

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF STANTON UNDER BARDON PARISH



PRODUCED BY
MIDLANDS RURAL HOUSING

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1. Summary

- A Housing Needs Survey was carried out in the Parish of Stanton under Bardon in November 2017.
- Results obtained showed there was a need in the next 5 years for up to 7 affordable homes and 5 open market (sale) homes for local people enabling them to be suitably housed within the Parish.
- Local needs affordable homes could be developed on a 'rural exception site'¹, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
- The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.
- The housing needs that have been identified along with the potential ways to meet them, if desired and necessary, will be explored further by the Stanton under Bardon Parish Council, the local community, Hinckley & Bosworth Borough Council and Midlands Rural Housing.

2. Introduction

Midlands Rural Housing (MRH) is one of the leading providers of rural housing services in the UK. MRH works with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers to assess the needs for as well as enable access to excellent affordable homes in the Midlands. More details of the work of MRH can be found on the web site (www.midlandsrural.org.uk).

In Leicestershire, MRH works on behalf of a collaborative rural housing partnership. The Leicestershire Rural Housing Group is guiding the work of Midlands Rural Housing to assess and meet the housing needs of people in the villages of Leicestershire. Partners are focused on delivering affordable homes for local people and having a positive impact on our rural areas. The Group is a dedicated formal partnership between the County Council, six rural District and Borough Councils (including Hinckley & Bosworth Borough Council) and three Housing Associations who fund enabling work in Leicestershire to investigate housing needs and bring forward affordable housing schemes where they are needed. The Group also includes non funding organisations such as the Rural Community Council, National Housing Federation and the Homes & Communities Agency.

In 2017, Hinckley & Bosworth Borough Council (H&BBC) instructed MRH to investigate the local housing needs of the residents of Stanton under Bardon, Leicestershire. This formed part of a rolling 5 year programme of Housing Needs Surveys that H&BBC have to understand the housing needs of its rural communities. MRH worked with Stanton under Bardon Parish Council to agree and arrange the Housing Needs Survey of the whole Parish.

¹ An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.

3. Rural housing and the Housing Needs Survey

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years² forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now from £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000³. New household formation is outstripping supply by 3 to 1. Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Stanton under Bardon.

The Stanton under Bardon Housing Needs Survey questionnaires were delivered to every household in the Parish at the beginning of November. The return date for the survey was 1st December and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the Parish as well as to those who contacted MRH to say that they had moved away from Stanton under Bardon or had a strong connection to the Parish and wished to complete a form. In total 370 survey forms were distributed.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Stanton under Bardon residents. This evidence will be made available to Hinckley & Bosworth Borough Council and Stanton under Bardon Parish Council; used to inform Housing Strategy and Neighbourhood Plans; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives planners and parish organisations evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such situations arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

² Halifax Rural Housing Review 2017 - "a house in a rural area costs £263,050 on average, which is 20% more than the typical cost of a property in an urban area at £162,986."

³ National Housing Federation, Rural housing research report 2016

4. Conclusion

MRH has conducted a detailed study of the housing needs of Stanton under Bardon up to 2023. This study has not only investigated the affordable housing need of the Parish, but also for market rent level housing and open market housing.

The survey identified a need for 7 affordable and 5 open market properties in the next 5 years for those with a connection to Stanton under Bardon.

Of the respondents who indicated a housing need in the next 5 years:

- **5 were assessed as being in need of open market housing (for local people) to purchase:**

1 x 2 bed house	1 x 2 bed bungalow
2 x 4 bed house	1 x 3 bed bungalow

- **2 were assessed as being in need of affordable housing (rent / shared ownership):**

1 x 2 bed house - shared ownership	1 x 3 bed house - shared ownership
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These results were cross referenced with the Hinckley & Bosworth Borough Council Housing Register. Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again (so no double counting has taken place), and there were a further 5 households who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to Stanton under Bardon Parish and their housing needs are as follows:

- **5 were assessed as being in need of affordable housing:**

3 x 1 bed house - affordable rented	2 x 2 bed house - affordable rented
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**THERE IS AN IDENTIFIED NEED FOR
5 OPEN MARKET HOMES AND 7 AFFORDABLE HOMES
IN STANTON UNDER BARDON
FOR THOSE WITH A LOCAL CONNECTION**

Appendix 1 - Housing Need Analysis

The vast majority of the returns were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing and comments on life in the Parish. It was, therefore, not necessary to process these in the 'housing needs analysis' as they had not indicated a housing need for the next 5 years.

i) Respondent analysis

The following tables list details of the respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on H&BBC's Housing Register. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a 'likely allocation/purchase' is suggested to outline realistic provision.

RESPONDENTS BELOW HAVE A NEED FOR ALTERNATIVE HOUSING IN THE NEXT 5 YEARS						
Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
07. 17. 02. 28. 00.	Yes	No	Single person living in own home in the village	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
14. 17. 11. 46. 24.	Yes	No	Family living in in the village	Couple setting up home together	4 bed house - Open market purchase	4 bed house - Open market purchase
16. 17. 02. 18. 03.	Yes	No	Single person living with family in the village	First independent home	4 bed house - Open market purchase	2 bed house - Open market purchase

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
16. 17. 02. 55. 43.	Yes	No	Single person living with family in the village	First independent home	2 bed house - Open market purchase	2 bed house - Shared ownership
22. 17. 02. 06. 09.	Yes	No	Couple living in the village	Present home too small	3 / 4 bed house - Shared ownership / open market purchase	3 bed house - Shared ownership
04. 17. 11. 44. 36.	Yes	No	Couple living in own home in the village	Present home too large	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
02. 18. 12. 35. 04.	Yes	No	Family living with family in the village	Need permanent home	4 bed house - Open market purchase	4 bed house - Open market purchase

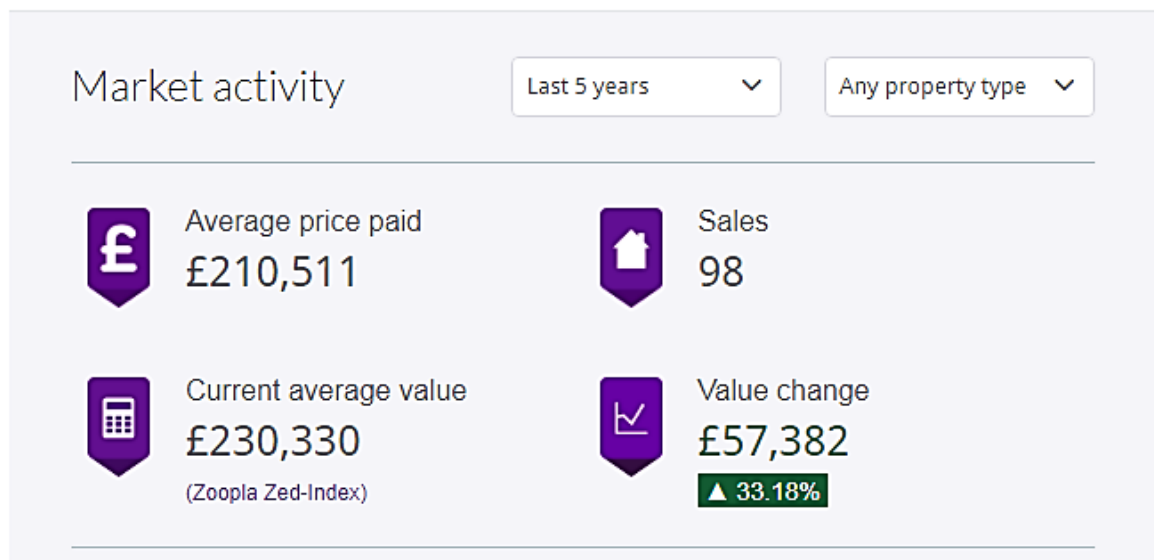
The Hinckley & Bosworth Borough Council Housing Register was also reviewed to see how many accepted applicants were on the register but hadn't completed a Housing Needs Survey questionnaire. The overall numbers on Hinckley & Bosworth Borough Council's Housing Register who have been assessed as being in housing need and have expressed an interest in living in Stanton under Bardon Parish are shown below.

Property	Number of households on Housing Register who have expressed an interest in living in Stanton under Bardon if a property became available	Number of households on Housing Register who have expressed an interest in living in Stanton under Bardon if a property became available <u>and have a connection to the Parish</u>	Number of households on Housing Register who have expressed an interest in living in Stanton under Bardon if a property became available, <u>have a connection to the Parish, and did not complete a Housing Needs Survey</u>
1 bedroom	348	3	3
2 bedrooms	314	2	2
3 bedrooms	143	0	0
4 or more bedrooms	39	0	0
Total	844	5	5

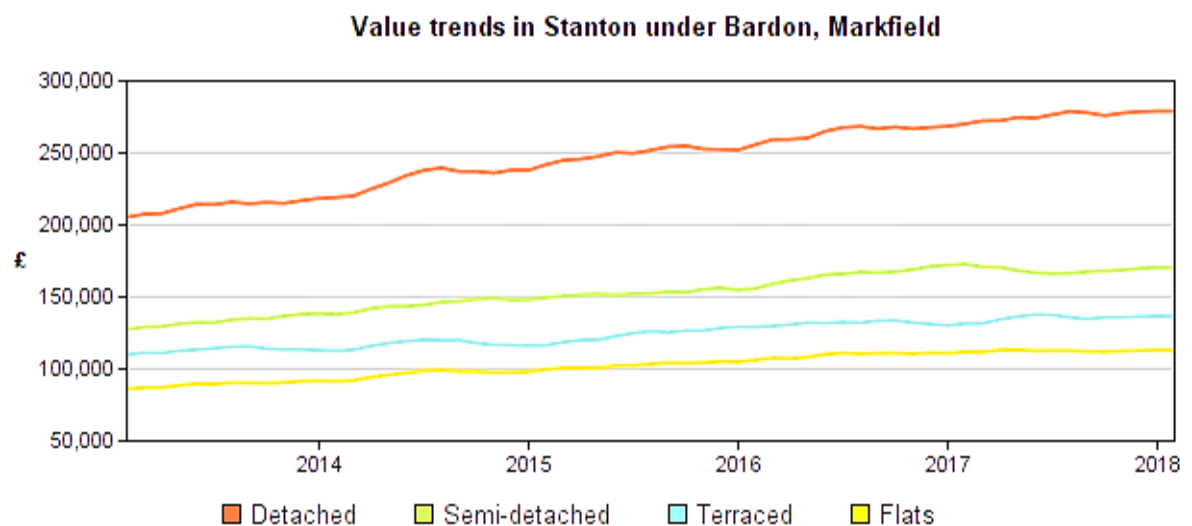
These 5 households should be added to the 2 households that responded to the Housing Needs Survey to declare a need for affordable housing to provide a robust and accurate total figure for local affordable housing need.

ii) House price trends

Area guide for Stanton under Bardon



Property prices in the Parish have, overall, increased over the past 5 years. During that period prices have increased by an average of 33.18% (£57,382).



iii) Local context - properties for sale

By way of local context, the tables below shows prices of properties that were for sale or private rent in Stanton under Bardon in January 2018 (source: www.zoopla.com).

Current asking prices in Stanton under Bardon

Average: **£207,500**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£160,000 (1)	£205,000 (4)	£265,000 (1)	-
Flats	-	-	-	-	-
All	-	£160,000 (1)	£205,000 (4)	£265,000 (1)	-

Current asking rents in Stanton under Bardon

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	-	-
Flats	-	-	-	-	-
All	-	-	-	-	-

There are currently 5 properties for sale in the Parish (the listing of 4 properties under 3 bed homes for sale contains one property being marketed by two estate agents). The properties are 2, 3 or 4 bed houses and range from an asking price of £160,000 for a 2 bed terraced house up to £265,000 for a 4 bed detached house in the Parish. There are currently no homes for rent in Stanton under Bardon.

iv) Local context - properties sold

Property value data/graphs for Stanton under Bardon

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£278,383	£204	3.8	£360,000
Semi-detached	£169,807	£261	2.8	£144,000
Terraced	£135,885	£199	2.5	£148,500
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

The average property price for actual sales since January 2017 (total 6 sales) can be seen on the right hand column of the chart above. Based on the affordability criteria explained above, to purchase a terraced house at the average price paid since January 2017 (£148,500) would require a deposit of almost £30,000 and income in excess of £33,500 per annum. To be able to purchase a semi detached house at the average current value (£169,807) would require a deposit of almost £34,000 and income in excess of £38,500 per annum.

Appendix 2 - Respondent details

A total of 370 survey forms were distributed and 106 were received in return, giving a return rate of 29% against the number distributed. In our experience this is an average level of response for a survey of this type in a settlement of this size.

i) Household type

Question 1 of the questionnaire asked Parish residents to indicate the type of household they are.

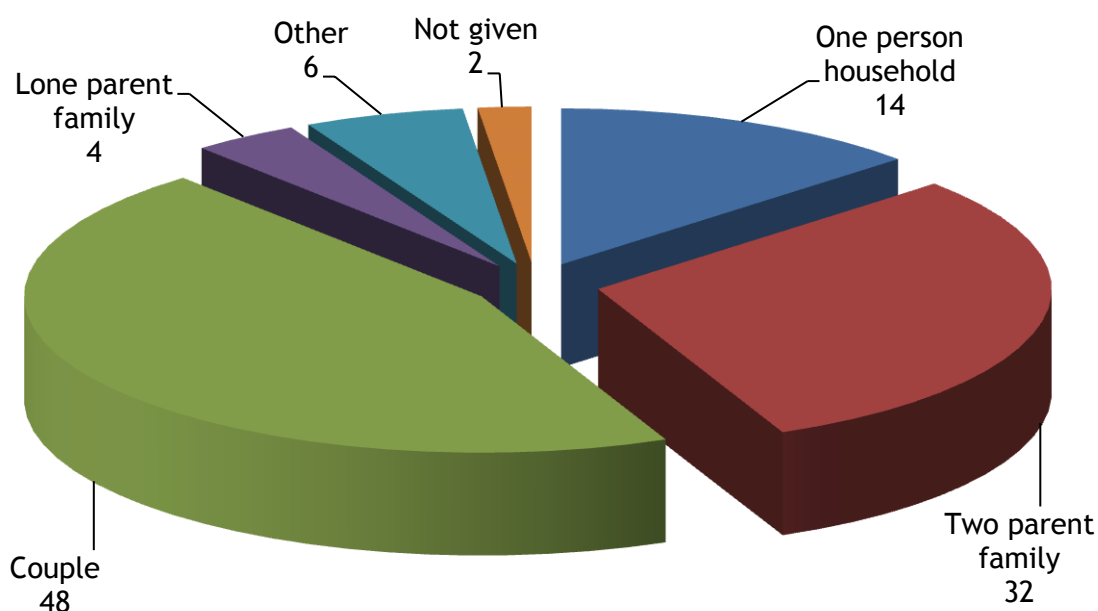


Fig 1.1 - Household type

The chart above (fig 1.1), shows the breakdown of households that responded to the survey.

The largest number of responses was from households containing couples; 45% of total responses were from this group.

34% of responses came from families (30% from two parent families and 4% from lone parent families); 13% came from one person households; and 6% of responses described their household composition as 'other.'

ii) Tenure of all respondents

The current household tenure of respondents was asked at question 3 and the results are given in the chart below (fig 1.2):

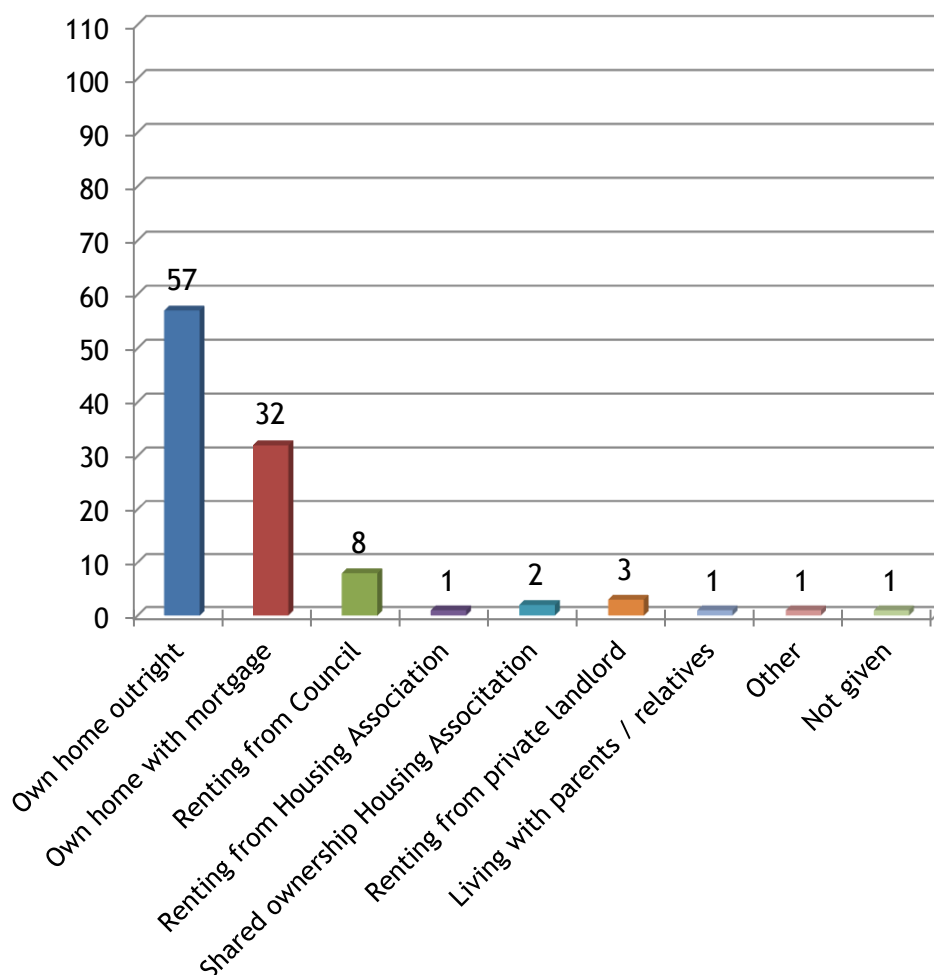


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 84% of replies (54% of total survey respondents owned their home outright and have no outstanding mortgage on their property whilst 30% have a mortgage on their home).

11% of respondents live in rented accommodation (8% rent from the Council / Housing Association and 3% rent privately).

2% of responses came from those living shared ownership housing.

iii) Property Types

Questions 4 and 5 asked about size and type of home. The following chart (fig 1.3) details the type of property that respondents currently reside in:

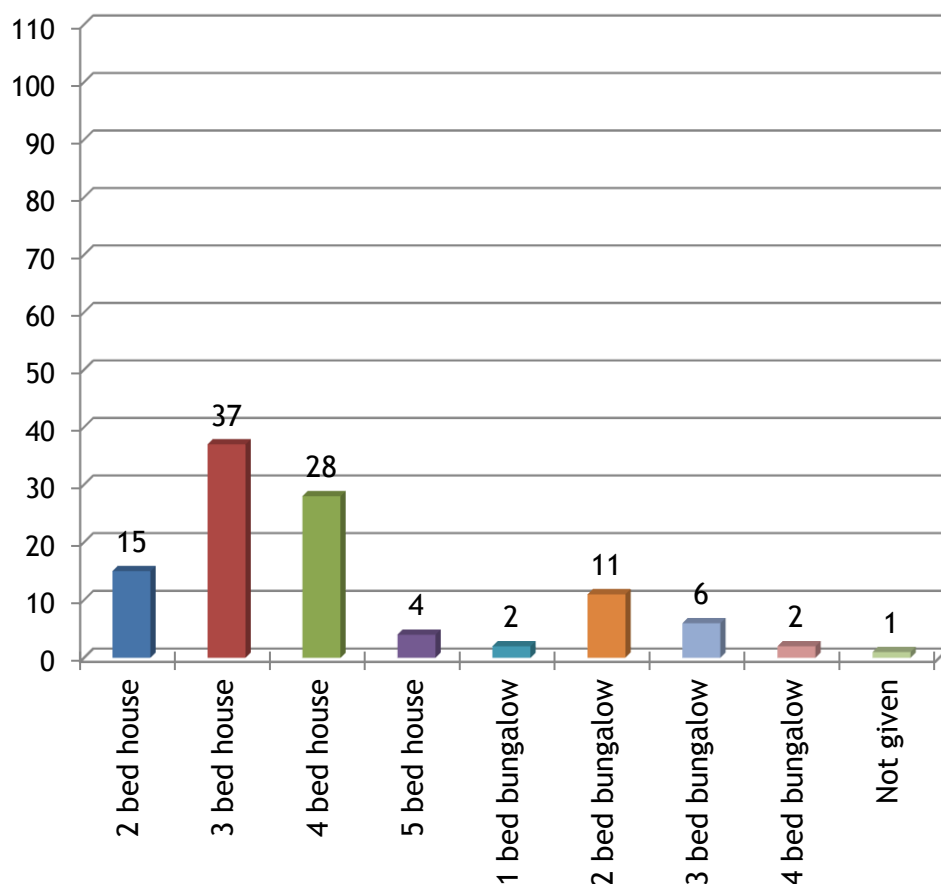


Fig 1.3 - Property types

Fig 1.3 shows that 79% of respondents live in a house and 20% live in a bungalow.

Those living in 3 bedroom houses were the largest groups (35% of responses), followed by those living in 4 bedroom bungalows (26%) and 2 bedroom houses (14%).

iv) Length of residence in Parish

The length of time that respondents have lived in Stanton under Bardon was asked at question 6. The responses are given in the chart below:

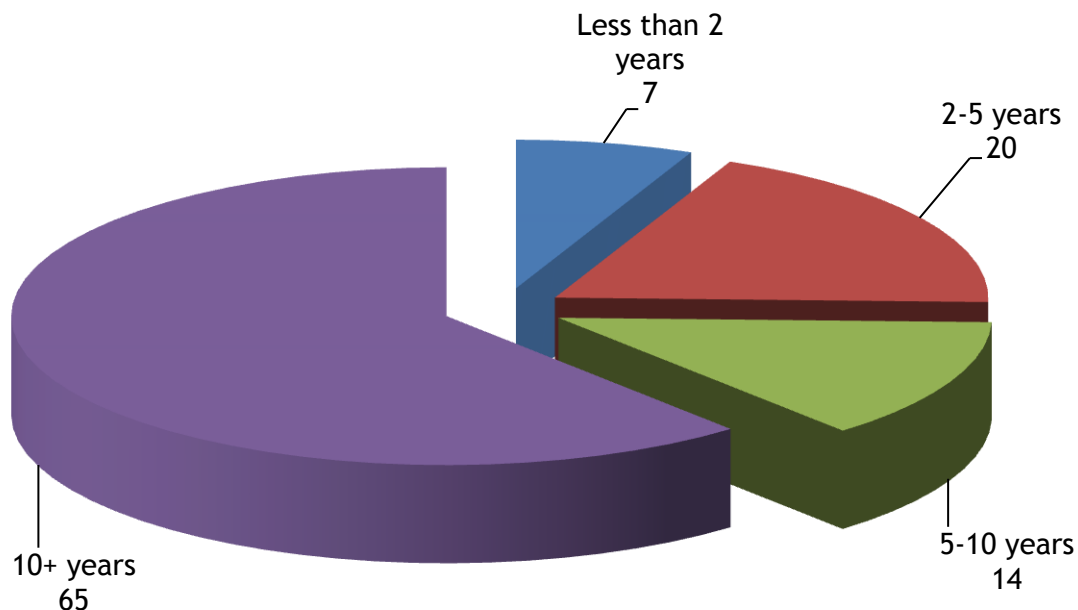


Fig 1.4 - Length of residence in the Parish

Fig 1.4 shows that 61% of completed surveys came from households that have lived in the Parish for over 10 years.

13% of respondents have lived in Stanton under Bardon for between 5 and 10 years, 19% have been there for between 2 and 5 years and 7% of responses came from those who have lived in the Parish for less than 2 years.

v) Type of housing required in the Parish

Question 7 of the survey asked for opinions on the types of housing that respondents believe are needed in the Parish. The results are given in the chart below (fig 1.5):

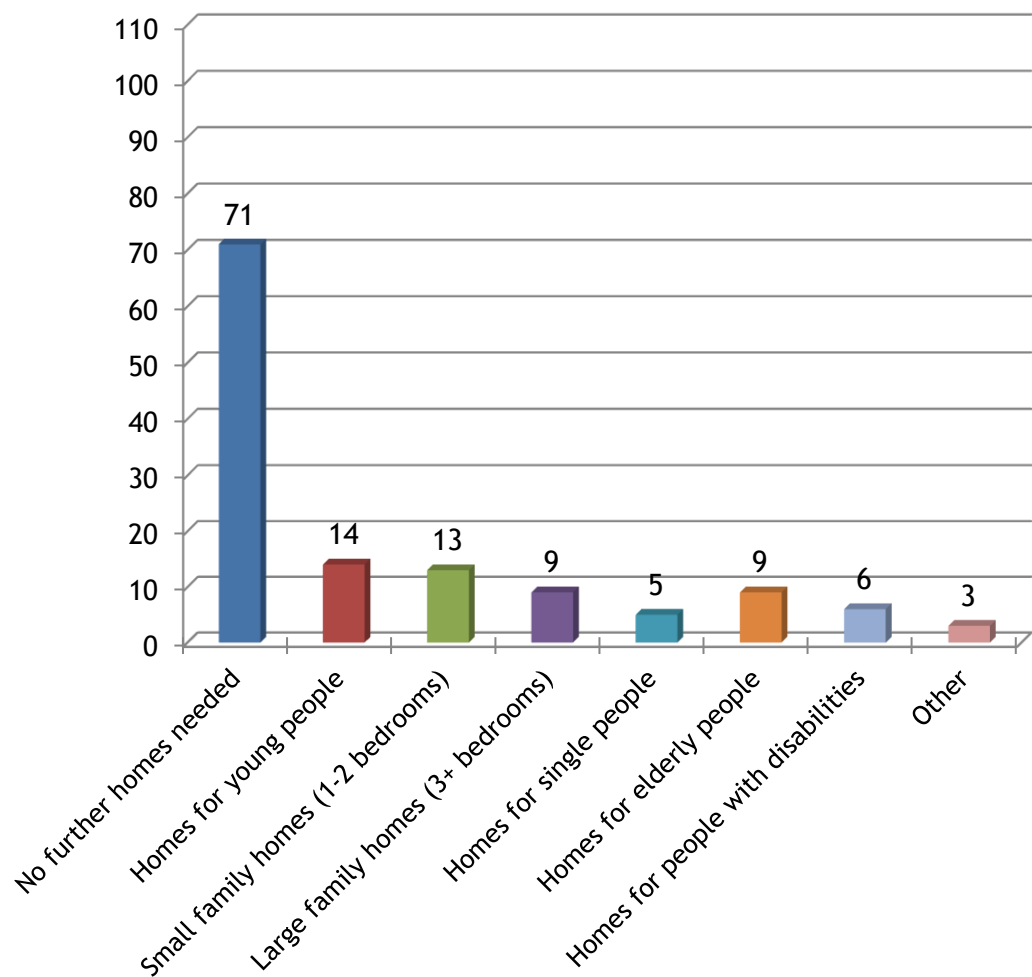


Fig 1.5 - Type of housing needed in the Parish

It should be noted that respondents were able to tick as many options as they felt appropriate, hence the total number is higher than the number of individual responses received.

Fig 1.5 shows that two thirds of respondents thought that no further homes were needed in Stanton under Bardon.

Of those that believed more homes were needed, the most popular choices were:

- Homes for young people
- Small family homes
- Homes for elderly people
- Large family homes

vi) **Migration and reasons for leaving**

Question 8 asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what the reasons were for them leaving.

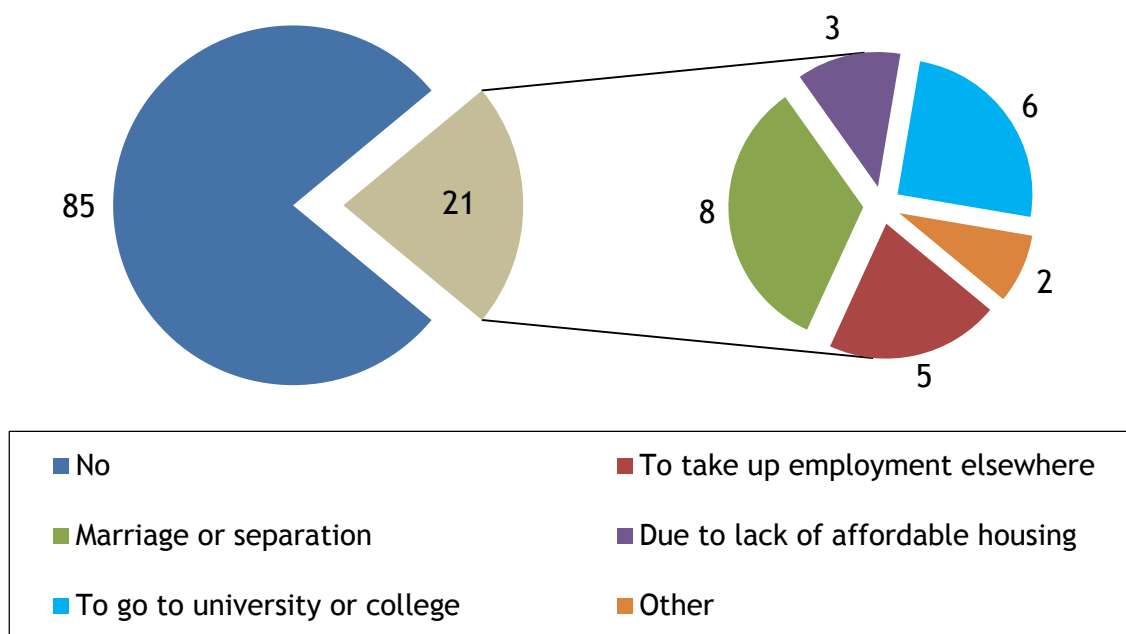


Fig 1.6 - Migration and reasons for leaving

Fig 1.6 shows that 20% of Parish residents who returned questionnaires were aware of other household members who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above and it is worth noting that 3 cases involved a lack of affordable housing.

vii) **Support for small number of homes to meet local peoples' needs**

A fundamental question in the survey was question 9 which asked whether people are in favour of a small number of new homes in the Parish to meet the needs of local people.

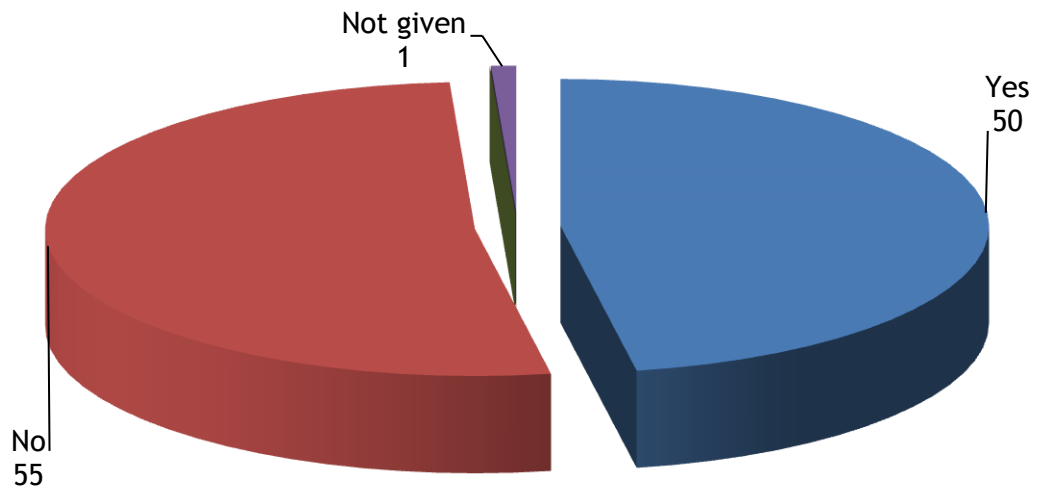


Fig 1.7 - Support for homes for local people

Fig 1.7 shows that 47% of respondents are in support of a small number of homes to meet local peoples' needs, while 52% said that they are not in support. 1% did not provide an answer to this question.

viii) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether a Parish can be considered desirable and sustainable. Ensuring that people will want to take up residency and live in a Parish both now and in the future are important factors when considering the provision of new homes.

The first question (question 20) asked Parish residents which of the 'positive' factors of life in the Parish best described Stanton under Bardon.

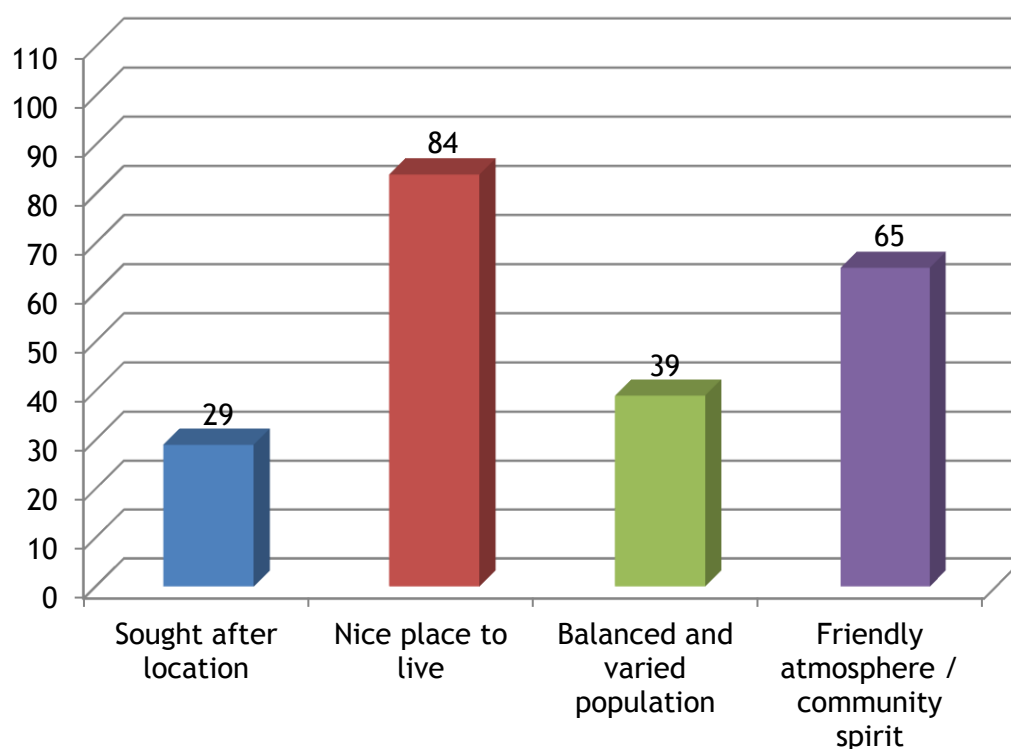


Fig 1.8 - Life in the Parish - positive factors

From fig 1.8, above, it can be seen that many respondents hold positive views about life in Stanton under Bardon, with 79% believing that the Parish is a nice place to live. 61% believe it has a friendly atmosphere/community spirit.

Just 37% of respondents believe that the Parish has a balanced and varied population and only 27% believe it is a sought after location in which to live.

The second question (question 21) sought Parish residents' perceptions on the potentially negative aspects of life in the Parish.

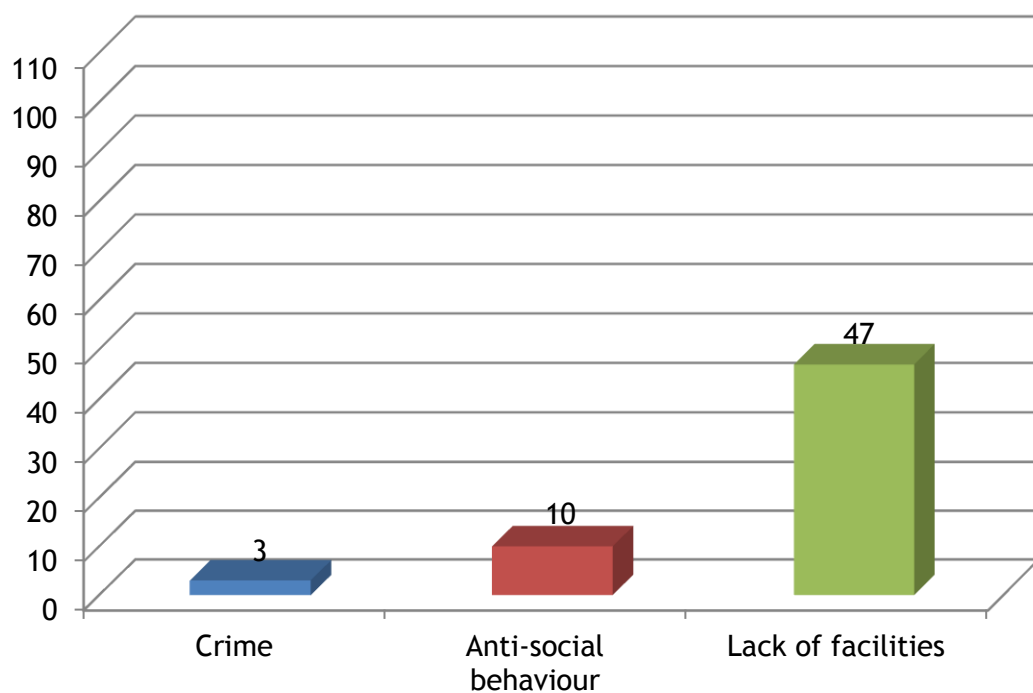


Fig 1.9 - Life in the Parish - negative factors

As can be seen from fig 1.9, above, some respondents consider that Stanton under Bardon suffers from some of the 'negative factors' that affect many communities.

44% of respondents stated that there is a lack of facilities in the Parish.

Only 9% think that anti-social behaviour is a problem and just 3% believe that crime is a factor.

Some respondents provided further details around their thoughts on this question. These can be found in the word cloud below (the more frequently the word appeared in comments the larger it is displayed).

Children Elderly Park Buses Village School
 Bus Service Facilities Housing
 Medical Centre Main Street Doctors Community

Of the 47 responses who felt that the Parish lacked facilities the highest numbers referred to the need for improved bus services, action on speeding along Main Street, provision of medical facilities and more facilities for young people.

ix) Adequate housing in the Parish

Question 22 asks respondents if they felt that there was a lack of adequate housing.

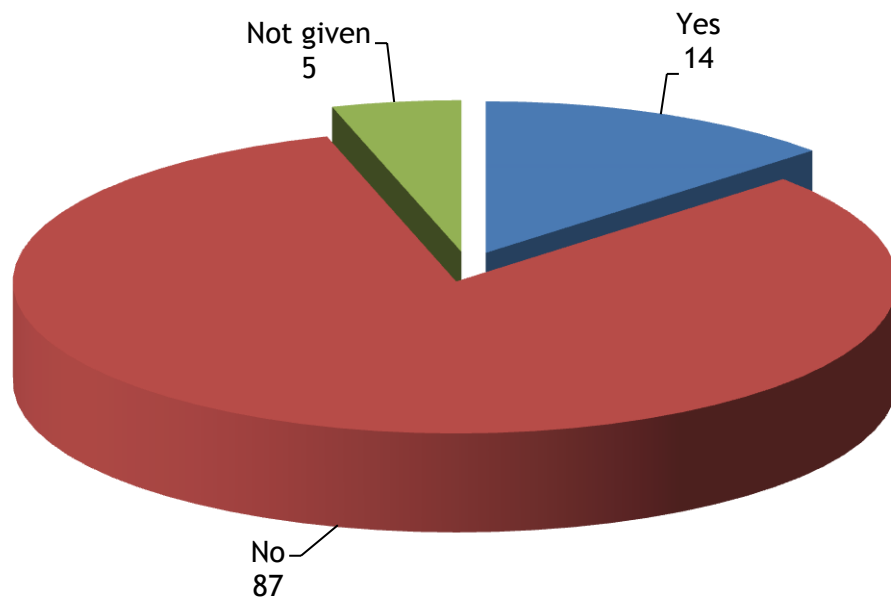


Fig 2.0 - Perceptions on the provision of adequate housing in the Parish

Fig 2.0 shows that 82% of respondents believe that there is not a lack of adequate housing in Stanton under Bardon, with 13% of respondents believing that there is a lack of adequate housing.

Of the 14 responses who felt that the Parish had a lack of adequate housing specific comments are grouped below and reflect the answers displayed at point 5 where respondents felt a need for homes focussed on young families and the elderly.

Starter Homes Live Young People
Family Homes Bungalows
Village

Appendix 3 - Contact information

Midlands Rural Housing

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP



Telephone: 0300 1234 009

Email: richard.mugglestone@midlandsrural.org.uk

web: www.midlandsrural.org.uk



@MidlandsRural