

NEWARK AND SHERWOOD

2014

SUB-AREA REPORT



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1 SUB-AREA ANALYSIS

1.1 Introduction

- 1.1.1 Newark and Sherwood Council commissioned a district-wide Housing Needs Survey to identify a robust evidence base for future base to support the targets to be set in the Local Development Framework Documents, and local housing and planning policies for delivery at local level.
- 1.1.2 The purpose of the sub-area report is to look at the key findings of the survey at a localised level in order to assess the future demand and need for housing in the district by tenure, type and size to inform future development of market housing and to inform affordable housing targets in each of the sub-areas.
- 1.1.3 The 2014 Housing Needs Survey undertaken for the district has been analysed by the seven sub-areas to provide an insight into the housing profile for each area. These can vary radically, especially in scale and by tenure mix.
- 1.1.4 This includes analysis of property type, size and tenure, household income, purchase income thresholds and future demand and need in each area.

1.2 Survey Response

- 1.2.1 The survey primary data was obtained from a postal household survey completed by 2,145 households across 7 SHMA sub-areas.

Table 1-1 Response Rate by Sub-Area

Sub-Area	H/holds	Postal Sample	Postal Responses	% response	Validity $\pm\%$
Newark	22,349	3,700	795	21.5	3.55
Collingham & Meering	1,997	400	105	26.3	9.76
Sutton-on-Trent	1,970	900	233	25.9	6.55
Sherwood	10,647	1,550	303	19.5	5.75
Mansfield Fringe	6,601	1,900	334	17.6	5.47
Southwell	3,232	800	245	30.6	6.39
Nottingham Fringe	1,962	400	130	32.5	8.77
District	48,758	9,650	2,145	22.2	2.16

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 1.2.2 All areas reached response levels based on household numbers adequate to ensure statistical validity at the confidence level of 95%. The confidence interval ranged from $\pm 9.76\%$ to $\pm 3.55\%$ at sub-area level and was $\pm 2.16\%$ at district level.

2 SUB-AREA STRUCTURE

2.1 Sub-Area Structure for Analysis

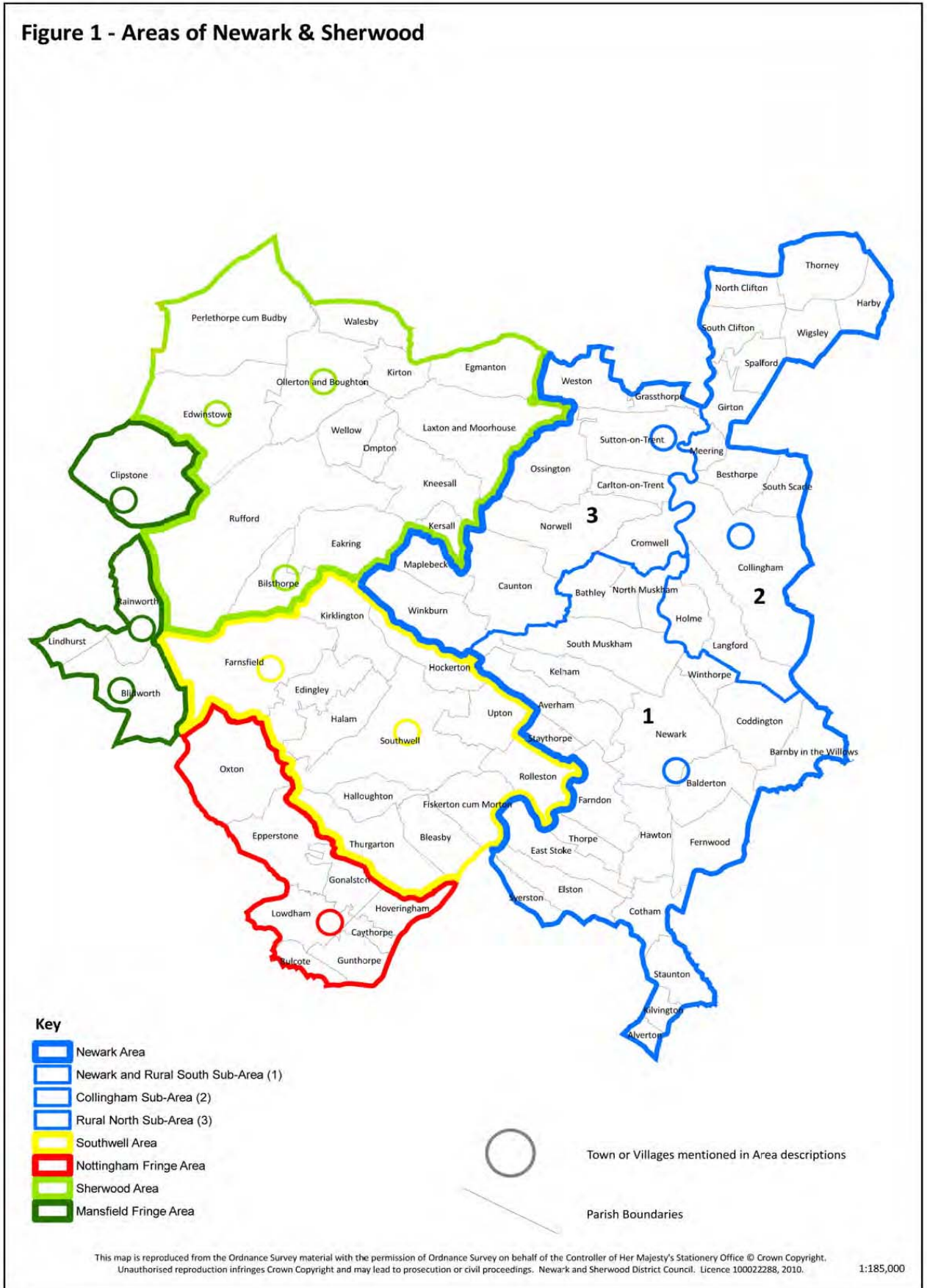
2.1.1 The sub-area structure consisted of grouping the district into the 7 recognised sub-areas. The structure is colour coded in the table, to correspond with the map below.

Table 2-1 Sub-Area Structure

Sub-Areas	Areas contained within		
Newark and Rural South Sub Area (1)	Alverton Averham Balderton Barnby in the Willows Bathley Coddington Cotham	Elston East Stoke Fernwood Farndon Hawton Kelham Kilvington Newark	North Muskham South Muskham Staunton Staythorpe Syerston Thorpe Winthorpe
Collingham Sub Area (2)	Besthorpe Collingham Girton Harby Holme	Langford Meering North Clifton South Clifton	South Scarle Spalford Thorney Wigsley
Rural North Sub Area (3)	Caunton Carlton on Trent Cromwell	Sutton on Trent Grassthope Maplebeck	Norwell Ossington Weston Winkburn
Southwell Area	Bleasby Edingley Farnsfield Fiskerton cum Morton	Halam Halloughton Hockerton Kirklington	Rolleston Southwell Thurgaton Upton
Nottingham Fringe Area	Bulcote Caythorpe Epperstone	Gonalstone Gunthorpe Hoveringham	Lowdham Oxton
Sherwood Area	Bilsthorpe Boughton Eakring Edwinstowe Egmanton	Kersall Kirton Kneesall Laxton and Moorhouse	Ollerton Ompton Perlethorpe cum Budby Rufford Walesby Wellow
Mansfield Fringe Area	Blidworth Clipstone	Lindhurst Rainworth	

2.1.2 A map of the 7 sub-areas and the wards / villages contained within them is shown below.

Figure 1 - Areas of Newark & Sherwood



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3 NEWARK SUB-AREA

3.1 Key Findings

- The main property type is detached at 44.6% and 41.9% of the stock has 3 bedrooms;
- 19.1% of existing households earn less than £10,000, the **highest** level in that bracket compared with the other sub-areas;
- 29.5% of concealed households earn less than £10,000;
- The overall over-occupation level was around 1.0%, with the highest levels being found in the social rented sector at 3.9%.
- The overall under-occupation figure was 49.5% (11,062 implied households). There are 743 under-occupied households in the social rented sector (26.9%).
- Owner occupation was the most sought after tenure for both existing and concealed households;
- The main property type required by existing households moving is semi-detached and for concealed households forming is flats / maisonettes.
- In the market sector the main size requirement overall is for three bedrooms at 40.2%.
- In the social sector the main size of property required by both existing and concealed households is two bedrooms.
- 34.3% of existing and 54.0% of concealed households moving would prefer to remain in Newark.
- The main reason for the move is to be 'near family and friends'.

3.2 Introduction

- 3.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level. The table below shows the wards within the Newark sub-area.

Table 3-1 Newark Sub-Area

Sub-Area	Wards
Newark	Balderton North / West
	Beacon
	Bridge
	Castle
	Devon
	Magnus
	Trent
	Farndon
	Winthorpe
	Muskham

- 3.2.2 3,700 resident households were sent a survey form and 795 responses were received, a response rate of 21.5%. This provided statistical confidence at the 95% level \pm 3.55% sampling error rate.

3.3 Current Housing Stock

- 3.3.1 The table below shows the tenure profile of Newark.

Table 3-2 Tenure Profile

Question 1

Tenure	%	N ^{OS.}	Newark and Sherwood %
Owner occupier - mortgage	35.1	7,838	34.8
Owner occupier - outright	32.1	7,178	35.3
Private rented	14.3	3,191	12.7
Newark and Sherwood Homes	12.4	2,762	11.2
RP rented	3.5	789	4.0
Shared Ownership	0.7	160	0.4
Tied to Employment	0.2	52	0.3
Living Rent Free	1.7	379	1.3
Total	100.0	22,349	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 3.3.2 67.2% of the housing stock in Newark is owner occupied and 15.9% is in the social rented sector.

Table 3-3 Type Profile

Question 2

Type	%	N ^{OS.} implied	Newark and Sherwood %
Detached	44.6	9,935	45.7
Semi-detached	31.0	6,893	36.0
Terraced	15.7	3,491	12.5
Flat / maisonette	8.2	1,825	5.6
Bedsit	0.5	120	0.2
Other	0.0	0	0.0
Total	100.0	22,264	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 3.3.3 In terms of property type, the largest proportion of the stock in the Newark sub-area is detached houses at 44.6%. Semi-detached houses account for 31.0% of the stock and 15.7% are terraced houses.

Table 3-4 Size Profile

Question 3

Size	%	N ^{OS.}	Newark and Sherwood %
Bedsit	0.2	54	0.1
One Bedroom	6.0	1,320	5.2
Two Bedrooms	23.3	5,149	22.1
Three Bedrooms	41.9	9,263	45.0
Four Bedrooms	22.2	4,918	20.7
Five or more Bedrooms	6.4	1,414	6.9
Total	100.0	22,118	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 3.3.4 41.9% of the stock contains 3 bedrooms, and 23.3% contains two bedrooms. One bedroom properties make up just 6.0% of the stock in the Newark sub-area and 28.6% contain 4 or more bedrooms.

3.4 Household Incomes

- 3.4.1 The tables below highlight the incomes of both existing and concealed households in the Newark sub-area in 2014.

Table 3-5 Incomes of Existing Households 2014
Question 16c

Annual income	All Existing Households	
	%	Cum %
None	7.7	7.7
Below £10,000	11.4	19.1
£10,000 - £20,000	20.2	39.3
£20,001 - £27,500	15.1	54.4
£27,501 - £45,000	18.5	72.9
£45,001 - £60,000	10.5	83.4
£60,001 - £75,000	5.1	88.5
£75,001 - £100,000	4.4	92.9
Above £100,000	7.1	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 3-6 Incomes of Concealed Households 2014
Question 40d

Annual income	All Concealed Households	
	%	Cum %
None	11.5	11.5
Below £10,000	18.0	29.5
£10,000 - £20,000	24.6	54.1
£20,001 - £27,500	32.7	86.8
£27,501 - £35,000	6.6	93.4
£35,001 - £45,000	6.6	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey, note: no concealed respondent earned over £45,000

3.5 Under and Over Occupation

3.5.1 The table below shows the situation in the Newark sub-area in terms of under and over-occupation by tenure.

Table 3-7 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	56.6	0.8
Owner occupied no mortgage	68.9	0.0
Private rent	28.1	1.8
Newark and Sherwood Homes rent	26.9	3.9
Tied to your employment	66.7	0.0
All stock	49.5	1.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

3.5.2 The overall over-occupation level is around 1.0% (221 implied households). The highest level of over-occupation by tenure was found in the Newark and Sherwood homes rented sector at 3.9%.

Under-Occupation

3.5.3 The overall under-occupation figure was 49.5% (11,062 implied households).

3.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 68.9%. However, the level in the owner occupied with mortgage sector is still quite high at around 56.6%.

3.5.5 The under-occupation level in the Newark and Sherwood Homes rented sector (26.9%) is lower in comparison to the all tenure average and the owner occupied forms of tenure.

3.5.6 The Housing Survey data estimated that there are around **743** social rented properties which are under-occupied by two or more bedrooms.

3.5.7 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

3.6 Future Housing Requirements

3.6.1 The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

3.7 Tenure

3.7.1 The first table shows the tenure preference for households moving or forming in the next three years.

Table 3-8 Tenure of Property for households moving in the next three years

Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
Owner Occupation	65.2	1,458	72.8	570
Private Rented	5.2	115	4.0	31
Newark and Sherwood Homes	15.1	338	14.7	115
RP Rented	12.1	269	8.5	67
Shared Ownership	2.4	53	0.0	0
Total	100.0	2,233	100.0	783

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

3.7.2 The main tenure preferred by both existing and concealed households moving in the next three years is owner occupation. Around 27% of existing and 23% of concealed households expressed a preference for social rent.

3.8 Property Type

3.8.1 The table below shows the type of property required for both existing and concealed households.

Table 3-9 Type of Property for households moving in the next three years

Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
Detached house	27.1	606	6.7	54
Semi detached house	32.2	718	16.7	134
Terraced house	2.7	61	27.5	220
Bungalow	29.4	657	15.9	127
Flat / Maisonette	5.4	120	33.2	266
Bedsit	0.0	0	0.0	0
Supported housing	3.2	72	0.0	0
Caravan / mobile home	0.0	0	0.0	0
Total	100.0	2,234	100.0	801

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

3.8.2 The main type of property required by existing households moving is semi-detached followed by bungalow.

3.8.3 A third of concealed households forming require a flat / maisonette and the combined need for flats and terraced houses is over 60% of the total requirement.

3.9 Property Size

3.9.1 The table below shows the size of property needed in the market sector for existing and concealed households.

Table 3-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
1 bedroom	0.0	0	13.9	79	3.7	79
2 bedrooms	21.5	339	67.2	383	33.7	722
3 bedrooms	48.0	755	18.9	108	40.2	863
4 bedrooms	19.7	309	0.0	0	14.4	309
Five or more	10.8	171	0.0	0	8.0	171
Total	100.0	1,574	100.0	570	100.0	2,144

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

3.9.2 In the market sector almost half of existing households require three bedrooms. Two thirds of concealed households need two bedrooms.

3.9.3 The main size requirement overall is for three bedrooms at 40.2% and 37.4% for one and two bedroom units.

Table 3-11 Social sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
1 bedroom	27.3	180	29.8	54	27.8	234
2 bedrooms	57.3	379	43.7	79	54.4	458
3 bedrooms	15.4	102	26.5	48	17.8	150
Total	100.0	661	100.0	181	100.0	842

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

3.9.4 In the social sector the main size of property required by both existing and concealed households is two bedrooms.

3.9.5 Over 80% of the overall requirement is for smaller units (one and two bedrooms).

3.9.6 The following table shows the location preference for both existing and concealed households currently living in the Newark sub-area and moving within the next three years.

Table 3-12 Future Location Preference
Question 26 and Question 37

Location	Existing Households		Concealed Households		Total existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Balderton	19.6	747	26.6	376	21.5	1,123
Newark	34.3	1,296	54.0	763	39.6	2,059
Southwell	11.0	418	8.1	115	10.2	533
Blisthorpe	0.0	0	0.0	0	0.0	0
Blidworth	0.0	0	0.0	0	0.0	0
Boughton	0.0	0	0.0	0	0.0	0
Caunton	2.7	103	0.0	0	2.0	103
Collingham & Meering	3.3	126	0.0	0	2.4	126
Clipstone	0.0	0	0.0	0	0.0	0
Edwinstowe	1.4	54	0.0	0	1.0	54
Farndon	6.9	264	2.2	31	5.6	295
Farnsfield	2.7	103	0.0	0	2.0	103
Lowdham	5.7	218	5.6	79	5.7	297
Muskham	6.7	255	2.2	31	5.5	286
Ollerton	0.5	18	0.0	0	0.3	18
Rainworth	0.0	0	0.0	0	0.0	0
Sutton on Trent	3.8	146	0.0	0	2.8	146
Winthorpe	1.4	54	1.3	18	1.4	72
Total	100.0	3,802	100.0	1,413	100.0	5,215

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 3.9.7 Over 80% of concealed households forming and over 61% of existing households moving intend to remain within the Newark sub-area.
- 3.9.8 The most popular location choice for both existing and concealed households was Newark at 34.3% and 54.0% respectively. Balderton was also a popular location choice at 21.5 % and 26.6% respectively.
- 3.9.9 The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 3-13 Reasons for Choice of Location
Question 27 and Question 38

	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)
Always lived here	10.3	563	14.3	338	11.5	901
Nearer family / friends	19.6	1,065	29.9	703	22.7	1,768
New job / employment	2.2	120	7.7	182	3.8	302
Closer / easier to commute	8.6	469	14.9	351	10.5	820
Accessibility to public transport	9.0	494	7.7	182	8.6	676
Nearer / better shopping / leisure / entertainment	12.0	657	5.3	126	10.0	783
Quality of local schools	6.7	369	0.7	18	4.9	387
Retirement	5.7	313	3.3	79	5.0	392
Health / personal care reasons	5.3	290	4.4	103	5.0	393
Move from urban to rural location	1.6	85	0.0	0	1.1	85
Move from rural to urban location	0.9	49	0.0	0	0.6	49
Able to afford local housing	5.2	283	4.9	115	5.1	398
Greater availability of type housing sought	4.7	260	2.8	67	4.2	327
Better quality of area	8.2	448	4.1	97	7.0	545
Total	100.0	5,465	100.0	2,361	100.0	7,826

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 3.9.10 The main reason for choice of location for both existing and concealed households was to be 'near family and friends'.

4 COLLINGHAM AND MEERING SUB-AREA

4.1 Key Findings

- The main property type is detached at 71.3% and 38.1% of the stock has 3 bedrooms;
- 16.8% of existing households earn less than £10,000;
- The overall under-occupation figure was 60.0% (1,199 implied households).
- Owner occupation was the most sought after tenure for existing households;
- The main property type required by existing households moving is detached;
- In the market sector almost half of existing households require two bedrooms;
- 57.2% of existing households moving would prefer to remain in Collingham and Meering.
- The main reasons for the move are to be 'near friends and family' and 'quality of local schools'.

4.2 Introduction

4.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at a local level. The table below shows the wards within the Collingham and Meering sub-area.

Table 4-1 Collingham and Meering

Sub-Area	Wards
Collingham and Meering	Collingham and Meering

4.2.2 400 resident households were sent a survey form and 105 responses were received, a response rate of 26.3%. This provided statistical confidence at the 95% level \pm 9.76% sampling error rate.

4.3 Current Housing Stock

4.3.1 The table below shows the tenure profile of Collingham and Meering.

Table 4-2 Tenure Profile

Question 1

Tenure	%	N ^{OS}	Newark and Sherwood %
Owner occupier - mortgage	32.6	650	34.8
Owner occupier - outright	48.0	960	35.3
Private rented	10.4	207	12.7
Newark and Sherwood homes	7.7	154	11.2
RP rented	1.3	26	4.0
Shared Ownership	0.0	0	0.4
Tied to Employment	0.0	0	0.3
Living Rent Free	0.0	0	1.3
Total	100.0	1,997	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.3.2 80.6% of the housing stock is owner occupied and 10.4% is private rent.

Table 4-3 Type Profile

Question 2

Type	%	N ^{os} implied	Newark and Sherwood %
Detached	71.3	1,424	45.7
Semi-detached	22.1	443	36.0
Terraced	5.4	108	12.5
Flat / maisonette	1.2	21	5.6
Bedsit	0.0	0	0.2
Other	0.0	0	0.0
Total	100.0	1,996	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.3.3 In terms of property type, the largest proportion of the stock is detached at 71.3%. A high proportion when compared to the district level of 45.7%. Semi-detached houses account for 22.1% of the stock and 5.4% are terraced houses.

Table 4-4 Size Profile

Question 3

Size	%	N ^{os}	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	4.2	82	5.2
Two Bedrooms	23.7	468	22.1
Three Bedrooms	38.1	755	45.0
Four Bedrooms	21.2	418	20.7
Five or more Bedrooms	12.8	252	6.9
Total	100.0	1,975	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.3.4 38.1% of the stock contains 3 bedrooms, and 23.7% contains two bedrooms. 1 bedroom properties make up just 4.2% of the stock and 34.0% contain 4 or more bedrooms.

4.3.5 The section below only shows the data for **existing** households moving. When the data analysis was prepared for Collingham and Meering there was found to be only one concealed household. We didn't feel that this was representative of the whole sub-area so therefore concentrated on existing households only where the sample was much higher.

4.4 Household Incomes

4.4.1 The table below highlights the income of existing households in Collingham and Meering in 2014.

Table 4-5 Incomes of Existing Households 2014

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	4.6	4.6
Below £10,000	12.2	16.8
£10,000 - £20,000	16.0	32.8
£25,001 - £27,500	13.9	46.7
£27,5001 - £45,000	20.8	67.5
£45,001 - £60,000	12.7	80.2
£60,001 - £75,000	4.4	84.6
£75,001- £100,000	3.9	88.5
Above £100,000	11.5	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.5 Under and Over Occupation

4.5.1 The table below shows the situation in Collingham and Meering in terms of under and over occupation by tenure.

Table 4-6 Under / Over-Occupation by Tenure

Source Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	72.4	0.0
Owner occupied no mortgage	66.7	0.0
Private rented	44.4	0.0
RP rented	0.0	0.0
Shared ownership (part rent part buy)	0.0	0.0
Tied to your employment	0.0	0.0
Living rent free	0.0	0.0
All stock	60.0	0.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

4.5.2 There was no over-occupation level found in Collingham and Meering.

Under-Occupation

4.5.3 The overall under-occupation figure was 60.0% (1,199 implied households).

4.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 66.6%. However, the level in the owner occupied with mortgage sector is still very high at around 72.4%.

4.6 Future Housing Requirements

4.6.1 The following tables show the preference for the tenure, type and size of property for existing households requiring a move within the next three years.

4.7 Tenure

4.7.1 The first table shows the tenure preference for households moving in the next three years.

Table 4-7 Tenure of Property for households moving in the next three years

Question 22 and Question 31

Tenure	Existing Households	
	% responses	N ^{OS} . Implied
Owner Occupation	89.0	187
Private Rented	11.0	23
Newark and Sherwood Homes	0.0	0
RP Rented	0.0	0
Shared Ownership	0.0	0
Total	100.0	210

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.7.2 The main tenure preferred by existing households moving in the next three years is owner occupation.

4.8 Property Type

4.8.1 The table below shows the type of property required for existing households.

Table 4-8 Type of Property for households moving in the next three years

Question 20 and Question 32

Type of property	Existing Households	
	% responses	N ^{OS} . Implied
Detached house	52.7	111
Semi detached house	10.4	22
Terraced house	10.4	22
Bungalow	26.5	56
Flat / Maisonette	0.0	0
Bedsit	0.0	0
Supported housing	0.0	0
Caravan / mobile home	0.0	0
Total	100.0	211

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.8.2 The main type of property required by existing households moving is detached followed by bungalow.

4.9 Property Size

4.9.1 The table below shows the size of property needed in the market sector for existing households.

Table 4-9 Market sector demand by bed size

Question 21 and Question 33

Property size	Existing Households	
	% responses	N ⁰⁵ . Implied
1 bedroom	0.0	0
2 bedrooms	42.8	83
3 bedrooms	34.2	66
4 bedrooms	23.0	45
Total	100.0	194

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.9.2 In the market sector almost half of existing households require two bedrooms and the balance require 3 or more bedrooms.

4.9.3 There was no social sector demand from existing households moving.

- 4.9.4 The following table shows the location preference for existing households currently living in Collingham and Meering and moving within the next three years.

Table 4-10 Future Location Preference
Question 26 and Question 37

Location	Existing Households	
	N ^{os} . implied (all choices)	% responses
Balderton	22	8.5
Newark	0	0.0
Southwell	0	0.0
Blisthorpe	0	0.0
Blidworth	0	0.0
Boughton	0	0.0
Caunton	0	0.0
Collingham & Meering	149	57.2
Clipstone	0	0.0
Edwinstowe	0	0.0
Farndon	0	0.0
Farnsfield	0	0.0
Lowdham	0	0.0
Muskham	22	8.5
Ollerton	0	0.0
Rainworth	0	0.0
Sutton on Trent	22	8.5
Winthorpe	45	17.3
Total	260	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 4.9.5 The data showed a high level of self-containment with 57.2% of existing households wanting to move within Collingham and Meering. Winthorpe was the next most popular location choice.

4.9.6 The main reasons why existing households chose a particular location are shown in the table below.

Table 4-11 Reasons for Choice of Location
Question 27 and Question 38

	Existing Households	
	N ^{os} . implied (all choices)	% responses
Always lived here	17	3.9
Nearer family / friends	68	15.6
New job / employment	0	0.0
Closer / easier to commute	45	10.3
Accessibility to public transport	45	10.3
Nearer / better shopping / leisure / entertainment	22	5.1
Quality of local schools	66	15.2
Retirement	38	8.7
Health / personal care reasons	22	5.1
Move from urban to rural location	45	10.3
Move from rural to urban location	0	0.0
Able to afford local housing	22	5.1
Greater availability of type housing sought	22	5.1
Better quality of area	23	5.3
Total	435	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

4.9.7 The main reason for choice of location for existing households was to be 'near family and friends'. 'Quality of local schools' also featured highly for respondents.

5 SUTTON-ON-TRENT SUB-AREA

5.1 Key Findings

- The main property type is detached at 55.6% and 36.0% of the stock has 3 bedrooms;
- 13.2% of existing households earn less than £10,000;
- 13.3% of concealed households earn less than £10,000;
- The overall over-occupation level was around 0.3%;
- The overall under-occupation level was 67.0%, 1,319 implied households;
- Owner occupation was the most sought after tenure for both existing and concealed households moving;
- The main property type required by existing households moving is detached and terraced for concealed households forming;
- The main size of property required in the market sector for existing households moving is three bedrooms and for concealed households it is one and two bedrooms;
- In the social sector the main size of property required by both existing and concealed households is one bedroom.
- 19.6% of existing and 14.4% of concealed households moving would prefer to remain in Sutton-on-Trent;
- The main reason for existing households moving is to be 'near family and friends', for concealed it is 'always lived here'.

5.2 Introduction

5.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level.

5.2.2 The table below shows the wards within the Sutton-on-Trent sub-area.

Table 5-1 Sutton-on-Trent Sub-Area

Sub-Area	Wards
Sutton-on-Trent	Sutton-on-Trent
	Caunton

5.2.3 900 resident households were sent a survey form and 233 responses were received, a response rate of 25.9%. This provided statistical confidence at the 95% level \pm 6.55% sampling error rate.

5.3 Current Housing Stock

5.3.1 The table below shows the tenure profile of Sutton-on-Trent.

Table 5-2 Tenure Profile

Question 1

Tenure	%	N ^{os}	Newark and Sherwood %
Owner occupier - mortgage	32.8	647	34.8
Owner occupier - outright	42.6	837	35.3
Private rented	11.7	231	12.7
Newark and Sherwood Homes	8.4	166	11.2
RP rented	1.4	28	4.0
Shared Ownership	0.0	0	0.4
Tied to Employment	1.3	25	0.3
Living Rent Free	1.8	36	1.3
Total	100.0	1,970	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

5.3.2 75.4% of the housing stock is owner occupied and 11.7% is private rent.

Table 5-3 Type Profile

Question 2

Type	%	N ^{os} implied	Newark and Sherwood %
Detached	66.6	1,295	45.7
Semi-detached	32.6	635	36.0
Terraced	0.8	17	12.5
Flat / maisonette	0.0	0	5.6
Bedsit	0.0	0	0.2
Total	100.0	1,947	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey, note: no data for other

5.3.3 In terms of property type, the largest proportion of the stock is detached at 66.6%. Semi-detached houses account for 32.6% of the stock and 0.8% are terraced houses.

Table 5-4 Size Profile

Question 3

Size	%	N ^{os}	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	2.5	49	5.2
Two Bedrooms	20.5	402	22.1
Three Bedrooms	36.0	707	45.0
Four Bedrooms	30.2	594	20.7
Five or more Bedrooms	10.8	212	6.9
Total	100.0	1,964	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

5.3.4 36.0% of the stock contains 3 bedrooms, and 20.5% contains two bedrooms. 1 bedroom properties make up just 2.5% of the stock and 41.0% contain 4 or more bedrooms.

5.4 Household Incomes

5.4.1 The tables below highlight the incomes of both existing and concealed households in the Sutton-on-Trent sub-area in 2014.

Table 5-5 Incomes of Existing Households 2014

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	4.4	4.4
Below £10,000	8.8	13.2
£10,000 - £20,000	14.8	28.0
£20,001 - £27,500	15.1	43.1
£27,501 - £45,000	19.8	62.9
£45,001 - £60,000	11.1	74.0
£60,001 - £75,000	12.3	86.3
£75,001- £100,000	7.5	93.8
Above £100,000	6.2	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 5-6 Incomes of Concealed Households 2014

Question 40d

Annual income	All Concealed Households	
	%	Cum %
None	0.0	0.0
Below £10,000	13.3	13.3
£10,000 - £20,000	73.4	86.7
£20,001 - £27,000	13.3	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey, note no income over £27,000

5.5 Under and Over Occupation

5.5.1 The table below shows the situation in Sutton-on-Trent in terms of under and over-occupation by tenure.

Table 5-7 Under / Over-Occupation by Tenure

Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over-occupied
Owner occupied with mortgage	71.2	0.0
Owner occupied no mortgage	80.7	0.8
Private rented	52.6	0.0
RP rented	0.0	0.0
Shared ownership (part rent part buy)	0.0	0.0
Tied to your employment	100.0	0.0
Living rent free	66.7	0.0
All stock	67.0	0.4

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

5.5.2 The overall over-occupation level is around 0.4% (7 implied households).

Under-Occupation

5.5.3 The overall under-occupation figure was 67.0% (1,319 implied households).

5.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 80.7%. However, the level in the owner occupied with mortgage sector is still high at around 71.2%.

5.5.5 The Housing Survey data estimated that there are no social rented properties which are under-occupied by two or more bedrooms.

5.6 Future Housing Requirements

5.6.1 The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

5.7 Tenure

5.7.1 The first table shows the tenure preference for households moving or forming in the next three years.

Table 5-8 Tenure of Property for households moving in the next three years

Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Owner Occupation	74.2	138	47.4	36
Private Rented	11.8	22	39.5	30
RP Rented	14.0	26	0.0	0
Shared Ownership	0.0	0	13.1	10
Total	100.0	186	100.0	76

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

5.7.2 The main tenure needed by both existing and concealed households moving in the next three years is owner occupation. However, private rent was also a popular choice for concealed households.

5.8 Property Type

5.8.1 The table below shows the type of property required for both existing and concealed households.

Table 5-9 Type of Property for households moving in the next three years
Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Detached house	53.8	100	0.0	0
Semi detached house	13.0	24	9.2	7
Terraced house	7.5	14	64.4	49
Bungalow	19.3	36	13.2	10
Flat / Maisonette	6.4	12	0.0	0
Bedsit	0.0	0	13.2	10
10Total	100.0	186	100.0	76

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

5.8.2 The main type of property required by existing households moving is detached. The main type required by concealed households is terraced.

5.9 Property Size

5.9.1 The table below shows the size of property needed in the market sector for existing and concealed households.

Table 5-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	4.4	7	45.5	30	16.4	37
2 bedrooms	8.1	13	54.5	36	21.7	49
3 bedrooms	73.1	117	0.0	0	51.7	117
4 bedrooms	14.4	23	0.0	0	10.2	23
Total	100.0	160	100.0	66	100.0	226

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

5.9.2 In the market sector almost 75% of existing households require three bedrooms. Smaller households one and two bedrooms are needed by concealed households.

Table 5-11 Social sector demand by bed size

Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed Demand	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
1 bedroom	46.4	12	100.0	10	61.1	22
2 bedrooms	53.6	14	0.0	0	38.9	14
Total	100.0	26	100.0	10	100.0	36

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

5.9.3 In the social sector both existing and concealed households require smaller units (one and two bedrooms).

5.9.4 The following table show the location preference for both existing and concealed households currently living in Sutton-on-Trent and moving within the next three years.

Table 5-12 Future Location Preference for Existing and Concealed Households

Question 26 and Question 37

Location	Existing Households		Concealed Households		Total existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)
Balderton	4.1	14	0.0	0	2.7	14
Newark	18.1	62	23.2	42	19.8	104
Southwell	13.1	45	0.0	0	8.6	45
Blisthorpe	0.0	0	0.0	0	0.0	0
Blidworth	0.0	0	0.0	0	0.0	0
Boughton	0.0	0	0.0	0	0.0	0
Caunton	17.8	61	36.5	66	24.3	127
Collingham&Meering	0.0	0	0.0	0	0.0	0
Clipstone	0.0	0	0.0	0	0.0	0
Edwinstowe	3.5	12	0.0	0	2.3	12
Farndon	8.7	30	0.0	0	5.7	30
Farnsfield	0.0	0	0.0	0	0.0	0
Lowdham	0.0	0	13.2	24	4.6	24
Muskham	9.0	31	0.0	0	5.9	31
Ollerton	2.0	7	12.7	23	5.7	30
Rainworth	0.0	0	0.0	0	0.0	0
Sutton on Trent	19.6	67	14.4	26	17.7	93
Winthorpe	4.1	14	0.0	0	2.7	14
Total	100.0	343	100.0	181	100.0	524

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 5.9.5 The data showed a high level of self-containment with 37.4% of existing and 50.9% of concealed households wanting to move within the Sutton on Trent sub-area. Caunton was the single most popular location choice for concealed households.
- 5.9.6 The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 5-13 Reasons for Choice of Location
Question 27 and Question 38

	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)
Always lived here	7.2	38	26.5	70	13.6	108
Nearer family / friends	26.2	139	15.0	40	22.6	179
New job / employment	0.0	0	6.0	16	2.0	16
Closer / easier to commute	9.6	51	13.5	36	10.9	87
Accessibility to public transport	10.4	55	6.0	16	8.9	71
Nearer / better shopping / leisure / entertainment	11.7	62	9.8	26	11.0	88
Quality of local schools	5.8	31	0.0	0	3.9	31
Retirement	6.2	33	0.0	0	4.1	33
Health / personal care reasons	4.0	21	0.0	0	2.6	21
Move from urban to rural location	0.0	0	0.0	0	0.0	0
Move from rural to urban location	7.2	38	2.6	7	5.7	45
Able to afford local housing	3.6	19	6.0	16	4.4	35
Greater availability of type housing sought	6.2	33	6.0	16	6.2	49
Better quality of area	1.9	10	8.6	23	4.1	33
Total	100.0	530	100.0	266	100.0	796

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 5.9.7 The reason for choice of location for existing households was to be 'near family and friends', concealed households chose 'always lived here'.

6 SHERWOOD SUB-AREA

6.1 Key Findings

- The main property type is semi-detached at 46.8% and 50.4% of the stock has three bedrooms.
- 10.6% of existing households earn less than £10,000.
- 18.7% of concealed households earn less than £10,000.
- The overall over occupation level was around 4.1%, with the highest levels being found in the RP rented sector.
- The overall under-occupancy level was 45.7% (4,860 implied households).
- Newark and Sherwood Homes rented was the most sought after tenure for existing households moving but for concealed households the main preference was for private rented accommodation.
- The main type of property required by existing households moving is bungalow followed by detached. The main type needed for concealed households is semi-detached.
- In the market sector 50% of existing households require three bedrooms. All of concealed households need two bedrooms;
- In the social sector the main size of property required by existing households is two bedrooms, concealed households need is for one bedroom.
- Edwinstowe was the most popular location choice for both existing and concealed households.
- The main reason for choice of location for existing households was ‘nearer family / friends’, for concealed households it was ‘better quality of area’.

6.2 Introduction

6.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level.

6.2.2 The table below shows the wards within the Sherwood sub-area.

Table 6-1 Sherwood Sub-Area

Sub-Area	Wards
Sherwood	Edwinstowe
	Farnsfield & Bilsthorpe
	Ollerton
	Boughton

6.2.3 In the Sherwood sub-area, 1,550 resident households were sent a survey form and 303 responses were received, a response rate of 19.5%. This provided statistical confidence at the 95% level \pm 5.75% sampling error rate.

6.3 Current Housing Stock

6.3.1 The table below shows the tenure profile of the Sherwood sub-area.

Table 6-2 Sherwood Tenure Profile

Question 1

Tenure	%	N ^{os}	Newark and Sherwood %
Owner occupier - mortgage	32.3	3,442	34.8
Owner occupier - outright	36.9	3,942	35.3
Private rented	11.0	1,168	12.7
Newark and Sherwood Homes	12.7	1,347	11.2
RP rented	5.2	551	4.0
Shared Ownership	0.3	30	0.4
Tied to Employment	0.4	44	0.3
Living Rent Free	1.2	123	1.3
Total	100.0	10,647	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.3.2 69.2% of the housing stock in the Sherwood sub-area is owner occupied and 17.9% is in the social rented sector.

Table 6-3 Sherwood Type Profile

Question 2

Type	%	N ^{os} implied	Newark and Sherwood %
Detached	40.8	4,307	45.7
Semi-detached	46.8	4,954	36.0
Terraced	9.9	1,045	12.5
Flat / maisonette	2.5	260	5.6
Bedsit	0.0	0	0.2
Other	0.0	0	0.0
Total	100.0	10,566	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.3.3 In terms of property type, the largest proportion of stock in the Sherwood sub-area is semi-detached houses at 46.8%. Detached houses account for 40.8% of the stock and 9.9% are terraced houses.

Table 6-4 Sherwood Size Profile

Question 3

Size	%	N ^{os}	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	5.5	582	5.2
Two Bedrooms	23.8	2,513	22.1
Three Bedrooms	50.4	5,323	45.0
Four Bedrooms	15.1	1,598	20.7
Five or more Bedrooms	5.2	551	6.9
Total	100.0	10,567	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 6.3.4 50.4% of the stock in the Sherwood sub-area contains 3 bedrooms, a higher proportion than the district level. 23.8% of the stock contains two bedrooms and 1 bedroom properties account for 5.5% of the stock. 20.3% contain 4 or more bedrooms.

6.4 Household Incomes

- 6.4.1 The tables below highlight the incomes of both existing and concealed households in the Sherwood sub-area in 2014..

Table 6-5 Incomes of Existing Households 2014

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	4.1	4.1
Below £10,000	9.5	13.6
£10,000 - £25,000	22.1	35.7
£20,001 - £27,500	23.0	58.7
£27,501 - £45,000	19.8	78.5
£45,001 - £60,000	8.1	86.6
£60,001 - £75,000	3.9	90.5
£75,001- £100,000	5.8	96.3
Above £100,000	3.7	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 6-6 Incomes of Concealed Households 2014

Question 40d

Annual income	All Concealed Households	
	%	Cum %
None	0.0	0.0
Below £10,000	18.7	18.7
£10,000 - £20,000	31.3	50.0
£20,001 - £27,500	31.3	81.3
£27,501 - £35,000	18.7	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Note: no income data over £35,000

6.5 Under and Over Occupation

6.5.1 The table below shows the situation in the Sherwood sub-area in terms of under and over-occupation by tenure.

Table 6-7 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	53.5	5.8
Owner occupied no mortgage	68.8	0.7
Private rented	10.5	5.3
Newark And Sherwood Homes rented	3.2	6.5
RP rented	18.2	9.1
Shared ownership (part rent part buy)	50.0	0.0
Tied to your employment	100.0	0.0
Living rent free	0.0	0.0
All stock	45.7	4.1

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

6.5.2 The overall over-occupation level is around 4.1% (432 implied households). The highest level of over-occupation by tenure was found in the RP rented sector at 9.1%.

Under-Occupation

6.5.3 The overall under-occupation figure of was 45.7% (4,860 implied households).

6.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 68.8%. However, the level in the owner occupied with mortgage sector is still high at around 53.5%.

6.5.5 The under-occupation level in the RP rented (18.2%) is lower in comparison to the all tenure average and the owner occupied forms of tenure.

6.5.6 The Housing Survey data estimated that there are around **143** social rented properties which are under-occupied by two or more bedrooms.

6.5.7 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

6.6 Future Housing Requirements

6.6.1 The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

6.7 Tenure

6.7.1 The first table shows the tenure preference for households moving or forming in the next three years.

Table 6-8 Tenure of Property for households moving in the next three years
Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Owner Occupation	35.9	428	33.6	92
Private Rented	5.1	61	37.9	104
Newark and Sherwood Homes	45.5	542	28.5	78
RP Rented	13.5	160	0.0	0
Total	100.0	1,191	100.0	274

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.7.2 The main tenure needed by existing households moving in the next three years is Newark and Sherwood homes rent but for concealed households forming it is private rent.

6.8 Property Type

6.8.1 The table below shows the type of property required for both existing and concealed households.

Table 6-9 Type of Property for households moving in the next three years
Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Detached house	28.2	319	16.5	39
Semi detached house	22.1	250	83.5	197
Terraced house	0.0	0	0.0	0
Bungalow	36.2	408	0.0	0
Flat / Maisonette	5.7	65	0.0	0
Bedsit	0.0	0	0.0	0
Supported housing	7.8	88	0.0	0
Total	100.0	1,130	100.0	236

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.8.2 The main type of property required by existing households moving is bungalow followed by detached. The main type needed for concealed households is semi-detached.

6.9 Property Size

6.9.1 The table below shows the size of property needed in the market sector for existing and concealed households.

Table 6-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	0.0	0	0.0	0	0.0	0
2 bedrooms	36.1	177	100.0	158	51.8	335
3 bedrooms	50.5	247	0.0	0	38.2	247
4 bedrooms	13.4	65	0.0	0	10.0	65
Total	100.0	489	100.0	158	100.0	647

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.9.2 In the market sector just over half of existing households require three bedrooms. All of concealed households need two bedrooms.

6.9.3 The main size requirement overall is for two bedrooms at 51.8% and 38.2% for three bedroom units.

Table 6-11 Social sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	19.7	138	100.0	78	27.7	216
2 bedrooms	64.5	453	0.0	0	58.1	453
3 bedrooms	7.1	50	0.0	0	6.4	50
4 bedrooms	8.7	61	0.0	0	7.8	61
Total	100.0	702	100.0	78	100.0	780

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.9.4 In the social sector the main size of property required by existing households is two bedrooms, concealed household need is for one bedroom only.

6.9.5 Over 80% of the overall requirement is for smaller units (one and two bedrooms).

6.9.6 The following table show the location preference for both existing and concealed households currently living in Sherwood and moving within the next three years.

Table 6-12 Future Location Preference for Existing and Concealed Households
Question 26 and Question 37

Location	Existing Households		Concealed Households		Total existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Balderton	0.0	0	0.0	0	0.0	0
Newark	0.0	0	0.0	0	0.0	0
Southwell	23.0	418	7.4	27	20.4	445
Blisthorpe	2.7	50	10.6	39	4.1	89
Blidworth	0.0	0	0.0	0	0.0	0
Boughton	4.8	88	7.4	27	5.3	115
Caunton	0.0	0	10.6	39	1.8	39
Collingham & Meering	0.0	0	0.0	0	0.0	0
Clipstone	1.5	27	0.0	0	1.2	27
Edwinstowe	31.2	564	28.3	104	30.5	668
Farndon	0.0	0	0.0	0	0.0	0
Farnsfield	18.5	337	7.4	27	16.7	364
Lowdham	0.0	0	7.4	27	1.2	27
Muskham	0.0	0	0.0	0	0.0	0
Ollerton	18.3	333	20.9	77	18.8	410
Rainworth	0.0	0	0.0	0	0.0	0
Sutton on Trent	0.0	0	0.0	0	0.0	0
Winthorpe	0.0	0	0.0	0	0.0	0
Total	100.0	1,817	100.0	367	100.0	2,184

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.9.7 The data showed that Edwinstowe was the most popular location choice for both existing and concealed households, which is located within the Sherwood sub-area.

6.9.8 The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 6-13 Reasons for Choice of Location by Sub-area
Question 27 and Question 38

	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Always lived here	16.2	528	20.7	143	16.9	671
Nearer family / friends	32.4	1,061	15.0	104	29.4	1,165
New job / employment	2.7	89	13.3	92	4.6	181
Closer / easier to commute	6.5	212	9.4	65	7.0	277
Accessibility to public transport	4.2	136	5.6	39	4.4	175
Nearer / better shopping / leisure / entertainment	4.3	141	0.0	0	3.6	141
Quality of local schools	5.8	189	0.0	0	4.8	189
Retirement	6.4	208	5.6	39	6.2	247
Health / personal care reasons	2.7	87	0.0	0	2.2	87
Move from urban to rural location	1.3	43	5.6	39	2.1	82
Move from rural to urban location	1.3	43	0.0	0	1.1	43
Able to afford local housing	4.6	150	0.0	0	3.8	150
Greater availability of type housing sought	2.1	70	0.0	0	1.8	70
Better quality of area	9.5	309	24.8	170	12.1	479
Total	100.0	3,266	100.0	691	100.0	3,957

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

6.9.9 The main reason for choice of location for existing households was 'nearer family / friends'. The main reason for concealed households was 'better quality of area'.

7 MANSFIELD FRINGE SUB-AREA

7.1 Key Findings

- The main property type is semi-detached at 50.5% and 59.7% of the stock has 3 bedrooms.
- 16.5% of existing households earn less than £10,000.
- 43.3% of concealed households earn less than £10,000.
- The overall over-occupation level was around 0.6%.
- The overall under-occupation figure was 50.2% (3,314 implied households).
- Owner Occupation was the most sought after tenure for existing households moving but for concealed households the main preference was for social rent.
- The main property type required by existing households moving was bungalows and Flat / Maisonette for concealed households.
- In the market sector a third of existing households require two bedrooms. Almost 50% of concealed households need one bedroom.
- In the social sector the main size of property required by both existing and concealed households is two bedrooms.
- The main reason for both existing and concealed households moving is to be 'near family and friends'.

7.2 Introduction

7.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level.

7.2.2 The table below shows the wards contained within the Mansfield Fringe sub-area.

Table 7-1 Mansfield Fringe Sub-Area

Sub-Area	Wards
Mansfield Fringe	Clipstone
	Blidworth
	Rainworth

7.2.3 1,900 resident households were sent a survey form and 334 responses were received, a response rate of 17.6%. This provided statistical confidence at the 95% level ± 5.47% sampling error rate.

7.3 Current Housing Stock

7.3.1 The table below shows the tenure profile of the Mansfield Fringe sub-area.

Table 7-2 Tenure Profile

Question 1

Tenure	%	N ^{os}	Newark and Sherwood %
Owner occupier - mortgage	40.3	2,666	34.8
Owner occupier - outright	29.6	1,952	35.3
Private rented	11.6	766	12.7
Newark and Sherwood Homes	10.2	674	11.2
RP rented	7.1	466	4.0
Shared Ownership	0.0	0	0.4
Tied to Employment	0.0	0	0.3
Living Rent Free	1.2	77	1.3
Total	100.0	6,601	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.3.2 69.9% of the housing stock is owner occupied and 17.3% is in the social rented sector.

Table 7-3 Type Profile

Question 2

Type	%	N ^{os} implied	Newark and Sherwood %
Detached	29.4	1,932	45.7
Semi-detached	50.5	3,310	36.0
Terraced	16.5	1,085	12.5
Flat / maisonette	3.6	240	5.6
Bedsit	0.0	0	0.2
Other	0.0	0	0.0
Total	100.0	6,567	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.3.3 In terms of property type, the largest proportion of stock is semi-detached at 50.5%, a fairly high level compared to the District level. Detached houses account for 29.4%, a much lower level compared to the District level.

Table 7-4 Size Profile

Question 3

Size	%	N ^{os}	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	3.2	207	5.2
Two Bedrooms	18.2	1,189	22.1
Three Bedrooms	59.7	3,905	45.0
Four Bedrooms	14.0	916	20.7
Five or more Bedrooms	4.9	319	6.9
Total	100.0	6,536	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 7.3.4 59.7% of the stock contains 3 bedrooms, and 18.2% contains two bedrooms. 1 bedroom properties make up just 3.2% of the stock and 18.9% contain 4 or more bedrooms.

7.4 Household Incomes

- 7.4.1 The tables below highlight the incomes of both existing and concealed households in the Mansfield Fringe sub-area in 2014.

Table 7-5 Incomes of Existing Households 2014

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	6.9	6.9
Below £10,000	9.6	16.5
£10,000 - £25,000	22.3	38.8
£20,001 - £27,500	18.0	56.8
£27,501 - £45,000	21.5	78.3
£45,001 - £60,000	13.7	92.0
£60,001 - £75,000	4.7	96.7
£75,001- £100,000	2.2	98.9
Above £100,000	1.1	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 7-6 Incomes of Concealed Households 2014

Question 40d

Annual income	All Concealed Households	
	%	Cum %
None	0.0	0.0
Below £10,000	43.3	43.3
£10,000 - £20,000	38.9	82.2
£20,001 - £27,500	7.9	90.1
£27,501 - £35,000	9.9	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey, note; no income data over £35,000

7.5 Under and Over Occupation

7.5.1 The table below shows the situation in the Mansfield Fringe sub-area in terms of under and over-occupation by tenure.

Table 7-7 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over-occupied
Owner occupied with mortgage	52.4	1.0
Owner occupied no mortgage	67.0	0.7
Private rented	45.0	0.0
Newark an Sherwood Homes	24.2	0.0
RP rented	21.7	0.0
Shared ownership (part rent part buy)	0.0	0.0
Tied to your employment	0.0	0.0
Living rent free	0.0	0.0
All stock	50.2	0.6

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

7.5.2 There is a low level of over occupation with the overall level being around 0.6% (40 implied households).

Under-Occupation

7.5.3 The overall under-occupation figure is 50.2% (3,314 implied households).

7.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 67.0%. However, the level in the owner occupied with mortgage sector is still high at around 52.4%.

7.5.5 The under-occupation level in the social rented sector (45.9%) is at a fairly high level when compared to the all tenure average and the owner occupied forms of tenure.

7.5.6 The Housing Survey data estimated that there are around **264** social rented properties which are under-occupied by two or more bedrooms.

7.5.7 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

7.6 Future Housing Requirements

7.6.1 The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

7.7 Tenure

7.7.1 The first table shows the tenure preference for households moving or forming in the next three years.

Table 7-8 Tenure of Property for households moving in the next three years

Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Owner Occupation	56.1	322	23.5	49
Private Rented	6.7	38	18.7	39
Newark and Sherwood Homes	30.4	174	36.7	76
RP Rented	6.8	39	21.1	44
Total	100.0	573	100.0	208

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.7.2 The main tenure preferred by existing households moving in the next three years is owner occupation but for concealed households forming it is social rent.

7.8 Property Type

7.8.1 The table below shows the type of property required for both existing and concealed households.

Table 7-9 Type of Property for households moving in the next three years

Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Detached house	19.0	109	0.0	0
Semi detached house	37.1	213	21.1	44
Terraced house	0.0	0	18.3	38
Bungalow	40.5	232	20.8	43
Flat / Maisonette	3.4	19	39.8	83
Total	100.0	573	100.0	208

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.8.2 The main type of property required by existing households moving is bungalow followed by semi-detached. The main type needed for concealed households is flat / maisonette.

7.9 Property Size

7.9.1 The table below shows the size of property needed in the market sector for existing and concealed households.

Table 7-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	10.6	38	44.8	39	17.2	77
2 bedrooms	33.3	120	27.6	24	32.3	144
3 bedrooms	24.2	87	27.6	24	24.8	111
4 bedrooms	17.5	63	0.0	0	14.1	63
Five or more	14.4	52	0.0	0	11.6	52
Total	100.0	360	100.0	87	100.0	447

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.9.2 In the market sector a third of existing households require two bedrooms. Almost half of concealed households need one bedroom.

7.9.3 The main size requirement overall is for two bedrooms at 32.3%.

Table 7-11 Social sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	18.3	39	36.7	44	24.9	83
2 bedrooms	81.7	174	63.3	76	75.1	250
Total	100.0	213	100.0	120	100.0	333

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.9.4 In the social sector the main size of property required by both existing and concealed households is two bedrooms.

7.9.5 The following table shows the location preference for both existing and concealed households currently living in Mansfield Fringe and moving within the next three years.

Table 7-12 Future Location Preference for Existing and Concealed Households
Question 26 and Question 37

Location	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Balderton	0.0	0	0.0	0	0.0	0
Newark	5.0	38	0.0	0	3.6	38
Southwell	6.4	49	13.6	38	8.3	87
Blisthorpe	5.0	38	6.8	19	5.5	57
Blidworth	23.3	178	36.4	102	26.8	280
Boughton	0.0	0	0.0	0	0.0	0
Caunton	0.0	0	0.0	0	0.0	0
Collingham & Meering	2.5	19	0.0	0	1.8	19
Clipstone	23.6	181	5.0	14	18.7	195
Edwinstowe	5.4	41	0.0	0	3.9	41
Farndon	0.0	0	0.0	0	0.0	0
Farnsfield	21.4	164	0.0	0	15.7	164
Lowdham	0.0	0	0.0	0	0.0	0
Muskham	0.0	0	0.0	0	0.0	0
Ollerton	0.0	0	6.8	19	1.8	19
Rainworth	7.4	57	31.4	88	13.9	145
Sutton on Trent	0.0	0	0.0	0	0.0	0
Winthorpe	0.0	0	0.0	0	0.0	0
Total	100.0	765	100.0	280	100.0	1,045

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.9.6 The most popular location choice for existing households was Clipstone and for concealed households it was Blidworth.

7.9.7 The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 7-13 Reasons for Choice of Location
Question 27 and Question 38

	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . implied (all choices)
Always lived here	15.5	189	12.1	72	14.4	261
Nearer family / friends	29.4	357	26.7	158	28.5	515
New job / employment	0.0	0	14.0	83	4.6	83
Closer / easier to commute	3.6	44	16.0	95	7.7	139
Accessibility to public transport	2.7	33	9.6	57	5.0	90
Nearer / better shopping / leisure / entertainment	1.6	19	9.6	57	4.2	76
Quality of local schools	7.2	87	0.0	0	4.8	87
Retirement	10.6	129	0.0	0	7.1	129
Health / personal care reasons	5.3	65	9.6	57	6.7	122
Move from urban to rural location	3.1	38	0.0	0	2.1	38
Move from rural to urban location	0.0	0	0.0	0	0.0	0
Able to afford local housing	7.9	96	2.4	14	6.1	110
Greater availability of type housing sought	4.3	52	0.0	0	2.9	52
Better quality of area	8.8	107	0.0	0	5.9	107
Total	100.0	1,216	100.0	593	100.0	1,809

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

7.9.8 The main reason for choice of location for both existing and concealed households was to 'nearer family / friends'.

8 SOUTHWELL SUB-AREA

8.1 Key Findings

- The main property type is detached at 59.3% and 41.5% of the stock has 4 or more bedrooms;
- 10.6% of existing households earn less than £10,000;
- 32.0% of concealed households earn less than £10,000;
- The overall over occupation level was around 0.4%;
- The overall under-occupancy figure was 54.0%(1,740 implied households);
- Owner Occupation was the most sought after tenure for existing households moving but for concealed households the main preference was for private rent;
- The main property type required by existing households moving is semi-detached and flat / maisonette for concealed households;
- In the market sector the main size of property required by both existing and concealed households moving is two bedrooms;
- In the social sector existing households require one bedroom and for concealed two bedrooms;
- 48.2% of existing and 80.7% of concealed households moving would prefer to remain in Southwell;
- The main reason for moving was to be 'nearer family / friends'.

8.2 Introduction

8.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level.

8.2.2 The table below shows the wards within the Southwell sub-area.

Table 8-1 Southwell Sub-Area

Sub-Area	Wards
Southwell	Southwell East
	Southwell North
	Southwell West

8.2.3 800 resident households were sent a survey form and 245 responses were received, a response rate of 30.6%. This provided statistical confidence at the 95% level \pm 6.39% sampling error rate.

8.3 Current Housing Stock

8.3.1 The table below shows the tenure profile of Southwell.

Table 8-2 Tenure Profile

Question 1

Tenure	%	N ^{os}	Newark and Sherwood %
Owner occupier - mortgage	29.5	953	34.8
Owner occupier - outright	44.6	1,442	35.3
Private rented	14.8	477	12.7
Newark and Sherwood homes	7.4	241	11.2
RP rented	2.7	86	4.0
Shared Ownership	0.5	17	0.4
Tied to Employment	0.5	16	0.3
Living Rent Free	0.0	0	1.3
Total	100.0	3,232	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.3.2 74.1% of the housing stock is owner occupied and 14.8% is private rent.

Table 8-3 Type Profile

Question 2

Type	%	N ^{os} . implied	Newark and Sherwood %
Detached	59.3	1,901	45.7
Semi-detached	23.5	754	36.0
Terraced	7.9	255	12.5
Flat / maisonette	9.3	299	5.6
Bedsit	0.0	0	0.2
Other	0.0	0	0.0
Total	100.0	3,209	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.3.3 In terms of property type, the largest proportion of the stock is detached at 59.3%, a higher level than the district average. Semi-detached houses account for 23.5% of the stock and 9.3% are flat / maisonettes.

Table 8-4 Size Profile

Question 3

Size	%	N ^{os}	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	7.9	255	5.2
Two Bedrooms	20.8	671	22.1
Three Bedrooms	29.8	963	45.0
Four Bedrooms	31.2	1012	20.7
Five or more Bedrooms	10.3	332	6.9
Total	100.0	3,233	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 8.3.4 There is a much higher level of larger family homes in this sub-area than the other sub-areas with 41.5% of the stock containing 4 or more bedrooms. This is a much higher level than the other sub-areas and the District level.

8.4 Household Incomes

- 8.4.1 The tables below highlight the incomes of both existing and concealed households in the Southwell sub-area in 2014.

Table 8-5 Incomes of Existing Households 2014

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	3.8	3.8
Below £10,000	6.8	10.6
£10,000 - £25,000	16.5	27.1
£20,001 - £27,500	12.8	39.9
£27,501 - £45,000	20.7	60.6
£45,001 - £60,000	12.3	72.9
£60,001 - £75,000	9.6	82.5
£75,001- £100,000	7.8	90.3
Above £100,000	9.7	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 8-6 Incomes of Concealed Households 2014

Question 40d

Annual income	All Concealed Households	
	%	Cum %
None	13.3	13.3
Below £10,000	18.7	32.0
£10,000 - £20,000	30.6	62.6
£20,001 - £27,500	18.7	81.3
£27,501 - £35,000	0.0	81.3
£35,001 - £45,000	0.0	81.3
£45,001 - £60,000	18.7	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey, note; no income data over £60,000

8.5 Under and Over-Occupation

8.5.1 The table below shows the situation in Southwell in terms of under and over-occupation by tenure.

Table 8-7 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over-occupied
Owner occupied with mortgage	65.2	1.4
Owner occupied no mortgage	71.0	0.0
Private rented	11.1	0.0
Newark and Sherwood Homes	9.1	0.0
RP rented	0.0	0.0
Shared ownership (part rent part buy)	0.0	0.0
Tied to your employment	100.0	0.0
Living rent free	0.0	0.0
All stock	54.0	0.4

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

8.5.2 The overall over-occupation level is around 0.4% (14 implied households).

Under-Occupation

8.5.3 The overall under-occupation figure of was 54.0% (1,740 implied households).

8.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 71.0%. However, the level in the owner occupied with mortgage sector is still high at around 65.2%.

8.5.5 The under-occupation level in the Newark and Sherwood Homes rented sector (9.1%) is significantly lower in comparison to the all tenure average and the owner occupied forms of tenure.

8.5.6 The Housing Survey data estimated that there are around **22** social rented properties which are under-occupied by two or more bedrooms.

8.5.7 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

8.6 Future Housing Requirements

8.6.1 The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

8.7 Tenure

8.7.1 The first table shows the tenure preference for households moving or forming in the next three years.

Table 8-8 Tenure of Property for households moving in the next three years
Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
Owner Occupation	52.7	210	37.7	23
Private Rented	26.6	106	45.9	28
Newark and Sherwood Homes	20.7	83	0.0	0
Shared Ownership	0.0	0	16.4	10
Total	100.0	399	100.0	61

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.7.2 The main tenure needed by existing households moving in the next three years is owner occupation but for concealed households forming it is private rent.

8.8 Property Type

8.8.1 The table below shows the type of property required for both existing and concealed households.

Table 8-9 Type of Property for households moving in the next three years
Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os} . Implied	% responses	N ^{os} . Implied
Detached house	31.8	127	0.0	0
Semi detached house	36.8	147	23.0	14
Terraced house	0.0	0	16.4	10
Bungalow	15.7	63	60.6	37
Flat / Maisonette	2.4	10	0.0	0
Supported housing	13.3	52	0.0	0
Total	100.0	399	100.0	61

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.8.2 The main type of property required by existing households moving is semi- detached closely followed by detached. The main type needed for concealed households is flat / maisonette.

8.9 Property Size

8.9.1 The table below shows the size of property needed in the market sector for existing and concealed households.

Table 8-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	0.0	0	72.6	37	10.1	37
2 bedrooms	39.6	125	27.4	14	37.9	139
3 bedrooms	19.0	60	0.0	0	16.3	60
4 bedrooms	38.3	121	0.0	0	33.0	121
Five or more	3.1	10	0.0	0	2.7	10
Total	100.0	316	100.0	51	100.0	367

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.9.2 In the market sector existing households mainly require two and four bedrooms. The majority of concealed households need smaller units, mainly one bedroom properties.

8.9.3 The main size requirement overall is for two bedrooms at 37.9%.

Table 8-11 Social sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	64.1	53	0.0	0	57.0	53
2 bedrooms	35.9	30	100.0	10	43.0	40
Total	100.0	83	100.0	10	100.0	93

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.9.4 In the social sector the main size of property required by existing households is one bedroom, concealed need two bedrooms.

8.9.5 The following table show the location preference for both existing and concealed households currently living in Southwell and moving within the next three years.

Table 8-12 Future Location Preference for Existing and Concealed Households
Question 26 and Question 37

Location	Existing Households		Concealed Households		Total existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Balderton	0.0	0	0.0	0	0.0	0
Newark	4.8	30	10.3	23	6.2	53
Southwell	48.2	302	80.7	180	56.7	482
Blisthorpe	0.0	0	4.5	10	1.2	10
Blidworth	0.0	0	0.0	0	0.0	0
Boughton	0.0	0	0.0	0	0.0	0
Caunton	8.4	53	0.0	0	6.2	53
Collingham & Meering	0.0	0	0.0	0	0.0	0
Clipstone	0.0	0	0.0	0	0.0	0
Edwinstowe	0.0	0	0.0	0	0.0	0
Farndon	0.0	0	4.5	10	1.2	10
Farnsfield	16.9	106	0.0	0	12.5	106
Lowdham	18.5	116	0.0	0	13.6	116
Muskham	3.2	20	0.0	0	2.4	20
Ollerton	0.0	0	0.0	0	0.0	0
Rainworth	0.0	0	0.0	0	0.0	0
Sutton on Trent	0.0	0	0.0	0	0.0	0
Winthorpe	0.0	0	0.0	0	0.0	0
Total	100.0	627	100.0	223	100.0	850

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.9.6 The data showed a high level of self-containment with 48.2% of existing and 80.7% of concealed households wanting to move within Southwell.

8.9.7 The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 8-13 Reasons for Choice of Location
Question 27 and Question 38

	Existing Households		Concealed Households		Total Existing & Concealed Demand	
	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Always lived here	0.0	0	14.6	23	2.5	23
Nearer family / friends	22.3	166	38.2	60	25.1	226
New job / employment	7.1	53	0.0	0	5.9	53
Closer / easier to commute	14.2	106	0.0	0	11.7	106
Accessibility to public transport	7.1	53	0.0	0	5.9	53
Nearer / better shopping / leisure / entertainment	2.5	19	12.7	20	4.3	39
Quality of local schools	12.1	90	6.4	10	11.1	100
Retirement	4.6	34	8.9	14	5.3	48
Health / personal care reasons	7.1	53	6.4	10	7.0	63
Move from urban to rural location	9.0	67	0.0	0	7.4	67
Move from rural to urban location	0.0	0	0.0	0	0.0	0
Able to afford local housing	1.3	10	6.4	10	2.2	20
Greater availability of type housing sought	0.0	0	0.0	0	0.0	0
Better quality of area	12.7	95	6.4	10	11.6	105
Total	100.0	746	100.0	157	100.0	903

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

8.9.8 The main reason for choice of location for both existing and concealed households was to be 'nearer family / friends'.

9 NOTTINGHAM FRINGE SUB-AREA

9.1 Key Findings

- The main property type is detached at 69.1% and 44.4% of the stock has 3 bedrooms;
- 7.6% of existing households earn less than £10,000;
- 24.4% of concealed households earn less than £10,000;
- The overall over-occupation level was around 1.7%;
- The overall under-occupation figure was 67.0% (1,313 households implied);
- Owner Occupation was the most sought after tenure for both existing and concealed households;
- The main property type required by existing households moving are detached and semi-detached for concealed households forming;
- In the market sector the overall main size of property requirements for existing and concealed households moving is for 2 and 3 bedrooms;
- In the social sector the main size of property required by existing households is for smaller properties one and two bedrooms, over 50% of concealed households require three bedrooms.
- 69.5% of existing and 11.5% of concealed households moving would prefer to remain within the Nottingham Fringe sub-area.
- The main reason for the move is to be 'near family and friends'.

9.2 Introduction

- 9.2.1 The purpose of this section is to provide analysis of the key issues at sub-area level to inform future housing delivery at local level.
- 9.2.2 The table below shows the wards within the Nottingham Fringe sub-area.

Table 9-1 Nottingham Fringe Sub-Area

Sub-Area	Wards
Nottingham Fringe	Lowdham

- 9.2.3 400 resident households were sent a survey form and 130 responses were received, a response rate of 32.5%. This provided statistical confidence at the 95% level \pm 8.77% sampling error rate.

9.3 Current Housing Stock

9.3.1 The table below shows the tenure profile of Nottingham Fringe.

Table 9-2 Tenure Profile
Question 1

Tenure	%	N ^{os.} implied	Newark and Sherwood %
Owner occupier - mortgage	38.2	749	34.8
Owner occupier - outright	47.5	934	35.3
Private rented	8.1	158	12.7
Newark and Sherwood Homes	6.2	121	11.2
RP rented	0.0	0	4.0
Shared Ownership	0.0	0	0.4
Tied to Employment	0.0	0	0.3
Living Rent Free	0.0	0	1.3
Total	100.0	1,962	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.3.2 85.7% of the housing stock is owner occupied and 8.1% is in the private rented sector.

Table 9-3 Type Profile
Question 2

Type	%	N ^{os.} implied	Newark and Sherwood %
Detached	69.1	1,347	45.7
Semi-detached	25.1	489	36.0
Terraced	3.1	60	12.5
Flat / maisonette	2.7	52	5.6
Bedsit	0.0	0	0.2
Other	0.0	0	0.0
Total	100.0	1,948	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.3.3 In terms of property type, the largest proportion of the stock is detached at 69.1%, a higher level than in the District. Semi-detached houses account for 25.1% of the stock and 3.1% are terraced houses.

Table 9-4 Size Profile
Question 3

Size	%	N ^{os.} implied	Newark and Sherwood %
Bedsit	0.0	0	0.1
One Bedroom	0.0	0	5.2
Two Bedrooms	14.3	278	22.1
Three Bedrooms	44.4	867	45.0
Four Bedrooms	28.6	556	20.7
Five or more Bedrooms	12.7	247	6.9
Total	100.0	1,948	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

- 9.3.4 This sub-area contains a fairly high level of larger family homes, with 41.3% of the stock containing 4 bedrooms and 44.4% 3 bedrooms.

9.4 Household Incomes

- 9.4.1 The tables below highlight the incomes of both existing and concealed households in Nottingham Fringe sub-area in 2014.

Table 9-5 Incomes of Existing Households 2014

Question 16c

Annual income	All Existing Households	
	%	Cum %
None	3.1	3.1
Below £10,000	4.5	7.6
£10,000 - £25,000	12.8	20.4
£20,001 - £27,500	14.6	35.0
£27,501 - £45,000	17.3	52.3
£45,001 - £60,000	14.6	66.9
£60,001 - £75,000	13.0	79.9
£75,001- £100,000	9.8	89.7
Above £100,000	10.3	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Table 9-6 Incomes of Concealed Households 2014

Question 40d

Annual income	All Concealed Households	
	%	Cum %
None	12.6	12.6
Below £10,000	11.8	24.4
£10,000 - £20,000	26.9	51.3
£20,001 - £27,500	0.0	51.3
£27,501 - £35,000	0.0	51.3
£35,001 - £45,000	36.1	87.4
£45,001 - £60,000	12.6	100.0

Source: DCA Newark and Sherwood 2014 Housing Needs Survey, note; no income data over £60,000

9.5 Under and Over Occupation

9.5.1 The table below shows the situation in Nottingham Fringe in terms of under and over-occupation by tenure.

Table 9-7 Under / Over-Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over- occupied
Owner occupied with mortgage	59.2	0.0
Owner occupied no mortgage	83.1	1.5
Private rented	50.0	0.0
Newark and Sherwood Homes	0.0	16.7
RP rented	0.0	0.0
Shared ownership (part rent part buy)	0.0	0.0
Tied to your employment	0.0	0.0
Living rent free	0.0	0.0
All stock	67.0	1.7

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

Over-Occupation

9.5.2 The overall over-occupation level is around 1.7% (33 implied households). The highest level of over occupation by tenure was found in the Newark and Sherwood Homes sector at 16.7%.

Under-Occupation

9.5.3 The overall under-occupation figure of was 67.0% (1,313 implied households).

9.5.4 Under-occupation within the owner occupied no mortgage sector, which will include a higher proportion of elderly households, was at 83.0%. However, the level in the owner occupied with mortgage sector is still high at around 59.1%.

9.5.5 The Housing Survey data estimated that there are no social rented properties which are under-occupied by two or more bedrooms.

9.5.6 Tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units through better re-let supply. In practice it is recognised that this is difficult to achieve.

9.6 Future Housing Requirements

9.6.1 The following tables show the preference for the tenure, type and size of property for both existing and concealed households requiring a move within the next three years.

9.7 Tenure

9.7.1 The first table shows the tenure preference for households moving or forming in the next three years.

Table 9-8 Tenure of Property for households moving in the next three years
Question 22 and Question 31

Tenure	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Owner Occupation	87.4	194	43.2	57
Private Rented	0.0	0	24.2	32
Newark and Sherwood Homes	6.3	14	11.4	15
RP Rented	0.0	0	10.6	14
Shared Ownership	6.3	14	10.6	14
Total	100.0	222	100.0	132

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.7.2 The main tenure needed by both existing and concealed households moving in the next three years is owner occupation.

9.8 Property Type

9.8.1 The table below shows the type of property required for both existing and concealed households.

Table 9-9 Type of Property for households moving in the next three years
Question 20 and Question 32

Type of property	Existing Households		Concealed Households	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
Detached house	60.3	134	12.8	15
Semi detached house	14.2	32	75.2	88
Terraced house	0.0	0	0.0	0
Bungalow	19.2	43	0.0	0
Flat / Maisonette	6.3	14	12.0	14
Total	100.0	223	100.0	117

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.8.2 The main type of property required by existing and concealed households moving is semi-detached and detached.

9.9 Property Size

9.9.1 The table below shows the size of property needed in the market sector for existing and concealed households.

Table 9-10 Market sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	0.0	0	0.0	0	0.0	0
2 bedrooms	14.8	29	83.2	74	36.4	103
3 bedrooms	46.6	90	16.8	15	37.1	105
4 bedrooms	22.3	43	0.0	0	15.2	43
Five or more	16.3	32	0.0	0	11.3	32
Total	100.0	194	100.0	89	100.0	283

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.9.2 In the market sector almost half of existing households require three bedrooms. Over 80% of concealed households need two bedrooms.

9.9.3 Overall the main size requirement in the market sector is for two and three bedrooms at 73.5%.

Table 9-11 Social sector demand by bed size
Question 21 and Question 33

Property size	Existing Households		Concealed Households		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	50.0	14	32.7	14	39.4	28
2 bedrooms	50.0	14	0.0	0	19.7	14
3 bedrooms	0.0	0	67.3	29	40.9	29
Total	100.0	28	100.0	43	100.0	71

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.9.4 In the social sector the main size of property required by existing households is spread evenly between one and two bedrooms. The main size required by concealed households is 3 bedrooms.

9.9.5 The following table show the location preference for both existing and concealed households currently living in Nottingham Fringe and moving within the next three years.

Table 9-12 Future Location Preference for Existing and Concealed Households
Question 26 and Question 37

Location	Existing Households		Concealed Households		Total existing & Concealed Demand	
	% responses	N ^{os} . implied (all choices)	% responses	N ^{os} . Implied (all choices)	% responses	N ^{os} . Implied (all choices)
Balderton	0.0	0	0.0	0	0.0	0
Newark	0.0	0	24.1	46	9.4	46
Southwell	19.8	59	31.4	60	24.3	119
Blisthorpe	0.0	0	0.0	0	0.0	0
Blidworth	0.0	0	0.0	0	0.0	0
Boughton	0.0	0	0.0	0	0.0	0
Caunton	0.0	0	0.0	0	0.0	0
Collingham & Meering	0.0	0	0.0	0	0.0	0
Clipstone	0.0	0	0.0	0	0.0	0
Edwinstowe	0.0	0	0.0	0	0.0	0
Farndon	0.0	0	0.0	0	0.0	0
Farnsfield	10.7	32	0.0	0	6.5	32
Lowdham	69.5	207	44.5	85	59.8	292
Muskham	0.0	0	0.0	0	0.0	0
Ollerton	0.0	0	0.0	0	0.0	0
Rainworth	0.0	0	0.0	0	0.0	0
Sutton on Trent	0.0	0	0.0	0	0.0	0
Winthorpe	0.0	0	0.0	0	0.0	0
Total	100.0	298	100.0	191	100.0	489

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.9.6 The most popular location choice for both existing and concealed households was Lowdham at 69.5% and 44.5% respectively.

9.9.7 The main reasons why existing and concealed households chose a particular location are shown in the table below.

Table 9-13 Reasons for Choice of Location
Question 27 and Question 38

	Concealed Households		Existing Households		Total Existing & Concealed Demand	
	% responses	N ^{OS} . Implied (all choices)	% responses	N ^{OS} . Implied (all choices)	% responses	N ^{OS} . Implied (all choices)
Always lived here	4.9	29	13.8	43	7.9	72
Nearer family / friends	22.4	133	33.1	103	26.1	236
New job / employment	2.5	15	14.7	46	6.7	61
Closer / easier to commute	12.6	75	19.5	61	15.0	136
Accessibility to public transport	4.9	29	0.0	0	3.2	29
Nearer / better shopping / leisure / entertainment	7.2	43	0.0	0	4.7	43
Quality of local schools	15.5	92	0.0	0	10.1	92
Retirement	7.2	43	0.0	0	4.7	43
Health / personal care reasons	2.3	14	4.5	14	3.1	28
Move from urban to rural location	2.5	15	4.8	15	3.3	30
Move from rural to urban location	0.0	0	0.0	0	0.0	0
Able to afford local housing	0.0	0	4.8	15	1.7	15
Greater availability of type housing sought	0.0	0	0.0	0	0.0	0
Better quality of area	18.0	107	4.8	15	13.5	122
Total	100.0	595	100.0	312	100.0	907

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

9.9.8 The main reason for choice of location for existing and concealed households was to 'nearer family / friends'.

10 TOTAL DEMAND BY SIZE AND TYPE

10.1.1 6,430 households responded to the question how many bedrooms are required, the tables below show both social and market total demand.

Table 10-1 Market sector demand by bed size (Total)

Property size	Newark		Collingham and Meering		Sutton-on-Trent	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	3.7	79	0.0	0	16.4	37
2 bedrooms	33.7	722	42.8	83	21.7	49
3 bedrooms	40.2	863	34.2	66	51.7	117
4 bedrooms	14.4	309	23.0	45	10.2	23
Five or more	8.0	171	0.0	0	0.0	0
Total	100.0	2,144	100.0	194	100.0	226

Property size	Sherwood		Mansfield Fringe		Southwell	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	0.0	0	17.2	77	10.1	37
2 bedrooms	51.8	335	32.3	144	37.9	139
3 bedrooms	38.2	247	24.8	111	16.3	60
4 bedrooms	10.0	65	14.1	63	33.0	121
Five or more	0.0	0	11.6	52	2.7	10
Total	100.0	647	100.0	447	100.0	367

Property size	Nottingham Fringe		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	0.0	0	5.3	229
2 bedrooms	36.4	103	36.6	1,574
3 bedrooms	37.1	105	36.5	1,571
4 bedrooms	15.2	43	15.5	670
Five or more	11.3	32	6.1	264
Total	100.0	283	100.0	4,308

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

10.1.2 Almost three quarters of concealed and existing households in the market sector required two and three bedrooms.

Table 10-2 Social sector demand by bed size (Total)

Property size	Newark		Collingham and Meering		Sutton-on-Trent	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	27.8	234	0.0	0	61.1	22
2 bedrooms	54.4	458	0.0	0	38.9	14
3 bedrooms	17.8	150	0.0	0	0.0	0
4 bedrooms	0.0	0	0.0	0	0.0	0
Five or more	0.0	0	0.0	0	0.0	0
Total	100.0	842	0.0	0	100.0	36

Property size	Sherwood		Mansfield Fringe		Southwell	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	27.7	216	24.9	83	57.0	53
2 bedrooms	58.1	453	75.1	250	43.0	40
3 bedrooms	6.4	50	0.0	0	0.0	0
4 bedrooms	7.8	61	0.0	0	0.0	0
Five or more	0.0	0	0.0	0	0.0	0
Total	100.0	780	100.0	333	100.0	93

Property size	Nottingham Fringe		Total existing & concealed demand	
	% responses	N ^{os.} Implied	% responses	N ^{os.} Implied
1 bedroom	39.4	28	29.9	635
2 bedrooms	19.7	14	58.9	1,250
3 bedrooms	40.9	29	8.3	176
4 bedrooms	0.0	0	2.9	61
Total	100.0	71	100.0	2,122

Source: DCA Newark and Sherwood 2014 Housing Needs Survey

10.1.3 Smaller one and two bedroom properties are required within the social sector.