



NORTH MUSKHAM HOUSING NEEDS SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council,
Nottingham Community Housing Association and
North Muskham Parish Council
March 2006



Thank you to the
residents of North
Muskham Parish for their
help and support with
this survey.



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in North Muskham during March 2006, 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.

House prices in North Muskham are prohibitively expensive for people on low incomes, and there is evidence of an imbalance between the housing type available and the needs of the current population.

Whilst 33% of households contain children, 75% of properties are 3-4 bedroom family homes. 58% of households contained single adults or couples, but only 10% of properties have just 2 bedrooms.

However, the need for affordable housing in North Muskham has been shown to be very low and there are no specific target groups showing obvious problems of affordability. Those respondents identified have all cited a need in 2-5 years time and all have a preference for shared ownership rather than rental.

A total of 4 respondents with a housing need were identified. This figure has been discounted to a final total of 3.

The resulting breakdown is:-

2 x 2-bed house for shared ownership

1 x 2-bed bungalow (physically adapted) for shared ownership

Our recommendation is that a development of 3 affordable dwellings should be considered to alleviate the current housing needs in North Muskham.



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.

Newark & Sherwood District Council and East Midlands Housing Association are partners of the Trent Valley Partnership. In Newark & Sherwood, during the period of 2005 to 2007, the partnership will be working with Midlands Rural Housing and parish councils to undertake Housing Needs Studies in rural parishes and identify opportunities for the development of affordable housing within the district. Rural parishes are those with a population of fewer than 3000 people.

This needs study looks at the shortfall in housing in North Muskham Parish. North Muskham currently has a population of 943 (2001 Census) and 360 survey forms were produced for distribution to residents throughout the parish.

During March 2006, Midlands Rural Housing and North Muskham Parish Council worked together to deliver a Housing Needs Survey form to every household in the parish. The return date for the survey was 31st March 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 housing need in the parish of North Muskham, in order to provide Newark & Sherwood District Council with the information it requires to meet local housing needs.



3. Housing Costs

Property Values: Oct -Dec 2005 - Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	Total No. of Sales
East Midlands	£ 227,508	£ 132,830	£ 113,279	£ 115,710	£ 155,286	21,593
Nottinghamshire	222,868	123,275	98,488	112,895	149,825	3,604
Newark & Sherwood	255,914	119,421	112,385	114,810	169,394	613

Source: Land Registry 2006

The table above provides a comparison of the property prices across the East Midlands Region, the County of Nottinghamshire and Newark & Sherwood District. It shows that the average overall price in Newark & Sherwood is higher than elsewhere in the region. A family wanting to purchase an average terrace house would need to be earning approximately £30,000 per annum to secure a mortgage.

Data from the Land Registry shows the following average house prices in North Muskham (Postcode NG23 6**), based on sales between Oct. – Dec. 2005.

Detached - £248,500 (Based on 15 sales)

Semi-Detached – £153,125 (Based on 4 sales)

Terraced – £154,333 (Based on 3 sales)

Overall - £218,318 (Based on 22 sales)

As can be seen from a comparison with the previous table, overall house prices and in particular, semi-detached and terraced houses in North Muskham, are substantially higher than in Newark & Sherwood as a whole and would be prohibitively expensive for people on low incomes.



4. Availability of Affordable Housing in Newark & Sherwood

The District's Housing Needs Survey 2003 shows that, not only are open market prices becoming prohibitively high, but also that **levels of rented properties available from both the District Council and Housing Associations are falling** due to the Right to Buy scheme.

The District's Housing Needs Survey 2003 outlines the **need for an additional 614 affordable properties per year, throughout the district**. It states that, locally, the proportion of houses and bungalows is over 20% higher than the national average, whilst the supply of terraced properties is almost 10% below and the supply of flats/maisonettes is 12% below the national average.

5. Planning Context

Planning policy at national, regional and local levels imposes strict restraints on new housing development in rural areas. However, it is possible to relax such constraints in exceptional circumstances, e.g.: where new housing would meet a specific, locally identified, need.

Newark & Sherwood Local Plan **Adopted** –March 1999 (Policies H17 and H19) outlines the means by which the District Council can use the planning process to bring about developments that meet 'local' housing needs in rural areas.

The provision of any housing that may be provided as a result of this survey would be subject to a legal restriction (known as an S106 agreement) being placed on the development. This has the effect of limiting occupation of the properties to people with a strong local connection; e.g.

- A person or family currently living in the parish.
- A person or family who has lived in the parish but moved away to find affordable or suitable housing.
- A person or family with work commitments in the parish.
- A household containing an individual who was born in the parish.



6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during March 2006, in North Muskham 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.

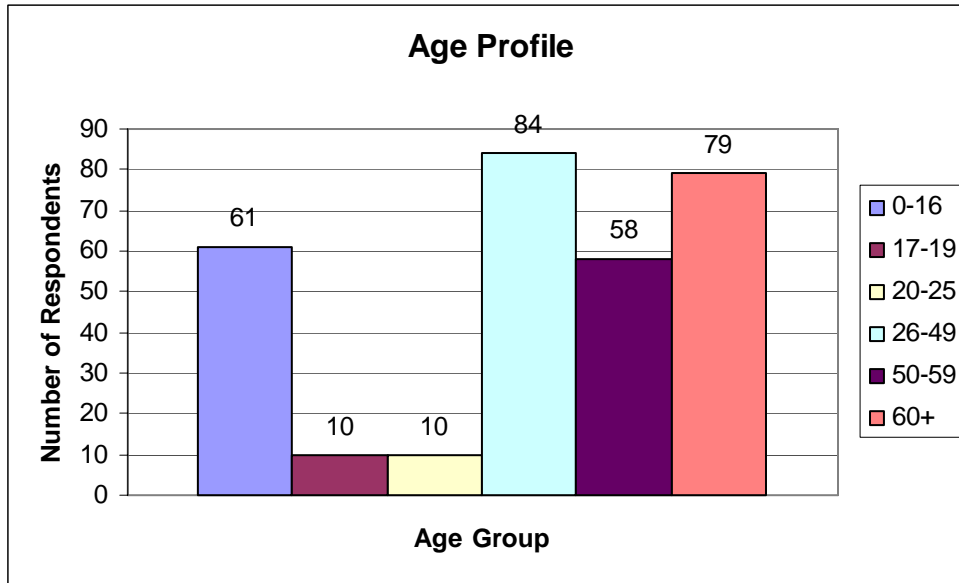
The following results are a snapshot in time and provide the village and Newark & Sherwood District Council with an insight into the parish in terms of current housing need, the desirability of the village and the current level of facilities serving the local community.

A total of 118 survey forms were received giving a return rate of 33%. This is 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

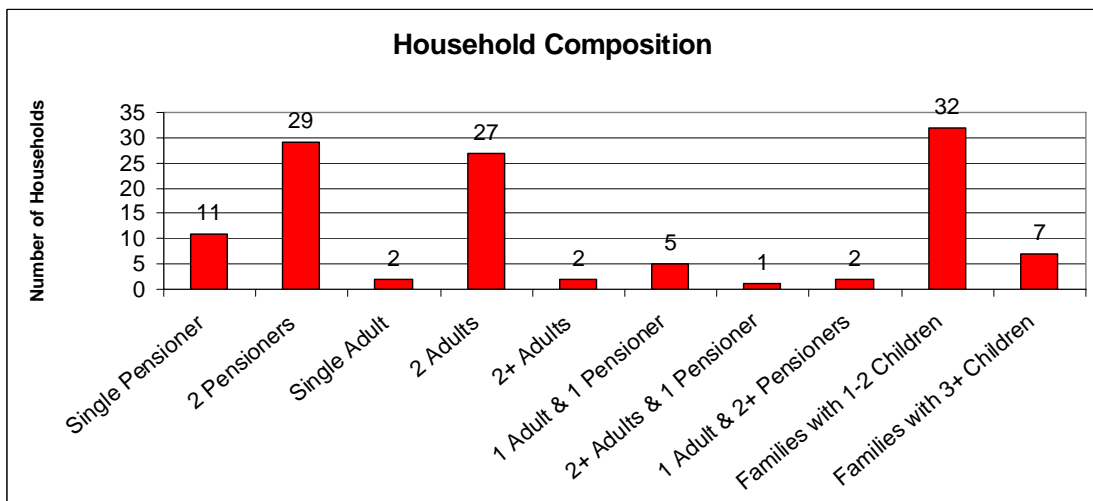
The chart overleaf shows the age profile of the 302 people captured on the 118 survey forms returned. The responses show that the largest single group of the population in North Muskham, representing **28%, are people aged from 26-49, followed by those aged over 60, at 26%.**

Children under 16 form 20% of the population. This shows that a young generation is up and coming and their ability to remain in North Muskham in the long-term will almost certainly depend on the availability of affordable housing within the parish.



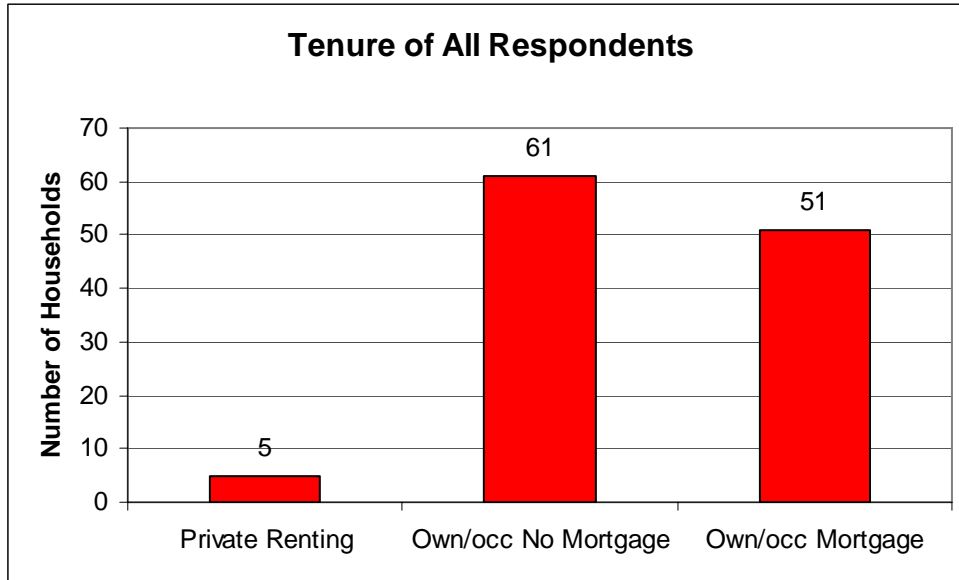
6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. **Total households with pensioners accounted for 41%**, followed by **those containing families with children accounting for 33%** of respondents. Those households containing only adults accounted for 26% of total households.



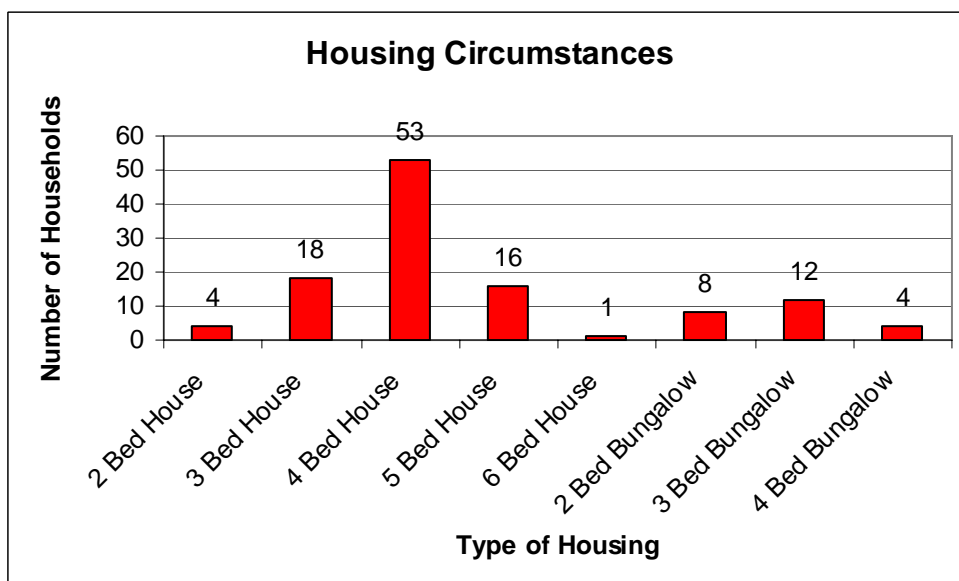
6.3. Tenure of all Respondents

The following chart shows current household tenure of all respondents. **Owner-occupiers make up 96% of households**, of whom 54% have no mortgage. **Rented accommodation makes up just 4% of total households.**



6.4. Property Types

The following chart shows that **the largest groups were occupants of 4 bedroom properties at 49%**, followed by occupants of **3 bedroom properties at 26%**. 2 bed properties make up a total of 10% of respondents.

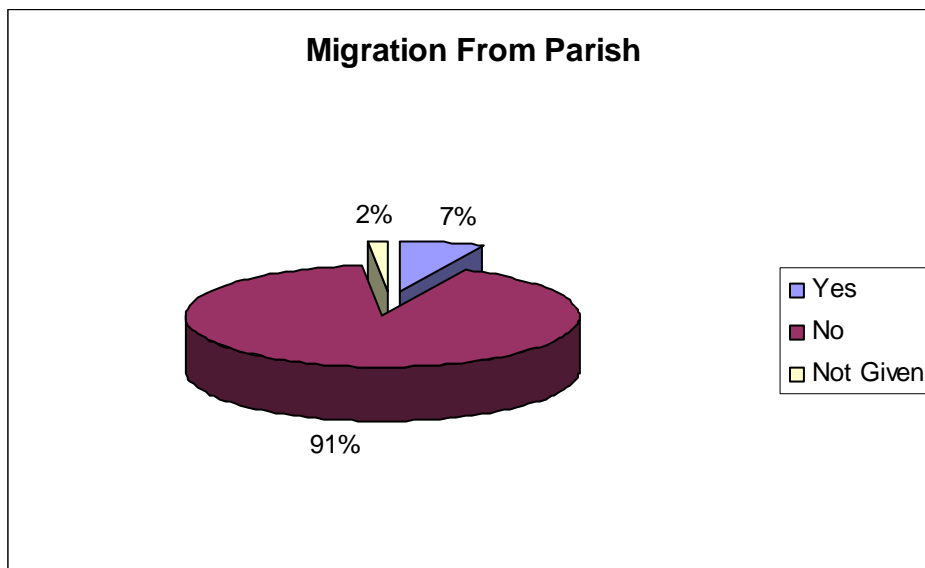


6.5. Ethnicity

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

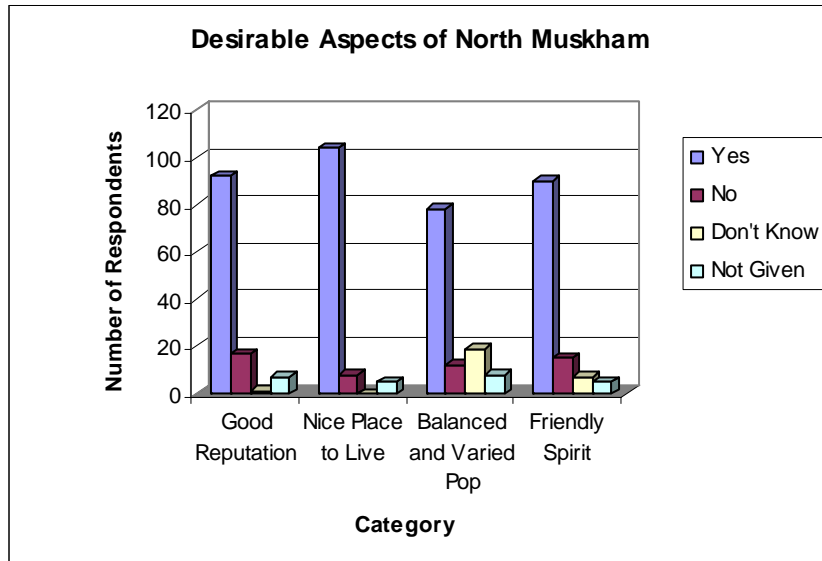
6.6. Migration

The chart below indicates that there have been a small number of local people forced to move out of the village in order to secure suitable housing. 7% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

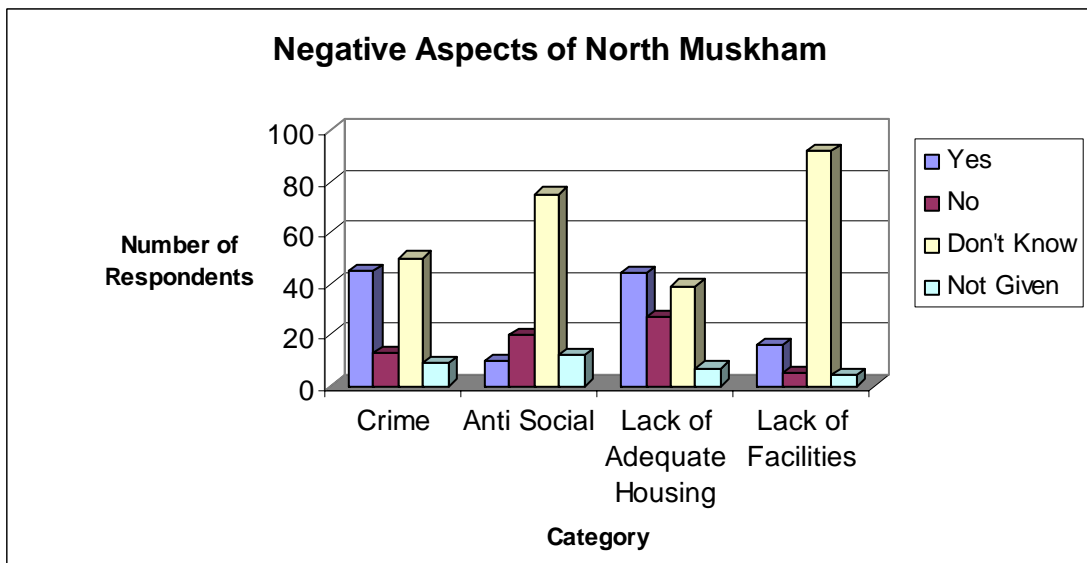


7. Sustainability Issues

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



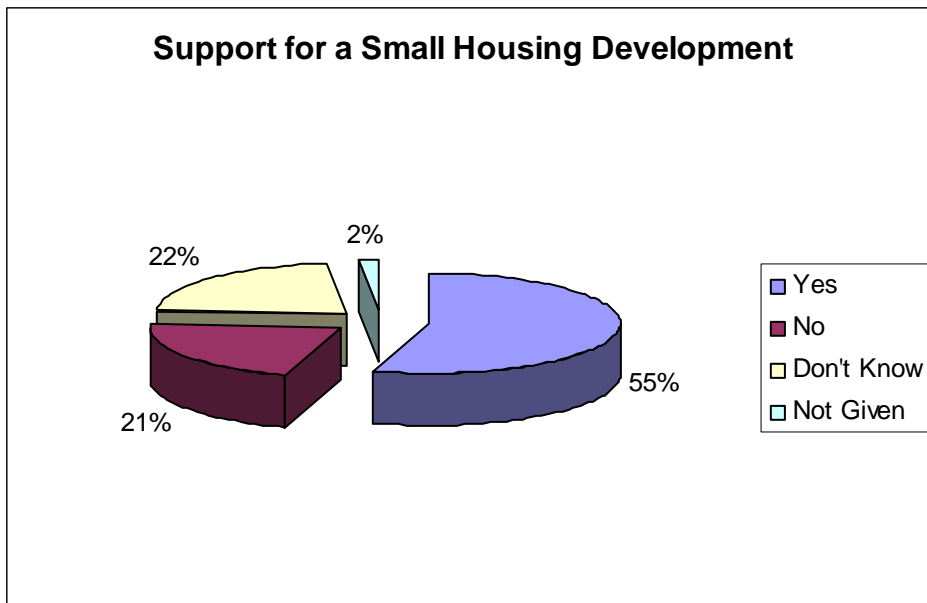
From the chart above it can be seen that the vast majority of residents consider that North Muskham has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.



The second chart above shows that a number of respondents consider there is some crime in the village, as well as a lack of adequate housing. However, there was an unusually high proportion of 'don't know' answers, suggesting that many respondents were unsure on these topics.

8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. The chart shows **there is a good level of support within the community with 55% being in favour and only 21% being against such a scheme.**



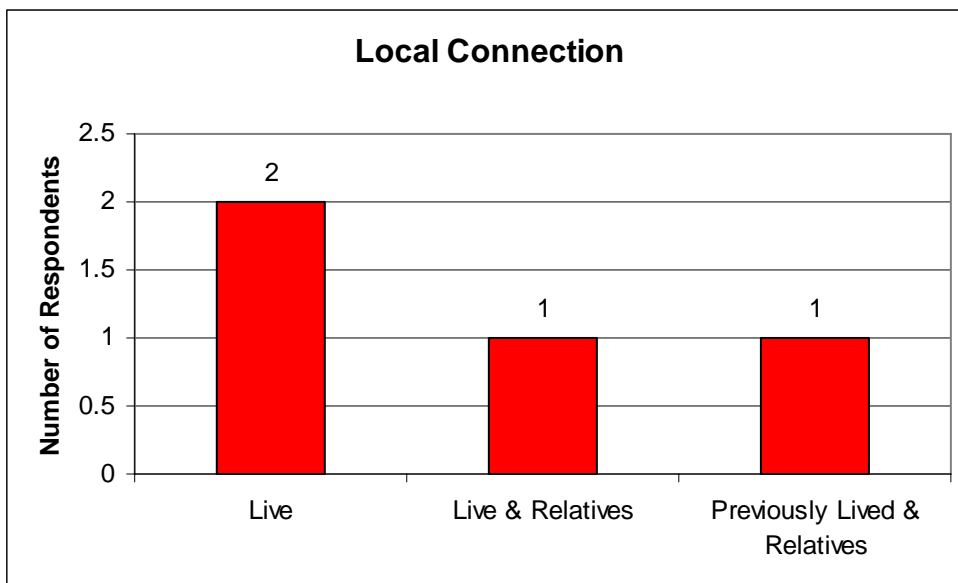
9. Housing Needs Analysis

Out of the 118 returns, 114 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 North Muskham 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 4 returns detailing a housing need. Of these, some respondents would potentially have the resources to satisfy their own need and may need to be discounted from the final analysis.

9.1. Local Connection

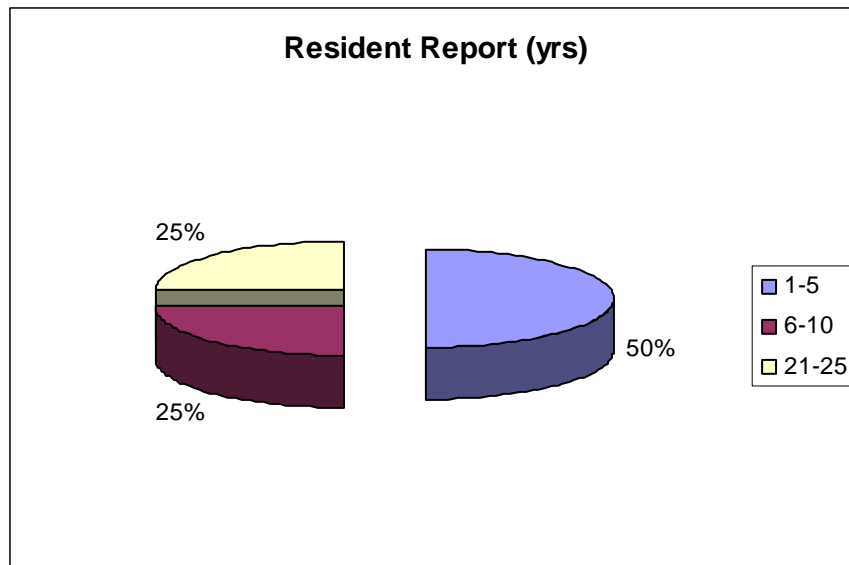
The graph below shows the type of local connection held by the 4 respondents with a specific housing need.



9.2. Residency

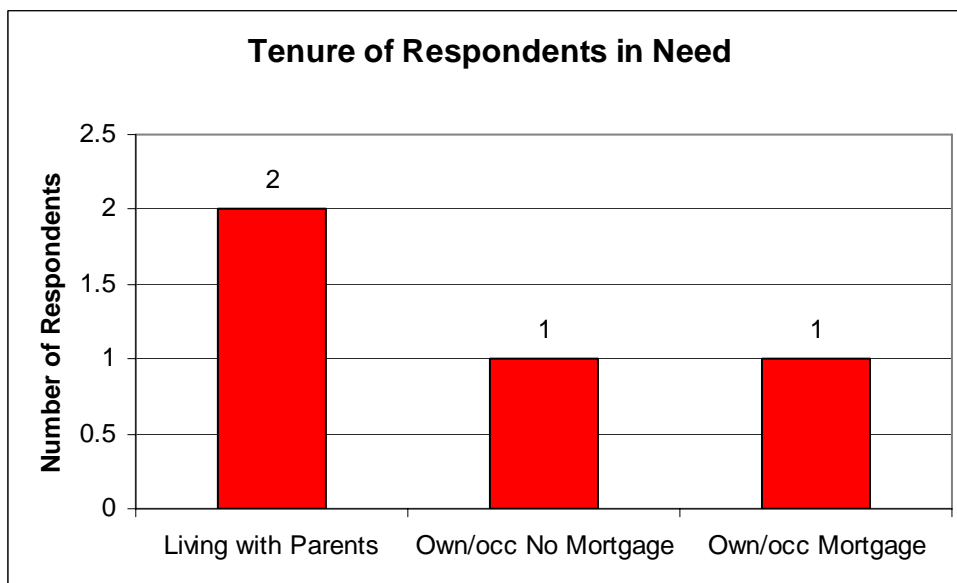
The table below gives the number of years that the 4 respondents have lived in North Muskham. One person has lived in the parish over 20 years. One person is currently living outside the parish, but has previously lived in the parish for 10 years and has family still living there.

The other two respondents have only been resident for 2-3 years. At this time, therefore, they would not be considered to have a strong local connection. However, both respondents are citing a need for housing in 2-5 years time and would be considered to fulfil the criteria by that time.



9.3. Housing Tenure

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



9.4. Respondents in Need Details

The tables below list the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

Single

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Living outside parish in mortgaged property, requires smaller accommodation, closer to employment and dependent relatives, in 2-5 years time. Previous residency 10 years.	2-3 bed house/bungalow. Shared Ownership or Rent.	2 bed house. Shared Ownership.
Living with parents, requires independent accom. In 2 years. Residency 3 years.	1-2 bed house/flat. Shared Ownership.	2 bed house. Shared Ownership.

Elderly

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Single person, living in own property, needs physically adapted, secure accommodation in 2-5 years time. Residency 24 years.	3 bed bungalow. Shared Ownership.	2 bed bungalow. Shared Ownership.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple, living with parents, need independent accom. in 2-5 years time. Residency 2 years.	2-3 bed house. Shared Ownership or Rent.	2 bed house. Shared Ownership.



Therefore the housing needs derived directly from the survey are:

3 x 2-bed house for shared ownership

1 X 2-bed bungalow (physically adapted) for shared ownership

It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied because, in the time it takes to bring a scheme to development, some of the respondents will have resolved their own housing needs.

The standard discounting factors, recommended by the Countryside Agency, that are applied are 40% to shared ownership properties and 25% to rented properties. The differing factors reflect the ability of each group to resolve their own housing needs.

The resulting housing needs for North Muskham Parish are given below:

2 x 2-bed house for shared ownership

1 x 2-bed bungalow (physically adapted) for shared ownership



10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with North Muskham 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 local support for a development to meet local needs.

North Muskham consists of predominantly family homes which are substantially under owner-occupation. There is very little small housing available and almost no rented property. Open market prices across the board are high. However, in spite of these factors, the Housing Needs Survey results show only a very low requirement for affordable housing in North Muskham.

The survey results do not highlight any pronounced affordability problems as might be expected, for example by the elderly or 1st time buyers.

There is no immediate or short-term need, with all respondents citing a need in 2-5 years time. Currently, 2 of the respondents would not be considered to have a strong local connection to the parish and would not be considered eligible for at least another 2-3 years.

There is no requirement for rented property. All respondents have shown a preference for shared ownership. Two of the respondents are currently owner-occupiers and would be able to part-fund a purchase, whilst the remaining two respondents are young people currently living with parents and looking for an opportunity to purchase at an affordable price.

One respondent is in need of specially adapted accommodation. In such cases, meeting the need can be justified even though the applicants may have their own funds.

Our recommendation is that a development of 3 affordable dwellings should be considered to alleviate the current housing needs in North Muskham.



11. Acknowledgements

Midlands Rural Housing would like to thank Mr. I. Harrison, Chairman of North Muskham Parish Council and Mrs. K. Beaumont, Clerk to North Muskham Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

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Appendix A: Comments Regarding Facilities

The following is a list of comments and suggestions on general improvements to the quality of life in the parish, from several respondents to the Housing Needs Survey:

- Doctor's Surgery.
- There is minor vandalism and thefts from cars and sheds.
- There is litter everywhere.
- Thefts and Break-ins. We need medical services/chemist.
- We need a better quality shop with more facilities, and more local amenities.
- Please try to leave as many green areas as possible.
- Present shop too small for all the expansion taking place.
- Doctor's surgery and dispensing chemist.
- Sporting/leisure facilities e.g.: Bowls, Tennis Courts.
- More community transport to hospitals.



Appendix B: Comments regarding the development of a small-scale affordable housing development for local people.

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

- Not enough starter homes/retirement properties at affordable prices.
- Not enough affordable, too much executive.
- There is housing available.
- Very few low cost/low rent properties.
- Too many large houses – plenty up for sale.
- Housing for the younger generation.
- First time buyers' properties are bought up by landlords to let.
- No small housing – all big 4-5 bedrooms.
- The village cannot cope with more housing. Too much traffic and pressure on infra-structure.
- Too many large properties, we need 2-3 bed houses.
- The village has become too congested and over-populated; there is little room for further development, villages nearby could take more capacity.
- Need more starter homes.
- Very few houses to rent, no starter homes being built.
- The village is in danger of losing all its green spaces.