



# **EAST MARKHAM HOUSING NEEDS SURVEY**

**Midlands Rural Housing  
in partnership with  
Bassetlaw District Council  
and East Markham Parish Council  
June 2012**



Thank you to the residents of East Markham parish for their help and support with this survey.



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## **Executive Summary**

Midlands Rural Housing completed a Housing Needs Survey in East Markham during May/June 2012, 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.

East Markham is a sought after village which people aspire to live in. It sits in a rural area, convenient for major road networks and within commuting distance of several medium and large sized towns which provide employment, shopping and leisure facilities.

House prices are expensive to buy and rent. There is little private rental property available. Housing stock is predominantly medium to large family housing, although there is some smaller housing, particularly bungalows. A proportion of this is social housing which does not become available readily and it is noticeable that there is little low cost housing for sale or rent on the open market. People on low incomes would have difficulty entering the property market in East Markham.

The survey shows evidence of a lack of affordable housing in East Markham and there is a perceived need for more amongst respondents. There is a large body of support for the development of affordable housing. However, the need is more likely to be a requirement for the future as the population ages.

Currently, only two respondents have claimed a need for affordable housing. Both are resident in the village and fulfil the eligibility requirements.

Therefore the housing need derived directly from the survey is:

- 1 x 1 or 2 bed bungalow for Social Rent.
- 1 x 2 bed house for New Build Homebuy.

Unfortunately, a development of just two properties is not a viable economic proposition and it is unlikely that a housing provider will consider such a development. In the first instance, they should explore the possibility of fulfilling this need from existing housing stock. A second option may be to consider a small development of mixed, affordable and market properties.

**Our recommendation is that consideration is given to the development of two affordable dwellings to alleviate the current housing needs in East Markham.**



## 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.

Bassetlaw District Council has commissioned Midlands Rural Housing to undertake Housing Needs Studies in rural villages and identify opportunities for the development of affordable housing within the rural villages.

East Markham has a population of approximately 1,250 people in 528 households (Bassetlaw D. C. council tax register). 540 survey forms were produced for distribution to residents throughout the parish.

During May 2012, Midlands Rural Housing and East Markham Parish Council worked together to deliver a Housing Needs Survey form to every household in the parish. The return date for the survey was 18<sup>th</sup> June 2012 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 current and future housing needs in the parish of East Markham, in order to provide Bassetlaw District Council with the information it requires to formulate plans and anticipate future housing requirements.

### 3. Housing Costs

#### Property Values Jan – Mar 2012 - Bassetlaw

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
<b>East Midlands</b>	241,402	139,395	114,651	110,351	<b>169,497</b>	14,395
<b>Nottinghamshire</b>	219,403	121,657	100,763	96,123	<b>153,277</b>	2,063
<b>Bassetlaw</b>	174,539	98,421	86,239	113,036	<b>122,566</b>	259
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, across the board, prices in Bassetlaw are just 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 10-15% deposit.

#### Sales

Figures obtained from Rightmove show that in June 2012 there are 24 properties available for sale in East Markham, with an overall average price of £323,685.

22 detached properties at an average price of £341,070

2 semi-detached properties at an average price of £132,450

#### Rentals

There are 2 properties available for rent in East Markham:-

1 x 5 bed house at £1,595 per calendar month

1 x 4 bed house at £850 per calendar month

The above figures indicate that the supply of small, low cost properties in East Markham is minimal and that house prices are considerably higher than the average for Bassetlaw. A family wanting to purchase an average semi-detached property would need a household income of £40,000 p.a. to obtain a mortgage with a 10% deposit. There is limited rental property available and rents are unaffordable to those on low incomes.



#### 4. 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.

#### 5. 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.

## 6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during May/June 2012, in East Markham parish.

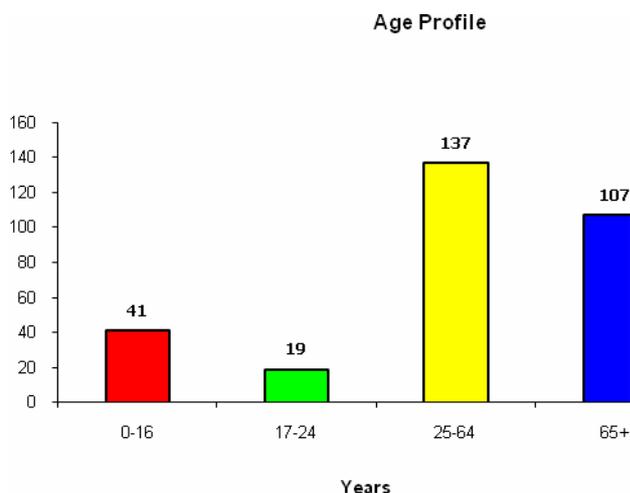
Respondents' individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

The following results are a snapshot in time and provide the village and 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 138 survey forms were received giving a return rate of 26%. This is considered a fairly low response and takes into consideration that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

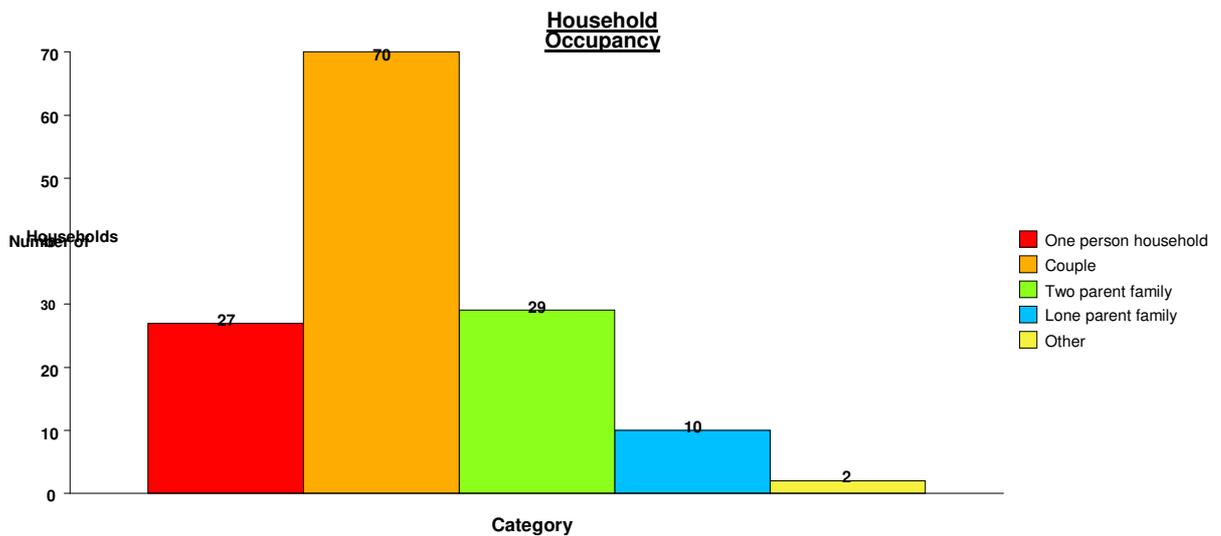
### 6.1 Age Profile

The chart below shows the age profile of the 304 people captured on the 138 survey forms returned. The responses show that the largest single group of the population in East Markham, representing 45%, are adults of working age. There is a young generation up and coming, with children under 16 representing over 13% of the population.



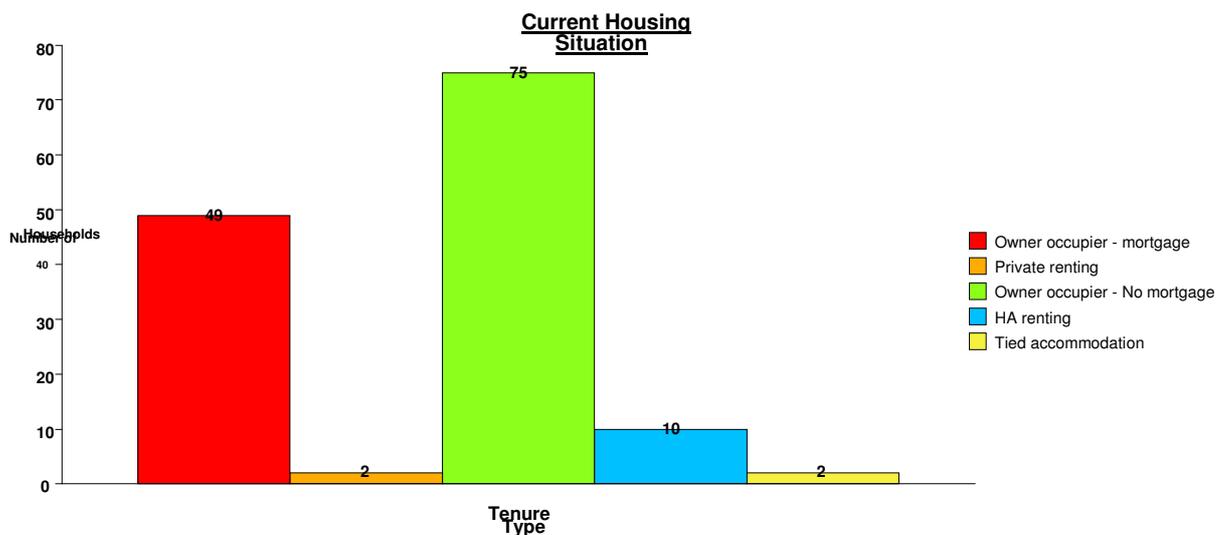
## 6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. Those households containing single occupants and couples amounted to 70% of respondents, while households containing families with children represented 28% of total households.



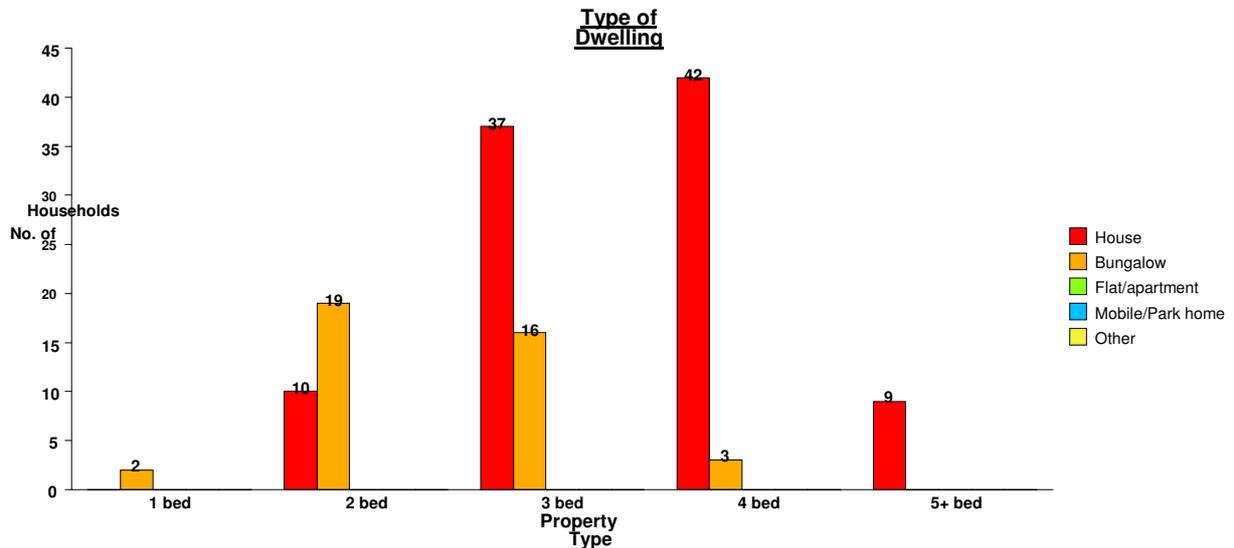
## 6.3. Tenure of all Respondents

The following chart shows the current household tenure of all respondents. Owner-occupiers make up 90% of households, with 60% of those having no mortgage. Privately rented accommodation makes up less than 2% of total households, although social rented housing accounts for over 7%.



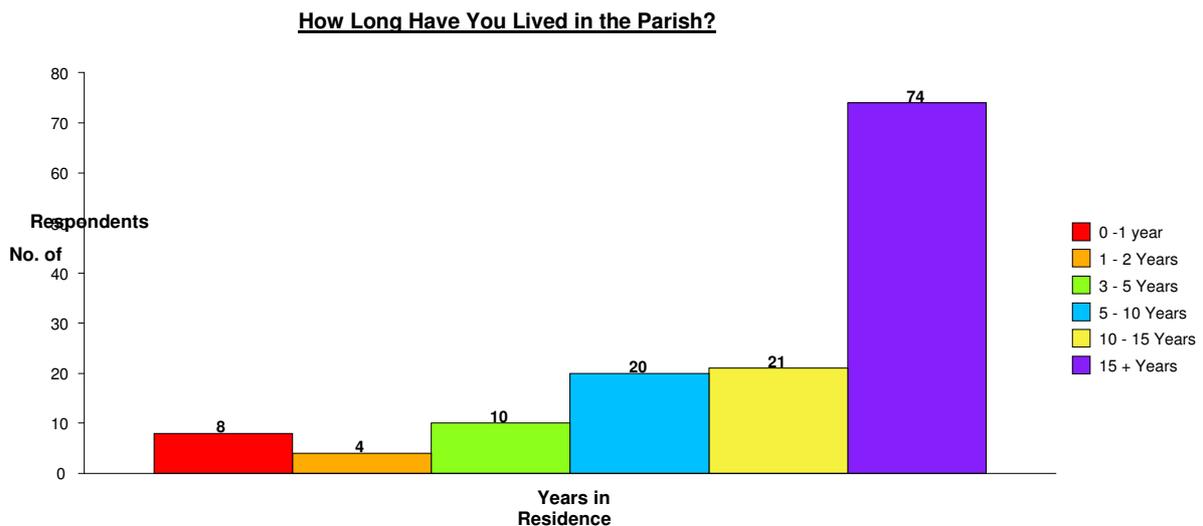
## 6.4. Property Types

The following chart details the types of property that respondents currently live in. 78% of respondents live in family sized properties with three or more bedrooms, with 22% living in 1 or 2 bed roomed accommodation.



## 6.5 Residency

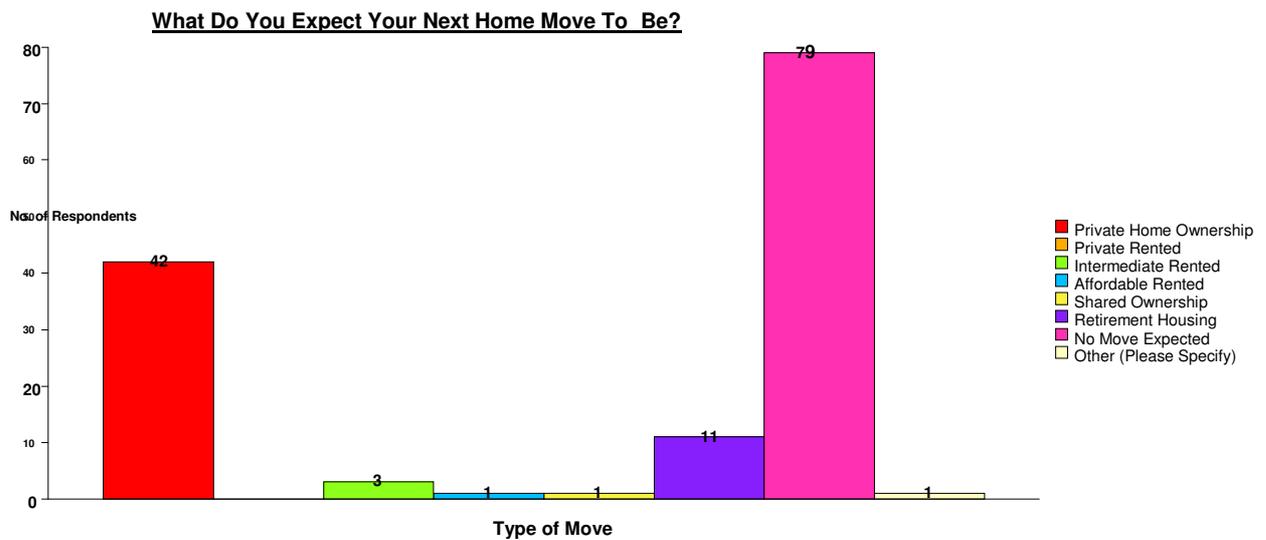
The chart below shows that 91% of respondents have lived in the parish for more than 3 years, with almost 54% having lived in East Markham for over 15 years.



## 6.6 Migration

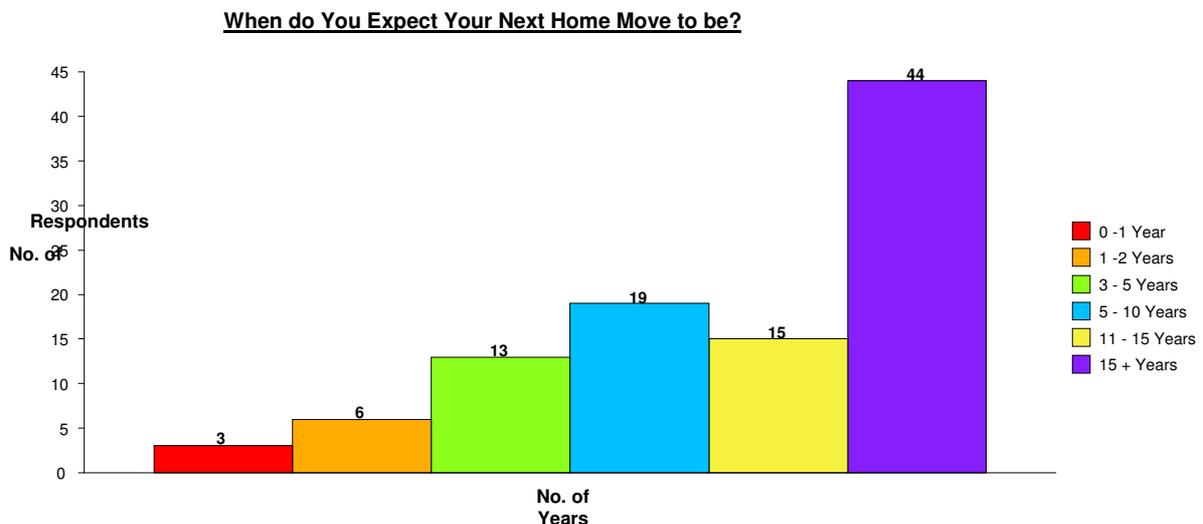
The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 57% of respondents do not expect to move from their present property.

30% of respondents would prefer to buy their own property on the open market. 8% of respondents expect their next move to be into retirement housing and almost 4% expect to move into social rented or shared ownership properties.



## 6.7 Timescales

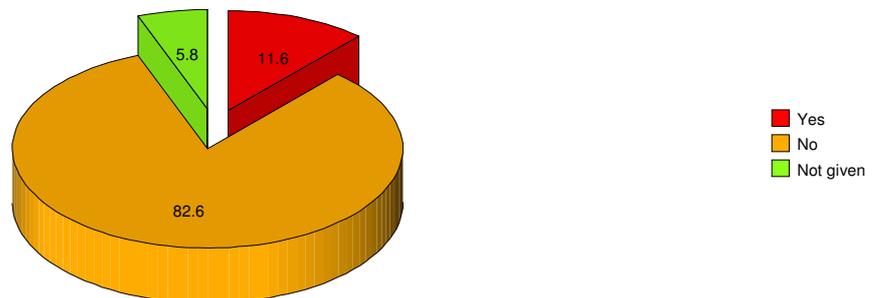
The chart below shows that, of those people expecting to move homes in the future, 16% are expecting to move within the next five years.



## 7.0. Support for a Small Housing Development

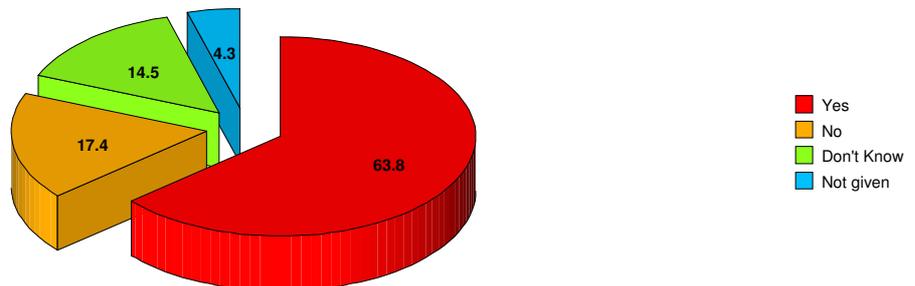
The chart below indicates that a number of local people have had to move out of the village in order to secure suitable housing. Almost 12% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

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



The second chart, below, shows the level of support for a small development of affordable homes being built in the parish. Almost 64% of respondents would be in favour. Only 17% are directly opposed to such a scheme.

**% In Favour of a Small Scheme**



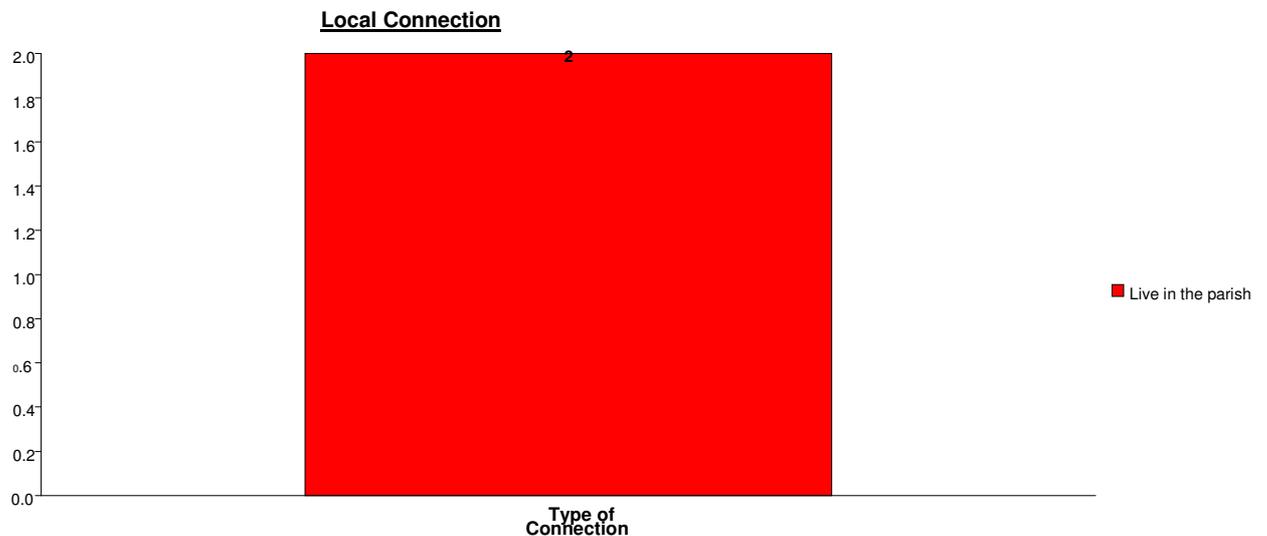
## 8. Housing Needs Analysis

Of the 138 returns, 136 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 East Markham 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 two returns detailing a housing need.

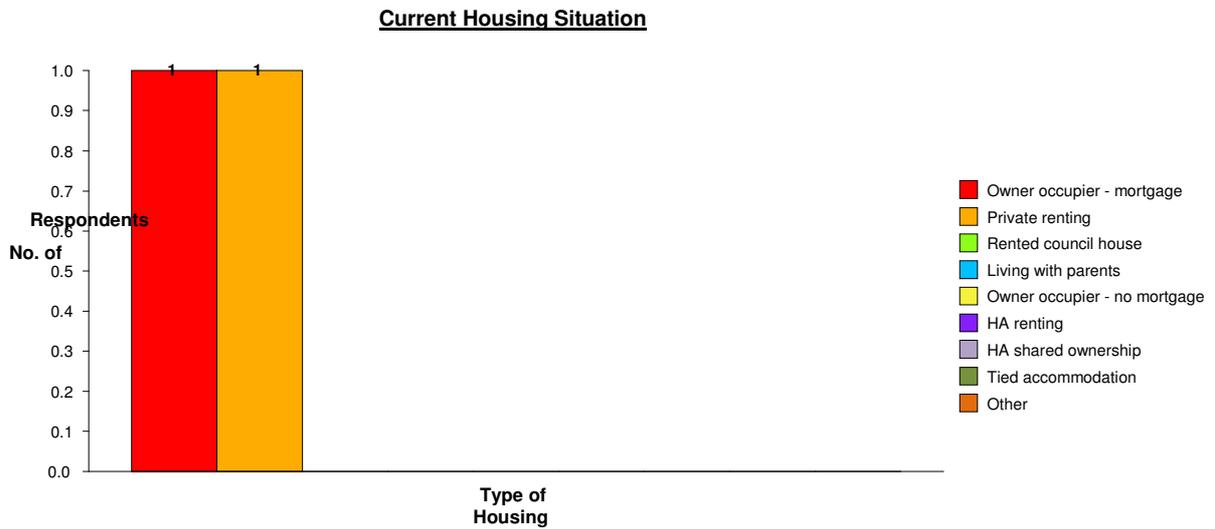
### 8.1. Local Connection

The chart below shows that both respondents declaring a need are currently living in the parish.



## 8.2 Current Housing Tenure

The chart below shows the current housing circumstances of the respondents with a specific housing need. One is currently a mortgage holder and one is privately renting.



## 8.3 Registered For Housing?

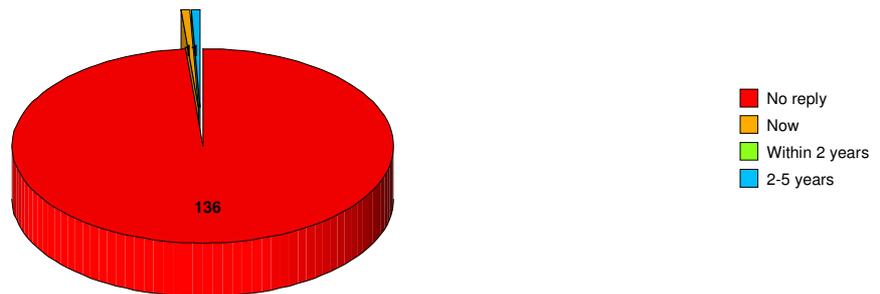
One of the respondents is registered on the local housing register.



## 8.4 When is Housing Required?

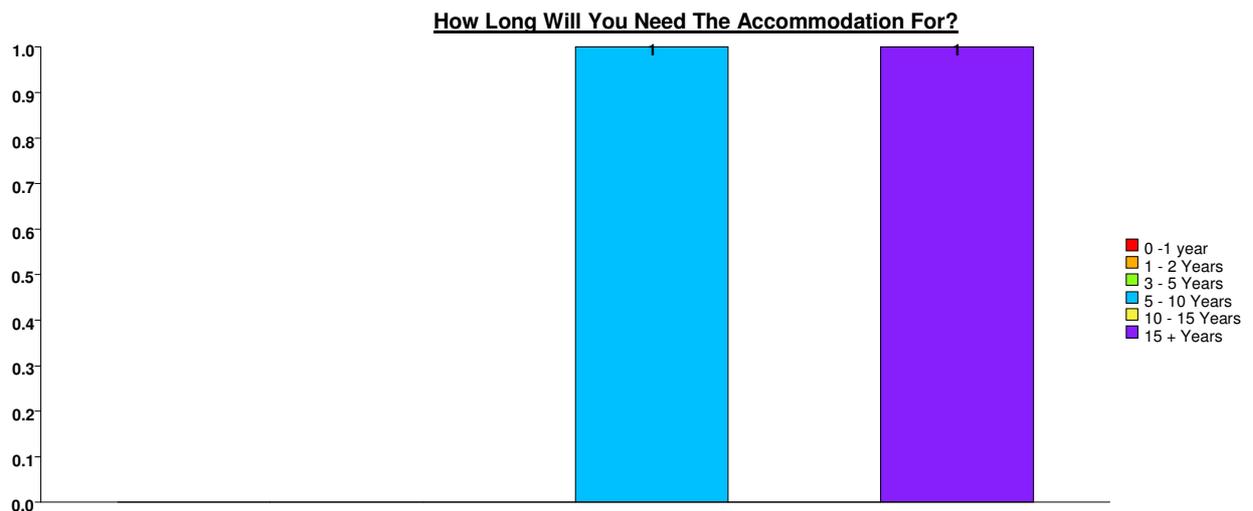
The figures indicate that one respondent is in need of affordable housing now and one in the next 2-5 years.

**When Will You Require Alternative Accommodation?**



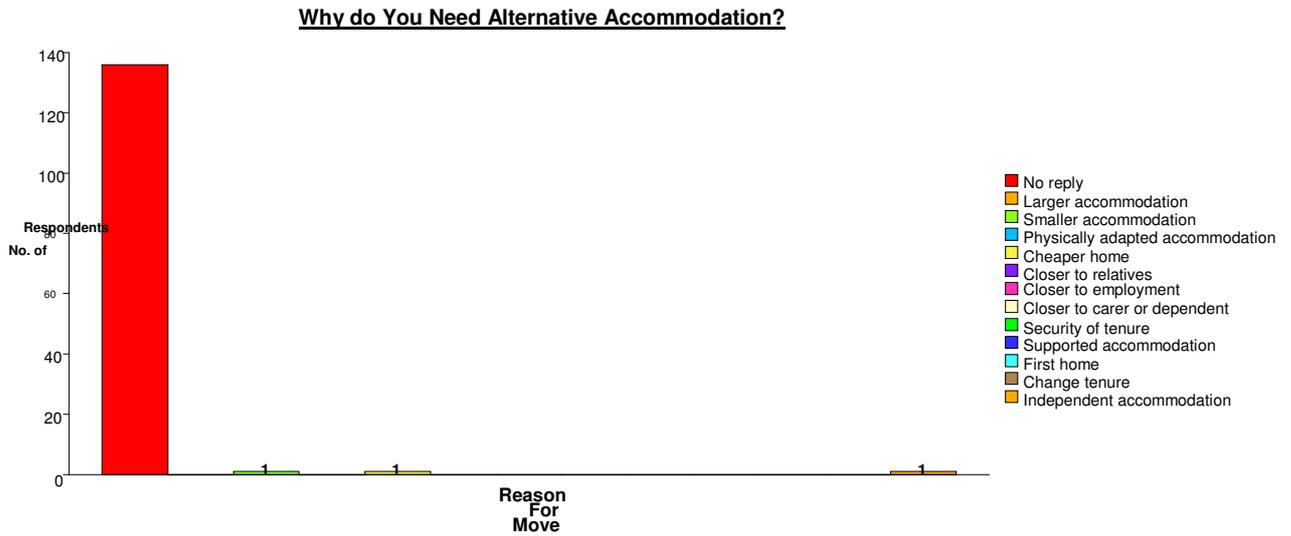
## 8.5 How Long Is It Needed For?

Both respondents indicate that they will need housing for a period of at least five years and one for at least fifteen years.



## 8.6 Reason for Needing Alternative Housing

The chart below shows peoples' reasons for requiring alternative housing. One respondent requires independent, cheaper housing and one is in need of a smaller property.

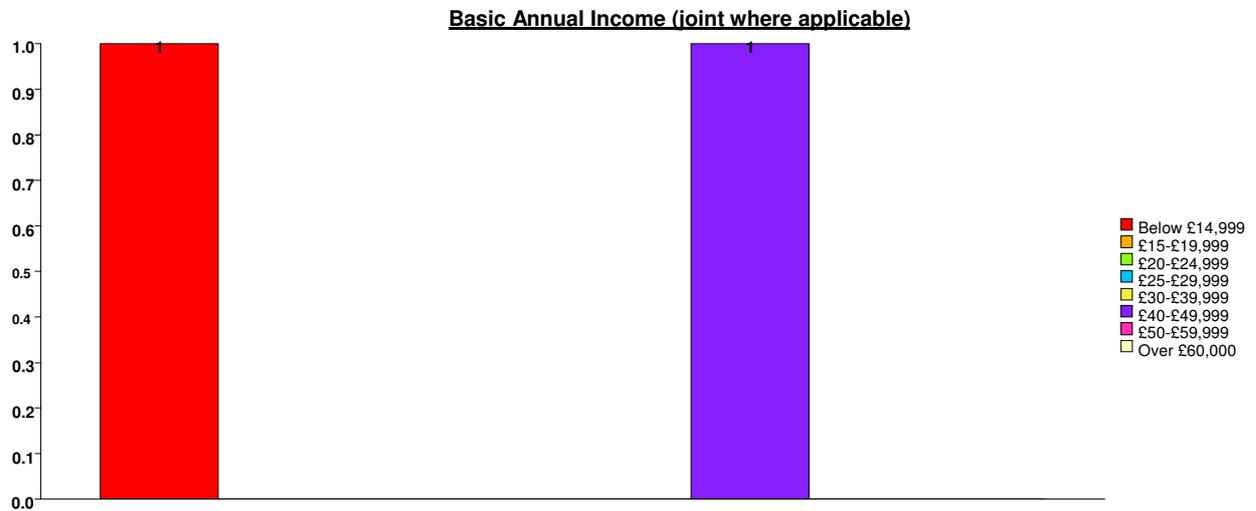


## 9. Financial Information

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

### 9.1 Household Income

Government guidelines indicate that a household income of £60,000 or less is qualification for consideration for affordable housing. The figures below show that one respondent has an annual income of under £15,000 and the second respondent has an income of under £50,000.



### 9.2 Source of Income

One respondent receives their income from salary and one from pension.

### 9.3 Level of Savings

Both respondents have savings of less than £1,000.

## 10. Respondents in Need Details

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

### **Elderly**

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Living alone in own, mortgaged 3 bed house. Unable to manage and requires a smaller property immediately. Residency 43 years. On housing register.	2 bed bungalow. Social Rented.	1 or 2 bed bungalow. Social Rented.

### **Single**

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE

### **Families**

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Lone parent with one child, privately renting a 3 bed house, requires independent, cheaper housing within 2-5 years. Residency 1 year.	3 or 4 bed house. New Build Homebuy.	2 bed house. New Build Homebuy.

Therefore the housing need derived directly from the survey is:

1 x 1 or 2 bed bungalow for Social Rent.

1 x 2 bed house for New Build Homebuy.

## 11. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Bassetlaw District 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 the level of local support for a development to meet local needs.

East Markham is situated in a rural area to the east of Bassetlaw district. It is convenient for the A57 and A1 which give good road links east-west and north-south. The nearest towns are Retford and Ollerton which are seven and eight miles distance. Larger centres of employment, shopping and leisure are at Worksop, twelve miles distant, Lincoln, and Newark which are both sixteen miles distance.

Housing stock figures show that 22% of properties are small, 1-2 bedroom properties and there is a good proportion of bungalow accommodation. However, there is an imbalance between the size of housing stock, which is 78% family housing (3 or more bedrooms), and occupation levels which show 70% of housing being occupied by singles and couples. This indicates a large degree of under-occupation.

It is evident that East Markham is a popular and sought after place to live. Once established, respondents remain there for a long time. 54% have lived in the parish for over 15 years and 57% do not expect to move house in the future. There is a high level of owner-occupation and very little private renting. There is a reasonable proportion of social housing which may account for much of the smaller housing stock in the parish. Sales and rental figures indicate that small properties do not come on the market readily. Those properties currently available are both large and expensive to either buy or rent. People on low incomes, such as young starters, would struggle to obtain housing on the open market. 12% of respondents indicated that they know of people who have had to leave the village to find suitable housing and 64% said they would support a development of affordable housing in East Markham.

Although there is evidence of a lack of affordable housing and there is a perceived need amongst respondents, particularly for elderly persons' bungalows, in fact, there is little indication of a need for housing at the present time. However, 8% of respondents have stated they will consider retirement housing and 4% will consider social housing, at a future point. This indicates that there may be a greater need in say, five years time, as the population ages.

There are only two respondents claiming a current need for affordable housing. One of these is an elderly person wanting to downsize to a smaller property. The other, a lone parent with children, is finding difficulty affording market rental prices.



Unfortunately, given the current economic climate, it is unlikely that a housing provider will be able to develop just two new affordable properties as such a scheme would not be cost effective. In the first instance, local registered providers should investigate whether the needs of these two respondents can be met from existing social housing stock. If this is not possible, then consideration should be given to a mixed development of affordable housing and market housing, in order to make a viable scheme.

**Our recommendation is that consideration should be given to providing two affordable properties to alleviate the current housing needs in East Markham.**



## 12. Acknowledgements

Midlands Rural Housing would like to thank Mr Bert Hunt, Chair of East Markham Parish Council and Mrs Wendy Davies, Clerk to East Markham Parish Council, for their time and help in carrying out this Housing Needs Survey.

## 13. Contact Details

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## Appendix A: Comments Regarding a Small-Scale Development of Affordable Housing 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.

- We need more bungalows for pensioners.
- I would like to stay in East Markham while my child finishes education, but rental prices are high and I am unable to save.
- East Markham will be unable to sustain more houses. In the last 20 years it has become like a small town, but with no facilities.
- The character of East Markham has already changed out of all recognition and is being spoiled by building on green and open spaces.
- I am generally in favour of such housing provided attention is paid to ensure good integration into the existing village infrastructure.
- I believe in supporting small developments for local people in the interests of equity and a balanced community profile. The emphasis should be 'small' and in keeping with the village character.
- The Parish Council already has land available on lease that could be utilised.
- We require housing for elderly care and support in the long term, such as 2 bedroom bungalows.
- I support housing for children who are connected to people in the village and want to stay close.
- East Markham has no shops and no evening bus service. It is not a good place to live if you are on a low income.
- We have recently had 25 new homes built and don't have the infrastructure to cope with more.
- I agree there is a need for more affordable housing but I think the development should be small to retain the integrity of the village.
- I am all in favour of affordable housing but I am concerned that bungalow properties are allocated to people from outside the village, preventing people who have lived here all their lives from remaining here.



- Affordable housing must remain so and not be allowed to be sold off, extended, or otherwise taken out of the 'affordable' category.
- Low income families would find difficulty living in East Markham as there are no facilities and transport to towns is expensive. They would be better off situated in areas that provide employment opportunities and more facilities.