

# A DETAILED INVESTIGATION INTO THE HOUSING REQUIREMENTS OF EPPERSTONE & GONALSTON, NOTTINGHAMSHIRE.



**ANALYSIS REPORT**  
**PRODUCED BY**  
**MIDLANDS RURAL HOUSING**  
**OCTOBER 2020**



## Contents

<b>1. Summary</b> .....	<b>4</b>
<b>2. Introduction</b> .....	<b>4</b>
<b>3. Issues Facing Rural Communities</b> .....	<b>5</b>
<b>4. Survey Methodology and Purpose</b> .....	<b>6</b>
<b>5. Conclusion</b> .....	<b>7</b>
<b>6. Appendix 1</b> .....	<b>9</b>
6.1 Housing Requirement Analysis.....	9
6.2 House Price Data .....	11
6.3 Local Context – Properties for Sale .....	12
6.4 Local Context – Properties Sold.....	13
<b>7. Appendix 2</b> .....	<b>15</b>
7.2 Household Type .....	15
7.3 Tenure of Respondents.....	16
7.4 Property Types .....	17
7.5 Length of Residence .....	18
7.6 Type of Housing Needed in the Villages.....	19
7.7 Migration and Reasons for Leaving .....	20
7.8 Support for New Homes being Built in the Villages .....	21
<b>8. Life in the Villages</b> .....	<b>22</b>
<b>Works Cited</b> .....	<b>26</b>
<b>Contact Information</b> .....	<b>26</b>

## List of Tables and Figures

Table 1: Summary of housing requirements in Epperstone and Gonalston.....	4
Table 2: Affordable homes needs analysis.....	10
Table 3: Housing register needs analysis.....	10
Table 4: Open market preference analysis.....	10
Table 5: Housing market activity.....	11
Table 6: Current asking prices in Epperstone and Gonalston.....	13
Table 7: Current market activity in the last 12 months.....	14
Figure 1: Age groups for Epperstone population.....	8
Figure 2: Age distribution in Epperstone.....	8
Figure 3: Value trends in Epperstone and Gonalston.....	12
Figure 4: Household type.....	15
Figure 5: Tenure of respondents.....	16
Figure 6: Household types.....	17
Figure 7: Length of residence.....	18
Figure 8: Type of housing needed in the villages.....	19
Figure 9: Migration and reasons for leaving.....	20
Figure 10: Support for new homes.....	21
Figure 11: Life in the villages (a).....	23
Figure 12: Life in the villages (b).....	23
Figure 13: Most important factors for the future of the villages.....	25

## 1. Summary

1.1 A housing needs survey was carried out in the villages of Epperstone and Gonalston, Nottinghamshire in September 2020. Questionnaires were delivered to 286 households in Epperstone and Gonalston and an electronic survey was available as an alternative method of response. Results showed that there is a requirement for 7 new homes, in order to enable local people to be suitably housed within their community.

Type of Unit	Required Affordable rented	Required Rent to Buy	Shared Ownership (25%)	Preferred Open Market Homes	Totals
1 Bed Home					0
2 bed house					0
3 bed house	1				1
4 bed house	1				1
5 bed house					0
1 bed bungalow	1				1
2 bed bungalow	2		1		3
3 bed bungalow				1	1
<b>Total</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>7</b>

**Table 1: Summary of housing requirements in Epperstone and Gonalston.**

1.2 These new homes could be developed on an 'infill site' or alternatively on a rural exception site, should one become available. Subject to local authority planning policy, some open market homes could be used to cross-subsidise the costs of building homes for affordable tenures.

1.3 Alternatively, the affordable homes could be provided as part of a larger scale development through s106 provision subject to local authority planning policy. Open market housing tenures on a proposed s106 development could be informed by the open market preferences found in this report again subject to local authority planning policies.

## 2. Introduction

2.1 Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose organisation that works to promote and enable the provision of homes in rural settlements. We do this by working closely with local authorities, town and

parish councils, registered providers, private developers and local communities in order to investigate the need for affordable housing.

2.2 MRH is a well-respected organisation, recognised for its expertise in this field. In addition to the work we do locally within communities across rural England, we are also a key lobbyist and influencer both nationally and regionally.

2.3 This report presents the requirement for housing in the villages of Epperstone and Gonalston.

### **3. Issues Facing Rural Communities**

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

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

3.3 Data from the 2017 review shows that first time buyers have found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

3.4 In a local context, figures for the East Midlands show a 38% increase in rural average house prices since 2012. This equates to a rural housing premium of £55,426, compared to urban locations. The local authority districts of Derbyshire Dales and South Northamptonshire have the lowest number of first-time buyers in rural areas, with 29% and 30% respectively.

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

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

#### **4. Survey Methodology and Purpose**

4.1 In September 2020, a Housing Needs Survey questionnaire was delivered to every household in the villages of Epperstone and Gonalston, with the 2nd October 2020 given as the deadline date for responses. Pre-paid envelopes were provided for the return of survey forms directly to MRH and an alternative electronic survey method of response was also provided.

4.2 Of the 287 surveys distributed 1 survey was returned by the Royal Mail undelivered. A total of 286 surveys were delivered. 49 completed paper surveys were returned, and 2 electronic surveys were completed. Totalling 51 responses. This resulted in an overall response rate of 18%. In our experience this is a poor level of response for a survey of this type in villages of this size.

4.3 The survey questionnaire is divided into 3 parts:

- Part 1 – General information
- Part 2 – Life in your village
- Part 3 – Housing requirements and housing need

4.4 Parts 1 and 2 look to discover general information about household members, their current housing situation and their connection to the parish or village. Questions were asked to assess people's perceptions of what it is like to live in the locality and gave an opportunity for them to make general comments. Part 3 is about identifying the future housing requirements of all household members, and the reasons why they think they are in housing need either now, or in the future.

4.5 The survey was conducted in order to obtain clear evidence of any local housing requirements across a range of tenures for residents in the locality. The information obtained from a housing needs survey is invaluable at a local level for local authority, parish council and neighbourhood planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues.

4.6 Survey data showing a local demand for market housing is considered a 'preference'. Whether it is appropriate for this to be satisfied in the relevant settlement will be dependent on the consistency of doing so with the Development Plan.

## 5. Conclusion

5.1 MRH has conducted a detailed study into the current housing requirements of the villages of Epperstone and Gonalston which is valid until October 2025. This study has investigated the affordable housing needs and the open market housing preferences of the villages, resident's views regarding living in the villages and support for local homes to help sustain local communities.

5.2 The survey has identified a need for 6 affordable homes and a requirement for 1 open market home. A total of 7 homes.

5.3 Of the 7 respondents who indicated a housing need in the next 5 years 3 respondents were discounted from the analysis because they did not provide enough information for an accurate assessment to be completed.

5.4 The remaining respondent's results were then cross referenced against Newark and Sherwood District Council's housing register.

5.5 In total 1 respondent who completed the survey advised us they were registered on the local authorities housing register. However, no one was found to be on the register and to have responded to the survey. No double counting has taken place.

As a result of the cross referencing, 3 additional homes were identified as being needed by current residents of Epperstone and Gonalston who are registered with the local authority but whom did not respond to the survey.

5.6 In total, from the survey and the housing register, a need was found in the villages for 6 affordable homes for local people;

- 5 were assessed as being in need of affordable rented housing
  - ✓ 1 x 1-bedroom bungalow
  - ✓ 2 x 2-bedroom bungalows
  - ✓ 1 x 3-bedroom house
  - ✓ 1 x 4-bedroom house
- 1 was assessed as being in need of shared ownership
  - ✓ 1 x 2-bedroom bungalow (25%)

5.7 From the survey, in total, a preference was found in the villages for 1 open market home for a local person;

- 1 was assessed as requiring open market housing
  - ✓ 1 x 3-bedroom bungalow

5.8 Current affordable housing stock owned by the local authority consists of two 3-bedroom houses in Epperstone.

5.9 Current demographic evidence sourced from *citypopulation.info* shown by the tables below reflects the findings in this survey. Data is available for Epperstone but Gonalston is too small to generate independent figures. An assumption can be made that the data for Epperstone is representative of the data for Gonalston. (Explanation: Figures for parishes as at December 2018. All population and corresponding area figures of parishes are based on assigning output areas by using population-weighted centroids. Thus, slight discrepancies are possible compared to the actual parish boundaries that are depicted in the map. No population figures are provided for parishes smaller than output areas).

5.10 The need indicated from the survey consists of bungalows across the tenures for the aging population and homes for growing families.



Figure 1: Age groups for Epperstone population

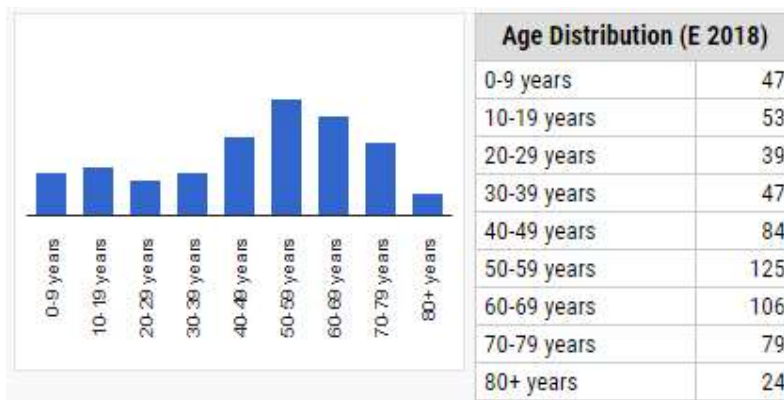


Figure 2: Age distribution in Epperstone

5.11 In the 'Nottinghamshire County Joint Strategic Needs Assessment – Evidence Summary 2017' from the Nottinghamshire Health and wellbeing Board, it states that 'Overall the age structure of Nottinghamshire is slightly older than the national average, with 20% of the population aged 65+ in 2015 compared with 18% in England.' Nottinghamshire's 'population is predicted to continue to age over the next 15 years with the number of 65-84-year olds increasing by over 30% and 85+ year olds by over 76%. Older people are more likely to experience disability and limiting long term illnesses.'



**THERE IS AN IDENTIFIED NEED FOR  
6 AFFORDABLE HOMES AND  
A PREFERENCE FOR 1 OPEN MARKET HOME  
IN THE VILLAGES OF EPPERSTONE AND GONALSTON,  
NOTTINGHAMSHIRE.**

**6. Appendix 1**

**6.1 Housing Requirement Analysis**

6.1.1 Respondents were asked to clarify their need in terms of property type and size, together with a preferred tenure type. In assessing the stated need, income levels and likely property prices are considered to ensure that any proposed future housing development will indeed meet the needs of those to be housed. Therefore, a 'likely allocation/purchase' is suggested to outline what any housing provision could realistically look like.

<b><u>Respondents who have been assessed for an affordable housing need.</u></b>						
<b>MRH Ref</b>	<b>Local Connection</b>	<b>On Housing Register</b>	<b>Household Details</b>	<b>Reasons for Need</b>	<b>Preferred Home and Tenure</b>	<b>Likely Allocation</b>
2	Yes	Yes	Family living in home tied to job	Require independent home	2 / 3 Bed house Affordable rented	2 Bed bungalow Affordable Rented
4	Yes	No	Family living in privately rented home	Require independent home	4 Bed house/ Bungalow Affordable Rented/ Shared Ownership/ Open market purchase	4 Bed house Affordable rented / rent to buy

7	yes	Not given	Single person living in privately rented home	Present home too large, too expensive, in poor condition, cannot manage stairs/health concerns, to be closer to family	2 Bed bungalow  Open market purchase	2 Bed bungalow  Shared ownership (25%)
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Table 2: Affordable homes needs analysis

<b><u>Residents currently registered on Newark and Sherwood's Housing Register and in need of an alternative home.</u></b>				
Ref	Local Connection	On Housing Register	Household Details	Likely Allocation
HR 1	yes - Epperstone	Yes	Family living in privately rented accommodation in need of affordable rented home.	3 Bed house  Affordable rented
HR 2	yes - Gonalston	Yes	Family living in privately rented home in need of affordable rented home (supported).	2 Bed bungalow  Affordable rented
HR 3	yes - Gonalston	Yes	Single person living in privately rented home in need of affordable rented home.	1 Bed bungalow  Affordable rented

Table 3: Housing register needs analysis

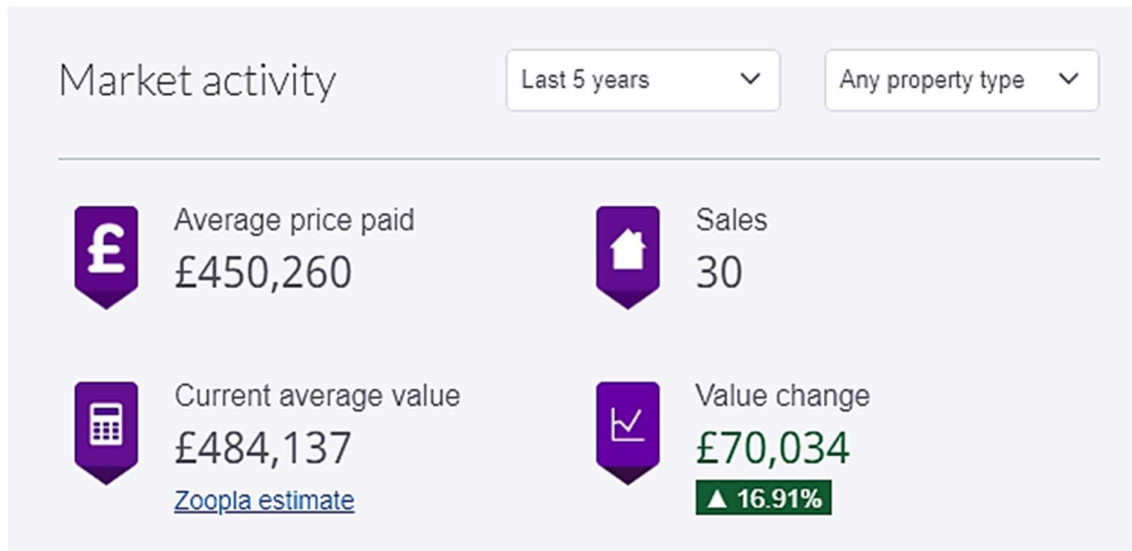
<b><u>Respondent's who have been assessed for an open market housing preference.</u></b>						
Ref	Local Connection	On Housing Register	Household Details	Reasons for Preference	Preferred Home and Tenure	Likely Purchase
6	Yes	No	Couple living in own home	Present home too large (downsizing) / too expensive	3 Bed bungalow  Open market purchase	3 Bed bungalow  Open market Purchase

Table 4: Open market preference analysis

## 6.2 House Price Data

6.2.1 Property prices in the villages have, overall, increased over the past 5 years. During that period, prices have increased by an average of 16.91% which means average increases in house values of £70,034 in Epperstone and £84,549 in Gonalston (Zoopla, 2020).

### Epperstone



### Gonalston

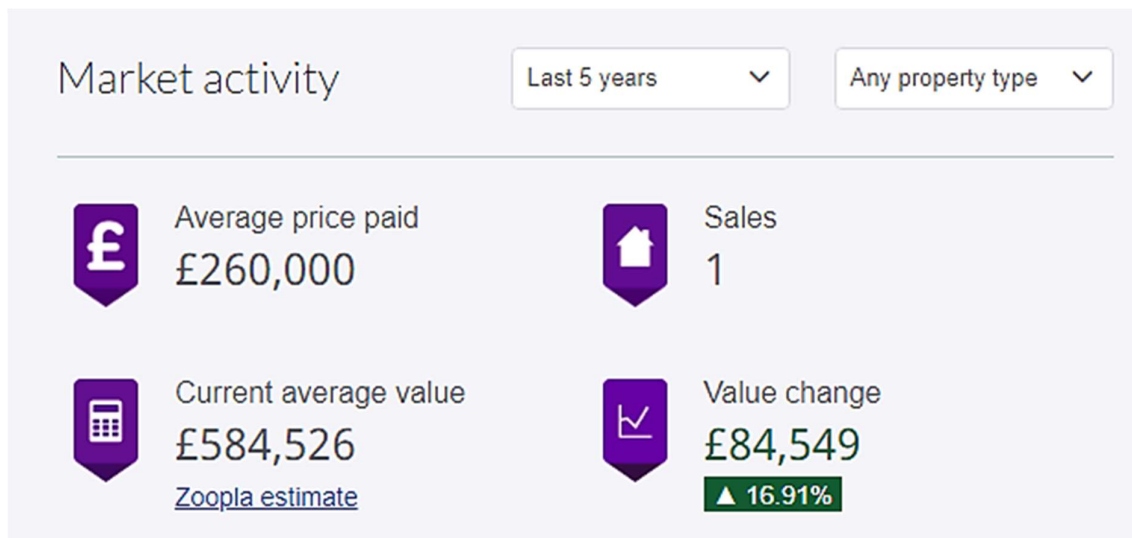
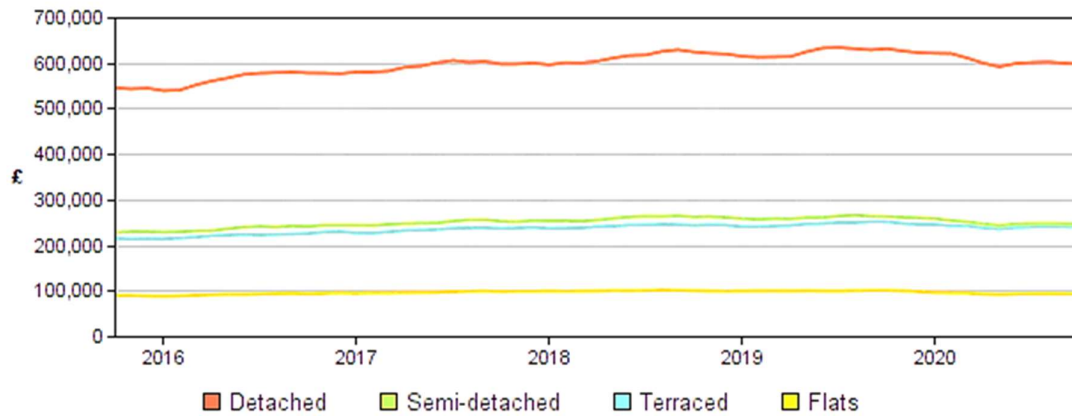


Table 5: Housing market activity

### Value trends in Epperstone, Nottingham



### Value trends in Gonalston, Nottingham

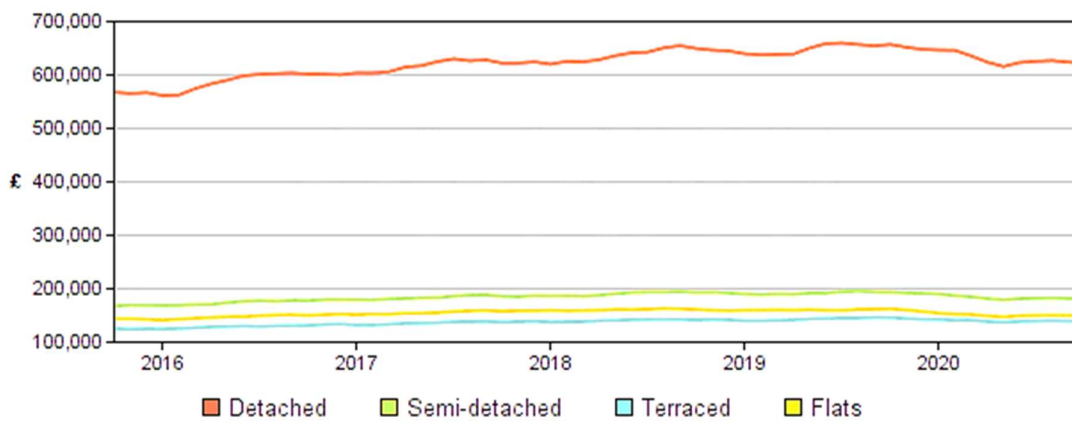


Figure 3: Value trends in Epperstone and Gonalston

## Local Context – Properties for Sale

6.2.2 By way of local context, the figure below shows the average prices of properties that were for sale in the villages in October 2020. There was one property for rent in Epperstone at the time the survey report was written.

### Current asking prices in Gonalston

Average: **£375,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£375,000</b> (1)	-	-	-
Flats	-	-	-	-	-
All	-	<b>£375,000</b> (1)	-	-	-

## Current asking prices in Epperstone

Average: **£445,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	<b>£328,333</b> (3)	<b>£500,000</b> (1)	<b>£685,000</b> (1)
Flats	-	-	-	-	-
All	-	-	<b>£328,333</b> (3)	<b>£500,000</b> (1)	<b>£685,000</b> (1)

## Current asking rents in Epperstone

Average: **£347 pcm**

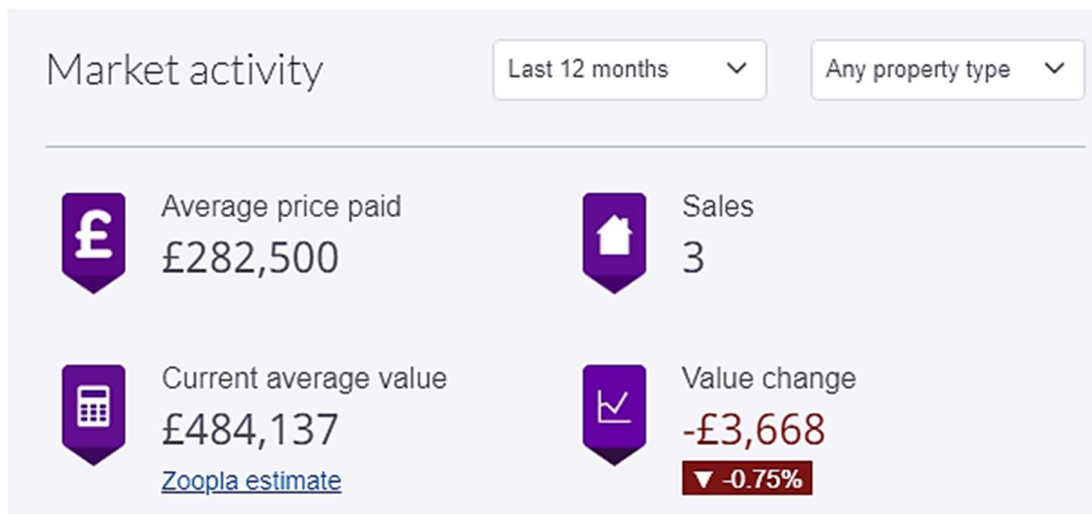
Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£347 pcm</b> (1)	-	-	-
Flats	-	-	-	-	-
All	-	<b>£347 pcm</b> (1)	-	-	-

**Table 6: Current asking prices in Epperstone and Gonalston**

### 6.3 Local Context – Properties Sold

6.3.1 Table 7 indicates that there have been 3 property sales in the last 12 months in Epperstone and none in Gonalston. It can be seen there has been a recent decrease in property values attributable, most likely, to the effect of Covid 19 on the current housing market.

Epperstone



## Gonalston

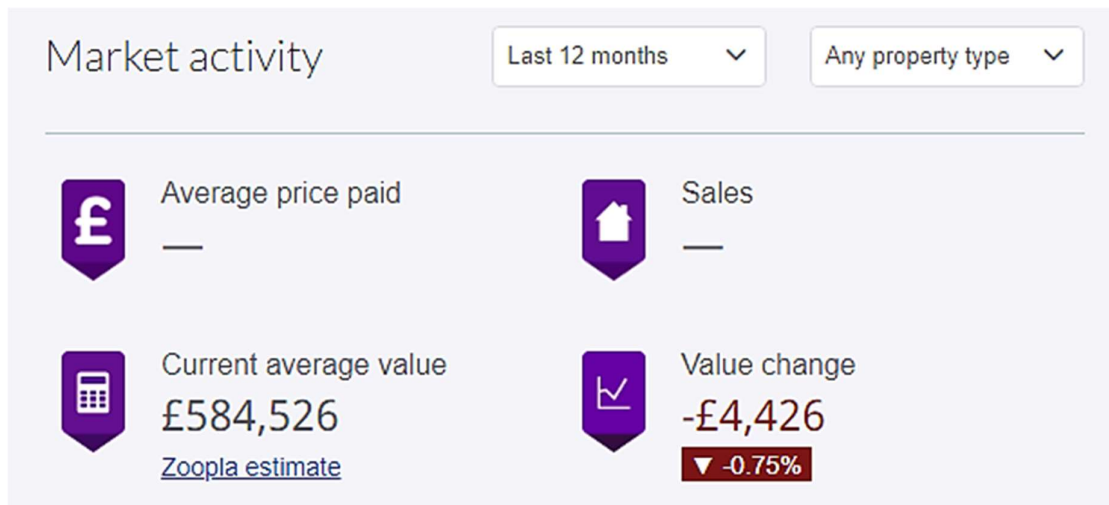


Table 7: Current market activity in the last 12 months

## 7. Appendix 2

7.1 A total of 286 surveys were distributed and 51 responses were received.

### 7.2 Household Type

7.2.1 Question 1 of the questionnaire asked residents to indicate their household type.

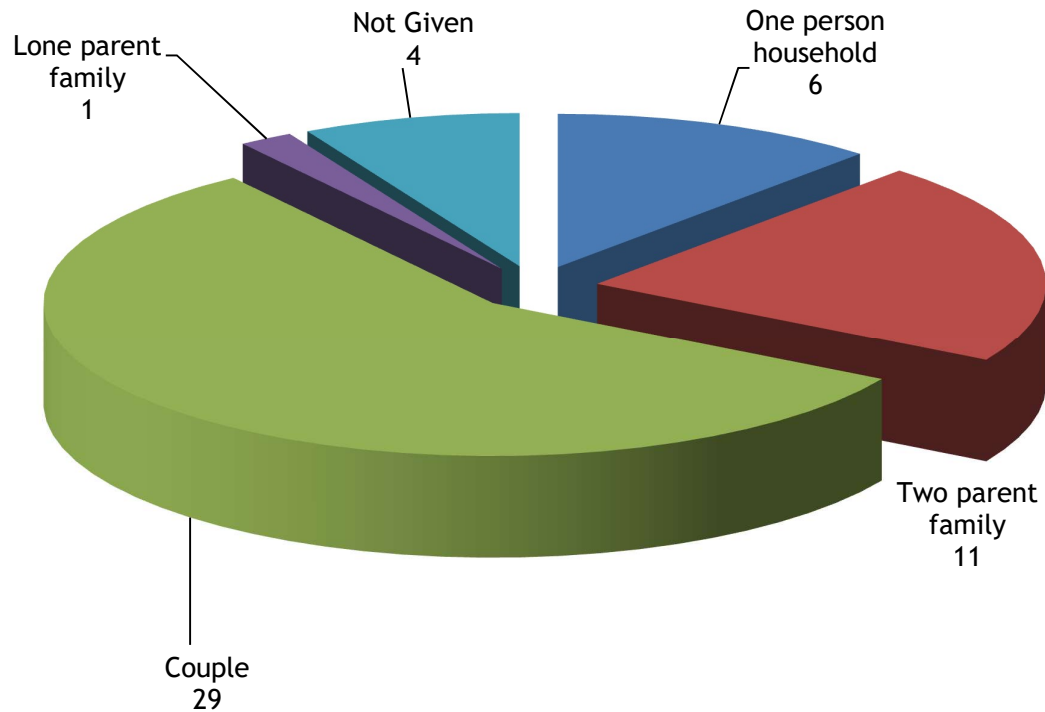


Figure 4: Household type

7.2.2 Figure 4 shows the breakdown of households that responded to the survey.

7.2.3 The largest number of responses was from couples; 57% of total responses were from this group.

7.2.4 22% of responses came two parent families and 12% were one person households.

### 7.3 Tenure of Respondents

7.3.1 As shown in Figure 5 below, the dominant tenure held by respondents was 'own home outright' with 78% of households forming this group. 10% of respondents owned their own home with a mortgage whilst only 4% of respondents were renting from the council or a housing association.

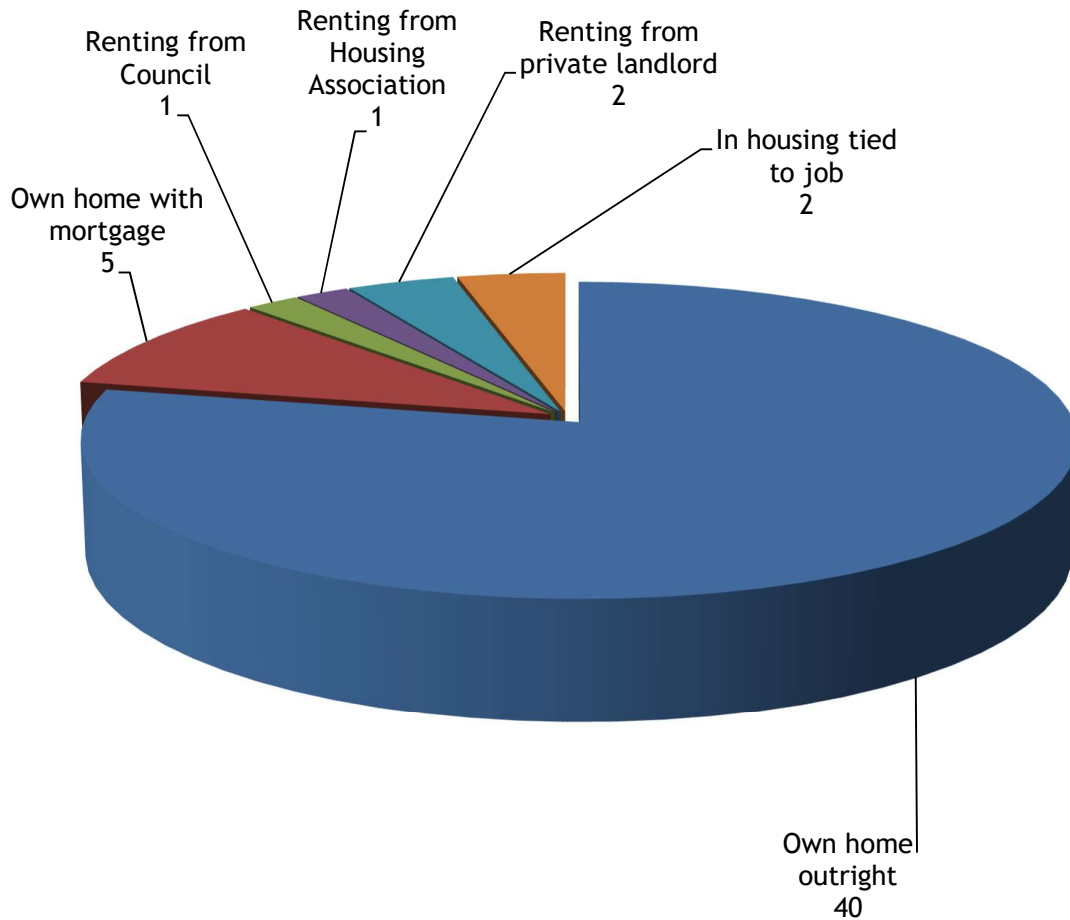


Figure 5: Tenure of respondents



## 7.4 Property Types

7.4.1 The survey asked about size and type of home. The property types in which people live are shown in Figure 6 below.

7.4.2 37% of households are currently residing in a house with 4 bedrooms. This was the largest group, followed by those 33% of the respondents residing in 3 bedroom houses.

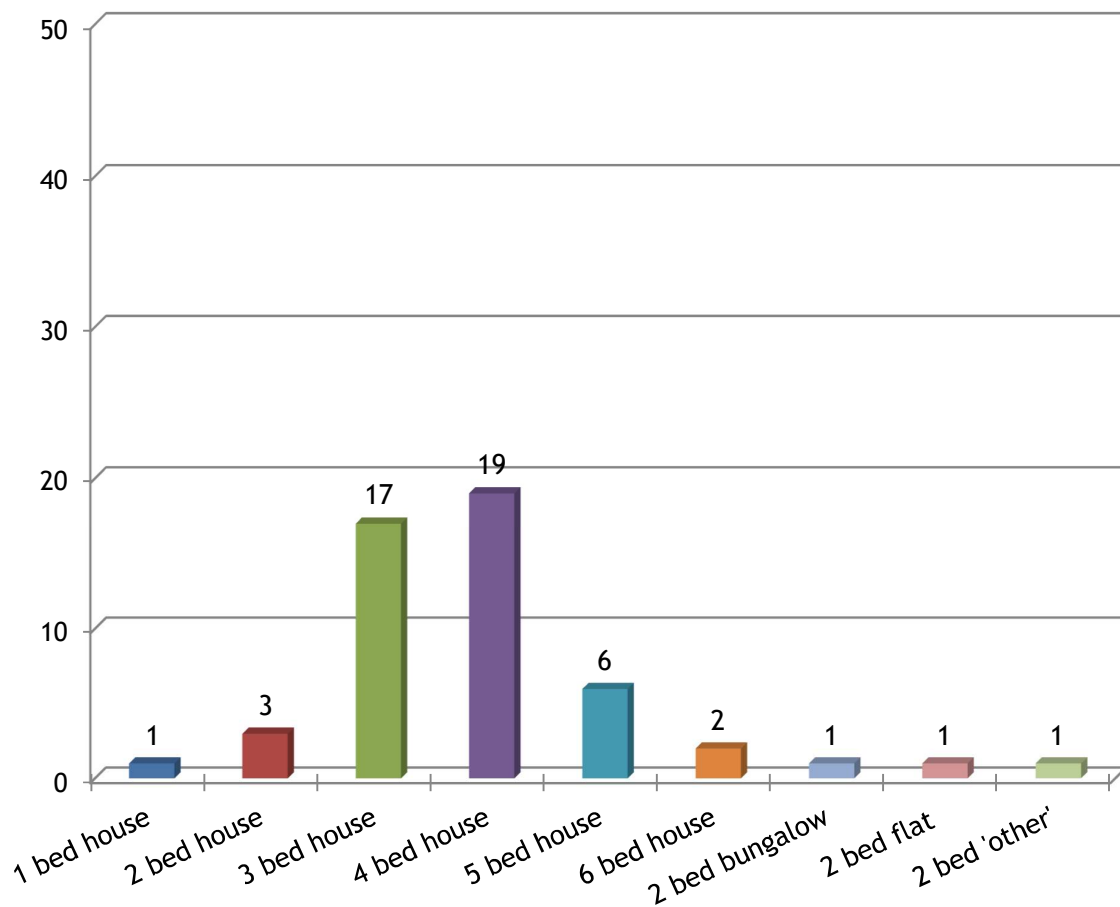


Figure 6: Household types

## 7.5 Length of Residence

7.5.1 Residents were asked to indicate the length of time they have been resident in the villages. The responses are shown at Figure 7.

7.5.2 75% respondents have lived in the villages of Epperstone and Gonalston for 10 years or more, 8% of respondents have lived in them for between 5 and 10 years and just 6% have lived there for less than 2 years.

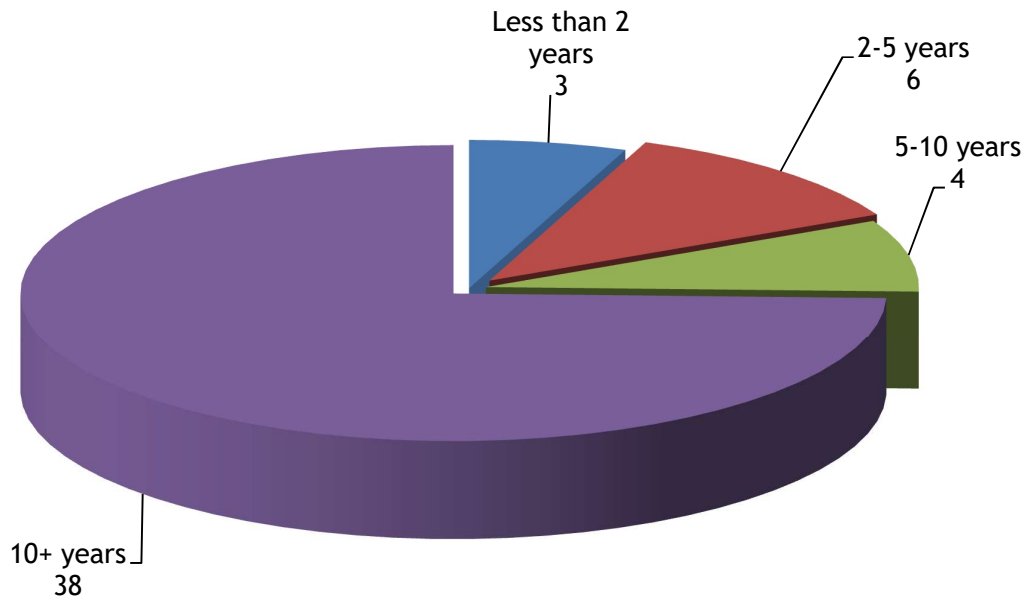


Figure 7: Length of residence

## 7.6 Type of Housing Needed in the Villages

7.6.1 When asked what type of housing they thought was needed in the villages most respondents, 19%, felt that the greatest need equally across the villages were for homes for young and single people and for the elderly.

7.6.2 57% of residents did not see a need for any additional homes.

7.6.3 One respondent commented that 'Privately owned Bungalows' were required 'Privately owned affordable homes'. And another commented that homes should be available for 'Elderly people wishing to downsize'.

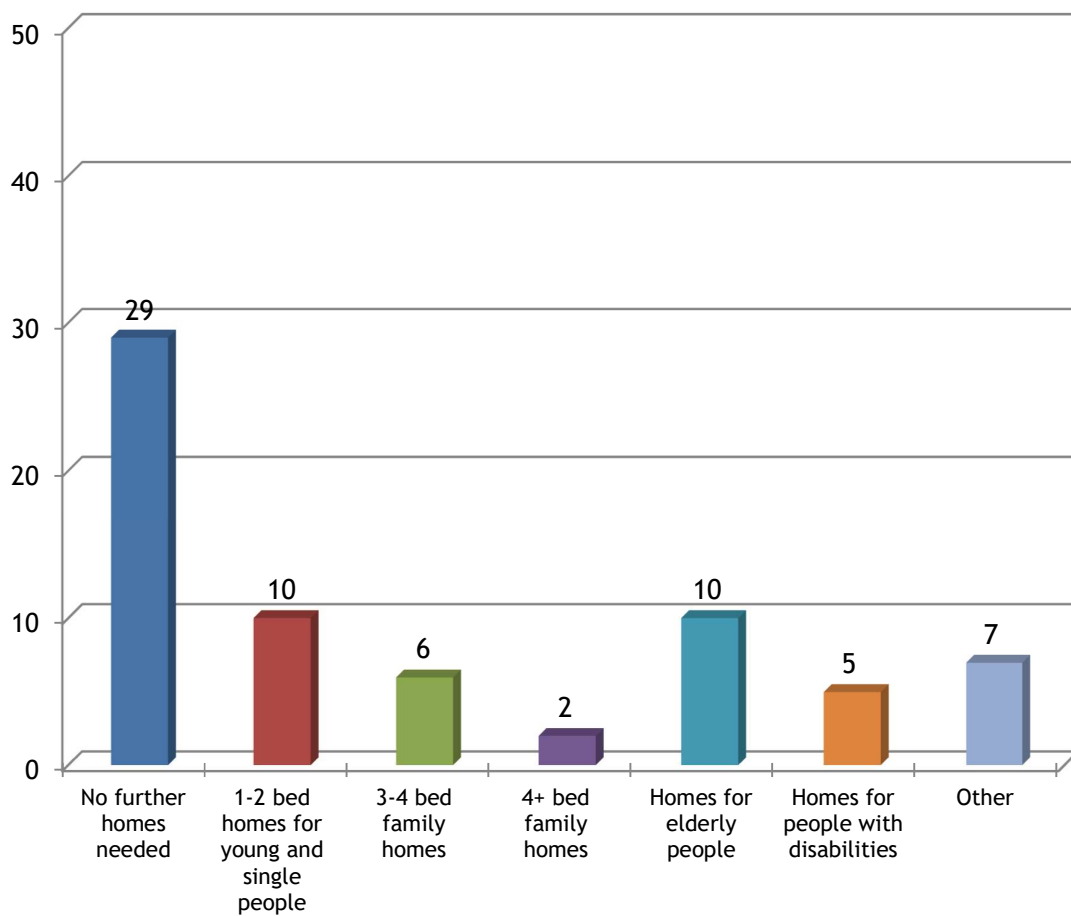


Figure 8: Type of housing needed in the villages

## 7.7 Migration and Reasons for Leaving

7.7.1 Question 8 explored whether anybody knew someone who had left the villages from their household during the last 5 years.

7.7.2 38 repondents did not know anyone from their household who had left the villages, whilst 13 people did. Figure 8 shows that 12 individuals had left the village and 9 couples had left the villages.

7.7.3 There most common reason for leaving was to take up employment elsewhere and leaving to go to university or college, followed by marriage or separation.

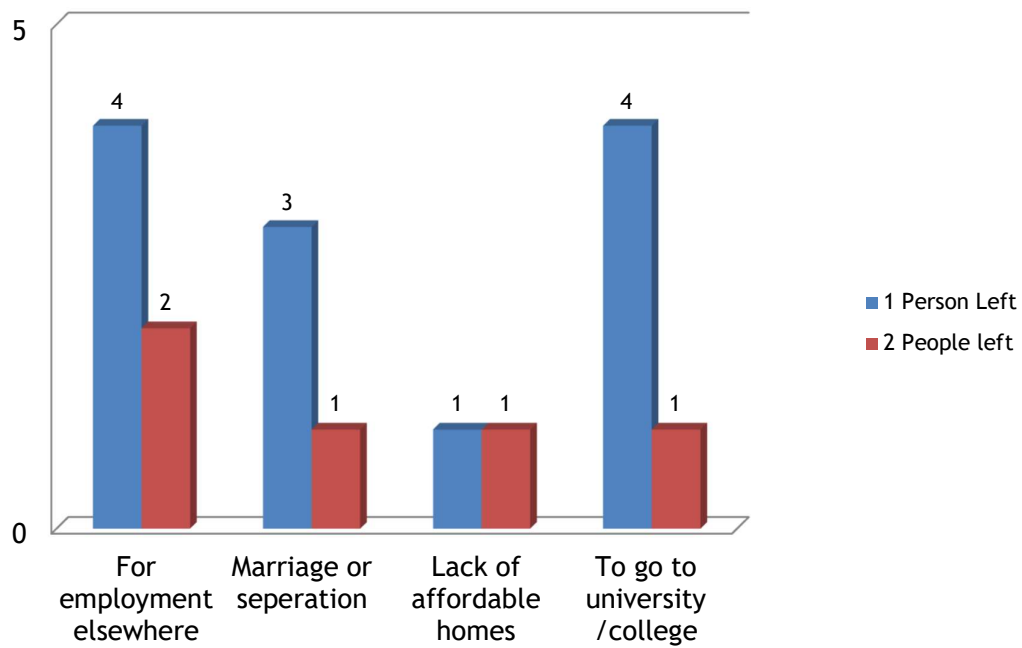


Figure 9: Migration and reasons for leaving

## 7.8 Support for New Homes being built in the Villages

7.8.1 Question 9 asked whether people would support a number of homes being built, for local people. 37% of people said yes, they would support the building of new homes, whilst 57% would not support it. 6% of respondents did not complete the question.

7.8.2 Question 9 also asked for the respondents' comments regarding their support of development of more homes in the village and these comments can be seen below.

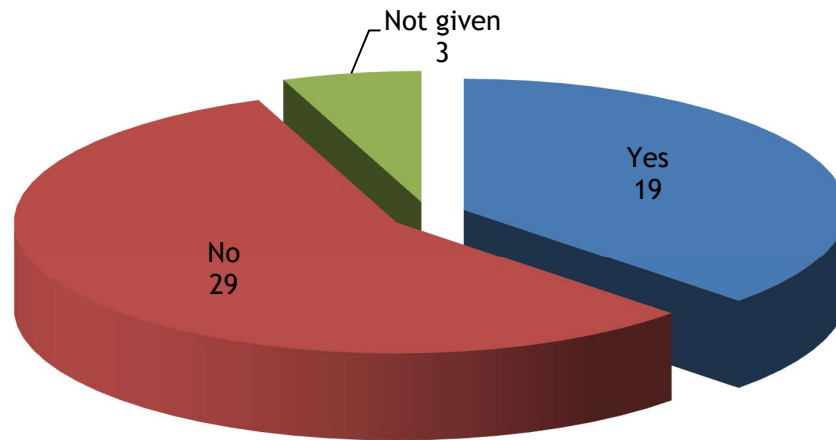


Figure 10: Support for new homes

### PLEASE GIVE THE REASONS FOR YOUR ANSWER:

Far too many 3 storey too big houses for locally homes - extension of big houses by some

Small village. Plenty of scope for building in larger village nearby

Village too small & select which is why I live here. Insufficient amenities-NSDC already turned down new house building in village for this reason. Application ref: 07/00929/FUL

Allow local residents to build on adjacent land for family reasons

Houses here too expensive.

Rather than building new, look to see if some of the older larger houses could be converted into flats and apartments.

Village too small and moved here to move away from built up new homes and the peace and quiet the village offers.

They would be unsustainable, no local infrastructure

To enable older people to move into smaller properties to enable sons/daughters to move into their own homes but remain in the village.

The village has no amenities. Where I live there isn't any street lighting. Any land is farm land.

Unless you are wealthy, properties are expensive especially if children need to live independantly.

We are not aware that there is any demand. The village has no facilities for the young.

Usually bought by people from elsewhere anyway.

Definately no houses regularly come up for sale here and take many months to sell - we have 3/4 currently unsold. (if they all sold immediately then maybe)

There are no shops/facilities in the village apart from a pub and a coffee shop. The pub doesnt have a child friendly menu.

---

Poor local facilities would be overrun

---

To enable young families to be able to afford to buy a home and stay in the village, also for some elderly residents that want to downsize from a larger property to a smaller one to enable them to stay in the village

---

We have already had a considerable amount of developments in the village. This includes a range of size, price and affordable properties including rented and purchase properties

---

It would depend where it is in the village

---

Probably not. Small developments soon become larger ones! If any have to be built they should be to accommodate older people who currently live in large properties. This might encourage them to sell so families and younger people could buy.

---

There is a need for affordable homes for families in Epperstone.

---

Several houses have been built in recent years.

---

Homes for young and single people.

---

No need.

---

What are the needs for local people? Young people want smaller properties built in Epperstone they command a price most young people can't afford.

---

I feel as a parish we must welcome those who are not able to afford properties within our parish. I also feel its sad that we are not able to accommodate our young people with affordable housing schemes.

---

There has been enough development and disruption lately. The green belt must be protected

---

Sufficient

---

The village is just right as it is.

---

## 8. Life in the Villages

8.1 Questions 10, 11 and 12 of the survey asked for people's views on what they think of Epperstone and Gonalston as places to live; what they like about them and what they think the issues are.

8.2 86% of respondents said they think the villages are nice places to live. 68% of respondents thought they have a friendly atmosphere and community spirit and 78% viewed the villages as sought-after locations.

8.3 28 of the respondents thought the locality lacks facilities but only 4 of the respondents thought crime was a concern and only 1 respondent thought anti-social behaviour was an issue.

8.4 Respondents were asked what they would like to see happen to improve concerns they may have regarding crime, anti social behaviour or lack of facilities in the villages. Their comments are included below.

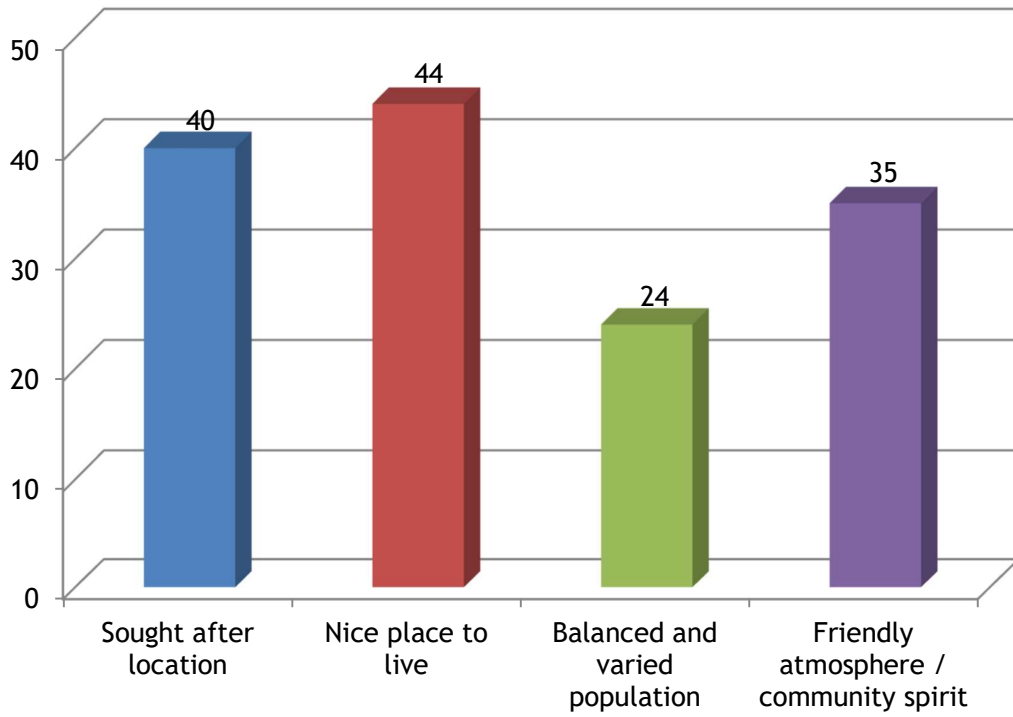


Figure 11: Life in the villages (a)

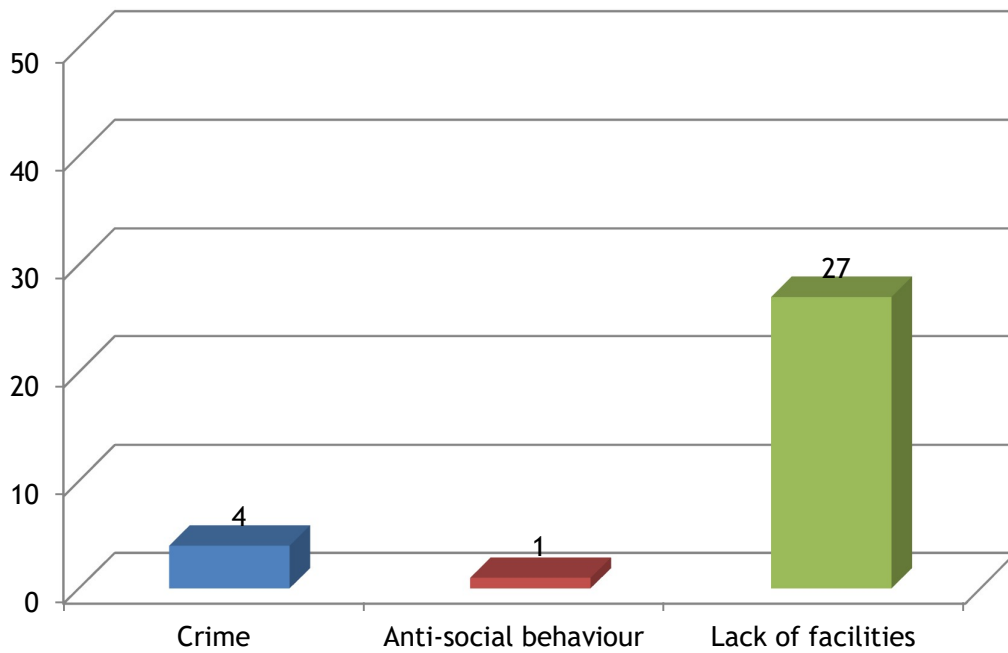


Figure 12: Life in the villages (b)

## Additional Comments;

IF YOU TICKED ANY OF THE BOXES ABOVE PLEASE TELL US WHAT YOU WOULD LIKE TO SEE HAPPEN TO IMPROVE THE SITUATION?

Sleeping policemen, shops

Bus service. Shop/post office.

Post office/shop.

A local shop would be nice!

A bus service that goes directly to Nottingham.

More facilities

Poor bus service. No village shop.

Better bus service required to enable access to work and social activities after those unable to drive.

Shop

Need public transport Shop Better wifi Better mobile signal

Farms are vulnerable and fly tipping is also common

Increased events to get younger couples, children and new residents together. Mini bus for older peoples shopping trips

Village shop/post office

Local shop

Better playgrounds for children

A local shop/post office would be of benefit. Crime - this relates to vehicle break ins , theft from outbuildings, presumably from non local people. There is no obvious police presence

Shop general store

Publix transport/links to rail service. The lanes' in Epperstone are narrow and often congested with parked cars in the evening. The exits of the village are increasingly dangerous due to the busy main road - at peak times a wait of 10 minutes to leave the village is not uncommon.

Shop

Public transport on a more regular basis.

Village shop

More buses.

1. Shop. 2. Nobody uses the bus because the service is poor, but if you improve bus service, risk is people still don't use it.

Local survey on more in depth service provision.

Village shop/post office

8.5 The graph at figure 13 below shows the factors that people thought were most important for the future of the Epperstone and Gonalston. Without the right infrastructure, villages cannot thrive, and eventually they become unsustainable. For any new development to be successful, the right amenities need to be in place.



8.6 64% of respondents felt that mobile phone signal was the most important factor for the future of the villages followed by public transport, with 58% of respondents thinking these needed to be improved. Road network, community buildings and primary school ranked as the least important future issues for local people.

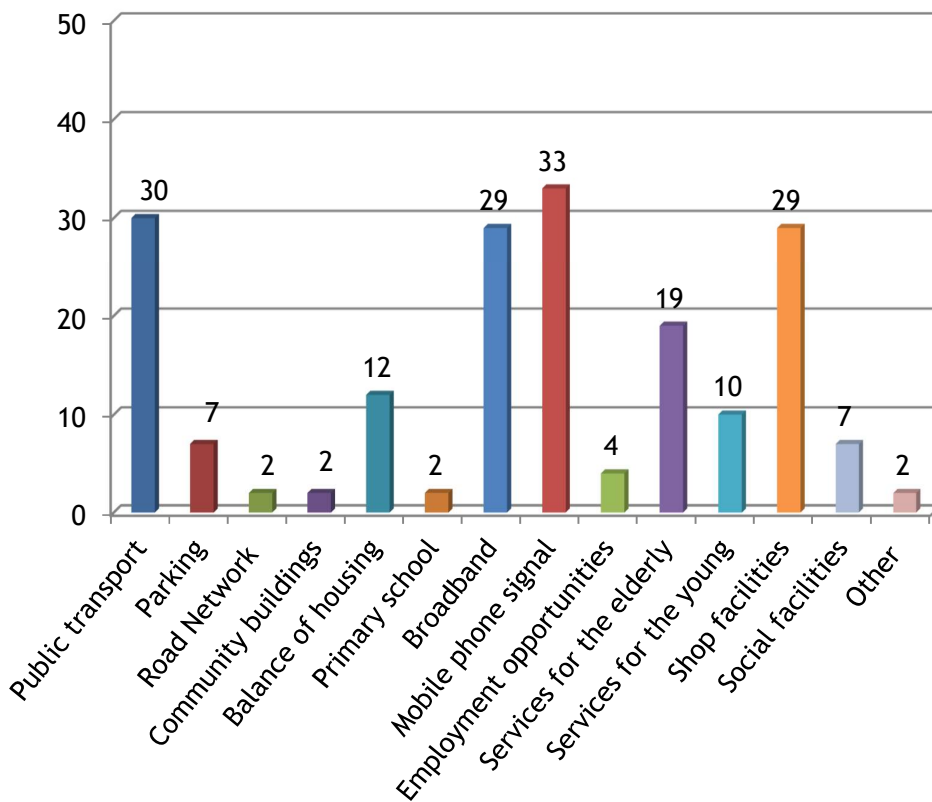


Figure 13: Most important factors for the future of the village

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