reasons for leaving

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 53% would not support new homes, although almost 46% said they would.

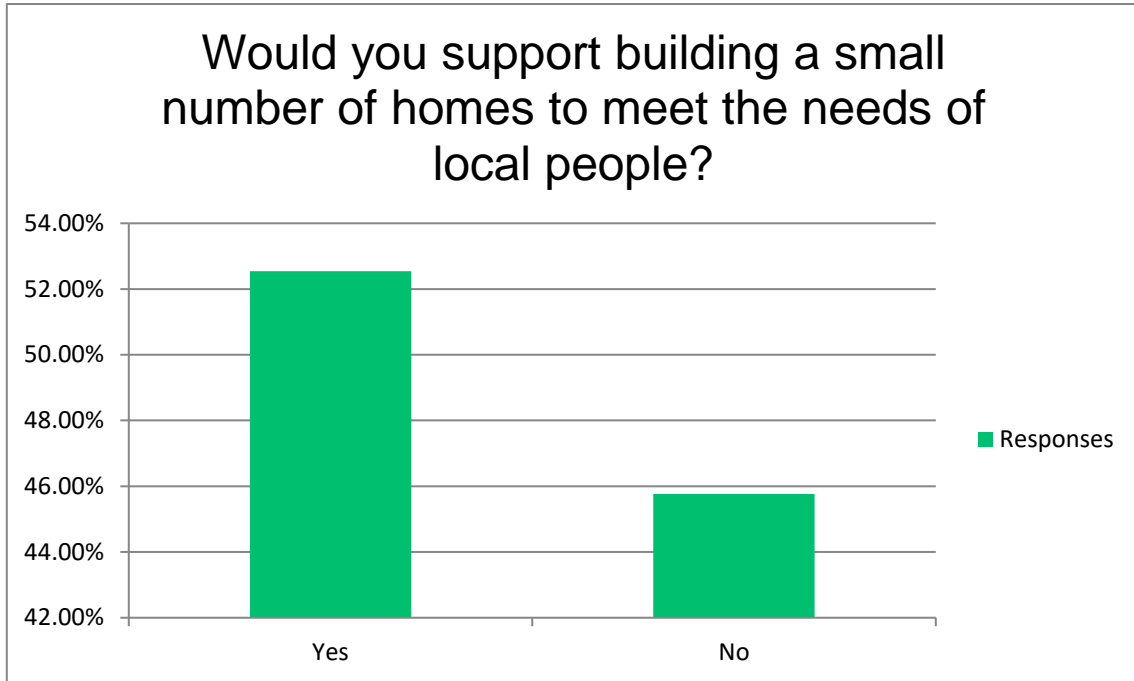


Figure 11: Support for New Homes

8. Life in the Parish

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

8.2 Fig. 12 below, shows that 83% of respondents think Stanton is a nice place to live. 52% of respondents thought it had a friendly atmosphere and community spirit and 67% viewed Stanton as a sought-after location. Finally, only 26% thought it had a balanced and varied population.

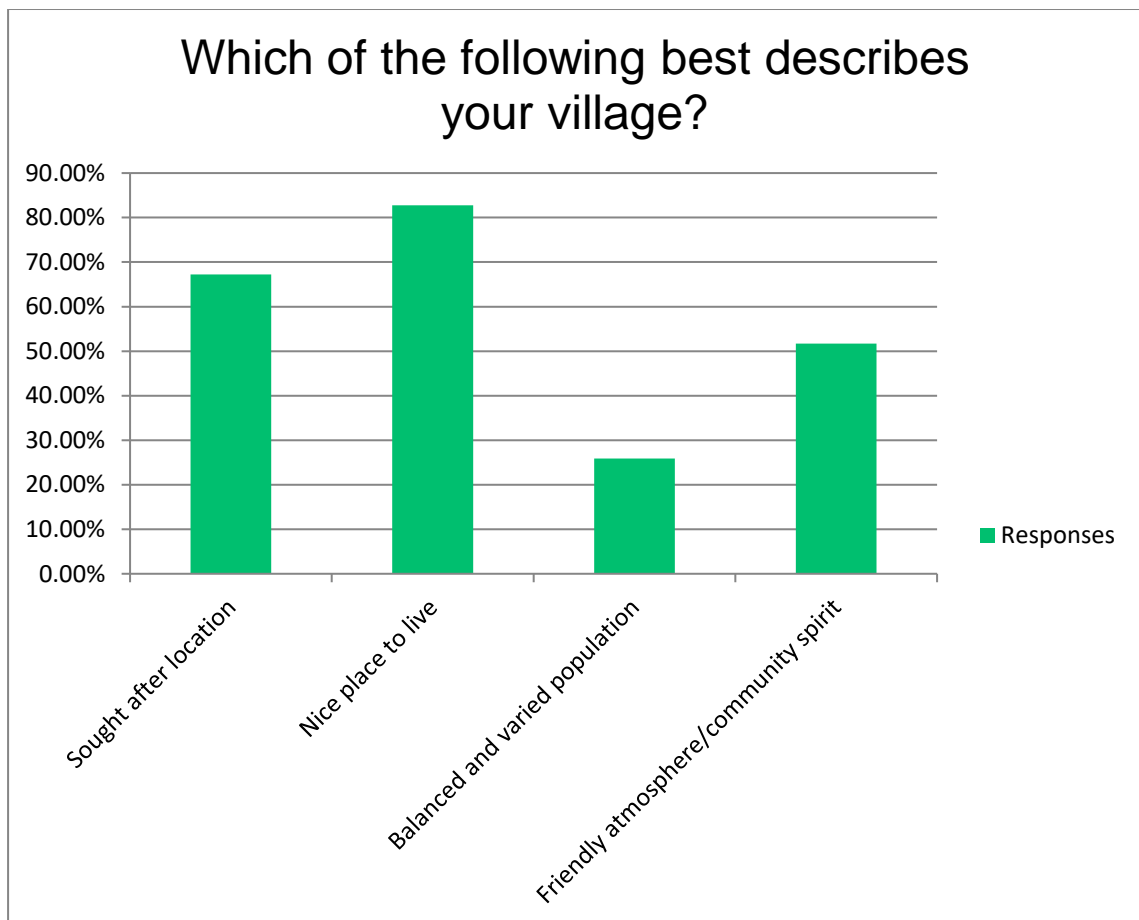


Figure 12: Life in the Village

8.3 Fig. 13 below, shows that 83% of people thought Stanton lacks facilities. 3% thought crime was an issue. Nobody thought anti-social behaviour was a concern.

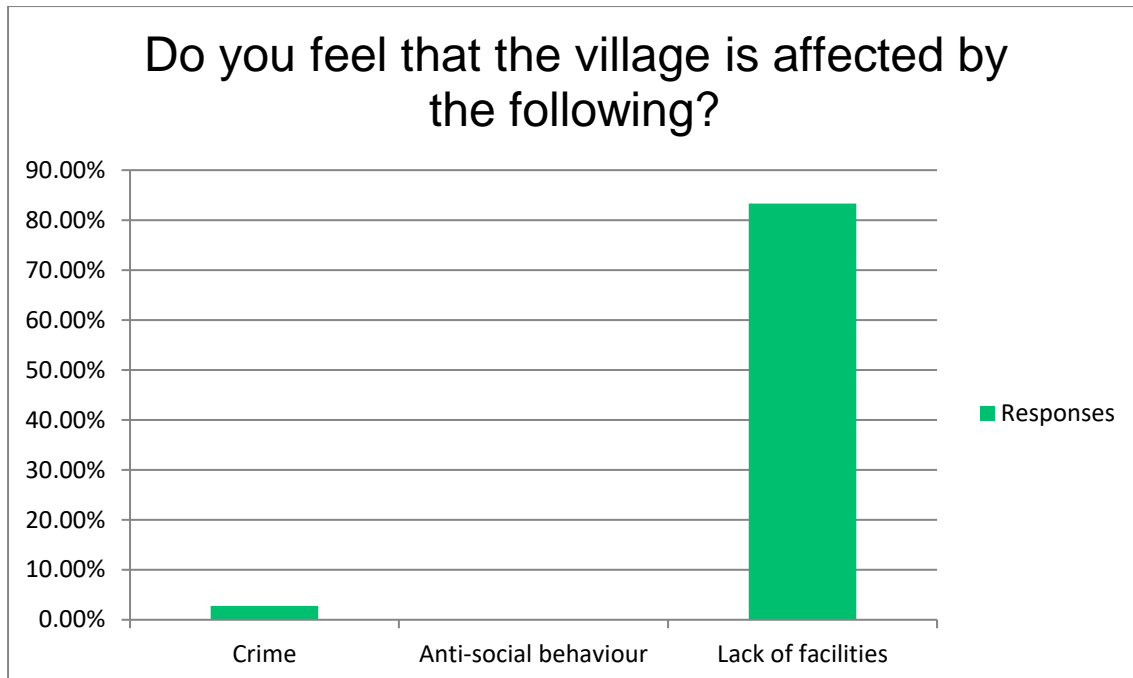


Figure 13: Life in the Village (Part 2)

8.4 The graph at figure 14 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.

8.5 64% of respondents felt that public transport was the most important concern for the village, followed by broadband (57%), shopping facilities (47%), broadband (56%), balance of housing (40%), and services for the elderly (36%).

8.6 The least important factors were shown to be employment opportunities (2%), primary schools (4%), and parking (4%).

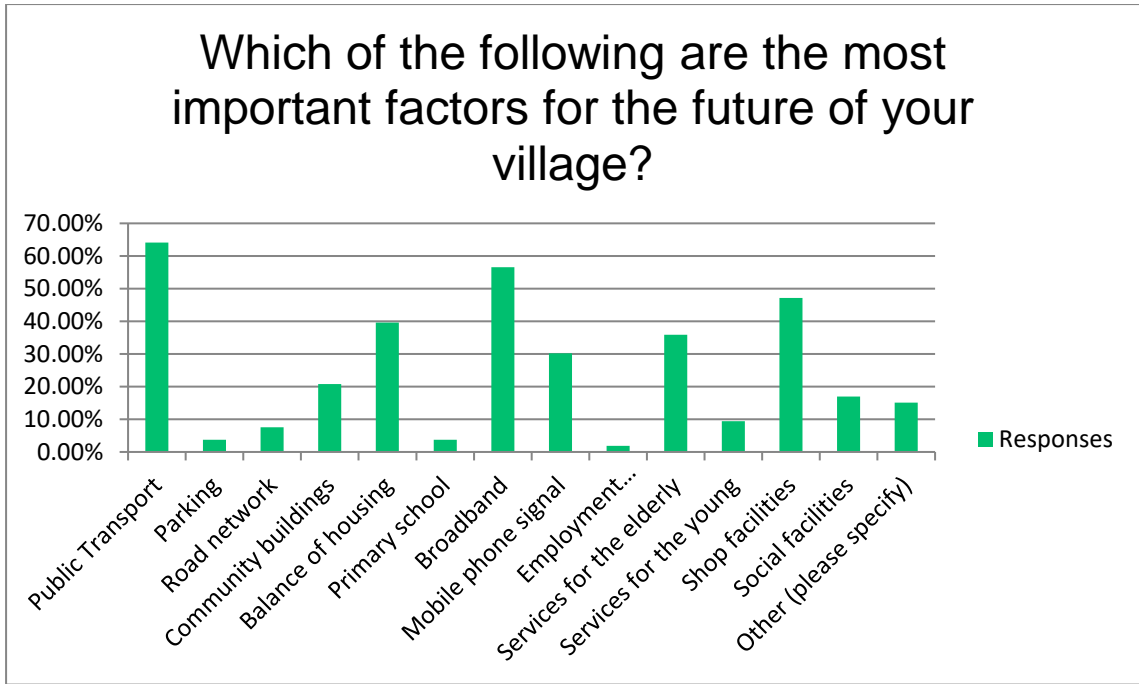


Figure 14: Most important factors for the future of the village

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