

Housing Needs Survey – Report of the Colston Bassett Neighbourhood Plan Working Group

Introduction

This report aims to contextualise and summarise the findings of the 'Housing Needs Report' (Ref 1) which was prepared by Yourlocale on behalf of the Colston Bassett Parish Council. It explains the difficulties which have been encountered in identifying accurate official statistical data pertaining to the Parish, and aims to clarify the extent to which the findings are reflective of the Colston Bassett Parish situation. It will show how and to what extent findings support the opinions of residents expressed at the Launch event held on 11 March 2017 (Ref 2).

Difficulties with the Census Data

The report of Yourlocale (Ref 1) was based upon the official census data for the Parish of Colston Bassett. It was subsequently found that the census data includes the Parish of Tythby, and enquiries with the Census Office revealed that there was no way that an extraction could be made to eliminate Tythby from the information. Rushcliffe Borough Council was requested to provide property data from the Council Tax database and it was established that the best estimate of property numbers for Colston is 104 plus 5 empty, with a population 259 (Ref 3). Rushcliffe estimated the population figure by multiplying the Rushcliffe average household (2.37) by the number of properties. Local knowledge of the NP Team had estimated 105 properties and 220 population which indicates an average household of 2.09.

It is concluded that best endeavours have been undertaken to establish as accurate data as is available, and that it would not be cost-effective to carry out further investigative work at this stage. The working group will issue a questionnaire later in the programme and it may be possible to gain clearer data at that time. Therefore the Rushcliffe figure 109 properties will be used as the best available.

With this caveat in mind, the report will now summarise the findings of the Housing Needs Report and highlight those aspects which can reasonably apply to Colston Bassett.

Key findings of the Housing needs report (Ref: 1)

- According to research referenced on P3 of Yourlocale's report, 'Rushcliffe's 65 plus age group is forecast to grow by around 53% between 2014 and 2034'
- 'The area of Colston Bassett, Tythby, Langar and Barnstone falls within the 1st decile in terms of barriers to housing and services and is ranked within the most deprived 75 in England. P3. This confirms that access to housing which is affordable, and access to local services such as health, shopping, transport etc. is poor.
- The two Parishes of Colston Bassett and Tythby have higher than average economic activity rate compared regionally and nationally, and has a higher than average share of self-employed residents.
- In 2011 the average number of bedrooms per household in Colston Bassett and Tythby stood at 3.5, higher than the district average of 3.1, region 2.8, and England 2.7.
- 59% households own their own homes which is lower than regional (67%) and national (63%) rates. 26.4% live in private rented accommodation which is significantly higher than district (12%) and region (14%). It is assumed that this represents the estate properties which are privately rented.

- Data from the 2011 Census shows that the majority (55%) of residential dwellings are detached which is somewhat higher than the district (46%), regional (32%) and national (22%) shares.
- More than two fifths (45%) of households live in houses with four or more bedrooms which is somewhat high when compared with the district (33%), regional (20%) and England (19%) rates.
- Around 55% of all occupied households in the Colston Basset Parish have two or more spare bedrooms and around 32% have one spare bedroom. Under occupancy is higher than district, regional, national rates and the England Rural area average.
- Domestic properties with Council Tax band G make up the largest group (approximately 23% of the total) in the parish. It has a much higher proportion of properties with high value council tax bands with 42% of dwellings having a Council Tax Band F or above against 13% for the district, 5% for the region and 9% for England as a whole.
- Land Registry price paid data shows around 49 residential property sales were recorded in the Colston Basset Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 82% of total sales during this time.
- In the Colston Basset Parish area (includes Tythby) a low to mid-priced property costs on average £199,950 which is somewhat higher than the national average. Assuming a 15% deposit, those entering the property market in the area would require a household income of £45,394 (£26,444 E&W average) and savings of £33,492 which is a challenge for many households.

It is the opinion of the working group that the statements highlighted above, although they include Tythby, do in fact broadly represent the current housing status of Colston Bassett. Moreover, if it were possible to remove Tythby from the data, it is our strong opinion that the messages would only be magnified:

- Over supply of large detached 4 / 5 bedroom homes
- Under occupancy of large homes
- High value homes
- Limited supply of smaller family homes

In addition, these findings largely reflect the responses received from residents at the Open Day launch event (Ref2):

‘The Village lacks smaller, more affordable homes for younger families. This opinion was linked to comments that the population tends to be mainly older, retired people, and that ‘new blood’ is needed to sustain the Village for the future.

There was a preference for a small number of modest family homes, suitable for young families and/or elderly people who may wish to ‘down-size’. This was linked to a desire for the families of local people to be able to remain in the village, and have access to affordable housing for those with a local connection.’

References

1. Housing Needs Report, Yourlocale, April 2017
2. Colston Bassett Neighbourhood Plan, Launch Event – 11/03/17, 10:30 – 2:30 in the Village Hall Summary Report of the Working Group, Presented to Parish Council – 10/04/17
3. e-mail from Richard Mapletoft, Planning Policy Manager, 12 June 201