

**CUCKNEY, NORTON, HOLBECK & WELBECK**

**HOUSING NEEDS**

**SURVEYS**

**Midlands Rural Housing**

**in partnership with**

**Welbeck Estates Co. Ltd., Cuckney and Holbeck & Welbeck Parish Councils and Norton Parish Meeting**

**July 2012**

Thank you to the residents of Cuckney, Holbeck & Welbeck and Norton parishes for their help and support with this survey.

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**Executive Summary**

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.

Midlands Rural Housing completed Housing Needs Surveys of the three parishes of Cuckney, Norton and Holbeck & Welbeck during April, May and June 2013, to assess the housing need in the parishes. As well as looking specifically at housing, the survey investigates the general quality of life. The surveys received an overall response of 34% which is considered a good response.

Cuckney, Holbeck & Welbeck and Norton are three individual parishes which fall within the boundaries of the Welbeck Estate in West Bassetlaw, a rural area, eight miles north of Mansfield. There are approximately 250 households across the three parishes.

Historically, housing has been provided by the Welbeck Estate for the benefit of its workers. There is little private ownership and most of the housing is privately rented out by the estate or is tied to employment. Welbeck Estate Co. Ltd. is the largest local landowner. Properties rarely come on the open market so opportunities to purchase are restricted and property prices are expensive. Open market rental prices are also high and there is little social housing. In general, prices are unaffordable for people on low incomes.

Evidence gathered by the housing needs survey indicates that young people are moving away from the area and the population is ageing. Although 59% of properties are family sized homes, only 21% are occupied by families. The majority of households contain single people or couples who require smaller, more manageable properties.

Many local people have lived there all there lives and have strong ties to the area. They wish to remain there and many do not expect to move from their current home. Of those who do expect to move in the future, there is a fairly even split between the desire for private ownership, private rental and retirement housing. A small number indicated a desire for affordable social housing.

At the current time, nine people have expressed a need for affordable housing, including two families, three elderly couples and four young single people. Almost 60% of respondents were in favour of developing affordable housing in the area, with a further 30% being undecided. Only 10% of respondents were against a scheme.

In addition, the survey indicates that for future planning purposes, consideration should be given to developing a more diverse mix of housing, which should include starter homes and retirement properties, and a more diverse mix of tenures which should include affordable and open market rents, shared ownership and open market purchase.

The current identified affordable housing need is:-

2 x 1 or 2 bed house or flat for affordable rent or shared ownership

2 x 1 or 2 bed house or flat for affordable rent

1 x 2 bed house for affordable rent

1 x 3 bed house for shared ownership

2 x 2 bed bungalows (designed for disability) for affordable rent

1 x 2 bed bungalow for affordable rent

**Our recommendations are that, in the short-term, consideration should be given to providing nine affordable dwellings to alleviate the current housing needs in Cuckney, Holbeck & Welbeck and Norton.**

**In addition, in any long-term neighbourhood planning, consideration should be given to diversifying the housing stock and providing properties for open market sale and rent, particularly those suitable for young starters and for people in retirement. The provision of local employment and leisure opportunities and making larger properties available to a wider market, e.g. professionals, commuters, may need to be considered in order to attract families into the area.**

**Finally, it should be noted that these housing needs surveys have been carried out prior to any neighbourhood planning process taking place and it is recommended that they should be updated after any neighbourhood plan is completed in order to ensure that accurate and timely housing requirements are recorded.**

Section 1 – General Information

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 partners in the East Midlands region.

Welbeck Estates Co. Ltd. has commissioned Midlands Rural Housing to undertake Housing Needs Studies in three rural parishes which fall within the Welbeck Estate boundary and to identify whether there is a need for the development of affordable housing for local people. Midlands Rural Housing has also worked in close consultation with Bassetlaw District Council and the Parish Councils.

According to the 2011 official census, Cuckney has a population of 208 people in 96 households. Norton has a population of 143 in 68 households and Holbeck has a population of 195 in 86 households. To allow for households in Welbeck and any additional requirements, 110 survey forms were produced for distribution to households in Cuckney, 110 in Holbeck & Welbeck and 68 in Norton.

The returns were made during May and June via a ‘Freepost’ envelope, directly to Midlands Rural Housing.

In this report, the returns for each parish are shown independently with overall results and conclusions given at the end of the report.

Purpose of the Survey

The aim of the survey was to assess the current and future housing needs in the parishes of Cuckney, Holbeck & Welbeck and Norton, in order to provide Welbeck Estates Co. Ltd. and the Parish and District Councils with the information they require to formulate plans for future housing requirements and to aid in the development of local neighbourhood plans.

Housing Costs

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Property Values: Bassetlaw: Oct – Dec 2012** | | | |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  | **Av Detached** | **Av Semi** | **Av Terrace** | **Av Flat** | **Av Overall** | **No. Of Sales** |
|  |  |  |  |  |  | **Price** |  |
|  |  | **£** | **£** | **£** | **£** | **£** |  |
| **East Midlands** | | 230,133 | 136,163 | 117,768 | 100,113 | **164,380** | 14,410 |
|  |  |  |  |  |  |  |  |
| **Nottinghamshire** | | 218,251 | 127,417 | 106,504 | 90,640 | **156,611** | 2,562 |
|  |  |  |  |  |  |  |  |
| **Bassetlaw** |  | 217,669 | 105,163 | 95,558 | 108,600 | **146,913** | 318 |
| Source: Land Registry | |  |  |  |  |  |  |

The table above provides an indication of the property prices within the East Midlands Region, the county of Nottinghamshire and Bassetlaw District. It shows that, with the exception of flats, prices in Bassetlaw are below the averages for the region and the county. A family wanting to purchase an average terrace house would need to be earning approximately £29,000 per annum to secure a mortgage with a 10% deposit.

Within Bassetlaw, however, there is a marked difference between the house prices in the urban and the rural areas. House prices in the rural villages in late 2012, show the minimum price to purchase a 2 bedroomed house was about £150,000 and there were very few properties for sale at this ‘lower end of the market’. In reality a first time buyer would need an income of around £45,000 per year to buy a property in a rural village. More than 70% of households in these villages are earning less than £45,000 per annum – most households earn between £20,000 and £30,000.

The shortage of entry level properties in rural villages suggests that first time buyers and single income households will face additional difficulties in accessing the owner-occupied sector. As a result, most properties would be unaffordable to people on low incomes.

Figures from Rightmove show that in the last five years only one property in Cuckney has been available for sale on the open market. This was a semi-detached property priced at £150,000. There are no records of property being marketed in Holbeck or Norton.

Availability of Affordable Housing in Bassetlaw

The quality of life available to most local residents is generally perceived as good, which means that houses in the District’s rural areas can command high prices. Well over half of the District boasts above average prices for the area of £200,000 to £300,000. Average house prices in the District’s urban areas are, however, low in comparison with neighbouring areas and houses are regarded as being good value for money.

Even so, the relatively low wage levels of many residents means that a lack of affordable housing provision, particularly two and three bedroom houses, remains a serious issue. It is unlikely that future housing allocations will be sufficient to deliver the levels of affordable housing required for the District and so the Council is already taking steps to supplement this supply through such initiatives as the use of Council owned land (either in partnership with a developer or as a house builder in its own right); active promotion of rural exception sites; improvements to the Council’s own housing portfolio; and an Empty Homes strategy.

Planning Context

The District Council is mindful of the fact that, while most of the District’s population lives in Worksop, Retford or Harworth Bircotes, the District has an expansive rural area.

The District’s Core Strategy (Local Plan) sets out clearly the levels of development that may be expected in rural areas and, acknowledging that this may not provide communities with sufficient opportunity to secure affordable housing, makes provision for so-called ‘exception sites’ for affordable housing in these areas (where there is community support and the Council is satisfied that local need exists). This Housing Needs Survey will provide robust evidence regarding the existence, or not, of local need.

The provision of any housing that may be provided as a result of the survey would be subject to conditions of occupation that would give priority to people with a local connection to the village/parish, who are in housing need.

Section 2 – Cuckney

Respondents’ Details

The following sections of this report detail the responses from the questionnaires distributed and returned during April/May 2013 in Cuckney 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 parishes and the District Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

A total of 34 survey forms were received giving a return rate of 35% of households. This is at the top end of the expected range of 30-35% and is considered a good response, taking into consideration that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

Age Profile

The chart below shows the age profile of the 84 people captured on the 34 survey forms returned. The responses show that the largest single group of the population in Cuckney, representing 48%, are older adults, over 55 years of age. Children under 16 represent less than 10% of the population.

8

10

26

40

0

5

10

15

20

25

30

35

40

45

0-16

17-34

35-55

56+

**Years**

**Age Profile - Cuckney**

Household Type and Mix

The following chart shows the number of households in each type/mix category. Those households containing single occupants and couples amounted to 74% of respondents, while households containing families with children represented 24% of total households.

**0**

**5**

**10**

**15**

**20**

**25**

**Number of**

**Households**

**Category**

**1**

**1**

**7**

**21**

**4**

One person household

Couple

Two parent family

Lone parent family

Other

**Household**

**Occupancy - Cuckney**

Tenure of all Respondents

The following chart shows the current household tenure of all respondents. Owner-occupiers make up 32% of total households, privately rented accommodation accounts for 41% of households and social rented housing, 18%. Accommodation tied to employment accounts for the remaining 9%.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**14**

**Number of**

**Households**

**Tenure**

**Type**

**3**

**9**

**6**

**14**

**2**

Owner occupier - mortgage

Private renting

Rented council house

Owner occupier - No mortgage

Tied accommodation

**Current Housing**

**Situation in Cuckney**

Property Types

The following chart details the types of property that respondents currently live in. 76% of respondents live in family sized properties with three or more bedrooms, with 24% living in 1 or 2 bedroomed accommodation. All of the 1 bedroomed bungalow accommodation appears to be social housing provided for the elderly.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**No. of**

**Households**

**1 bed**

**2 bed**

**3 bed**

**4 bed**

**5+ bed**

**Property**

**Type**

**3**

**1**

**1**

**12**

**8**

**5**

**4**

House

Bungalow

**Type of**

**Dwelling**

Residency

The chart below shows that 85% of respondents have lived in the parish for more than 3 years, with 62% having lived in Cuckney for over 15 years. Several elderly respondents have lived in the parish all their lives.

0

5

10

15

20

25

No**.** of

Respondents

Years in

Residence

**21**

**4**

**3**

**1**

**5**

0 - 2 year

3 - 5 Years

6 - 10 Years

11 - 15 Years

16 + Years

**How Long Have You Lived in the Parish?**

Migration

The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 56% of respondents do not expect to move from their present property.

18% of respondents would prefer to buy their own property on the open market. A further 18% of respondents expect their next move to be into retirement housing and 9% expect to move into privately rented property.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**14**

**16**

**18**

**20**

**No. of Respondents**

**Type of Move**

**19**

**6**

**3**

**6**

Private Home Ownership

Private Rented

Retirement Housing

No Move Expected

**What Do You Expect Your Next Home Move To Be?**

Timescales

The chart below shows that, of those people expecting to move homes in the future, 37% are expecting to move within the next five years.

0

1

2

3

4

5

6

**No. of**

**Respondents**

No. of

Years

**3**

**3**

**6**

**4**

**2**

**1**

0 -1 Year

1 -2 Years

3 - 5 Years

5 - 10 Years

11 - 15 Years

15 + Years

**When do You Expect Your Next Home Move to be?**

Local Support for Affordable Housing

The chart below indicates that respondents knew of local people who have had to move out of the village in order to secure suitable housing. Almost 12% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

11.8

88.2

Yes

No

**Migration - % Leavers in Last 5**

**Years**

The chart below indicates the level of support from respondents for a development of affordable homes for local people, being built in the parish.

Almost 62% were in favour of a scheme, with 23% being undecided. Less than 15% of respondents were opposed to the development of affordable housing.

**61.8**

**14.7**

**23.5**

Yes

No

Don't Know

**% In Favour of a Small Scheme**

Housing Needs Analysis - Cuckney

Of the 34 returns, 31 were from people who would be considered as adequately housed and would not be looking to move to affordable 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 Cuckney 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 three returns detailing a housing need.

Local Connection

The graph below shows the type of local connection held by the three respondents with a specific housing need. Two respondents currently live in the parish, while one has previously done so. Two of the respondents also have close family living in the parish.

**0.0**

**1.0**

**2.0**

**Type of**

**Connection**

**1**

**2**

**2**

Live in the parish

Immediate family in the parish

Previously lived in the parish

**Local Connection**

Current Housing Tenure

The chart below shows the current housing circumstances of the respondents with a specific housing need. All three are living in privately rented accommodation.

0.0

3.0

**No. of**

**Respondents**

Type of

Housing

**3**

Private renting

**Current housing situation**

Registered for Housing?

None of the respondents are currently on a local housing register.

When is Housing Required?

Two respondents require housing within 2 years and the third within 5 years.

**2**

**1**

Within 2 years

2-5 years

**When Will You Require Alternative Accommodation?**

Reasons for Requiring Alternative Housing?

Two respondents needs to be closer to dependent relatives for whom they provide care, one also needs to be closer to her place of employment. The third respondent requires housing designed to disability standards due to restricted mobility.

0

5

10

15

20

25

30

35

**No. of**

**Respondents**

Reason

for

Move

**2**

**1**

**1**

**1**

No reply

Physically adapted accommodation

Cheaper home

Closer to employment

Closer to carer or dependent

**Why do You Need Alternative Accommodation?**

**Financial Information**

The charts below indicate the level of household income, source of income and savings held by respondents claiming a need for housing.

Annual Household Income

Government guidelines state that a total household income of under £60,000 per annum means a household qualifies for affordable housing. In this case, all three respondents who are looking for alternative accommodation are earning below this level and therefore would be eligible on income grounds.

**0.0**

**1.0**

**1**

**1**

**1**

Below £14,999

£15-£19,999

£20-£24,999

**Basic Annual Income**

Source of Income

Two respondents gain their income from salary and one from pension and/or means tested benefits.

Level of Savings

The three respondents have savings ranging from under £1,000 to less than £10,000.

**33.3%**

**33.3%**

**33.3%**

Below £1,000

£1 - £4,999

£10 - £19,999

**Do you have savings?**

Respondents in Need Details – Cuckney

The following table lists the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

**Elderly**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Couple living in privately rented housing, require single storey accommodation designed to disability standards. Residency 22 years. | 2 bed bungalow, physically adapted, for affordable rent. | 2 bed bungalow, physically adapted, for affordable rent. |

**Single**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Living out of parish in privately rented housing but needs to return to care for dependent relative. Previously lived in the parish and immediate family with 18 years residency. | 2 bed house, affordable rent | 1 or 2 bed house, affordable rent. |

**Families**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Family of three living in privately rented housing, require accommodation closer to employment and dependent relative. Residency 15 years and immediate family in the parish, | 3 bed house, affordable rent. | 3 bed house, affordable rent. |

Results of Analysis - Cuckney

The housing needs for Cuckney derived directly from the survey are:-

**1 x 1 or 2 bed house for affordable rent.**

**1 x 2 bed bungalow (designed for disability) for affordable rent.**

**1 x 3 bed house for affordable rent.**

Section 3 – Holbeck & Welbeck

Respondents’ Details

The following sections of this report detail the responses from the questionnaires distributed and returned during May 2013 in Holbeck & Welbeck 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 parishes and the District Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

A total of 25 survey forms were received giving a return rate of 30% of households. This is just within the expected range of 30-35% and is considered a reasonable 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.

Age Profile

The charts below shows the age profile of the 44 people captured on the 25 survey forms returned. The responses show that the largest single group of the population in Holbeck & Welbeck, representing 57%, are adults over the age of 55. Children

under 16 represent less than 7% of the population.

3

5

11

25

0

5

10

15

20

25

30

0-16

17-34

35-55

56+

**Years**

**Age Profile - Holbeck & Welbeck**

Household Type and Mix

The following chart shows the number of households in each Type/mix category. Those households containing single occupants and couples amounted to 84% of respondents, while those containing families with children represented just 16% of total households.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**Number of**

**Households**

**Category**

**4**

**9**

**12**

One person household

Couple

Two parent family

**Household**

**Occupancy – Holbeck & Welbeck**

Tenure of all Respondents

The following chart shows the current household tenure of all respondents. There are no owner-occupiers. 60% are privately renting, with another 36% living in housing that is tied to their occupation. There is no evidence of social housing.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**14**

**16**

**Number of**

**Households**

**Tenure**

**Type**

**1**

**9**

**15**

Private renting

Tied accommodation

Other

**Current Housing**

**Situation – Holbeck & Welbeck**

Property Types

The following chart details the types of property that respondents currently live in. 48% of respondents live in 2 bedroomed properties, with 44% living in 3 bedroomed family sized properties and a further 8% living in properties with 5 or more bedrooms. 20% of respondents are living in bungalow accommodation.

*.*

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**No. of**

**Households**

**2 bed**

**3 bed**

**5+ bed**

**Property**

**Type**

**5**

**7**

**11**

**2**

House

Bungalow

**Type of**

**Dwelling – Holbeck & Welbeck**

Residency

The chart below shows that 72% of respondents have lived in the parish for more than 16 years. Several have lived in the parish all their lives. There were no respondents who had lived in Holbeck & Welbeck for less than three years.

0

2

4

6

8

10

12

14

16

18

**No. of**

**Respondents**

Years in

Residence

**18**

**2**

**2**

**3**

3 - 5 Years

6 - 10 Years

11 - 15 Years

16 + Years

**How Long Have You Lived in Holbeck & Welbeck?**

Migration

The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 56% of respondents do not expect to move from their present property. 8% expect to move into private home ownership and 16% expect to move into privately rented property. 12% of respondents expect to move into social rented housing and another 8% will be looking for retirement housing.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**14**

**No. of Respondents**

**Type of Move**

**14**

**2**

**3**

**4**

**2**

Private Home Ownership

Private Rented

Affordable Rented

Retirement Housing

No Move Expected

**What Do You Expect Your Next Home Move To**

**Be?**

Timescales

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

0.0

0.5

1.0

1.5

2.0

2.5

3.0

3.5

4.0

4.5

5.0

**No. of**

**Respondents**

No. of

Years

**5**

**2**

**2**

**1**

1 -2 Years

3 - 5 Years

5 - 10 Years

15 + Years

**When do You Expect Your Next Home Move to be?**

Support for Affordable Housing

The chart below indicates that respondents knew of people who have had to move out of the village in order to secure suitable housing. 12% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

12

84

4

Yes

No

Not given

**Migration - % Leavers in Last 5**

**Years**

The chart below indicates the level of support from respondents for a small development of affordable homes for local people being built in the parish.

60% of respondents would be in favour of a scheme with just 8% being directly opposed. 32% were undecided or did not give a response to this question.

**60**

**8**

**12**

**20**

Yes

No

Don't Know

Not given

**% In Favour of a Small Scheme – Holbeck & Welbeck**

Housing Needs Analysis – Holbeck & Welbeck

Of the 25 returns, 21 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 Holbeck & Welbeck 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 four returns detailing a housing need.

Local Connection

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

3 respondents currently live in the parish and 1 lives in a neighbouring parish, but has previously lived in Holbeck & Welbeck for over 75 years. One respondent has also stated that they have immediate family in the parish.

**0.0**

**1.0**

**2.0**

**3.0**

**Type of**

**Connection**

**1**

**1**

**3**

Live in the parish

Immediate family in the parish

Previously lived in the parish

**Local Connection – Holbeck & Welbeck**

Housing Tenure

The chart below shows the current housing circumstances of the respondents with a specific housing need. All four respondents are renting property privately.

0.0

0.5

1.0

1.5

2.0

2.5

3.0

3.5

4.0

**No. of**

**Respondents**

Type of

Housing

**4**

Private renting

**Current Housing Situation – Holbeck & Welbeck**

Registered for Housing?

One respondent is listed on a local housing register.

When is Housing Required?

The chart below indicates that 3 respondents will require housing within 2-5 years. The fourth has not given any timescale.

**3**

2-5 years

**When Will You Require Alternative Accommodation?**

Reason for Requiring Alternative Housing?

The chart below shows peoples’ reasons for requiring alternative housing. In one case the respondent requires housing that is adapted for disability, in one case, an elderly couple require a smaller, more manageable property and in two cases the respondents are looking for smaller, cheaper homes.

0

5

10

15

20

25

**No. of Respondents**

**Reason for Move**

**2**

**1**

**2**

No reply

Smaller accommodation

Physically adapted accommodation

Cheaper home

**Why do You Need Alternative Accommodation?**

**Financial Information**

The charts below indicate the levels of household income, source of income and savings held by respondents claiming a need for housing.

Annual Household Income

Government guidelines state that a total income of under £60,000 means a household qualifies for affordable housing. In this case, all three respondents who are looking for alternative accommodation are all earning below this level and therefore would be eligible on income grounds.

**0.0**

**1.0**

**2.0**

**2**

**1**

**1**

Below £14,999

£15-£19,999

£20-£24,999

£

**Basic Annual Income**

Source of Income

Two respondents will receive their income from salary or earnings and two from pensions or means tested benefits.

Level of Savings

Three respondents have savings of less than £5,000. One has savings of over £30,000 which provides some income from interest and may enable the respondent to consider shared ownership.

**50.0%**

**25.0%**

**25.0%**

Below £1,000

£1 - £4,999

£30,000+

**Do You Have Savings?**

Respondents in Need Details – Holbeck & Welbeck

The following table lists the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

**Single**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Living in privately rented 2 bed house, requires cheaper home within 2-5 years. Residency 4 years. | 2 bed house for shared ownership. | 1 or 2 bed house or flat for affordable rent or shared ownership. |
| Living in privately rented 3 bed house, requires smaller, cheaper house. Residency 11 years and family living locally. | 2 bed house for affordable rent or shared ownership. | 1 or 2 bed house or flat for affordable rent or shared ownership. |

**Elderly**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Couple living in privately rented 3 bed house, require a property designed to disability standards within 2-5 years. Listed on housing register. | 2 bed bungalow for affordable rent. | 2 bed bungalow for affordable rent – designed for disability. |
| Couple living in privately rented 3 bed house out of parish, require smaller property and return to Holbeck within 2-5 years. Previous residency 78 years. | 3 bed bungalow for affordable rent. | 2 bed bungalow for affordable rent. |

Results of Analysis - Holbeck & Welbeck

Therefore the housing need for Holbeck & Welbeck derived directly from the survey is:

**2 x 1 or 2 bed houses for affordable rent or shared ownership.**

**2 x 2 bed bungalows for affordable rent. (1 designed for disability).**

Section 4 – Norton

Respondents’ Details

The following sections of this report detail the responses from the questionnaires distributed and returned during June 2013 in Norton 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 parishes and the District Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

Two survey packs were returned by Royal Mail as the properties were empty. These have been discounted from the total distributed; therefore 66 survey forms were distributed to properties in Norton. A total of 25 completed survey forms were received, giving a return rate of almost 38% of households. This is above the expected range of 30-35% and is considered a good response, taking into consideration that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

Age Profile

The chart below shows the age profile of the 51 people captured on the 25 survey forms returned. The responses show that the largest single group of the population in Norton, representing 51%, are older adults, over 55 years of age. Children under 16 represent 14% of the population.



Household Type and Mix

The following chart shows the number of households in each type/mix category. Those households containing single occupants and couples amounted to 76% of respondents, while households containing families with children represented 24% of total households.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**Number of**

**Households**

**Category**

**1**

**5**

**11**

**8**

One person household

Couple

Two parent family

Lone parent family

**Household Occupancy**

Tenure of all Respondents

The following chart shows the current household tenure of all respondents. There is one owner-occupier. 60% are privately renting, with another 36% living in housing that is tied to their occupation. There is no evidence of social housing.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**14**

**16**

**Number of**

**Households**

**Tenure**

**Type**

**9**

**1**

**15**

Private renting

Owner occupier - No mortgage

Tied accommodation

**Current Housing Situation**

Property Types

The following chart details the types of property that respondents currently live in. 52% of respondents were living in 1 or 2 bed homes and 48% were living in family sized 3 or 4 bed properties. 28% of respondents were living in bungalows.

**0**

**1**

**2**

**3**

**4**

**5**

**6**

**7**

**8**

**No. of**

**Households**

**1 bed**

**2 bed**

**3 bed**

**4 bed**

**Property**

**Type**

**1**

**4**

**2**

**7**

**8**

**3**

House

Bungalow

**Type of Dwelling**

Residency

The chart below shows that 64% of respondents have lived in the parish for more than 16 years. Several have lived in the parish all their lives. Just 8% of respondents had lived in Norton for less than three years.

0

2

4

6

8

10

12

14

16

**No. of**

**Respondents**

Years in

Residence

**16**

**2**

**4**

**1**

**2**

0 - 2 years

3 - 5 Years

6 - 10 Years

11 - 15 Years

16 + Years

**How Long Have You Lived in the Parish?**

Migration

The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 72% of respondents do not expect to move from their present property. 8% expect to move into private home ownership and 12% expect to move into privately rented property. Finally, 8% of respondents will be looking to move into retirement housing.

**0**

**2**

**4**

**6**

**8**

**10**

**12**

**14**

**16**

**18**

**No. of**

**Respondents**

**Type of**

**Move**

**18**

**2**

**3**

**2**

Private Home Ownership

Private Rented

Retirement Housing

No Move Expected

**What Do You Expect Your Next Home Move To Be?**

Timescales

The chart below shows that, of those people expecting to move home in the future, 16% are expecting to move within the next five years.

0.0

2.0

3.0

4.0

5.0

**No. of Respondents**

No. of Years

**5**

**2**

**2**

**2**

**2**

0 -1 Year

1 -2 Years

5 - 10 Years

11 - 15 Years

15 + Years

**When do You Expect Your Next Home Move to be?**

Support for Affordable Housing

The chart below indicates that some respondents knew of people who have had to move out of the village in order to secure suitable housing. 8% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

8

92

Yes

No

**Migration - % Leavers in Last 5 Years**

The chart below indicates the level of support from respondents for a small development of affordable homes for local people being built in the parish. 54.2% of respondents would be in favour of a scheme with just 8.3% being directly opposed. 37.5% were undecided on this question.

**54.2**

**8.3**

**37.5**

Yes

No

Don't Know

**% In Favour of a Small Scheme**

Housing Needs Analysis - Norton

Of the 25 returns, 24 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 Norton 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 is one return detailing a housing need.

Local Connection& Housing Tenure

The chart below shows that the respondent with a specific need is currently living in the parish, at home with parents.

0.0

1.0

**No. of Respondents**

**Type of Housing**

**1**

Living with parents

**Current Housing Situation**

Registered for Housing?

The respondent is not listed on a local housing register.

When is Housing Required?

The respondent will require housing within 2-5 years.

Reason for Requiring Alternative Housing?

The respondent is looking to set up an independent home in the parish.

**Financial Information**

The information below indicates the level of household income, source of income and savings held by the respondent claiming a need for housing.

Annual Household Income and Savings

Government guidelines state that a total income of under £60,000 means a household qualifies for affordable housing. In this case, the respondent who is looking for alternative accommodation is earning below £15,000 p.a. and has savings below £1,000, therefore would be eligible on income grounds.

Respondents in Need Details – Norton

The following table lists the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

**Single**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Young person, living with parents, requires an independent home within 2-5 years. 16 years residency. | 2 bed house for affordable rent. | 1 or 2 bed house or flat for affordable rent. |

Results of Analysis - Norton

Therefore the housing need for Norton derived directly from the survey is:

1 x 1 or 2 bed house or flat for affordable rent.

Section 5.

Conclusions & Recommendations

Midlands Rural Housing, in partnership with Welbeck Estates co. Ltd., has conducted a detailed study of the housing needs of Cuckney, Holbeck & Welbeck and Norton parishes. This study has not only investigated the actual housing needs, but has also ascertained residents’ views with regard to living in the parishes, and has identified the level of local support for a development to meet local needs.

The housing needs survey was carried out across the three parishes over a period of two and a half months. In total, eighty four responses were received, giving an average response rate of almost 34% which is considered good.

Cuckney, Holbeck & Welbeck and Norton are three individual parishes which fall within the boundaries of the Welbeck Estate. The parishes lie adjacent to the A60 in a rural area of West Bassetlaw, approximately 8 miles north of Mansfield. Individually, the parishes are small and, in total, hold approximately two hundred and fifty households. Cuckney is the main village centre for the three parishes. There are limited local amenities and public transport connections.

Housing within the three parishes has historically been provided by the Welbeck Estate for the benefit of its workers and the Welbeck Estate Co. Ltd. is still the largest local landowner. There is little private ownership of property and many of the properties are still tied to local employment within the estate, although the majority are now privately rented. There is some social housing, mainly in the provision of small bungalows for the elderly. The exclusive nature of the area makes it a sought after place to live. Occurrences of properties being sold on the open market are extremely rare, property prices are expensive and there are no opportunities for young people to purchase in the area. Similarly, private rental values are high and are unaffordable to local people on low incomes.

The age profile of respondents shows that overall, 52% are over the age of 55, whilst the number of children under 16 is just 10%. It is evident that there is an imbalance in the age profile, suggesting that the population is ageing as young people are leaving the parishes. This will inevitably have a detrimental impact on the sustainability of the parishes.

The evidence of household occupancy compared to property types also shows a marked imbalance. Overall, 59% of properties are family houses with 3-5 bedrooms but only 21% of properties are occupied by families. 78% of properties are occupied by single people or couples. There is clearly a high level of under-occupancy, suggesting that there is a greater need for smaller properties.

As would be expected, home ownership is low, with just 12% of respondents being owner-occupiers. 54% of properties are privately rented, 27% of properties are tied to employment and 6% are social rented. All the social rented property relates to 1 bedroom bungalows which are situated in Cuckney.

Respondents had generally lived in their locality for a long time. Overall, 92% had lived in the parish for over three years and 66% had lived there for more than 15 years. Many elderly respondents had lived in the area all their lives. Reflecting this attachment to the area, 61% of respondents wish to remain in the area and do not expect to move from their current home. In the future, 11% of respondents will be seeking to buy privately, 11% will be seeking retirement housing and 12% expect to be privately renting. Only 4% of respondents said they would be looking for affordable housing. Of those people expecting to move, 29% would like to do so within 5 years and the remainder a looking much longer term.

Overall, 11% of respondents were aware of somebody who had moved away from their parish to find more suitable housing. 59% said they would be in favour of an affordable housing scheme for local people, with just 10% being against the idea. 30% were undecided.

Overall, nine respondents have registered a need for affordable housing, consisting of 2 families, 3 elderly couples and 4 young single people. There is a requirement for affordable rented property and for shared ownership.

The identified affordable housing need is:-

2 x 1 or 2 bed house or flat for affordable rent or shared ownership

2 x 1 or 2 bed house or flat for affordable rent

1 x 2 bed house for affordable rent

1 x 3 bed house for shared ownership

2 x 2 bed bungalows (designed for disability) for affordable rent

1 x 2 bed bungalow for affordable rent

In conclusion, there is strong evidence of an ageing population, with young people leaving the area to find employment and suitable housing. Much of the family housing that was originally built for estate workers and their families is now under-occupied and there is a requirement for smaller properties as people reach retirement. Many people have lived in the three parishes all their lives and have strong connections with the Welbeck Estate and the area in general. They wish to remain in the area and, as a result, more properties are now occupied by single people and couples than by families.

In the future, there is evidence of a need for a broader range of tenures and housing types. People would like to be able to buy privately as well as rent; there is a requirement for affordable renting as well as privately renting. When considering housing types, there is evidence of a requirement for starter homes for young people and retirement properties for the elderly.

Provision of smaller properties may result in family properties becoming vacant and consideration will need to be given as to how more families can be attracted to take up housing in the area. This will have an impact on local amenities and services such as education, public transport and local road networks.

**Our recommendations are that, in the short-term, consideration should be given to providing nine affordable dwellings to alleviate the current housing needs in Cuckney, Holbeck & Welbeck and Norton.**

**In addition, in any long-term neighbourhood planning, consideration should be given to diversifying the housing stock and providing open market properties for sale and rent, particularly those suitable for young starters and for people in retirement. The provision of local employment and leisure opportunities and making properties available to a wider market, e.g. professionals, commuters, may need to be considered in order to attract families into the area.**

**Finally, it should be noted that these housing needs surveys have been carried out prior to any neighbourhood planning process taking place and it is recommended that they should be updated after any neighbourhood plan is completed in order to ensure that accurate and timely housing requirements are recorded.**

Acknowledgements

Midlands Rural Housing would like to thank Mr David Collins, Chair of Cuckney Parish Council and Mrs Wendy Davies Clerk to Cuckney Parish Council, Mr Robin Brown, Chair of Holbeck & Welbeck Parish Council and Mrs Wendy Woodcock, Clerk to Holbeck & Welbeck Parish Council, and Miss Mary Stokes, Chair of Norton Parish Meeting for their time and help in carrying out these housing needs surveys.

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Appendix: Comments

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.

* I think it would be good for the villages of Norton Cuckney to have an increase in the number of residents. At the moment they are stagnating, with an imbalance of age groups.
* I’ve had my name down for a Welbeck house for a number of years but I think it’s not affordable.
* There are many properties in the Cuckney/Welbeck area that need to be renovated before any more are built.
* Approx. 75% of houses in the village are available at an affordable rent but most are quite small. On the other hand, there are not any affordable houses available for those wishing to purchase as opposed to renting.
* Water Mains infrastructure is in poor condition and Welbeck Estates Co. Ltd. Has previously said their water abstraction license is at a maximum capacity. How will this impact on any new development?
* In planning terms, the village is not sustainable, having lost almost all its amenities.
* Although this issue does not directly affect us, we support the availability of low cost housing to enable both young and old to remain living in the village.
* There is a clear need for affordable housing, but this form of housing must remain in public or housing association ownership to remain affordable, otherwise property is put on the open market and prices rise.
* Increased rents prevent families staying together. Young people cannot afford to rent on the estates and are forced to move away. Heating the houses is expensive and is unaffordable for families. Smaller, well built, environmentally sensitive homes that are cheaper to maintain are needed.
* I would be interested in buying a house in the future if it allows me to stay in Welbeck where I live and work.
* Affordable housing would be good but we need good public transport links to go with it. People cannot afford to live in rural areas because of the lack of local services and the cost of travel.
* I am in agreement with affordable housing, particularly for the younger generation who are brought up here but have no houses available.
* It would be nice for people such as ourselves, with no car, to have better public transport services to our nearest town and other amenities such as shops, doctors.
* Hopefully the buildings will be in keeping with the area and the occupants will take an interest in local activities.
* We have lived in rented accommodation on the Welbeck estate for almost twenty years and we are happy to remain in our present home for as long as possible.
* There is a need to provide affordable housing suitable for young people, to sustain the community for the future and allow the next generation to live where they were brought up. There is also a shortage of accommodation for older residents. The provision of workshops for small businesses would also help keep the village alive.
* There are many issues that need addressing in conjunction with any housing development. We have minimal amenities, no mains services, poor internet service, very poor public transport and limited access in bad weather.
* A lot of affordable housing is built in a very utilitarian style and does not blend in with surrounding properties. Sympathetic design is important to the area.

**Addendum**

A late response has been received from a family claiming a need for housing.

**Family**

|  |  |  |
| --- | --- | --- |
| RESPONDENT | ACCOMMODATION REQUIRED | REALITY TENURE |
| Family of 3, living in 4 bed privately rented property, require smaller, cheaper home within 2-5 years. Residency 12 years. | 3 bed bungalow for shared ownership or market rent. | 3 bed house for shared ownership. |

As the report has been completed, their details do not appear in the main body of the report, but they have been included in the total figure given in the Conclusion and Executive Summary.

The total number of respondents registering an interest in affordable housing is now nine. The breakdown between parishes is as follows:-

Cuckney -3

Holbeck & Welbeck – 5

Norton - 1