

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF FLINTHAM NOTTINGHAMSHIRE.



PRODUCED BY
MIDLANDS RURAL HOUSING

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1. Summary

- A Housing Needs Survey was carried out in the Parish of Flintham in November/December 2018.
 - Results obtained showed there was a need in the next 5 years for up to 10 affordable homes and 2 open market (sale) homes for local people enabling them to be suitably housed within the community.
 - Local needs affordable homes could be developed on a ‘rural exception site’¹, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
 - The housing needs that have been identified along with the potential ways to meet them, if desired and necessary, will be explored further by the Flintham Parish Council, the local community, Rushcliffe Borough Council and Midlands Rural Housing.
 - When the findings of this survey are publicised to the community there should be a particular focus on how those in need of affordable housing are able to access it when it becomes available. Information should be shared about accessing the local authority housing register (Rushcliffe Borough Council’s Home Search; for those in need of affordable rented housing) and also accessing shared ownership housing (affordable homes to part rent / part buy; ideal for those who would like to buy but are not able to afford a full mortgage / deposit).
- Summary of Results

Type of Unit	Open Market Housing	Affordable Rented	Shared Ownership	Totals
1 Bed Home		3	1	4
2 bed house			2	2
3 bed house		1	1	2
4 bed house				0
5 bed house				0
1 bed bungalow	1	1		2
2 bed bungalow		1		1
3 bed bungalow	1			1
Total	2	6	4	12

2. Introduction

Midlands Rural Housing (MRH) is one of the leading providers of rural housing services in the UK. MRH works with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers, to assess the needs for, as well as enable access to excellent affordable homes in the Midlands. More details of the work of MRH can be found on the web site (www.midlandsrural.org.uk).

In Rushcliffe, MRH works on behalf of a collaborative rural housing partnership. The Trent Valley Partnership is guiding the work of Midlands Rural Housing to assess and meet the housing needs of people in the villages across the district. Partners are focused on delivering affordable homes for local people and having a positive impact on our rural areas. The Group is a dedicated formal partnership between the Borough Council, MRH and the housing association Waterloo Housing Group who help fund enabling work in Rushcliffe to investigate housing needs and bring forward affordable housing schemes where they are needed.

In 2018, Rushcliffe Borough Council (RBC) instructed MRH to investigate the local housing needs of the residents of Flintham Parish, Rushcliffe. This formed part of a rolling 5 year programme of Housing Needs Surveys that RBC have to understand the housing needs of its rural communities. MRH worked with the Parish Council to agree and arrange a Housing Needs Survey of the whole Parish.

¹ An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.

3. Rural housing and the Housing Needs Survey

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years² forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now from £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000³. New household formation is outstripping supply by 3 to 1 (source: CLG). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Flintham.

The Flintham Housing Needs Survey questionnaires were delivered to every household in the village mid November 2018. The return date for the survey was the 14th December 2018 and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the village as well as to those who contacted MRH to say that they had moved away from the village or had a strong connection to the village and wished to complete a form. In total 257 survey forms were distributed in Flintham.

This Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Flintham village residents. This evidence will be made available to Rushcliffe Borough Council and the Parish Council; used to inform Housing Strategy and Neighbourhood Plans; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives planners and parish organisations evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such situations arise in the Parish.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

² Halifax Rural Housing Review 2016 - "a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710."

³ National Housing Federation, Rural housing research report 2016

4. Conclusion

MRH has conducted a detailed study of the housing needs of Flintham up to 2023. This study has investigated the affordable housing need of the Parish, residents' views with regard to living in the Parish and support for local needs housing to help sustain local communities.

Of the 13 survey respondents who indicated a housing need in the next 5 years:

- **9 were assessed as being in need of affordable housing for rent / shared ownership**

3 x 1 Bed homes - affordable rented	1 x 1 Bed home - shared ownership
1 x 3 Bed house - affordable rented	2 x 2 Bed house - shared ownership
1 x 1 Bed bungalow - affordable rented	1 x 3 Bed house - shared ownership
1 x 2 Bed bungalow - affordable rented	

The survey has identified an immediate a need for 9 affordable and 2 open market properties.

These survey results were then cross referenced with the Rushcliffe Borough Housing Register. Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again and so no double counting has taken place.

It was found that there was a further 1 household assessed as being in housing need, they feature on the Housing Register, but did not complete a Housing Needs Survey questionnaire. This household has a connection to Flintham and have therefore been added to the total below. Their housing need is as follows:

- **1 was assessed as being in need of affordable housing for rent**

1 x 1 Bed bungalow - affordable rented

IN TOTAL THERE IS AN IDENTIFIED NEED FOR
10 AFFORDABLE HOMES IN FLINTHAM
FOR THOSE WITH A LOCAL CONNECTION.

As part of the Trent Valley Partnership Agreement the survey has also assessed the need for open market rental housing and open market sale housing in the Parish. The findings of which are found below.

Of the 13 respondents who indicated a housing need in the next 5 years 2 were found to be in need of an open market home and none were found to be in need of an open market rental home.

- **2** were assessed as being in need of open market housing (for local people) to purchase

1 x 1 bed bungalow - open market purchase

1 x 3 bed bungalow - open market purchase

IN TOTAL THERE IS AN IDENTIFIED NEED FOR
2 OPEN MARKET HOMES IN FLINTHAM
FOR THOSE WITH A LOCAL CONNECTION.

Appendix 1 - Housing Need Analysis

Of the 72 returns, 59 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

In so far as the requirement for housing, 13 returns indicated a need for housing.

i) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt they needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed scheme would indeed meet the needs of those to be housed. Therefore a 'likely allocation' is suggested to outline realistic provision.

Those marked with a * indicate that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

RESPONDENTS BELOW HAVE A NEED FOR AFFORDABLE HOUSING IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
1	Yes	No	Family living in privately rented home	First independent home	3/4 bed house Open market purchase/Shared ownership	3 bed house Shared ownership
2	Yes	No	Young adult living in family home	First independent home	1/2 bed house Open market purchase/Shared ownership	1 bed home Shared ownership

Ref	Local Connection?	On Housing Register?	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
3	Yes	Unknown	Couple living in privately rented home	Need permanently adapted home as cannot manage stairs	2 bed house Not specified	2 bed bungalow Affordable rented
6	Yes	No	Young adult living in family home	First independent home	1 bed flat Open market purchase/Shared ownership	1 bed home Affordable rented
7	Yes	No	Couple living in own home	Present home too small	2/3 bed house Open market purchase	2 bed house Shared ownership
8	Yes	No	Former resident that wishes to return	First independent home; couple setting up home together	2/3 bed house/bungalow Open market purchase / Shared ownership/ Affordable rented	Unable to assess as details not given
9	Yes	No	Couple living in family home	First independent home; couple setting up home together	2 bed house, bungalow, flat Open market purchase/Shared ownership	1 bed home Affordable rented
10	Yes	No	Family living in privately rented home	Present home too expensive; need permanent home	3/4 bed house Shared ownership/ Affordable rented	3 bed house Affordable rented
11	Yes	No	Single person living in privately rented home	Renting but would like to buy	2 bed house Open market purchase	1 bed home Affordable rented

Ref	Local Connection?	On Housing Register?	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
12	Yes	No	Young adult living in family home	First independent home	2 bed house/flat Open market purchase/Shared ownership	In full time education so would not qualify for affordable rented or shared ownership housing
13	Yes	No	Couple living in privately rented home	Renting but would like to buy	2 bed house Open market purchase	2 bed house Shared ownership

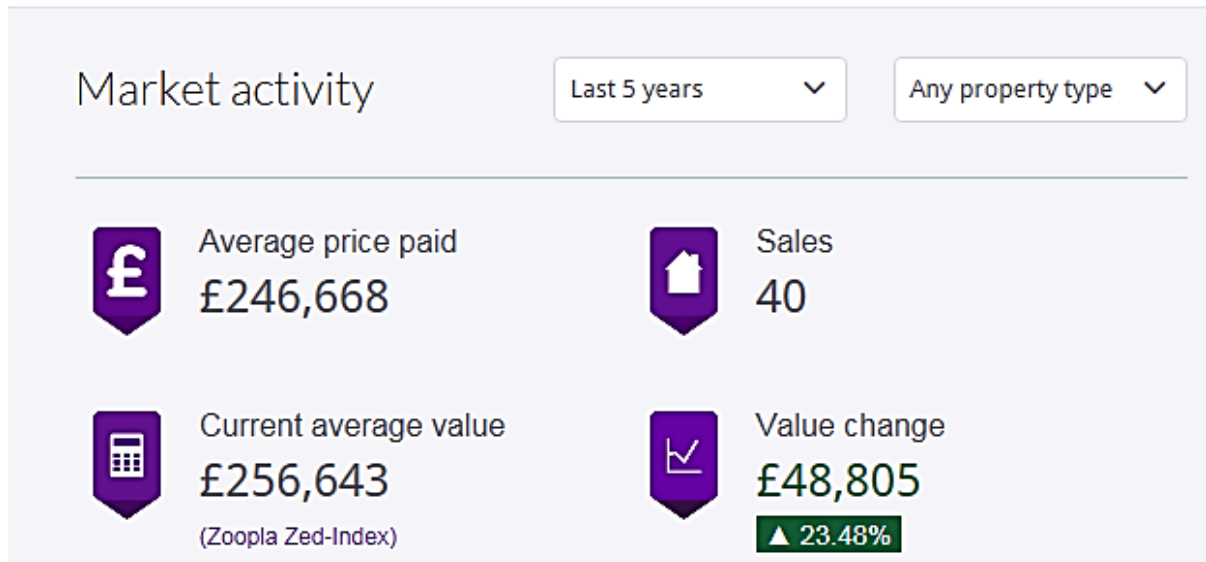
Ref	Local Connection?	On Housing Register?	Household Details	Reasons for Need	Likely Allocation
1	Yes	Yes (RBC Register)	Couple living in privately rented home	Accommodation too expensive	1 bed bungalow Affordable rented

RESPONDENTS BELOW HAVE A NEED FOR OPEN MARKET HOUSING IN THE NEXT 5 YEARS

Ref	Local Connection?	On Housing Register?	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
*4	Yes	Unknown	Couple living in affordable rented home	To be close to family	1 bed bungalow Open market purchase	1 bed bungalow Open market purchase
5	Yes	No	Couple living in family home	Present home too large, cannot manage stairs	3 bed bungalow Open market purchase	3 bed bungalow Open market purchase

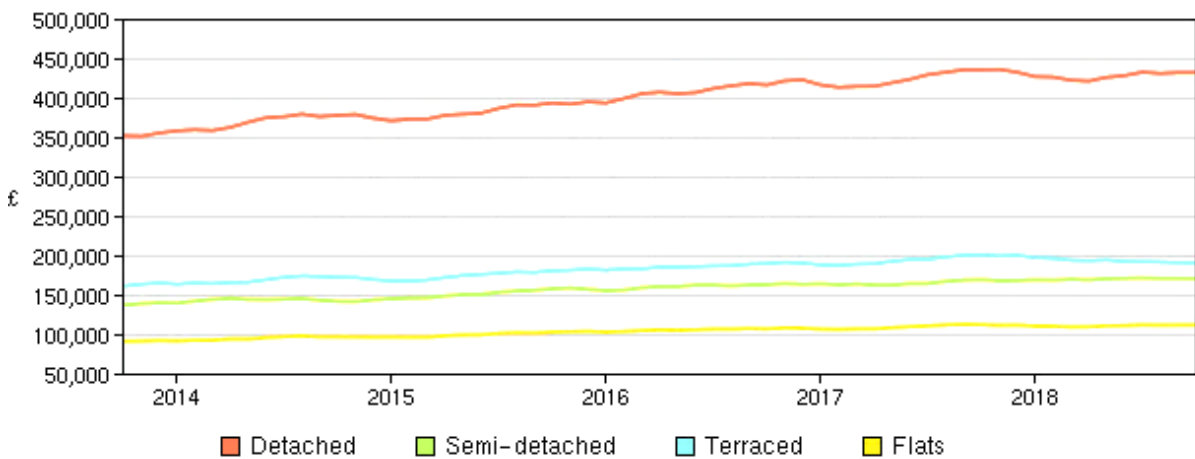
ii) House price data

House prices in Flintham



Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 23.48% which means average increases in home values of £48,805 (source: www.zoopla.com).

Value trends in Flintham, Newark



iii) Local context - properties for sale

By way of local context, the tables below shows prices of properties that were for sale or private rent in the village in November 2018 (source: www.zoopla.com).

Current asking prices in Flintham

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

Current asking rents in Flintham

Average: **£1,250 pcm**

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

According to Zoopla there were no properties for sale in Flintham although there were 2, three bed properties for private rent in the village.

iv) Local context - properties sold

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£431,691	£191	4.2	£510,000
Semi-detached	£170,412	£154	3.0	£159,167
Terraced	£190,336	-	-	£275,000
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 10% deposit.

The average property price for actual sales over the past 12 months can be seen in the chart above. There have been 5 sales in the past 12 months.

The average current value of properties can be seen in the left hand column of the charts above. Based on the affordability criteria explained above, to purchase a terraced house at the average current value in Flintham (£190,336) would require a deposit of over £19,000 and income just less than £49,000 per annum.

To purchase a semi-detached house at the average current value in Flintham (£170,412) would require a deposit of over £17,000 and income of almost £44,000 per annum.

To purchase a detached house at the average current value in Flintham (£431,691) would require a deposit of over £43,000 and income of over £111,000 per annum.

Appendix 2 - Respondent details

A total of 257 survey forms were distributed and 72 were received in return, giving a return rate of 28% against the number distributed. In our experience this is an average level of response for a survey of this kind and it is only those who have a housing need or are interested in a local needs development and general village life that are likely to respond.

i) Household type

The questionnaire asked village residents to indicate the type of household they are.

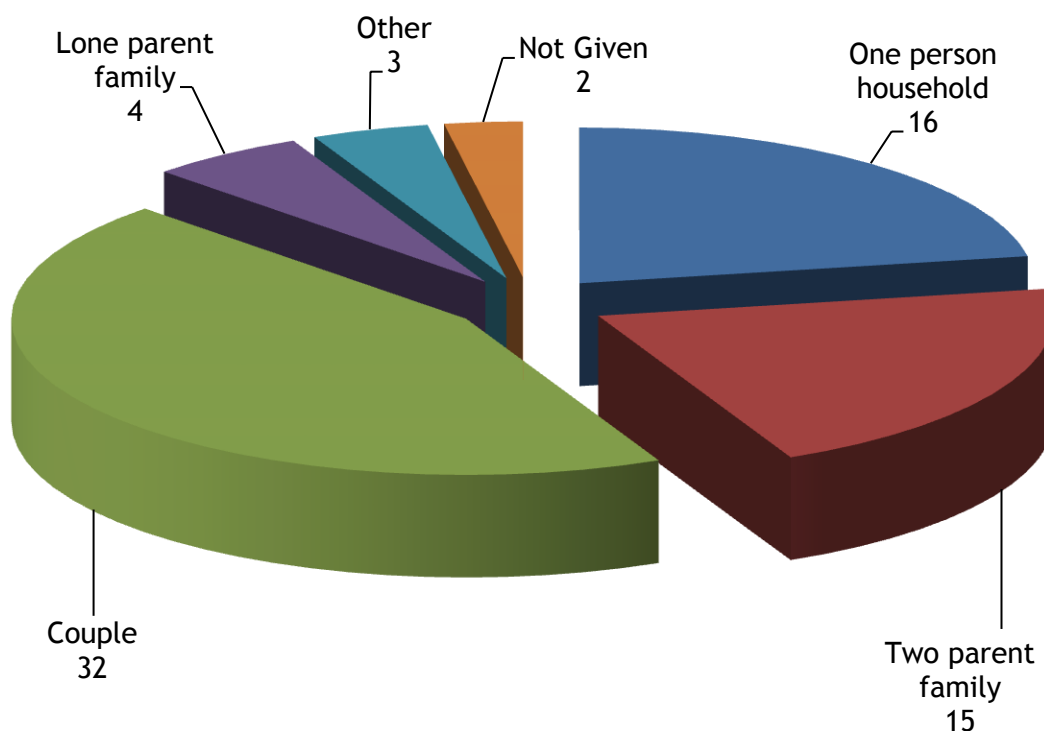


Fig 1.1 - Household type

The chart above (fig 1.1), shows the breakdown of households that responded to the survey.

The largest number of responses were from households made up of couples; 44% of total responses were received from this type of household.

21% of responses came from single person households and 27% of responses came from families (21% were 2 parent families and 6% were lone parent families).

4% of respondents stated that their household fell into the category 'other.' Whilst 3% did not provide the information.

ii) Tenure of all respondents

The current household tenure of respondents is given in the chart below (fig 1.2):

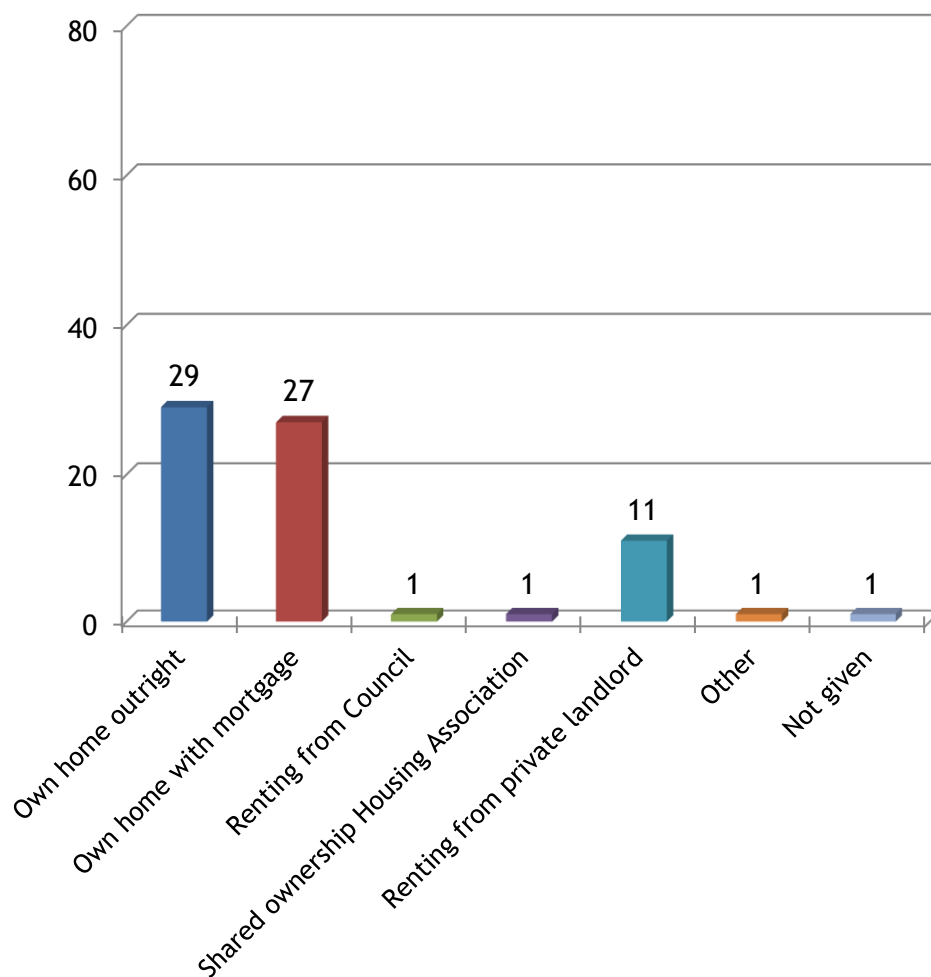


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 78% of replies (40% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 37% have a mortgage on their home).

3% of respondents live in an affordable home rented from the council or a housing association and 15% rent privately.

iii) Property Types

The following chart (fig 1.3) details the type of property that respondents currently reside in:

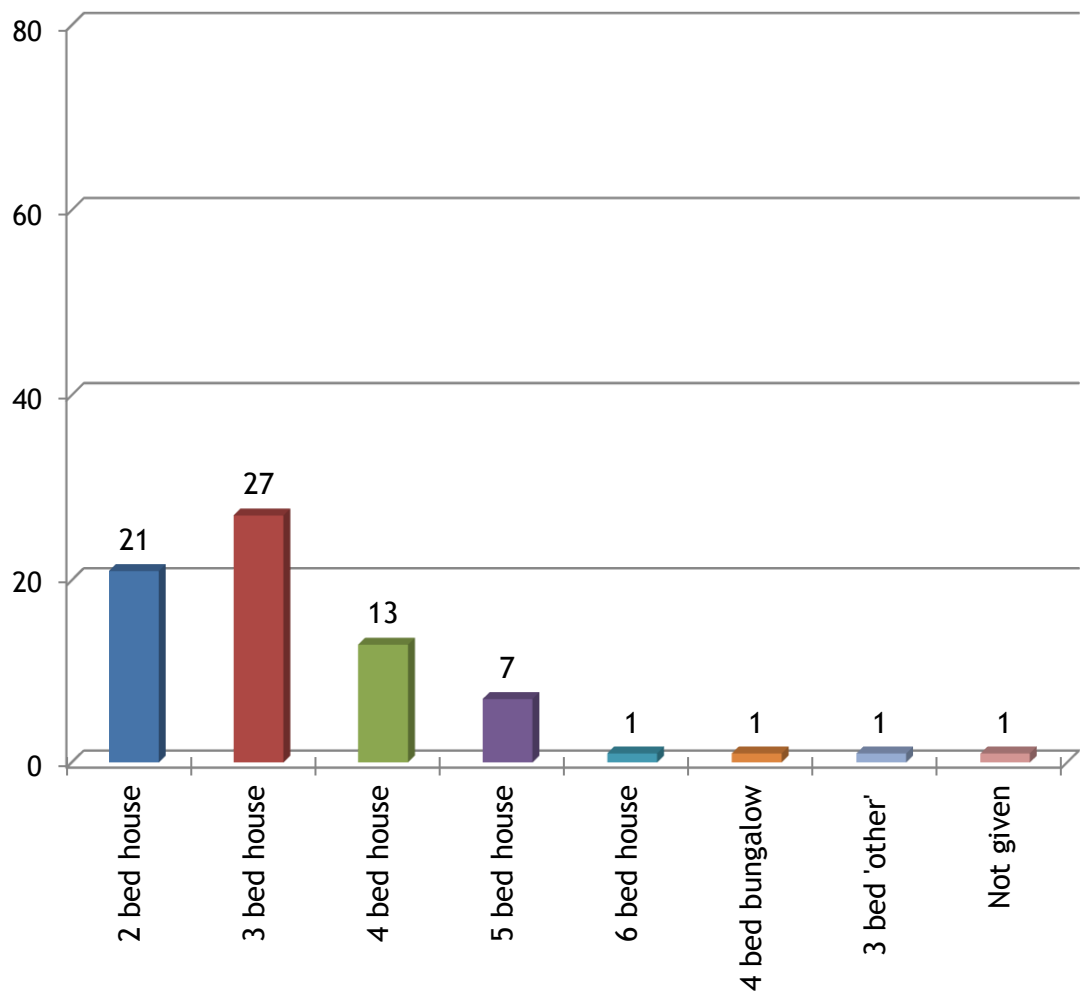


Fig 1.3 - Property types

97% of respondents live in a house; 1% live in a bungalow, and the remaining 1% classed their property as 'other'. 1% of respondents did not complete this question.

Those living in 3 bedroom houses were the largest group (37.5% of responses), followed by those living in 2 bedroom houses (29%), next came those living in 4 bedroom houses (18%), and finally respondents living in 5 bedroom houses made up 10% of replies.

iv) Length of residence in Parish

The length of time that respondents have lived in Flintham is given in the chart below (fig 1.4):

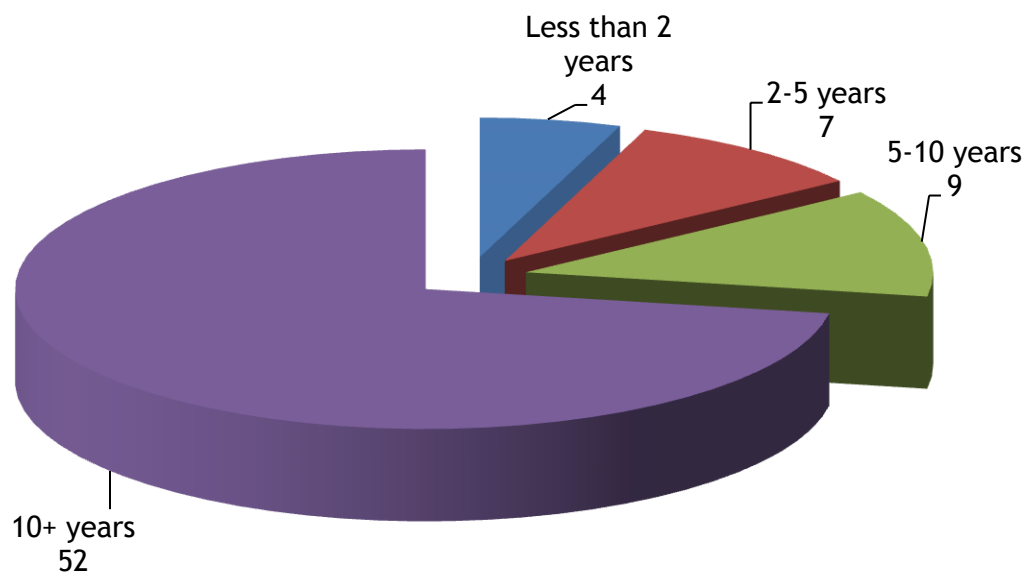


Fig 1.4 - Length of residence in Parish

It shows that 72% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

13% of respondents have lived in Flintham for between 5 and 10 years, and 10% have been there for between 2 and 5 years. 6% of responses came from those who have lived in the village for less than 2 years.

v) **Type of housing required in the Parish**

The questionnaire asked for opinions on the type of housing that respondents believed is needed in the Parish. The results are given in the chart below (fig 1.5):

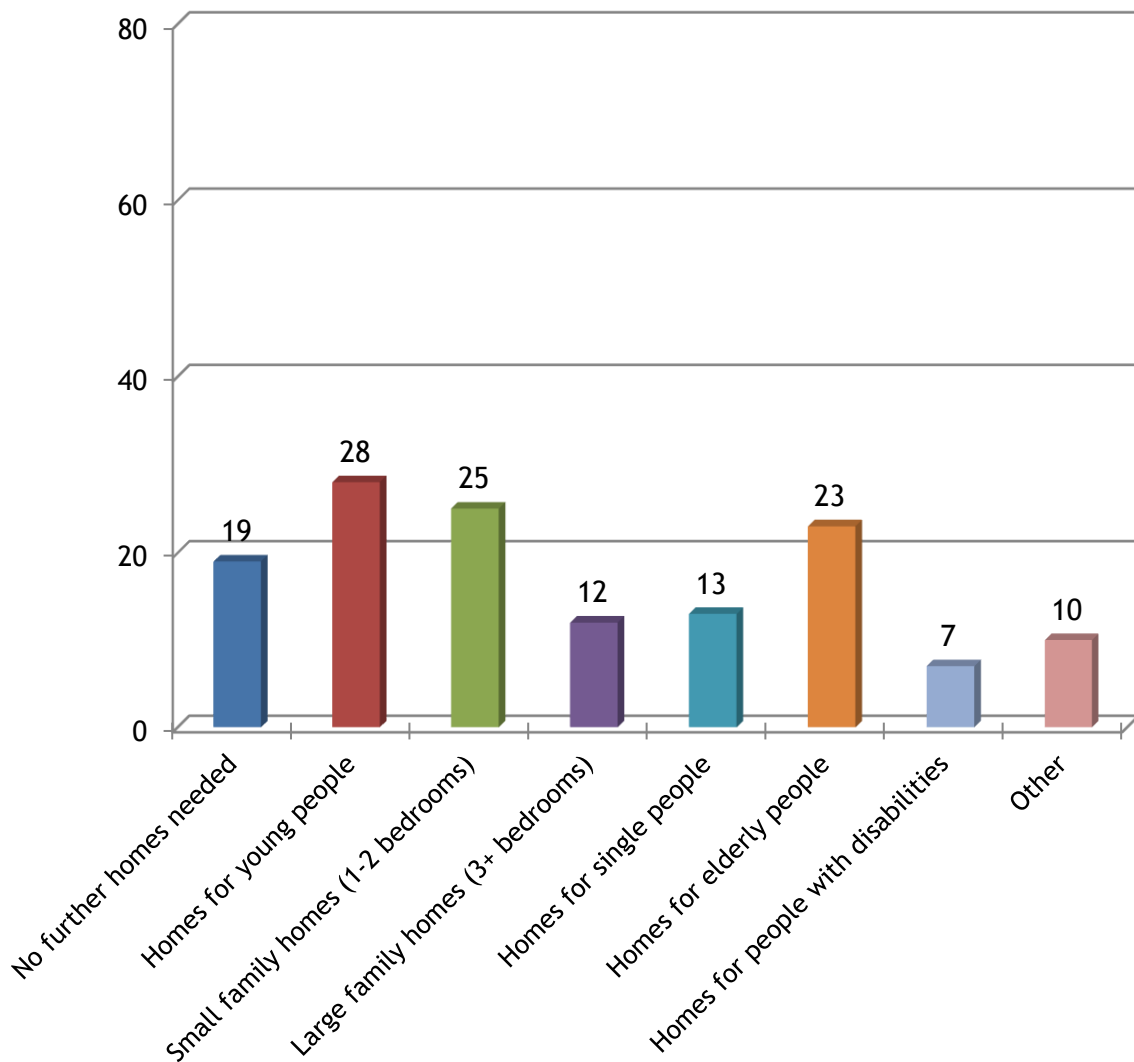


Fig 1.5 - Type of housing needed in Flintham

It shows that 26% of respondents thought that no further homes were needed in Flintham.

74% believed that more homes were needed, the most popular reasons were:

- Homes for young people
- Small family homes
- Homes for elderly people

vi) **Migration and reasons for leaving**

The survey asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what the reasons were for them leaving.

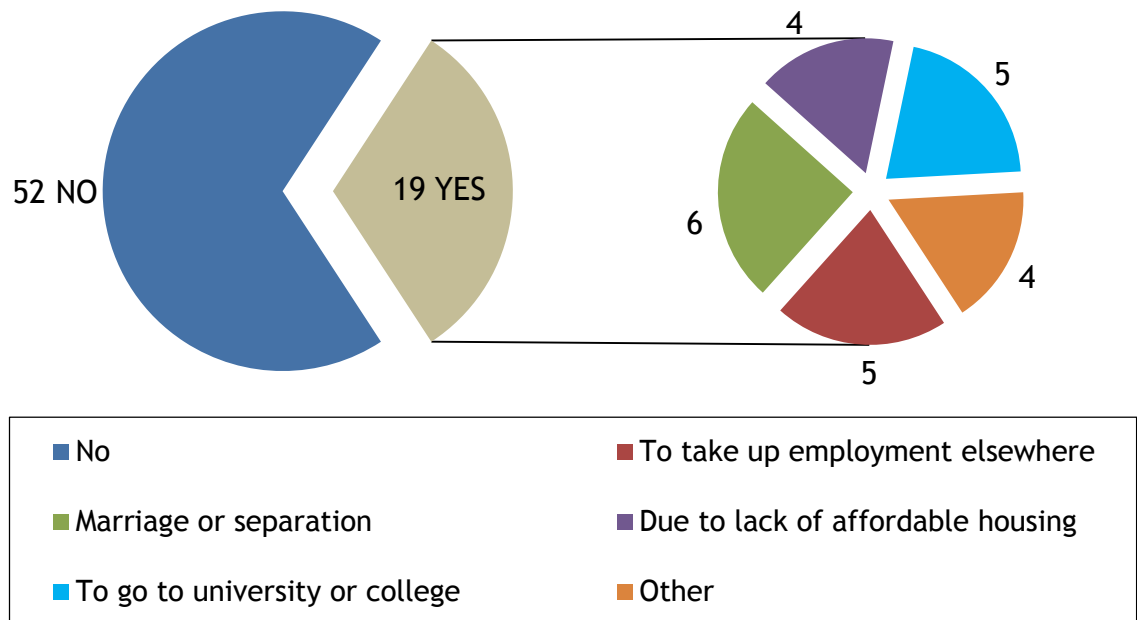


Fig 1.6 - Migration and reasons for leaving

Fig 1.6 shows that 26% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

The total number of those who have left the respondent households in the parish over the last 5 years totalled 32 people.

The reasons for members of these households leaving can be seen in the chart above, but it is worth noting that 4 of the 32 left due to a lack of affordable housing.

vii) **Support for small number of homes to meet local peoples' needs**

One of the fundamental questions in the survey is that which asks whether people are in favour of a small number of homes in the village to meet the needs of local people.

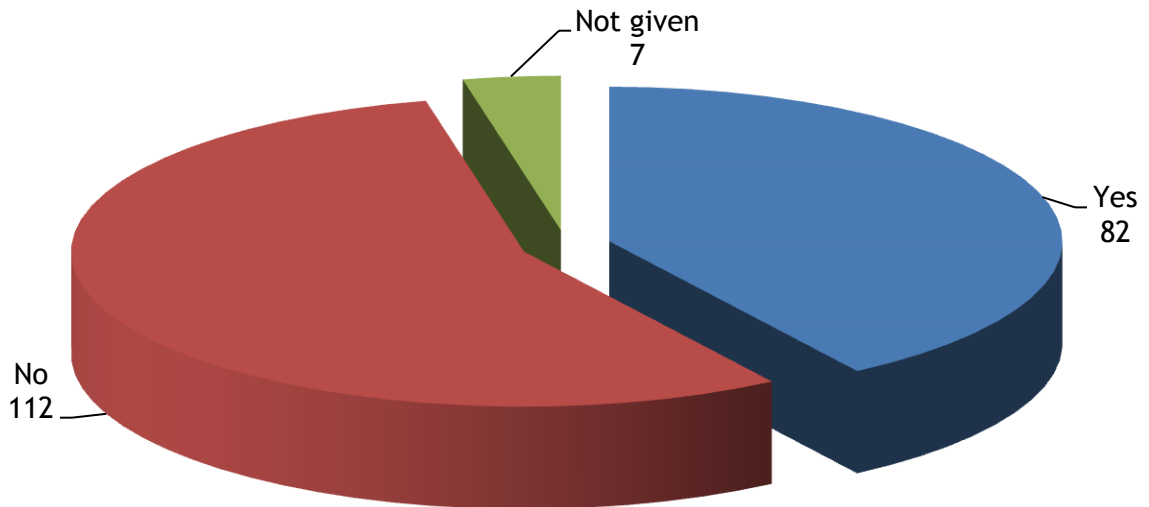


Fig 1.7 - Support for homes for local people

Fig 1.7 shows that 41% of respondents are in support of a small number of homes to meet local peoples' needs, while 56% said that they are not in support.

The survey asked for the respondents concerns if they were not in support of building a small number of homes to meet the needs of local people. The comments made by respondents are shown below:

IF NO, PLEASE BRIEFLY EXPLAIN YOUR CONCERNS

The quality of building too many new houses/flats are a fear. The slums of the future.

Planning consent has already been granted to construct a large number of homes on the site of the former Muslim school.

Parking, schooling and lack of transport - public.

The schools, doctors, roads and dentists are all over crowded. No additional homes could be built without considerable investment in the local amenities. All the building in Bingham and Aslockton has schools and doctors at crisis point!

Flintham is a traditional small village and if further homes were to be built i believe the houses would not be in keeping and would lose it's small community of people by expanding.

There are houses already earmarked to be built on the Muslim school ground.

Not the 100+ dwellings planned for the site of officers mess - would completely change the character of the building and put a strain on the existing services.

Inconvenience of where they want to build 90+ houses in front of my home.

Local people already live here, why do they need more houses? Recent sales of 3 and 4 bed family homes have taken a long time to sell, so demand is low. The hall (Flintham) owns a lot of vacant buildings in the village, which could be brought into anything. Making use of heritage assets and providing a range of new homes. We have few facilities to support an increase population. Schools ok, but the pub has closed and an irregular bus service and community shop not suitable.

Not needed

The character of the village will change. It will become less rural.

Ticked both boxes. Yes providing it is on the ex-Islamic school site. No if it was else where in the community.

Where the offices mess is finally demolished, homes for the elderly could be built with an onsite shop.

No concerns. We have strongly supported the scheme to build 90 homes at Inholms Road, I would hope that would suffice.

But dependent on location and appearance.

If only for existing village people. Not townies or executives from cities.

viii) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether any homes that are subsequently provided in the village will be considered desirable and sustainable. Ensuring that people will want to take up residency and live in a village both now and in the future are important factors when considering the provision of new home.

The first question (question 10) asked village residents which of the 'positive' factors of life in the village best described their settlement.

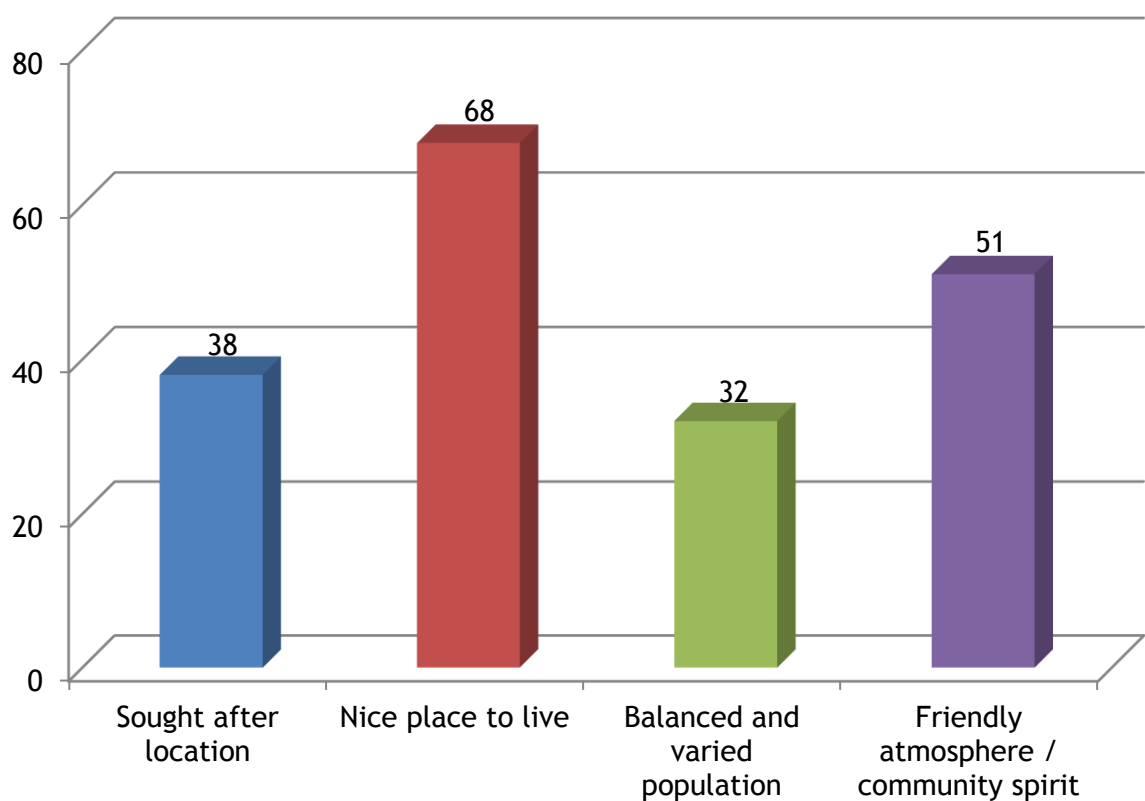


Fig 1.8 - Life in the Parish - positive factors

From fig 1.8, above, it can be seen that the majority of respondents are very positive about life in Flintham. 94% believed that the Parish is a nice place to live and 71% believed that Flintham enjoys a friendly atmosphere and a sense of community.

53% of questionnaires came from those who believed the village to be in a sought after location and 44% of respondents felt the village has a balanced and varied population.

The second question (question 11) sought village residents' perceptions on the potentially negative aspects of life in the Parish.

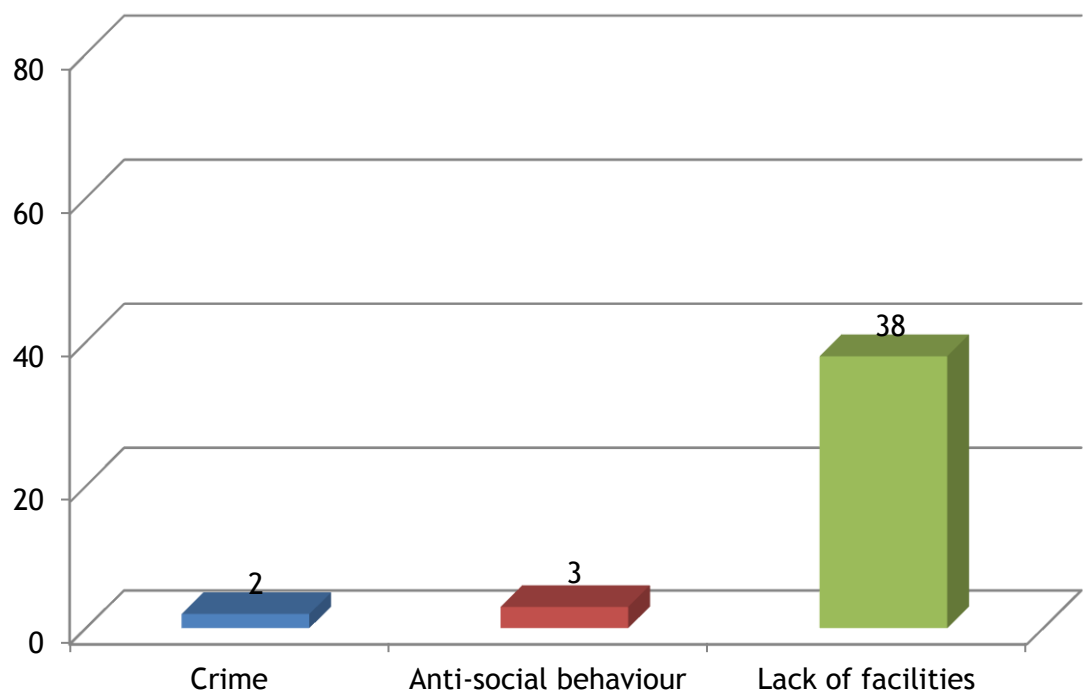


Fig 1.9 - Life in the Parish - negative factors

As it can be seen from fig 1.9 above, some respondents consider that Flintham suffers from some of the 'negative factors' around a lack of facilities that affect many communities.

53% of respondents believe that there are a lack of facilities in the village.

Only 3% think that crime is a factor with 4% believing that anti-social behaviour is a problem.

Many respondents made comments in response to the question 'what would you like to see happen to improve the situation?' High frequency themes from those comments are shown in the word cloud below (with the most frequent words being the largest):



Please find the specific comments made listed below:

IF YOU TICKED ANY OF THE BOXES ABOVE PLEASE TELL US WHAT YOU WOULD LIKE TO SEE HAPPEN TO IMPROVE THE SITUATION?

Lack of shop facilities for up to 8 hours a day.No post office.

Local shop.

There are a lack of facilities but no more so than in most rural communities.

Full time shop. Active and urban pub.

A bus service to Newark station North Gate, which has recently been axed. Better transport to local GPs in Bingham and East Bridgford.

Local shop/post office. The pub has closed, will it reopen?

Public transport.

I feel it needs more things to do for the youth that live here. And bus services are fairly limited. You need a car to live here really.

Small supermarket with more than a few hours opening each day and a pub.

The public house re-opening. A shop that opens regular times. A good mobile phone signal.

Good pub/post office.

Would like to see a village pub and public transport to connect with the doctors surgery in East Bridgford and Bingham.

More police activity and presence.

A larger shop.

Local public house to be re-opened and setting with the village.

More police officers are needed to patrol our area Coneygre and in Flintham itself.

A good pub with a restaurant. A post office/news agents.

Bus service is good which is essential if you don't have a car. Nearest shop is at least 20 - 25 minute walk.

Flintham lacks a 'central hub' and despite efforts to bring together the two communities (village & coneygre spinney), the recent loss of the local pun has had a major impact on socialization. Flintham needs affordable outles/clubs/facilities to entice people to live here. Currently I would say that only the local primary school promotes our village. Our older residents are in need of provision.

More for the elderly to get together.

Better bus services and shop.

Post office, local shop (open for longer hours than current) and a pub!!

Litter. Public house. Restaurant. Shop.

Disappointing that the pub has closed and only have a limited bus service.

More shops and bus to North Gate train station.

A supermarket and gym/sports hall.

Better public transport.

Pub to be re-opened, school expanded. Facilities far too small.

Local pub re-opened.

Post office, Gastro pub and shop. (Food and newspapers)

Re-open village pub

Tenancy in the local pub secured. This place is a central hub for activity in the village.

Restore the local pub, move the school to the top of the village. Use school plot for elderly housing or shop.

We have a lovely local shop that's run by the volunteers but the pub has closed and there is little public transport.

More buses, and the pub reopening.

ix) The Most Important Factors for the Future of the Village

The last question in part 2 of the survey asked respondents to select what they believed to be the three most important factors for the future of the village.

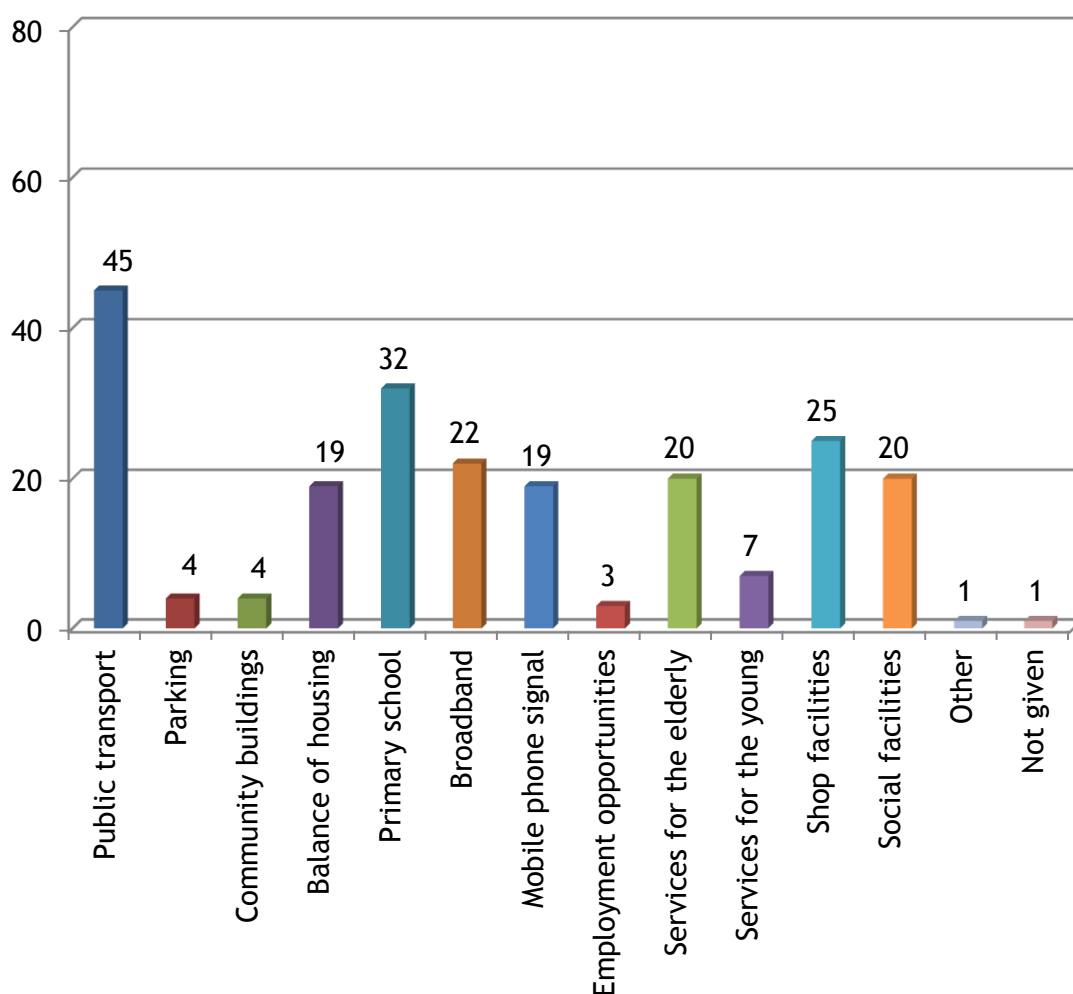


Fig 2.0 - Most important factors for the future of the village

As you can see from the above graph 62% of respondents felt that Public transport was vital to ensure the future of Flintham, 44% felt the Primary School was very important and 35% believed the shop to be a vital factor.

The villages' broadband connectivity was felt to be an important factor by 30% of the respondents and 28% of residents felt 'Services for the elderly' and 'Social facilities' were necessary to ensure the future of the village.

And 26% of people cited the 'balance of housing' and 'mobile phone connectivity' as being important factors.

Employment opportunities, parking and community buildings were not felt to be as important as the factors above.

One respondent made an additional comment and suggested that additional parking for the school would be an important factor for the future of the village.

Appendix 3 - Contact information

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