

# **Housing Market Review**

**The Shimmer Estate, Mexborough,  
South Yorkshire**

**July 2017**

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## Executive Summary

The following provides a brief synopsis only and should be read in conjunction with the main body of the report and the assumptions and recommendations contained therein.

This report investigates and identifies the issues relating to the ability of the property owners on the Shimmer Estate, Mexborough, South Yorkshire to purchase an equivalent home following submission of a valid blight notice. The report reviews the housing market in Mexborough and surrounding areas to identify the suitable, comparable alternative properties available both now and in the near future and whether the local market has sufficient capacity to absorb potential demand arising from relocated residents.

In terms of the local housing market, Mexborough has a range of traditional terraced, pre-and post-war and modern housing stock which is of generally lower value than the national average which is illustrated by the scale of properties (1,504) currently for sale within a five mile radius of the Shimmer Estate at £200,000 or less. The average house price in Mexborough (c. £118,000 in 2016 in comparison to Yorkshire and Humber average of c. £180,000) has been increasing on average by 3% per annum though more recently (January to March 2017) there has been a downward trend in average prices both at the regional and local authority level. However, the market shows fluctuations so it is not possible to predict whether this trend will continue.

The Shimmer Estate is a relatively modern, partially completed housing estate, on the periphery of Mexborough, close to Conisbrough. The new build properties were competitively priced, offering an affordable product with the attractions of a brand new home with certain developer incentives. The Government's Help to Buy scheme, which was available from January 2014, was also used to assist purchasers in buying a new property.

It is outside of the scope of this Report to provide comment on individual property values. These will ultimately be determined through negotiation and a more forensic analysis and inspection of the respective properties. However, it is noted that a number of re-sales have taken place between April 2014 and July 2016 (as presented in Figure 5) showing that in some instances house prices are generally lower than the original sales prices. This could be as a result of a number of factors.

Looking at the ability of the local property market to absorb the potential demand arising from relocated residents from the Shimmer estate, it is difficult to accurately predict the impact on supply and pricing in the event that a large number of potential purchasers are to become available. Notwithstanding this, the impact on the market will be determined by individual's preferences, availability and the frequency of relocations. In these circumstances (and based on the properties at the Shimmer Estate) it is reasonable to assume that the preference for current occupiers could be for modern and new build properties.

Based on our analysis we have established there are a range of alternative properties within the local market; these comprise traditional housing stock, pre and post-war housing, new housing stock, and new build properties (which are released to the market in response to prevailing levels of demand). This combination provides a range of alternatives to the residents of the Shimmer Estate. With the closest new build estate to Shimmer, being 'Gleeson Homes' Kilner Park that provides a similar offer.

Notwithstanding this, should a large number of Shimmer residents chose to relocate at the same point in time, then we are concerned that this temporal increase in demand could lead to increased pricing, as claimants bid against each other to secure immediately available houses.

The value of properties on the Shimmer Estate, together with low supply of affordable housing in Mexborough and its surrounding areas together could make it difficult for homeowners to buy a local equivalent property with statutory compensation they would receive from the Government.

Having regard to this, it is our recommendation that a strategic re-housing plan is developed through consultation with the residents of the Shimmer Estate. The basis of this strategy needs to consider the following; the residents' future housing requirements, the overall scheme timescales, the options for leaving promptly or remaining in the properties to take advantage of the developing housing market and statutory compensation provisions available to them.

## 1.0 Background

On 7 July 2016 Sir David Higgins, Chairman of HS2 Ltd (“HS2”), published a report indicating that he would be recommending to the Secretary of State for Transport that the Phase 2b route of HS2 should not serve Sheffield via Meadowhall but instead via a high speed spur onto the existing Network Rail infrastructure allowing HS2 to serve Sheffield City Centre. This has resulted in a route realignment, which impacts a number of residential properties within the town of Mexborough.

A significant proportion of the dwellings that are impacted in Mexborough are located within a single relatively new housing estate, which at the time of the announcement was partially under construction by Strata Homes, and marketed as the Shimmer Estate. Strata Homes benefitted from planning consent for the construction of 220 dwellings on the site and Land Registry report that there have been 130 market sales to date. The remaining 90 plots have either been built and remain unsold, or are yet to be built. We understand that Strata had initially halted construction as a result of the announcement, although we now understand remedial works to roads and landscaping will be completed.

As a result of the proposed route changes, the Secretary of State has taken the decision to include the whole of Shimmer Estate within the safeguarded area. This means that homeowners qualify for Statutory Blight (and HS2’s discretionary Express Purchase Scheme which reduces some of the information requirements).

It is recognised that the route realignment has the potential to have a number of significant impacts on the operation of the property market both within the immediate confines of the Shimmer Estate, and the wider Mexborough area. It is also noted that a number of interested parties (including individual property owners, the local Member of Parliament and relevant Local Authority) have expressed their concern regarding the proposed level of compensation being offered by the Department for Transport. Further concerns have been raised as to whether affected parties will be able to find like-for-like replacement properties based on local supply and potential compensation levels.

### 1.1 Report Brief

Having regard to the above concerns, HS2 Ltd have instructed Carter Jonas to provide a market report which looks specifically at the Mexborough housing market and the Shimmer Estate, and assesses whether given the potential scale of acquisitions, the local market has sufficient capacity to absorb potential demand arising from relocated residents.

We have also been asked to comment on the potential property values within the Shimmer Estate, to assess whether potential claimants will be put into a better or worse position as a result of the compulsory acquisition of their property, based on current market condition.

### 1.2 Report Structure

This report is split into the following sections in order to succinctly address each of the different elements of the brief. In summary the purpose of this report is to understand the prevailing residential property market and conclude whether the existing compensation packages may need to be adjusted to allow residents of the Shimmer Estate, who want to move in the short term, to acquire an equivalent property in the local area.

- Mexborough Housing Market Analysis

This section provides an exploration of the local housing market in Mexborough to provide context to the prevailing market conditions affecting the Shimmer Estate.

- Shimmer Estate Sales Evidence

This section provides a review of the Shimmer Estate, and details any patterns in house prices that have emerged since it was constructed (from 2011 onwards).

- Supply of Suitable Alternative Housing

This section seeks to identify whether there are sufficient levels of suitable alternative premises within the local market to be able to relocate claimants within a short timescale, noting the number of Blight Notices that have been recently served.

- Conclusions and Recommendations

This section summarises the findings of our research, and outlines our recommendations.

## 2. Mexborough Housing Market Analysis

### 2.1 Mexborough Town

Mexborough comprises a former industrialised town, which is located on the north bank of the River Don 8 miles south west of the town of Doncaster, 6.8 miles north east of Rotherham and 10.7 miles south east of Barnsley. The town expanded around the coal mining industry and other heavy industries (including railway affiliated industries), although today there are limited amounts of employment in this sector. A number of coal mines within the local area closed in the 1980s, and resulted in a refocusing and restructuring of the local economy.

The town has a number of facilities such as hospital, several schools and academies, together with a train station with direct services to Sheffield and Doncaster. Mexborough is also well served by the strategic road network with J37 of the A1(M) being 5.4 miles (10 mins), J1 of the M18 being 7.5 miles (15 mins) and J33 of the M1 being 10 miles (22 mins) distance away.

According to the Office of National Statistics, Mexborough has a population of approximately 15,250 with approximately 41% (6,261) of the population in employment. The majority of the working population is employed in industries such as Manufacturing (12.3%), Construction (12.6%), Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles (18.5%) and in the Human Health and Social Work Activities (12.8%). It is understood that the majority of the working population work in the surrounding areas rather than Mexborough itself.

The town has a pedestrianised retail centre, which is primarily occupied by traditional local amenities, discount stores and bakeries. The housing stock is made up of Victorian terraced and semi-detached houses, early to mid-20<sup>th</sup> century houses and a small number of late 20<sup>th</sup> century estates (former council housing stock) and two new developments, one of which is the Shimmer Estate.

### 2.2 Mexborough Housing Market Analysis

In order to assess overall pricing within the Mexborough housing market, we have firstly interrogated the Land Registry House Price Index, before assessing the Land Registry database of property market transactions.

According to the Land Registry website, the “UK House Price Index” (HPI) uses house sales data from HM Land Registry, Registers of Scotland, and Land and Property Services Northern Ireland and is calculated by the Office of National Statistics. This index is published monthly.

The HPI assesses sale prices on a National, Regional, County and Local Authority specific basis. For completeness, the latest average house prices that are detailed within the HPI that are relevant for Mexborough are set out below in Figure 1.

Area	HPI Average Sales Value (April 2017 – Latest Date Reported)
England and Wales	£231,269
Yorkshire and Humber	£155,357
South Yorkshire	£131,491
Doncaster	£120,098

Figure 1: Latest Sales Values

The HPI data indicates that average house prices in Doncaster as a whole (which includes Mexborough) are below that of the England and Wales Average as well as below the Yorkshire and Humber Average (of £155,357) and the South Yorkshire Average (of £131,491).

Within Doncaster itself (of which Mexborough is a part), average house prices differ on a dwelling type basis. As detailed above, whilst the average house price is £120,098 for all property types, there are clear differences between detached, semi-detached, terraced and flats. Detached properties at £182,724 are the costliest within the data published by Land Registry, which reduces to £114,094 for semi-detached dwellings and £91,048 for terraced dwellings. Flats are the lowest value of the property types considered, with an average reported price of £76,647.

In addition to the HPI data, we have assessed House Price Sales Data that is published by Land Registry. This comprises raw data, which is more likely to be subject to seasonal variations, and may be slightly more volatile relative to the HPI as average prices are potentially more likely to reflect the analysis of a smaller number of transactions (and the specific property types that have transacted within a given period of time). Whilst there are clearly potential issues with this dataset, it allows a more forensic assessment of pricing on a more localised basis.

The House Price Sales Data enables the analysis of prices within Mexborough in isolation, and not necessarily the wider Doncaster area for which it is a part. This data can then be compared to the HPI data, to make generalised observations about pricing within the Mexborough area. Within this analysis, we have isolated transactions that have taken place within Mexborough. Properties that are listed as being within Ardwick-Upon-Deerne, Kilnhurst and Swinton have been excluded from this analysis, on the basis that these are considered to comprise separate settlements.

In 2016 based on a total of 243 transactions, the average house in Mexborough sold at a price of £111,429, which is below the average price within the wider Doncaster average and across South Yorkshire as a whole. This suggests that house prices within Mexborough are lower relative to sales prices within surrounding areas.

Additionally, given the close proximity of the Shimmer Estate we have assessed average prices in Conisbrough. In 2016 based on a total of 173 transactions, the average house price in Conisbrough sold at a price of £110,042. This suggests that house prices within Conisbrough are similar to Mexborough. This indicates that there is little differentiation between these two areas in terms of pricing.

## 2.3 House Price Trends

We have reviewed the housing data for the Mexborough property market from 2011 onwards. This spectrum of data provides a comprehensive view of the trends in the property market and coincides with the development of the Shimmer Estate. We have established that although property prices in the Mexborough area have slowly but progressively recovered since the bottom of the market in 2012, it should be noted there are periods of volatility which have impeded sustained growth.

According to the HPI data, sales prices in Yorkshire and Humber increased at a lower rate of 22.6% between January 2012 and April 2017 relative to the England and Wales Average, reflecting an overall annualised increase of 4.3%.

On a more localised level (postcode S64), house price growth has been more limited relative to the regional averages. According to the HPI data in South Yorkshire sales prices have increased by 15.2% between January 2012 and April 2017, reflecting annualised growth of 2.9%, and within Doncaster prices have increased at 11.1% over the period assessed, which equates to an annualised increase of 2.1%.

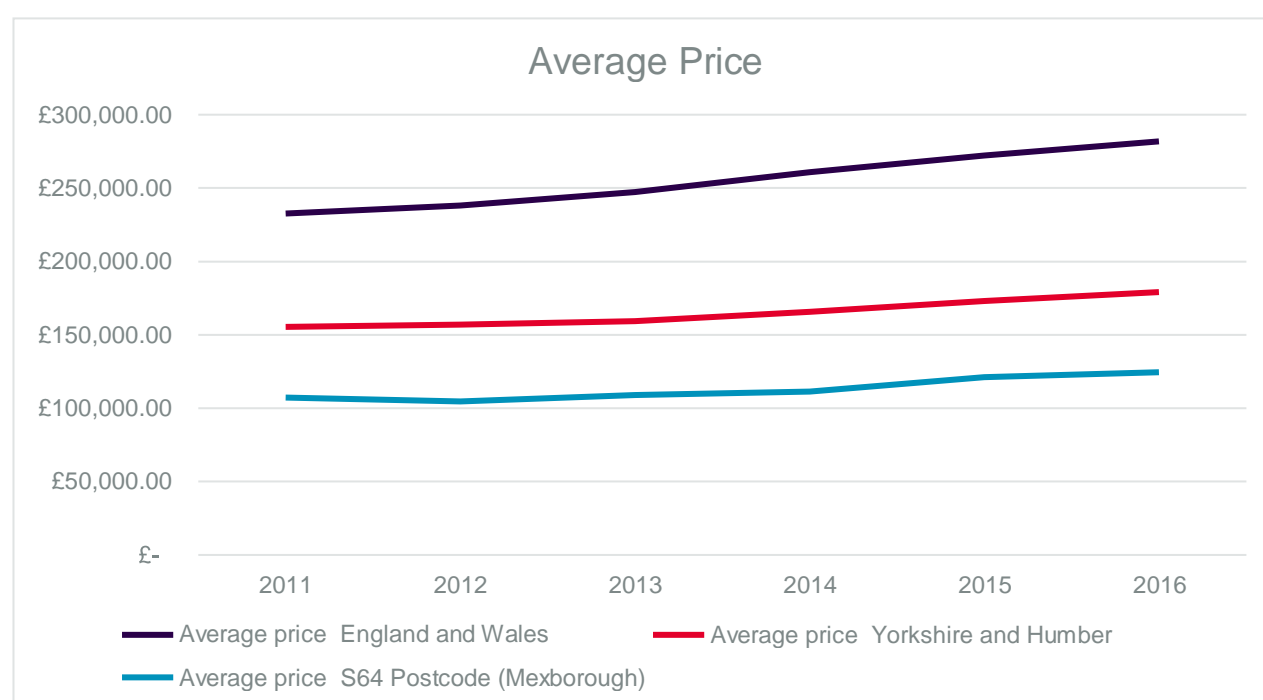


Figure 2: Average House Price (2011-2016) (Source: Office of National Statistics)

Looking in more detail at the year-on-year average property value in Mexborough (rather than the whole S64 postcode), it is clear that average prices have increased since 2012 by an average of 3% per annum, which equates to overall growth of approximately 10%. These figures take into account all house types, including new build and existing housing stock.

It is worth noting that, between January 2017 and March 2017 the Land Registry HPI shows that average prices for Yorkshire and Humber (and more locally within the Doncaster area) have fallen by 1.59% and 1.25% respectively (represented on a £ per annum basis). This information suggests that whilst values have increased consistently over the past five years, over the past two months this trend has reversed. This finding must be considered in the context that it only comprises two months' data, and whilst this may not indicate a reversal in growth, it may show an emerging trend although this will only be established through the analysis of future available data.



## 2.4 Analysis of Property Sales Prices in Mexborough

Within Mexborough itself, the analysis that we have prepared based on Land Registry House Price Sales Data shows similar levels of increase. According to this data, house prices within Mexborough have increased at a higher rate in recent years relative to both the local and county averages (but below that of Yorkshire and Humber as a whole). Within this analysis, so far we have analysed pricing levels on a postcode area specific basis. We have also assessed price changes on a neighbouring village basis, using sales prices within Mexborough and the surrounding urban settlements.

Some of these areas including Mexborough experience fairly steep increases and decreases when assessed on this basis, although the relatively small dataset exaggerates these variations. The variations do however suggest that the wider area is affected by similar market factors relative to Mexborough.

Median Sale Price by Year	2011	2012	2013	2014	2015	2016
<b>Conisbrough</b>	£90,000	£90,000	£91,500	£100,000	£97,500	£103,625
<b>Swinton</b>	£112,000	£104,500	£108,750	£109,975	£125,000	£120,000
<b>Wath-upon-Deerne</b>	£120,000	£137,950	£144,995	£135,000	£125,000	£125,000
<b>Bolton-upon-Deerne</b>	£77,000	£90,000	£83,000	£94,975	£83,975	£96,750
<b>Mexborough</b>	£82,750	£99,950	£92,250	£93,116	£103,250	£95,000

Figure 3: Median Sale Price by Year in Surrounding Areas (Source: Land Registry)

Figure 3 demonstrates that overall average median values (the only data available at the commencement of the report) for Mexborough rose between 2011 and 2015 with an increase from £82,750 in 2011 to £95,000 in 2016 (an increase of 15% - which is in line with the S64 postcode as a whole). Notwithstanding this, whilst the dataset at Figure 2 on page 8 shows a smooth and sustained increase in values that suggests stability and consistency within the local market, Figure 3 suggests greater localised fluctuation on a yearly basis. For example, Figure 4 indicates that house prices have reduced in Mexborough from £103,250 to £95,000 between 2015 and 2016.

The above analysis gives a clear indication that the housing markets in Mexborough and its surrounding areas do fluctuate year-on-year in greater frequency than the regional averages. We consider that it is very subjective to identify specific factors that impact the market values given the irregular patterns, although this may in part be due to the sales of particular stock within the respective timeframe, and may be influenced by the supply of new build stock which tends to transact at a premium as is evidenced in section 4 of this Report.

The combined evidence indicates towards a localised cyclic trend within the property market, and further supports that we have just been through one full property cycle and we have entered the initial stages of another. In real terms we would expect to see an increase in property values over a period of time from their current position as indicated in Figure 3.

### **3. Shimmer Estate Sales Evidence**

#### **3.1 Background**

The Shimmer Estate extends to approximately 4.4 hectares (10.87 acres), situated on the site of a former power station directly to the east of Mexborough centre, on an island site directly accessed from the A6023 Doncaster Road, which is also the boundary to the north east. It is surrounded on the remaining sides by the River Don to the south and the Sheffield and South Yorkshire Navigation canal to the north. The entire estate is designated as Floodzone 3 in the Environmental Agency (EA) Floodmap for Planning. There are Flood Storage Areas located between the estate and canal. The estate comprises a range of two, three and four bedroom properties. Following the HS2 route announcement, construction was paused but works have since been restarted. Roads and landscaping have only been partially completed but were due to be finished in summer 2017.

#### **3.2 Estate Characteristics**

The estate is relatively new, being built in a number of phases from 2011 onwards. A number of properties on the estate have now been re-sold since they were first built. The estate comprises of a mixture of different housing types and styles principally comprising but not limited to Cadiz, Monaco, Milan and Tivoli built by Strata Homes, a locally based regional residential developer. The estate offers a mix of lower value and premium properties (larger, relatively higher value) housing with approximately 50% of the total being one or two bed properties, which suggests that the target buyers were either first time buyers or investors. We understand that a number of the properties were bought with the assistance of government-backed Help to Buy schemes. We understand the forms of accommodation comprises as follows, along with their original corresponding values.

- 1 Bed House/Flat- £52,000 to £75,000
- 2 Bed House - £60,000 to £110,000
- 3 Bed House - £107,000 to £150,000
- 4 Bed House - £135,000 to £175,000
- 5 Bed House - £145,000 to £160,000

#### **3.3 Construction and Specification**

The dwellings on the Shimmer Estate were constructed using traditional methods, although there is a variety of different external finishes depending on the house type. All offer uPVC double glazing. It was noted that a number of the properties have roof mounted solar panels.

The estate is serviced by a standard width tarmac and block road from the A6023 though this is yet to be completed. The road leads through the estate and has a number of passing places, speed restriction measures together with visitor parking.

The estate is built on the site of a former power station and some of the land is infill to form the development platform. We have reasonably assumed that geotechnical and environmental reports were submitted to, and approved by, the Local Authority prior to planning consent being approved.

### 3.4 Shimmer Estate Property Prices

As with the whole of Mexborough, property prices on the Shimmer Estate have been affected by the fluctuating property market, whatever the cause. The following table shows a sample of original sales prices and re-sale prices on the Shimmer Estate over a selection of years.

House No.	Price Paid	Date Bought	Re-sale Price	Date Re-sold	Value Change	Property type
17	£ 94,950	09/12/2011	£ 86,500	29/04/2016	-8.90%	Terraced
85	£ 48,000	29/06/2012	£ 55,000	31/03/2016	14.58%	Flat
79	£ 48,000	30/06/2012	£ 55,000	01/04/2016	14.58%	Flat
86	£162,950	21/10/2015	£150,000	29/07/2016	-7.95%	Terraced
5	£ 89,950	26/01/2012	£ 83,000	05/06/2015	-7.73%	Terraced
71	£134,950	27/03/2013	£119,950	10/07/2015	-11.12%	Terraced
59	£125,303	09/07/2012	£107,000	06/11/2015	-14.61%	Terraced
67	£ 89,950	30/06/2011	£ 85,500	04/04/2014	-4.95%	Terraced
159	£109,950	16/06/2015	£ 94,000	18/12/2015	-14.51%	Terraced

Figure 4: Re-sale Transactions on the Shimmer Estate (Source: Land Registry)

The re-sales table shows a drop in value across the development of approximately 10% against the original purchase prices. There could be several reasons for the fall in price achieved including the erosion of new build premium (new build premium is the additional price you pay for buying a new property compared to a second-hand one) and an increased level of supply of new units to the market both on the Shimmer Estate and elsewhere in the region. From the available data it can be concluded that prior to the HS2 route realignment (2016) the property values were already decreasing.

### 3.5 Comparison of Average Prices

We have analysed the average price for each property type across the whole of Mexborough and compared these against the average Shimmer Estate prices. The table above illustrates that the majority of the houses, excluding flats, bought on the Shimmer Estate were purchased at prices in excess of the Mexborough average for the equivalent house type. Apart from in 2011, and marginally in 2014, prices for flats on the Shimmer Estate were below the average for Mexborough.

#### 4.0 Supply of Suitable Alternative Housing

The alternative housing stock falls into three distinctive categories, traditional terraced and period housing, pre and post-World War II housing developments and modern housing estates. A large proportion of the housing stock around the centre of Mexborough is Victorian terraced housing with more recent post-war detached and semi-detached properties as you move away from the town centre. More recently built housing developments have tended to be constructed on the periphery of the town's outer limits where land has been more readily available.

In terms of specific quantum of existing properties on the market, according to property sales website [www.Rightmove.co.uk](http://www.Rightmove.co.uk) there are (as of 9<sup>th</sup> May 2017) 1,504 properties available within the three categories on or under a £200,000 asking price to provide alternative accommodation. Of these, 185 are under 10 years old and may be in reach of some Shimmer Estate residents in possession of their statutory compensation, but we have not assessed whether these would provide suitable like-for-like alternative accommodation. The property types range from one-bedroom flats to four/five-bedroom properties. Further engagement is required with the Shimmer Estate residents to enable greater understanding of their future housing needs in relation the existing house stock.

In addition to the local housing sites identified earlier in this section, there are a number of developments which have planning permission or are currently being constructed which could offer the owners of the Shimmer Estate properties a suitable like-for-like property. A plan identifying those new estates is shown in Figure 5 below:

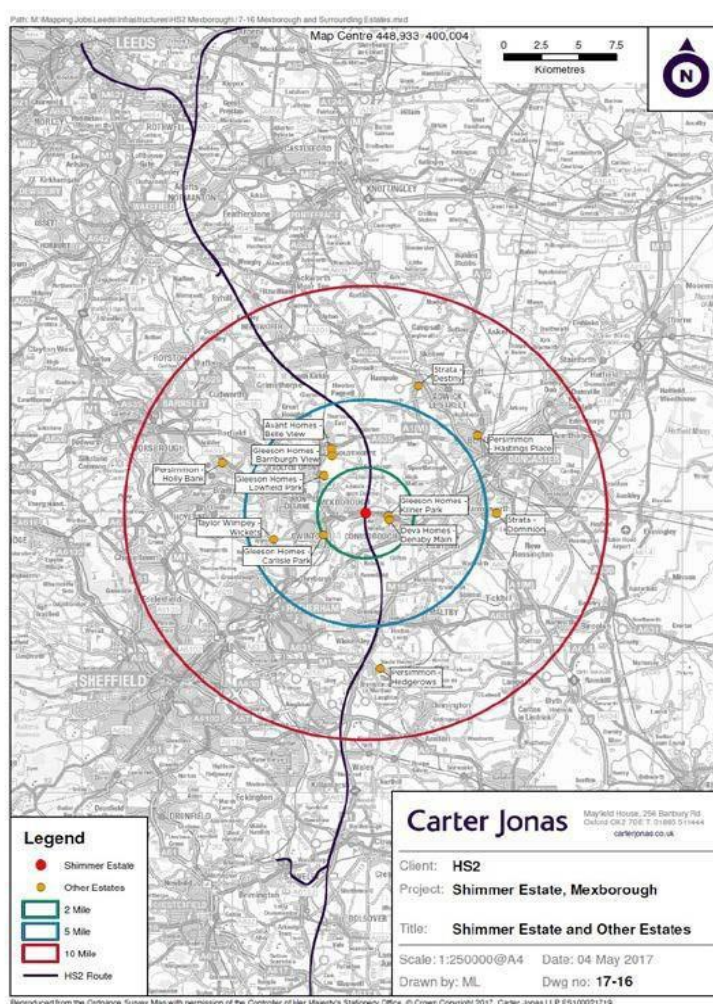


Figure 5: New-build estates to Shimmer Estate within 10 mile radius (Source: Carter Jonas)

We have looked at the amount of available dwellings within each development, and considered the potential supply of new build dwellings in the future based on the capacity of the site and the number of dwellings to date. An assessment has then been made as to whether the respective development has the capacity to provide suitable alternative accommodation for relocated Shimmer Estate residents at an affordable price.

For completeness, details of this analysis are provided at Appendix 1 of this Report. A summary of this analysis is provided below on a scheme-by-scheme basis.

### 1. Melton View

Developer: Avant Homes  
 Location: Mexborough  
 Distance to Shimmer Estate: 0.8 Miles  
 Available Dwellings: 5 Plots for Sale – anticipated restricted availability in the future  
 Pricing: £224,950 to £359,950  
 Comments: The available plots are significantly more expensive than the new build property sales prices on the Shimmer Estate and comprise larger detached dwellings. On this basis we consider that it is unlikely Shimmer residents will be able to relocate onto this estate given the pricing differentials, and could not be considered an equivalent move.

### 2. Woodlands Rise

Developer: Deva Homes  
 Location: Denaby Main  
 Distance to Shimmer Estate: 1.3 Miles  
 Available Dwellings: 2 Plots for Sale – anticipated restricted availability in the future  
 Pricing: £112,000 to £170,000  
 Comments: Available units and similar accommodation types are for sale at similar pricing level to new build sales prices on the Shimmer Estate. On this basis we consider that available dwellings are suitable for Shimmer Estate residents wishing to relocate.

### 3. Kilner Park

Developer: Gleeson Homes  
 Location: Conisbrough  
 Distance to Shimmer Estate: 2 Miles  
 Available Dwellings: 4 Plots for Sale – further phases available in the future  
 Pricing: £98,995 to £123,995  
 Comments: Available units and similar accommodation types are for sale at similar pricing levels to new build sales prices at the Shimmer Estate. On this basis we consider that available dwellings are suitable for Shimmer Estate residents wishing to relocate.

### 4. Carlisle Park

Developer: Gleeson Homes  
 Location: Swinton  
 Distance to Shimmer Estate: 3 Miles  
 Available Dwellings: 7 Plots for Sale – further phases available in the future  
 Pricing: £128,995 to £140,995  
 Comments: Available units and similar accommodation types are for sale at a similar pricing level to the new build sales prices at the Shimmer Estate. On this basis we consider that available dwellings are suitable for Shimmer Estate residents wishing to relocate.

## 5. Lowfield Park

Developer: Gleeson Homes  
 Location: Bolton-on-Dearne  
 Distance to Shimmer Estate: 3.9 Miles  
 Available Dwellings: 3 Plots for Sale - further phases available in the future.

Pricing: £102,995 to £130,995

Comments: Available units and similar accommodation types are for sale at similar pricing level to the new build sales prices at the Shimmer Estate. On this basis we consider that available dwellings are suitable for Shimmer Estate residents wishing to relocate.

## 6. The Wickets

Developer: Taylor Wimpey  
 Location: Upper Haugh  
 Distance to Shimmer Estate: 4.6 Miles  
 Available Dwellings: 7 Plots for Sale – anticipated restricted availability in the future  
 Pricing: £149,995 to £192,995

Comments: The asking prices at the Wickets are above the equivalent new build sales prices on the Shimmer Estate, although some of the claimants might be able to acquire units with the benefit of a home loss payment which they would receive as part of their statutory compensation. This estate is considered to be in a better location within a higher value area on this basis. We consider that some of the dwellings may be suitable for Shimmer Estate residents wishing to relocate, although this would be on the basis that residents are willing to compromise for location over space and it is noted that there is limited availability on this particular housing estate.

## 7. Bella View

Developer: Avant Homes  
 Location: Goldthorpe  
 Distance to Shimmer Estate: 4.7 Miles  
 Available Dwellings: 3 Plots for Sale – anticipate restricted availability in future  
 Pricing: £99,950 to £174,950

Comments: Some of the properties located on the Bella View housing estate are of similar value, but the stock on offer is slightly different. The 3 bed detached dwelling which is currently being marketed is more expensive than 3 bed dwellings on the Shimmer Estate, but this is due to the fact that none of the dwellings on the Shimmer Estate comprise detached dwellings. The available 2 bed dwellings are similarly priced to the new build sales values on the 'Monaco' type dwellings, and on this basis it is considered that some of the available dwellings may be suitable for Shimmer Estate residents wishing to relocate, albeit there is limited availability on this particular housing estate.

## 8. Bamborough View

Developer: Gleeson Homes  
 Location: Goldthorpe  
 Distance to Shimmer Estate: 4.7 Miles  
 Available Dwellings: Limited availability  
 Pricing: £119,995 to £169,995

Comments: Available units and similar accommodation types are for sale at a similar pricing level to the new build sales on the Shimmer Estate. On this basis we consider that available dwellings may be suitable for Shimmer Estate residents wishing to relocate, albeit there is limited availability on this particular housing estate.

## Summary

In summary, there are a significant number of properties that are currently being marketed in Mexborough. A property owner on the Shimmer Estate may choose to purchase from any sector of the property market identified in this report.

We have estimated that 185 dwellings are available in Mexborough that are less than 10 years old and comprise modern resale properties. A range of property types are available within the local market with asking prices of below £200,000 which may be in reach of some Shimmer Estate residents in possession of their statutory compensation.

We have also looked at new build developments on a scheme specific basis, and have observed that there are a number of new build developments that are currently being constructed by a number of different national, regional and local house builders within a five mile radius. Whilst some of the developments provide a different product relative to the dwellings that have been built at the Shimmer Estate, a number of schemes are currently marketing similar sized dwellings. Notwithstanding this, we are concerned that due to the presence of the new build premium, potential purchase prices for new build properties will be higher than potential compensation settlements on the Shimmer Estate. This would become more evident when looking at potential compensation liabilities on a case-by-case basis (which is beyond the scope of this Report).

## 5.0 Conclusions and Recommendations

This market report looks specifically at the Mexborough housing market, the Shimmer Estate, and assesses, given the potential scale of acquisitions, whether the local market has sufficient capacity to absorb potential demand arising from relocated residents.

In terms of the local housing market, Mexborough has a diverse and generally low value housing stock, which is illustrated by the scale of properties (1,504) currently for sale within a 5-mile radius of the Shimmer Estate at £200,000 or less. The average house price in Mexborough (c. £118,000 in 2016 in comparison to the Yorkshire and Humber average of c. £180,000) has been increasing on average by 3% per annum though more recently (January to March 2017) there has been a downward trend in average prices both at the regional and local authority level. However, the market shows fluctuations so it is not possible to predict whether this trend will continue.

The Shimmer Estate is a relatively modern, partially completed housing estate, on the periphery of Mexborough, close to Conisbrough. The new build prices were competitively priced, offering an affordable product with the attractions of a brand new home with certain developer incentives. The Government's Help to Buy scheme, which was available from January 2014, was also used to assist some purchasers in buying a new property. It is outside of the scope of this Report to provide comment on individual property values.

These will ultimately be determined through negotiation and a more forensic analysis and inspection of the respective properties. However, it is noted that a number of re-sales have taken place between April 2014 and July 2016 (as presented in Figure 5) showing that in some instances house prices are generally lower than the original sales prices. This could be the result of a number of factors, such as specific property related factors, along with socio-economic factors, for example; the erosion of the new build premium, as the properties that were purchased as new dwellings become resale properties, the Government's Help to Buy initiative being only available for new-builds so could have pushed up original sales prices of properties on the Shimmer Estate, or the need to discount in order to attract buyers whilst the estate was still under construction.

Looking at the ability of the local property market to absorb the potential demand arising from relocating residents from the Shimmer Estate, it is difficult to accurately predict the impact on supply and pricing in the event that a large number of potential purchasers become available. Notwithstanding this, the impact on the market will be determined by an individual's preferences, and availability of suitable alternative housing. In these circumstances, and based on the properties at the Shimmer Estate, it is reasonable to assume that the preference for current occupiers could be for modern and new build properties. It is acknowledged that this increased demand could lead to increased pricing, which could potentially restrict a claimant's ability to find an equivalent property.

Based on our analysis we have established there are a range of alternative properties within the local market; these comprise of traditional housing stock, pre and post-war housing, new housing stock, and new build properties (which are released to the market in response to prevailing levels of demand). This combination provides a range of alternatives to the residents of the Shimmer Estate.

There are a number of new build developments that are currently being marketed, offering a variety of house types at different quality and hence pricing levels. As expected there is not a huge volume immediately available as developers respond to predicted demand, so will lag any sudden change. In terms of those estates closest to Shimmer, it is Gleeson Homes' Kilner Park that provides a similar offer. The two other Gleeson sites, which are a slightly more distant, also offer a comparable product. Notwithstanding this, should a large number of Shimmer residents chose to relocate at the same point in time, choosing the more competitively priced new builds, then we are concerned that this temporal increase in demand could lead to increased pricing, as claimants bid against each other to secure immediately available houses.

The value of properties on the Shimmer Estate, together with low supply of affordable housing in Mexborough and its surrounding areas together therefore make it difficult for homeowners to buy a local equivalent property with statutory compensation they would receive from the Government.

Having regard to the availability of housing stock, it is our recommendation that a strategic re-housing plan is developed through consultation with the residents of the Shimmer Estate. The basis of this strategy needs to consider the following; the residents' future housing requirements, the overall scheme timescales, the options for leaving promptly or remaining in the properties to take advantage of the developing housing market and statutory compensation provisions available to them.



## Appendix 1

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Development	Developer	Location	Distance to Shimmer Estate (Miles)	Description	Capacity (no. of plots)	Pricing (as at 11/07/2017)	Comments	Suitability
<b>Shimmer</b>	Strata	Mexborough	0	The subject site	220	- 1 Bed House/Flat - £52,000 to £75,000 - 2 Bed House - £60,000 to £110,000 - 3 Bed House - £107,000 to £150,000 - 4 Bed House - £135,000 to £175,000 - 5 Bed House - £145,000 to £160,000		
<b>Melton View</b>	Avant Homes	Mexborough	0.8	Brownfield development of former sewerage works immediately opposite the Shimmer Estate.	350	4 Bed Detached - £224,950 to £254,950 5 Bed Detached - £359,950	The available plots are significantly more expensive than the likely value of plots on the Shimmer Estate and comprise larger detached dwellings. On this basis consider that it is unlikely Shimmer residents will be able to relocate onto this estate given the pricing differentials, and could not be considered an equivalent move. There is limited availability on this development in any event.	<b>More expensive</b>
<b>Woodlands Rise</b>	Deva Homes	Denaby Main	1.3	Small urban infill development located within Denaby Main and close to the Shimmer Estate.	35	3 Bed Semi Detached - £112,000 4 Bed Detached w/Integral Garage - £170,000	Given the size of the development, limited numbers of dwellings will be available to Shimmer Estate claimants for relocation.	<b>Limited availability (5 currently being marketed)</b> <b>Similar pricing level</b>
<b>Kliner Park</b>	Gleeson Homes	Conisborough	2	Brownfield site located immediately to the south of the River Don in a similar riverside location.	175	2 Bed Semi - £98,995 3 Bed Semi - £98,995 to £123,995	Phase 1 comprising 69 dwellings has been released, with limited numbers of sales to date. Substantial numbers of dwellings yet to be released.	<b>Limited availability at present (4 currently being marketed)</b> <b>Significant availability in future.</b> <b>Similar pricing level</b>
<b>Carlisle Park</b>	Gleeson Homes	Swinton	3	Large scale Brownfield development	381	3 Bed Detached - £140,995 3 Bed Semi - £128,995 to £130,995 3 Bed End Terraced - £128,995 to 129,995	A significant proportion of dwellings on Phases 1 and 2 have sold which comprises Plots 1 to 159. Consider future phases will be released on completion and sale of Phases 1 and 2 (with around 220 dwellings yet to be released).	<b>Limited availability at present (8 being currently marketed)</b> <b>Significant availability in future.</b> <b>Similar pricing level</b>
<b>Lowfield Park</b>	Gleeson Homes	Bolton-on-Dearne	3.9	Brownfield site to the west of Bolton-on-Dearne, within close proximity to the station.	220	2 Bed Semi - £102,995 3 Bed Semi - £128,995 to £130,995	All plots on Phase 1 have sold, with limited availability on Phase 2. This comprises plots 1 to 118, and so around 100 dwellings are yet to be released.	<b>Limited availability at present (3 being currently marketed)</b> <b>Significant availability in future.</b>
<b>The Wickets</b>	Taylor Wimpey	Upper Haugh	4.6	Large Greenfield site located towards the north-west of Upper Haugh (on the rural-urban boundary).	275	3 Storey 4 Bed Semi - £184,995 to £192,995 3 Bed Semi - £187,995 3 Bed Mews - £149,995 to £164,995	Understood that there have been 85no sales on Phase 1 and 30no sales on Phase 2, which leaves approximately 35 dwellings that are yet to be sold. Range of 3 to 5 bed dwellings to be released.	<b>Limited availability (11 being currently marketed)</b> <b>More expensive</b>
<b>Bella View</b>	Avant Homes	Goldthorpe	4.7	Larger Brownfield site located towards the east of Goldthorpe (within a semi-rural location).	250	2 Bed Terraced/Semi - £99,950 3 Bed Detached - £174,950	Single phase left to be developed with approximately 20no dwellings. Likely to comprise 3 & 4 bed dwellings.	<b>Limited availability (4 being currently marketed)</b> <b>Only 2-beds are similarly priced; otherwise more expensive</b>
<b>Bamborough View</b>	Gleeson Homes	Goldthorpe	4.7	Greenfield site towards the western edge of Goldthorpe.	150	3 Bed Semi - £119,995 4 Bed Detached - £169,995	According to Gleeson Homes' website, around 32 dwellings are currently being marketed or yet to be released. On this basis considered that there will be limited opportunities for relocations.	<b>Limited availability (2 being currently marketed)</b> <b>Similar pricing level</b>

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