

# Nether Langwith

Housing Needs Assessment (HNA)

February 2022

## Quality information

<b>Prepared by</b>	<b>Checked by</b>	<b>Approved by</b>
Olivia Carr	Paul Avery	Paul Avery
Graduate Consultant	Senior Consultant	Senior Consultant

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Prepared for: Nether Langwith Neighbourhood Plan Advisory Group

Prepared by:

AECOM Infrastructure & Environment UK Limited  
Aldgate Tower  
2 Lemn Street  
London E1 8FA  
United Kingdom  
aecom.com

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List of acronyms used in the text:

BDC	Bassetlaw District Council
DLUHC	Department for Levelling Up, Housing, and Communities (formerly Ministry for Housing, Communities, and Local Government (MHCLG))
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LHN	Local Housing Need
LPA	Local Planning Authority
NA	Neighbourhood Area
NL	Nether Langwith
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

# 1. Executive Summary

## Population and Housing Statistics

1. The Office for National Statistics (ONS) mid-2019 population estimate for Nether Langwith parish is 492 people, indicating a slight decrease in population since the 2011 Census.
2. There has been a very limited quantity of new housing development in Nether Langwith since 2011. Bassetlaw District Council provided completions data from 2010/2011 to 2020/2021 which showed 6 new dwellings built in that time period. The total quantity of dwellings in the NA as of March 2021 is therefore estimated to be 209.

## Conclusions- Tenure and Affordability

3. Nether Langwith's tenure mix shows an undersupply of Affordable Housing, especially for sale. At the time of the 2011 Census, the 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.
4. House prices in Nether Langwith have generally increased over the last 10 years, with the mean house price increasing by just over £44,000 since 2011, to £177,773 and median house prices by almost £22,000 to £155,000 in the same period. As mentioned previously, the entry level house prices for Nether Langwith are altered due to the terraced properties on Portland Road, with several of these selling for c.£50,000 - £60,000 but which may require money being spent on refurbishment. It is worth noting that a ready- to-inhabit house on Portland Road sells for around £100,000 - £120,000. Based on calculations determining Bassetlaw's new build premium (18.8% uplift), the median new build cost for the NA is £184,140 and this estimation has been used for the First Homes and shared ownership calculations.
5. It was found that local households on average incomes could access both the entry-level and median houses within the NA, assuming a deposit of 10%. Households with two lower quartile earners are also assumed to be able to access entry-level homes. Private renting within the NA is accessible to the same groups, with households with one lower quartile earner unable to access any form of home ownership or the private rented market (at average or entry level). It was also found that some households in Nether Langwith may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £23,400 whilst entry-level market rents require an income of £19,920. However, the main issue with accessing home ownership within the NA may be savings for a deposit.
6. Table 4-8 summarises Nether Langwith's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the



housing requirement figure for the area to the Local Plan policy expectation and shows the quantities of affordable housing for rent and sale that would be delivered if the tenure mix proposed in this HNA were to be rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the neighbourhood plan (e.g. if the group plan for more housing (and therefore more affordable housing if sites are larger than the LPA threshold) than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.

7. The table (4-8) gives an indication of the affordable housing which would be delivered via traditional developer-led delivery, where the site would have to meet the 10 dwellings threshold to include an affordable element. This gives a figure, of the total 11 dwellings proposed, of 1.65 rented dwellings and 1.1 dwelling for affordable home ownership. This could be simplified to 2:1 in terms of dwellings that would physically be delivered. Table 4-7 also gives an indicative mix if the site to be developed was aiming to be wholly affordable, such as a rural exception site or Community Land Trust. If this were the case, an 11-dwelling site would deliver 3.3 affordable/social rented dwellings and 7.7 for affordable home ownership, simplified to 3:8.
8. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. It is worth noting that the overall housing target set in the emerging Local Plans for Nether Langwith is 11 dwellings for the plan period. There are also 11 households currently on the Council waiting list for the NA (as per the LPA data provided in September 2021). The total shortfall of affordable housing for the plan period (both affordable rent and affordable housing for sale) is 29.2, almost 3 times the overall housing projected for the parish. It is therefore unlikely that the affordable housing need will be met within the NA, especially when considering that only 25% of any housing developments over 10 dwellings are required to be affordable.
9. A Rural Exception Site is an alternative potentially for the NA to bring forward affordable development without large volumes of market housing also. Rural Exception Sites are small sites used for affordable housing in perpetuity on sites that would not ordinarily be used for housing. They aim to address the needs of the local community though local connection allocations criteria. Policy ST29 of the emerging Bassetlaw Local Plan supports small scale rural exception sites adjacent to the main built-up areas of eligible Large Rural Settlements and Small Rural Settlements where there is an identified need. A community land trust could also potentially bring forward affordable housing in greater proportions and would allow the community to have greater control over any development associated with it.

## **Conclusions- Type and Size**

10. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any

particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

### **Current housing stock**

11. According to the 2011 Census data (and added 6 completions to 2021 provided by the LPA), Nether Langwith has a housing mix that is skewed towards typically less dense and larger homes. There is a far higher proportion of detached and semi-detached dwellings in the NA than England as a whole, with the NA also having slightly higher proportions of these dwelling types than Bassetlaw. This is also demonstrated by the dwelling size in terms of bedrooms, with the proportion of 3-bedroom dwellings significantly higher than England (56.9% compared to 43.6%) and the proportion of 1- and 2-bedroom dwellings lower than both Bassetlaw and England.
12. Thinking purely in the broad terms of how many bedrooms a property has does not necessarily correlate to affordability or suitability to different household groups. Occupancy rates (which are only given at MSOA level) help to demonstrate a clearer picture about whether the current dwelling mix is suitable for people in the parish. In Nether Langwith there is seemingly a trend of under-occupancy, with 76.7% of people living in a property with at least one extra bedroom. Of those aged 65 and over, 92.3% are under-occupying their homes, suggesting that the largest homes are not necessarily occupied by those with the largest families, but those with the financial capital to do so. Whilst the majority of people are under-occupying in the NA, new development should not just be focussed on providing 'downsizer' properties as even if those people found dwellings of an appropriate size, the properties they leave may not be affordable to those needing them and those currently over-occupying their property.
13. There has seemingly been little development in Nether Langwith in the last decade, with the completions data from 2010/2011 to 2020/2021 provided by the LPA showing that only 6 dwellings were built in this period. Of these 3 were bungalows, and all dwellings had 3 or more bedrooms. No affordable housing was built in this period which means that to date there are no shared ownership properties (or First Homes) within the NA.

### **Demographics and occupancy**

14. The age structure of a population is a key indicator of the future need for housing. Nether Langwith has a generally older population profile than Bassetlaw and England, with considerably higher proportions of its population aged 65+. Despite estimating an overall population decrease for the NA between 2011 and 2019, the ONS estimated that the proportion of people aged over 65 increased from 27.2% to 31.0%. It is worth noting that Nether Langwith has a smaller proportion of the population than England in the 3 younger age categories (0-15, 16-24, 25-44), significantly so in the 0-15 and 25-44 age categories. This trend is also seen, although to a lesser extent, with Bassetlaw. The clear ageing population in the NA should be taken into consideration, but not solely focussed on due to the potential for new households of any age to move to the parish, when determining the dwelling size need in future.

15. Applying ONS household projections for Bassetlaw to the Nether Langwith population suggests that by 2037, the end of the plan period, there will be a 65% increase on 2011 households with a HRP aged 65 and over. These households would then account for 45% of all households in the NA. There is also expected to be a 7% increase in households with a HRP aged between 55 and 64. The only decrease is projected to be in households with a HRP aged 35-54, most likely to be families.

### **Future dwelling mix**

16. The future dwelling mix suggests that the target mix for the end of the plan period should, as previously, be dominated by 3-bedroom dwellings, but to a lesser extent than the current mix. These mid-sized dwellings should allow for downsizing of the ageing population from larger homes in the NA as well as provide suitable homes for families in the parish or moving into the area in the future. All other sizes of dwelling have a proportional target higher than the current mix. In order to reach the target mix, new housing needs to be most heavily focussed on smaller (1- and 2-bedroom) dwellings, which the model implies should account for 46.9% of future housing developments, expecting to help decrease the under-occupancy in the NA. 33.4% is also suggested to be focussed on 4-bedroom dwellings, increasing the number of family homes and tackling some of the over-occupancy highlighted previously.
17. It should be remembered that this balance of new housing to reach the target mix is just an estimate/suggestion and that the needs of the population at the time of any new development should be taken into account, especially when determining the type and size of any Affordable Housing (which may be best guided by the size needs of those on the housing register). It is worth noting that this balance on new developments may also be challenging, with a housing target of only 11 for the parish and therefore the most pressing needs should be addressed first.
18. To best meet the needs of the large cohort of older households expected to be present by 2037, it should be considered whether existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location, and accessibility. Variety should be sought within homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes, whose needs are far from identical.
19. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms, but it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently under-occupied in the parish. There may be a valid justification to continue supplying larger homes (such as the 4-bedroom homes suggested in the future dwelling mix) despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power.

## **Conclusions- Specialist Housing for the Older People**

20. There is currently no existing stock of specialist accommodation for older people in Nether Langwith despite the older (and aging) population. There is a care home within

the NA which has space for 54 residents but there is no evidence of any extra-care provision or supported housing. This does not mean that residents have not adapted their own homes to make them suitable for their needs (or at least until requiring the care home).

21. The current population of older people (estimated for 2019 from the 2011 Census) aged 65+ is 153, 31.1% of the total estimated population for 2019. This is an increase on the 65+ population in the NA in 2011 which totalled 143, 27.2% of the total population at the time in Nether Langwith.
22. When projecting the older population for the NA to the end of the plan period, ONS Sub-National Population Projections for Bassetlaw at the end of the Plan period had to be extrapolated because such projections are not available at neighbourhood level. The age categorisation differs here so the category of 75+ is used for older people. There were 93 older people in 2011, 17.7% of the total population. This has then been estimated to increase to 184 in 2037, which would account for 30.5% of the total NA population.
23. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
24. These two methods of estimating the future need in Nether Langwith produce a range of 23 to 42 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
25. Table 6-6 shows the AECOM estimate for the specialist housing requirement in the NA to the end of the plan period. This is calculated by multiplying the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure in the NA. These calculations suggest that the total need for specialist older persons housing in Nether Langwith is 42 by 2037. Of these, it is suggested that there is a need for 12 affordable and 30 market housing. In terms of the type of specialist accommodation required, the need for housing with care is estimated to be 23, with the need for adaptations or sheltered housing slightly lower at 19. For both of these types of specialist housing, more market housing is required than affordable. This suggests that a significant proportion of the older population in the NA would not be eligible for affordable housing, possibly due to equity in existing property.
26. Table 6-8 shows the HLIN recommendations for the same period in the NA. These figures generally differ from the AECOM calculations for the NA and can be used alongside AECOM's suggestion as a guide range for the provision of specialist older persons housing required. The HLIN calculations use key assumptions on the older population to establish need and break this down into tenures. These calculations suggest the need for specialist older persons housing is 23, with a similar proportional split between affordable and market as the AECOM calculations. It suggests a need of 6 for housing with care and 16 for sheltered housing.

27. Note that NPs are not able to set the proportion that should be affordable – that usually has to be in line with Local Plan policy for all housing. If the known supply is all in one category, note that any additional provision the NP might want to encourage could fill a different gap in the market. If the main unmet need is for market sheltered housing, this might be satisfied by making sure all new housing is accessible and adaptable for people with lower support needs.
28. Given that there is unlikely to be a large volume of additional specialist supply during the Plan period, another avenue open to the Neighbourhood Plan is therefore to require standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence district/borough level policies.
29. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.
30. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for a number of reasons, as follows:
  - so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
  - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
  - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
31. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
32. It is considered that Nether Langwith's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Nether Langwith entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model.
33. In the case of Nether Langwith, there are several options, mainly due to the location of the NA. If a specialist older persons housing development was to be wholly affordable, it may be expected that this remains within the Bassetlaw District area to ensure it would benefit those in Nether Langwith. Therefore, Worksop may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood

Area (i.e. to be the hub in the hub-and-spoke model). Worksop is within Bassetlaw District, located 10 miles from the NA and accessible via public transport. Another option which may be considered (although not for the affordable housing need) is Warsop, 4 miles from the NA (and again accessible via public transport), in the neighbouring Mansfield District Council area. If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself would not overlap.

## 2. Context

### Local context

34. Nether Langwith Neighbourhood Area is located in Bassetlaw District, Nottinghamshire. The Neighbourhood Area (NA) boundary aligns with the designated parish boundary for Nether Langwith, designated in September 2020.
35. The proposed Neighbourhood Plan period starts in 2022 and extends to 2037, therefore comprising a planning period of 15 years. This NP end date is in line with the end of the proposed Plan period of Bassetlaw's emerging Local Plan 2020. The evidence supplied in this report will look forward to the Plan end date of 2037, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
36. Nether Langwith is located in the Bassetlaw District of Nottinghamshire, East Midlands. The NA is around 9 miles east of Chesterfield and lies on the boundary of Nottinghamshire and Derbyshire, with the adjoining village of Langwith located in the latter. Portland Road lies on the boundary between Nether Langwith and Langwith parishes and consists of older terraced houses used previously to house local miners. The NA also includes a Grade II listed Cotton Mill. Much of the NA is characterised by farmland and wood, including the large Cuckney Hay Wood in the south-east, and the designated conservation area in the centre of the village settlement. It is noted that Welbeck Estates Company Limited are a significant landowner within the NA and wider Bassetlaw District, managing areas of farmland and woodland.
37. The main road through the NA is a designated A-road, the A632, and runs through the centre from west to east alongside the River Poulter. Most of the development within the parish is located around the A632, particularly concentrated in the west. The NA has very few local amenities, limited to just a pub, so it relies on the amenities of surrounding parishes in the Bassetlaw District area such as the adjoining parish of Norton & Cuckney and the adjoining parish of Langwith, located in Bolsover District.

#### **The NA boundary and data sources**

38. Data for the NA was captured from both the 2011 and 2001 Census using Output Areas (see below). These allowed up-to-date population estimates to be obtained. For Census purposes, the Neighbourhood Area is made up, like the rest of England, of statistical units called Output Areas (OAs). The Plan area equates to the following OAs, which have been used throughout as a statistical proxy for the NA boundary and which can be interrogated for data from both the 2001 and the 2011 Census:
  - Output Area – E00142879 (referred to as 37UCGZ0008 for the 2001 Census)
  - Output Area – E00142878 (referred to as 37UCGZ0007 for the 2001 Census)
39. However, not all data sources available for assessing housing needs can be interrogated to this level of detail.

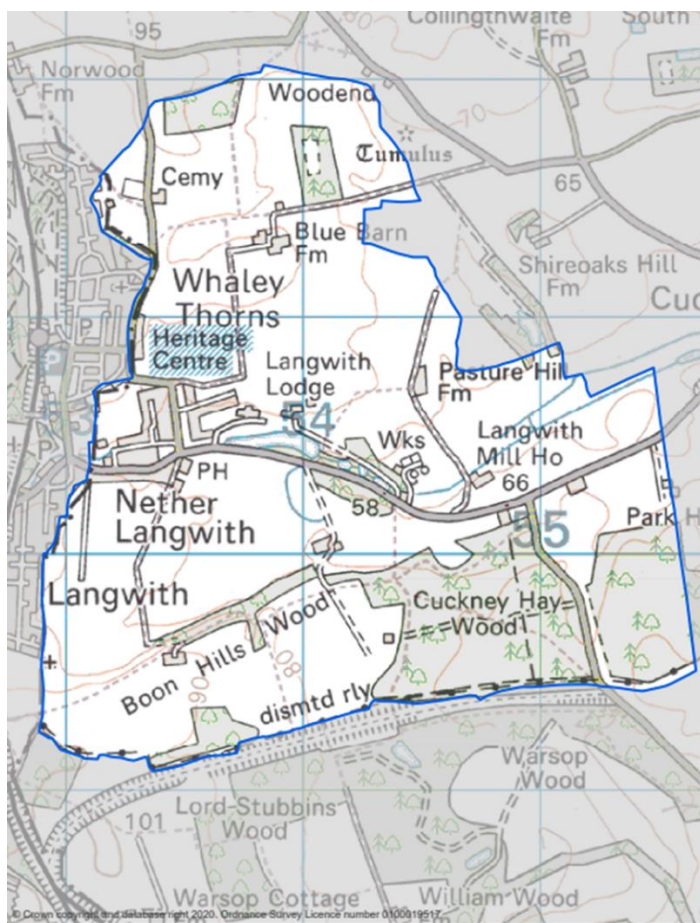
40. Office for National Statistics (ONS) data on incomes in small areas is only available down to Medium Super Output Area scale (MSOA – this is 2 levels above Output Areas). The MSOA which encompasses the NA for Nether Langwith is E02005848. This area covers from Nether Langwith in the south-west to Elkesley in the east, Ranby in the north-east, and around the southern border of Worksop in the north-west of the MSOA. This MSOA will need to serve as a proxy when considering local income levels.
41. For Valuation Office Agency (VOA) data on the current stock of housing, the lowest unit of analysis is Lower Super Output Areas (LSOA – this is 1 level above Output Areas). Due to only having Output Areas for the NA, this had to be conducted at MSOA level which can be used as wider information and for comparison with the specific NA. In place of this data for the NA, the dwelling stock profile at the time of the 2011 Census can be combined with more recent information on the homes that have been built since, provided by the LPA.
42. Where house prices from Land Registry are cited, these figures are accurate to the NA and no proxy needs to be used. When determining private rented costs in the NA, there were no properties currently listed on Rightmove. The area therefore had to be expanded to give a broader overview of private rental prices in the area. The proxy area used can be seen in Figure A-2, Appendix A.

### **Headline population and housing statistics**

43. The statistics show that in the 2011 Census the NA had a total of 526 residents, formed into 203 households and occupying 209 dwellings. The Office for National Statistics (ONS) produces mid-year population estimates for parishes and wards throughout the country. The mid-2019 population estimate for Nether Langwith is 492 – indicating population decline of around 34 individuals since 2011. It is worth noting that this figure is an estimate only, based on data which is mostly available at local authority level such as administrative registers of births and deaths, data on moves between local authorities, small-area population estimates and official population projections, and not based on a survey count.
44. Due to being unable to access VOA accurately at the NA level, completions data from 2011 to 2020 was obtained from Bassetlaw District Council. This showed that since the 2011 Census, there have been 6 new houses built, of which 3 were detached houses and 3 were bungalows. All of the development that has taken place during this time in the NA has been for market housing, with no affordable housing delivered. This does not quite align with the suggested population decrease estimated above but 4 of these dwellings were built in 2019/2020, potentially after the mid-2019 population estimate. Also, there has not been significant development despite proposed population decline so this discrepancy is not of concern.
45. A map of the Plan area is shown in Figure 2-1.



**Figure 2-1: Map of the Nether Langwith Neighbourhood Area<sup>1</sup>**



Source: Bassetlaw District Council

## Planning policy context

46. Neighbourhood Plans are required to be in general conformity with adopted strategic local plan policies.<sup>2</sup> In the case of Nether Langwith, the adopted Local Plan for Bassetlaw District Council consists is the Core Strategy and Development Management Policies Development Plan Document (DPD)<sup>3</sup>, adopted in 2011 and is the key document in the district's Local Development Framework. The Core Strategy identifies the amount of new housing and development up to 2028 as well as key settlements where development will be directed. Alongside the Core Strategy sits the Affordable Housing Supplementary Planning Document<sup>4</sup> which was adopted in January 2014.

47. The 2011 Core Strategy is due to be superseded by the Bassetlaw Draft Local Plan 2020-2037<sup>5</sup>. The Publication Version was published in August 2021, with consultation taking place between September and October 2021. A number of changes have been proposed to the plan since this consultation, with the Bassetlaw Local Plan 2020-2037: Publication

<sup>1</sup> Available at <https://www.bassetlaw.gov.uk/media/5705/designation-request-nether-langwith.pdf>

<sup>2</sup> A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

<sup>3</sup> Available at <https://www.bassetlaw.gov.uk/media/1543/cs1adoptedcorestrategy.pdf>

<sup>4</sup> Available at <https://www.bassetlaw.gov.uk/media/2113/affordablehousingspd.pdf>

<sup>5</sup> Current version available at <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/bassetlaw-local-plan-2020-2037-publication-version-august-2021/bassetlaw-local-plan-2020-2037-publication-version-august-2021/>

Version Addendum published in January 2022. The main change to this is the extension of the end of plan period to 2038. This version of the plan is being consulted on until 17<sup>th</sup> February 2022 and is then due to be submitted for examination. Adoption of this version of the Local Plan is expected in 2022. Upon adoption, this emerging Local Plan will replace the Core Strategy and Development Management Policies DPD. Although it may still be subject to some changes, the HNA still takes into account the policies of this emerging Local Plan as they are the most up to date.

## Policies in the adopted local plan

48. Table 2-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Nether Langwith.

**Table 2-1: Summary of relevant adopted policies in the Bassetlaw Core Strategy and Development Management Policies DPD (2011).**

Policy	Provisions
CS1: Settlement Hierarchy	<p>Distribution of new development will be in accordance with the aims of the settlement hierarchy.</p> <p>Nether Langwith is classified as a Rural Service Centre – a suitable location for limited rural growth.</p> <p>The settlement hierarchy for Bassetlaw is as follows:</p> <ul style="list-style-type: none"> <li>• Core Service Centre (Retford)</li> <li>• Main Regeneration Settlement (Harworth Bircotes)</li> <li>• Local Service Centres</li> <li>• Rural Service Centres</li> <li>• All Other Settlements</li> </ul>
CS8: Rural Service Centres	<p>Development within Nether Langwith as a Rural Service Centre will be of a scale appropriate to the current size and role of the settlement and limited to that which will sustain local employment, community services, and facilities.</p> <p>Up to 10% (599 houses) of the district’s housing requirement will be delivered in Rural Service Centres through existing permissions and allocations in the Site Allocations DPD.</p> <p>All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of affordable housing targets. For Nether Langwith, this is a contribution of 15% through either on-site provision or financial contribution.</p>

## Policy

## Provisions

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**DM2: Conversion of Rural Buildings** Consideration should always be given to the conversion of existing buildings before seeking to replace them with new units. Preference will always be given to conversion for economic development, community/service, or affordable housing uses before proposals for conversion for market housing.

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**DM5: Housing Mix and Density** **Housing Mix**

Proposals for new housing development will be expected to deliver housing of a size, type, and tenure appropriate to the site and locality.

Proposals will be informed by the Strategic Housing Market Assessment (SHMA); Sub-Regional Housing Strategy; the Council's Housing Strategy; the local demographic context and future trends; local assessments of housing need and demand; other research into household dwelling size within Bassetlaw and the wider sub-region.

Proposals for new housing for the elderly, including supported and specialist accommodation, will be supported in suitable locations, in line with the role and size of the settlement.

**Housing Density**

Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape).

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**Affordable Housing SPD (2014)** **Housing** The trigger for affordable housing provision, or a contribution towards that figure, remains at one dwelling, in line with the Core Strategy (2.6).

The District Council expects new developments to contribute towards the delivery of affordable housing targets, with the 15% outlined for Nether Langwith in the Core Strategy a starting point for negotiations (3.1).

Where existing dwellings are being demolished, the application of the target will apply to the net increase in dwellings on a site. The target also applies to conversions as well as new build (3.3).

Indicative commuted sums have been calculated for settlement areas to give an indication of how much a developer should expect to pay in lieu of on-site provision. Nether Langwith is classified here as South West Rural Bassetlaw, with the cost to develop an affordable unit in the area estimate to be £70,889. The indicative commuted sum per unit is calculated to be £10,633 (4.17). It is the

Policy	Provisions
	<p>primary aim that commuted sum payments will be spent on delivering affordable homes in the area they are collected (4.23).</p> <p>Rural exception sites will be expected to deliver 100% affordable housing (6.1) and to establish that a genuine need exists, the Council will require evidence from a Parish level Housing Needs Survey (to be completed by, or advised by, the Trent Valley Partnership; Rural Community Action Nottinghamshire; or a similar organisation with the necessary experience) (6.3).</p>

*Source: Bassetlaw Core Strategy and Development Management Policies DPD 2011, and Affordable Housing Supplementary Planning Document 2014.*

## Policies in the emerging local plan

49. Table 2-2 summarises emerging Local Plan policies that are relevant to housing need and delivery in Nether Langwith. The table is based on the Publication Version of the plan, with updates brought forward through the Bassetlaw Local Plan 2020-2037: Publication Version Addendum included in italics.

**Table 2-2: Summary of relevant emerging policies in the Bassetlaw Draft Local Plan 2020-2037 (Publication Version – August 2021).**

Policy	Provisions
ST1: Bassetlaw’s Spatial Strategy	<p>Growth will be appropriate to the size of each settlement to meet the evidenced need for new homes and jobs, to regenerate the district’s town centres, and support necessary improvements to infrastructure, services, and facilities.</p> <p>A minimum of 10,638 dwellings (591 dwellings per annum) is to be delivered across Bassetlaw District through completed sites, sites with planning permission, new site allocations in this Local Plan, and from site allocations made in neighbourhood plans.</p> <p>Nether Langwith is identified as a Small Rural Settlement in the settlement hierarchy. Small Rural Settlements are due to support the delivery of 1,793 dwellings in the Local Plan period.</p> <p>The settlement hierarchy for Bassetlaw is as follows:</p> <ul style="list-style-type: none"> <li>• Main Town (Retford, Harworth Bircotes, Worksop)</li> <li>• Large Rural Settlement</li> <li>• Small Rural Settlement</li> <li>• New Settlement (Bassetlaw Garden Village)</li> <li>• Countryside</li> </ul>

<b>Policy</b>	<b>Provisions</b>
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ST2: Growth in Rural Bassetlaw	Residential Large Rural Settlements and Small Rural Settlements will experience residential growth to support their role and function through completed sites, sites with planning permission, site allocations in the Local Plan, or from site allocations made in neighbourhood plans.
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Eligible Small Rural Settlements are required to grow by 5%. For Nether Langwith this is an increase of 11 dwellings.

Where the growth requirement for an eligible Large or Small Rural Settlement has been achieved, additional residential development will only be supported where it can be demonstrated that it has the support of the community through the preparation of a neighbourhood plan or through a developer-led pre-application community consultation where it is proposing:

- a) the appropriate conversion of an existing building(s) within an eligible settlement;
- b) to bring redundant, disused buildings and/or land into residential use and would enhance its immediate surroundings;
- c) accommodation for forestry or agricultural workers in accordance with Policy ST34;
- d) a design of exceptional quality, that is appropriate to its local context which would significantly enhance its immediate setting in accordance with Policy ST35;
- e) an exceptions site or First Homes exception site in accordance with Policy ST29.

ST29: Housing	Affordable The provision of affordable housing will be sought from housing schemes of 10 or more units; or housing sites of 0.5ha more; including conversions and change of use, to provide an appropriate mix of affordable housing according to the following thresholds:
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- a) 15% of dwellings on brownfield sites should be for affordable housing. Of this, 25% should be First Homes, and any remaining requirement will be social or affordable housing for rent and/or affordable home ownership.
- b) 25% of dwellings on greenfield sites should be for affordable housing. Of this, 25% will be First Homes; and any remaining requirement will be social or affordable housing for rent and/or affordable home ownership.

Where affordable housing is provided, 10% of dwellings should be for affordable home ownership.

## Policy

## Provisions

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All First Homes should be sold at a minimum discount of 30% below local market value. In all other cases, affordable home ownership dwellings will be sold at a discount of at least 20% below local market value. Eligibility for all affordable home ownership products will be determined with regard to local incomes and local house prices.

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.

Small-scale rural exception sites or First Homes exception sites will be supported adjacent to the main built-up areas of the eligible Large Rural Settlements and Small Rural Settlements. It must be demonstrated by a Local Housing Needs Assessment undertaken in consultation with the relevant parish council, that the proposed dwellings meet a local housing need that is not being met elsewhere within the parish.

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### ST30: Housing Mix

All new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure by:

- a) making efficient use of land, while respecting the character of the area;
- b) providing an appropriate mix and type of market housing, affordable housing and specialist housing for older people and disabled persons informed by the Council's most up-to-date evidence of housing need, as identified in Policy ST29 and Policy ST31;
- c) supporting proposals for the development of community-led housing schemes.

On housing allocations of 100 dwellings or more, 2% of the proportion of developable plots should be set aside for self-build and custom housebuilding. Serviced plots should be made available to households on the self-build register for a period of 12 months. Neighbourhood plans will be expected to consider the local need for self-build housing and where appropriate identify allocations for self-build and custom housing.

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### ST31: Housing

Specialist Proposals for well-designed specialist housing such as homes for older people, people with disabilities, or homes for other specific groups who may require properties that are specifically designed will be supported where:

## Policy

## Provisions

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- a) the location is able to meet the social and housing needs of the intended residents;
  - b) the proposal will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or amenity;
  - c) it can be demonstrated that the development can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care;
  - d) the site is in close proximity to everyday services, preferably with safe and suitable walking/cycling routes or public transport connections appropriate for the intended occupier;
  - e) it can be demonstrated that the development will be designed and managed to provide the most appropriate type and level of support to its target resident; and
  - f) it can be evidenced that, where relevant, revenue funding can be secured to maintain the long-term viability of the scheme.
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Appendix – Housing Trajectory (1<sup>st</sup> April 2021) – Housing Trajectory indicates 2 settlements in Nether Langwith with planning permission, but it is thought that both applications apply to the same settlement.

Granted July 2019 - Hybrid Planning Application Seeking a) Outline Planning Permission for up to 24 dwellings with all Matters Reserved Except Access b) Full Planning Permission for the Erection of 14 dwellings, Conversion of 1 Barn to Form Dwelling and Conversion of 1 Barn to Form New Village Facilities with Associated Works to Existing Village Hall | Land South Of Portland Road Nether Langwith Nottinghamshire.

Granted October 2020 - Reserved Matters Application for the Approval of Access, Scale, Appearance, Landscaping and Layout for 24 Dwellings Following Hybrid Application 16/01216/FUL - Hybrid Planning Application Seeking a) Outline Planning Permission for up to 24 dwellings with all Matters Reserved Except Access b) Full Planning Permission for the Erection of 14 dwellings, Conversion of 1 Barn to Form Dwelling and Conversion of 1 Barn to Form New Village Facilities with Associated Works to Existing Village Hall.

Source: Bassetlaw Draft Local Plan 2020-2037 (Publication Version – August 2021).

## Quantity of housing to provide

50. The NPPF 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood groups upon request with a definitive or an indicative number of houses to plan for over the Neighbourhood Plan period.
51. Bassetlaw District Council has fulfilled that requirement by providing Nether Langwith with a definitive figure of 5% growth for the parish to be accommodated within the Neighbourhood Area by the end of the Plan period, equating to 11 dwellings for the NA.<sup>6</sup> This figure was provided by the Nether Langwith Neighbourhood Plan Advisory Group (confirmed in the emerging Local Plan 2020-2037) and outlines a proportion of the total Bassetlaw District's housing requirement. It was raised at a meeting with the group that there is currently a successful planning application (no build has started and planning has been granted for c.3 years currently) proposing 39 homes within the NA which would exceed the housing requirement for the NA until the end of the NP period.

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<sup>6</sup> As per the emerging Bassetlaw Local Plan (Publication Version August 2021), Policy ST2, and confirmed in a phone conversation with Janet Smith, Nether Langwith Parish Council 02/09/2021.



## 3. Approach

### Research Questions

52. The following research questions were formulated at the outset of the research through discussion with the Nether Langwith Neighbourhood Plan Advisory Group. They serve to direct the research and provide the structure for the HNA.

### Tenure and Affordability

53. 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.
54. This evidence will allow Nether Langwith 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.
55. The neighbourhood planners are interested in exploring the need for Affordable Housing for sale (also known as affordable home ownership) and are therefore eligible for support under the Affordable Housing for sale element of the Neighbourhood Planning Technical Support programme. Analysis and commentary on this issue has been provided where relevant and possible in the HNA.

***RQ 1: What quantity and tenures of Affordable Housing should be planned for over the Neighbourhood Plan period?***

### Type and Size

56. The neighbourhood planning group is seeking to determine what size and type of housing would be best suited to the local community. Issues reported by the Nether Langwith Neighbourhood Planning Advisory Group include an aging population with little provision for suitable housing for those on middle incomes. It was suggested that there are large 5 bed bungalows in the village and housing association bungalows but no middle-ground for those looking to downsize. It was also mentioned that there is limited rented housing stock within the NA and little turnover of these. Parking was also raised as an issue within the NA, with no parking in the centre of the village and no allocated off-road parking for the terraced properties on Portland Road.
57. The aim of this research question is to provide neighbourhood planners with evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.
58. While this study is not able to advise on space standards or home configurations, it may reveal imbalances between the available stock and demographic trends.
59. Note, however, that the evidence gathered here takes the current population as its starting point and projects forward trends that exist today. It therefore risks embedding features of the housing stock and occupation patterns that the community may actually

wish to change. In that sense, the findings in this report might be viewed as the baseline scenario on top of which the community's objectives and primary evidence should be layered to create a more complete picture and vision for the future.

***RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?***

## Specialist Housing for Older People

60. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care.

***RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?***

## Relevant Data

61. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the Neighbourhood Plan level and is locally specific. This includes data from the 2011 Census and a range of other data sources, including:

- Other Office of National Statistics (ONS) datasets providing more up-to-date demographic information;
- ONS population and household projections for future years;
- Valuation Office Agency (VOA) data on the current stock of housing;
- Land Registry data on prices paid for housing within the local market;
- Rental prices from Rightmove.co.uk;
- Local Authority housing waiting list data; and
- North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) – OAN Update (October 2017).<sup>7</sup>

62. More recent data sources for the population and existing housing stock will be used wherever possible in this report. However, Census datasets providing, for example, the breakdown of households (as opposed to individuals) by age and the tenure of dwellings, cannot accurately be brought up to date in this way. Such patterns are instead generally assumed to persist to the present day.

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<sup>7</sup> Available at <https://www.bassetlaw.gov.uk/media/3241/shma-oan-update-oct-2017.pdf>

## 4. RQ 1: Tenure, Affordability and the Need for Affordable Housing

***RQ 1: What Affordable Housing (e.g. social housing, affordable rented, shared ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?***

### Introduction

63. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the parish and which of them might be most appropriate going forward, based on the relationship between how much they cost and local incomes. Second, it estimates the quantity of Affordable Housing that might be required during the Neighbourhood Plan period. The scale of need for these homes can justify planning policies to guide new development.
64. Tenure refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership). We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
65. The definition of Affordable Housing set out in the NPPF 2021 makes clear the Government's commitment to home ownership by broadening the definition to include a range of low-cost housing opportunities for those aspiring to own a home. As part of this effort, the Government has recently introduced a new product called First Homes.<sup>8</sup>
66. Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:
- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home).
  - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale.
  - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally.
  - Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers.

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<sup>8</sup> The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>.

- They will be subject to legal restrictions ensuring the discount is retained for future occupants and renting out or sub-letting will not normally be permitted.
- In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy, or Supplementary Planning Documents.
- 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

## Current tenure profile

67. The current tenure profile is a key feature of the Neighbourhood Area (NA). Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
68. Table 4-1 presents data on tenure in Nether Langwith compared with Bassetlaw and England from the 2011 Census, which is the most recent available source of this information.
69. The table shows that home ownership in Nether Langwith is slightly higher than the national average, but lower than for Bassetlaw District as a whole. Despite Bassetlaw having a lower proportion of the private rented sector than nationally, the sector is larger in Nether Langwith than both Bassetlaw and England. There was no shared ownership in Nether Langwith in 2011 and Bassetlaw had a lower proportion than nationally. The social rented sector is also smaller than nationally in both Nether Langwith and Bassetlaw, more prominently so in the former. It can therefore be seen that there is a lack of Affordable Housing in Nether Langwith with fewer shared ownership and social rented properties than both Bassetlaw District and England as a whole.
70. None of the new dwellings built in Nether Langwith since 2011 were forms of Affordable Housing, so it is assumed they are most likely for owner occupancy. There is no current data on the proportion of housing that is rented because the choice to let out a property does not require planning permission or other changes that would be recorded centrally. The 2021 Census will provide the most robust and up-to-date picture of this when the results are released in the coming months.
71. However, it is interesting to observe the change recorded between the 2001 and 2011 Census: in Nether Langwith the private rented sector expanded by 63.6% in that period, a rate of growth that is below the national average of 82.4%. As with both England and Bassetlaw, Nether Langwith had a decrease in the social rented sector. However, this was significantly more in Nether Langwith (15.6% decrease) and Bassetlaw (13.7%

decrease) than nationally (0.9% decrease). It is also interesting to note that home ownership increased in Nether Langwith and Bassetlaw, both by 4.6%, between 2001 and 2011, whilst there was decline in England as a whole. In relation to Affordable Housing, there was no growth in Nether Langwith in shared ownership despite a higher than national growth in Bassetlaw District.

**Table 4-1: Tenure (households) in Nether Langwith, 2011**

Tenure	Nether Langwith	Bassetlaw	England
Owned; total	67.5%	69.5%	63.3%
Shared ownership	0.0%	0.4%	0.8%
Social rented; total	13.3%	15.9%	17.7%
Private rented; total	17.7%	12.5%	16.8%

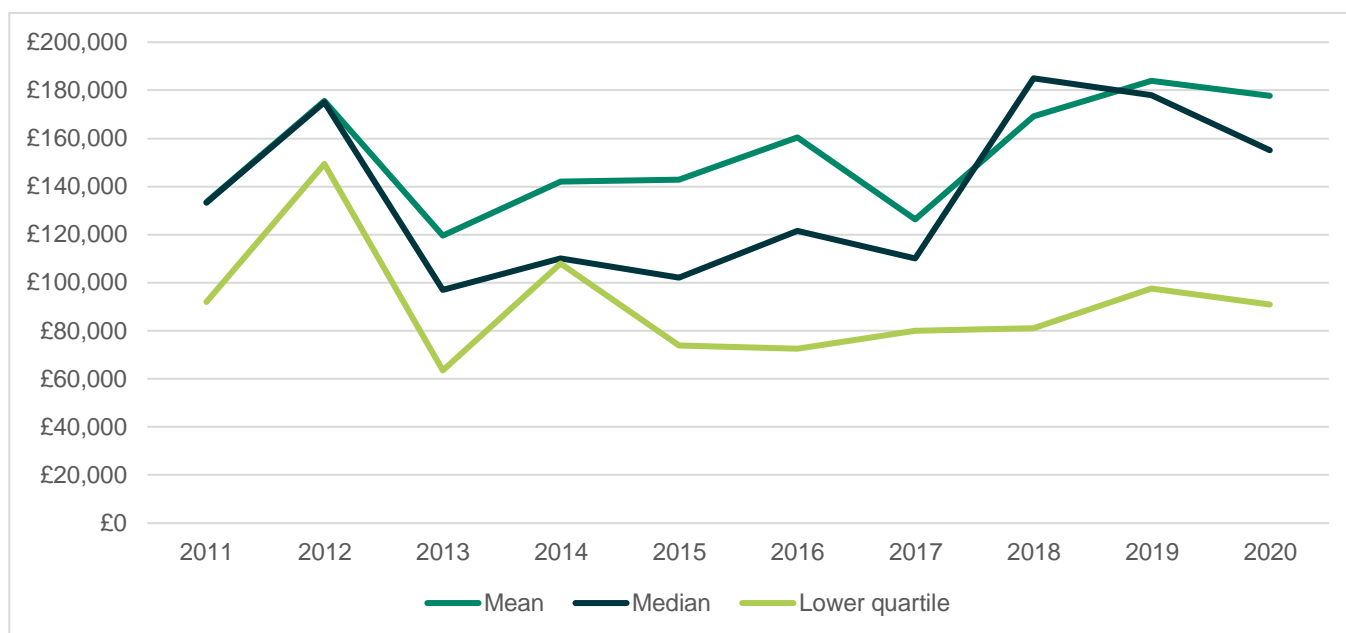
Sources: Census 2011, AECOM Calculations

## Affordability

### House prices

72. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type, and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.
73. Figure 4-1 looks at selected measures of house prices in Nether Langwith. It shows that there has been a gradual increase in house prices in Nether Langwith between 2011 and 2020, with a drop in house prices shown in 2013. The graph shows that the mean and the median house prices have risen more significantly since 2017, while the lower quartile prices remained stable.
74. Because the mean captures the average of all the house prices, both high and low, the few outlying data points on the high end cause the mean to increase, making it higher than the median. However, the median, which is the middle number when you sort the data from smallest to largest, in 2018 exceeded the mean. The outliers which are included in the mean could explain the increase in mean houses between 2011 and 2020 of just over £44,000 to £177,773 whilst the median house price increased by almost £22,000 to £155,000 in the same period. Interestingly, the lower quartile house price, which has remained relatively stable except for peaks in 2012 and 2014, decreased by £1000 between 2011 and 2020, making the current figure £91,000. This could just be due to the varying standards of entry-level property that enter the market in any given year.

**Figure 4-1: House prices by quartile in Nether Langwith, 2011-2020**



Source: Land Registry PPD

75. Table 4-2 below breaks down house prices by type. It shows that there is significant fluctuation in the average house price of terraced properties in Nether Langwith. After speaking to the Nether Langwith Neighbourhood Planning Advisory Group, this could be explained by the terraced properties in the NA located on Portland Road. It was explained that the terraced properties on Portland Road, not all of which are in Nether Langwith NA, were old miners' properties and that those that come to market are in various conditions. This suggests that the properties contributing to the lower average house prices may require significant work. It was noted from the group that the terraces which are fully modernised sell for closer to the £100,000-£120,000 figures.

76. Worth noting is that despite the general growth in detached house prices, there was a drop of around £40,000 in 2014 which recovered in 2015 and then again, a drop of around £60,000 in 2017 which again recovered in 2018. Due to the relatively small number of properties that enter the market each year in the NA, this could just be related to the size or condition of the properties that enter the market each year. There was no data for the price of flats in Nether Langwith between 2011 and 2020.

**Table 4-2: House prices by type in Nether Langwith, 2011-2020**

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Growth
Detached	£163,708	£179,166	£230,000	£192,500	£247,500	£247,667	£185,000	£222,500	£272,500	£280,500	71.3%
Semi-detached	£88,500	£165,000	£109,900	£108,333	£83,167	£75,000	£94,500	£119,000	£180,625	£114,500	29.4%
Terraced	-	-	£57,500	-	£128,000	£69,500	£108,667	£128,333	£57,750	£69,833	-
Flats	-	-	-	-	-	-	-	-	-	-	-
<b>All Types</b>	<b>£133,625</b>	<b>£175,625</b>	<b>£119,571</b>	<b>£142,000</b>	<b>£142,929</b>	<b>£160,417</b>	<b>£126,429</b>	<b>£169,125</b>	<b>£183,944</b>	<b>£177,773</b>	<b>33.0%</b>

Source: Land Registry PPD

## Income

77. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.
78. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income before housing costs locally was £40,200 in 2018. A map of the area to which this data applies is provided in Appendix A.
79. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Bassetlaw District Council's gross individual lower quartile annual earnings were £14,708 in 2018. To estimate the income of households with two lower quartile earners, this figure is doubled to £29,416.
80. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

## Affordability Thresholds

81. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
82. AECOM has determined thresholds for the income required in Nether Langwith to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are explained in more detail in Appendix A.
83. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income.
84. Table 4-3 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.

85. The same information is presented as a graph in Figure 4-2 on a subsequent page, with selected measures from the table presented for clarity.

**Table 4-3: Affordability thresholds in Nether Langwith (income required, £)**

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £40,200	Affordable on LQ earnings (single earner)? £14,708	Affordable on LQ earnings (2 earners)? £29,416
<b>Market Housing</b>						
Median House Price	£139,500	-	<b>£39,857</b>	Yes	No	No
Estimated NA New Build Median House Price	£165,726	-	<b>£47,350</b>	No	No	No
LQ/Entry-level House Price	£81,900	-	<b>£23,400</b>	Yes	No	Yes
Average Market Rent	-	£6,900	<b>£23,000</b>	Yes	No	Yes
Entry-level Market Rent	-	£5,976	<b>£19,920</b>	Yes	No	Yes
<b>Affordable Home Ownership</b>						
First Homes (-30%)	£116,008	-	<b>£33,145</b>	Yes	No	No
First Homes (-40%)	£99,436	-	<b>£28,410</b>	Yes	No	Yes
First Homes (-50%)	£82,863	-	<b>£23,675</b>	Yes	No	Yes
Shared Ownership (50%)	£82,863	£2,302	<b>£31,348</b>	Yes	No	No
Shared Ownership (25%)	£41,432	£3,453	<b>£23,346</b>	Yes	No	Yes
Shared Ownership (10%)	£16,573	£4,143	<b>£18,546</b>	Yes	No	Yes
<b>Affordable Rented Housing</b>						
Affordable Rent	-	£5,056	<b>£16,836</b>	Yes	No	Yes
Social Rent	-	£4,603	<b>£15,328</b>	Yes	No	Yes

Source: AECOM Calculations

86. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give a sufficiently robust indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being ‘affordable’ or ‘not affordable’ for different groups, but individual circumstances and the location, condition, and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

### Market housing for purchase and rent

87. Thinking about housing for purchase on the open market, it appears that local households on average incomes can access both median and entry-level homes at an assumed deposit of 10%. The entry-level homes are also accessible to households with two lower quartile incomes. However, it needs to be considered that a proportion of the entry-level homes in the NA are the terraced properties on Portland Road which have decreased the overall house prices. As many of these have been sold in previous years for £50,000-£60,000, it has decreased the entry-level average. It must be remembered that the properties sold at this value may require refurbishment, increasing the actual cost to live in them. Median market housing is likely to remain out of reach for households



on two lower quartile incomes and completely out of reach for households on one lower quartile income. The median house price would require an annual income 35.5% higher than the current average to be affordable to households with two lower quartile incomes.

88. Private renting is generally only affordable to average earners. Households made up of two lower quartile earners can afford the given rental thresholds but households on one lower quartile income cannot. Entry level market rent is still not achievable for a household with one lower quartile income. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

### **Affordable home ownership**

89. There are households in Nether Langwith who may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £23,400 whilst entry-level market rent requires an income of £19,920. However, having savings for a deposit may be an issue here. Therefore, some of these households may benefit from intermediate housing such as affordable home ownership products where a smaller deposit may be required.
90. First Homes are to be offered at a discount of at least 30% on equivalent market prices (in this case, based on estimated new build median house prices in the NA, but generally based on new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
91. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. In the case of Nether Langwith, all three of the First Homes discounts require a higher income than the entry level house price. However, it is assumed that there are not enough entry level properties for all of those in need. First Homes are generally calculated using the cost of new build entry level homes within the NA as a baseline figure. For Nether Langwith, due to the fluctuations in pricing in entry level properties, the estimated house price of new builds in the NA has been calculated and used as the baseline for the First Homes and shared ownership calculations. If an estimation for the NA new build based on uplift of entry level properties had been used, prices would have been unrealistically low for suitable housing in the NA (as the average for entry level housing is skewed) and also likely unviable from a development perspective.
92. The median NA new build properties reflect an uplift of 18.8% (in line with the uplift seen in Bassetlaw for new build properties) on the NA median house price, meaning the starting price (before discounts are applied) would be higher than an entry level house and the median house prices for the NA. Assuming that there was a need for home ownership and not enough entry-level properties, a 40% discount for First Homes would be suggested. This is because at 30%, First Homes are only affordable to households on mean incomes, whilst increasing the percentage discount to 40% also makes them accessible to households with two lower quartile incomes (although still more expensive than an entry level home). The income required for a 40% discounted First Home would

be £28,675, with households with two lower quartiles incomes having an average income of £29,416. There is no need for a 50% discount as these houses would still only be available to the same two groups as they are at 40%.

93. Table 4-4 below shows the discount required for First Homes to be affordable to the three income groups. To estimate the cost of a typical First Home, new build entry-level house prices are required for the NA. When these are unavailable, the median house prices in the NA is used as the best proxy. For Nether Langwith there were no recent new build sales to determine an average new build cost but an estimate for the median new build cost in the NA was calculated from the Bassetlaw price difference, as explained above. The discount on sale price required for households to afford First Homes is shown in the table below against the median NA house price, entry level house prices within the NA, and the estimated NA new build median house price. The calculations for First Homes have taken place against the latter.

**Table 4-4: Discount on sale price required for households to afford First Homes**

Tenure/product	Mean Income	LQ Income x1	LQ Income x2
NA Median house price	-1%	63%	26%
Estimated NA New build median house price	15%	69%	38%
NA Entry-level house price	-72%	37%	-26%

Source: Land Registry PPD; ONS MSOA total household income

94. Shared ownership appears to be similarly affordable to First Homes and is broadly accessible to the same groups. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.<sup>9</sup> If this is delivered in the NA, it will make shared ownership easier to access for more people but will still not allow households on one lower quartile income to access this form of home ownership. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.

95. The transition from 10% to 100% ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised, meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. This product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.

96. The income required to access Rent to Buy is assumed to be the same as that required to afford market rents. On that basis, First Homes and shared ownership are less affordable except for shared ownership at 10%.

<sup>9</sup> The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hws48>.

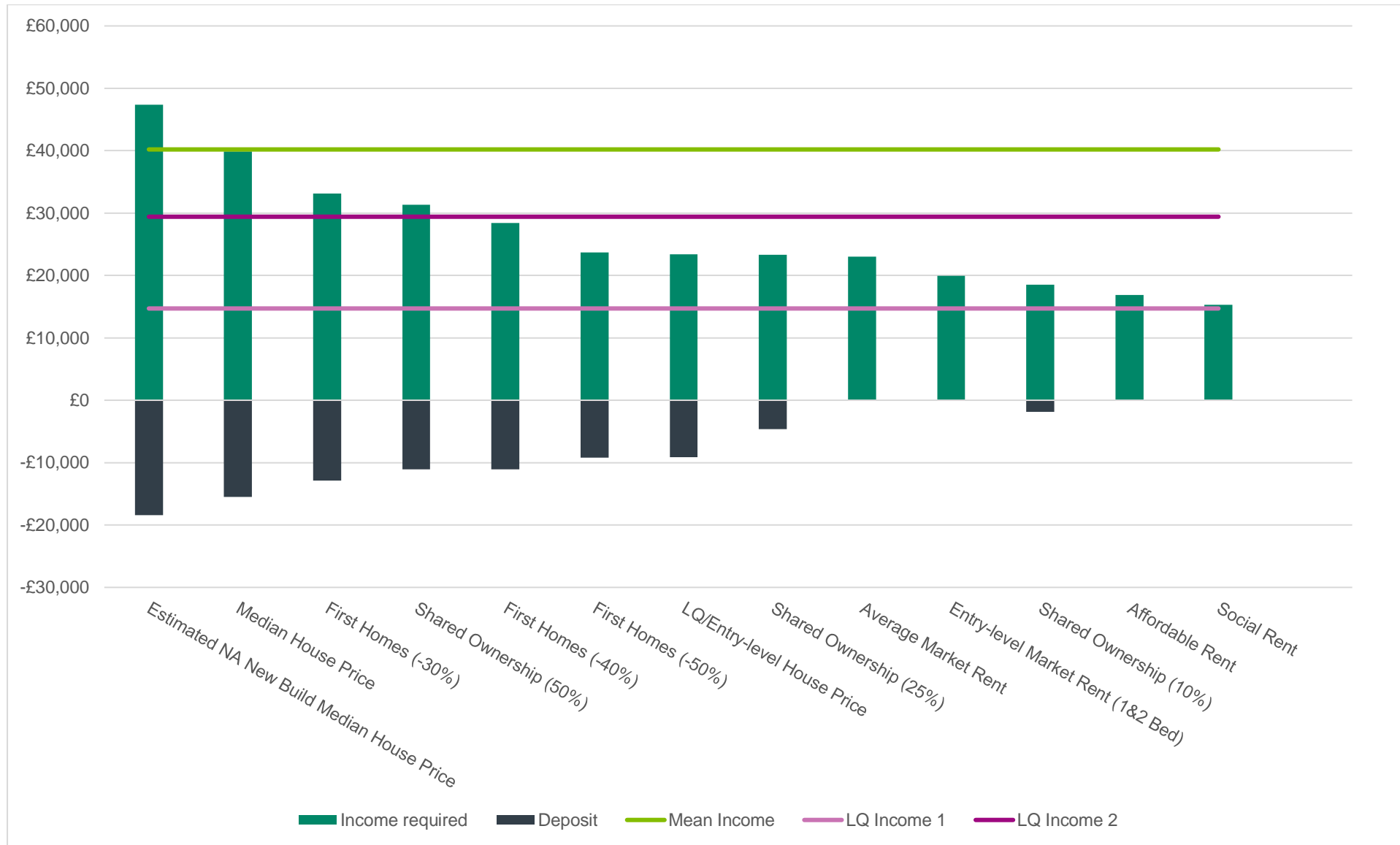
97. These three products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not.
- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
  - Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
  - Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant must pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
  - Rent to buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.
98. In conclusion, all of these products would provide valuable to different segments of the local population, with shared ownership at a 10% equity share potentially allowing lower earning households to get a foot on the housing ladder, with a lower income required for this tenure than for entry level market rent and affordable rent in the NA. Rent to buy is helpful to those with little or no savings for a deposit and in some circumstances is preferable to other affordable home ownership models on the basis that incomes need to be the same as those required for market rents, making it a more viable option than all First Homes and shared ownership at 50% and 25% equity in the NA. First Homes (at 40% and 50% discount) may provide a better long-term investment to those who can afford to access it, in the case of the NA, those on mean incomes or households with two lower quartile incomes.

### **Affordable rented housing**

99. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). This applies to Nether Langwith. Households with a single lower earner appear unable to afford any of the tenures considered including socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.
100. The evidence in this chapter suggests that the affordable rented sector provides some benefit in Nether Langwith. This is due to households on mean incomes and with two lower quartile incomes being able to afford entry level house prices, average market rent, and entry level market rent. However, those needing to spend less than a third of their income on rent, so they are better able to afford other living costs such as food and fuel, would benefit from affordable rented properties. Social rents are cheaper once again but still inaccessible to households on one lower quartile income. Where

households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

**Figure 4-2: Affordability thresholds in Nether Langwith, income required (additional cost of deposit in black)**



Source: AECOM Calculations

## Affordable housing- quantity needed

101. The starting point for understanding the need for affordable housing in Nether Langwith is the relevant Strategic Housing Market Assessment (SHMA). A SHMA was undertaken for North Derbyshire and Bassetlaw in 2017. This study estimates the need for affordable housing in the district based on analysis of the Council's waiting list and analysis of other data sets in line with Planning Practice Guidance at the time. Due to this SHMA being relatively old, more current data has been used, some of which was provided by Bassetlaw District Council.
102. In Table 4-5 below we have calculated, using PPG as a starting point,<sup>10</sup> an estimate of the total need for affordable rented housing in Nether Langwith over the Plan period. It should, however, be noted that the accuracy of the findings generated by the model is only as strong as the evidence we have available to us. For example, Census 2011 data is increasingly out-of-date. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations set out here are considered a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.
103. It should also be noted that figures in Table 4-5 are also largely dependent on information provided by Bassetlaw District Council in its capacity as manager of the local housing waiting list. There are currently 11 households in Nether Langwith on the waiting list, 9 of which reside in bungalows currently, and 2 in houses. From figures given by Bassetlaw District Council, the turnover of affordable housing in Nether Langwith is also estimated, with the LPA providing a figure of 1 re-let for the year 2020/2021. This can then be used as an assumption for the standard yearly turnover. This was further reinforced by AECOM calculations which assume a 3% re-let on current stock, which in this case also equals 1.
104. The table shows 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 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 affordable rented homes 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.
105. This result may initially be surprising since there is understood to be a current backlog of need (in the region of 11 households). The reason for the apparent low annual Affordable Housing for rent need over the long-term is that model assumes a rate of turnover in the existing affordable housing stock of one unit per year as mentioned above. So, of the 33 units of affordable rented accommodation existing currently, it can be expected that around 1 will come vacant in any given year as their current occupants move to a new location, pass

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<sup>10</sup> Paragraphs 024-026 Reference ID: 2a-026-20140306, at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

away or cease to be eligible as their circumstances change. This helps to satisfy the projected newly arising need as well as some of the backlog, which is effectively spread out over the NP period to produce an annualised figure.

106. It should also be noted here that the figure of 33 social/affordable rented properties in the NA is slightly higher than the 2011 Census data (which indicated 27) and there have been no completions of new build affordable housing since then. This increased figure provided by the LPA could be due to not all the 33 properties being habitable or lived in in 2011, or due to the council or housing associations acquiring additional properties, not through new builds. This assumption is somewhat reinforced by Bassetlaw District Council's Affordable Housing SPD<sup>11</sup> (summarised in Table 2-1) which explains that when collecting smaller off-site commuted sum payments, the Council's preferred delivery option is to purchase existing private dwellings and make them available as social rented properties through their Arm's Length Management Organisation, A1 Housing.
107. Because there are demonstrably households currently in need in the NA, to 'spread them out' over the Plan period is not necessarily favourable to the individuals involved. In practice, it would be better to frontload any future affordable rented provision to meet those needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock.
108. As such, it is recommended that Nether Langwith considers encouraging the delivery of some affordable rented housing, particularly early in the Plan period.

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<sup>11</sup> Available here: <https://www.bassetlaw.gov.uk/media/2113/affordablehousingspd.pdf>. Relevant section is 4.26 and 4.27, page 15.

**Table 4-5: Estimate of need for Affordable Housing for rent in Nether Langwith**

Stage and Step in Calculation	Total	Description
<b>STAGE 1: CURRENT NEED</b>		
1.1 Current households in need	11.0	Latest waiting list data for the neighbourhood area provided by Bassetlaw District Council.
1.2 Per annum	<b>0.7</b>	Step 1.1 divided by the plan period to produce an annualised figure.
<b>STAGE 2: NEWLY ARISING NEED</b>		
2.1 New household formation	25.3	DLUHC 2018-based household projections for the LA between start and end of plan period. % increase applied to NA.
2.2 Proportion of new households unable to rent in the market	25.2%	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA.
2.2.1 Current number of social renters in parish	33.0	LPA figure provided September 2021.
2.2.2 Number of private renters on housing benefits	10.7	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	6.4	Step 2.1 x Step 2.2.
2.4 Per annum	<b>0.4</b>	Step 2.3 divided by plan period.
<b>STAGE 3: TURNOVER OF AFFORDABLE HOUSING</b>		
3.1 Supply of social/affordable re-lets (including transfers)	<b>1.0</b>	Assumed from the 1 re-let in 2020/2021 – information provided by Bassetlaw District Council. This is verified by AECOM calculations which assume a 3% proportion of stock re-let each year (also equalling 1).
<b>NET SHORTFALL OF RENTED UNITS PER ANNUM</b>		
Overall shortfall per annum	<b>0.1</b>	Step 1.2 + Step 2.4 - Step 3.1
Overall shortfall over the plan period	<b>1.4</b>	(Step 1.1 + Step 2.3) - Step 3.2 * plan period

*Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency. Figures may not sum due to rounding.*

109. Turning now to Affordable Housing providing a route to home ownership, Table 4-6 below estimates the potential demand in Nether Langwith. This model aims to estimate the number of households might wish to own their own home but cannot afford to. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.
110. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This is assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households



(typically 80% or more) aspire to home ownership.<sup>12</sup> No robust indicator exists for this area or a wider scale to suggest aspirations may be higher or lower in the NA.

111. The result of the calculation is 1.8 households per annum who may be interested in affordable home ownership (or 27.8 for the entirety of the Plan period).
112. There are currently no shared ownership properties in the NA so there is no turnover of existing affordable home ownership stock. This therefore cannot be taken into consideration when talking about satisfying the need in the same way as it can with affordable rented housing.
113. It may not be achievable or even desirable to deliver this volume of affordable home ownership properties in the coming years as even greater numbers of market homes would be required to cross-subsidise delivery, many of the interested households might not be able to afford the necessary deposit, and there is a competing imperative to deliver affordable rented homes required for those with more urgent needs. However, this figure remains a useful indicator of the potential scale of demand and of the affordability challenge in Nether Langwith.
114. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

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<sup>12</sup> <http://www.ipsos-mori-generations.com/housing.html>

**Table 4-6: Estimate of the potential demand for affordable housing for sale in Nether Langwith**

Stage and Step in Calculation	Total	Description
<b>STAGE 1: CURRENT NEED</b>		
1.1 Current number of renters in parish	43.9	Census 2011 number of renters x national % increase to 2018.
1.2 Percentage renters on housing benefit in LA	24.4%	% of renters in 2018 on housing benefit.
1.3 Number of renters on housing benefits in parish	10.7	Step 1.1 x Step 1.2.
1.4 Current need (households)	24.9	Current renters minus those on housing benefit and minus 25% assumed to rent by choice. <sup>13</sup>
1.5 Per annum	<b>1.6</b>	Step 1.4 divided by plan period.
<b>STAGE 2: NEWLY ARISING NEED</b>		
2.1 New household formation	25.3	LA household projections for plan period (2018 based) pro-rated to NA.
2.2 % of households unable to buy but able to rent	11.4%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	2.9	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	<b>0.2</b>	Step 2.3 divided by plan period.
<b>STAGE 3: SUPPLY OF AFFORDABLE HOUSING</b>		
3.1 Supply of affordable housing	-	Number of shared ownership homes in parish (Census 2011 + LA new build to 2018/19 pro-rated to NA).
3.2 Supply - intermediate resales	-	Step 3.1 x 5% (assumed rate of resale).
<b>NET SHORTFALL</b>		
Overall shortfall per annum	<b>1.8</b>	(Step 1.5 + Step 2.4) - Step 3.2.
Overall shortfall over the plan period	<b>27.8</b>	(Step 1.4 + Step 2.3) – Step 3.2 * number of years to the end of the plan period.

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

115. There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Steering Group that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).

<sup>13</sup> The assumption of approximately 25% preferring to rent and 75% preferring to buy is AECOM's judgement, based on national level polls which consistently reveal that most households who prefer home ownership eg <http://www.ipsos-mori-generations.com/housing.html> and informed by our experience across numerous neighbourhood level HNAs. The assumption is based on the fact that some households choose to rent at certain stages in their life (e.g. when young, when needing flexibility in employment market, or when new migrants move into an area). While most households prefer the added security and independence of owning their own home, private renting is nevertheless a tenure of choice at a certain point in many households' journey through the housing market. The actual percentage of preference will differ between areas, being higher in large metropolitan areas with younger households and more new migrants, but lower in other areas. 25% is used as a reasonable proxy and for consistency across HNAs and similar assumptions are used in some larger scale assessments such as LHNAs and SHMAs. If the neighbourhood planning group feel this is not an appropriate assumption in their particular locality, they could use the results of a local residents survey to refine or confirm this calculation.

116. It is also important to remember that even after the Neighbourhood Plan is Made, whilst it can influence policy in terms of the provision of Affordable Housing brought forward, the allocation of affordable rented housing to those in need, and the management of the housing waiting list remain the responsibility of the Local Authority rather than the neighbourhood planning group.

## Additional SHMA findings

117. Other relevant SHMA Update 2017<sup>14</sup> findings include the following:

- House prices and rental costs across Bassetlaw were below national and regional averages.
- Low house prices impact residential development viability and this significantly impacts on the degree of Affordable Housing that can be delivered through mixed-tenure developments.
- Land values in Bassetlaw were less than half of the regional equivalent and less than a quarter of the national average level, excluding London. There is no evidence of a shortage of residential land.
- In terms of affordability, 2017 Bassetlaw lower quartile house prices were on average 5.4 times 2017 Bassetlaw lower quartile earnings (the equivalent ratio for the NA is 2.75 for a double lower quartile income household and 5.51 for a single lower quartile income household in, using 2018 house prices and incomes).
- 2011 Census data shows that 64% of international in-migration in Bassetlaw is from EU in-migration, much higher than the national figure of 42% (and East Midlands figure of 46%). It is therefore unknown the impact Brexit will have on the population demographics within Bassetlaw, and it is expected that the impact will be greater than the East Midlands and England.
- From 2014 to 2025 it is expected that the older person population will see a notable increase, with an expected increase of 46% of people aged 65 and over, compared to an expected 51% increase in Bassetlaw alone, the highest of any area in the SHMA. It is expected that the population of those aged 75+ in Bassetlaw will increase by 8,321 between 2014 and 2035. Working on the assumption used in the SHMA that the specialist housing need is 170 units per 1000, this means that the specialist housing need in Bassetlaw is projected to be 1,414, a need of 67 units a year between 2014 and 2035. It is also suggested that between 2014 and 2035, the number of people with dementia in Bassetlaw will increase by 91.4% and those with mobility problems will increase by 72.6%. Again, these are the highest increase figures of any area included in the SHMA.

118. The Bassetlaw estimated level of Affordable Housing need per annum, meeting needs over a five-year period, is as shows (SHMA update table 49, Source: Census/CoRe/Projection Modelling and affordability analysis):

<sup>14</sup> Available at <https://www.bassetlaw.gov.uk/media/3241/shma-oan-update-oct-2017.pdf>

- Current need: 37
- Newly forming households: 343
- Existing households falling into need: 255
- Total need: 735
- Supply from existing stock: 496
- Net need: 239

## **Affordable Housing policy guidance**

119. Bassetlaw District Council's adopted policy on this subject is outlined in 3.1 of the Affordable Housing Supplementary Planning Document 2014 (see Table 2-1 for further information) requires 15% of all new housing in Nether Langwith to be affordable. Due to Bassetlaw District Council currently being at an advanced stage of their emerging Local Plan, of which the Publication Version is currently out for consultation, the emerging plan figures will be taken into account to ensure there are no disparities between the two plans.
120. The emerging Local Plan in Policy ST29 has a variety of targets for affordable housing delivery, dependent on the site. Affordable housing provision will be sought from all housing schemes of 10 or more units (or 0.5ha or more). The mix suggested varies for greenfield and brownfield sites. Due to the rural location of the NA, AECOM has assumed that the majority of sites will be greenfield and so the emerging Local Plan requires 25% of dwellings on greenfield sites to be affordable. Given that Affordable Housing made up 0% of new housing in Nether Langwith over the last decade according to Bassetlaw District Council completions figures, it is understood that these targets are not usually met on sites in the NA.
121. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that the HNA finds there to be robust evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.
122. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership. The emerging Local Plan for Bassetlaw states that 25% of the affordable housing brought forward must be First Homes but it is not specific about how the other 75% is split between affordable rent or affordable home ownership. The HNA can supply more localised evidence, and this section summarises the factors that might be considered before proposing a suggested Affordable Housing tenure mix that might be suitable for Nether Langwith specifically.
123. The following evidence and considerations may be used as a starting point in the development of policy concerning the Affordable Housing mix:

- A. **Evidence of need for Affordable Housing:** This study estimates that Nether Langwith requires roughly 1.4 units of affordable rented housing and could accommodate potential demand for 27.8 units of affordable home ownership over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes.

The relationship between these figures suggests that 4.8% of Affordable Housing should be rented and 95.2% should offer a route to ownership. However, as noted above, these figures are not directly equivalent: the former expresses the identified need of a group with acute needs and no alternative options; the latter expresses potential demand from a group who are generally adequately housed in rented accommodation and may not be able to afford the deposit to transition to ownership.

If the quantity of new housing overall were unlimited, 5% to 95% may be an appropriate affordable tenure mix. However, this is not likely and also not strictly necessary.

- B. **Can Affordable Housing needs be met in full?** How far the more urgently needed affordable rented housing should be prioritised in the tenure mix depends on the quantity of overall housing delivery expected.

If the emerging Local Plan target of 25% was achieved on every site, up to around 3 affordable homes might be expected in the NA in the plan period (due to 11 homes being required overall in the NA). If the majority of Nether Langwith's HRF is expected to come forward in the form of small infill developments, those schemes are unlikely to be large enough to meet the threshold of 10 dwellings (or 0.5ha), above which the Affordable Housing policy applies. If that is the case, the potential delivery of Affordable Housing is likely to be lower still. This is not sufficient to satisfy the total potential demand for Affordable Housing identified here. As a result, affordable rented housing should have a higher weighting in the tenure mix to ensure that the most acute needs are met as a priority. Given the historic delivery rates it is reasonable to assume that supply will be limited and affordable rented accommodation should be prioritised. There is no explicit guideline mix in the emerging Local Plan to use as a benchmark, except for the 25% First Homes requirement.

- C. **Government policy (e.g. NPPF) requirements:** Current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. The emerging Local Plan requirement for Bassetlaw is that 25% of all housing should be affordable on greenfield sites (as we are assuming for the NA), and 25% of this should be for affordable home ownership through the First Homes minimum. There is no further tenure split identified in the emerging Local Plan. In order for the NPPF requirement to be met, 40% of Bassetlaw's affordable housing on greenfield sites would have to be for affordable home ownership. Further to this, the emerging Local Plan explicitly requires 10% of all homes to be delivered for affordable home ownership in line with the NPPF. There can be exceptions to this

requirement if it would prevent the delivery of other forms of Affordable Housing. Based on the findings of this HNA there is no evidence that meeting the 10% threshold in Nether Langwith would prejudice the provision of much needed affordable rented homes due to much of the housing need identified being for affordable home ownership. However, this may not be the case in wider Bassetlaw.

- D. **Local Plan policy:** As noted previously, the emerging Local Plan does not specify an affordable housing tenure split, only seeks that the Government minimum of 25% First Homes is met. There is therefore a large amount of flexibility on a settlement by settlement basis. The emerging Local Plan in ST29 states that 'affordable housing should provide an appropriate mix and size of homes to meet locally identified needs'. In the case of Nether Langwith, the majority of this need is determined to be for affordable home ownership, but the backlog of 11 households requiring affordable rented properties should also be considered.
- E. **First Homes policy:** The Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes. This new minimum requirement may have the effect of displacing other products in any established tenure mix and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. It is unlikely that this will be an issue in the NA due to the shortfall in the plan period of Affordable Housing being primarily affordable housing for sale. After the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the Local Plan. The remaining units should then be allocated to other tenure products in the relative proportions set out in the Local Plan. This guidance generally applies to district-level policy, and there may still be potential for a neighbourhood plan tenure mix to deviate from how the other tenures are rebalanced if appropriate.
- F. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.
- G. **Funding:** The availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood planning group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
- H. **Existing tenure mix in Nether Langwith:** There is some existing Affordable Housing in the NA, with 33 socially rented / affordable rented

households within Nether Langwith, either stock owned by Bassetlaw District Council or by housing associations. This figure of 33 was provided by the LPA and has been used in these calculations to determine the need across the plan period for affordable housing for rent. It is worth noting that the 2011 Census recorded 27 social/affordable rented households in the NA and there has been no new affordable development since at least 2010/2011. The reason for the discrepancy in these figures could be due to not all the 33 properties being habitable or lived in in 2011, or due to the council or housing associations acquiring additional properties, not through new builds. There is no existing stock of First Homes or shared ownership properties within the NA. This suggests that some provision of Affordable Housing would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes, including newly forming households and younger families, to remain in or move to the area.

- I. **Views of registered providers:** It is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in the parish. The funding arrangements available to housing associations will determine rent levels.
  - J. **Wider policy objectives:** Although the Neighbourhood Plan can only write policy for the NA, the evidence base of this HNA allows the group the opportunity to encourage a more dynamic provision of housing. Broader policy objectives for Nether Langwith could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.
124. On the basis of the considerations above, Table 4-7 proposes an indicative Affordable Housing tenure mix that might be sought through Neighbourhood Plan policy.
125. This indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here. In this context, affordable rented tenures should generally be protected and prioritised. However, it is also noted that the shortfall for affordable rented housing is only 1.4 across the plan period. A balance therefore has to be struck between meeting the need of the current waiting list and also addressing the potential demand for affordable housing for sale which has been identified within the NA.
126. It is suggested that on a standard developer-led site, where 25% of housing is required to be affordable, 40% of that new affordable housing should be delivered through affordable home ownership models. Of this 40%, the following split has been suggested:
- 25% First Homes
  - 5% Shared Ownership
  - 10% Rent to Buy

The minimum requirement of First Homes within affordable housing development is 25%. In the case of Nether Langwith, it is suggested that this is kept to, with a 40% discount applied. This would mean that households on average incomes and households with two lower quartile incomes would be able to afford this type of home ownership whilst also maintaining viability (a 50% discount would still not allow for households with one lower quartile income to access First Homes). First Homes is considered preferable to shared ownership in the NA due to relatively similar affordability, with the tenure available to the same groups (mean incomes and two lower quartile incomes), but First Homes allowing for a greater ownership stake in the property.

A 5% split for shared ownership has been suggested (at 25% equity) to provide a mix and an alternative option for those with less savings to use as a deposit. Rent to Buy is the final affordable housing tenure suggested, at a 10% split. This is included in this tenure mix because the income required to access Rent to Buy is assumed to be the same as that required to afford market rents. This suggests that it would therefore be affordable to all of those currently privately renting. It also makes Rent to Buy a more affordable option than First Homes (regardless of discounts) and shared ownership at both 50% and 25% equity. There is also no need for a deposit in the same way as with First Homes or shared ownership, something that could be a barrier to home ownership within the NA. If Rent to Buy is not possible within the NA, this proportion of homes should be split in the already suggested ratios between First Homes and shared ownership.

127. Despite the evidenced need for affordable home ownership in the NA, this split between affordable home ownership and affordable rented options are suggested as above due to only 11 dwellings being required in the NA during the plan period. This would mean that there would only be a requirement for affordable housing provision if all of these properties were delivered in one scheme (so that it exceeded the threshold of 10). Even then, 25% of 11 dwellings would only deliver 2-3 affordable dwellings. Affordable and social rent should therefore be prioritised as it is assumed that those looking for affordable home ownership options are already adequately housed. Table 4-7 also shows an indicative tenure split for the NA if development was not so limited, or if a wholly affordable scheme came forward, such as a Rural Exception Site. This suggests the split of affordable home ownership is 70%, with the following tenures suggested:

- 30% First Homes
- 10% Shared Ownership
- 30% Rent to Buy

128. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.

129. Where the neighbourhood planning group wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with Bassetlaw District Council to



gather more detailed income and viability information, and to ensure that departures from the local policy context have their support.

130. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence.

**Table 4-7: Indicative tenure split (Affordable Housing)**

<b>Tenure</b>	<b>Indicative mix (developer-led site, 25% affordable)</b>	<b>Indicative mix (if a predominantly affordable housing site – e.g. RES or CLT)</b>	<b>Considerations and uncertainties</b>
<b>Routes to home ownership, of which</b>	<b>40%</b>	<b>70%</b>	
First Homes	25%	30%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	5%	10%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to buy	10%	30%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown. May be considered the most suitable form of affordable home ownership for the NA if possible

			due to the ability of many to buy based solely on income required, with this tenure allowing for the saving of a deposit which may be the biggest difficulty in purchasing property in the NA.
<b>Affordable Housing for rent, of which</b>	<b>60%</b>	<b>30%</b>	
Social rent	To be set by Registered Providers	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

*Source: AECOM calculations*

## Conclusions- Tenure and Affordability

131. Nether Langwith's tenure mix shows an undersupply of Affordable Housing, especially for sale. At the time of the 2011 Census, the 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.
132. House prices in Nether Langwith have generally increased over the last 10 years, with the mean house price increasing by just over £44,000 since 2011, to £177,773 and median house prices by almost £22,000 to £155,000 in the same period. As mentioned previously, the entry level house prices for Nether Langwith are altered due to the terraced properties on Portland Road, with several of these selling for c.£50,000 - £60,000 but which may require money being spent on refurbishment. It is worth noting that a ready- to-inhabit house on Portland Road sells for around £100,000 - £120,000. Based on calculations determining Bassetlaw's new build premium (18.8% uplift), the median new build cost for the

NA is £184,140 and this estimation has been used for the First Homes and shared ownership calculations.

133. It was found that local households on average incomes could access both the entry-level and median houses within the NA, assuming a deposit of 10%. Households with two lower quartile earners are also assumed to be able to access entry-level homes. Private renting within the NA is accessible to the same groups, with households with one lower quartile earner unable to access any form of home ownership or the private rented market (at average or entry level). It was also found that there are households in Nether Langwith who may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £23,400 whilst entry-level market rents require an income of £19,920. However, the main issue with accessing home ownership within the NA may be savings for a deposit.
134. Table 4-8 summarises Nether Langwith's position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the housing requirement figure for the area to the Local Plan policy expectation and shows the quantities of affordable housing for rent and sale that would be delivered if the tenure mix proposed in this HNA were to be rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the neighbourhood plan (e.g. if the group plan for more housing (and therefore more affordable housing if sites are larger than the LPA threshold) than the local plan, or if the group decide to influence the tenure mix in other ways), or as a result of site-specific constraints.

**Table 4-8: Estimated delivery of Affordable Housing in Nether Langwith**

	<b>Step in Estimation</b>	<b>Expected delivery – standard delivery</b>
A	Provisional capacity figure	11
B	Affordable housing quota (%) in LPA's Local Plan	25% (for greenfield sites – from emerging Local Plan)
C	Potential total Affordable Housing in NA (A x B)	2.75
D	Rented % (e.g. social/ affordable rented)	60%
E	Rented number (C x D)	1.65
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	40%
G	Affordable home ownership number (C x F)	1.1

*Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix*

135. The table above gives an indication of the affordable housing which would be delivered via traditional developer-led delivery, where the site would have to meet the 10 dwellings threshold to include an affordable element. This gives a figure, of the total 11 dwellings proposed, of 1.65 rented dwellings and 1.1 dwelling for affordable home ownership. This could be simplified to 2:1 in terms of dwellings that would physically be delivered. Table 4-7 also gives an indicative mix if the site to be developed was aiming to be wholly affordable, such as a rural exception site or Community Land Trust. If this were the case, an 11-dwelling site would deliver 3.3 affordable/social rented dwellings and 7.7 for affordable home ownership, simplified to 3:8.
136. Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if the community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. It is worth noting that the overall housing target set in the emerging Local Plans for Nether Langwith is 11 dwellings for the plan period. There are also 11 households currently on the Council waiting list for the NA (as per the LPA data provided in September 2021). The total shortfall of affordable housing for the plan period (both affordable rent and affordable housing for sale) is 29.2, almost 3 times the overall housing projected for the parish. It is therefore unlikely that the affordable housing need will be met within the NA, especially when considering that only 25% of any housing developments over 10 dwellings are required to be affordable.
137. A Rural Exception Site is an alternative potentially for the NA to bring forward affordable development without large volumes of market housing also. Rural Exception Sites are small sites used for affordable housing in perpetuity on sites

that would not ordinarily be used for housing. They aim to address the needs of the local community through local connection allocations criteria. Policy ST29 of the emerging Bassetlaw Local Plan supports small scale rural exception sites adjacent to the main built-up areas of eligible Large Rural Settlements and Small Rural Settlements where there is an identified need. A community land trust could also potentially bring forward affordable housing in greater proportions and would allow the community to have greater control over any development associated with it.

## 5. RQ 2: Type and Size

***RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?***

### Introduction

138. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in Nether Langwith in terms of type and size, as well as some of the population characteristics that tend to influence housing needs. From this, it is possible to develop an understanding of what sort of housing would be appropriate going forward.
139. It is worth emphasising that this evidence assumes that existing demographic and occupation patterns will persist into the future. It can therefore be thought of as the baseline or default scenario, into which the community may wish to intervene – for example to attract a different or more balanced demographic. The recommendations in this chapter, particularly the final suggested size mix, are a starting point that may be adjusted in light of other community objectives and primary evidence.

### Existing types and sizes

#### Background and definitions

140. Before beginning to explore issues of dwelling type and size, it is important to note that the demand for housing by size and type tends to be determined primarily by wealth – with those having more buying power choosing to occupy larger homes, and often preferring detached properties to denser types, such as flats.
141. This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home. In the strict sense, there is no ‘need’ for dwellings of any particular type, other than the specific needs of those with certain disabilities for level access properties, for example.
142. The best proxy for the number of people in a household is age or ‘life stage’, with younger and then older households tending to have one or two people, and those in between these poles more likely to have larger families including children. Life stage is therefore a main indicator considered here for the size of housing needed. But it is worth pointing out that wealth is also correlated with age, so it is not possible to attain a pure view of what is needed from the secondary data alone.
143. It is also useful to clarify the terminology around dwellings and households. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained. As such, all dwellings are classified as either shared or unshared dwellings. Households

are groups of people who live together as a coherent unit (such as a family), and a dwelling is shared where there is more than one household occupying it (e.g. two families or a group of individual students). Hence, there is usually a different number of households and dwellings in any given area. The number of dwellings can also exceed that of households in areas with large numbers of holiday or second homes.

144. As noted in the Context section of this report, there is no perfect data source for the current mix of dwellings in the NA. For some aspects, such as the size mix of homes, adding together Census figures and completions data for the intervening period is highly accurate. For others, such as the type mix of homes, this method is not available and Valuation Office Agency (VOA) must be used. The most appropriate combination of approaches is used in this section.

## Dwelling type

145. Table 5-1 shows the dwelling mix in 2011 from Census data and the dwelling mix in 2021, with the LPA completions data for 2010/2011 to 2020/2021 added to the 2011 Census data. It shows that the total number of dwellings has risen by 6 in this period to a current total of 215. In 2011 the majority of dwellings in the NA were detached and semi-detached, with a significant number of terraced properties and only 1 flat. In 2021 the number of flats and terraced properties remained the same as in 2011, as did the number of semi-detached properties. Three detached properties were completed in this time as well as three bungalows, perhaps suggesting that there may have been a significant number of bungalows in 2011. The Census and Bassetlaw District Council capture the type of dwellings differently, making the comparison between 2011 and 2021 challenging regarding bungalows. Whilst the Census does not differentiate between houses and bungalows, the LPA does not specify whether the bungalows are detached, semi-detached, or terraced. With 50% of development between 2011 and 2021 being bungalows, this reflects the demand in the NA and reinforces earlier suggestions of an aging population in Nether Langwith.
146. Census 2011 data is also presented, but this unfortunately cannot be used to fully understand the changes between 2011 and 2021 because Census data counts bungalows within each of the other categories rather than independently (hence the apparent lack of bungalows in 2011).

**Table 5-1: Accommodation type, Nether Langwith, 2011 and 2021**

Dwelling type	2011 (Census)	2021 (Census + Completions Since)
Bungalow	-	3
Flat	1	1
Terrace	37	37
Semi-detached	89	89
Detached	81	84
Unknown/other	1	1
Total	209	215

Source: ONS 2011, AECOM Calculations

147. Table 5-2 compares the dwelling mix in 2011 of the NA with Bassetlaw District as a whole and with England. As noted above, the Census does not distinguish between whole houses or bungalows, meaning that these categories are combined in the comparison. One of the key findings shown in the table is that the proportion of flat/maisonette/apartment dwellings is significantly below the national average for both Nether Langwith and Bassetlaw. To an extent this is not unexpected due to the rural character of the area not lending itself to purpose-built blocks of flats. However, the converted/shared house proportion of dwellings in the NA is 0%, compared to a slightly higher 0.9% in Bassetlaw, and a higher again national figure of 3.8%.
148. Due to the lack of flats, this means that there is a significantly higher proportion of whole house and bungalows in the NA and Bassetlaw compared to England as a whole, demonstrated in the detached and semi-detached categories. There is a slight decrease in the proportion of terraced properties, 17.7% and 16.5% respectively for Nether Langwith and Bassetlaw, compared to nationally. As with the flats, the lower proportion of terraced properties may be due to the rural nature of the parish. The terraced properties that are within the NA also continue into the neighbouring parishes.

**Table 5-2: Accommodation type, Nether Langwith, 2011**

Dwelling type		Nether Langwith	Bassetlaw	England
Whole house or bungalow	Detached	38.8%	34.0%	22.4%
	Semi-detached	42.6%	41.9%	31.2%
	Terraced	17.7%	16.5%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	0.0%	0.9%	16.4%
	Parts of a converted or shared house	0.0%	0.9%	3.8%
	In commercial building	0.5%	0.7%	1.0%

Source: ONS 2011, AECOM Calculations

## Dwelling size

149. The table below shows the dwelling size mix in the NA in 2011, taken from Census data, and the current dwelling mix as of 2020/2021 calculated using the 2011 data and the completions data for 2010/2011 to 2020/2021 provided by Bassetlaw District Council. In 2011 the majority of properties in Nether Langwith were 3-bedroom, followed by 2-bedroom properties. There is potentially a lack of 1-bedroom properties at only 12 in the NA in 2011. The number of dwellings overall only rose by 6 between 2011 and 2021, with four of these properties being 3-bedroom and two 4+ bedroom properties. This indicates a potential demand for larger properties but also further exaggerates the lack of 1-bedroom properties.
150. It is worth noting that the total number of dwellings is shown here as 209, compared to the 215 shown in Table 5-1. This is due to the figure here of 209



reflecting the number of households captured in the 2011 Census when households fill out their number of bedrooms. The figure of 215 dwellings is taken from the Census on the number of properties of different types in the area, potentially not all of which are habitable or contain households. For the purposes of this HNA, the figure of 209 dwellings will be used for 2020/2021.

**Table 5-3: Dwelling size (bedrooms), Nether Langwith, 2011 and 2021**

Number of bedrooms	2011 (Census)	Completions 2011-2021	2021 total (Census + completions)
Studio	-	-	-
1	12	0	12
2	47	0	47
3	115	4	119
4+	29	2	31
Unknown	-	-	-
<b>Total</b>	<b>203</b>	<b>6</b>	<b>209</b>

Source: ONS 2011, AECOM Calculations

151. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider district and country. For the NA, the 2011 Census and LPA completions data have been used (as in Table 5-3) whilst VOA data has been used to reflect the dwelling size (bedrooms) for Bassetlaw District and England as a whole. While the VOA data helpfully shows changes that have been made to existing homes (i.e. extensions and the subdivision of rooms) that the other method overlooks (because the 2011 Census mix is effectively frozen at that point in time), it is in other respects less accurate. The VOA data is rounded to the nearest ten for each dwelling category, records a number of properties with an unknown number of rooms, and the newest data available is for 2020 – which misses any homes completed in the last year. Therefore, the figures for the NA are not always directly comparable to the district and the national figures. It is also worth noting that the last housing completions in Nether Langwith were in 2019/2020, meaning that in this case there is no issue with comparison as there would have been if there were 2020/2021 completions for the NA.
152. Table 5-4 shows that the number of 1-bedroom properties in Nether Langwith and Bassetlaw is well below the national average of 12.2%. This trend is also reflected in the number of 2-bedroom properties in Nether Langwith. This suggests that there is a lack of entry-level 1- and 2-bedroom properties in the NA compared to both England and Bassetlaw (to a lesser extent). As indicated by the high number of 3-bedroom properties in the NA in Table 5-3, the proportion of this size dwelling in Nether Langwith is considerably higher than across England (56.9% compared to 43.6%) which could reflect either high demand for larger sized dwellings in the NA, and/or reflect that there is a lack of smaller dwellings available to households.

**Table 5-4: Dwelling size (bedrooms), various geographies, 2020**

<b>Number of bedrooms</b>	<b>Nether Langwith (2011 Census + Completions 2011-2021)</b>	<b>Bassetlaw (VOA)</b>	<b>England (VOA)</b>
1	5.7%	6.8%	12.2%
2	22.5%	23.3%	28.1%
3	56.9%	51.5%	43.6%
4+	14.8%	18.1%	15.4%

Source: VOA 2020, AECOM Calculations, ONS 2011

## Age and household composition

153. Having established the current stock profile of Nether Langwith and identified recent changes to it, the evidence gathered below examines the composition and age structure of households living in the NA. Many of these indicators have a bearing on what housing might be needed in future years.

### Age structure

154. Table 5-5 shows the most recent estimated age structure of the NA population, alongside 2011 Census figures. The population profile has experienced some changes over the 8-year period, with the overall population of Nether Langwith decreasing from 526 to 492 in this time. Whilst the 0-15 age group and the 65-84 age groups have remained almost completely stable, there have been more significant changes in other areas. Notably, the proportion of 16-24-year olds has dropped from 11% in 2011 to 5.9% in 2019, potentially indicating young people moving away from Nether Langwith. There has been a decline from 22% to 15.7% in 25-44-year olds but an increase in the following category (45-64) between 2011 (26%) and 2019 (34.1%). This could simply be the natural changes in aging in the NA, perhaps suggesting little population turnover as the 2011 and 2019 proportions of these age categories combined are 48% and 49.8% respectively. It should also be highlighted that the 85 and over age group has grown, with this accounting for 9.3% of the population compared to 6% in 2011. Overall, these figures suggest an aging population in Nether Langwith.

155. There are limitations to this data: the ONS advises exercising caution with population estimates by single year of age (from which this 2019 data has been derived), as patterns of variance and bias make it relatively less accurate compared to Census data. It is also worth noting that only the age structure of the population (individuals) can be brought up to date in this way. The life stage of households, which forms the basis of the subsequent analysis of future dwelling size needs, is not estimated each year. The 2011 Census therefore remains the most accurate basis to use in those areas, and the brief comparison here demonstrates that the change from 2011-2019 has not been so significant as to invalidate the 2011 household data used in modelling later in this chapter.

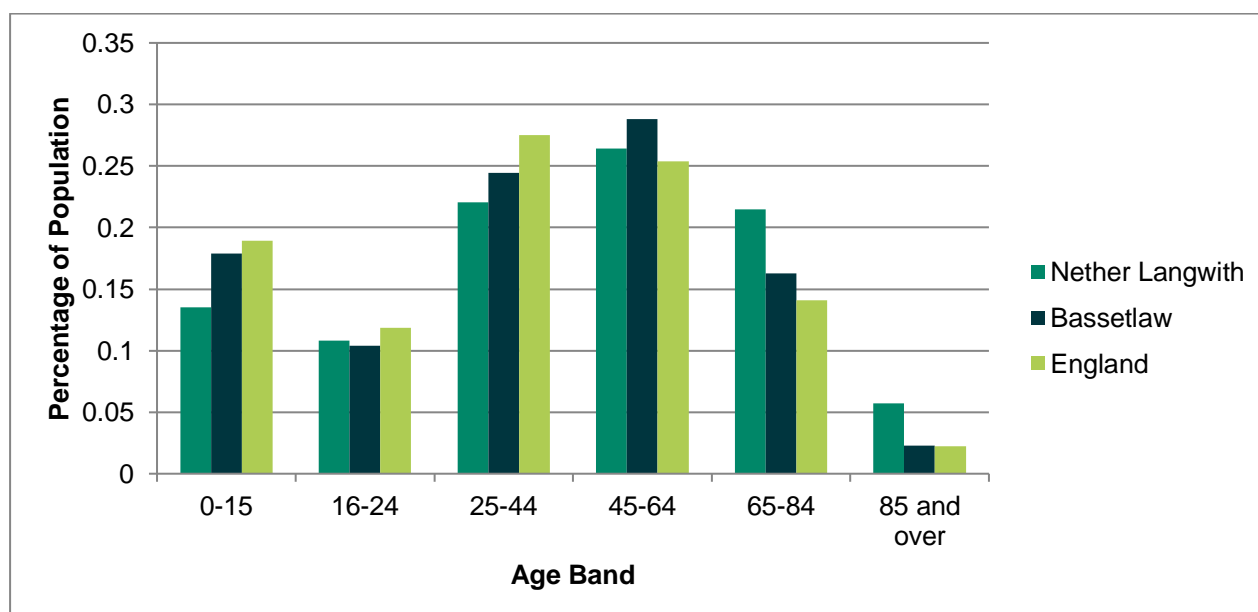
**Table 5-5: Age structure of Nether Langwith population, 2011 and 2019**

Age group	2011 (Census)		2019 (ONS, estimated)	
0-15	71	13.5%	65	13.2%
16-24	57	10.8%	29	5.9%
25-44	116	22.1%	77	15.7%
45-64	139	26.4%	168	34.1%
65-84	113	21.5%	107	21.7%
85 and over	30	5.7%	46	9.3%
Total	526		492	

Source: ONS 2011, ONS mid-2019 population estimates, AECOM Calculations

156. For context, it is useful to look at the parish population structure alongside that of the district and country. Figure 5-1 below (using 2011 Census data) shows that Nether Langwith has significantly higher percentages of the population than Bassetlaw and England in the 65-84 and 85 & over age categories, reinforcing the earlier assumption of an aging population in the NA. Nether Langwith is also slightly above England in the proportion of the population aged 45-64 but behind Bassetlaw District as a whole. It is worth noting that Nether Langwith has a smaller proportion of the population than England in the 3 younger age categories, significantly so in the 0-15 and 25-44 age categories. This trend is also seen, although to a lesser extent, with Bassetlaw.

**Figure 5-1: Age structure in Nether Langwith, 2011**



Source: ONS 2011, AECOM Calculations

## Household composition

157. Household composition (i.e. the combination and relationships of adults and children in a dwelling) is an important factor in the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period.

158. Table 5-6 shows that in 2011, Nether Langwith had a smaller proportion of one person households (25.1%) than both Bassetlaw District (28.0%) and England (30.2%). Unlike for Bassetlaw and England, the majority of these one person

households were aged 65 and over. Due to being comprised of fewer one person households, Nether Langwith has a greater percentage of one family only households than England. This is slightly fewer than Bassetlaw District due to the difference in the proportion of other household types. As with the one person households, Nether Langwith and Bassetlaw have a higher percentage of households all aged 65 and over than England as a whole. The proportion of households with no children is also higher at 21.2% compared to 17.6% for England.

159. Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university. A slight increase in this category, as seen with Nether Langwith, can be taken to indicate the relative unaffordability of entry-level homes, where young people are financially unable to move out and form their own households. While the data is quite old at this point, it is interesting to observe that this category grew by 23.5% between 2001 and 2011 in the parish – a faster rate than the district and national average.

**Table 5-6: Household composition, Nether Langwith, 2011**

Household composition		Nether Langwith	Bassetlaw	England
One person household	<b>Total</b>	<b>25.1%</b>	<b>28.0%</b>	<b>30.2%</b>
	Aged 65 and over	16.3%	13.0%	12.4%
	Other	8.9%	15.1%	17.9%
One family only	<b>Total</b>	<b>66.0%</b>	<b>67.1%</b>	<b>61.8%</b>
	All aged 65 and over	9.9%	9.8%	8.1%
	With no children	21.2%	21.2%	17.6%
	With dependent children	24.6%	26.2%	26.5%
	All children Non-Dependent <sup>15</sup>	10.3%	9.9%	9.6%
Other household types	<b>Total</b>	<b>8.9%</b>	<b>4.8%</b>	<b>8.0%</b>

Source: ONS 2011, AECOM Calculations

## Occupancy ratings

160. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.
161. Census data on occupancy rating is only provided down to MSOA level. For the purpose of this analysis, the NA is represented by MSOA E02005848. The majority of people (76.7%) live in a home with at least one extra bedroom,

<sup>15</sup> Refers to households containing children who are older than 18 e.g. students or young working people living at home.

suggesting a trend of under-occupancy within the NA. Under-occupancy is often common among older people, with 92.3% of people aged 65 and over in Nether Langwith under-occupying their home. However, in the NA this is also seen in the other age categories, with 90.0% of those aged 50-64 under-occupying and 68.4% of those aged 16-49 under-occupying. Over-occupancy is more common in the younger age groups, with 6.7% of 0-15s living in a property with too few bedrooms. In the NA, 20.0% of people live in a property of a suitable size for their circumstances according to occupancy data.

**Table 5-7: Occupancy rating by age in Nether Langwith, 2011**

Age group	+2 rating	+1 rating	0 rating	-1 rating
0-15	20.3%	40.1%	32.8%	6.7%
16-49	28.4%	40.0%	27.2%	4.4%
50-64	57.8%	32.2%	8.5%	1.5%
65 and over	59.8%	32.5%	7.3%	0.5%
All ages	39.9%	36.8%	20.0%	3.3%

Source: ONS 2011, ONS mid-2019 population estimates, AECOM Calculations

## Dwelling mix determined by life-stage modelling

### Suggested future dwelling size mix

162. As noted above, there is a strong link between the life stage of a household and the size of dwelling that household can be expected to need. The final part of this chapter presents the results of a model that aims to estimate the dwelling size needs of the parish at the end of the Neighbourhood Plan period. The steps involved in this model are not presented in full, but can be summarised – along with the underpinning assumptions and some limitations – as follows:

- The starting point is the age distribution of Nether Langwith households in 2011.
- The life stage of a household is determined by the age of the household reference person (HRP), a more modern term for the head of household.
- As noted above, household life stages are not estimated annually, so the older Census data must be used.
- This life stage data is then projected forward to the end of the Plan period by applying the growth rates for each household age group as suggested by the latest household projections. This allows for an estimate of how the parish population might evolve in future.
- ONS household projections are produced every two years but are only available at Local Authority level. The growth rates are therefore applied to the 2011 starting household age profile of the NA.
- Next, we turn to a Census dataset that shows the occupation patterns or preferences of each household life stage (e.g. what proportion of households aged under 24 tend to live in 1-bedroom homes as opposed to

2, 3 or 4 bedroom homes). This data is mapped to the distribution of the projected NA population for each life stage and each dwelling size category to form a picture of what mix of homes might be appropriate in future.

- This occupation data is again only available at Local Authority scale, so it does risk embedding any unusual characteristics present in the area.
- The model also assumes that today's occupation patterns persist into the future, which is not a given, particularly with the change in preferences for home working space and other features arising from the Covid-19 pandemic. However, there is no better indication of what those patterns might look like. It is considered more appropriate to adjust the end mix that results from this model to reflect such trends than to build further speculative assumptions into the model.
- Finally, this 'ideal' future mix of dwelling sizes can be compared to the current stock of housing in the NA. From this we can identify how future development might best fill the gaps.
  - The 2011 dwelling size mix is used for consistency, so any imbalances in new development since then may justify adjustments to the final results.

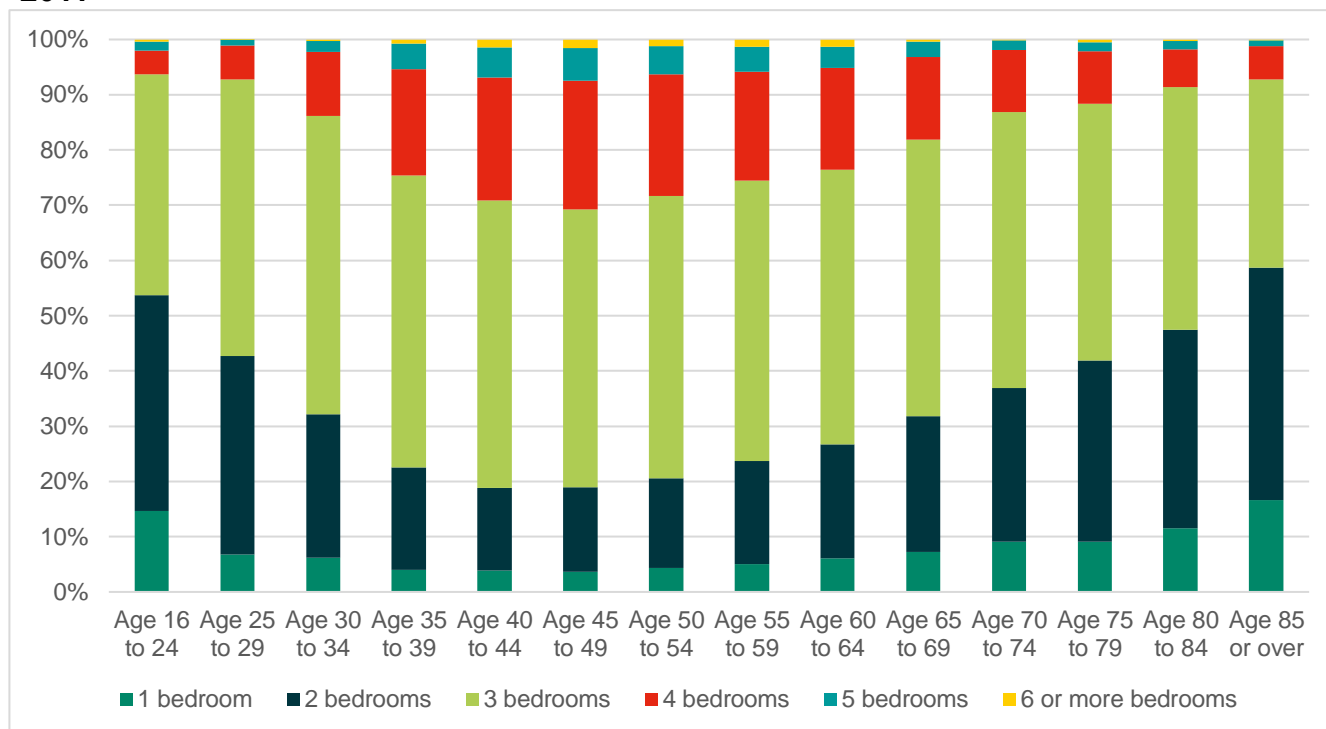
163. It is important to keep in mind that housing need is not an exact science and this exercise provides an estimate based on demographic trends and occupancy patterns alone. It does not take into account income and wealth, other than in an indirect way through the tendency of households to occupy more or less space than they 'need'. It also does not anticipate changes in how people may wish to occupy their homes in response to social and technological change.

164. The approach therefore embeds existing patterns of occupancy which may or may not be desirable. As such, it is appropriate for the result of this model to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is considered entirely appropriate for the purpose of drafting neighbourhood plan policy.

165. Before presenting the results of this exercise, it may be interesting to review two of the inputs described above.

166. The first, given as Figure 5-2 below, sets out the relationship between household life stage and dwelling size for Bassetlaw District Council in 2011. This shows how the youngest households occupy the smallest dwellings before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age. In this case a higher proportion of HRPs in 1-2-bedroom dwellings are aged 85+ than aged 16-24.

**Figure 5-2: Age of household reference person by dwelling size in Bassetlaw, 2011**



Source: ONS 2011, AECOM Calculations

167. The second dataset of note is the result of applying Local Authority level household projections to the age profile of Nether Langwith households in 2011 and the updated estimates of household numbers described in the bullets above. Table 5-8 makes clear that population growth can be expected to be driven by the oldest households, with a 65% increase in households with a HRP aged 65 or over. This is significantly greater than in any other age category, with the next largest only a 7% increase, indicated in households with a HRP of between 55 and 64 years of age. It is worth noting that there is an expected decrease in households with a HRP between 35 and 54 and a complete stagnation for those aged 24 and under. This means that in 2037 it is projected that households with a HRP aged 65 and over will account for 45.2% of households, compared to them accounting for 33.5% in 2011.

**Table 5-8: Projected distribution of households by age of HRP, Nether Langwith**

Year	Age of HRP and under 24	Age of HRP 24 to 34	Age of HRP 35 to 54	Age of HRP 55 to 64	Age of HRP 65 and over
2011	3	22	71	39	68
2037	3	23	68	42	112
% change 2011-2037	0%	5%	-4%	7%	65%

Source: AECOM Calculations

168. The final result of this exercise is presented in Table 5-9Table below. The model suggests that the target housing mix for the NA is mainly 3-bedroom dwellings, but that these should make up a smaller proportion of dwellings than they currently do, at 48.9% compared to the 56.7% in 2011. All other categories see

an increase in their proportions as a target for 2037. In order to achieve this target mix, it is suggested that the majority of new housing is 2-bedroom (33.5%), very closely followed by 4-bedroom housing (33.4%). These 2 categories account for over two-thirds of the suggested new housing to reach the target mix. It is suggested that to increase the proportion of 1-bedroom dwellings in the NA, a new housing proportion of 13.4% is applied. Little growth is required in 5+ bedroom properties (3.4% current mix to 3.9% target mix) so this is the smallest proportion suggested when taking into consideration the dwelling size balance of new housing in the NA.

**Table 5-9: Suggested dwelling size mix to 2037, Nether Langwith**

<b>Number of bedrooms</b>	<b>Current mix (2011)</b>	<b>Target mix (2037)</b>	<b>Balance of new housing to reach target mix</b>
1 bedroom	5.9%	7.3%	13.4%
2 bedrooms	23.2%	25.0%	33.5%
3 bedrooms	56.7%	48.9%	13.8%
4 bedrooms	10.8%	14.9%	33.4%
5 or more bedrooms	3.4%	3.9%	5.9%

Source: AECOM Calculations

169. It is never advisable to restrict future housing delivery too strictly to selected size categories. The result of this model is a relatively blunt measure of what could be beneficial given population change and existing imbalances in housing options. It is a starting point for thinking about how best to address the more nuanced needs of the future population.
170. The preceding chapter found that affordability is a challenge in the NA, especially affordable home ownership. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets and needs. Continuing to provide a range of homes, in line with the suggested proportions in Table 5-9, will help to further tackle the problems with Affordable Housing provision in Nether Langwith. A range of homes are suggested to be needed, with an increase in 1 and 2 bed entry-level homes clearly required, needing to account for 47% of new homes. However, larger 4-bed family homes are clearly also required, with a suggestion that just over 33% of all new homes are 4-bedroom. It is suggested there is a surplus compared to the population need of 3-bed homes (proportionally to other sizes) so the requirement for these is significantly smaller than other sizes of dwelling.
171. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms of space, flexibility, quality, location and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from



their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

172. That said, it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently under-occupied in the parish. Reducing the issue of dwelling size to a number of bedrooms is potentially unhelpful in this case. There may be a strong justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power. This is too speculative to quantify in a percentage size mix but is among the good reasons not to inhibit any size of dwelling entirely.
173. More generally, it would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to smaller/mid-sized homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation.

### **The SHMA findings**

174. Relevant SHMA Update 2017 findings include the following:
175. The SHMA models the estimated future need for different sizes of properties from 2014-2035, assuming that 25% of net completions are Affordable Housing. This assumption is not in line with the evidence of development in the NA, with no affordable housing delivered in the last decade, with 6 market houses. It is likely this will be a similar situation in many rural areas where developments may be under the threshold to include affordable housing.
176. The majority of the market housing need across the Housing Market Assessment area is expected to be for two- and three-bedroom properties. Whilst the analysis suggests that housing need can be expected to reinforce the existing profile, there is a shift towards a requirement for smaller dwellings relative to the distribution of existing housing. A particular need for 2-bedroom homes was noted and it is recommended that the mix of market housing includes 30% 2-bedroom dwellings and 50% 3-bedroom dwellings (SHMA 7.28). The HNA model is aligned with the SHMA in the prevalence of 2-bedroom homes suggested for the NA but the model departs from the SHMA's emphasis on 3-bedroom properties due to the unusually large existing stock of that size category in Nether Langwith.
177. Within the affordable rented sector, the SHMA identifies a main need for 1- and 2-bedroom dwellings, with is SHMA supporting policies at a Housing Market Assessment wide level for a size mix of 25-30% 1-bedroom and 45% 2-bedroom dwellings for affordable rent (SHMA 7.23).
178. It is expected that the focus of new market housing provision will be on two- and three-bedroom properties. Continued demand for family housing is to be

expected from newly forming households. There may also be some demand for these medium-sized properties from older households downsizing and looking to release equity in larger homes.

## Conclusions- Type and Size

179. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

### Current housing stock

180. According to the 2011 Census data (and added 6 completions to 2021 provided by the LPA), Nether Langwith has a housing mix that is skewed towards typically less dense and larger homes. There is a far higher proportion of detached and semi-detached dwellings in the NA than England as a whole, with the NA also having slightly higher proportions of these dwelling types than Bassetlaw. This is also demonstrated by the dwelling size in terms of bedrooms, with the proportion of 3-bedroom dwellings significantly higher than England (56.9% compared to 43.6%) and the proportion of 1- and 2-bedroom dwellings lower than both Bassetlaw and England.

181. Thinking purely in the broad terms of how many bedrooms a property has does not necessarily correlate to affordability or suitability to different household groups. Occupancy rates (which are only given at MSOA level) help to demonstrate a clearer picture about whether the current dwelling mix is suitable for people in the parish. In Nether Langwith there is seemingly a trend of under-occupancy, with 76.7% of people living in a property with at least one extra bedroom. Of those aged 65 and over, 92.3% are under-occupying their homes, suggesting that the largest homes are not necessarily occupied by those with the largest families, but those with the financial capital to do so. Whilst the majority of people are under-occupying in the NA, new development should not just be focussed on providing 'downsizer' properties as even if those people found dwellings of an appropriate size, the properties they leave may not be affordable to those needing them and those currently over-occupying their property.

182. There has seemingly been little development in Nether Langwith in the last decade, with the completions data from 2010/2011 to 2020/2021 provided by the LPA showing that only 6 dwellings were built in this period. Of these 3 were bungalows, and all dwellings had 3 or more bedrooms. No affordable housing was built in this period which means that to date there are no shared ownership properties (or First Homes) within the NA.

## **Demographics and occupancy**

183. The age structure of a population is a key indicator of the future need for housing. Nether Langwith has a generally older population profile than Bassetlaw and England, with considerably higher proportions of its population aged 65+. Despite estimating an overall population decrease for the NA between 2011 and 2019, the ONS estimated that the proportion of people aged over 65 increased from 27.2% to 31.0%. It is worth noting that Nether Langwith has a smaller proportion of the population than England in the 3 younger age categories (0-15, 16-24, 25-44), significantly so in the 0-15 and 25-44 age categories. This trend is also seen, although to a lesser extent, with Bassetlaw. The clear ageing population in the NA should be taken into consideration, but not solely focussed on due to the potential for new households of any age to move to the parish, when determining the dwelling size need in future.
184. Applying ONS household projections for Bassetlaw to the Nether Langwith population suggests that by 2037, the end of the plan period, there will be a 65% increase on 2011 households with a HRP aged 65 and over. These households would then account for 45% of all households in the NA. There is also expected to be a 7% increase in households with a HRP aged between 55 and 64. The only decrease is projected to be in households with a HRP aged 35-54, most likely to be families.

## **Future dwelling mix**

185. The future dwelling mix suggests that the target mix for the end of the plan period should, as previously, be dominated by 3-bedroom dwellings, but to a lesser extent than the current mix. These mid-sized dwellings should allow for downsizing of the ageing population from larger homes in the NA as well as provide suitable homes for families in the parish or moving into the area in the future. All other sizes of dwelling have a proportional target higher than the current mix. In order to reach the target mix, new housing needs to be most heavily focussed on smaller (1- and 2-bedroom) dwellings, which the model implies should account for 46.9% of future housing developments, expecting to help decrease the under-occupancy in the NA. 33.4% is also suggested to be focussed on 4-bedroom dwellings, increasing the number of family homes and tackling some of the over-occupancy highlighted previously.
186. It should be remembered that this balance of new housing to reach the target mix is just an estimate/suggestion and that the needs of the population at the time of any new development should be taken into account, especially when determining the type and size of any Affordable Housing (which may be best guided by the size needs of those on the housing register). It is worth noting that this balance on new developments may also be challenging, with a housing target of only 11 for the parish and therefore the most pressing needs should be addressed first.
187. To best meet the needs of the large cohort of older households expected to be present by 2037, it should be considered whether existing options are well tailored to older people's requirements in terms of space, flexibility, quality,

location, and accessibility. Variety should be sought within homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes, whose needs are far from identical.

188. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms, but it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently under-occupied in the parish. There may be a valid justification to continue supplying larger homes (such as the 4-bedroom homes suggested in the future dwelling mix) despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power.

## 6. RQ 3: Specialist housing for older people

***RQ 3: What provision should be made for specialist housing for older and disabled people over the Neighbourhood Plan period?***

### Introduction

189. This chapter considers in detail the specialist housing needs of older and disabled people in Nether Langwith. The level of care associated with specialist housing products can vary widely, and is broadly categorised, in descending order from highest to lowest care level, as follows

- Specialist schemes that have 24-hour onsite care and support, typically including onsite catering (e.g. extra care, flexicare, and enhanced care);
- Specialist housing that is designed with the relevant group in mind. This may be suitable for receiving care or support, but this is not typically provided onsite or at all times of day (e.g. sheltered housing); and
- Mainstream housing that is adapted or capable of adaptation so that the inhabitant can live independently and care or support can be provided in the home.

190. People experience ageing differently. Much depends on their health, lifestyle and relationship with work. Some people live healthy and active lives into advanced old age while others may need support and care much earlier in their lives. Some will be interested in moving to a suitable home closer to services while for others ageing independently in place will be key to their wellbeing.

191. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.

192. The specialist housing needs of older people (75+) are assessed below using two methods. The first is a tenure-led projection, based on rates of mobility limitation among this age group and the tenure of housing they currently occupy. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network (HLIN) Strategic Housing for Older People (SHOP) tool,<sup>16</sup> which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.

193. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline

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<sup>16</sup> Available at <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/>

as opposed to the projected new households which form the baseline for estimating housing need overall.<sup>17</sup>

194. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings).<sup>18</sup> Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for the elderly) are not within the scope of this research. Unfortunately, however, the dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required.

## Current supply of specialist housing for older people

195. When determining a final target for the need for specialist dwellings, it is necessary first to take account of current supply. Information on the current stock is collated manually using the search function on the Elderly Accommodation Counsel's Website: <http://www.housingcare.org>.

196. Table 6-1 below shows there being no units of specialist accommodation in the NA at present. There is however a care home within the NA which has a capacity of 54 residents.

197. ONS 2019 population estimates suggest that there are currently around 100 individuals aged 75 or over in Nether Langwith. This suggests that current provision is 0 units per 1,000 of the 75+ population (a common measure of specialist housing supply).

**Table 6-1: Existing specialist housing for the elderly in Nether Langwith**

	Name	Description	Bed spaces	Type
1	Langwith Lodge Care Home	Care home for older people generally and people with dementia. Accommodates day visits, long stays, and respite care stay for 54 residents (32 single rooms, 18 shared rooms).	54	Care Home

Source: <http://www.housingcare.org>

## Tenure-led projections

198. Turning to determining future need for specialist housing, the first step is to review data on the tenure of households aged 55-75 across Bassetlaw, as this is the most recent and smallest geography for which tenure by age bracket data is available.

<sup>17</sup> See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

<sup>18</sup> For a full description of Planning Use Classes, please refer to [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

199. The 2011 55-75 age bracket is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2037. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.
200. According to Table 6-2 below, the majority of households own their property at 77.9%, with 22.1% of households aged 55-75 renting in Bassetlaw. 57% of households own their property outright whilst 15% of households are socially rented, indicating a potentially large income gap between those households that own their property outright and those renting, the majority of which are social rented. It may potentially indicate a shortage of private rented properties suitable for those aged 55-75 in Bassetlaw. However, it is more likely that households in this age bracket are wealthier and own property or are lower earners in social rented housing as opposed to moderate earners who can afford to rent but not buy, especially due to the close incomes required between renting and buying in Nether Langwith. Only 1.5% of households are living rent free, potentially with family members.

**Table 6-2: Tenure of households aged 55-75 in Bassetlaw, 2011**

All owned	Owned outright	Owned with a mortgage or loan or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
<b>77.9%</b>	57.0%	20.9%	<b>22.1%</b>	15.0%	5.6%	1.5%

Source: Census 2011

201. The next step is to project how the overall number of older people in Nether Langwith is likely to change in future, by extrapolating from the ONS Sub-National Population Projections for Bassetlaw at the end of the Plan period. The figure must be extrapolated from the Local Authority level data because such projections are not available at neighbourhood level. The results are set out in Table 6-3. It is expected that the population of Nether Langwith will increase from 526 in 2011 to 604 by the end of the plan period. This includes an increase of those over the age of 75 from 93 to 183, increasing the percentage of the Nether Langwith population over the age of 75 from 17.7% to 30.5% at the end of the NP (and emerging LP) period. The table shows that the proportion of the population over 75 in Nether Langwith is significantly more than that in Bassetlaw, with the projected for 2037 estimated to be 30.5% and 14.4% respectively. There is also a smaller percentage point increase projected for Bassetlaw as a whole at from 8.3% to 14.4%.

**Table 6-3: Modelled projection of elderly population in Nether Langwith by end of Plan period**

Age group	2011		2037	
	Nether Langwith (Census)	Bassetlaw (Census)	Nether Langwith (AECOM Calculation)	Bassetlaw (ONS SNPP 2014)
All ages	526	112,863	604	129,648
75+	93	9,397	184	18,623
%	17.7%	8.3%	30.5%	14.4%

Source: ONS SNPP 2016, AECOM Calculations

202. A key assumption for the next stages of the calculation is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete picture).
203. The people whose needs are the focus of the subsequent analysis are therefore the additional 91 individuals expected to join the 75+ age group by the end of the Plan period. This figure should also be converted into households with reference to the average number of people per household with a life stage of 75+ in Bassetlaw District Council in 2011 (the smallest and most recent dataset to capture households). In 2011 there were 9,397 individuals aged 75+ and 6,656 households headed by a person in that age group. The average household size is therefore 1.41, and the projected growth of 91 people in Nether Langwith can be estimated to be formed into around 64 households.
204. The next step is to multiply this figure by the percentages of 55-75-year olds occupying each tenure (shown in the table above). This is set out in Table 6-4 below. This provides a breakdown of which tenures those households are likely to need.

**Table 6-4: Projected tenure of households aged 75+ in Nether Langwith to the end of the Plan period**

Owned	Owned outright	Owned with a mortgage or loan or shared ownership	All rented	Social rented	Private rented	Living rent free
50	37	14	14	10	4	1

Source: Census 2011, ONS SNPP 2013, AECOM Calculations

205. Next, rates of disability by tenure are considered. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social



rented sector. Table 6-5 below presents this data for Nether Langwith from the 2011 Census. Note that the closest proxy for the 75+ age group in the Census is the 65+ age group.

**Table 6-5: Tenure and mobility limitations of those aged 65+ in Nether Langwith, 2011**

Tenure	All categories: Long-term health problem or disability	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
<b>All categories: Tenure</b>	<b>100</b>	<b>37</b>	<b>37%</b>	<b>30</b>	<b>30%</b>	<b>33</b>	<b>33%</b>
<b><i>Owned or shared ownership: Total</i></b>	<b>67</b>	<b>22</b>	<b>33%</b>	<b>18</b>	<b>27%</b>	<b>27</b>	<b>40%</b>
Owned: Owned outright	64	21	33%	18	28%	25	39%
Owned: Owned with a mortgage or loan or shared ownership	3	1	33%	0	0%	2	67%
<b><i>Rented or living rent free: Total</i></b>	<b>33</b>	<b>15</b>	<b>45%</b>	<b>12</b>	<b>36%</b>	<b>6</b>	<b>18%</b>
Rented: Social rented	27	14	52%	8	30%	5	19%
Rented: Private rented or living rent free	6	1	17%	4	67%	1	17%

Source: DC3408EW Health status

206. It is now possible to multiply the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure to arrive at the final tenure-led estimate for specialist housing needs. The number of households falling into potential need for specialist accommodation over the Plan period is 42.
207. These findings are set out in the table below, based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

**Table 6-6: AECOM estimate of specialist housing need in the NA by the end of the Plan period**

Type	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented tenures (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	Multiply the number of people across all owner-occupied housing by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	23
	6	17	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	Multiply the number of people across all owned housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	19
	5	14	
<b>Total</b>	<b>12</b>	<b>30</b>	<b>42</b>

Source: Census 2011, AECOM Calculations

## Housing LIN-recommended provision

208. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Table 6-7 reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide to the numbers of specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.

**Table 6-7: Recommended provision of specialist housing for older people from the SHOP toolkit**

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) <sup>36</sup>	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

209. As Table 6-3 shows, Nether Langwith is forecast to see an increase of 91 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent =  $60 \times 0.091 = 5$
- Leasehold sheltered housing =  $120 \times 0.091 = 11$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) =  $20 \times 0.091 = 1.83$
- Extra care housing for rent =  $15 \times 0.091 = 1.37$
- Extra care housing for sale =  $30 \times 0.091 = 2.74$
- Housing based provision for dementia =  $6 \times 0.091 = 0.55$

210. This produces an overall total of 23 specialist dwellings which might be required by the end of the plan period.

211. Table 6-8 sets out the HLIN recommendations in the same format as Table 6-7 above. It is important to stress that the SHOP toolkit embeds assumptions that uplift the provision of specialist accommodation compared to current rates.

**Table 6-8: HLIN estimate of specialist housing need in Nether Langwith by the end of the Plan period**

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	6
	2.83	3.65	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	16
	5	11	
<b>Total</b>	<b>8</b>	<b>15</b>	<b>23</b>

Source: Housing LIN, AECOM calculations

## SHMA findings

212. Relevant SHMA Update 2017 findings include the following:

- From 2014 to 2025 it is expected that the older person population will see a notable increase, with an expected increase of 46% of people aged 65 and over, compared to an expected 51% increase in Bassetlaw alone, the highest of any area in the SHMA.
- It is expected that the population of those aged 75+ in Bassetlaw will increase by 8,321 between 2014 and 2035. Working on the assumption used in the SHMA that the specialist housing need is 170 units per 1000, this means that the specialist housing need in Bassetlaw is projected to be 1,414 – a need of 67 units a year between 2014 and 2035.
- It is also suggested that between 2014 and 2035, the number of people with dementia in Bassetlaw will increase by 91.4% and those with mobility problems will increase by 72.6%. Again, these are the highest increase figures of any area included in the SHMA.

## Conclusions- Specialist Housing for the Older People

213. There is currently no existing stock of specialist accommodation for older people in Nether Langwith despite the older (and aging) population. There is a care home within the NA which has space for 54 residents but there is no evidence of any extra-care provision or supported housing. This does not mean that residents have not adapted their own homes to make them suitable for their needs (or at least until requiring the care home).

214. The current population of older people (estimated for 2019 from the 2011 Census) aged 65+ is 153, 31.1% of the total estimated population for 2019. This is an increase on the 65+ population in the NA in 2011 which totalled 143, 27.2% of the total population at the time in Nether Langwith.

215. When projecting the older population for the NA to the end of the plan period, ONS Sub-National Population Projections for Bassetlaw at the end of the Plan period had to be extrapolated because such projections are not available at neighbourhood level. The age categorisation differs here so the category of 75+ is used for older people. There were 93 older people in 2011, 17.7% of the total population. This has then been estimated to increase to 184 in 2037, which would account for 30.5% of the total NA population.
216. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
217. These two methods of estimating the future need in Nether Langwith produce a range of 23 to 42 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
218. Table 6-6 shows the AECOM estimate for the specialist housing requirement in the NA to the end of the plan period. This is calculated by multiplying the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure in the NA. These calculations suggest that the total need for specialist older persons housing in Nether Langwith is 42 by 2037. Of these, it is suggested that there is a need for 12 affordable and 30 market housing. In terms of the type of specialist accommodation required, the need for housing with care is estimated to be 23, with the need for adaptations or sheltered housing slightly lower at 19. For both of these types of specialist housing, more market housing is required than affordable. This suggests that a significant proportion of the older population in the NA would not be eligible for affordable housing, possibly due to equity in existing property.
219. Table 6-8 shows the HLIN recommendations for the same period in the NA. These figures generally differ from the AECOM calculations for the NA and can be used alongside AECOM's suggestion as a guide range for the provision of specialist older persons housing required. The HLIN calculations use key assumptions on the older population to establish need and break this down into tenures. These calculations suggest the need for specialist older persons housing is 23, with a similar proportional split between affordable and market as the AECOM calculations. It suggests a need of 6 for housing with care and 16 for sheltered housing.
220. Note that NPs are not able to set the proportion that should be affordable – that usually has to be in line with Local Plan policy for all housing. If the known supply is all in one category, note that any additional provision the NP might want to encourage could fill a different gap in the market. If the main unmet need is for

market sheltered housing, this might be satisfied by making sure all new housing is accessible and adaptable for people with lower support needs.

221. Given that there is unlikely to be a large volume of additional specialist supply during the Plan period, another avenue open to the Neighbourhood Plan is therefore to require standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence district/borough level policies.
222. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.
223. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for a number of reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
  - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
  - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
224. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
225. It is considered that Nether Langwith's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Nether Langwith entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model.
226. In the case of Nether Langwith, there are several options, mainly due to the location of the NA. If a specialist older persons housing development was to be wholly affordable, it may be expected that this remains within the Bassetlaw District area to ensure it would benefit those in Nether Langwith. Therefore, Worksop may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e to be the hub in the hub-and-spoke model). Worksop is within Bassetlaw District, located 10 miles from the NA and accessible via public transport. Another option which may be

considered (although not for the affordable housing need) is Warsop, 4 miles from the NA (and again accessible via public transport), in the neighbouring Mansfield District Council area. If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself would not overlap.

227. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

# 7. Conclusions

## Overview

The table **Error! Reference source not found.** below sets out in full the conclusions and recommendations of this Neighbourhood Plan housing needs assessment, based on the evidence reviewed and analysed.

**Table 7-1: Summary of study findings specific to Nether Langwith with a potential impact on Neighbourhood Plan housing policies**

Issue	Summary of evidence and data assessed	Conclusions and recommendations
Quantity of affordable housing to plan for	<p>A SHMA was undertaken for North Derbyshire and Bassetlaw in 2017. As this is relatively old, more current data has been used, some of which was provided by Bassetlaw District Council. It should be noted that the accuracy of the findings generated by the model is as strong as the evidence we have available to us. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations used are considered a reasonable basis for neighbourhood-level affordable housing need.</p> <p>There are currently 11 households in Nether Langwith on the waiting list. The LPA provided a figure of 1 re-let for the year 2020/2021. This can then be used as an assumption for the standard yearly turnover. This was further reinforced by AECOM calculations which assume a 3% re-let on current stock, which in this case also</p>	<p>There are currently about 11 households in Nether Langwith unable to access affordable rented homes suitable to their needs. Over the Plan period, 6.4 additional households in the NA will fall into need (0.4 per annum), producing total need for affordable rented homes of 1.4 over the plan period, or 0.1 per annum. In terms of Affordable Housing as a route to home ownership, the model aims to estimate the number of households that might wish to own their own home but cannot afford to. The model discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. The result of the calculation is 1.8 households per annum who may be interested in affordable home ownership (or 27.8 for the entirety of the Plan period).</p> <p>There are currently no shared ownership properties in the NA so there is no turnover of existing affordable home ownership stock. This therefore cannot be taken into consideration when talking about satisfying the need in the same way</p>



	<p>equals 1. There are 33 units of affordable rented accommodation existing currently, with the suggested turnover helping satisfy the projected newly arising need as well as some of the backlog. This is spread over the NP period to produce an annualised figure. It should also be noted that the figure of 33 social/affordable rented properties is slightly higher than the 2011 Census data (27) and there have been no completions of new build affordable housing since then. This increased figure provided by the LPA could be due to not all the properties being habitable or lived in in 2011, or due to the council or housing associations acquiring additional properties, not through new builds.</p> <p>Due to Bassetlaw District Council being at an advanced stage of their emerging Local Plan, these figures will be taken into consideration over the adopted policy. Affordable housing provision will be sought from all housing schemes of 10 or more units (or 0.5ha+). Due to the rural location of the NA, AECOM has assumed that the majority of sites will be greenfield and so the emerging Local Plan requires 25% of dwellings on greenfield sites to be affordable. Given that Affordable Housing made up 0% of new housing in Nether Langwith over the last decade according to Bassetlaw District</p>	<p>as it can with affordable rented housing.</p> <p>This study estimates that Nether Langwith requires roughly 1.4 units of affordable rented housing and 27.8 units of affordable home ownership over the Plan period. Both forms of Affordable Housing appear to be valuable in meeting the needs of people on various incomes. The relationship between these figures suggests that 4.8% of Affordable Housing should be rented and 95.2% should offer a route to ownership. However, as explained below, this does not reflect in practice the route that should be taken in terms of tenure split.</p>
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	Council completions figures, it is understood that these targets are not usually met.	
Housing tenure and affordability	<p>Nether Langwith's tenure mix shows an undersupply of Affordable Housing, especially for sale. At the time of the 2011 Census, the 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, but may be council acquisitions or properties that were not inhabited at the time of the 2011 Census.</p> <p>House prices in Nether Langwith have generally increased over the last 10 years, with the mean house price increasing by just over £44,000 since 2011, to £177,773 and median house prices by almost £22,000 to £155,000 in the same period. Entry level house prices for Nether Langwith are altered due to the terraced properties on Portland Road, with several of these selling for c.£50,000 - £60,000 but which are not necessarily habitable and would require money being spent to bring them up to standard. It is worth noting that a ready- to-inhabit house on Portland Road sells for around £100,000 - £120,000. Based on calculations determining Bassetlaw's new build premium</p>	<p>Via traditional, developer-led delivery, a site would have to meet the 10-dwelling threshold outlined in the emerging Local Plan to include an affordable element.</p> <p>As the need identified for affordable home ownership was for around 95%, and there is no current provision in the NA, it is suggested that on a standard developer-led site, where 25% of housing is required to be affordable, 40% of that new affordable housing should be delivered through affordable home ownership models. Of this 40%, the following split has been suggested:</p> <ul style="list-style-type: none"> <li>25% First Homes</li> <li>5% Shared Ownership</li> <li>10% Rent to Buy</li> </ul> <p>Despite the evidenced need for affordable home ownership in the NA, this split between affordable home ownership and affordable rented options are suggested as above due to only 11 dwellings required to be delivered in the NA during the plan period. This would mean that there would only be a requirement for affordable housing provision if all of these properties were delivered in one scheme (so that it exceeded the threshold of 10). Even then, 25% of 11 dwellings would only deliver 2-3 affordable dwellings. Affordable and social rent should therefore be prioritised as it is assumed that those looking for affordable home ownership options are already adequately housed.</p> <p>AECOM has also provided an indicative tenure split for the NA if</p>

	<p>(18.8% uplift), the median new build cost for the NA is £184,140 and this estimation has been used for the First Homes and shared ownership calculations.</p> <p>It was found that local households on average incomes could access both the entry-level and median houses within the NA, assuming a deposit of 10%. Households with two lower quartile earners are also assumed to be able to access entry-level homes. Private renting within the NA is accessible to the same groups, with households with one lower quartile earner unable to access any form of home ownership or the private rented market (at average or entry level). It was also found that there are households in Nether Langwith who may be able to afford to rent privately but cannot afford home ownership, with entry-level house prices requiring an income of £23,400 whilst entry-level market rents require an income of £19,920. However, the main issue with accessing home ownership within the NA may be savings for a deposit.</p>	<p>development was not so limited, or if a wholly affordable scheme came forward, such as a Rural Exception Site or Community Land Trust. This suggests the split of affordable home ownership is 70%, with the following tenures suggested:</p> <p>30% First Homes      10% Shared Ownership      30% Rent to Buy</p> <p>AECOM calculations determine that, of the total 11 dwellings proposed, of 1.65 dwellings would be rented and 1.1 dwelling for affordable home ownership. This could be simplified to 2:1 in terms of dwellings that would physically be delivered. AECOM also gives an indicative mix if the site to be developed was aiming to be wholly affordable, such as a rural exception site or community land trust. If this were the case, an 11 dwelling site would deliver 3.3 affordable/social rented dwellings and 7.7 for affordable home ownership, simplified to 3:8.</p>
<p>Housing type and size</p>	<p>According to the 2011 Census data (and completions to 2021 provided by the LPA), Nether Langwith has a housing mix that is skewed towards typically less dense and larger homes. There is a far higher proportion of detached and semi-detached dwellings in the NA than England as a whole, with the</p>	<p>Whilst the majority of people are under-occupying in the NA, new development should not just be focussed on providing ‘downsizer’ properties as even if those people found dwellings of an appropriate size, the properties they leave may not be affordable to those needing them and those currently over-occupying their property. The clear</p>

	<p>NA also having slightly higher proportions than Bassetlaw. This is also demonstrated by the dwelling size in terms of bedrooms, with the proportion of 3-bedroom dwellings significantly higher than England (56.9% compared to 43.6%) and the proportion of 1- and 2-bedroom dwellings lower than both Bassetlaw and England. No affordable housing has been built in the NA since 2011 and there are no shared ownership properties in the NA.</p> <p>Thinking purely in the broad terms of how many bedrooms a property has does not necessarily correlate to affordability or suitability to different household groups. Occupancy rates (given at MSOA level) help to demonstrate a clearer picture about whether the current dwelling mix is suitable for people in the parish. In Nether Langwith there is seemingly a trend of under-occupancy, with 76.7% of people living in a property with at least one extra bedroom. Under-occupancy is often common among older people, with 92.3% of people aged 65 and over in Nether Langwith under-occupying their home, suggesting that the largest homes are not necessarily occupied by the largest families, but those with financial capital.</p> <p>The age structure of a population is a key indicator of the future need for housing. Nether Langwith has a</p>	<p>ageing population in the NA should be taken into consideration, but not solely focussed on due to the potential for new households of any age to move to the parish, when determining the dwelling size need in future.</p> <p>The future dwelling mix suggests that the target mix for the end of the plan period should as previously, be dominated by 3-bedroom dwellings, but to a lesser extent than the current mix. These mid-sized dwellings should allow for downsizing of the ageing population from larger homes in the NA as well as provide suitable homes for families in the parish or moving into the area in the future. All other sizes of dwelling have a proportional target higher than the current mix. In order to reach the target mix, new housing needs to be most heavily focussed on smaller (1- and 2-bedroom) dwellings, suggested to account for 46.9% of future housing developments, expecting to help decrease the under-occupancy in the NA. 33.4% is also suggested to be focussed on 4-bedroom dwellings, increasing the number of family homes and tackling some of the over-occupancy highlighted previously. It should be remembered that this balance of new housing is just an estimate/suggestion and that the needs of the population at the time of any new development should be taken into account, especially when determining the type and size of any Affordable Housing. It is worth noting that this balance on new developments may also be challenging with a housing target of only 11 for the parish and therefore</p>
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	<p>generally older population profile than Bassetlaw and England, with considerably higher proportions of its population aged 65+. Despite estimating an overall population decrease for the NA between 2011 and 2019, the ONS estimated that the proportion of people aged over 65 increased from 27.2% to 31.0%. This trend is also seen, although to a lesser extent, with Bassetlaw. Applying ONS household projections for Bassetlaw to the Nether Langwith population suggests that by 2037, the end of the plan period, there will be a 65% increase on 2011 households with a HRP aged 65 and over. These households would then account for 45% of all households in the NA. The only decrease is projected to be in households with a HRP aged 35-54, most likely to be families.</p>	<p>the most pressing needs should be addressed first.</p> <p>Variety should be sought within homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes, whose needs are far from identical. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms but it may not be realistic to expect growing families to be able to afford the larger detached homes that are currently under-occupied in the parish. There may be a valid justification to continue supplying larger homes (such as the 4-bedroom homes suggested in the future dwelling mix) despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power.</p>
<p>Specialist housing for older people</p>	<p>There is currently no existing stock of specialist accommodation for older people in Nether Langwith despite the older (and aging) population. There is a care home within the NA which has space for 54 residents but there is no evidence of any extra-care provision or supported housing. This does not mean that residents have not adapted their own homes to make them suitable for their needs (or at least until requiring the care home).</p> <p>When projecting the older population for the NA to the end</p>	<p>The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.</p> <p>The AECOM and HLIN methods of estimating the future need in Nether Langwith produce a range of 23 to 42 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that</p>

	<p>of the plan period, ONS Sub-National Population Projections for Bassetlaw at the end of the Plan period had to be extrapolated because such projections are not available at neighbourhood level. The category of 75+ is used for older people. There were 93 older people in Nether Langwith in 2011, 17.7% of the total population. This is estimated to increase to 184 in 2037, which would account for 30.5% of the total NA population being aged 75+.</p> <p>The estimate for the specialist housing requirement in the NA to the end of the plan period is calculated by multiplying the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure in the NA. HLIN recommendations are also given for the same period in the NA. These figures generally differ from the AECOM calculations for the NA and can be used alongside AECOM's suggestion as a guide range for the provision of specialist older persons housing required.</p>	<p>today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here. Of the 42 AECOM calculates, it is suggested that there is a need for 12 affordable and 30 market housing. In terms of the type of specialist accommodation required, the need for housing with care is estimated to be 23, with the need for adaptations or sheltered housing slightly lower at 19. For both of these types of specialist housing, more market housing is required than affordable. This suggests that a significant proportion of the older population in the NA would not be eligible for affordable housing, possibly due to equity in existing property. Note that NPS can't set the proportion that should be affordable – that usually has to be in line with Local Plan policy for all housing.</p> <p>It is considered that Nether Langwith's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Nether Langwith entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Nether Langwith, there are several options, mainly due to the location of the NA. If a specialist older persons housing development was to be wholly affordable, it may be expected that this remains within the</p>
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		<p>Bassetlaw District area to ensure it would benefit those in Nether Langwith. Therefore, Worksop is considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e to be the hub in the hub-and-spoke model). Worksop is within Bassetlaw District, located 10 miles from the NA and accessible via public transport. Another option which may be considered (although not for the affordable housing need) is Warsop, 4 miles from the NA (and again accessible via public transport), in the neighbouring Mansfield District Council area. If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself would not overlap.</p>
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## Recommendations for next steps

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

- All Neighbourhood Planning Basic Conditions, but in particular 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;
- The views of local residents;
- The views of other relevant local stakeholders, including housing developers and estate agents; and
- The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Bassetlaw District Council.

229. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available

230. Bearing this in mind, it is recommended that the Neighbourhood Plan steering group 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 there are no disparities.
231. 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.

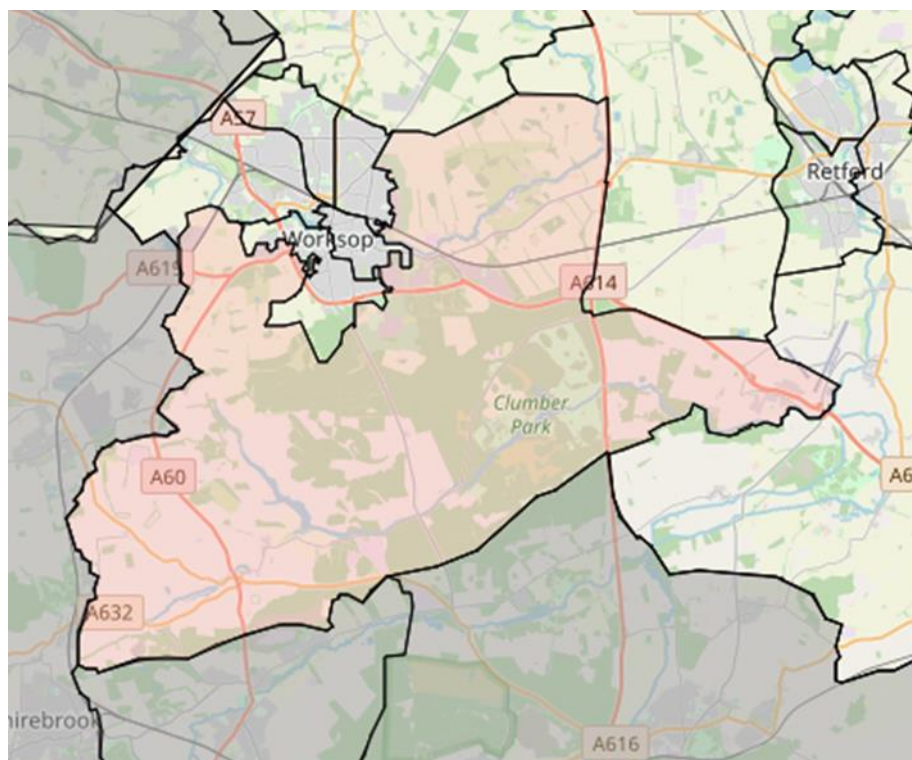


# Appendix A : Calculation of Affordability Thresholds

## A.1 Assessment geography

232. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Area. Such data is available at MSOA level but not at the level of Neighbourhood Areas.
233. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Area. In the case of Nether Langwith, it is considered that MSOA E02005848 is the closest realistic proxy for the Neighbourhood Area boundary, and as such, this is the assessment geography that has been selected. A map of E02005848 appears below in Figure A-1.

**Figure A-1: MSOA E02005848 used as a best-fit geographical proxy for the Neighbourhood Area**



Source: ONS

## A.2 Market housing

234. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.
235. To determine affordability in market housing, this assessment considers two primary indicators: income thresholds, which denote the maximum share of a

family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

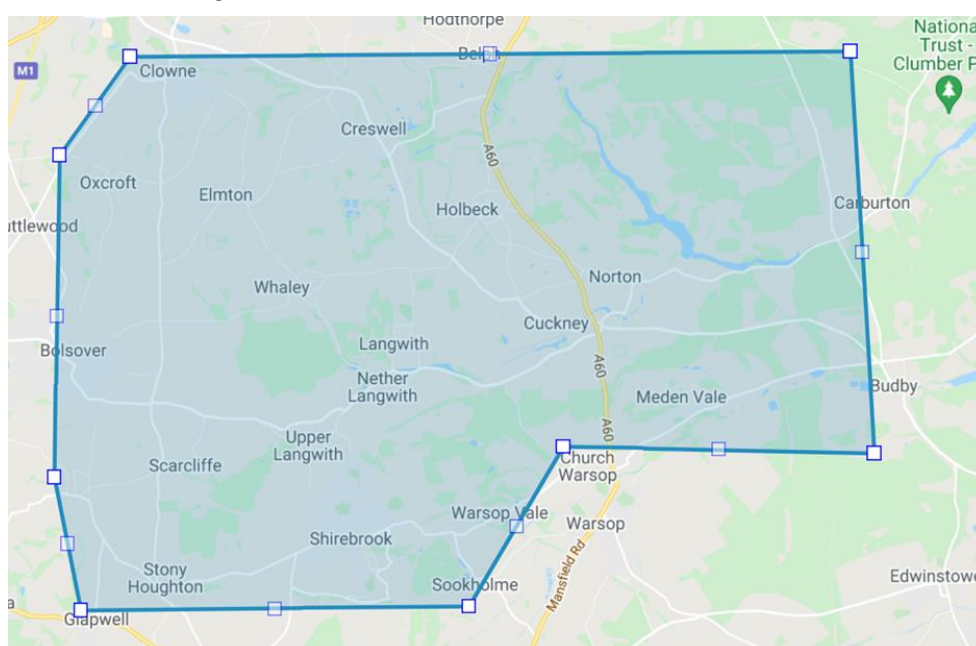
## **i) Market sales**

236. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.
237. To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Nether Langwith, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.
238. The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2020) = £155,000;
  - Purchase deposit at 10% of value = £15,500;
  - Value of dwelling for mortgage purposes = £139,500;
  - Divided by loan to income ratio of 3.5 = purchase threshold of £39,857.
239. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2020 was £91,000, and the purchase threshold is therefore £23,400.
240. Finally, it is worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry records no sales of new build properties in the NA in 2020. To establish a purchase threshold for new build homes in the NA, the percentage new build uplift on the median house price in Bassetlaw District as a whole was determined (18.8%). This was then applied to the median house price of properties in the NA in 2020, giving an average price of £184,140 for new build properties. Using the calculation above this gives a purchase threshold of £47,350.

## ii) Private Rented Sector (PRS)

241. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income.
242. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.
243. The property website Rightmove.co.uk shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within a relatively large rural area of Bassetlaw District and rural Bolsover District (which borders Nether Langwith) in Derbyshire, covering a larger area than the Plan area. This can be used as a reasonable proxy for rental values as there were no rental properties on the market in Nether Langwith (and too few in a smaller area than chosen) at the time of the search and this area avoids more urban centres and large rural settlements which would be less characteristic of the Nether Langwith rental market. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings. Figure A-2 shows the area used to determine the private rented sector for the NA.

**Figure A-2: Area used as a best-fit geographical proxy for the Neighbourhood Area for PRS prices.**



Source: Rightmove.co.uk

244. According to Rightmove.co.uk, there were 10 properties for rent at the time of search in September 2021, with an average monthly rent of £575. There were 7 one and two-bed properties listed, with an average price of £498 per calendar month.
245. The calculation for the private rent income threshold for entry-level (1 and 2 bedroom) dwellings is as follows:
- Annual rent = £498 x 12 = £5,976;
  - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £19,920.
246. The calculation is repeated for the overall average to give an income threshold of £23,000.

## A.3 Affordable Housing

247. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2021: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. More recently, a new product called First Homes has been introduced in 2021. Each of the affordable housing tenures are considered below.

### i) Social rent

248. Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.
249. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Nether Langwith. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Bassetlaw District in the table below.
250. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what generally might make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

**Table A-1: Social rent levels (£)**

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	74.21	86.48	93.24	109.89	<b>88.52</b>
Annual average	3,859	4,497	4,848	5,714	<b>4,603</b>
Income needed	12,850	14,975	16,145	19,029	<b>15,328</b>

Source: Homes England, AECOM Calculations

## ii) Affordable rent

251. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000).
252. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
253. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Bassetlaw District Council. Again, it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
254. Comparing this result with the average 1&2 bedroom annual private rent above indicates that affordable rents in Nether Langwith are actually closer to 75.6% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

**Table A-2: Affordable rent levels (£)**

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	78.21	95.59	107.37	90.67	<b>97.23</b>
Annual average	4,067	4,971	5,583	4,715	<b>5,056</b>
Income needed	13,543	16,552	18,592	15,700	<b>16,836</b>

Source: Homes England, AECOM Calculations

## iii) Affordable home ownership

255. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), shared ownership, and rent to buy. These are considered in turn below.
256. In paragraph 65 of the NPPF 2021, 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.” The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government’s new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

## **First Homes**

257. Whether to treat discounted market housing as affordable or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to buy market housing.
258. The starting point for these calculations is therefore the estimated median cost of new build housing in Nether Langwith NA noted above of £184,140.
259. For the minimum discount of 30% the purchase threshold can be calculated as follows:
- Value of a new home (NA average) = £184,140;
  - Discounted by 30% = £128,898;
  - Purchase deposit at 10% of value = £12,890;
  - Value of dwelling for mortgage purposes = £116,008;
  - Divided by loan to income ratio of 3.5 = purchase threshold of £33,145.
260. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £28,410 and £23,675 respectively.
261. All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.
262. Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2-bedroom home (assuming 70 sq m and a build cost of £1,500 per sq m) would be around £105,000. This cost excludes any land value or developer profit. This would appear to be a potential issue in Nether Langwith, with the discounted values at 40% and 50% respectively £110,484 and £92,070.

## **Shared ownership**

263. Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%) and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.
264. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.

265. To determine the affordability of shared ownership, calculations are again based on the estimated median costs of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).
266. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £184,140 is £46,035;
  - A 10% deposit of £4,604 is deducted, leaving a mortgage value of £41,432;
  - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £11,838;
  - Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £138,105;
  - The estimated annual rent at 2.5% of the unsold value is £3,453;
  - This requires an income of £11,508.75 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
  - The total income required is £23,346.75 (£11,838 plus £11,508.75).
267. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £18,546 and £31,348 respectively.
268. The income thresholds are all below the £80,000 cap for eligible households (even at 75% equity shares).

### **Rent to buy**

269. Rent to buy is a relatively new and less common tenure, which through subsidy allows the occupant to save to build up a deposit to eventually purchase the home. Homes are made available to rent with a shorthold tenancy at a reduced rate of 80% of local market rents and occupants can make an outright offer or enter a part rent part buy scheme at any point within the lease. Typically lease periods vary between 6 months and 5 years, depending on the property and the LA.

### **Help to Buy (Equity Loan)**

270. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.

AECOM

Nether Langwith Neighbourhood Plan Housing Needs Assessment

271. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.



# Appendix B : Housing Needs Assessment Glossary

## Adoption

This refers to the final confirmation of a local plan by a local planning authority.

## Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

## Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = £200,000/£25,000 = 8, (the house price is 8 times income).

## Affordable Housing (NPPF Definition)

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) 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.

c) 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.

### **Affordable rented housing**

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods<sup>19</sup>.

### **Age-Restricted General Market Housing**

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

### **Annual Monitoring Report**

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

### **Basic Conditions**

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

### **Backlog need**

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

### **Bedroom Standard<sup>20</sup>**

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

<sup>19</sup> The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

<sup>20</sup> See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

## **Co-living**

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

## **Community Led Housing/Community Land Trusts**

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principal forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

## **Community Right to Build Order<sup>21</sup>**

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

## **Concealed Families (Census definition)<sup>22</sup>**

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

## **Equity Loans/Shared Equity**

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

## **Extra Care Housing or Housing-With-Care**

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<sup>21</sup> See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>22</sup> See [http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776\\_350282.pdf](http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf)

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

### **Fair Share**

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

### **First Homes**

The Government has recently confirmed the introduction of First Homes as a new form of discounted market housing which will provide a discount of at least 30% on the price of new homes. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

### **Habitable Rooms**

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

### **Household Reference Person (HRP)**

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

### **Housing Market Area**

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

## **Housing Needs**

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

## **Housing Needs Assessment**

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

## **Housing Products**

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

## **Housing Size (Census Definition)**

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

## **Housing Type (Census Definition)**

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

## **Housing Tenure (Census Definition)**

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

## **Income Threshold**

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

## **Intercensal Period**

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

## **Intermediate Housing**

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

## **Life Stage modelling**

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

## **Life-time Homes**

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

## **Life-time Neighbourhoods**

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

## **Local Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

## **Local Enterprise Partnership**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

## **Local housing need (NPPF definition)**

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

## **Local Planning Authority**

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

## **Local Plan**

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

## **Lower Quartile**

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

## **Lower Quartile Affordability Ratio**

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

## **Market Housing**

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

## **Mean (Average)**

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

## **Median**

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

## **Median Affordability Ratio**

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices and is a key indicator of affordability of market housing for people on middle-range incomes.

## **Mortgage Ratio**

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years<sup>23</sup>, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

## **Neighbourhood Development Order (NDO)**

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

## **Neighbourhood plan**

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (enabled by the Localism Act).

## **Older People**

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

## **Output Area/Lower Super Output Area/Middle Super Output Area**

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

## **Overcrowding**

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one

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<sup>23</sup> See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>



living room and one kitchen would be deemed overcrowded if three adults were living there.

### **Planning Condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

### **Planning Obligation**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

### **Purchase Threshold**

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

### **Proportionate and Robust Evidence**

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

### **Private Rented**

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living “rent free”. Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

### **Retirement Living or Sheltered Housing**

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

### **Residential Care Homes and Nursing Homes**

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually

include support services for independent living. This type of housing can also include dementia care homes.

## **Rightsizing**

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

## **Rural Exception Sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

## **Shared Ownership**

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

## **Sheltered Housing<sup>24</sup>**

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bed roomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also

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<sup>24</sup> See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

### **Strategic Housing Land Availability Assessment**

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

### **Strategic Housing Market Assessment (NPPF Definition)**

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

### **Specialist Housing for the Elderly**

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

### **Social Rented Housing**

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.<sup>25</sup>

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<sup>25</sup> See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

