

# District Wide Housing Needs Assessment

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Newark and Sherwood District Council

## Sub Area Summaries

December 2020

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**Please note that in this report some of the tables include rounded figures. This can result in some column or row totals not adding up to 100 or to the anticipated row or column ‘total’ due to the use of rounded decimal figures. We include this description here as it covers all tables and associated textual commentary included. If tables or figures are to be used in-house then we recommend the addition of a similarly worded statement being included as a note to each table used.**

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## Introduction

- 1.1 This report summarises information about Newark and Sherwood's 8-sub areas as defined by the council, which is contained in the District Wide Housing Needs Assessment 2020.
- 1.2 This summary report defines the 8 sub areas and their constituent parishes and then presents the key characteristics and findings of the needs assessment for each sub area in alphabetic order.
- 1.3 Infographics have been used to present this information.

Map 1 Newark and Sherwood District and its sub-areas

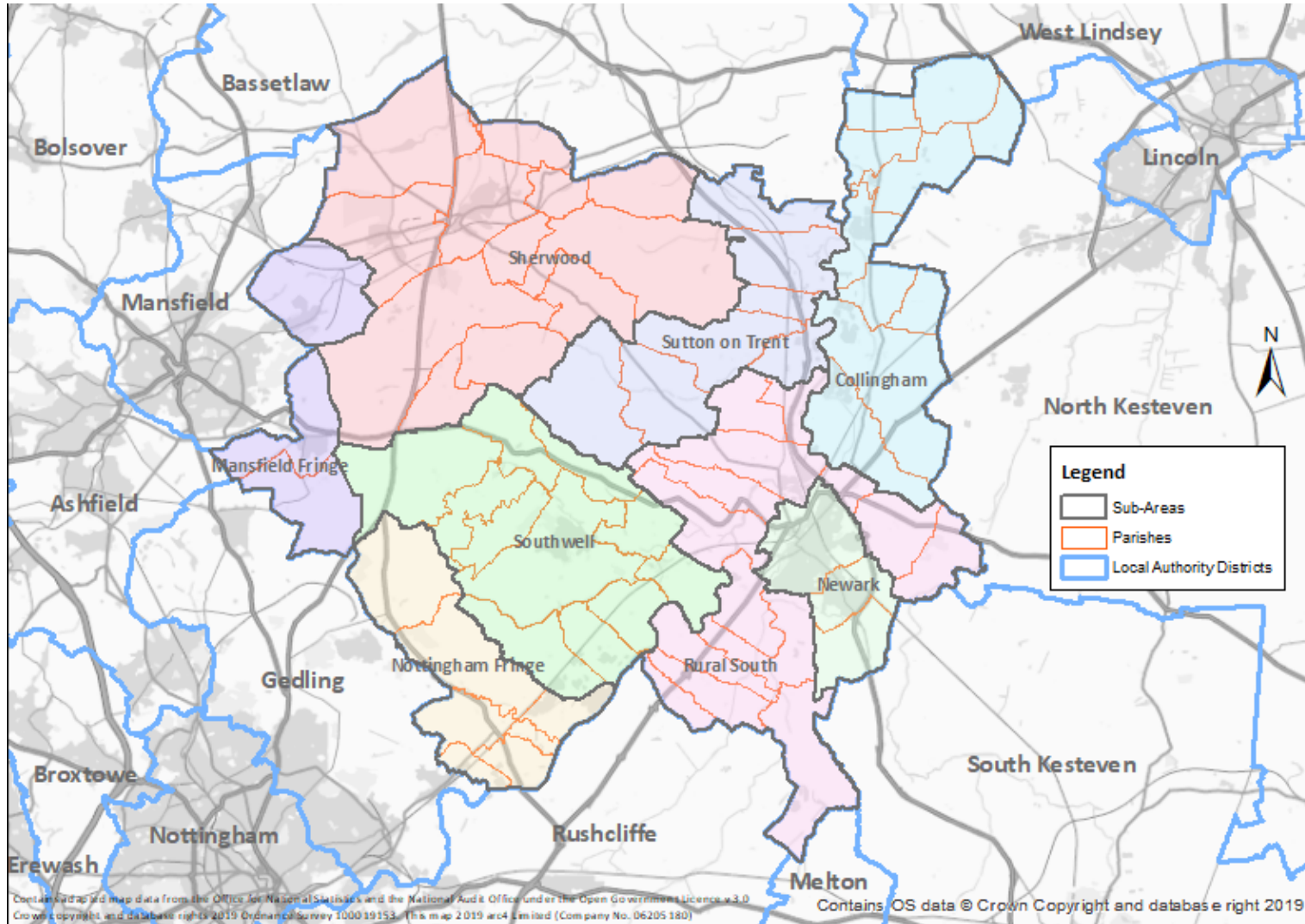


Table 1 Towns and villages located in each sub-area							
Collingham	Mansfield Fringe	Newark	Nottingham Fringe	Rural South	Sherwood	Southwell	Sutton on Trent
Besthorpe	Blidworth	Balderton	Bulcote	Alverton	Bilsthorpe	Bleasby	Carlton On Trent
Collingham	Clipstone	Fernwood	Caythorpe	Averham	Boughton	Edingley	Caunton
Girton	Kings Clipstone	Newark	Epperstone	Barnby in the Willows	Eakring	Farnsfield	Cromwell
Harby	Rainworth		Gonalston	Bathley	Edwinstowe	Fiskerton	Grassthorne
Holme			Gunthorpe	Coddington	Egmanton	Halam	Maplebeck
Langford			Hoveringham	Cotham	Kersall	Halloughton	Norwell
Meering			Lowdham	East Stoke	Kirton	Hockerton	Ossington
North Clifton			Oxton	Elston	Kneesall	Kirklington	Sutton On Trent
South Clifton				Farndon	Laxton and Moorhouse	Rolleston	Weston
South Scarle				Hawton	Ollerton	Southwell	Winkburn
Spalford				Kelham	Ompton	Thurgarton	
Thorney				Kilvington	Perlethorpe	Upton	
Wigsley				Little Carlton And South Muskham	Rufford		
				North Muskham	Walesby		
				Staunton	Wellow		
				Syerston			
				Thorpe			
				Winthorpe			

## The Collingham sub-area



# Collingham Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

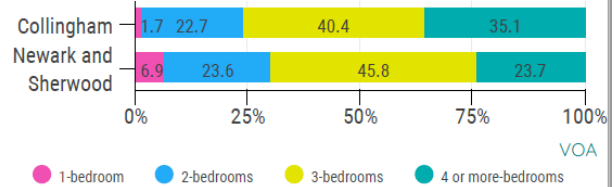
6,150 people lived in the Collingham sub-area in 2020.

There are 2,584 households in Collingham, which is 4.9% of the households in the Newark and Sherwood district.

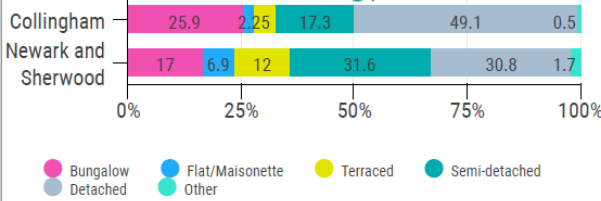
VOA, N&SDC, 2020 Household Survey



### Number of Bedrooms

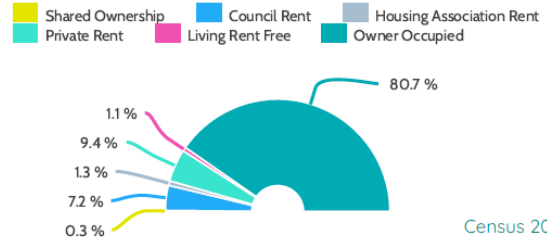


### House Type



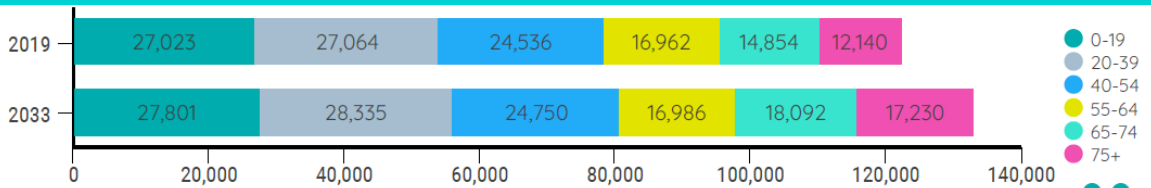
Census 2011

### Tenure



Census 2011

## Population Projections for the District

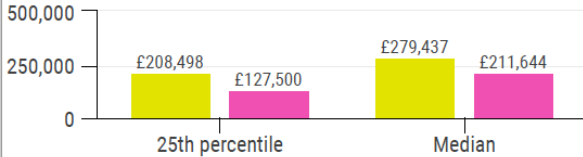


ONS

Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

## House Prices, Rent, and Affordability

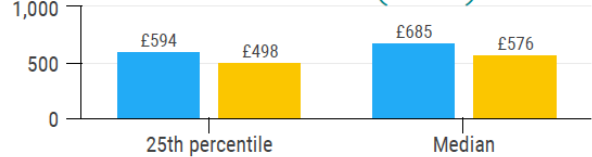
### Sold Prices



Land Registry 2019

● Collingham ● Newark and Sherwood

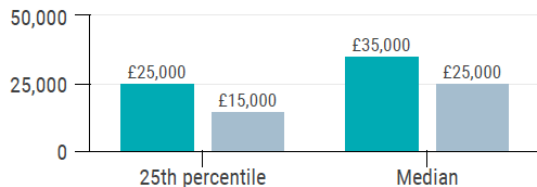
### Rental Prices (PCM)



Zoopla 2019

● Collingham ● Newark and Sherwood

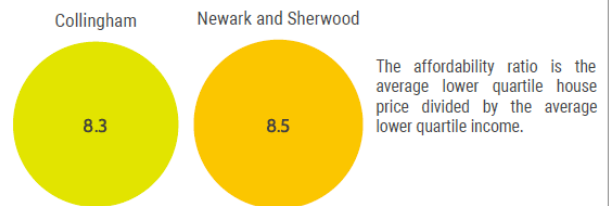
### Income



CAMEO 2019

● Collingham ● Newark and Sherwood

### Affordability Ratio for 25th Percentile House Prices

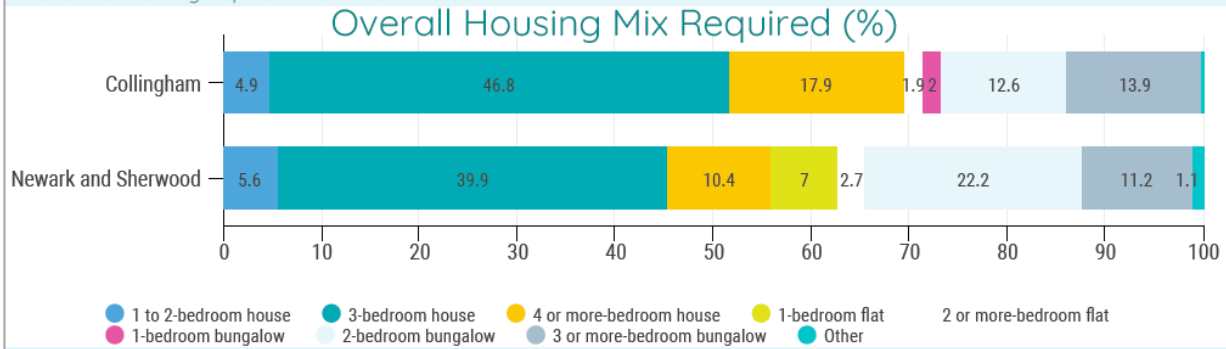


The affordability ratio is the average lower quartile house price divided by the average lower quartile income.

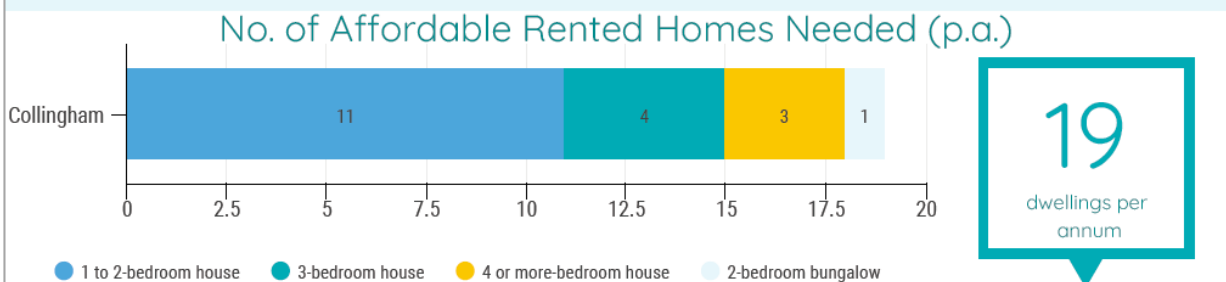
The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25% point of all transactions in the year listed in order of price. The median is the 50% point.

# The Need for Additional Housing

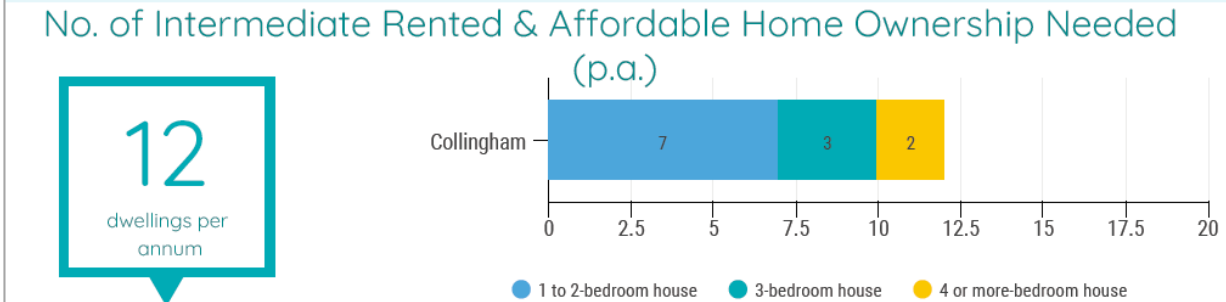
Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.



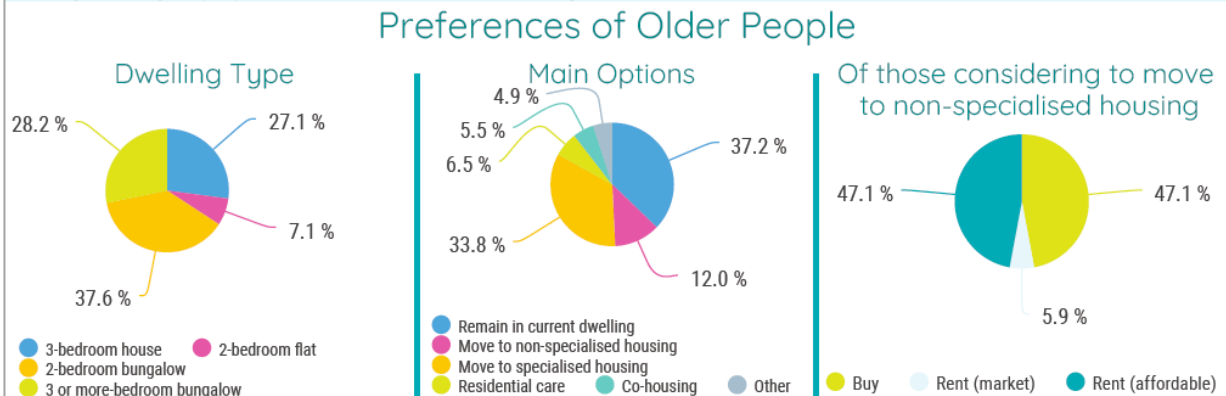
Collingham needs more 3 and 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



Most affordable need arises in the Mansfield fringe and the town of Newark. Collingham has a lower proportion of need for affordable rented housing mostly in the form 1, 2, 3 and 4-bedroom houses. Source: Household Survey 2020



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.

## The Mansfield Fringe sub-area

# Mansfield Fringe Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

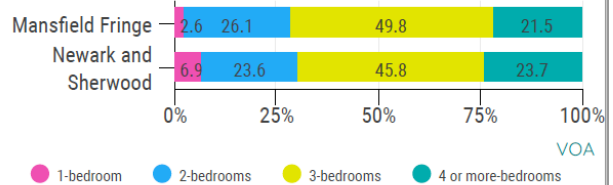
17,655 people lived in the Mansfield Fringe sub-area in 2020.

There are 7,233 households in Mansfield Fringe, which is 13.6% of the households in the Newark and Sherwood district.

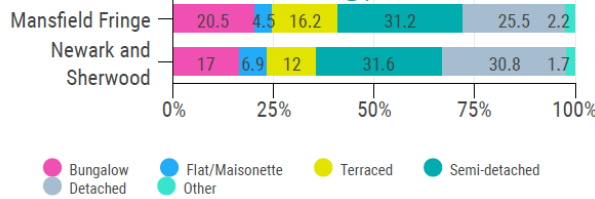
VOA, N&SDC, 2020 Household Survey



### Number of Bedrooms

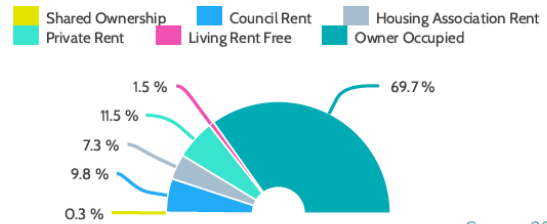


### House Type



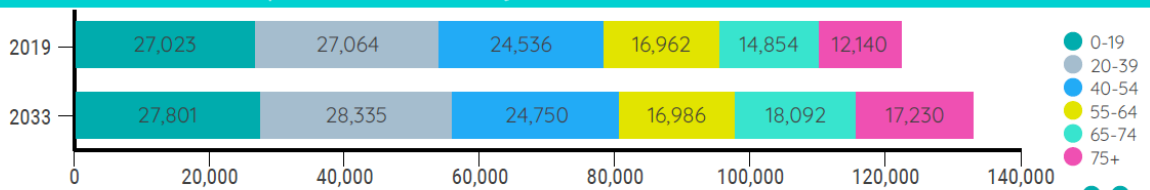
Census 2011

### Tenure



Census 2011

## Population Projections for the District

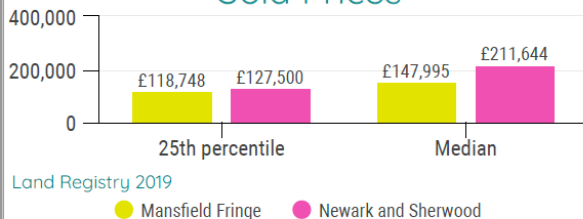


ONS

Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

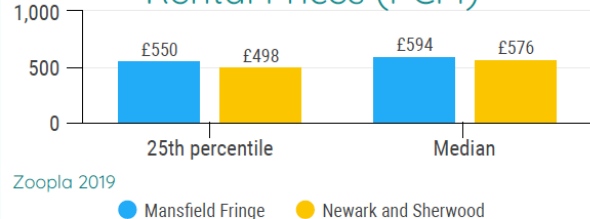
## House Prices, Rent, and Affordability

### Sold Prices



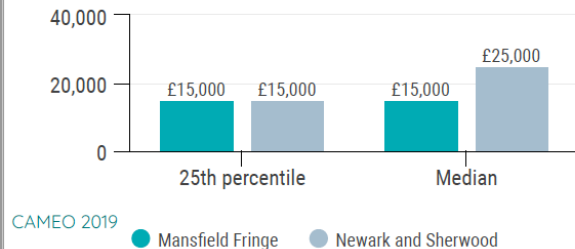
Land Registry 2019

### Rental Prices (PCM)



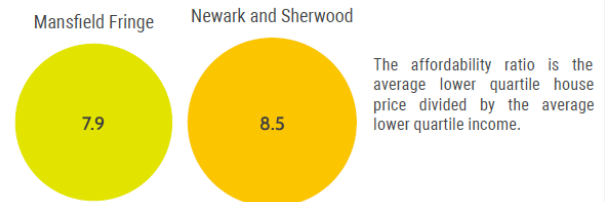
Zoopla 2019

### Income



CAMEO 2019

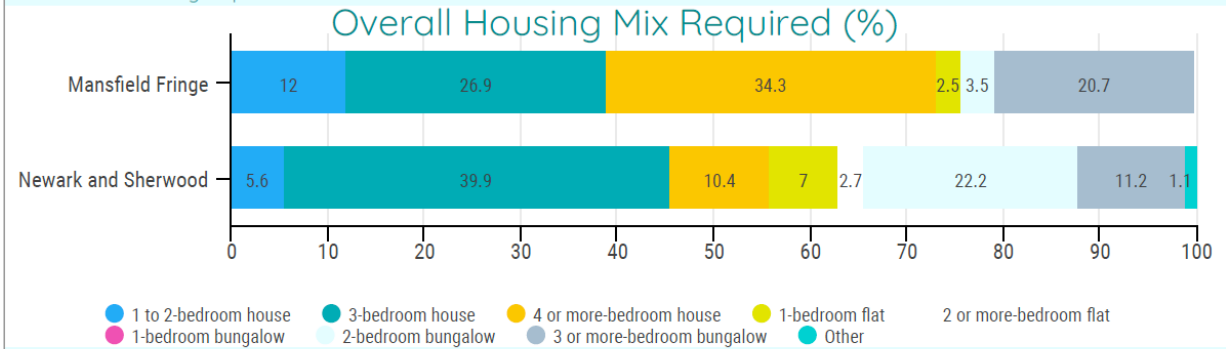
### Affordability Ratio for 25th Percentile House Prices



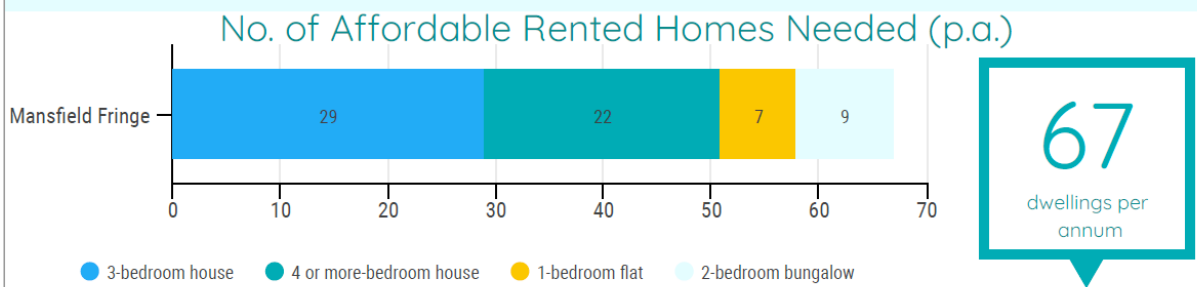
The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25% point of all transactions in the year listed in order of price. The median is the 50% point.

# The Need for Additional Housing

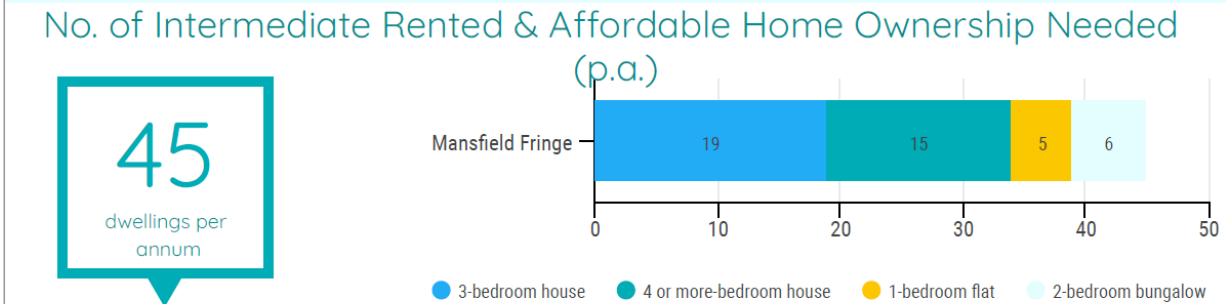
Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.



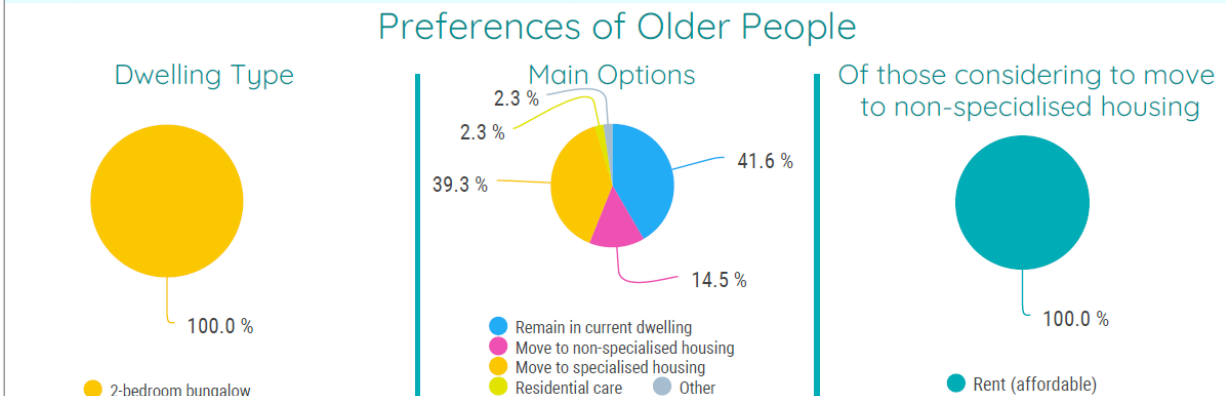
Mansfield Fringe needs more 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



Most affordable need arises in the Mansfield fringe and the town of Newark. Source: Household Survey 2020



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.

## The Newark sub-area

# Newark Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

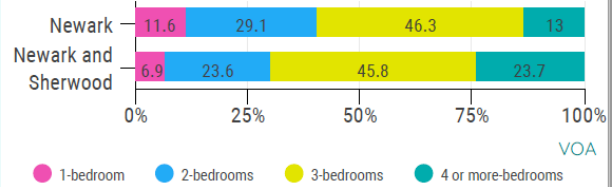
42,889 people lived in the Newark sub-area in 2020.

There are 18,899 households in Newark, which is 35.6% of the households in the Newark and Sherwood district.

VOA, N&SDC, 2020 Household Survey

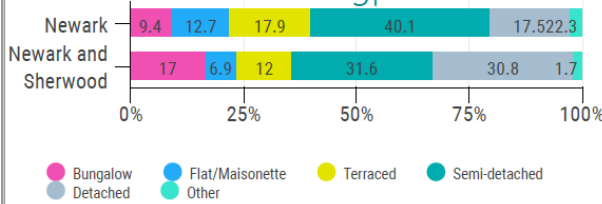


### Number of Bedrooms



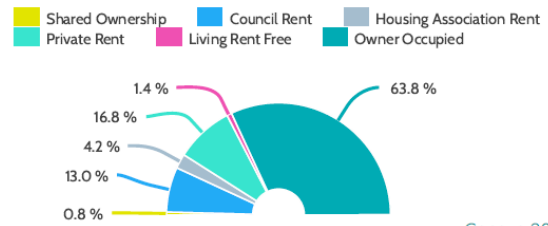
VOA

### House Type



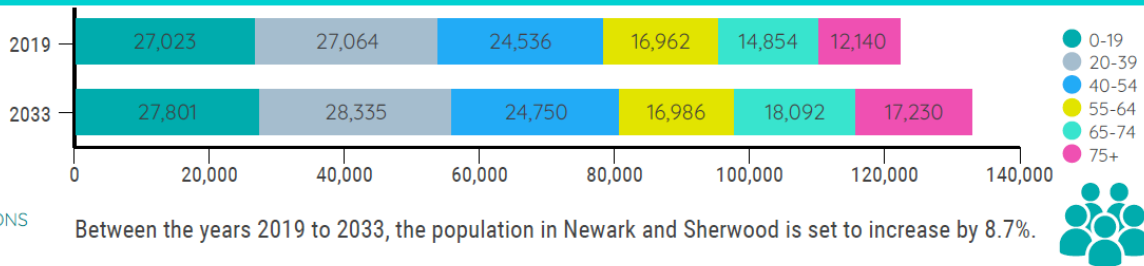
Census 2011

### Tenure



Census 2011

## Population Projections for the District

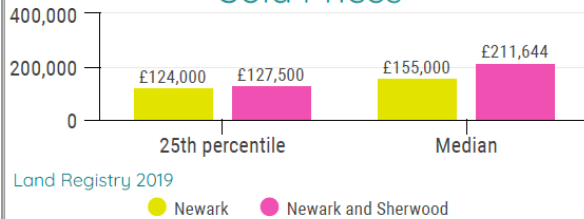


ONS

Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

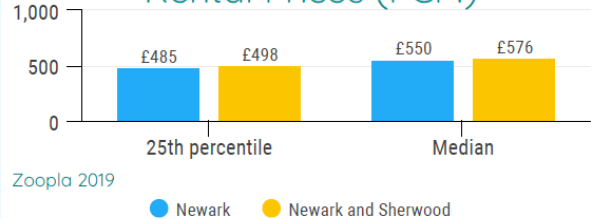
## House Prices, Rent, and Affordability

### Sold Prices



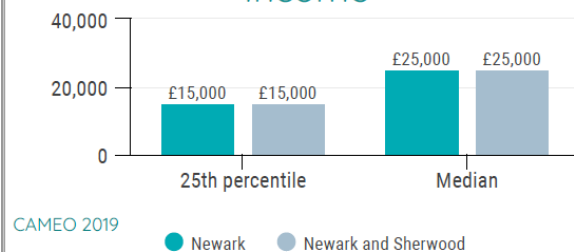
Land Registry 2019

### Rental Prices (PCM)



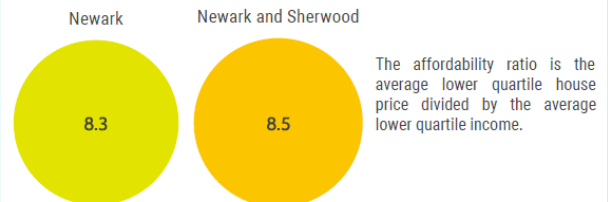
Zoopla 2019

### Income



CAMEO 2019

### Affordability Ratio for 25th Percentile House Prices

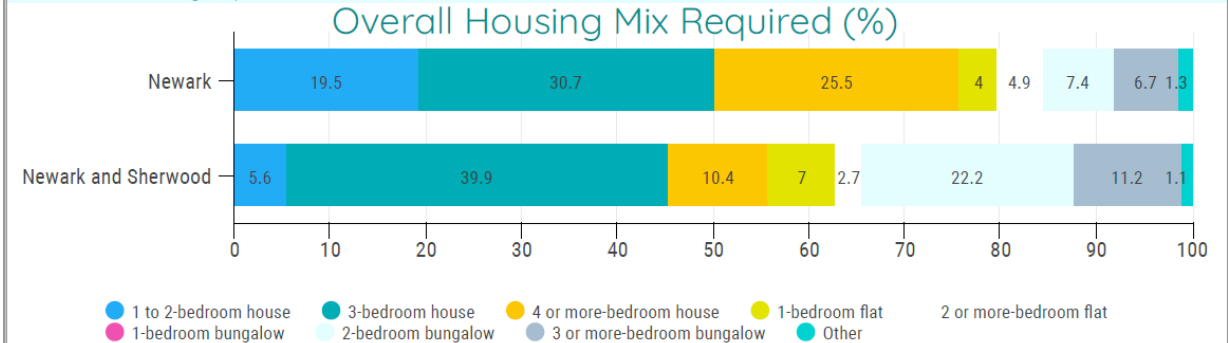


The affordability ratio is the average lower quartile house price divided by the average lower quartile income.

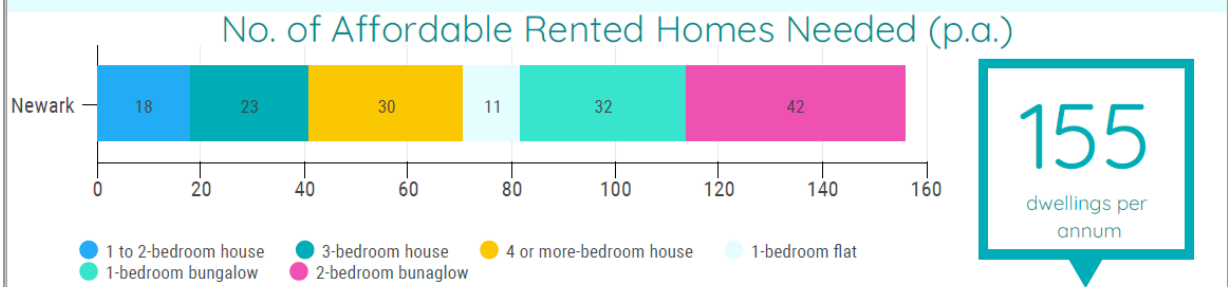
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# The Need for Additional Housing

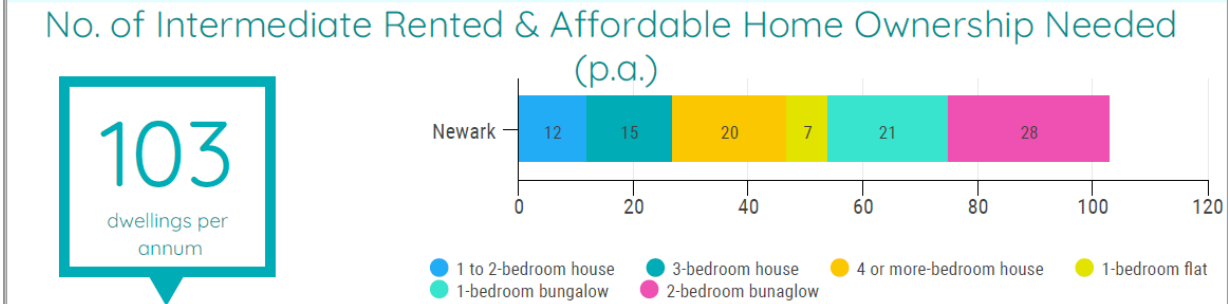
Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.



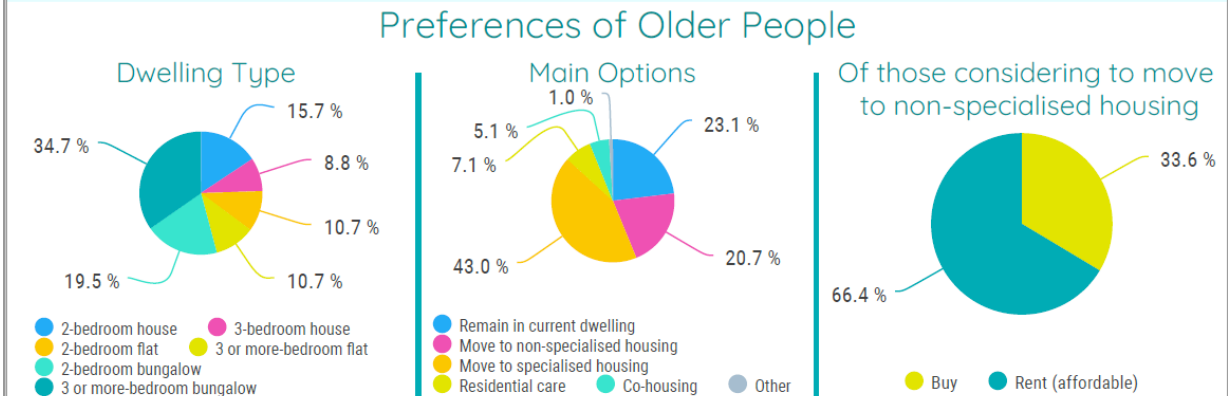
Newark needs more 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



Most affordable need arises in the Mansfield fringe and the town of Newark. Source: Household Survey 2020



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.



## The Nottingham Fringe sub-area

# Nottingham Fringe Sub-area Summary Housing Needs Assessment 2020

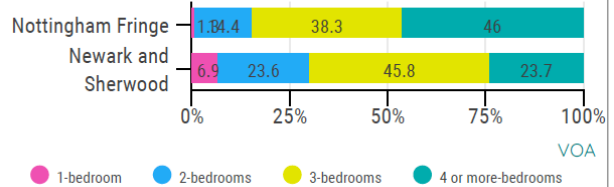
## People, Housing and Households

5,726 people lived in the Nottingham Fringe sub-area in 2020. There are 2,316 households in Nottingham Fringe, which is 4.4% of the households in the Newark and Sherwood district.

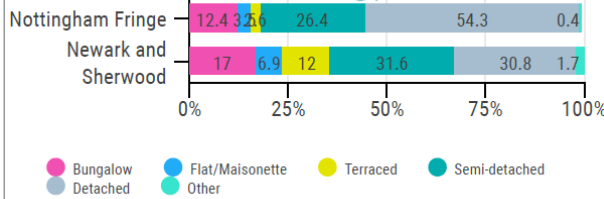
VOA, N&SDC, 2020 Household Survey



### Number of Bedrooms

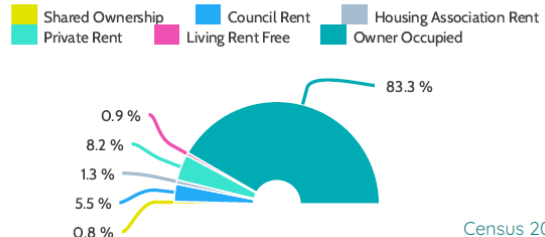


### House Type



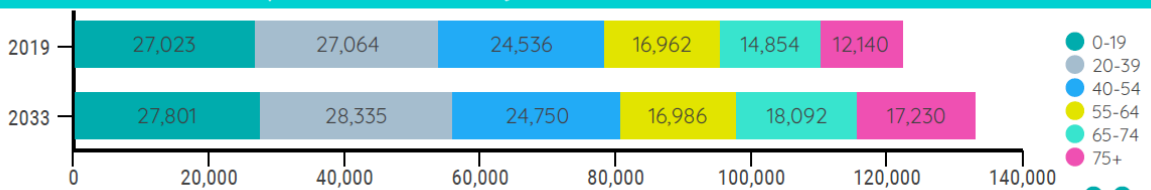
Census 2011

### Tenure



Census 2011

## Population Projections for the District

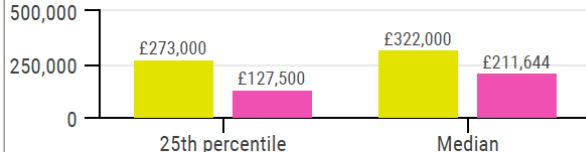


ONS

Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

## House Prices, Rent, and Affordability

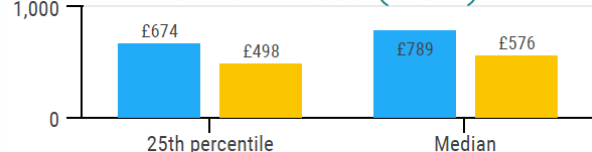
### Sold Prices



Land Registry 2019

Nottingham Fringe Newark and Sherwood

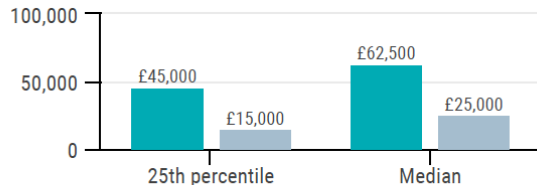
### Rental Prices (PCM)



Zoopla 2019

Nottingham Fringe Newark and Sherwood

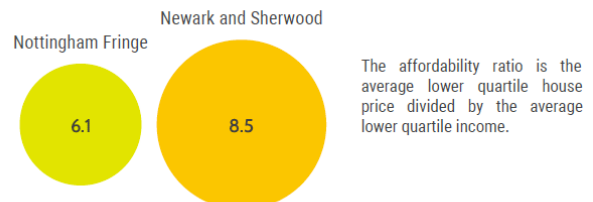
### Income



CAMEO 2019

Nottingham Fringe Newark and Sherwood

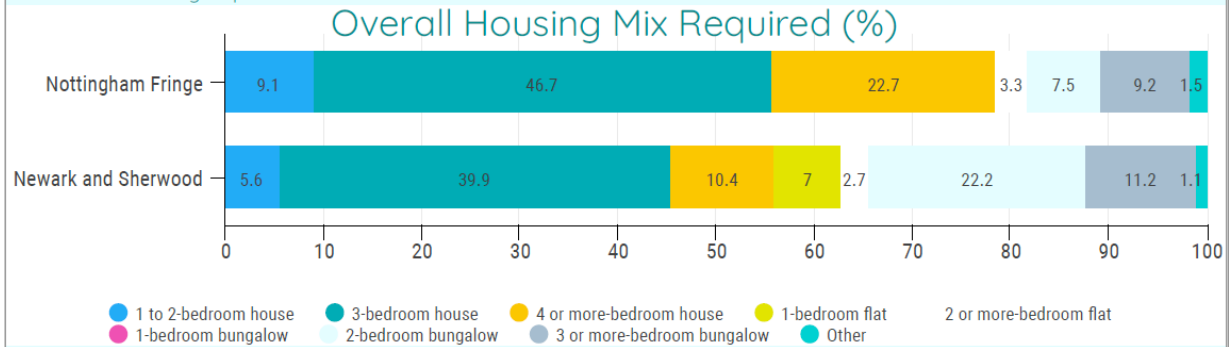
### Affordability Ratio for 25th Percentile House Prices



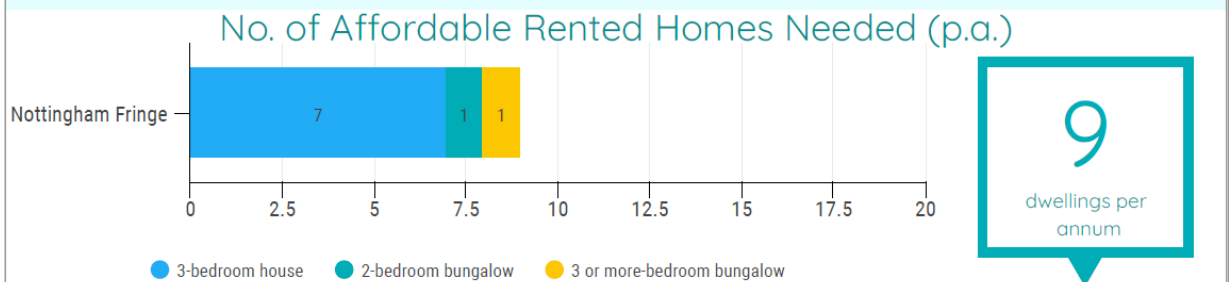
The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25th point of all transactions in the year listed in order of price. The median is the 50th point.

# The Need for Additional Housing

Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.

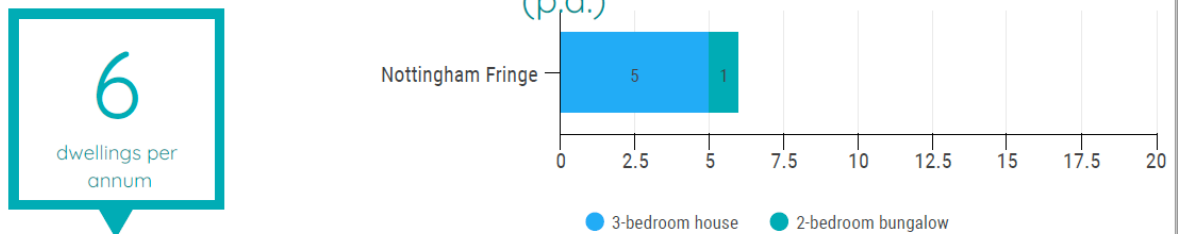


Nottingham Fringe needs more 3 and 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



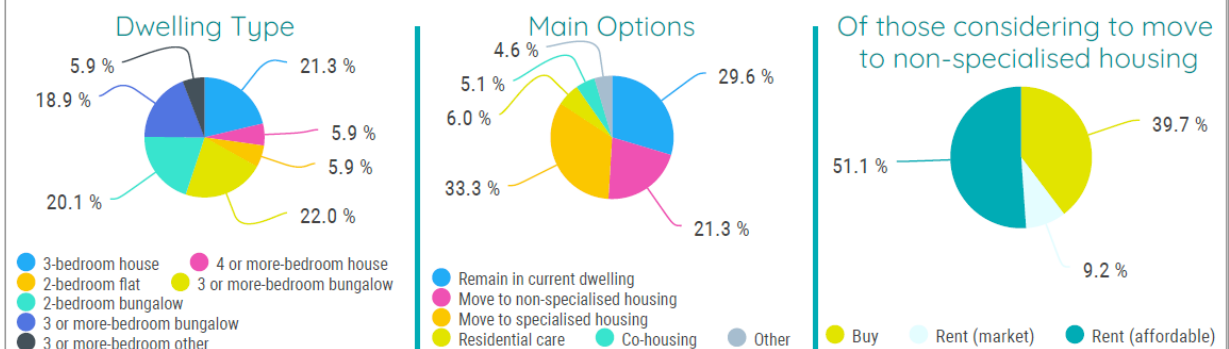
Most affordable need arises in the Mansfield fringe and the town of Newark. Nottingham Fringe's affordable need is largely for 3-bedroom homes. Source: Household Survey 2020

## No. of Intermediate Rented & Affordable Home Ownership Needed



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020

## Preferences of Older People



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.

## The Rural South sub-area

# Rural South Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

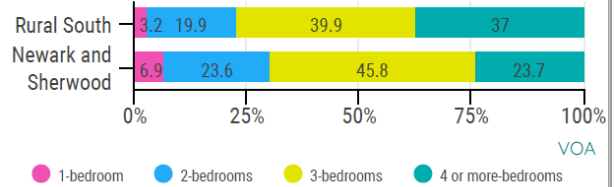
8,522 people lived in the Rural South sub-area in 2020.

There are 3,778 households in Rural South, which is 7.1% of the households in the Newark and Sherwood district.

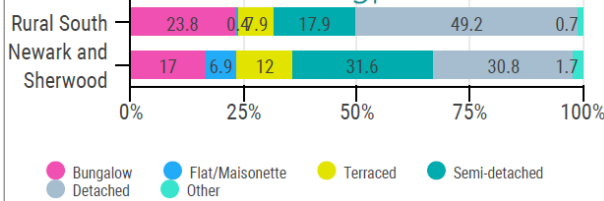
VOA, N&SDC, 2020 Household Survey



### Number of Bedrooms

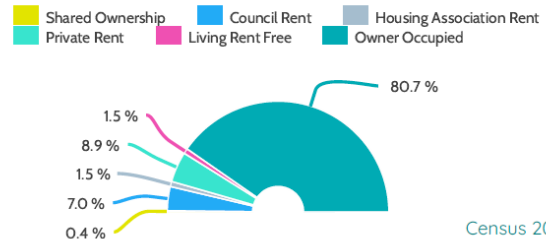


### House Type



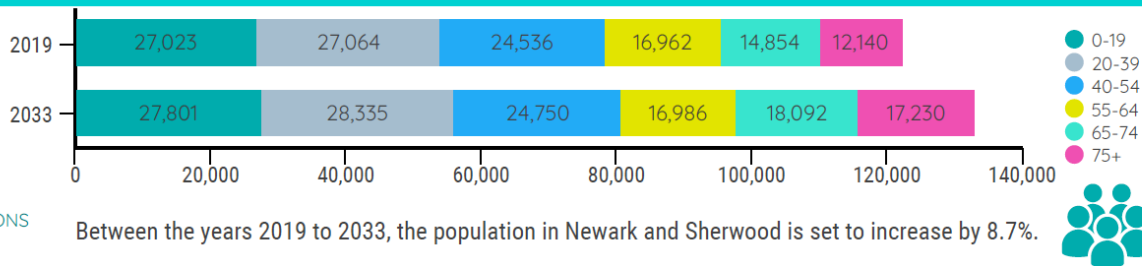
Census 2011

### Tenure



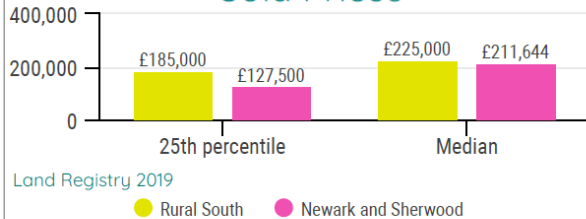
Census 2011

## Population Projections for the District



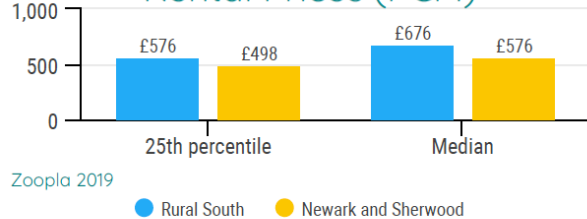
## House Prices, Rent, and Affordability

### Sold Prices



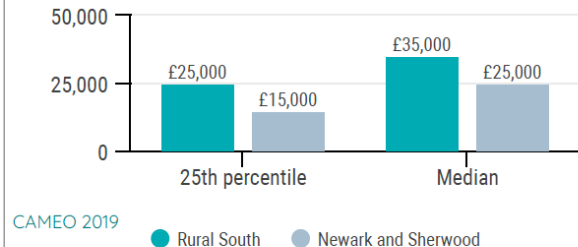
Land Registry 2019

### Rental Prices (PCM)



Zoopla 2019

### Income



CAMEO 2019

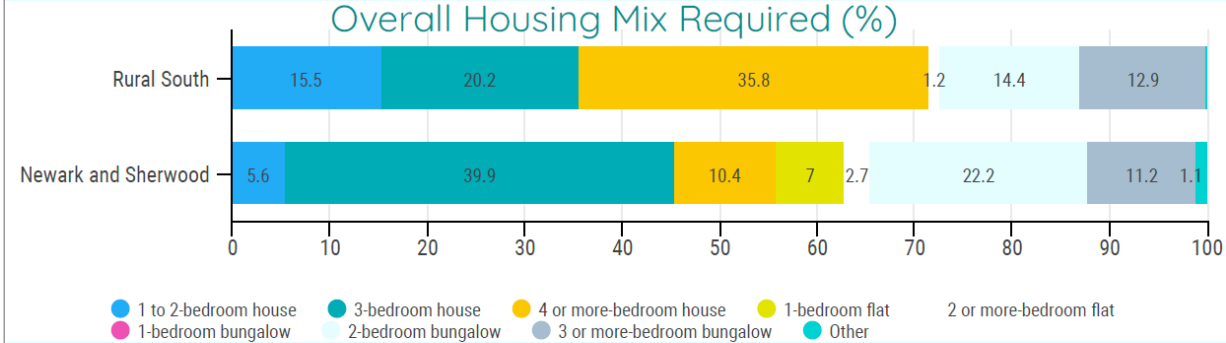
### Affordability Ratio for 25th Percentile House Prices



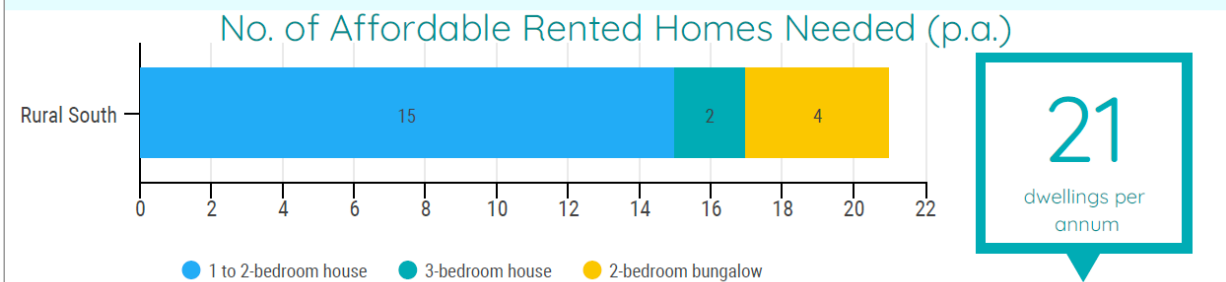
The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25th point of all transactions in the year listed in order of price. The median is the 50th point.

# The Need for Additional Housing

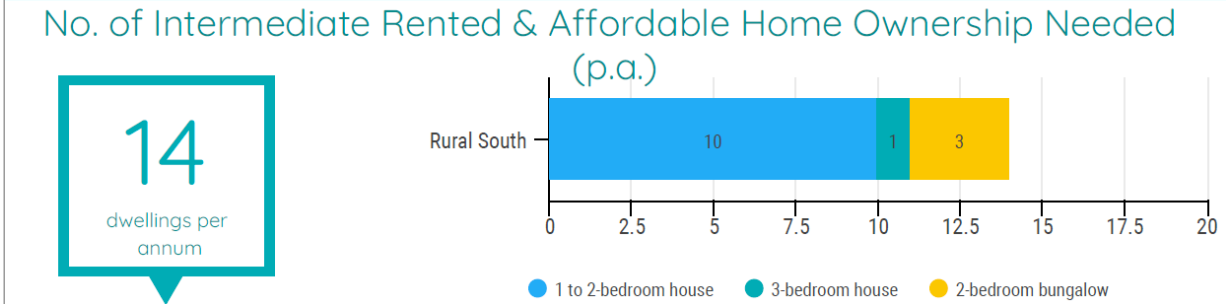
Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.



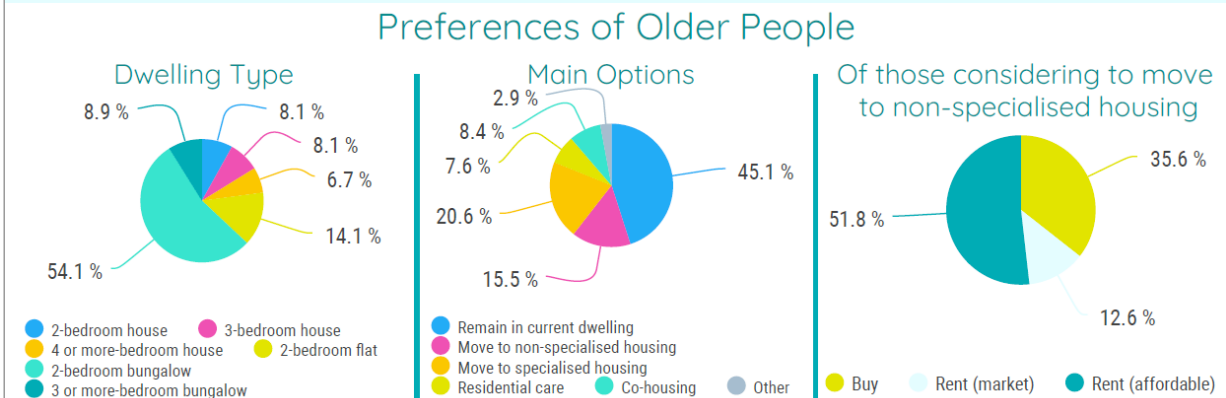
Rural South needs 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



Most affordable need arises in the Mansfield fringe and the town of Newark. Rural South's need for affordable rented housing is mostly in the form 1 to 2-bedroom houses. Source: Household Survey 2020



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.

## The Sherwood sub-area

# Sherwood Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

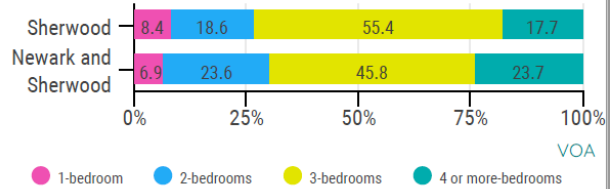
22,898 people lived in the Sherwood sub-area in 2020.

There are 10,456 households in Sherwood, which is 19.7% of the households in the Newark and Sherwood district.

VOA, N&SDC, 2020 Household Survey

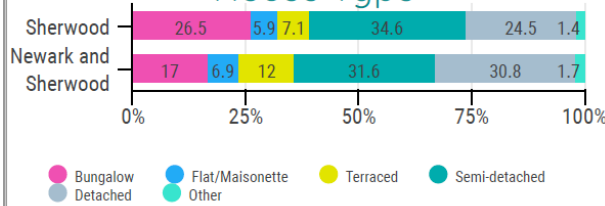


### Number of Bedrooms



VOA

### House Type



Census 2011

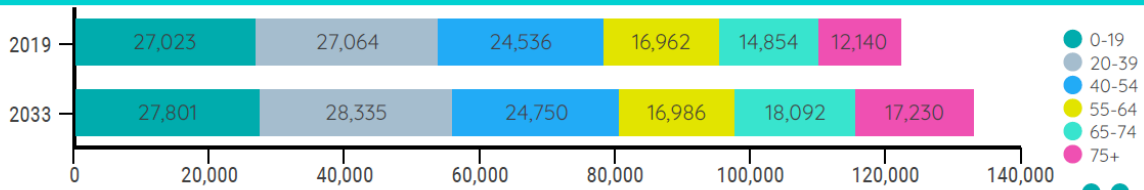
### Tenure

Shared Ownership, Council Rent, Housing Association Rent, Private Rent, Living Rent Free, Owner Occupied



Census 2011

## Population Projections for the District

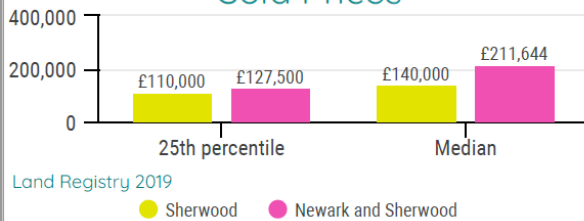


ONS

Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

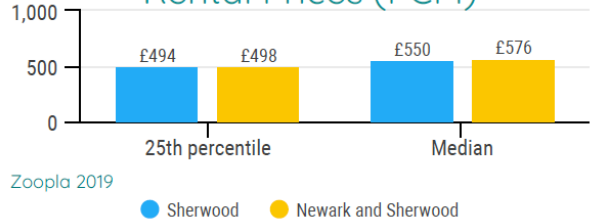
## House Prices, Rent, and Affordability

### Sold Prices



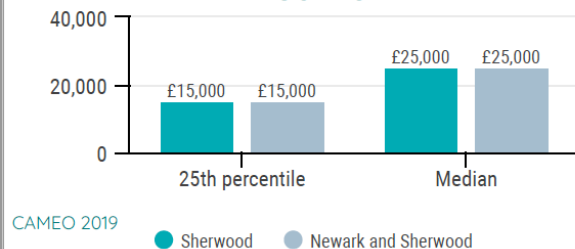
Land Registry 2019

### Rental Prices (PCM)



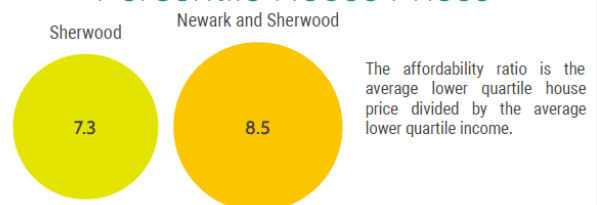
Zoopla 2019

### Income



CAMEO 2019

### Affordability Ratio for 25th Percentile House Prices



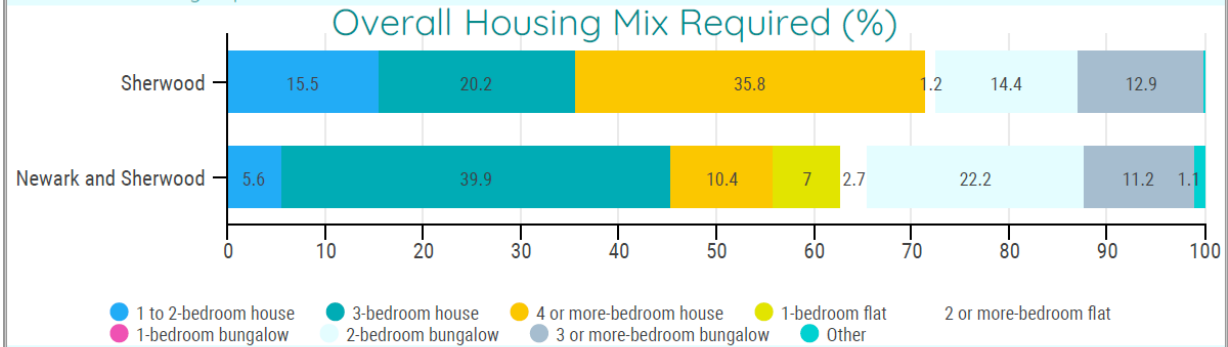
The affordability ratio is the average lower quartile house price divided by the average lower quartile income.

The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25% point of all transactions in the year listed in order of price. The median is the 50% point.

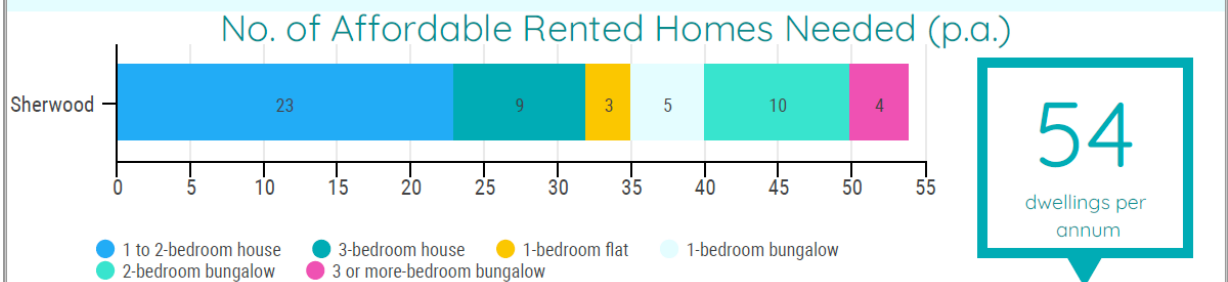


# The Need for Additional Housing

Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.

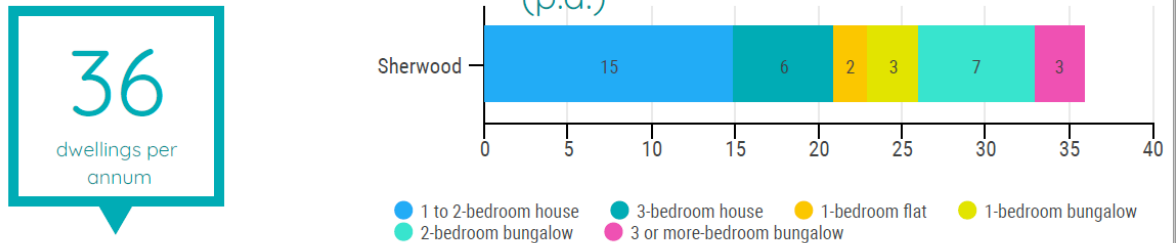


Sherwood needs 4 or more-bedroom family housing than the district as a whole. Source: Household Survey 2020



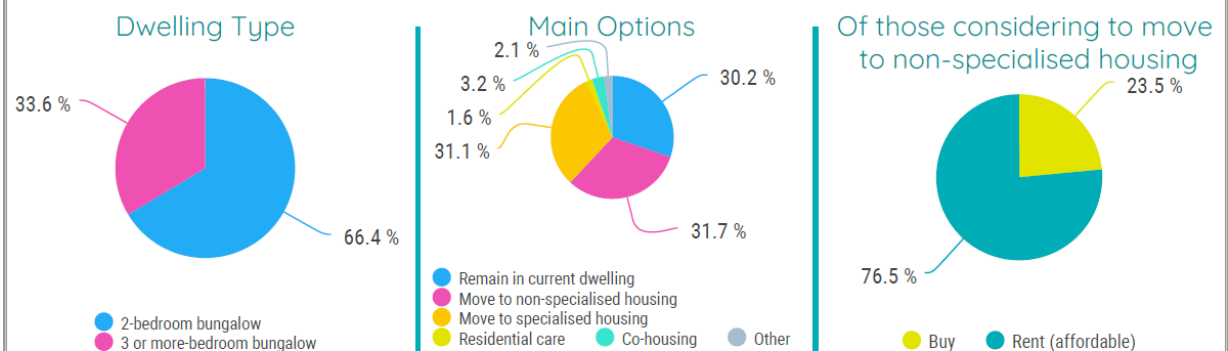
Most affordable need arises in the Mansfield fringe and the town of Newark. Sherwood has a need for affordable rented housing mostly in the form of 1-bedroom houses. Source: Household Survey 2020

### No. of Intermediate Rented & Affordable Home Ownership Needed (p.a.)



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020

### Preferences of Older People



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.

## The Southwell sub-area

# Southwell Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

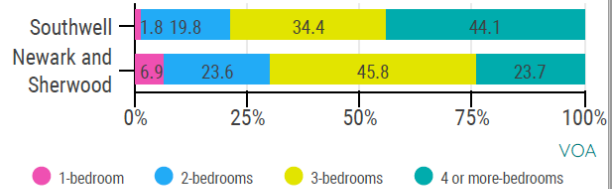
14,858 people lived in the Southwell sub-area in 2020.

There are 6,345 households in Southwell, which is 11.9% of the households in the Newark and Sherwood district.

VOA, N&SDC, 2020 Household Survey

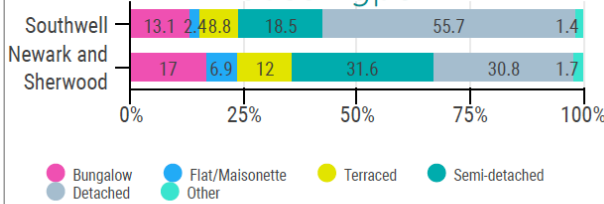


### Number of Bedrooms



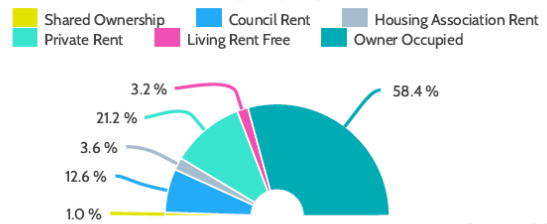
VOA

### House Type



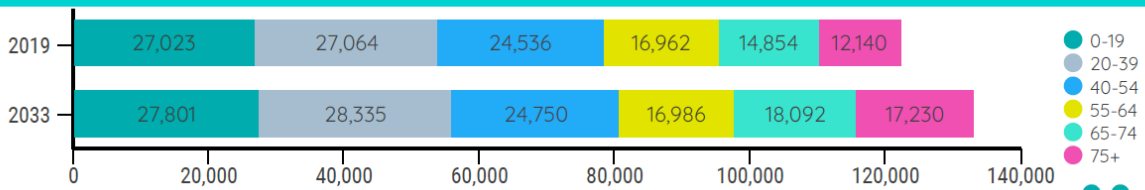
Census 2011

### Tenure



Census 2011

## Population Projections for the District

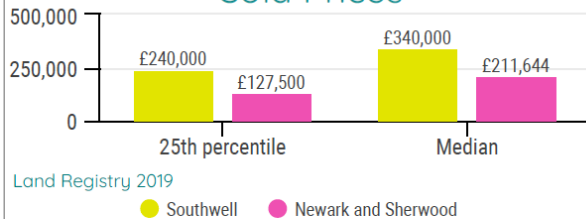


ONS

Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

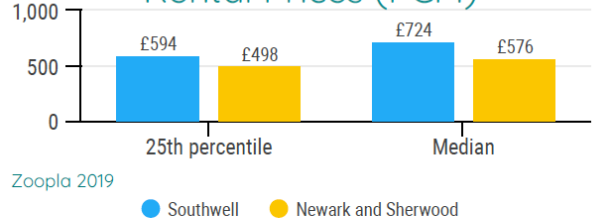
## House Prices, Rent, and Affordability

### Sold Prices



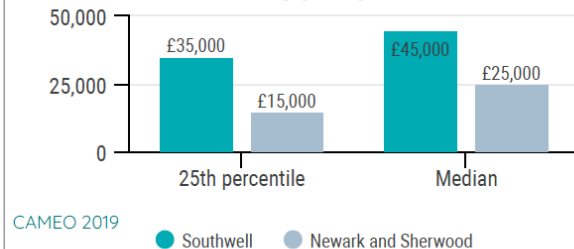
Land Registry 2019

### Rental Prices (PCM)



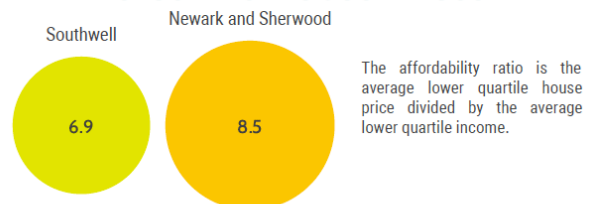
Zoopla 2019

### Income



CAMEO 2019

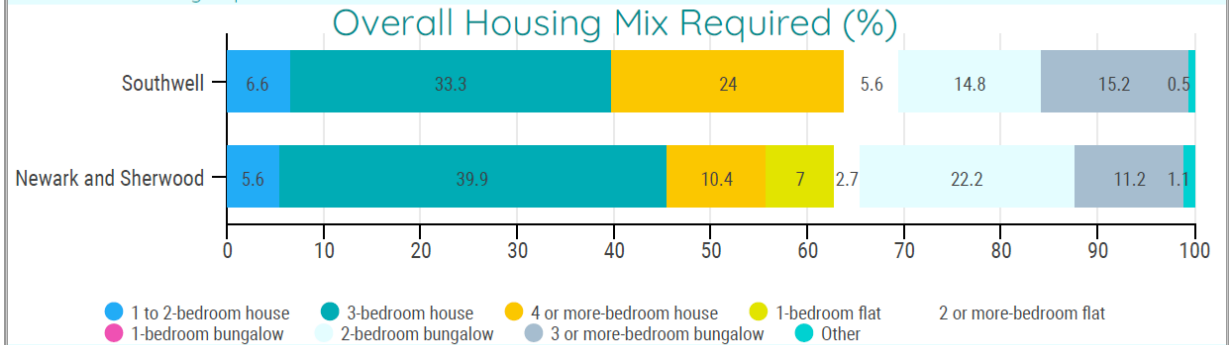
### Affordability Ratio for 25th Percentile House Prices



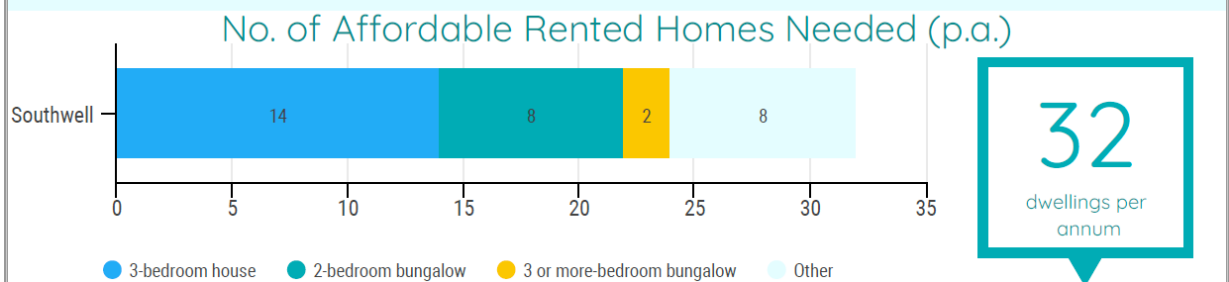
The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25th point of all transactions in the year listed in order of price. The median is the 50% point.

# The Need for Additional Housing

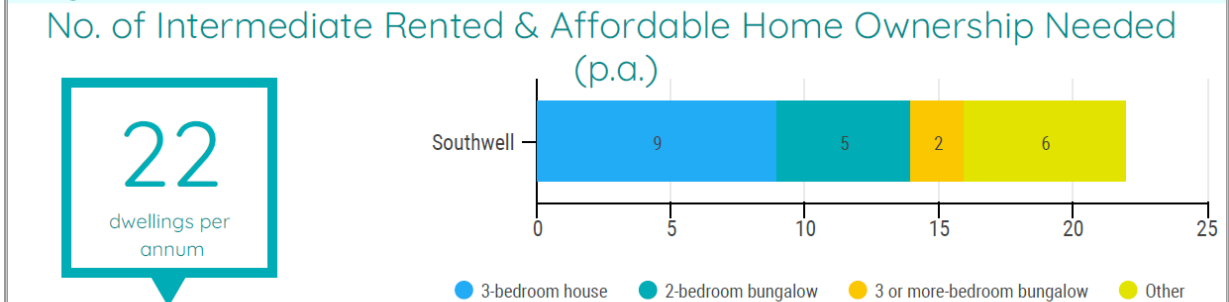
Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.



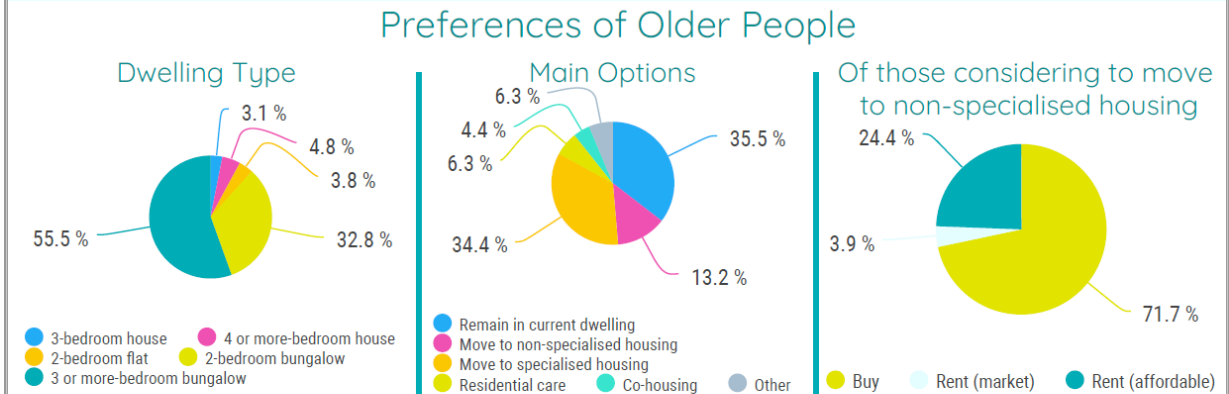
Southwell needs more 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



Most affordable need arises in the Mansfield fringe and the town of Newark. Southwell's need for affordable rented housing is mostly in the form 3-bedroom houses. Source: Household Survey 2020



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.

## The Sutton on Trent sub-area

# Sutton on Trent Sub-area Summary Housing Needs Assessment 2020

## People, Housing and Households

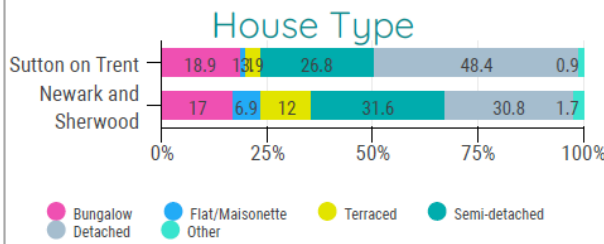
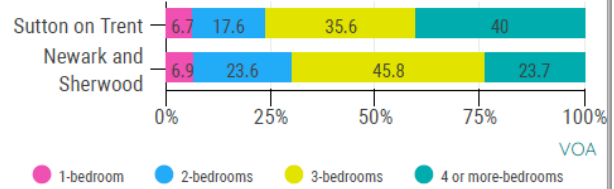
3,880 people lived in the Sutton on Trent sub-area in 2020.

There are 1,504 households in Sutton on Trent, which is 3.9% of the households in the Newark and Sherwood district.

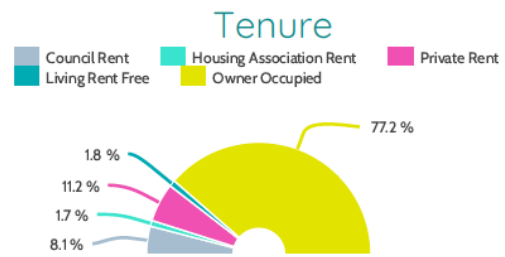
VOA, N&SDC, 2020 Household Survey



### Number of Bedrooms

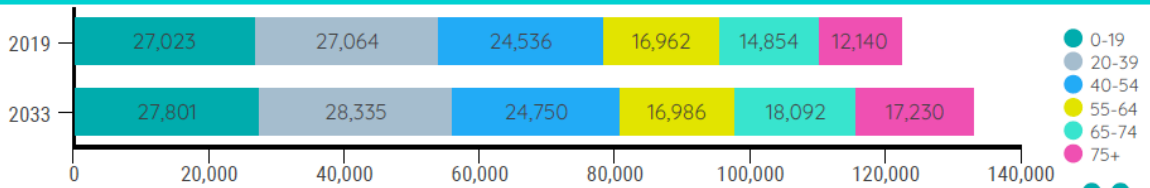


Census 2011



Census 2011

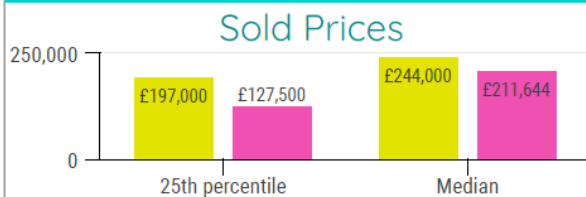
## Population Projections for the District



ONS

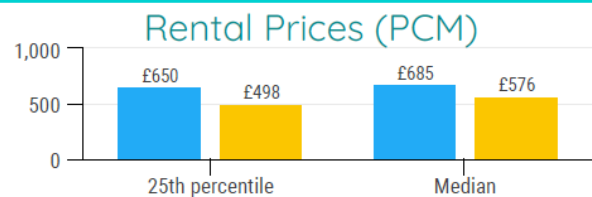
Between the years 2019 to 2033, the population in Newark and Sherwood is set to increase by 8.7%.

## House Prices, Rent, and Affordability



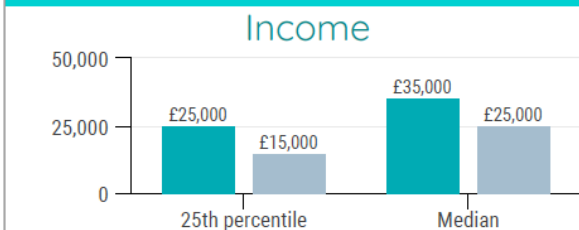
Land Registry 2019

● Sutton on Trent ● Newark and Sherwood



Zoopla 2019

● Sutton on Trent ● Newark and Sherwood



CAMEO 2019

● Sutton on Trent ● Newark and Sherwood

### Affordability Ratio for 25th Percentile House Prices

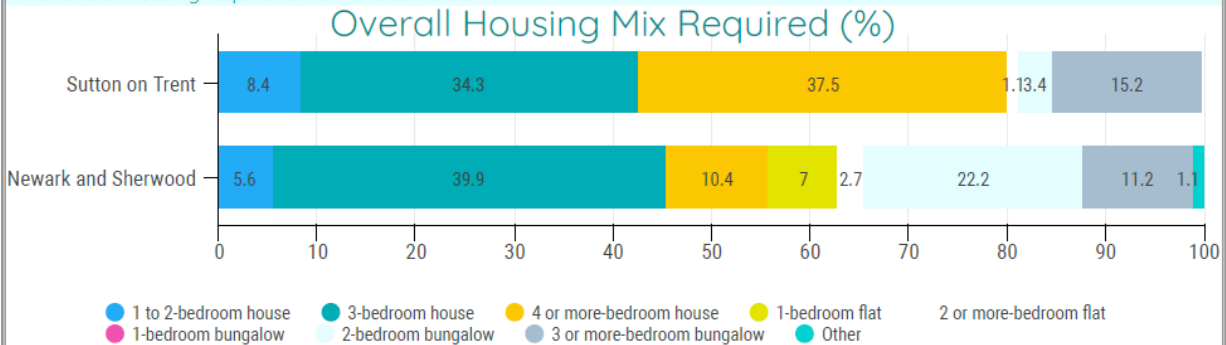


The affordability ratio is the average lower quartile house price divided by the average lower quartile income.

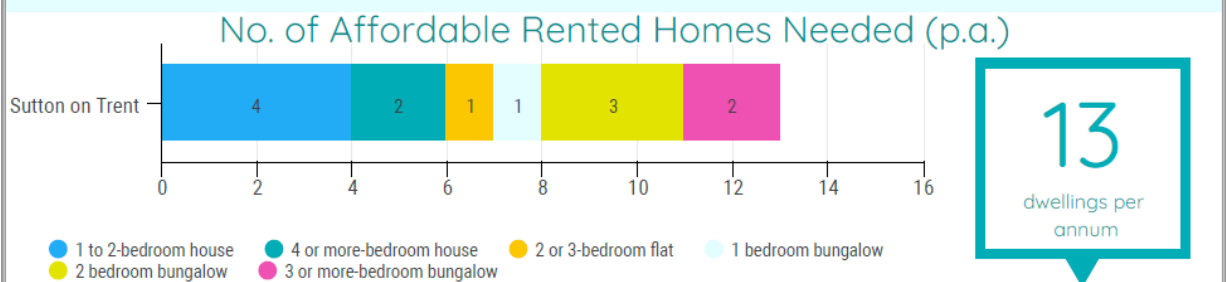
The 25th percentile or lower quartile price point is considered as the entry level price of the market for housing in decent condition. It is the 25% point of all transactions in the year listed in order of price. The median is the 50% point.

# The Need for Additional Housing

Consistent with the government's standard methodology for assessing overall housing need, the council's core strategy sets a target of 454 net additional dwellings per annum for the period 2019-2033. The following figure sets out the dwelling type needed to meet overall housing requirements in the sub-area.

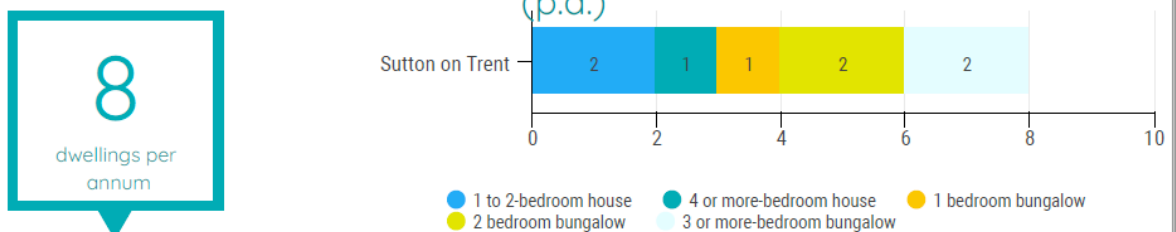


Sutton on Trent needs a larger proportion of 4-bedroom family housing than the district as a whole. Source: Household Survey 2020



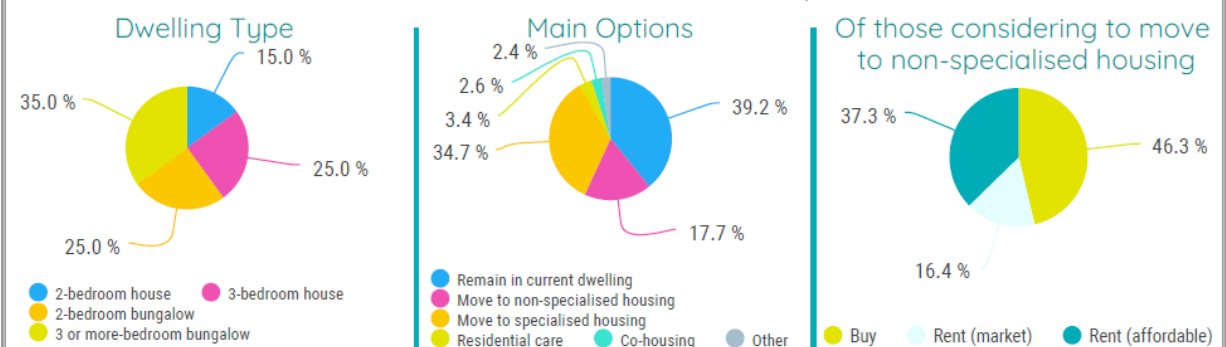
Most affordable need arises in the Mansfield fringe and the town of Newark. Collingham has a lower proportion of need for affordable rented housing mostly in the form 1, 2, 3 and 4-bedroom houses. Source: Household Survey 2020

## No. of Intermediate Rented & Affordable Home Ownership Needed



Households seeking intermediate rented and affordable home ownership housing are likely to seek lower proportions of 1-bedroom dwellings and higher proportions of 2 and 3-bedroom housing. Source: Household Survey 2020

## Preferences of Older People



The population projection for the district shows a disproportionate increase in people aged 65+ by the year 2033. The household survey ascertained the future housing preferences of older people living in the sub-area. House types are derived from household projections.