

ELSTON
HOUSING NEEDS SURVEY
ANALYSIS



Introduction

During August/September 2006 a survey was carried out to ascertain the needs of people living in Elston. The survey aimed to discover: -

-  The current situation of the respondents.
-  Existing households in need.
-  The number of households with special needs and their specific requirements.
-  The numbers of residents migrating to other areas and the reasons why.
-  Affordability levels.

This survey uses the following definition of affordable housing: -

'Dwellings developed specifically for those whose incomes generally deny them opportunity to purchase or rent houses on the open market'

Survey Process

The Housing Need Survey was conducted by Carole Turner, Nottinghamshire Rural Community Council's Rural Housing Enabler in consultation and partnership with Elston Parish Council and Newark & Sherwood District Council.

A Housing Needs Questionnaire was delivered by the Parish Council to every house in Elston to ensure that every householder had the opportunity to participate in the survey. Collection points for the survey forms were provided at the following venues: -

Elston Village Shop
The Chequers Pub, Toad Lane

In total 290 households received a survey form.

RHE	Carole Turner	Survey Ref.	NC 1250
Parish			Elston
Ward			Farndon
Local Authority		Newark and Sherwood	
GOR Region			East Midlands
Survey date	Aug/Sept 2006	Survey forms processed	131

This parish comprises **290** properties of which **78%** are in Council Tax bands A and B and **0%** are second homes. An estimated **7.5%** are in the social rented sector.

According to the 2001 Census **674** people, comprising **275** households, live in this parish.

In the 12 months to the end of March 2006 **15** owner occupied homes were sold. This represents **5.7%** of homes estimated to be in the owner occupier or private rented sector. The comparable figure for the last 3 years (Apr 03-end Mar 06) is **32**. Over the twelve month period **0** homes sold for less than £70,000 and the average house price was £246,057.

In the last 12 months to 2006, **1** home has been let in the social rented sector. This represents **3.57%** of all homes estimated to be in this sector. The comparable figure for the last 3 years is **0%**. Within the last 12 months of the lettings **0** were 1 bed properties, **1** was a 2 bed property and **0** were 3 or more bed properties. Over the past five years **2** new housing association homes have been built. In the past 12 months **0** homes have been lost through RTB or Right to Acquire.

The survey data indicate that **20** households have expressed a need for new or alternative accommodation. This number is made up as follows.

	Total	Within 2 yrs	2 - 5 yrs	5 or more yrs
Current households in need of alternative.	11	3	3	2
Hidden households who need to move	7	0	0	3
Households wishing to return	2	0	1	1

A total of **12** households in the parish report that family members have moved away in the past five years because of difficulties in finding a suitable home.

Table 1 provides the household type classification for newly forming households or those wishing to return to the parish and a breakdown of the size of accommodation they require.

The tenure preferences of all households seeking alternative accommodation together with their assessed maximum purchase or rental values are set out in Table 2.

Table 1 Number of new households by type and size of house required

	1 bedroom	2 bedrooms	3 bedrooms	4 + bedrooms
One-person household	0	1	0	0
Couple	0	1	0	0
Two-parent household	0	1	0	0
Lone-parent family	0	0	0	0
Older person household	0	1	0	0
Other	1	0	0	0

Table 2 Maximum purchase / rental values for new home tenure preferences

	Buy	Rent Private	Rent LA / HA
Purchase			
Less than £50,000	0		
£50,000 - £69,999	0		
£70,000 - £99,999	1		
£100,000 - £149,999	1		
£150,000 - £199,999	3		
£200,000 - £249,999	3		
More than £250,000	1		
Rental			
Less than £50		0	2
£50 - £99.99		0	1
£100 - £149.99		0	0
£150 - £199.99		0	0
£200 - £249.99		0	0
More than £250		0	0

There is scope for gaining social rented homes through transfers. Of those households living in the parish who say they need alternative accommodation, **1** is currently living in a socially rented home.

There is also a level of support for new build in this sector. Of those households responding to the survey **75.8%** would support a small development of affordable housing in the parish.

Table 3 Number of years in parish by affordable housing support

No. years in parish	Affordable housing support					
	Yes		No		Total	
	Count	%	Count	%	Count	%
Between 1 and 2 years	11	13.8	4	16.7	15	14.4
Between 3 and 5 years	12	15.0	7	29.2	19	18.3
Between 6 and 10 years	17	21.3	4	16.7	21	20.2
Between 11 and 20 years	20	25.0	4	16.7	24	23.1
Between 21 and 40 years	12	15.0	4	16.7	16	15.4
Over 40 years	8	10.0	1	4.2	9	8.7
Total	80	100.0	24	100.0	104	100.0

Table 4 Preferred tenure by net household income

	Net household income (monthly)															
	Less than £420		£420-£834.99		£835-£1249.99		£1250-£1665.99		£1666-£2499.99		£2500-£3299.99		£3300+		Total	
Preferred tenure	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Buying on the open market	0	0.0	0	0.0	1	100.0	4	100.0	1	50.0	2	100.0	1	100.0	9	64.3
Renting from a private landlord	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Renting from LA/HA	1	100.0	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	4	28.6
Shared Ownership	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	7.1
Total	1	100.0	3	100.0	1	100.0	4	100.0	2	100.0	2	100.0	1	100.0	14	100.0

Table 5 Number of bedrooms required by household type

	Household type													
	One-person		Couple		Two-parent		Lone-parent		Older person		Other		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	7.1
Two	2	100.0	1	50.0	1	16.7	0	0.0	2	100.0	0	0.0	6	42.9
Three	0	0.0	1	50.0	1	16.7	1	100.0	0	0.0	0	0.0	3	21.4
Four or more	0	0.0	0	0.0	4	66.7	0	0.0	0	0.0	0	0.0	4	28.6
Total	2	100.0	2	100.0	6	100.0	1	100.0	2	100.0	1	100.0	14	100.0

Table 6 Number of bedrooms required by how much is affordable on the open market

	Maximum house price you could afford															
	Less than £50,000		£50,000-£69,999		£70,000-£99,999		£100,000-£149,999		£150,000-£199,999		£200,000-£250,000		Over £250,000		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Two	0	0.0	0	0.0	1	100.0	0	0.0	1	33.3	0	0.0	0	0.0	2	22.2
Three	0	0.0	0	0.0	0	0.0	1	100.0	2	66.7	0	0.0	0	0.0	3	33.3
Four or more	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	1	100.0	4	44.4
Total	0	0.0	0	0.0	1	100.0	1	100.0	3	100.0	3	100.0	1	100.0	9	100.0

Table 7 Number of bedrooms required by how much is affordable as rent

	Maximum rent you could afford (week)													
	Less than £50/wk		£50- £99.99		£100- £149.99		£150- £199.99		£200- £249.99		More than £250		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	33.3
Two	1	50.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	66.7
Three	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Four or more	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total	2	100.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0

Table 8 Number of bedrooms required by net household income

	Net household income (monthly)															
	Less than £420		£420- £834.99		£835- £1249.99		£1250- £1665.99		£1666- £2499.99		£2500- £3299.99		£3300+		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	7.1
Two	1	100.0	2	66.7	1	100.0	1	25.0	1	50.0	0	0.0	0	0.0	6	42.9
Three	0	0.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	1	100.0	3	21.4
Four or more	0	0.0	0	0.0	0	0.0	1	25.0	1	50.0	2	100.0	0	0.0	4	28.6
Total	1	100.0	3	100.0	1	100.0	4	100.0	2	100.0	2	100.0	1	100.0	14	100.0

Table 9 Present tenure by preferred tenure

	Preferred tenure									
	Buying on the open market		Renting from a private landlord		Renting from LA/HA		Shared Ownership		Total	
Present tenure	Count	%	Count	%	Count	%	Count	%	Count	%
Owned outright	2	22.2	0	0.0	1	33.3	0	0.0	3	25.0
Owned with a mortgage	6	66.7	0	0.0	0	0.0	0	0.0	6	50.0
Shared ownership	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Rented from LA	0	0.0	0	0.0	1	33.3	0	0.0	1	8.3
Rented from Housing Association	0	0.0	0	0.0	1	33.3	0	0.0	1	8.3
Rented from private landlord	1	11.1	0	0.0	0	0.0	0	0.0	1	8.3
Tied to job	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Other	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Total	9	100.0	0	0.0	3	100.0	0	0.0	12	100.0

Tables in relation to questions in survey form

<u>Table No</u>	<u>Question No</u>
1	15 and 22
2	24
3	4 and 9
4	16 and 15
5	15 and 22
6	15 and 23
7	15 and 24
8	15 and 25
9	2 and 16

Conclusion

From a hand delivered survey of 290 households in Elston 46.5% of the survey forms were returned.

20 households expressed a need for new or alternative accommodation plus 12 households reporting that family members have moved away in the past five years due to difficulties in finding a suitable home within Elston.

Of the residents living in Elston who have stated they need alternative accommodation, one is currently living in a socially rented home.

Information from 20 households stated that there is a total of 29 young people over the age of 14 years living in the village.

In the past 12 months no homes have been let in the social rented sector.

Currently no land has been allocated for housing in the Local Plan subject to an exceptions site policy.

Elston Village has development potential on sites classified as a combination of 'edge of settlement', 'infill' and 'limited to windfall.

- Note that under local plan policy H17 exceptionally in larger villages outside the Nottinghamshire green belt, planning permission will be granted for affordable housing for local needs on appropriate, small sites outside, but directly adjacent to, main built up areas, provided the district council is satisfied that a local need exists for the type and scale for the development proposed”

75.8% of respondents said they would be in favour of a small development of affordable housing in the parish.

Signed

Carole Turner
Rural Housing Enabler

Dated March 2007