

**HOUSING REPORT**

**ASHFIELD AND MANSFIELD**

Compiled by: Ashfield District Council,  
Regeneration Section  
Dated: April 2010





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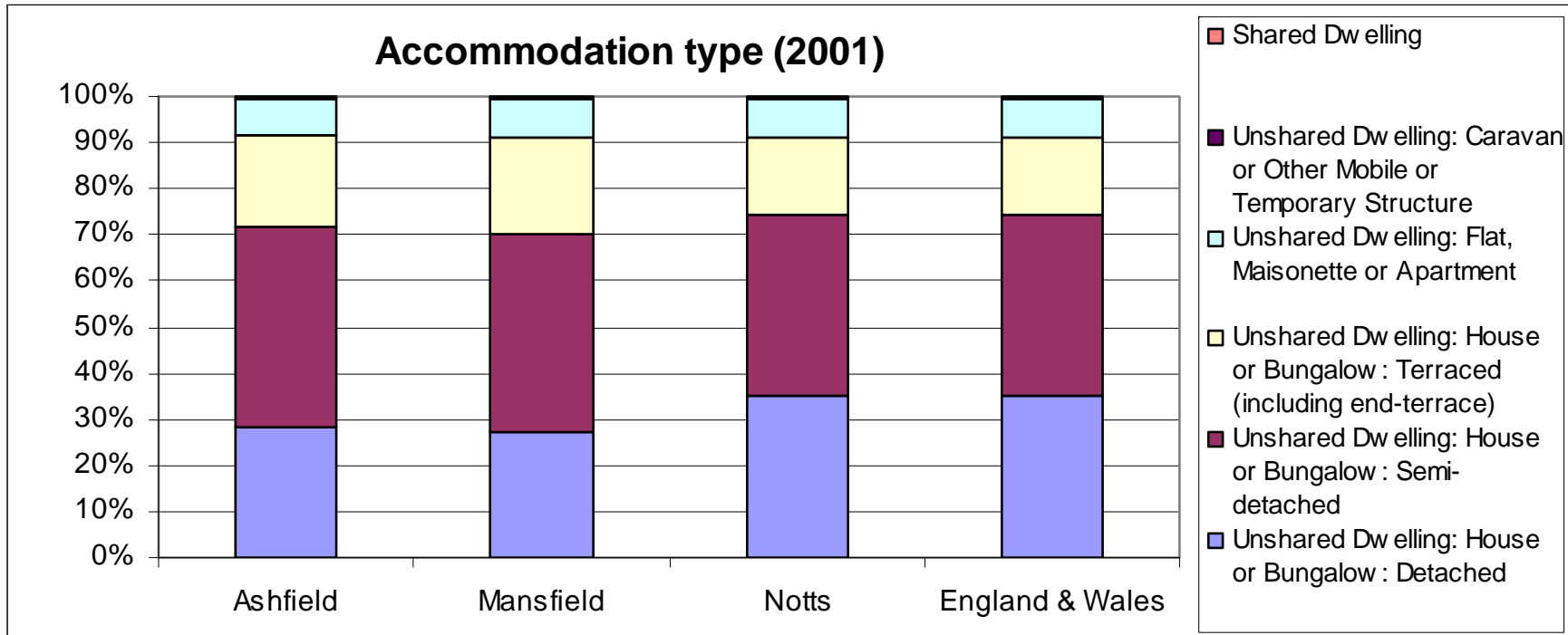
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## 1. Housing – Part 1 supply & demand

### 1.1 Accommodation Types by district

This shows all household spaces by the type of accommodation (including if they are in a shared or unshared dwelling) at the district level.



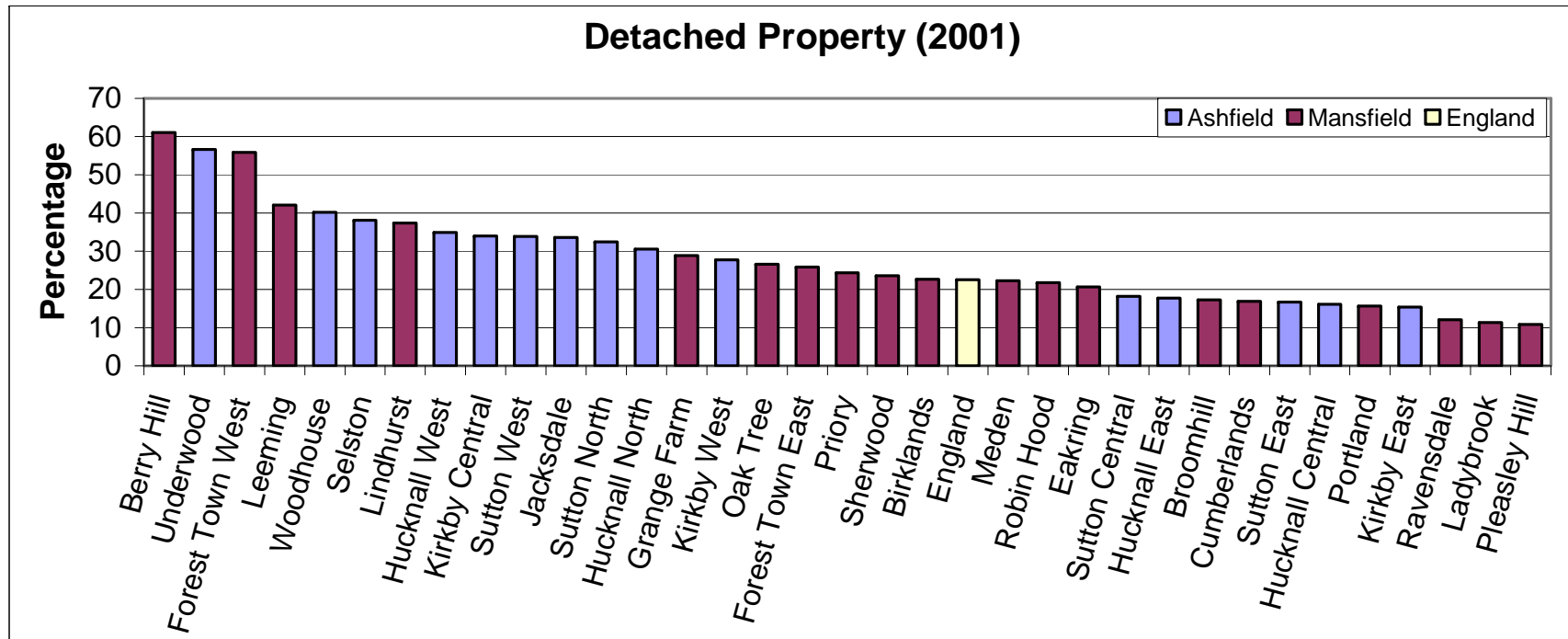
Source: Census 2001

Ashfield and Mansfield have a higher than average percentage of detached and terraced properties and a lower than average percentage of semi-detached properties.

## 1.2 Accommodation Type by Ward

### a) Detached properties

This shows the percentage of detached properties by ward.

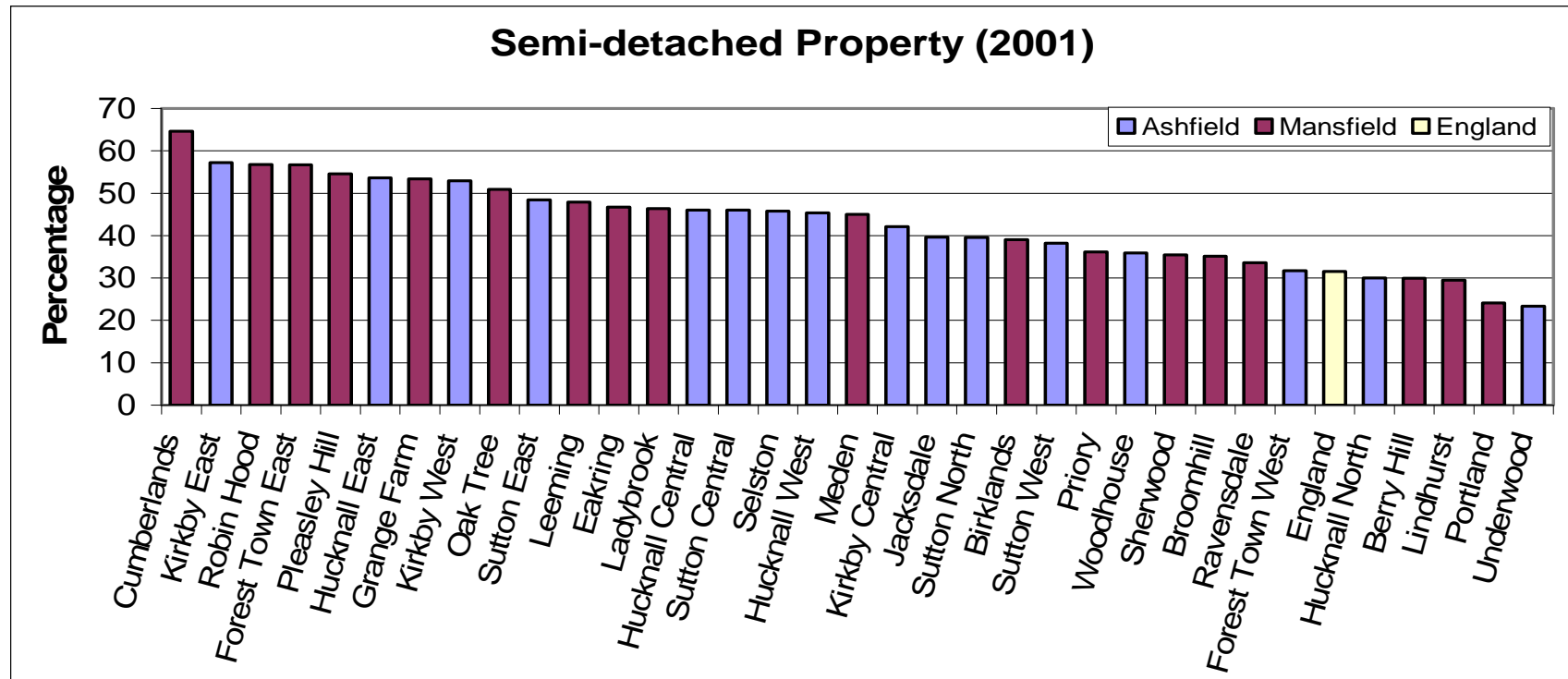


Source: Census 2001

33% of wards in Ashfield and 47% of wards in Mansfield have lower than average percentages of detached properties. Three wards consist predominantly of detached properties: Berry Hill (61%) and Forest Town West (55%) in Mansfield and Underwood (56%) in Ashfield consists predominantly of detached properties compared to the England average (22%).

**b) Semi-detached properties**

This shows the percentage of semi-detached properties by ward.

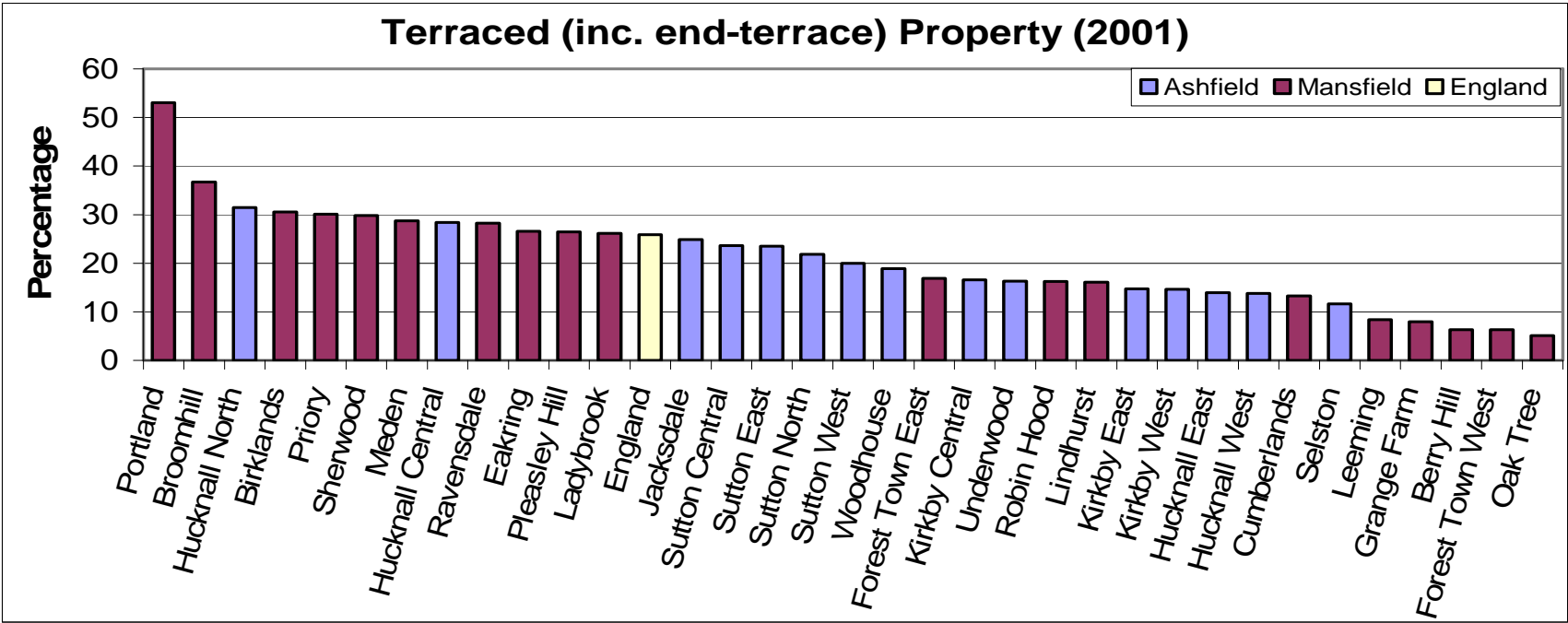


Source: Census 2001

86.7% of the wards in Ashfield and 84.2% of wards in Mansfield have higher than average number of semi-detached properties compared to the England average of 31.57%.

**c) Terraced properties**

This shows the percentage of terraced properties by ward.

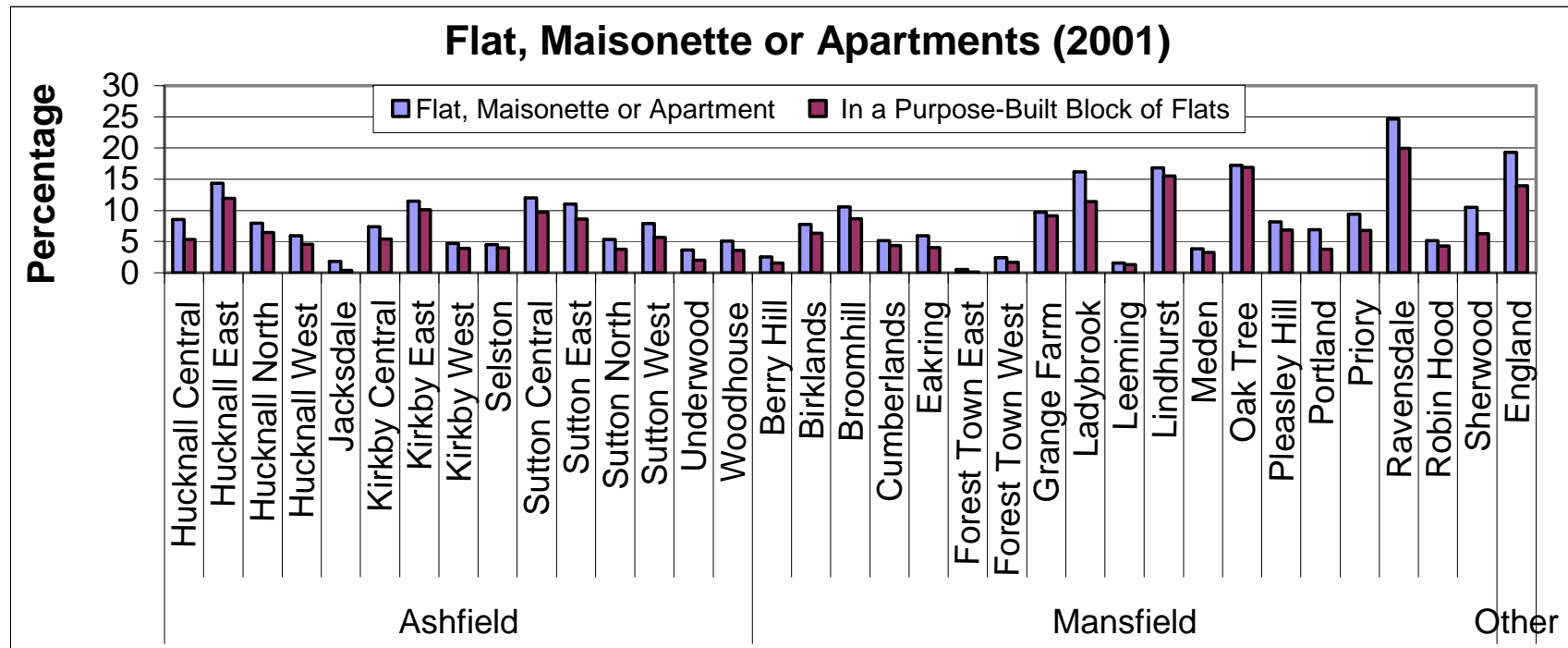


Source: Census 2001

52.6% of wards in Mansfield and 13% of wards in Ashfield have higher than average percentages of terraced housing compared to the England average of 25.84%.

**d) Flat, maisonette or apartment type properties**

This shows the percentage of flat, maisonette or apartment type properties by ward.

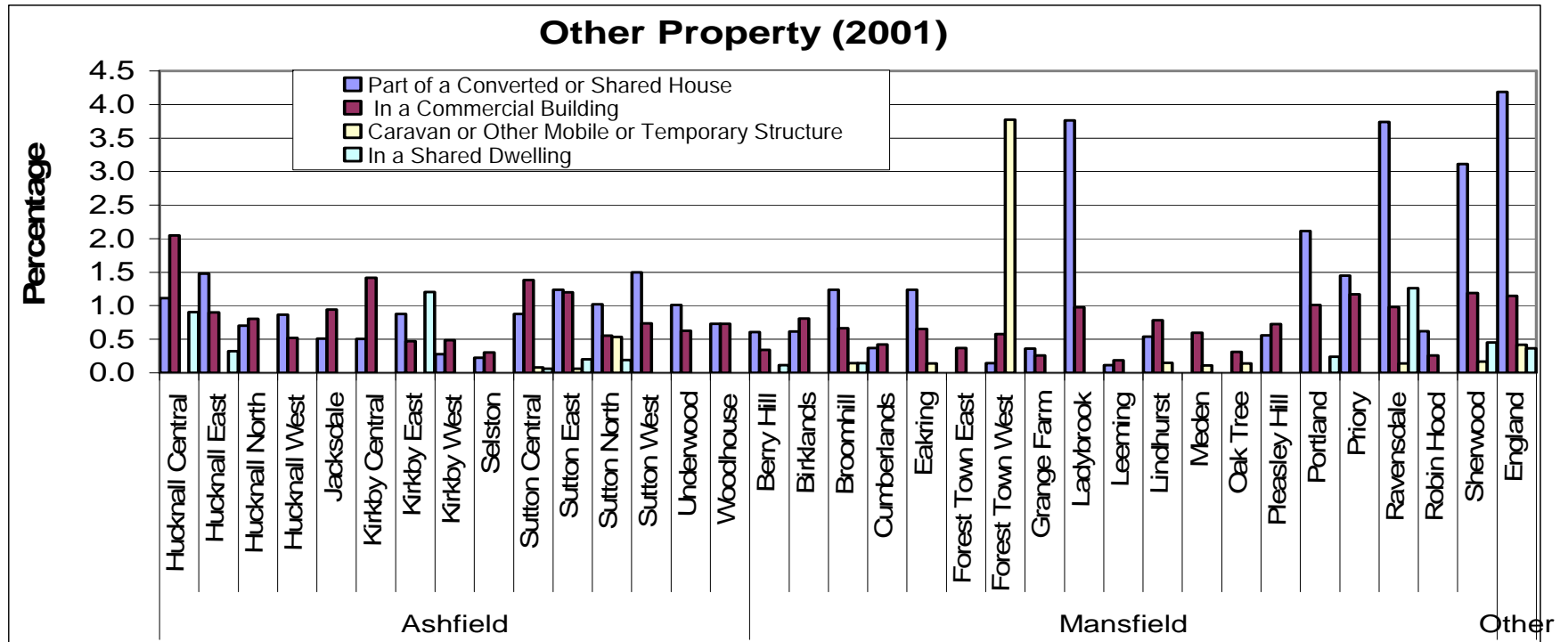


Source: Census 2001

Only Ravensdale ward (Mansfield) has a higher than average number of flats, maisonettes or apartments. However, three wards in Mansfield has a higher than average percentage of purpose-built blocks of flat. Ashfield has lower than average numbers of flats, maisonettes, apartments and purpose-built blocks of flats.

e) Other types of property

This shows any other types of property by ward



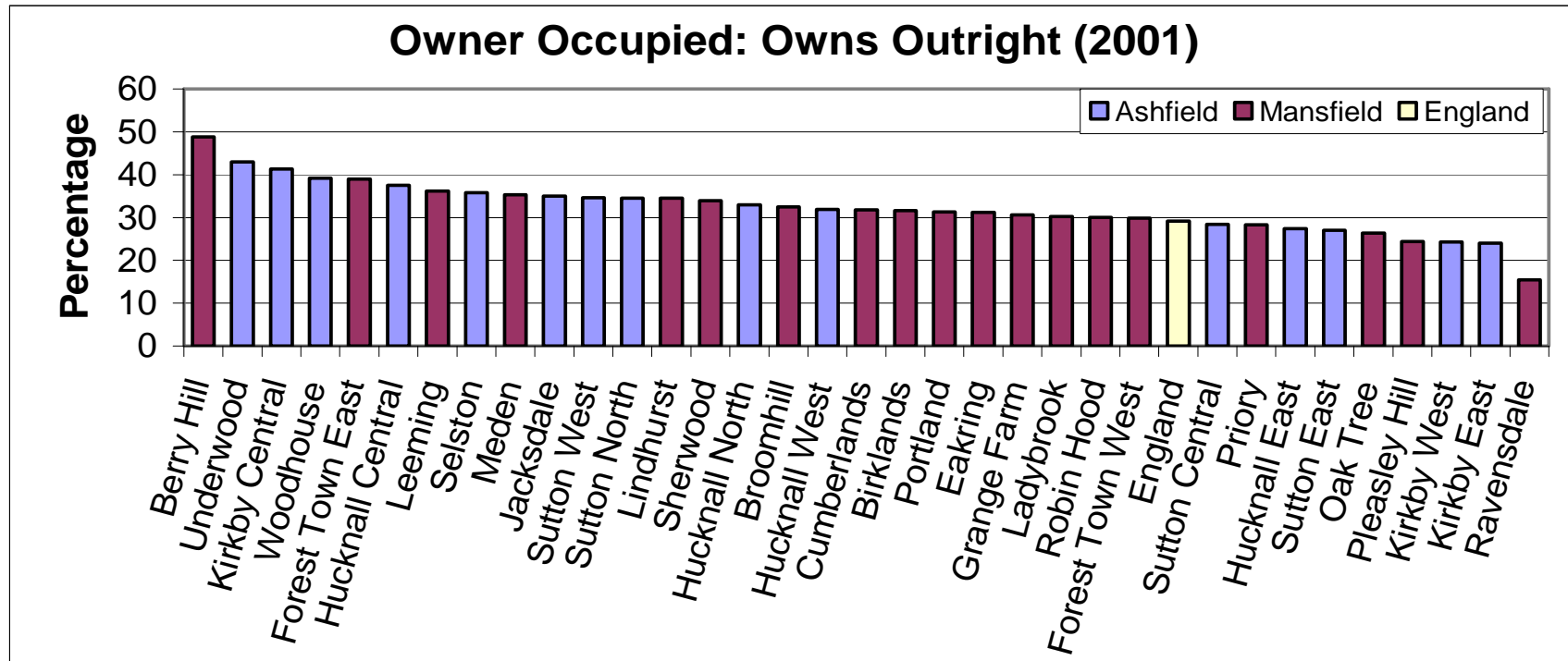
Source: Census 2001

Ashfield and Mansfield have lower than average properties which are part of a converted or shared house. Only 6 wards across the two districts have higher than average properties in a commercial building. Forest Town West Ward (Mansfield) has significantly higher than average percentage of caravans or other mobile or temporary structures. Hucknall Central, Kirkby East (Ashfield) and Ravensdale (Mansfield) Wards have higher than average percentages of shared dwellings.

### 1.3 Tenure

This dataset is about Tenure. It shows all households in each ward by whether they own or rent their accommodation and, if rented, whether it is rented from the council, housing association/registered social landlord, privately rented or other.

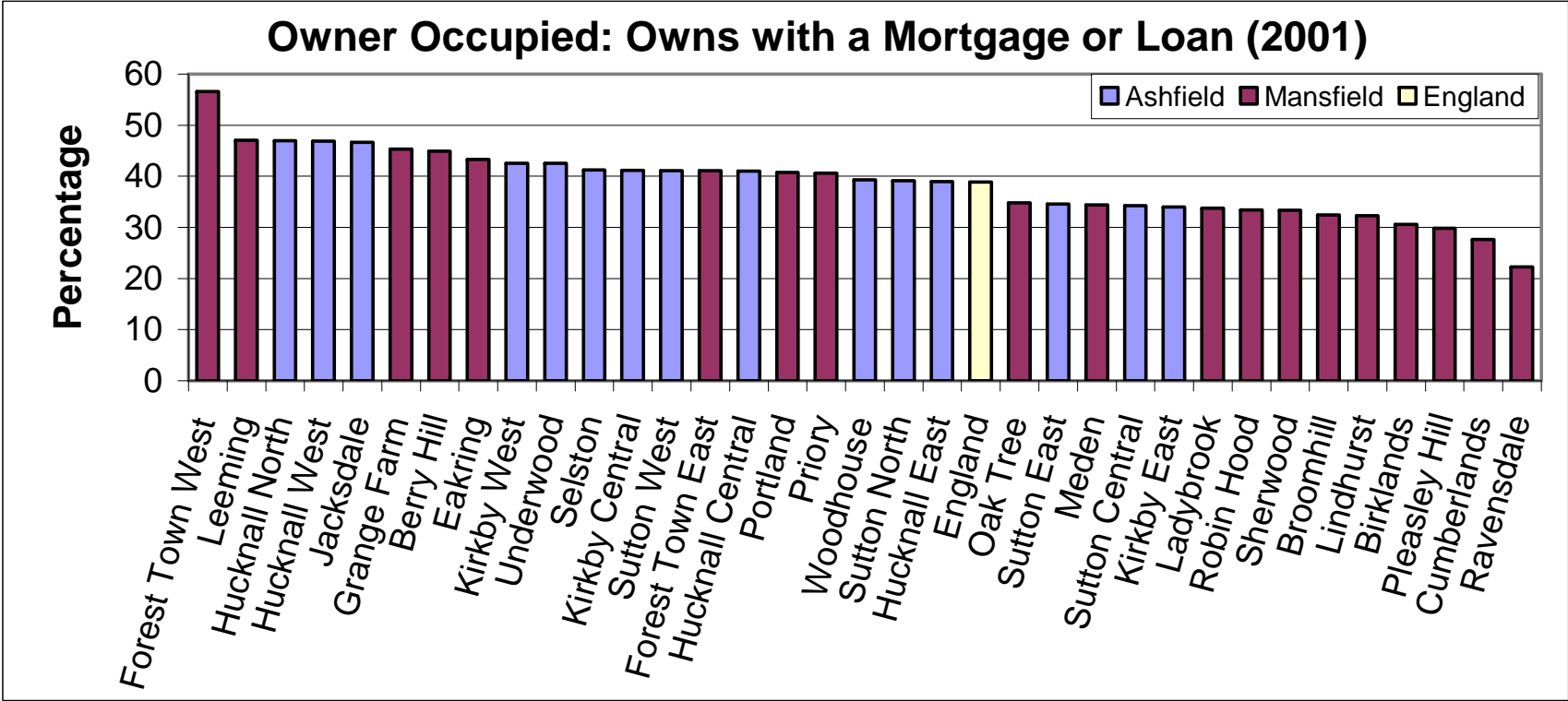
#### a) Owner occupied: Owns outright



Source: Census 2001

78.9% of wards in Mansfield and 66.6% of wards in Ashfield have higher than average percentages of owners who own property outright as compared to the England average of 29.19%.

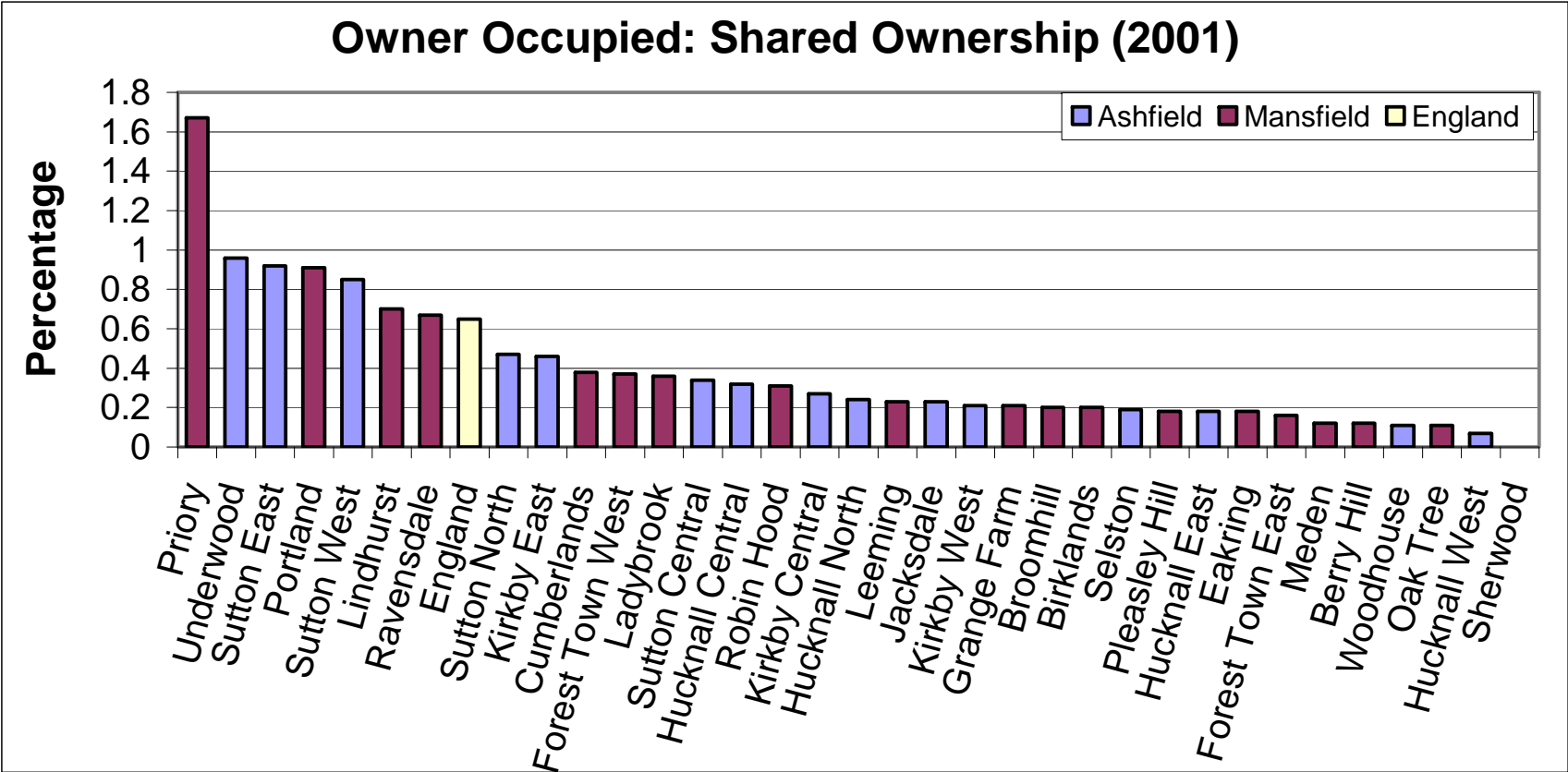
b) Owner Occupied: Owns with a mortgage or loan



Source: Census 2001

80% of wards in Ashfield and 42% of wards in Mansfield have higher than average percentages of owners with a mortgage or loan compared to the England average at 38.88%.

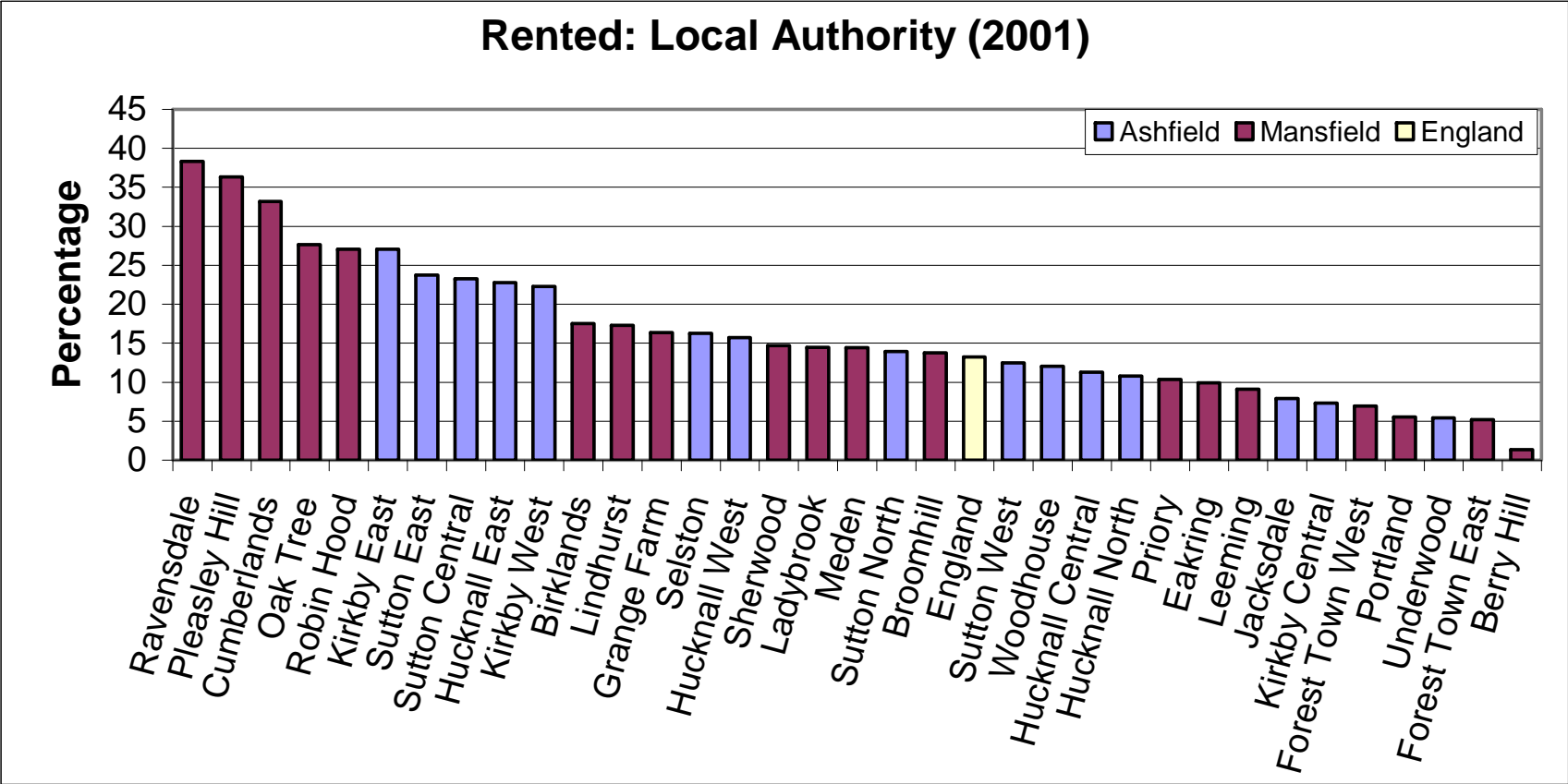
c) Owner Occupied: Shared ownership



Source: Census 2001

Only 20% of the wards in Ashfield and 21% of the wards in Mansfield have higher than average percentages of properties with shared ownership compared to the England average of 0.65%.

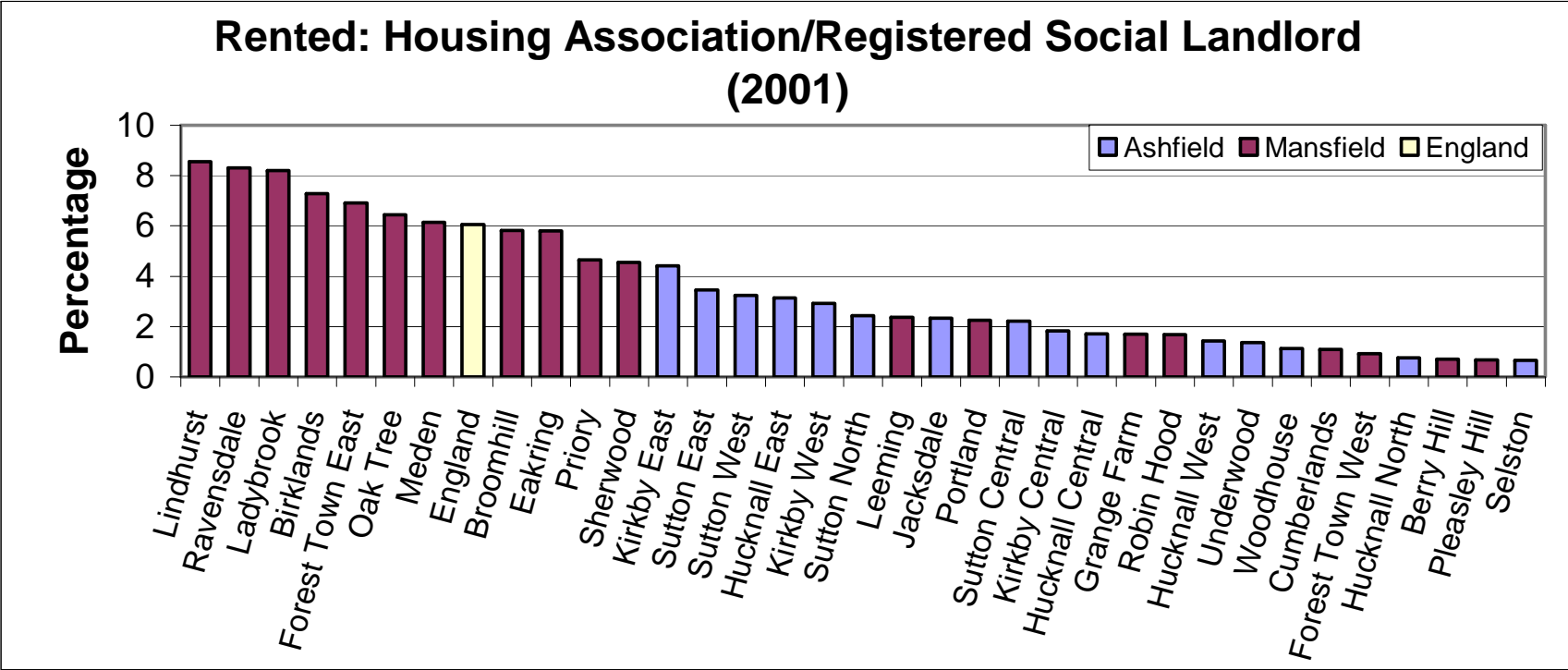
d) Rented: Local authority



Source: Census 2001

53.3% of wards in Ashfield and 63% of wards in Mansfield have higher than average percentages of local authority housing compared to the England average at 13.21%.

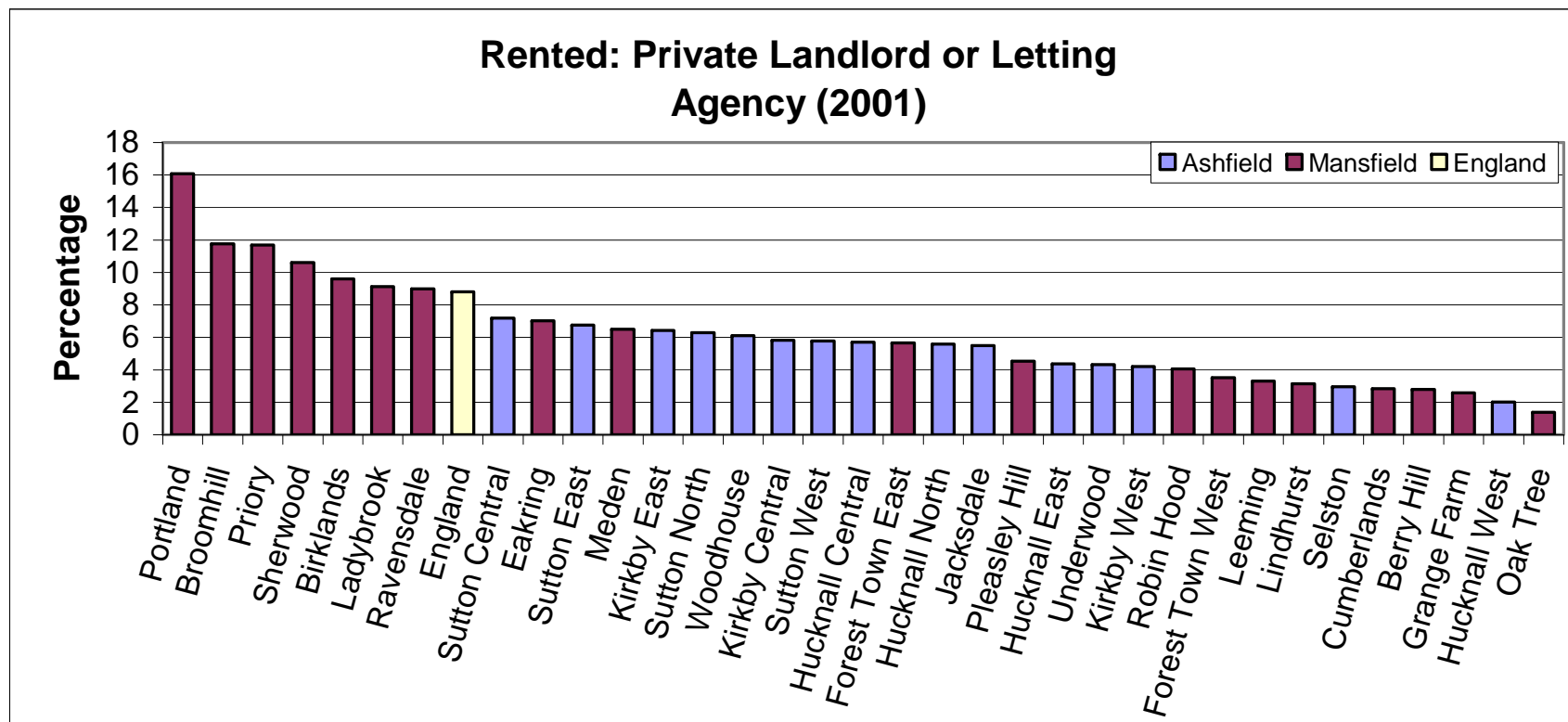
e) Rented: Housing association/registered social landlord



Source: Census 2001

36.8% of wards in Mansfield have higher than average percentages of housing association/registered social landlord properties. Ashfield has lower than average percentages of housing association/registered social landlord properties compared to the England average of 6.05%.

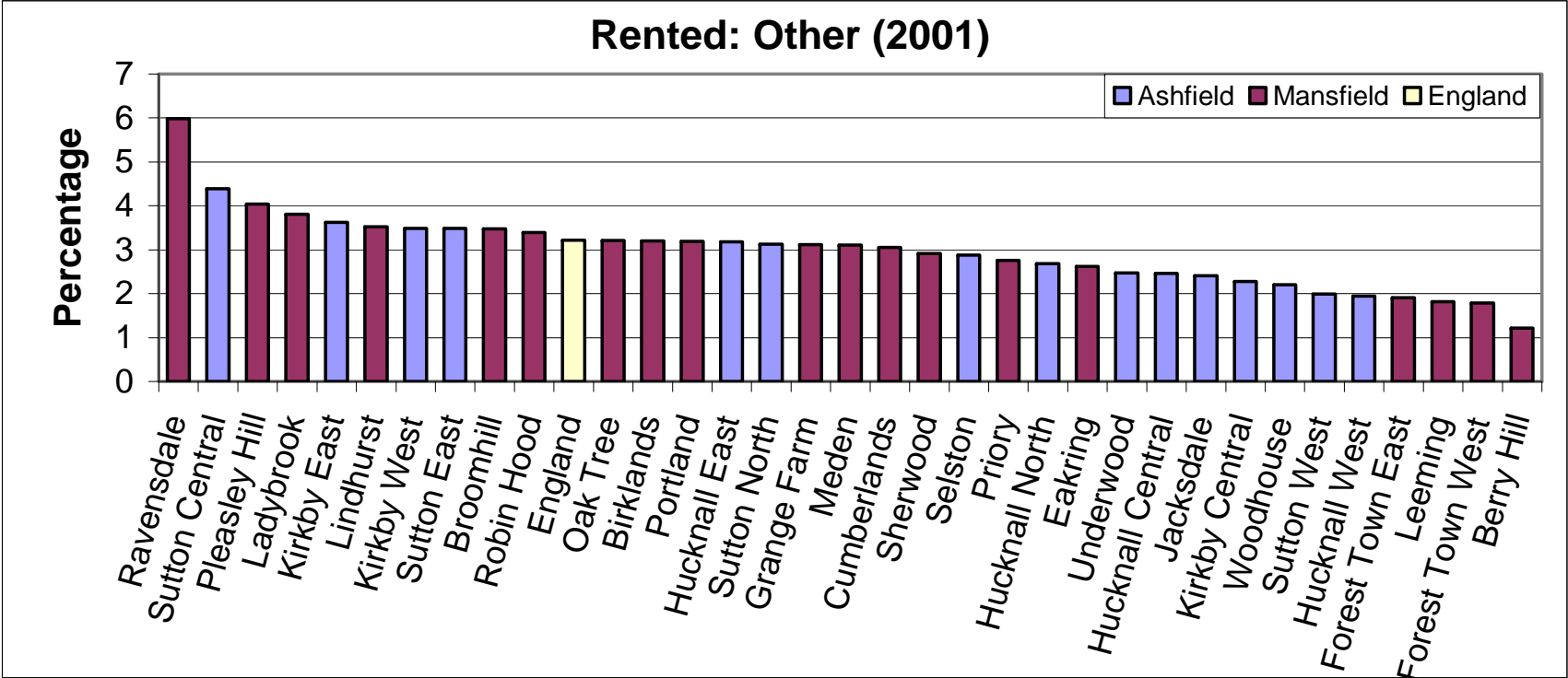
f) Rented: Private Landlord or letting agency.



Source: Census 2001

36.8% of wards in Mansfield have higher than average numbers of private landlord or letting agency properties.

**g) Rented: Other**

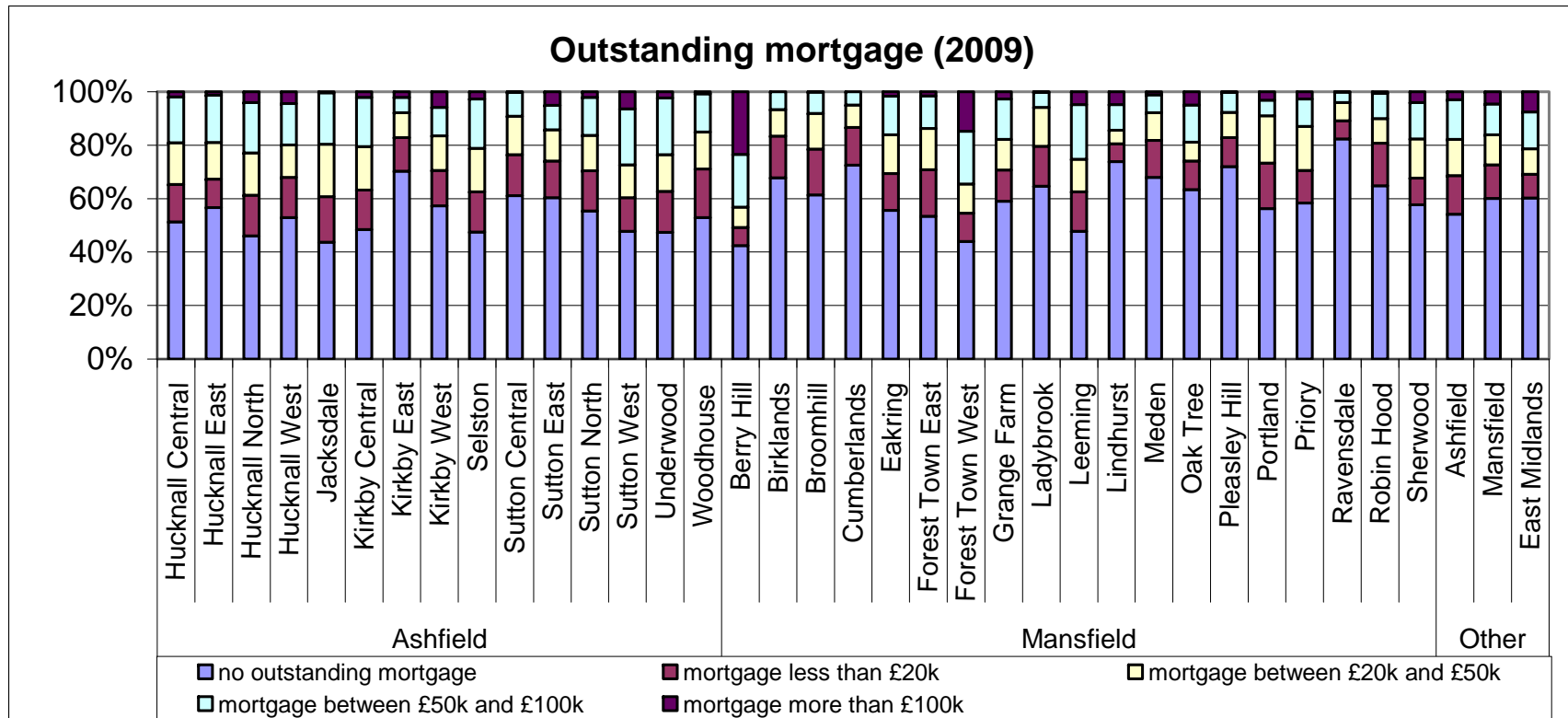


Source: Census 2001

26.6% of the wards in Ashfield and 31.6% of wards in Mansfield have a higher than average percentage of other rented properties compared to the England average of 3.22%.

## 1.4 Outstanding Mortgage

The following graph shows the percentage of households and the outstanding mortgage by value.



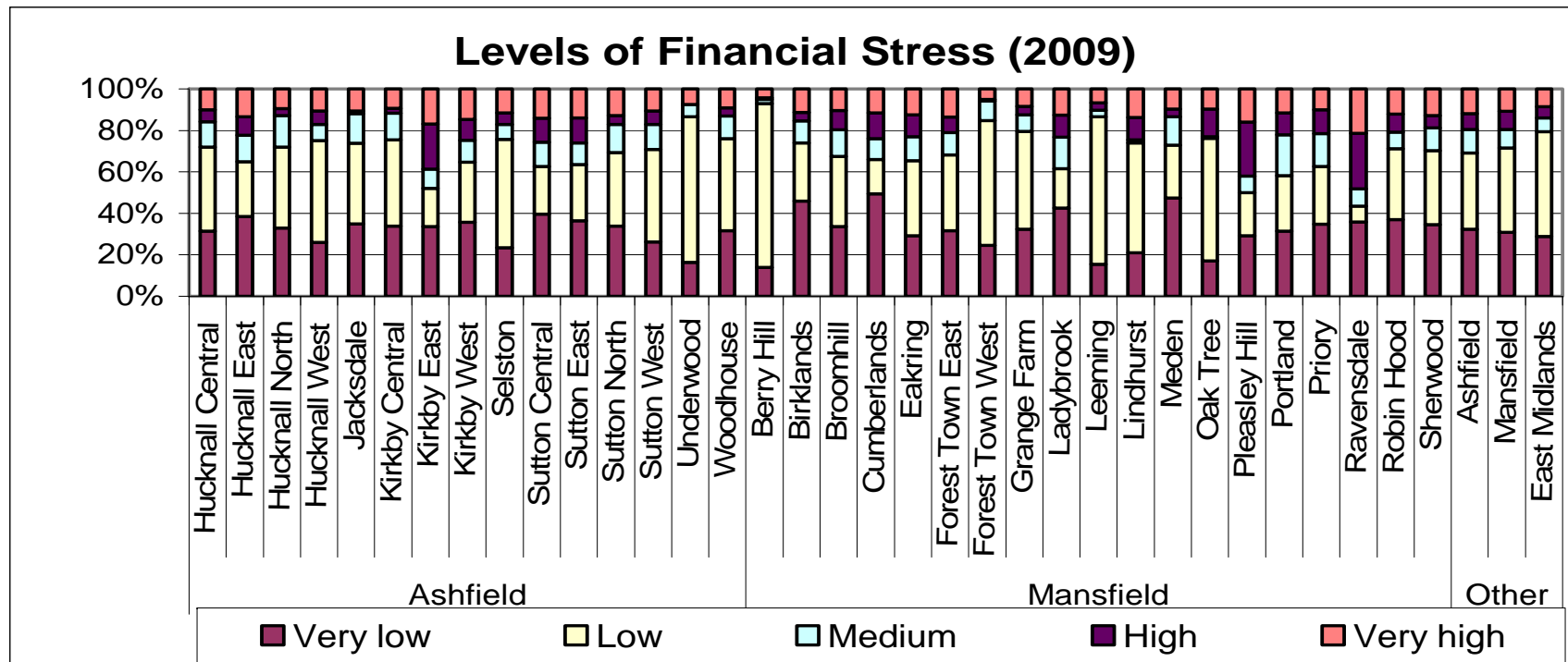
Source: hi4em, Experian data 2009

In Ashfield, 54.22% of households have no mortgage, 14.7% of households have a mortgage of between £50k and £100k and 14.4% of households have a mortgage of less than £20k.

In Mansfield, 60.1% of households have no mortgage, 12.6% of households have a mortgage of less than 20k and 11.6% of households have a mortgage of between £50 and £100k.

## 1.5 Financial Stress

The following graph shows, as a percentage, the number of adults (aged 18+) by their level of financial stress.

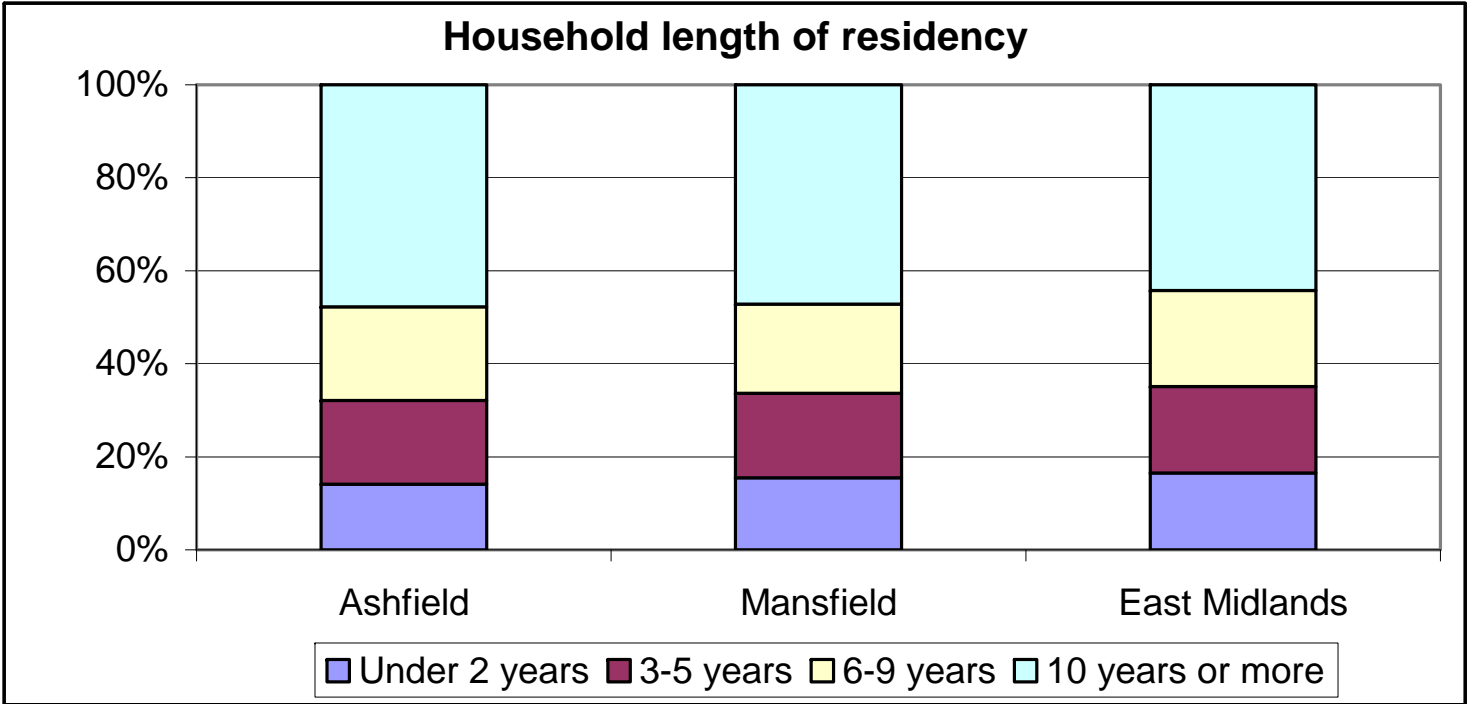


Source: hi4em, Experian data 2009

In Ashfield 69.2% of adults have very low/low levels of financial stress, however, 19.6% (18,066 adults) have high/very high levels of financial stress with 11.3% having medium levels of stress. In Mansfield 71.5% of adults have very low/low levels of financial stress, however, 19.4% (15,331 adults) have high/very high levels of financial stress with 9.1% having medium levels of stress. Some wards particularly Ravensdale (48.2% adults), Pleasley Hill (45.3% adults) and Kirkby East (38.6%) have higher than average proportions of adults who have high/very high levels of financial stress when compared to the East Midlands average of 14%.

**1.6 Household length of residency**

The following graph looks at the average length of residency for each household in each district.

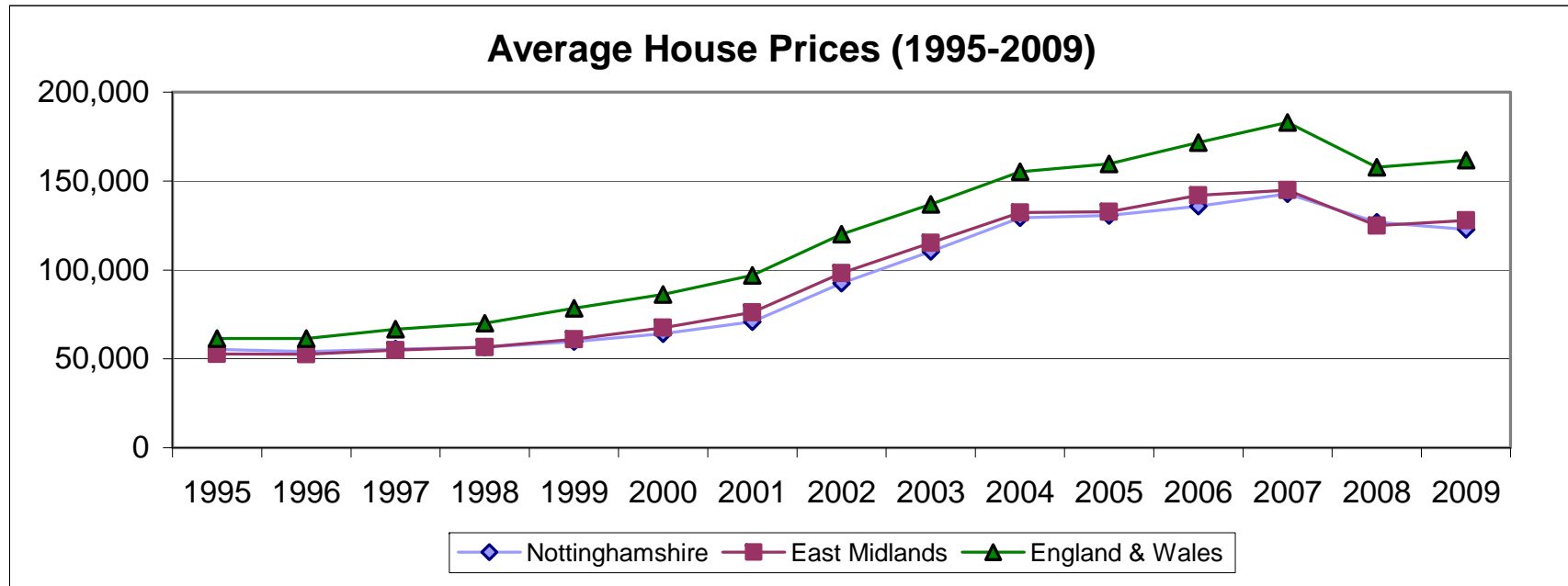


Source: hi4em CACI 2009

Ashfield (47.7%) and Mansfield (47.1%) have higher than average numbers of residents who have lived in the property for 10 years or more when compared to the East Midlands (44.2%). There are lower than average numbers of residents who have lived at the property for less than two years; 14.1% in Ashfield, 15.4% in Mansfield compared to 16.5% in East Midlands.

## 1.7 Property Prices

The following graph shows property prices at December each year between 1995 and 2009.

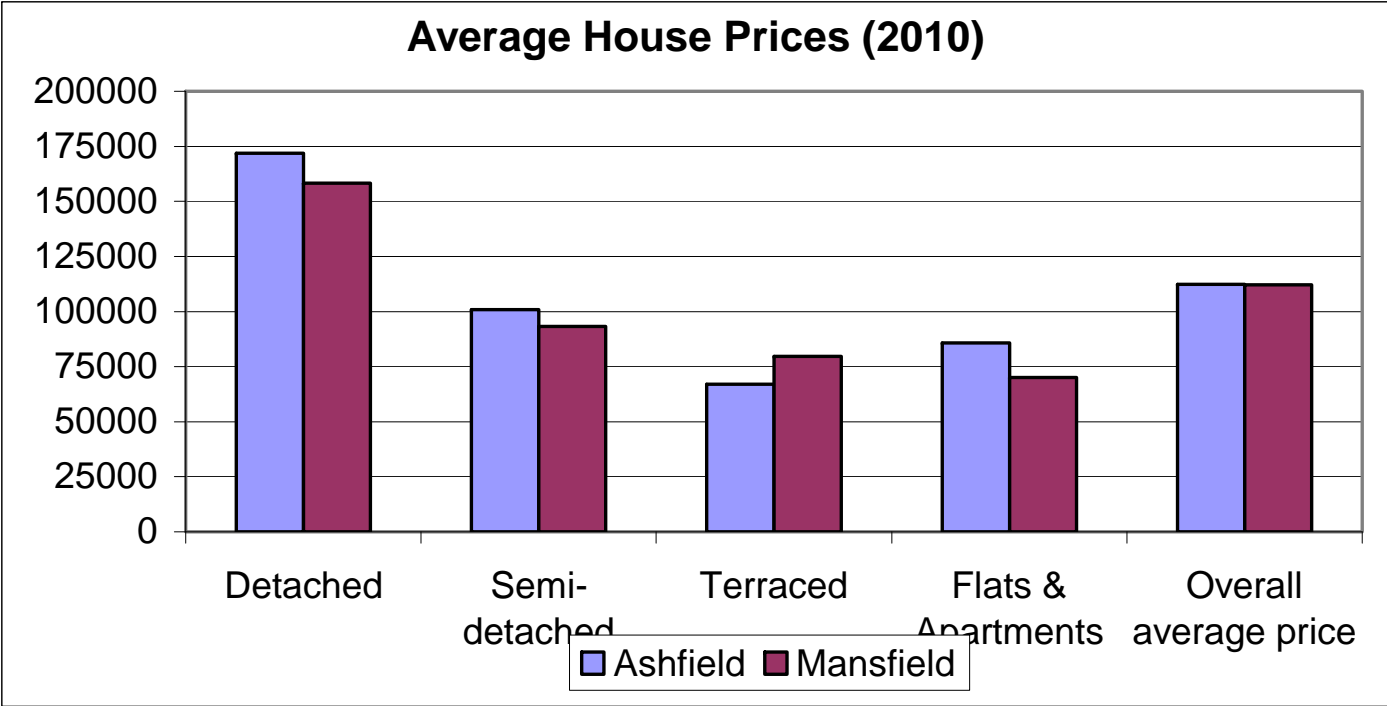


Source: Land Registry

The gap between house prices in the Nottinghamshire compared to England and Wales has increased significantly since 1995: The house price gap in December 1995 was around £6,077 and in December 2009 the gap was in excess of £38,877. In February 2010 the average house price in Nottinghamshire was £124,373 which is much lower than average compared to England and Wales at £164,455. It also shows that the gap in house prices is still increasing when comparing Nottinghamshire to England and Wales.

**a) Property Prices by property type**

The following graph shows the average house prices for the total private sector dwellings by property type.

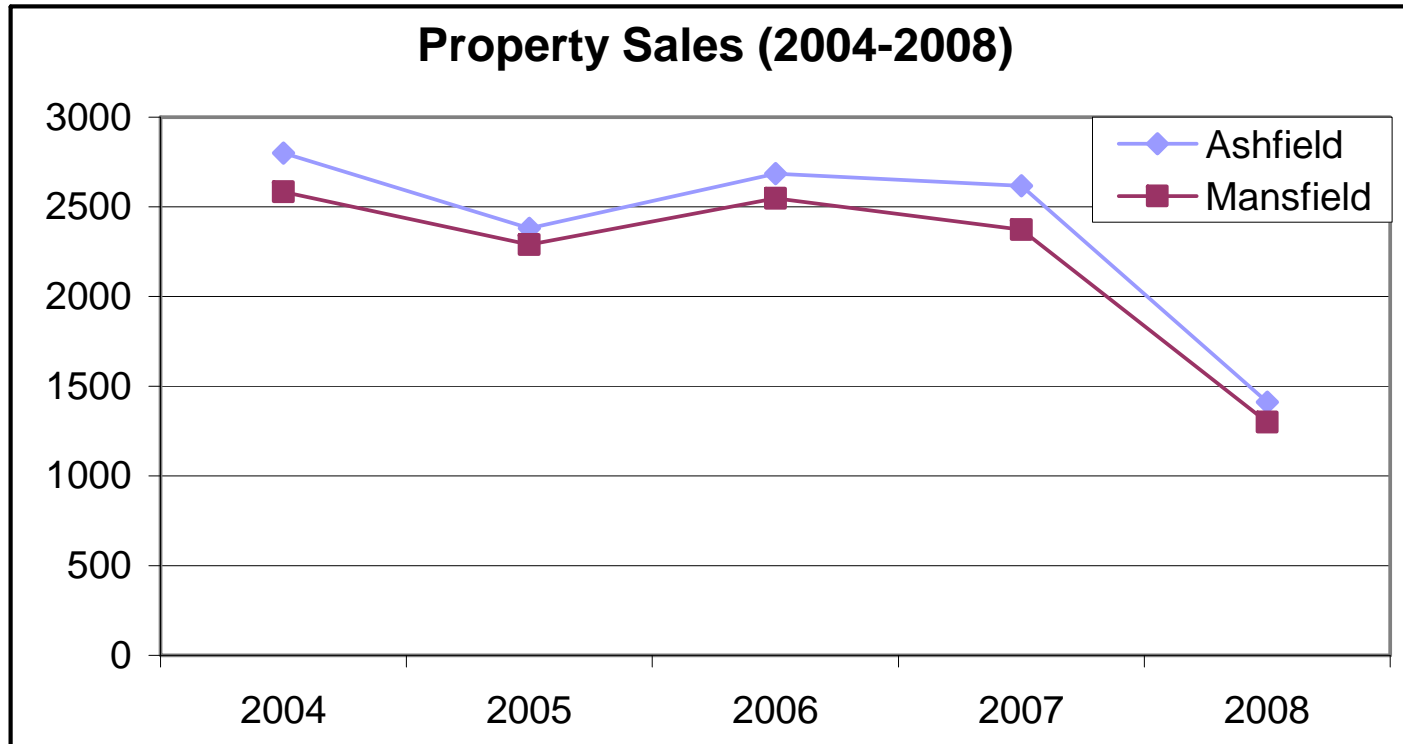


Source: Land Registry 2010

Although the overall price is similar in both Ashfield and Mansfield districts the average price of detached, semi detached and flats in Ashfield are higher. The average price of flats and apartments is higher in Mansfield.

### 1.8 Profile of property sales

The following graph shows the summary of property sales in Ashfield and Mansfield for the period 2004 to 2009.

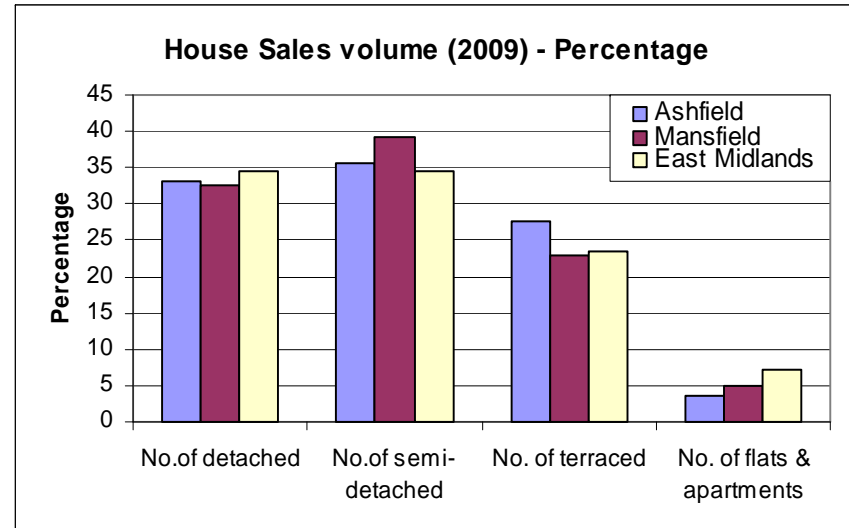
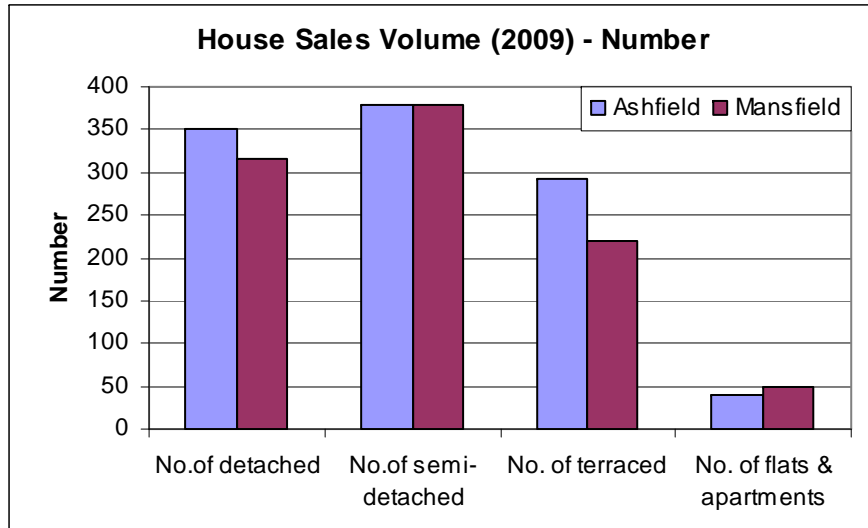


Source: hi4em, Land Registry.

There has been a steep decline in the sale of properties since 2007.

**a) Volume of Property Sales – district level**

The first graph below shows the number of sales in Ashfield and Mansfield District by property type. The second graph shows the sales as a percentage of the total sales for each property type for Ashfield and Mansfield with the East Midlands as a comparison.



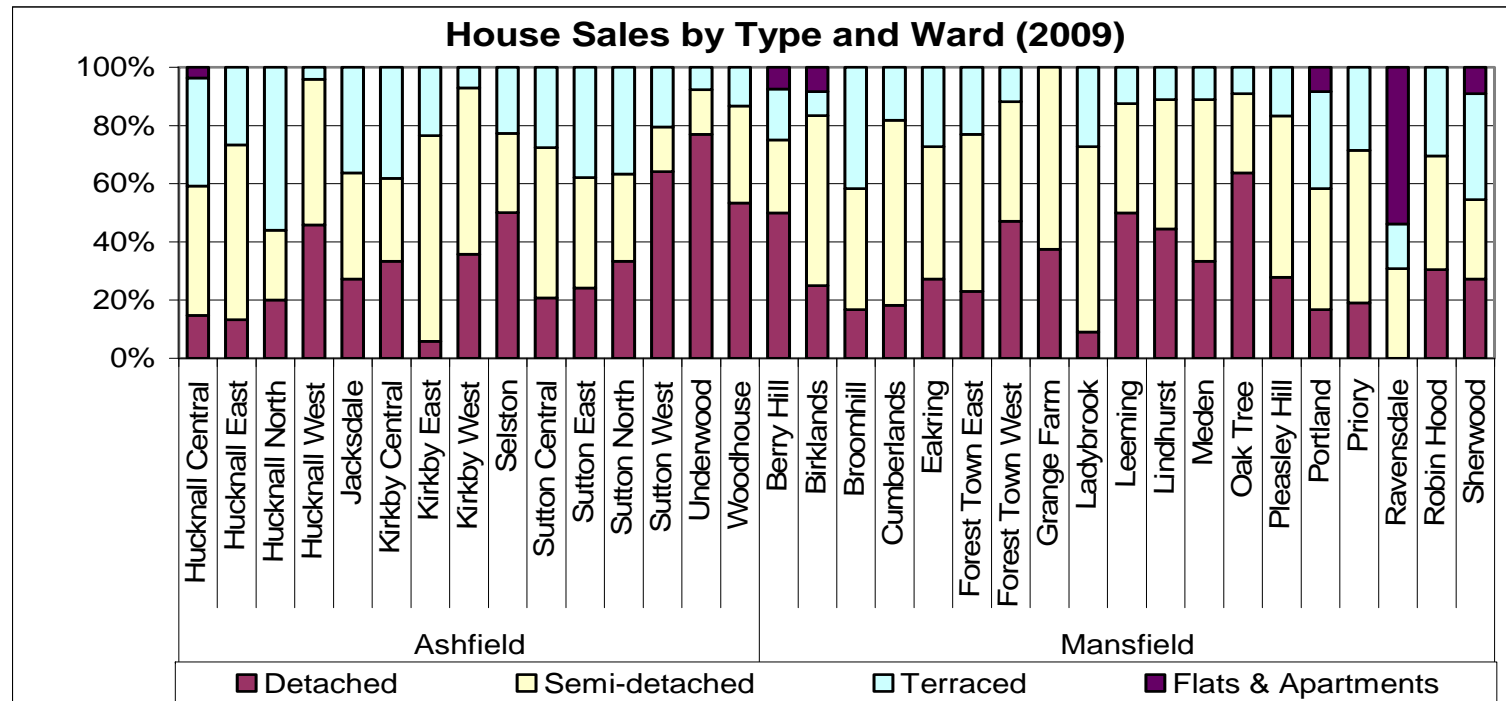
Source: Land Registry

Ashfield has higher numbers of sales in detached and terraced properties. Mansfield has a slightly higher number of sales in flats and apartment type properties.

As a percentage of the overall sales volume, Mansfield has a higher proportion of sales of semi-detached properties.

## 1.9 Volume of sales – ward level

This graph shows the number of property sales by property type and ward.



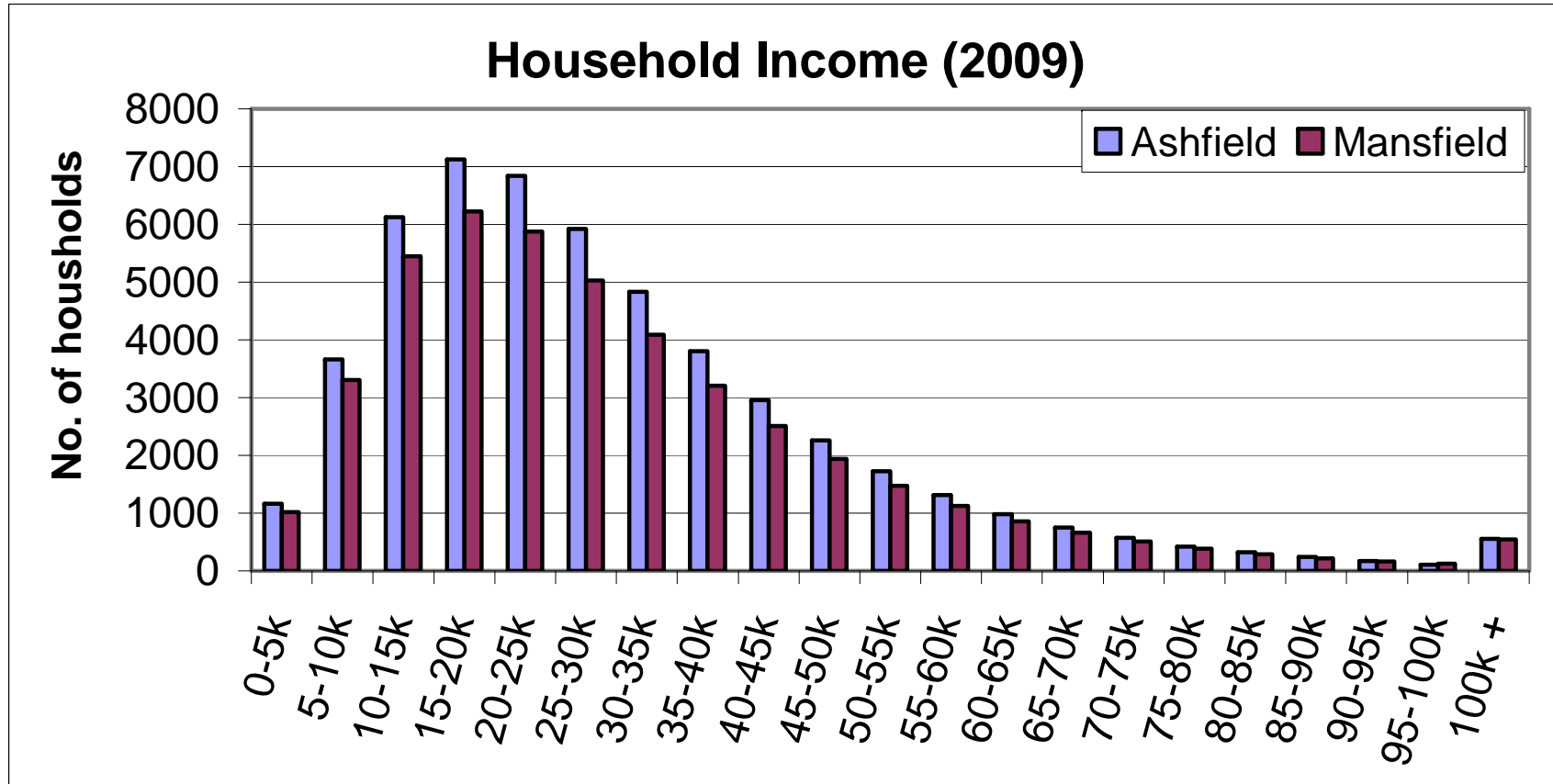
Source: Land Registry

The highest numbers of total sales were in Berry Hill (40) and Sutton West (39) wards. The highest numbers of sales by property type were:

- Detached property: Sutton West (25 property sales) and Berry Hill (20 property sales) wards
- Semi-detached property: Hucknall Central, Hucknall West and Kirkby East (12 property sales each) wards
- Terraced property: Hucknall North (14 sales), Sutton East (11 sales) and Sutton North (11 sales) Wards
- Flat/apartment: Ravensdale Ward.

### 1.10 Household Income

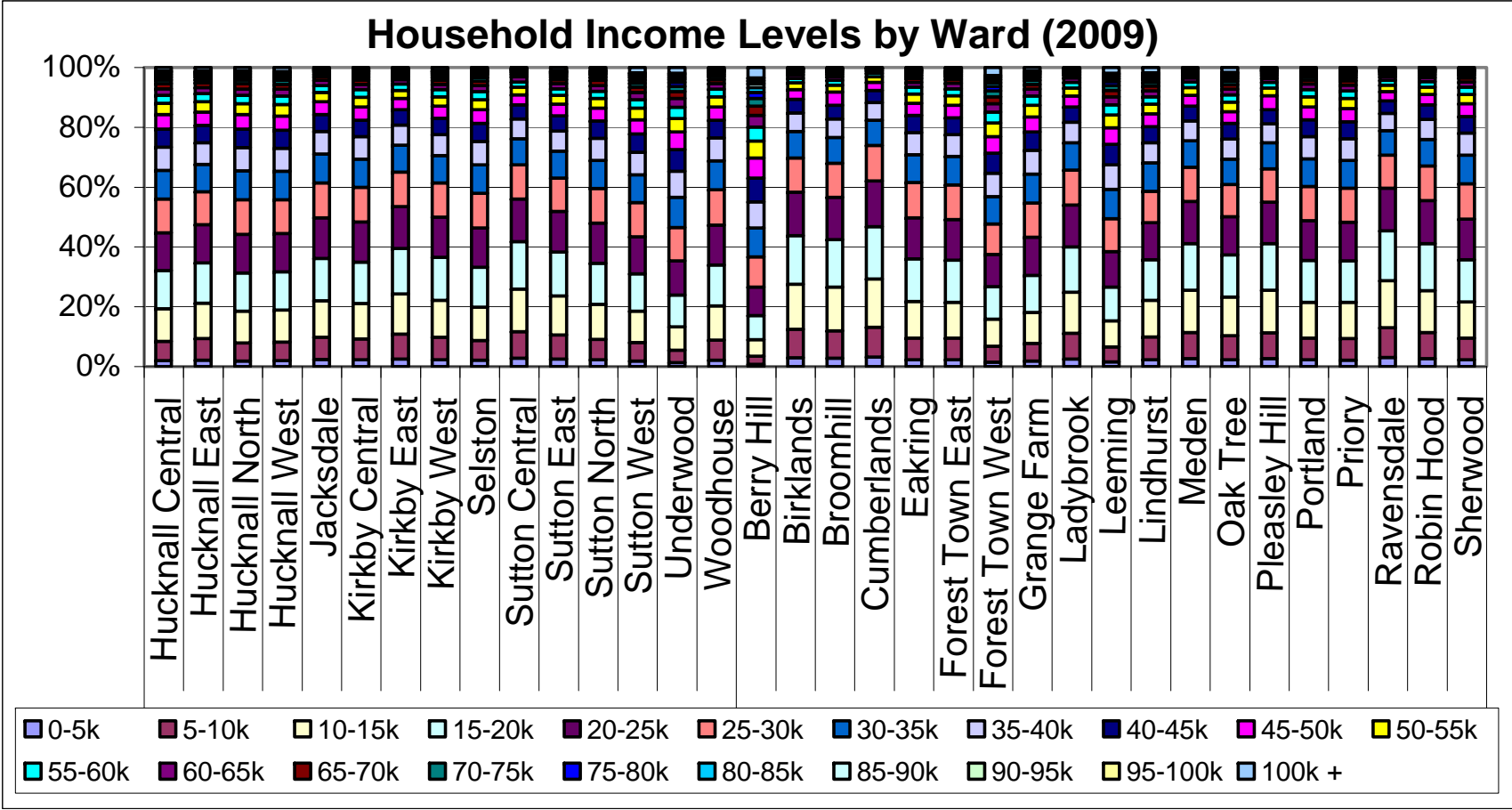
The following graph shows the household income within income bands.



Source: hi4em, CACI Paycheck 2009

The majority of households in Ashfield and Mansfield have a household income of between £15-20k.

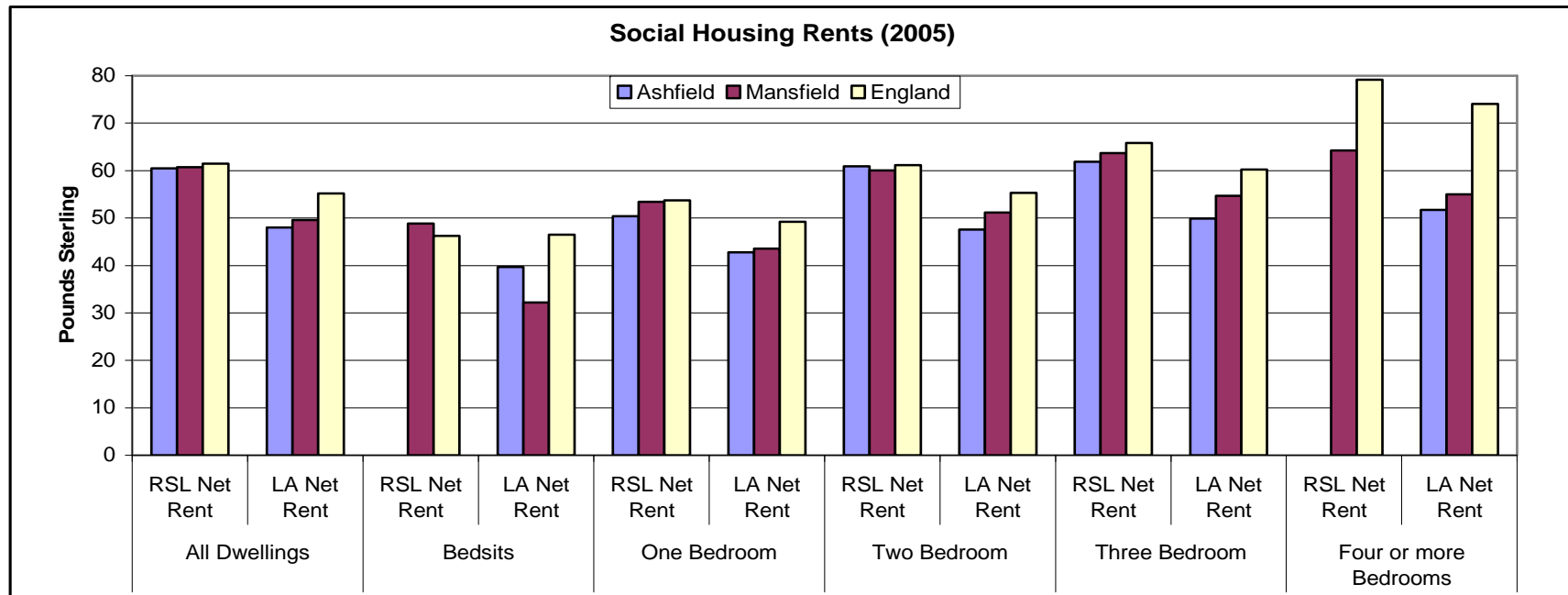
On average across Ashfield and Mansfield districts 48% of the households have a household income of up to £25k, 38% have a household income of between £25-50k, 10% have an income of £50-75k and 3.5% have an income of over £75k.



Source: hi4em, CACI Paycheck 2009

### 1.11 Rent comparisons

The graph provides a snapshot of the levels of Social Housing Rents at 31 March 2005. This includes information on Registered Social Landlord (RSL) net rents along with information on Local Authority (LA) net rents. These figures are listed by dwelling type as specified by the number of bedrooms in the dwellings. Net Rent is the rent paid excluding any service charges.



Source: Neighbourhood Statistics

The net rental costs in Ashfield and Mansfield are generally lower than the England average. There is a substantial gap in the rental costs of four bedroom properties in Ashfield and Mansfield. There are no bedsits or four or more bedroom houses available in Ashfield through Registered Social Landlords.

## 1.12 Occupancy

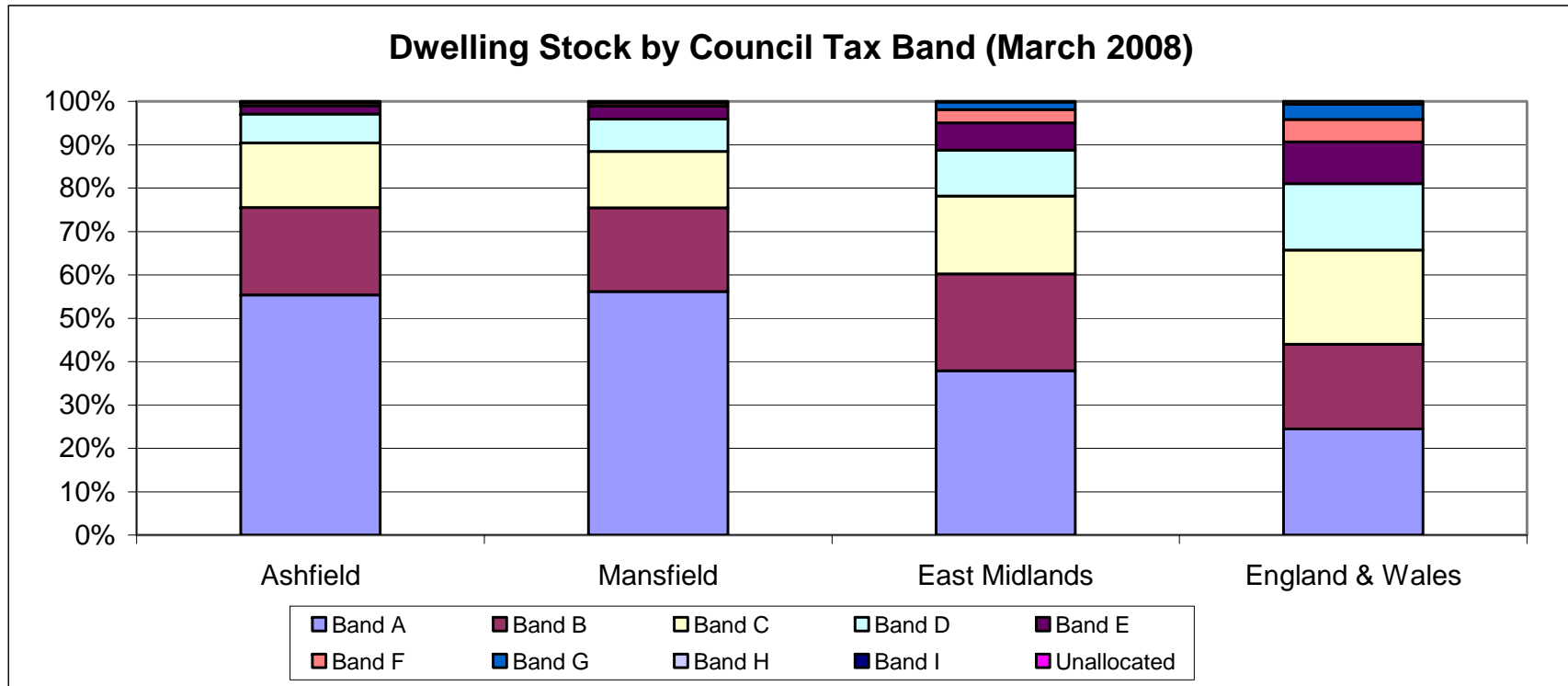
The table below shows the occupancy rates at the time of the 2001 Census.

		Occupied Household Spaces	Unoccupied Household Spaces	Second residence / holiday accommodation	Vacant household space
Ashfield	Hucknall Central	97.3	2.7	0.0	2.7
	Hucknall East	97.7	2.3	0.1	2.2
	Hucknall North	97.6	2.4	0.1	2.3
	Hucknall West	99.1	0.9	0.0	0.9
	Jacksdale	96.6	3.4	0.0	3.4
	Kirkby Central	95.3	4.7	0.1	4.6
	Kirkby East	94.8	5.2	0.1	5.1
	Kirkby West	97.4	2.6	0.1	2.5
	Selston	97.4	2.6	0.0	2.6
	Sutton Central	96.6	3.4	0.1	3.3
	Sutton East	95.3	4.7	0.1	4.6
	Sutton North	96.0	4.0	0.2	3.8
	Sutton West	94.4	5.6	0.2	5.4
	Underwood	97.7	2.3	0.0	2.3
	Woodhouse	98.0	2.0	0.1	1.9
Mansfield	Berrv Hill	96.5	3.5	0.3	3.2
	Birklands	96.3	3.7	0.0	3.7
	Broomhill	93.1	6.9	0.1	6.7
	Cumberlands	97.8	2.2	0.0	2.2
	Eakring	95.8	4.2	0.2	3.9
	Forest Town East	97.0	3.0	0.2	2.9
	Forest Town West	97.5	2.5	0.1	2.4
	Grange Farm	97.9	2.1	0.2	2.0
	Ladvbrook	94.7	5.3	0.1	5.2
	Leeming	97.7	2.3	0.0	2.3
	Lindhurst	90.9	9.1	0.3	8.9
	Meden	94.0	6.0	0.1	5.8
	Oak Tree	95.2	4.8	0.0	4.8
	Pleasley Hill	91.3	8.7	0.0	8.7
	Portland	90.3	9.7	0.2	9.5
	Priory	89.7	10.3	0.4	10.0
	Ravensdale	90.6	9.4	0.3	9.1
	Robin Hood	95.3	4.7	0.1	4.6
	Sherwood	93.6	6.4	0.2	6.2
	Other	<b>Ashfield</b>	<b>96.6</b>	<b>3.4</b>	<b>0.1</b>
<b>Mansfield</b>		<b>94.6</b>	<b>5.4</b>	<b>0.2</b>	<b>5.2</b>
<b>England and Wales</b>		<b>96.1</b>	<b>3.9</b>	<b>0.7</b>	<b>3.2</b>

Mansfield has a higher than average number of unoccupied household spaces/vacant household spaces. Both Ashfield and Mansfield have lower than average numbers of second residence/holiday accommodation.

### 1.13 Council Tax Banding

This dataset provides the overall number of domestic properties (the dwelling stock) and the number and percentage of properties allocated to each of the standard Council Tax bands



Source: ONS

The average percentage of Band A properties across England & Wales is 24.47% however Ashfield and Mansfield have substantially higher percentages at 55.37% and 56.15% respectively. Both the districts (Ashfield and Mansfield) have substantially lower than average percentages of higher band properties (i.e. Band C and above). There are no Band I properties in either district.

## 1.14 Completions

The table below shows the number of newly built properties completed between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2009 in the Ashfield area.

		Flat			House				Bungalow			Other
		1	2	3	1	2	3	4+	1	2	3+	
Ashfield	Hucknall Central	2	38	0	0	8	16	6	1	0	0	0
	Hucknall East	0	0	0	1	11	12	19	0	2	0	0
	Hucknall North	0	22	0	0	0	0	0	0	0	0	0
	Hucknall West	0	0	0	0	0	0	0	0	0	0	0
	Jacksdale	0	0	0	0	1	1	0	0	0	0	0
	Kirkby Central	0	0	0	0	2	9	3	0	8	0	0
	Kirkby East	0	1	0	0	0	0	5	0	0	0	0
	Kirkby West	0	0	0	0	0	0	1	0	0	0	0
	Selston	0	0	0	0	0	8	8	0	0	0	0
	Sutton Central	0	0	0	0	0	1	0	0	0	0	0
	Sutton East	6	16	0	0	6	25	13	0	0	1	1
	Sutton North	0	0	0	1	2	8	4	0	0	0	0
	Sutton West	0	0	0	0	0	9	4	0	0	0	0
	Underwood	0	0	0	0	0	0	2	0	0	0	0
Woodhouse	0	0	0	0	0	2	1	0	0	0	0	

Source: ADC Planning Policy Department

There were 287 newly built properties completed between April 2008 and March 2009 of which 29.6% were flats, 65.9% were houses and 4.2% being bungalows. Of the 287 properties; 3.8% were one bedroom, 40.8% were 2 bedrooms and 55.1% were 3 or more bedrooms.

The table below shows the number of newly built properties completed between 1<sup>st</sup> April 2008 and 31<sup>st</sup> March 2009 in the Mansfield area.

		Flat			House				Bungalow			Other
		1	2	3	1	2	3	4+	1	2	3+	
Mansfield	Berry Hill	1	1	0	0	6	16	62	0	0	0	0
	Birklands	3	7	0	0	9	27	12	0	1	0	0
	Broomhill	0	0	0	1	0	3	0	0	0	0	0
	Cumberlands	0	0	0	0	0	0	1	0	0	1	0
	Eakring	5	0	0	0	0	0	0	0	0	0	0
	Forest Town East	0	0	0	0	0	0	1	0	0	0	0
	Forest Town West	0	0	0	0	0	3	2	0	0	0	0
	Grange Farm	0	0	0	0	0	4	1	0	0	0	0
	Ladybrook	0	0	0	0	0	4	2	0	0	0	0
	Leeming	0	0	0	0	0	4	4	0	0	0	0
	Lindhurst	0	0	0	0	0	2	0	0	0	0	0
	Meden	0	0	0	0	1	7	1	0	0	0	0
	Oak Tree	0	0	0	0	0	9	12	0	0	0	0
	Pleasley Hill	0	0	0	0	2	5	0	0	0	0	0
	Portland	0	0	0	0	0	0	1	0	0	0	4
	Priory	0	28	1	0	2	0	8	0	4	0	0
	Ravensdale	4	0	0	0	1	1	2	0	0	0	0
	Robin Hood	0	0	0	0	8	5	2	0	0	0	0
Sherwood	2	0	0	0	0	0	9	0	0	0	0	

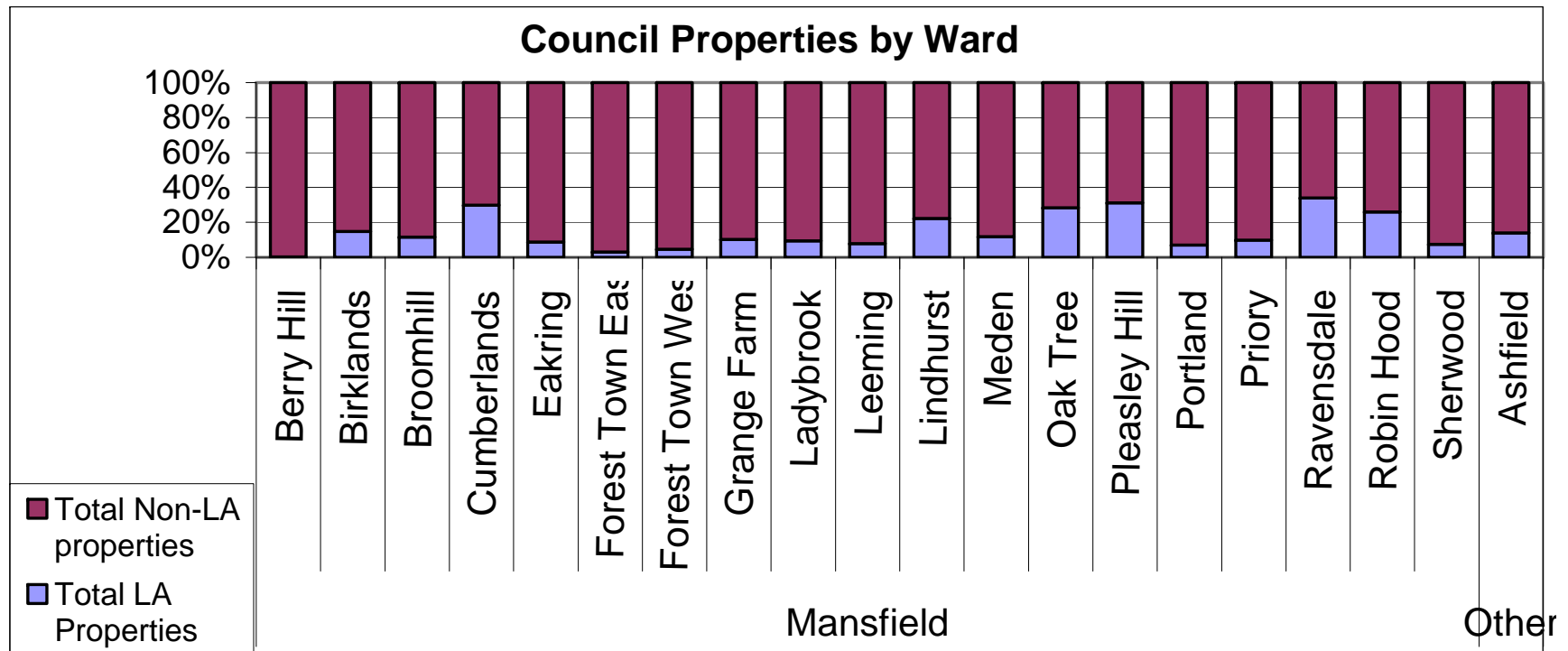
Source: MDC Planning Policy Department

There were 302 newly built properties completed between April 2008 and March 2009, of which 16.9% were flats, 78.2% were houses and 2.0% being bungalows. Of the 302 properties; 5.3% were one bedroom, 23.2% were 2 bedrooms and 70.2% were 3 or more bedrooms.

## 2 Housing – Part 2 Local Authority housing

### 2.1 Council properties by ward

The following graph shows the proportion of Local Authority (LA) housing in each ward (at April 2009).

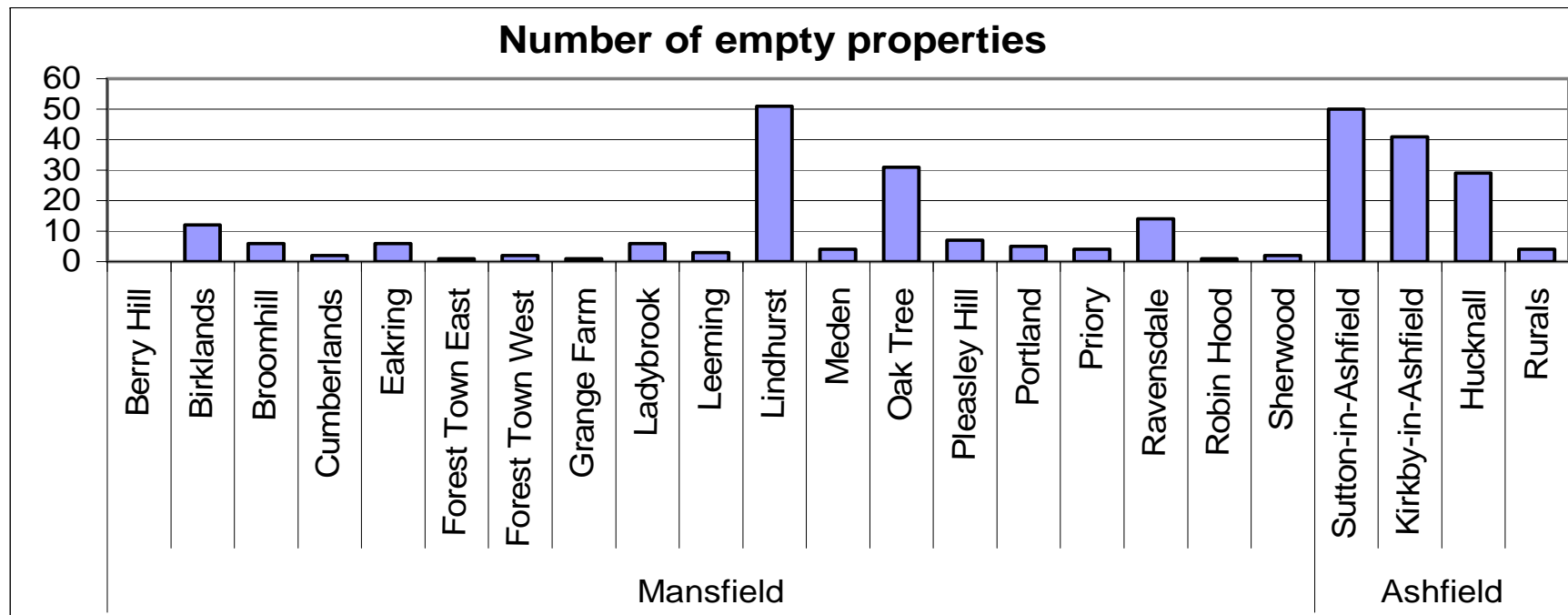


Source: Ashfield Homes Limited and MDC Housing Gazetteer database

The highest proportions of council properties in Mansfield were in Ravensdale ward.

## 2.2 Empty properties

The graph below shows the number of Local Authority properties which stood empty at August 2009. The figures do not include properties which are awaiting repairs or those intended for regeneration.



Source: Ashfield Homes Limited and MDC Housing Management System

Ashfield had a total of 124 empty council properties and Mansfield had 158 empty council properties. Lindhurst and Oak Tree in Mansfield has the highest number of empty local authority properties which accounted for 52% of the total empty properties in Mansfield. Sutton-in-Ashfield has the highest number of council properties at 40% of the total number of empty properties in Ashfield.

## 2.3 Rents

The following table shows the average weekly rent amount (excluding amenities) charged for Council properties in the Ashfield and Mansfield areas, broken down by property type and size.

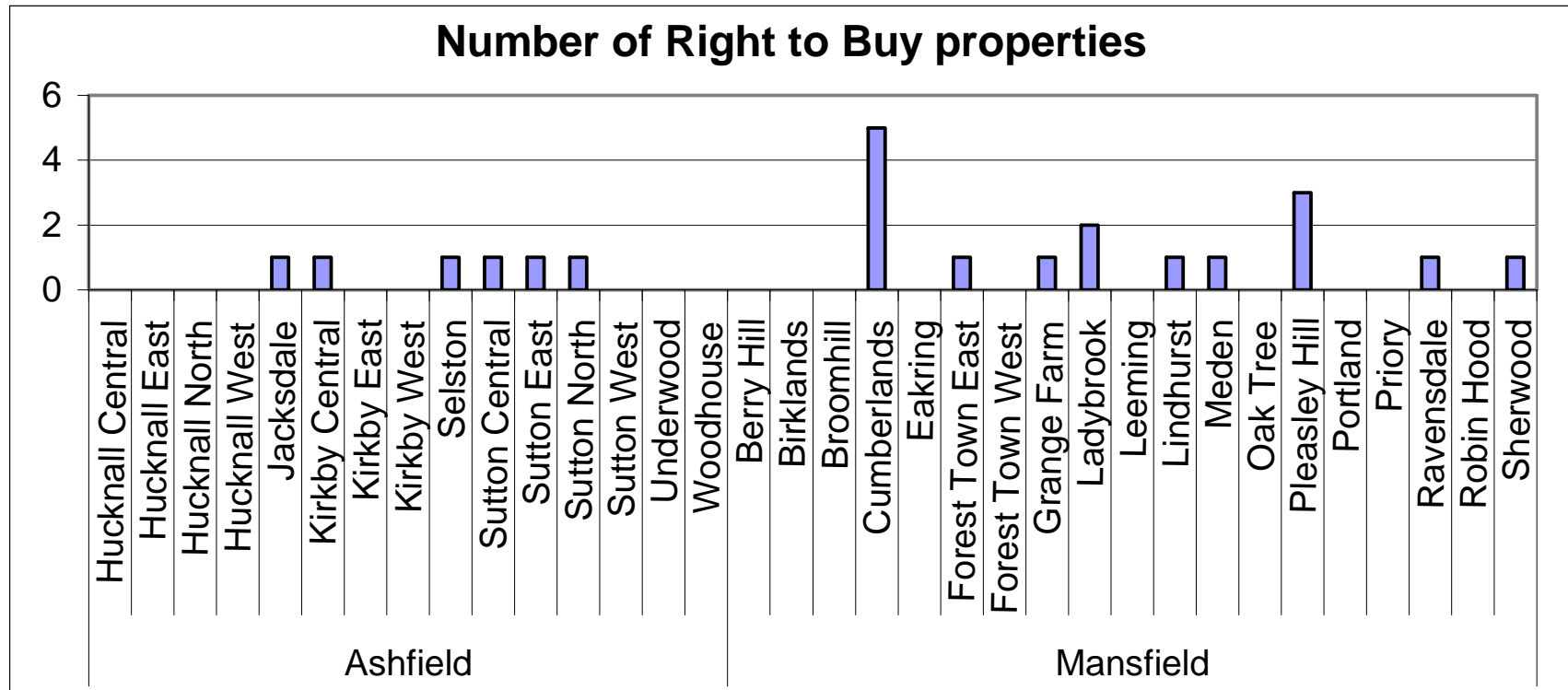
Property type	Bedrooms	Average weekly net rent	
		Ashfield District Council	Mansfield District Council
Flat	1	£54.63 - £55.13	£45.22
	2	£60.48 - £62.09	£52.08
	3	£64.77	£54.44
House	2	£61.45 - £66.67	£54.25
	3	£63.05 - £68.39	£55.94
	4	£71.08 - £73.29	£60.52
Bungalow	1	£59.27 - £60.22	£49.38
	2	£64.56 - £67.68	£54.36

*Source: Ashfield Homes Limited & MDC Housing Management System*

The weekly rents for housing in Ashfield are higher in all the property types than in the Mansfield area.

## 2.4 Right to buy

Every secure tenant has the right to purchase their Council property (either freehold or leasehold) dependant on the length of time they have lived in the property. The table shows the number of Council properties purchased through the right to buy scheme, broken down by ward, for the financial year 2008-9.



Source: Ashfield Homes Limited and MDC Housing Management System

Ashfield had 6 and Mansfield had 16 tenants purchasing their Council properties. The highest number of right to buys were in Cumberlands and Pleasley Hill wards in Mansfield.