Nether Langwith Parish

Affordable Housing for Sale Assessment

January 2022

Purpose

This report provides an assessment of the need for affordable housing for sale in the Parish of Nether Langwith within the Nottinghamshire District of Bassetlaw.

Affordable housing is not merely cheaper housing but planning terminology meaning those forms of housing tenure that fall within the definition of Affordable Housing set out in the current National Planning Policy Framework (NPPF), namely: social rent, affordable rent, affordable private rent and forms of affordable housing designed to offer affordable routes to home ownership.

This will help to inform the emerging Neighbourhood Plan in relation to the opportunities to both identify the need for affordable housing for sale and to see how the Neighbourhood Plan can address the issue.

Context

According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

However, regionally, these figures increase or decrease dramatically depending on the locality. For example, the West Midlands is the region that commands the highest rural premium across Great Britain. Here, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has the lowest rural housing premium of 9% or £27,765.

Data from the review shows that first time buyers have more or less found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

In a local context, figures for the East Midlands show a 38% increase in rural average house prices in the period 2012 - 2017. This equates to a rural housing premium of £55,426, compared to urban locations.

Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas.

In 2018, the National Housing Federation stated that 'the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas (National Housing Federation, 2018).

Nether Langwith

There is evidence of settlements in the area dating back to Palaeolithic, Mesolithic, Neolithic, Roman and Medieval times. When man moved from caves to houses and from hunters to farmers was when the village of Nether Langwith came into being.

Nether Langwith is in Nottinghamshire on the border with Derbyshire. Across the border are the villages of Langwith and Upper Langwith (aka Langwith Bassett). Nether Langwith is the oldest of the villages. 'Langa Vath' is Viking for long ford; probably the origins of the word Langwith.

The village owes its existence to the River Poulter which flows through it. The word 'poulter' is Anglo-Saxon for pools; a river of pools running from Scarcliffe in the West through Nether Langwith and on to Cuckney, Welbeck, Carburton and Clumber lakes to the East.

Nether Langwith is first mentioned in 1179 when the local lord of the manor at Cuckney built Welbeck Abbey and gave, as part of the endowment, the mill of 'Languat' to the canons. Later, in 1291, Edward I gave the canons the whole enclosure of Langwith with its tenements, meadows and pasture of sheep. Nether Langwith was an outpost for the monks of the Order of Premonstratensian (White) Canons, based at Welbeck Abbey, where they raised a large flock of Nottinghamshire Forest sheep.

Whilst remaining a farming community, the village grew to include a corn mill, a blacksmith's shop and, due to its position on the road connecting the big hunting grounds of the Peak Forest and Sherwood Forest, an inn.

According to the 2011 Census, the Nether Langwith Parish had an estimated population of 526 residents living in 203 households dispersed across 527 hectares. This equates to a population density of 1.0 persons per hectare which is in lower than the borough (1.8), region (2.9) and England (4.1) averages. There were 6 vacant dwellings representing a 3% vacancy rate. There was one communal establishment providing accommodation for 43 residents.

It is estimated that the number of people living in the parish increased by 7% (33 people) between 2001 and 2011. During the same period, the number of dwellings (occupied and vacant) increased by 6% (12 dwellings).

At the time of the 2011 Census, around 13% of residents were aged under 16 which was below the borough/regional (18%) and national (19%) rates. Around 60% of residents were aged between 16 and 64 which was lower than the borough/region (64%) and England (65%) rates.

There was an over representation of older people (aged 65+) which accounted for 27% of total residents compared with 19% for the borough, 17% for the region and 16% for England as a whole. The median age of people living in the local area was 47 which was somewhat older than the borough (43), region (40) and England (39) rates.

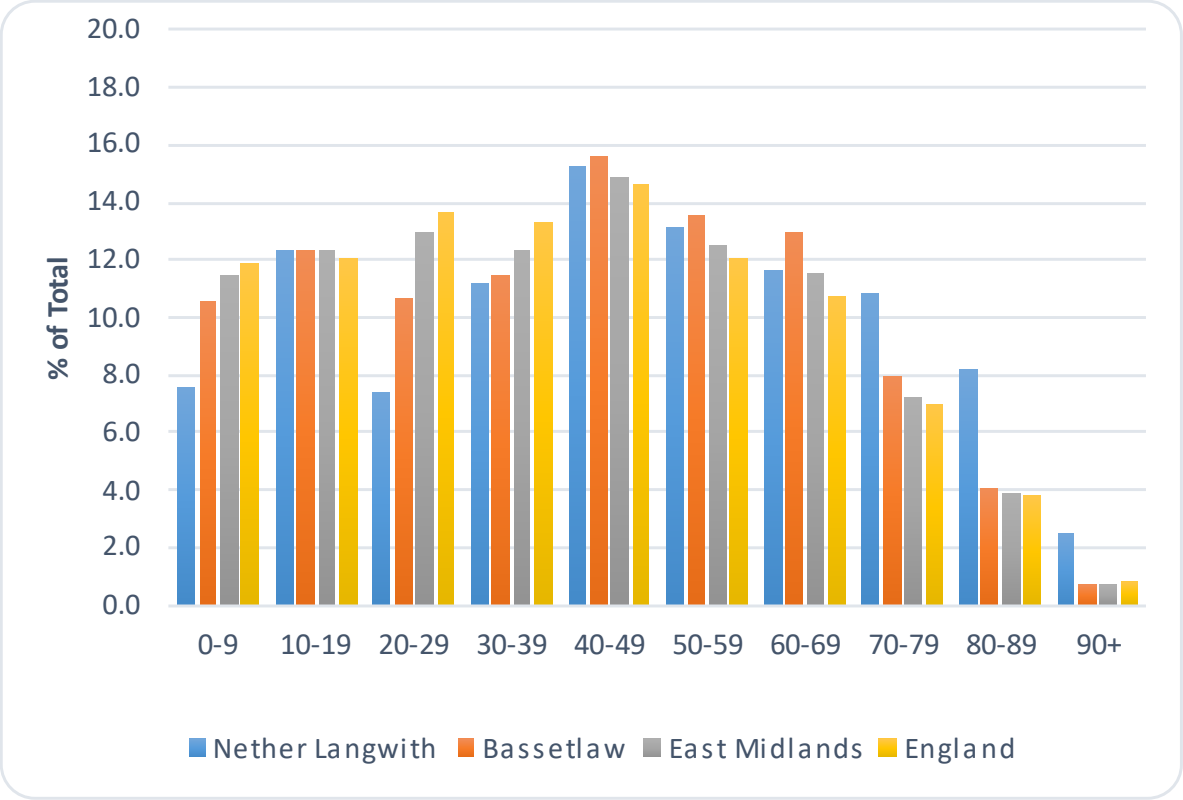
Table 1: Usual Residents by Age Band, 2011

	Nether Langwith		Bassetlaw	East Midlands	England
	No	%	%	%	%
Aged 0-4	106	5.1	7.4	6.0	6.3
Aged 5-15	281	13.4	13.2	12.5	12.6
Aged 16-64	1,348	64.2	65.8	64.5	64.8
Aged 65+	364	17.3	13.6	17.1	16.3
All Usual Residents	2,099	100.0	100.0	100.0	100.0
Median age	43		37	40	39

Source: Census 2011, KS102

A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Nether Langwith had a high representation of residents aged between 70 and 89 compared with the national average, but this may be connected to the presence of a communal establishment in the local area. It has a lower share of people aged been 20 and 29 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.

Figure 1 Population by 10-year age bands, 2011



Source: Census 2011, QS103

The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 10% (13 residents) between 2001 and 2011. Over 65s represented 27% of total population in 2011.

More recent small area population estimates[1] suggest the number of residents in the parish remained stable between 2011 and 2019. However, the number of older residents has continued to grow, increasing by 24% during this period, with people aged 65 and over representing more than 38% of the total population.

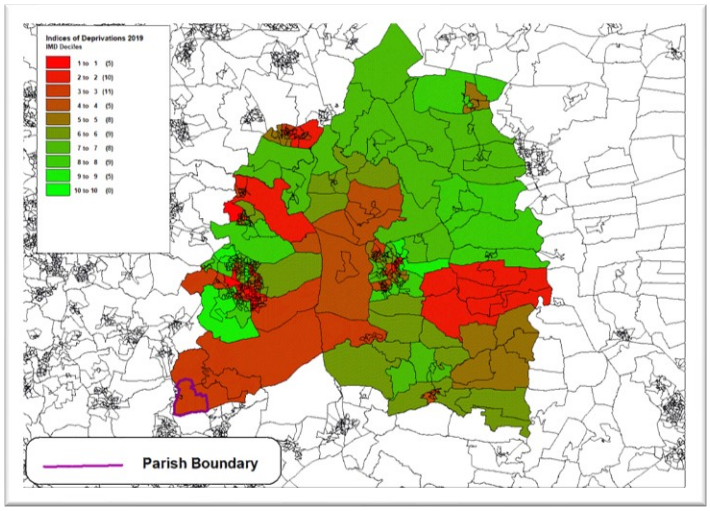
Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections[2] suggest that Bassetlaw's 65 plus age group is forecast to grow by around 44% between 2018 and 2038.

Deprivation

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Nether Langwith Parish is situated within one LSOAs (E01028041), however, this also includes the neighbouring settlements of Holbeck, Norton and Cuckney.

The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows that the local area displays a certain element of deprivation ranking in the 3rd deciles on the overall 2019 Index. The Nether Langwith Parish is denoted by a purple boundary in the south west of the borough. On closer inspection of the IMD sub domains the area ranks relatively high (1st decile) on the Living Environment and on the Barriers to Housing and Services (2nd) domain which measures the physical and financial accessibility of housing and local services. Physical distance from services and facilities and accessibility to affordable housing presents a problem in rural areas such as Nether Langwith and as such the geographical barriers sub-domain has a very different pattern across the county to the other domains of deprivation. Health Deprivation is also an issue with the area ranking in the 2nd most health deprived decile in England. The following map illustrates overall Index of Multiple Deprivation deciles within the Bassetlaw borough.

Figure 2 Index of Multiple Deprivation Deciles, 2019 Bassetlaw



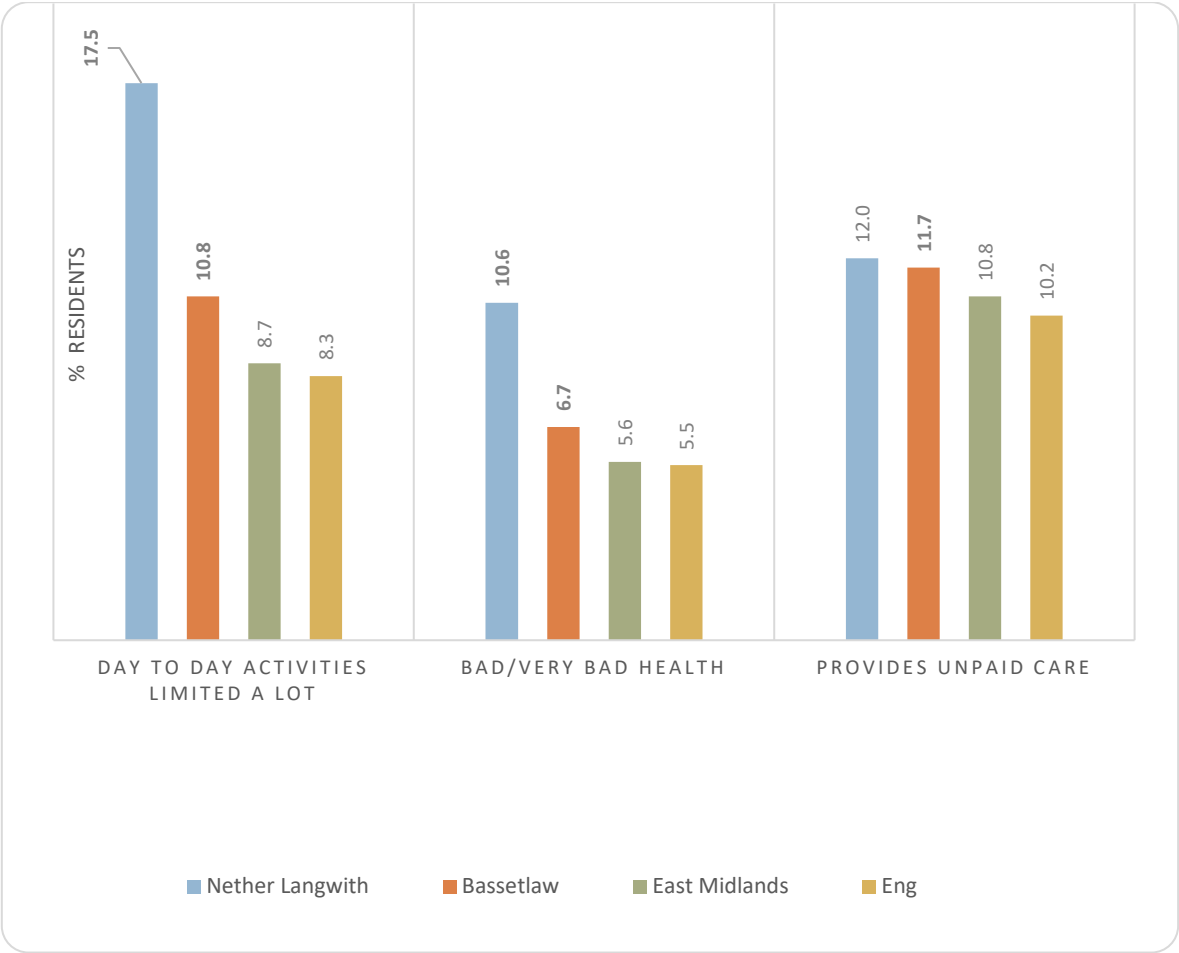
[1] Population Estimates – Small Area Based, ONS (NOMIS)

[2] Subnational Population Projections for Local Authorities in England: 2018 based

Health

The Census highlights ill health and disability is somewhat of an issue for some residents. Figure 3 shows that over 17% of residents reported their day to day activities were limited a lot due to health issues which was significantly higher than the borough (10.8%), regional (8.7%) and England (8.3%) rates. Over 10% of residents reported to be in bad or very bad health with again was higher than the borough (6.7%), regional (5.6%) and England (5.5%) rates. These relatively high rates may be connected to the demographics of the communal establishment which is situated in the parish. Around 12% of residents provide unpaid care which is close to the borough (11.7%), regional (10.8%) and England (10.2%) averages.

Figure 3 Health and Unpaid Care



Source: Census 2011

Economic Activity

The following table illustrates the working status of residents aged 16 to 74 and accounts for 69% of the population. At 66% the Parish economic activity rate is below the borough (68%), regional (69%) and national (70%) rates. It also has a higher-than-average share of economically inactive retired residents which reflects the area's older age profile.

Table 2: Economic Activity and Inactivity, 2011

	Nether Langwith		Bassetlaw	East Midlands	England
	No	%	%	%	%
All Usual Residents Aged 16 to 74	362	100.0	100.0	100.0	100.0
Economically Active Total	***239***	***66.0***	**67.9**	***69.3***	***69.9***
Employee, Part-time	53	14.6	15.3	38.8	38.6
Employee, Full-time	139	38.4	37.9	14.4	13.7
Self Employed	23	6.4	8.3	8.7	9.8
Unemployed	16	4.4	4.0	4.2	4.4
Full-time Student (econ active)	8	2.2	2.4	3.3	3.4
Economically inactive Total	***123***	***34.0***	***32.1***	***30.7***	***30.1***
Retired	61	16.9	17.1	15.0	13.7
Student (including Full-Time Students)	19	5.2	3.5	5.8	5.8
Looking After Home or Family	10	2.8	3.8	4.0	4.4
Long-Term Sick or Disabled	19	5.2	5.1	4.1	4.0
Other	14	3.9	2.7	1.9	2.2

Source: Census 2011, QS601E

Household Size

At the time of the 2011 Census, the average household size in the Nether Langwith Parish was 2.4 people which was in line with the England rate but slightly above the borough and regional (2.3) rates. The average number of rooms per household stood at 5.6 which was in line with the regional rate, below the borough (5.8) but above the England (5.4) rates.

The average number of bedrooms per household stood at 2.8 which was in line with the region, below the borough (2.9) and above the England (2.7) rates.

National Planning Policy Context

The National Planning Policy Framework (NPPF - updated in 2021) confirms the Government's commitment to home ownership, whilst recognising the important role of social, affordable, and private rent tenures for those not currently seeking home ownership.

The 2019 update of the NPPF broadens the definition of affordable housing from merely social and intermediate housing to include a range of low-cost housing opportunities for those wishing to own a home, including starter homes.

Annex 2 defines affordable housing in the following terms:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at

least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Paragraph 63 of the NPPF says 'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site' unless off-site provision or a financial contribution can be robustly justified; or an alternative approach contributes to the objective of creating mixed and balanced communities.

In paragraph 65 of the NPPF, the Government introduces a recommendation that "where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership". In line with Planning Practice Guidance, the assumption is that a 'major housing development' can be defined as a site of 10 dwellings or more, and that affordable home ownership includes starter homes, shared ownership homes, and homes available for discount market sale.

Paragraph 78 supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.

The NPPF defines self-build housing as 'housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and

Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act'.

The NPPF (paragraph 62) requires local planning authorities to plan for a mix of housing needs, including for older people and people with disabilities.

Neighbourhood Plan policies are required to have regard for national planning policies.

Local Planning Policy context

Local Plan Policy ST31 on Affordable Housing says:

A. The Council will seek the provision of affordable housing from schemes of 10 or more residential units; or housing sites of 0.5ha or more; and on rural exception sites.

B. In all cases where affordable housing is provided it will be expected to:

1. Make provision for 10% affordable housing on brownfield sites, of which all the provision should be for affordable home ownership;

2. Make provision for 20% affordable housing on greenfield sites, of which 10% will be for affordable home ownership and the rest for affordable housing for rent;

3. Ensure that affordable home ownership dwellings are sold at a discount of at least 20% below local market value; and that eligibility is determined with regard to local incomes and local house prices;

4. Provide an appropriate mix and size of affordable homes to meet locally identified needs, reflecting the latest available evidence informed by advice from the Council's Housing Strategy Team;

5. Be provided on site in order to create sustainable, mixed communities. In exceptional circumstances, where it can be demonstrated through an Open Book viability assessment that all or part of the requirement is not viable on site, a financial contribution will be sought, of equivalent value, in lieu of on-site provision to be spent within the settlement;

6. Be integrated into residential layouts so as to avoid the over-concentration of affordable housing within the development site;

7. Ensure, where relevant that affordable housing products remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

C. Where a vacant building is being brought back into lawful use or is demolished to be replaced by a new building, vacant building credit will be applied to the affordable housing requirement.

D. Any proposed amendments to a planning permission that result in a reduction in affordable housing of the original permission should be assessed by an Open Book Viability Assessment in accordance with Policy ST60.

The draft Local Plan identifies a need for 214 rented affordable homes across the district over the Plan period, whilst also recognising the importance of affordable home ownership

products. It does not specify a tenure split between rental and affordable home ownership products.

Housing Needs Assessment

A housing needs assessment carried out by AECOM in Nether Langwith in autumn 2021 revealed an undersupply of Affordable Housing, especially for sale. The report says 'At the time of the 2011 Census, the Neighbourhood Area (NA) had no shared ownership properties and the completions data to present day shows that this has not increased. From LPA data, there are 33 affordable/social rented dwellings in the NA and whilst this is an increase of 6 from the 2011 Census, these are not new build (as no new Affordable Housing has been built in the last decade) but may be council acquisitions or properties that were not inhabited at the time of the 2011 Census.

The Local Authority requirement for 11 new residential dwellings in Nether Langwith would provide for under 3 new affordable dwellings.

The housing assessment suggests that an alternative approach might be the development of a Rural Exception Site – sites outside of the settlement boundary that are not ordinarily considered suitable for residential development, as promoted by the emerging Local Plan Policy ST31. This could be a means of providing the Affordable Housing needed locally.

Approach

The approach undertaken was to consider a range of local factors in the context of the NPPF and the Bassetlaw Local Plan. These included assessments of local demographic data relating to existing property types and tenures (taken from the 2011 Census), house prices in Nether Langwith Parish (Land Registry figures); comments made at a local engagement event and resident survey and consideration of housing need in Nether Langwith Parish in conjunction with strategic affordable housing officers from Bassetlaw District Council.

The neighbourhood planning group would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.

This evidence will allow Nether Langwith Parish to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. The aim of this is to provide the Parish Council with robust evidence on the types and sizes of dwellings needed by the local community. This will ensure future development truly reflects what residents need.

Research findings

Existing property types and tenures – Census 2011 data

What Affordable Housing (social housing, affordable rented, shared ownership, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

Tenure refers to the legal arrangements in place that enable a household to live in their home; it determines householder rights and influences the level of payments to be made in return for these rights. Broadly speaking, tenure falls into two categories, Affordable Housing and Market Housing, depending on whether the household benefits from a subsidy of some sort to enable them to live in their home.

This section will examine the tenure of dwellings in the current stock and recent supply. Then, looking at affordability, we will make an assessment on whether continuation of these trends would meet future needs. We will also investigate whether there are misalignments between the supply of different tenures of housing and local need. Such misalignments can justify policies that guide new developments to prioritise certain tenures, to bring supply and demand into better alignment.

Home ownership levels in the parish are in line with the regional average with 67% of households owning their home outright or with a mortgage or loan, compared with 69% for the borough and 63% for England as a whole. Around 18% of households live in private rented accommodation which is higher than the borough (13%), region (15%) and England (17%) averages. Just 13% of households live in social rented accommodation which is lower than the borough and regional (16%) and national (18%) rates.

Table 3: Tenure, 2012

	Nether Langwith		Bassetlaw	East Midlands	England
	No	%	%	%	%
All occupied Households	203	100.0	100.0	100.0	100.0
Owned; Owned Outright	76	37.4	34.2	32.8	30.6
Owned; Owned with a Mortgage or Loan	61	30.0	35.3	34.5	32.8
Shared Ownership (Part Owned/Part Rented)	-	0.0	0.4	0.7	0.8
Social Rented; Rented from Council (Local Authority)	18	8.9	12.9	10.1	9.4
Social Rented; Other	9	4.4	3.0	5.7	8.3
Private Rented; Private Landlord or Letting Agency	30	14.8	11.2	13.6	15.4
Private Rented; Other	6	3.0	1.3	1.3	1.4
Living Rent Free	3	1.5	1.7	1.3	1.3

Source: Census 2011, KS402EW

Accommodation Type

Data from the 2011 Census shows the majority (43%) of residential dwellings were semi-detached which is close to the borough (42%) and above the regional (35%) and England (31%) averages.

Detached housing accounted for 39% of the housing stock which was higher than the borough (34%), region (32%) and England (22%) shares. Terraced housing, flats and apartments provided 18% of accommodation spaces which is lower than the borough (24%), region (32%) and national (47%) shares.

Table 4: Accommodation Type, 2011

	Nether Langwith		Bassetlaw	East Midlands	England
	No	%	%	%	%
All household spaces (occupied + vacant)	209	100.0	100.0	100.0	100.0
Detached	81	38.8	34.0	32.2	22.3
Semi-Detached	89	42.6	41.9	35.1	30.7
Terraced	37	17.7	16.5	20.6	24.5
Flat, Maisonette or Apartment	1	0.5	7.2	11.7	22.1
Caravan or Other Mobile or Temporary Structure	1	0.5	0.4	0.4	0.4

Source: Census 2011, KS405EW

Number of Bedrooms and Occupancy Rates

Around 14% of households live in houses with four or more bedrooms which is below the borough (21%), regional (20%) and national (19%) averages. There is an under representation of housing for single people with just 6% of dwellings having one bedroom against 8% for the region and 12% for England as a whole.

Table 5 Households by number of bedrooms, 2011

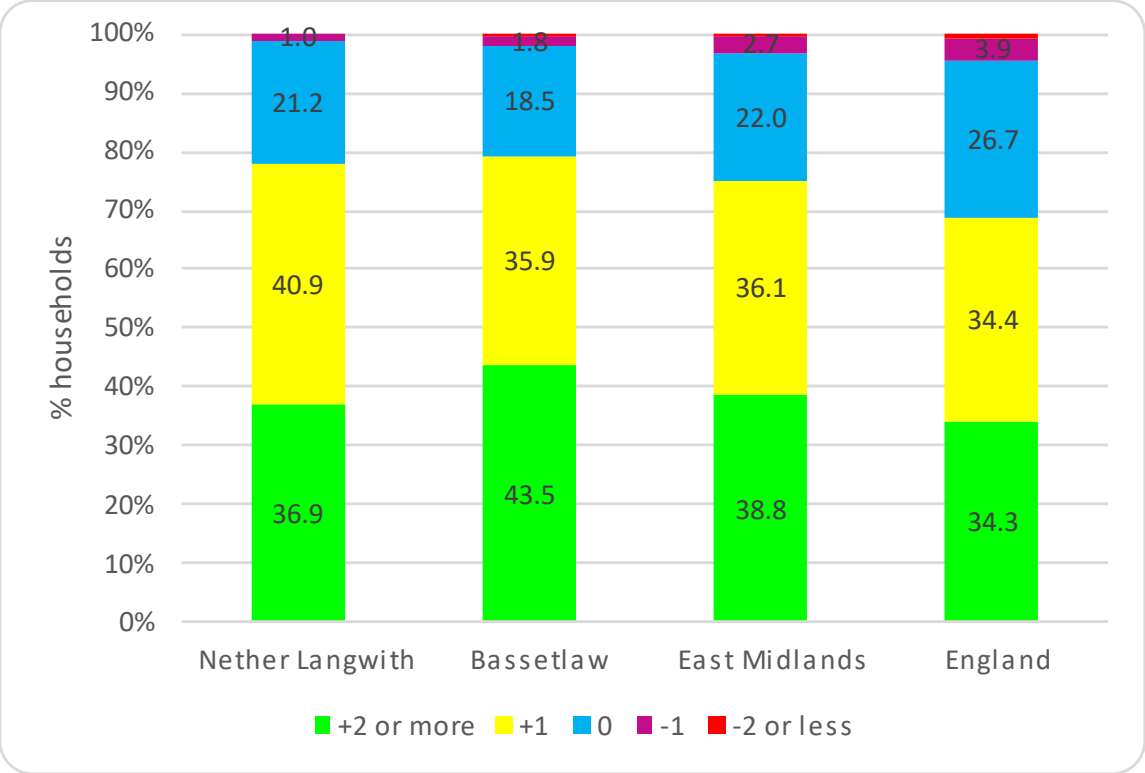
Bedrooms	Nether Langwith		Bassetlaw	East Midlands	England
All occupied Household Spaces	203	100.0	100.0	100.0	100.0
No Bedrooms	-	0.0	0.2	0.2	0.2
1 Bedroom	12	5.9	6.3	8.1	11.8
2 Bedrooms	47	23.2	23.3	26.5	27.9
3 Bedrooms	115	56.7	49.5	45.4	41.2
4 Bedrooms	22	10.8	16.2	15.4	14.4
5 or More Bedrooms	7	3.4	4.4	4.4	4.6

Source: Census 2011, LC4405EW

There is evidence of under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows

that around 37% of all occupied households in Nether Langwith have two or more spare bedrooms and around 41% have one spare bedroom. Under occupancy is higher than regional and national averages.

Figure 4: Bedroom Occupancy Rates, All Households, 2011



Source: Census 2011, QS412EW

Under occupancy in the local area is particularly evident in larger properties with around 41% of households with 4 or more bedrooms occupied by just one or two people. However, this is close to the England (41%) and regional (43%) shares but below that of the borough (47%).

Table 6 Households with 4 or more bedrooms by household size, 2011

	Nether Langwith		Bassetlaw	East Midlands	England
HHs with 4 or more bedrooms	29	100.0	100.0	100.0	100.0
1 person in household	2	6.9	11.6	10.4	10.6
2 people in household	10	34.5	34.9	32.3	30.3
3 people in household	6	20.7	19.7	18.8	18.3
4 or more people in household	11	37.9	33.8	38.5	40.8

Source: Census 2011, LC4405EW

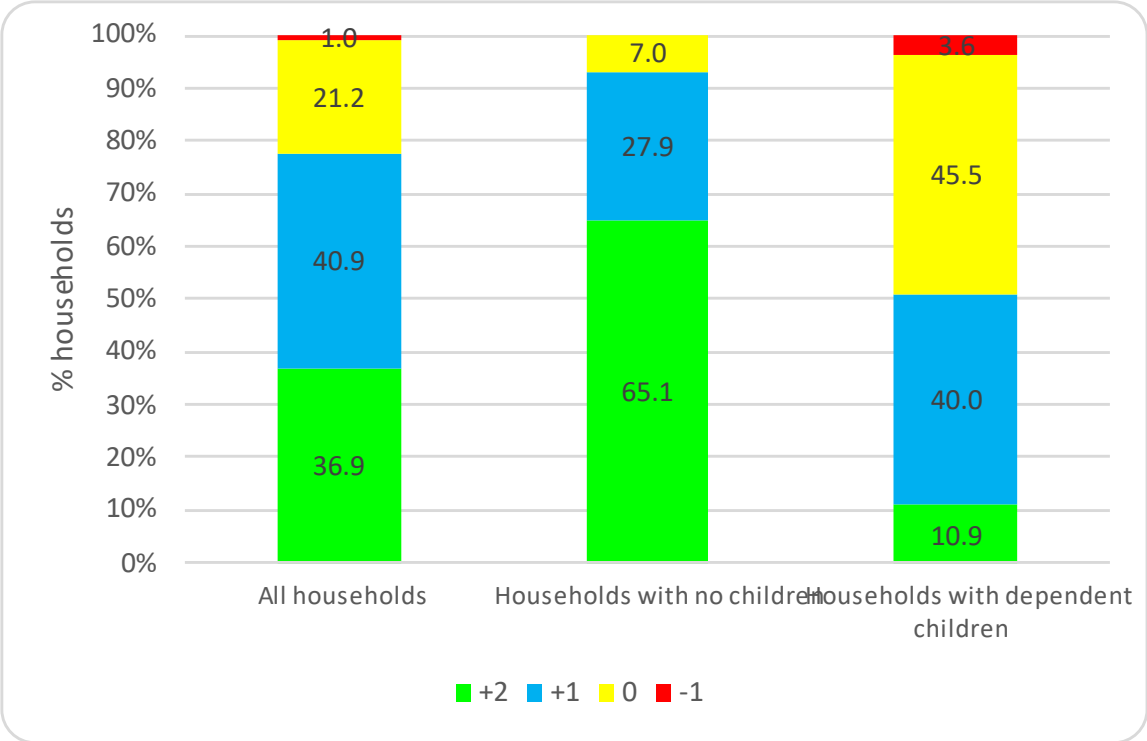
Census data suggests that older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 45% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is higher than the 34% non-pensioner household rate.

Figure 5: Bedroom Occupancy rating of Older Person Households, Nether Langwith Parish, 2011

Source: Census 2011, LC4105EW

Overcrowding is not a significant issue in the local area; however, research shows that households with dependent children are more likely to be overcrowded.

Figure 6: Bedroom Occupancy rating of Family Households Nether Langwith, 2011



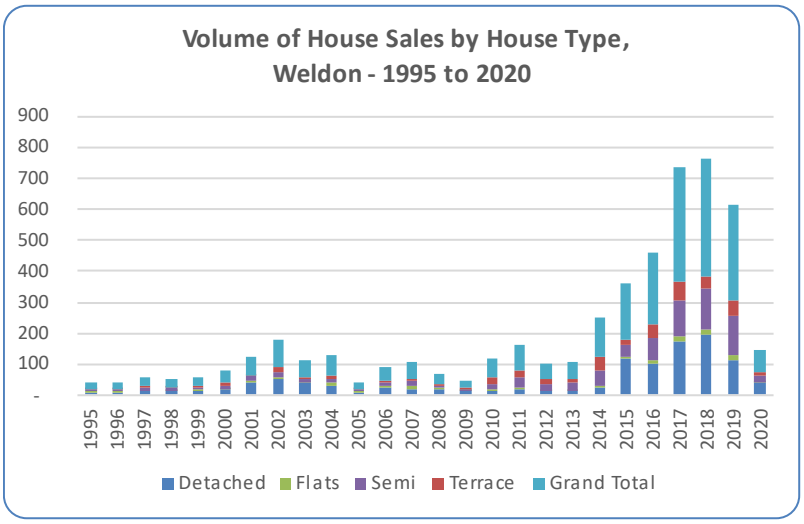
Source: Census 2011, LC4105EW

Housing Market

Residential Sales

Land Registry price paid data shows around 184 residential property sales were recorded in the Nether Langwith Parish between 1995 and 2020[3]. At 47% semi-detached housing accounted for most sales, 35% detached, and 18% terraced. It should be noted that some sales are not captured by the Land Registry, for example properties that were not full market value, right to buy and compulsory purchase orders will be excluded.

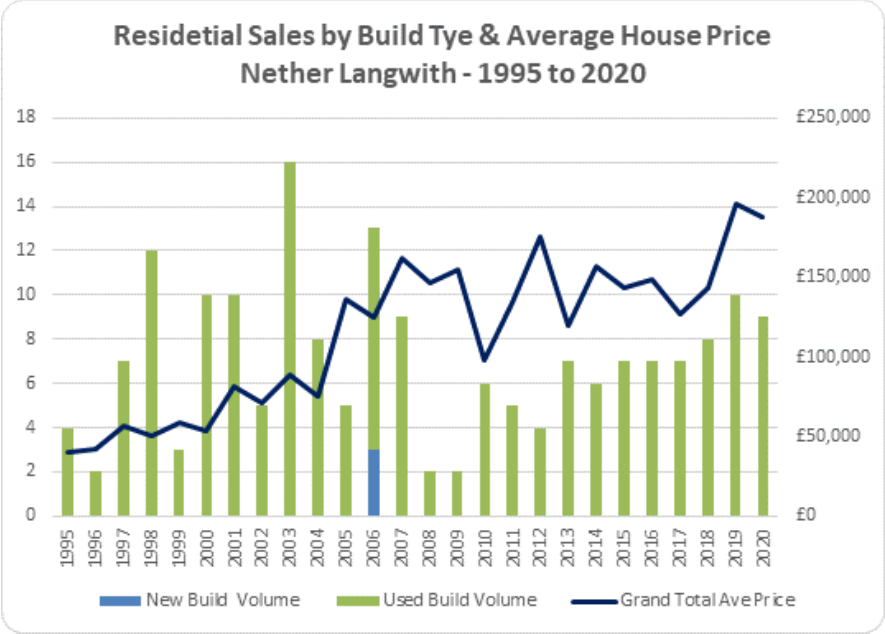
Figure 7



Data produced by Land Registry © Crown copyright 2021 (data available 27.3.21)

There is evidence of a small number of new build housing sales in the local area with just 3 sales recorded between 1995 and 2020 which accounted for 2% of total residential sales.

Figure 8



Data produced by Land Registry © Crown copyright 2021 (data available 27.3.21)

[3] 2020 total at 27/3/21 – will exclude some transactions not yet registered.

All the new build residential sales were detached and took place in 2006. It should be noted that not all new builds will be captured in the Land Registry price paid data, eg some conversions and social housing units will be excluded.

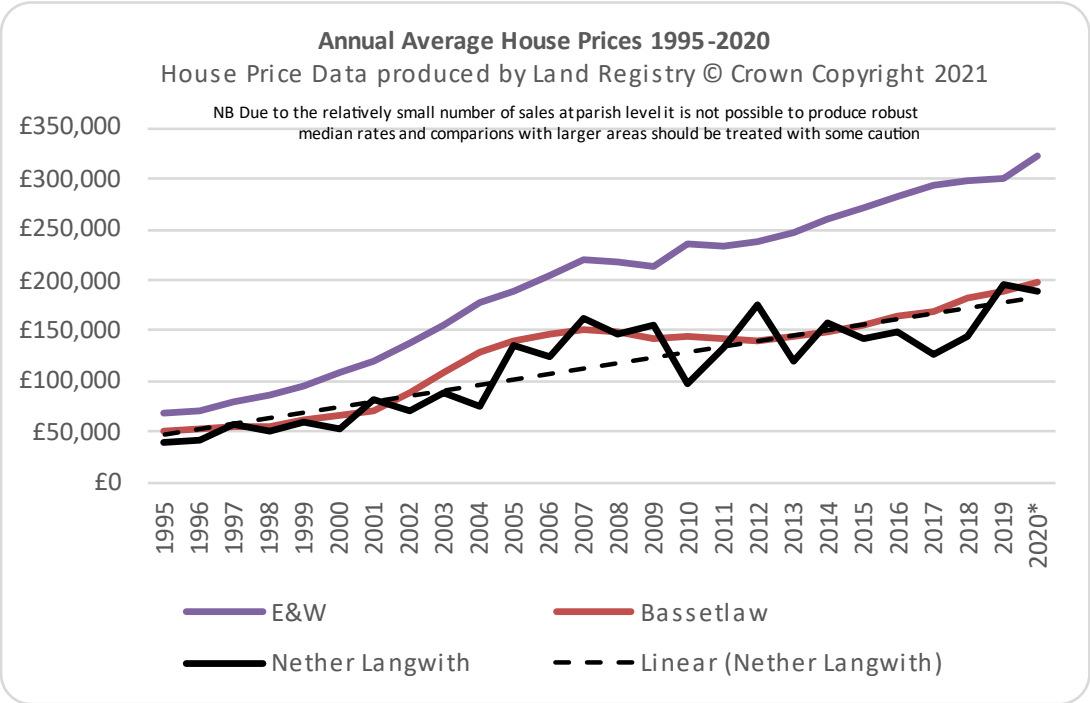
1.1 Affordability

The latest housing affordability data[4] for England Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2019. This is a significant improvement from the previous year when the ratio was 8.0.

The housing affordability gap continues to widen between the most and least affordable areas. The ratio of median house price to earnings in the Bassetlaw borough is below the national average but the latest data show the gap has continued to widen rising from 5.38 to 5.64 in 2019 and is up from 4.77 in 2009.

Workplace-based earnings are not available at parish level but as the Bassetlaw affordability gap continues to widen, the same is presumed for the parish. The following chart indicates the linear house price trajectory in Nether Langwith when compared with the district and England and Wales averages. It shows that overall the average house price in Nether Langwith is below the national trajectory but continues to be close to the borough rate. It should be noted, however, that comparisons against larger geographies should be treated with caution.

Figure 9



Data produced by Land Registry © Crown copyright 2021 (data available 27.3.21)

[4] Housing Affordability in England & Wales 2019, ONS

An ONS study undertaken in 2017[5] reveals the cost of an entry-level[6] property on average across England and Wales increased by almost 20% in the ten-year period to June 2016 to £140,000. For new properties, the price was nearly £180,000. The data[7] also shows that home-ownership prospects vary across the country.

In the Nether Langwith Parish area[8] in 2016 a low to mid-priced property cost on average £92,500 which was somewhat lower than the national average. Assuming a 15% deposit[9], those entering the property market in the area would require a household income of £17,472 (£26,444 E&W average) and savings of £15,875 which is a challenge for many households.

The house price data used to create the affordability ratio estimates are based on the price paid for residential property only, so are not fully comprehensive for all housing as they only include those that have transacted.

Open Event

The 6 comments made on housing in the parish at the open event in September 2021 reflected the need for a mix of housing to attract younger families and young people and also to meet the housing needs of older residents. For example: affordable housing; 1-2 bed properties; bungalows. Conversely, the resident's survey from October/November 2021 put the need for 4/5 bed homes as being of highest importance, closely followed by smaller family houses and smaller houses for older people.

The open event revealed some support for more Affordable Housing, however the resident's survey from October/November 2021 put Affordable Housing options as least popular options (though on a very small sample).

Discussions with Bassetlaw District Council strategic housing team

Discussions with Bassetlaw District Council were held by AECOM as part of their housing needs assessment.

These discussions were summarised in table 4 of the AECOM report and indicate that 'there are currently about 11 households in Nether Langwith unable to access affordable rented homes suitable to their needs. The table also suggests that, over the Plan period, 6.4 additional households in the Neighbourhood Plan area will fall into need (0.4 per annum). However, after turnover of one unit per year is accounted for, the model produces a total need for just 1.4

[5] Prospective home owners struggling to get onto property ladder - Office for National Statistics (ons.gov.uk)

[6] The term 'entry level' or 'low to mid-priced property' refers to the lower quartile price paid for residential properties. If all properties sold in a year were ranked from highest to lowest, this would be the value half way between the bottom and the middle.

[7] Property price data are for year ending June 2016 and are from House Price Statistics for Small Areas. Income data are for financial year ending 2014 and are from small area model-based income estimates.

[8] The Nether Langwith area is based on MSOA best fit and will include several other settlements.

[9] Data from the Council of Mortgage Lenders suggest that the average deposit paid by first-time buyers in the UK was around 18% in December 2016.

affordable rented homes of over the plan period, or 0.1 per annum. In effect, there is expected to be equilibrium between need and supply over the long term'.

Nevertheless, the benefit of 'front-loading' future affordable provision so as not to disadvantage households that may come forward, the report concludes 'As such, it is recommended that Nether Langwith considers encouraging the delivery of some affordable rented housing, particularly early in the Plan period'.

Discussion/analysis of the main issues

At the time of the 2011 Census, the Nether Langwith Parish was home to around 526 residents living in 203 households. Analysis of the Census suggests that between 2001 and 2011 population in the local area grew by around 7% (33 people). During this period, it is estimated the number of dwellings increased by 6% (12).

There is an over representation of older people (aged 65+) accounting for 27% of total residents in 2021 compared with 19% for the borough, 17% for the region and 16% for England as a whole. More recent small area population estimates suggest the number of residents in the parish has remained fairly stable since 2011. However, the number of older residents has continued to grow, increasing by 24% during this period, with older people representing more than 38% of the total population in 2019. Like most places, there is evidence of an ageing population and in line with national trends the local population is likely to get older as average life expectancy continues to rise.

The Census indicates the presence of a communal establishment in the parish which may contribute to the area's older age profile.

The Census and Indices of Multiple Deprivation indicate that deprivation and in particular ill health is a significant issue for some local residents.

There is little evidence of new build housing market in the local area with new build sales representing just 2% of residential sales recorded between 1995 and 2020.

There is evidence of some under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

There is an under representation of housing for single people with just 5% of dwellings having one bedroom.

There is a low representation of social housing and one-bedroom properties.

Conclusion

Affordable Housing levels are below the Bassetlaw average in Nether Langwith. As of 2011, there were no Shared Ownership products at all in the Parish, demonstrating the importance of providing affordable housing for sale amongst a range of affordable housing products.

Consideration should be given to developing shared ownership products which allow people to buy a share of the dwelling from around 25% of its value, with the ability to staircase up as circumstances change.

The availability of affordable housing for sale would enable older people as well as young families to access housing locally, potentially serving both to free up larger properties for families at one end, thus helping to sustain older people in the community for longer and reducing the levels of under-occupation in Nether Langwith Parish, whilst also helping sustain local facilities and services by enabling people in low paid employment to live locally and to service local employment such as the School and public house.

Next Steps

This Neighbourhood Plan affordable housing needs assessment aims to provide Nether Langwith Parish with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood plan group should, as a next step, discuss the contents and conclusions with Bassetlaw District Council with a view to agreeing and formulating draft housing policies to be contained within the Neighbourhood Plan, bearing the following in mind:

- All Neighbourhood Planning Basic Conditions, but in particular the following: Condition A, namely that the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State; Condition D, that the making of the Neighbourhood Plan contributes to the achievement of sustainable development; and Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
- The views of Bassetlaw District Council – in particular to confirming the tenure balance of affordable housing that should be planned for;
- The views of local residents;
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any assessment work carried out through the Call for Sites that is taking place in Nether Langwith Parish; and
- The recommendations and findings of this study.

This assessment has been provided by YourLocale on the basis of housing data, national guidance, local consultation and other relevant and available information current at the time of writing.

Bearing this in mind, it is recommended that the Neighbourhood Plan Advisory Committee should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Bassetlaw District Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.

At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Gary Kirk

YourLocale