

**A DETAILED INVESTIGATION
INTO THE HOUSING NEEDS OF
BOTTESFORD PARISH**



**PRODUCED BY
MIDLANDS RURAL HOUSING
FOR
MELTON BOROUGH COUNCIL
MAY 2022**



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1. Summary

During April 2022, on behalf of Melton Borough Council (MBC), and with the support of Bottesford Parish Council, Midlands Rural Housing (MRH) carried out an independent housing needs survey in the parish of Bottesford. Prior to it being sent out, the format of the questionnaire and the questions it contained were agreed with the local authority, which provided a postal address list of 1,812 residential households. 15 questionnaires were returned by Royal Mail as being undeliverable. Therefore, the total of successfully delivered surveys was 1,797.

A total of 487 responses were received; 383 households returned a paper questionnaire and 104 completed their survey online giving an overall response rate of 27%. Although the information gleaned from the survey is representative of a snapshot in time, the results are generally considered to be reliable for 3 to 5 years. Therefore, this report can be considered valid until May 2027, unless there are significant changes in the area or to the individual circumstances of those responding and considered at this time to be in housing need.

On combining the results of the survey with data from MBC's housing register, in addition to the respondents who said they registered for housing, a further 28 housing register applicants were found. These people have a local connection to Bottesford and would therefore be eligible for housing. The number and types of property required to meet the needs of survey respondents is shown at Table 1. This information is not available for those additional housing register applicants.

These new homes could be developed on an infill site, or alternatively on a rural exception site (should any be brought forward), with the properties earmarked for people with a local connection to the village.

Where affordable housing is made available through developments brought forward by the market, MBC will use the findings of this survey to prioritise meeting local needs.

Property Type	Affordable Rent	Affordable Rent (extra care)	Shared Ownership	Open Market	Open Market (extra care)	Sheltered Housing	Self Build
1 bed home	5	-	-	-	-	-	-
2 bed home	-	-	-	2	-	-	-
3 bed home	-	-	-	1	-	-	-
1 bed adapted ground floor home	-	-	-	-	-	1	-
2 bed bungalow	1	1	-	11	3	-	-
3 bed bungalow	-	-	-	3	-	-	-
2 bed house	-	-	10	1	-	-	-
3 bed house	1	-	-	1	-	-	1
Totals	7	1	10	19	3	1	1

Table 1: Summary of housing need of survey respondents

2. Introduction

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market. It includes housing that provides a subsidised route to home ownership and/or is essential for local workers. To be acceptable as a form of affordable housing, the tenure must comply with one or more of the following definitions, as set out within the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021).

- a) **Affordable housing for rent** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sale housing** is that sold at a discount of at least 20% below market value. Eligibility is determined about local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount or future eligible households.
- d) **Other affordable routes to home ownership** are homes provided for sale that provide a route to ownership for those who could not achieve it through the market. These include shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing

provision or refunded to Government or the relevant authority specified in the funding agreement.

A further affordable housing product that is not cited in the NPPF is First Homes. These are discounted homes to first time buyers in England who otherwise wouldn't be able to afford one. Under this scheme, first time buyers can buy a new-build home in their community at a discount of 30% on the market price. Across England, but outside of London, property prices are capped at £250,000 and buyers are subject to a household income cap of £80,000.

3. Issues Facing Rural Communities

There is often much less housing association and council housing in rural areas, and a higher proportion of non-decent homes, and homes which are energy inefficient. Many areas do not have access to mains gas, which could lead to higher construction and living costs.

In some rural areas, communities have experienced a breakdown in social networks, and this has resulted in an increase in social exclusion and loneliness. This particularly affects the elderly, who are often less mobile and more reliant upon social networks such as day centres, lunch clubs etc. This can lead to a direct impact on health and wellbeing, both physical and mental.

For younger people, living in rural areas can prove to be problematic when it comes to sourcing gainful employment. Work is often low paid, and sometimes seasonal which leads to periods of intermittent employment and unreliable income streams. As a result, younger people often move away from their rural settings in favour of larger towns and cities.

4. Bottesford Parish

Bottesford Parish is in the northern tip of the Borough of Melton Mowbray, Leicestershire. In addition to the village of Bottesford, the Parish includes the village of Muston, located 2 miles to the east and the hamlets of Normanton to the north and Easthorpe to the south-east (see Figure 1).

As the second largest settlement in the borough, Bottesford is classified as a Service Centre in MBC's Local Plan. Easthorpe is classified as a Rural Hub, and Muston and Normanton are both classed as Rural Settlements.

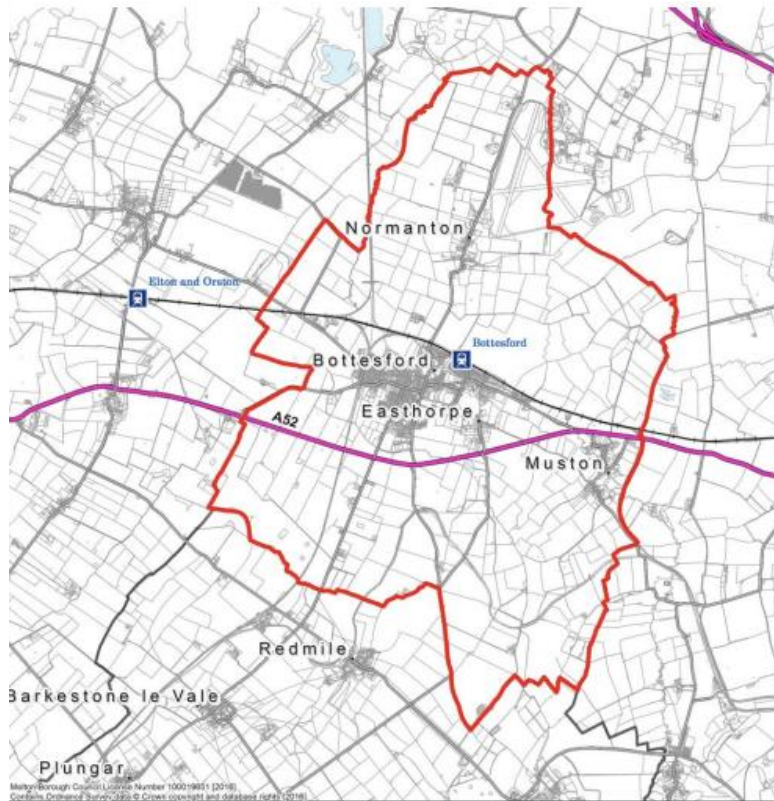


Figure 1: Parish Boundary Map

At the time of the 2011 Census, the village had 1,596 household spaces occupied by 3,587 residents. The housing stock profile and household tenure was at that time in accordance with Tables 2 and 3.

Most of the homes were either owned outright or with a mortgage or loan. 138 households were recorded as living in affordable housing, which includes social rented and shared ownership., and 168 households were in some form of private rented accommodation (Office for National Statistics, 2022).

Although a new Census was carried out in 2021, the data is not yet available. It is predicted that the new data will be made available over the next 2 years.

Accommodation Type	Number
House or bungalow – detached	895
House or bungalow – semi-detached	516
House or bungalow – terraced	92
Flat, maisonette or apartment – purpose-built block	56
Flat, maisonette or apartment – part of a converted or shared house	30
Flat, maisonette or apartment – in a commercial building	6
Caravan or other mobile or temporary structure	1
Total	1,596

Table 2: Profile of stock by dwelling type

Household Tenure	Number
Owned – owned outright	657
Owned – owned with a mortgage or loan	562
Shared ownership (part owned part rented)	21
Social rented – rented from the council	92
Social rented – other social rented	25
Private rented – private landlord or lettings agency	149
Private rented – Other	19
Living rent free	28
All households	1,553

Table 3: Profile of housing stock by tenure











5. House Prices and Rents Data

Buying a home on the open market in rural locations can be expensive and a prospect possibly out of reach for many.

Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas. In 2018, the National Housing Federation stated that ‘the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas (National Housing Federation, 2018).

According to the 2021 Rural Property Report published by Coulters (Coulters, 2021) the average rural property price has risen by almost 21% in the last 5 years, which is a 3.3% higher increase than in urban areas. There was a particularly noticeable spike in values during 2019 and 2020 of 6.22%, as the increase in demand for homes in rural areas increased due to Covid-19.

The Nationwide Building Society cites a 29% price increase in rural areas, compared to 18% in urban areas. Rural detached properties have seen the strongest rates of price growth (Nationwide, 2022) The 10 rural areas with the biggest property price increase in the UK are:

-  Harborough 33.6%
-  East Northamptonshire 32.8%
-  Rutland 31.7%
-  Hinckley and Bosworth 31.3%
-  High Peak 30.3%
-  Mendip 30.3%
-  Swale 30.2%
-  Staffordshire Moorlands 30.2%
-  Derbyshire Dales 30.2%
-  Forest of Dean 29.6%

Mortgage lenders base the amount a person can borrow on a multiple of their income, otherwise known as the loan to income ratio. In most circumstances, lenders will cap loans between 3.5 and 4.5 times the annual salary. Additionally, they will look for a deposit between 10% and 20% of the property selling price.

In the last 5 years, there have been 271 property sales parish wide with an average sale price of £383,156 (Zoopla, 2022).

Table 4 shows the number of properties sold in each village in the parish for all property types and the average price paid over the last 5 years.

Village	Property Type	Number of properties sold	Average Price Paid
Bottesford	Detached	149	£326,721
	Semi-detached	74	£231,826
	Terraced	18	£232,167
	Flat	6	£129,183
Muston	Detached	11	£420,000
	Semi-detached	0	-
	Terraced	2	£506,500
	Flat	0	-
Easthorpe	Detached	6	£456,833
	Semi-detached	1	£680,000
	Terraced	0	-
	Flat	0	-
Normanton	Detached	3	£573,333
	Semi-detached	1	£275,000
	Terraced	0	-
	Flat	0	-

Table 4: Parish wide property sales in the last 5 years

Taking these values into account and using the loan to income ratio method used by mortgage lenders, a house buyer would need a minimum deposit of £68,000 (10%) or a maximum of £136,000 (20%) and an annual income (sole or combined) of £174,857 or £155,428 to afford a semi-detached property with an average selling price of £680,000 in Easthorpe.

The property type with the lowest average price were flats in Bottesford at £129,183. A house buyer would need a minimum deposit of £12,918 (10%) and an annual sole or combined income of £33,218

At the time this report was written, there was just 1 Private Sector rented property available in the whole of the parish: a 3-bedroom barn conversion in Normanton with a rent of £1,150 per calendar month, or £256 per week (Zoopla, 2022)

6. Survey Methodology and Purpose

The housing needs survey was conducted to obtain clear evidence of any local housing need across a range of tenures, for residents in the area. The information gained from local surveys is invaluable, particularly to local authorities, parish council's and neighbourhood planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues.

Whilst the study investigated the affordable and open market housing needs of the village, the primary purpose of the study is to identify the need for affordable housing. Given that housing needs surveys are completed every 3 to 5 years, the results of this study can be considered valid until May 2027.

Household addresses for 1,812 properties were provided by MBC, and during April 2022 a paper survey questionnaire was delivered to each of these via Royal Mail, with a return date of 29th April 2022. Households could either return the survey via pre-paid post or complete an electronic version online.

A total of 487 responses were received. 383 of these households returned a paper questionnaire and 104 households completed their survey online. The overall response rate for the survey is 27%.

The survey questionnaire was divided into 3 parts:

- Part 1 – General information
- Part 2 – Life in your village
- Part 3 – Specific housing requirements.

Part 1 sought to discover general information about household members, their current housing situation, and their connection to the village. Part 2 investigated people’s perceptions of what it is like to live in the village and gave an opportunity for them to make general comments. The evidence arising from Parts 1 and 2 is provided in Appendix 1.

Part 3 was all about identifying the future housing requirements of those household members who considered they have a housing need, either now or within the next 5 years. The analysis of this data is provided in Appendix 2.

7. Conclusion

MRH has conducted a detailed study into the current housing needs in Bottesford Parish. This study has not only investigated the actual affordable housing needs of the village, but also for open market and private rented housing for those with a local connection. In addition, the survey ascertained resident’s views about living in the village and support for new housing for local people to help sustain local communities.

**THERE IS AN IDENTIFIED NEED FOR
37 AFFORDABLE/SOCIAL RENTED HOMES (INCLUDING 2 EXTRA CARE HOMES AND 1
SHELTERED HOME)
10 SHARED OWNERSHIP HOMES
1 SHELTERED HOME
1 SELF-BUILD HOME
AND AN IDENTIFIED PREFERENCE FOR 19 OPEN MARKET HOMES
IN BOTTESFORD PARISH
FOR THOSE WITH A LOCAL CONNECTION**

Appendix 1 - Analysis of Survey Parts 1 and 2

Question 1 asked people how long they had lived in Bottesford Parish. 483 respondents answered this question, with 328 of them having lived in the parish for 10 years or more. 49 households have lived in the area for less than 2 years. This could indicate that Bottesford has a sustainable community, with a low turnover of residents.

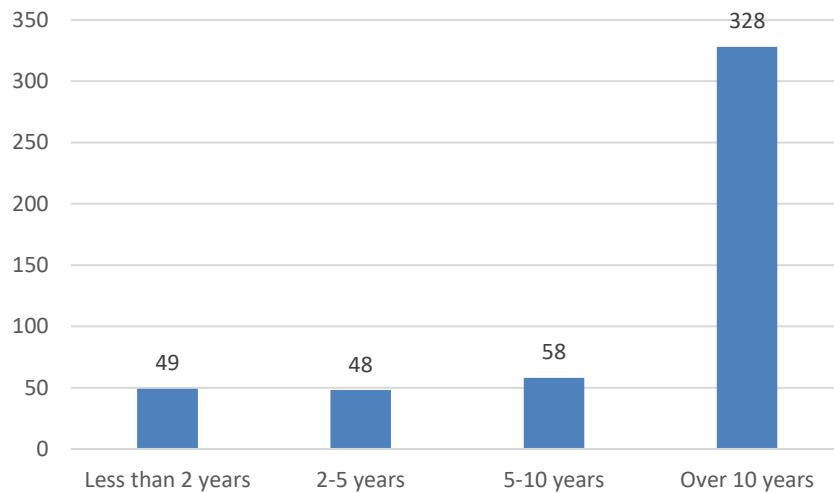


Figure 2: Length of residency

Question 2 looked at the composition of households, i.e., couples, lone parent families and so on. The figures representing the different household groups are presented in Figure 3.

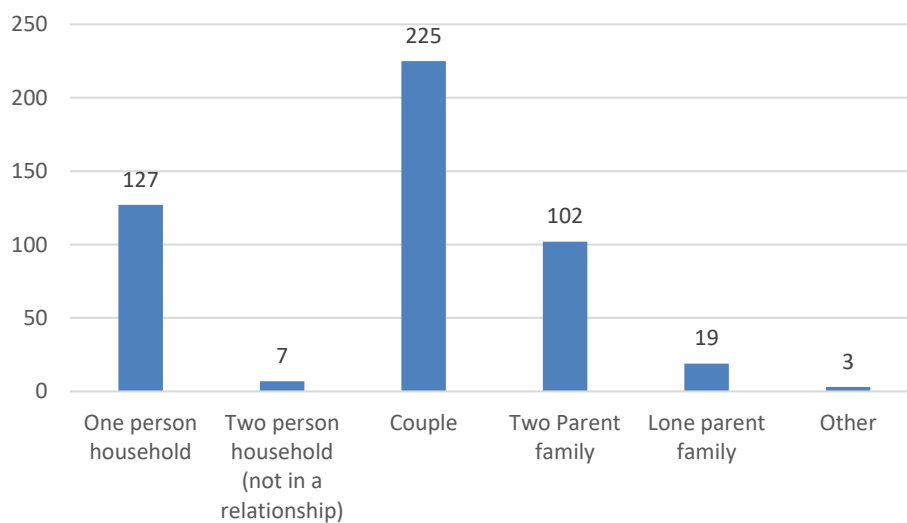


Figure 3: Household composition

Question 3 asked participants to give details about other people who make up the household. As this information feeds into the housing needs analysis, which is presented at Table 6 therefore it is not included in this section of the report.

Questions 4 and 5 asked about the tenure, size, and type of home in which people live. A significant proportion of those who responded to the survey own their own home, either outright or with a mortgage.

In comparison, of the households that responded to the survey a small number of people live in affordable housing, with 23 households either renting from the Council or a Housing Association, only 5 households live in properties that is Shared Ownership with a Housing Association. A breakdown of results is shown at Figure 4.

Most respondents live in 3-bedroom houses. Only 2 respondents said that they live in a house with 6+ bedrooms. A breakdown of results is shown in Figure 5.

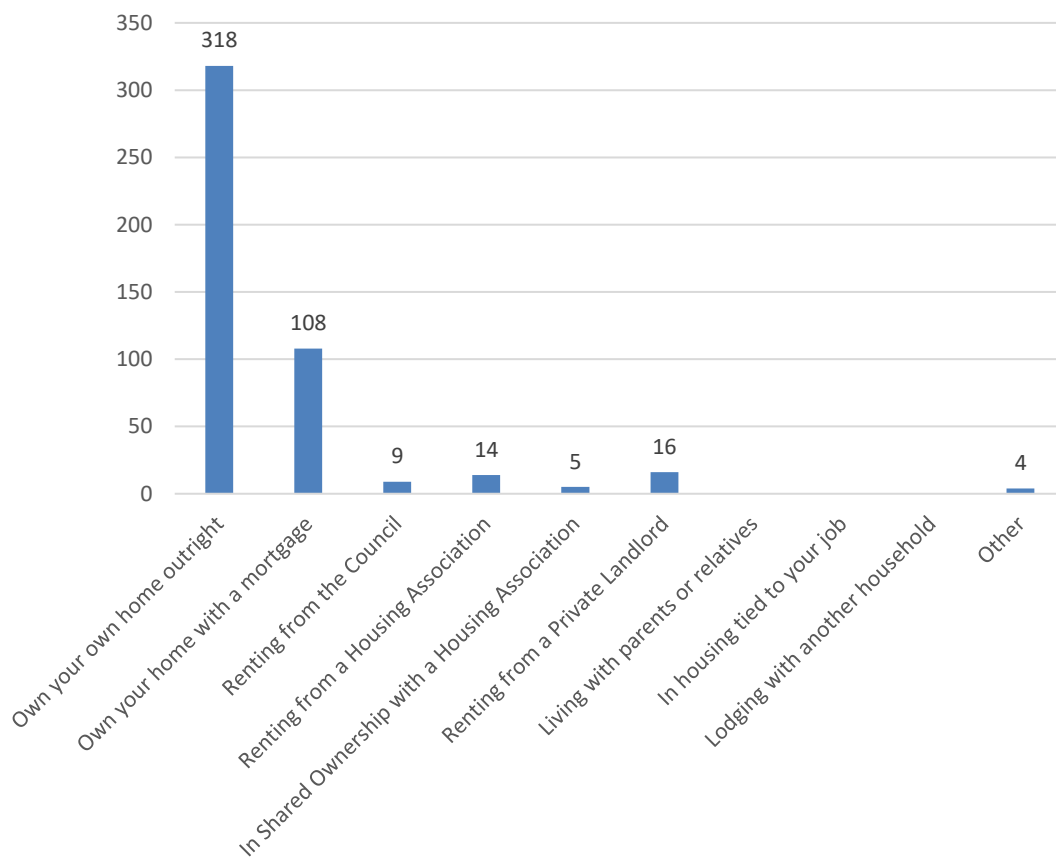


Figure 4: Tenure type

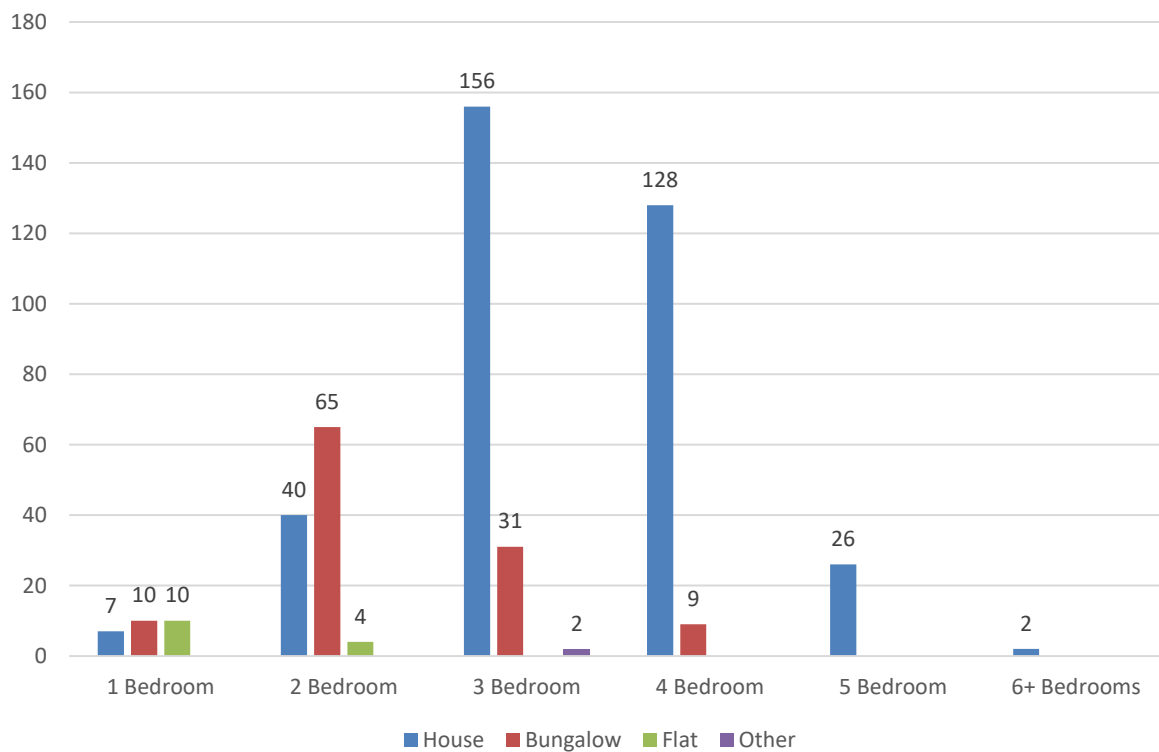


Figure 5: Property size and type

Question 6 asked people to indicate the type of homes they think Bottesford needs. Respondents were invited to tick as many boxes across the different options as necessary. 478 respondents answered this question, and the results are shown at Figure 6.

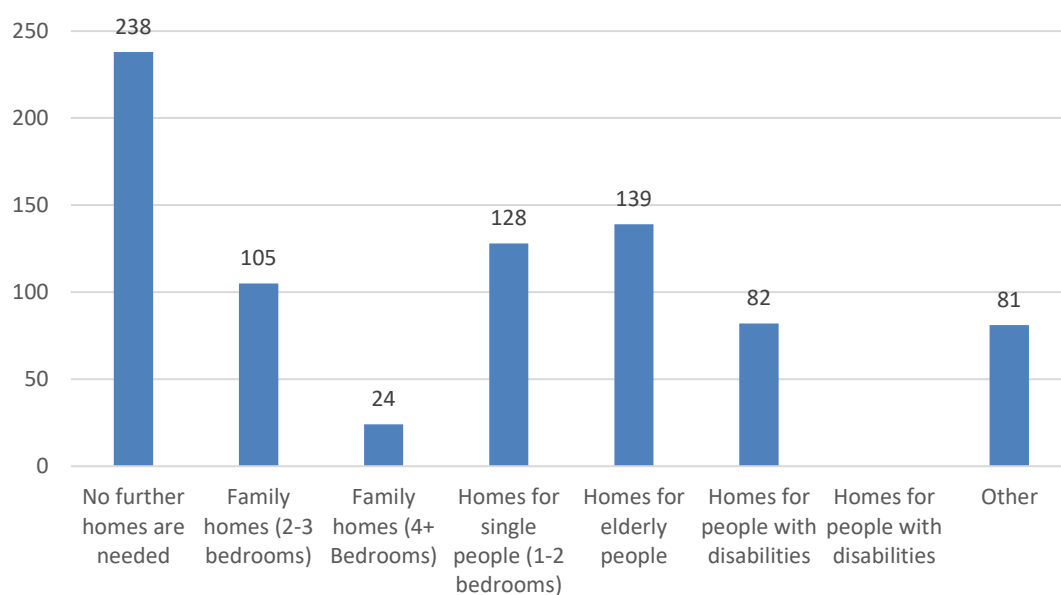


Figure 6: Type of housing needed in the parish

238 residents out of the 478 that responded to this question felt that no further homes are needed in Bottesford. The respondents who did feel housing was needed in the parish, opted for homes for elderly people and homes for single people (1-2 bedrooms) as most important.

Questions 7 and 8 asks participants if any members of their household have left Bottesford over the last 5 years and the reasons why they had left. Results have been broken down in Figures 7 and 8. 81 residents answered yes, and the most common reason for leaving was due to employment elsewhere.

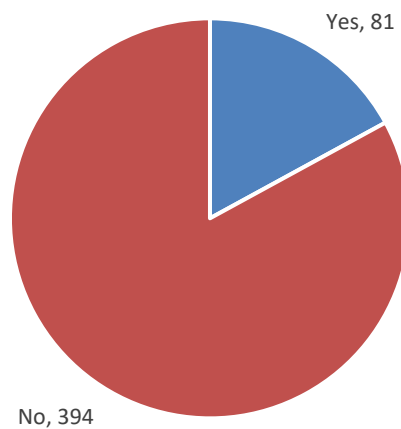


Figure 7: Number of residents known to have left Bottesford

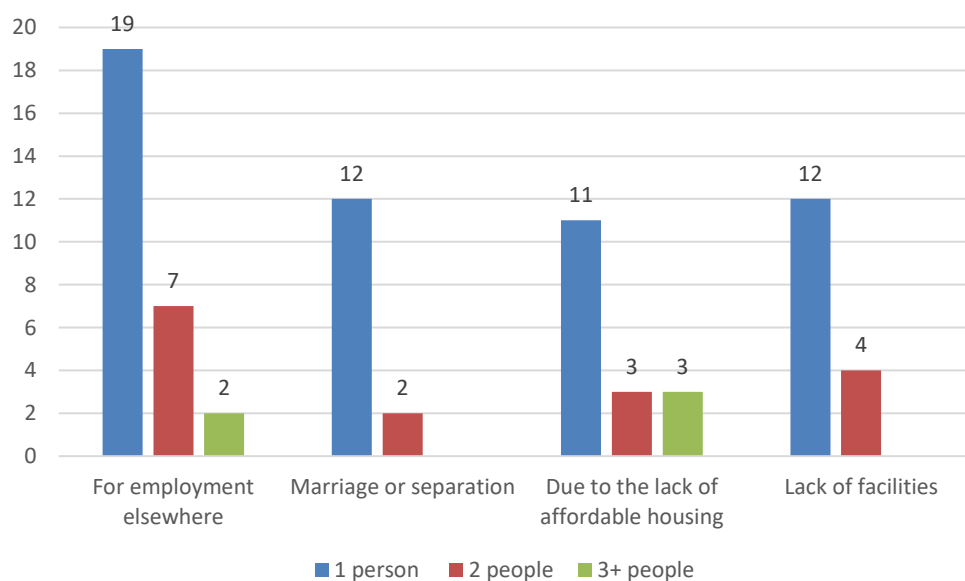


Figure 8: Reason for leaving

Question 9 asked whether people would support building new homes to meet the needs of local people, and 247 out of 454 respondents who answered this question said yes, they would support new homes being built in Bottesford for the need of local people.

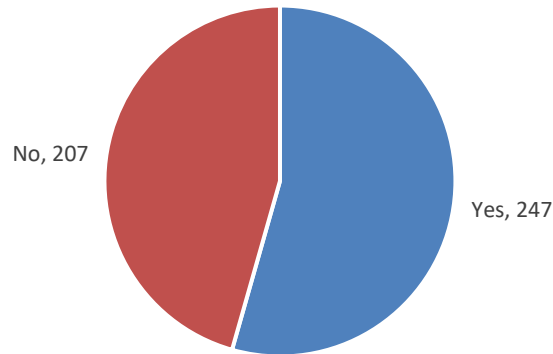


Figure 9: Support for new homes being built

Question 10 asked people to indicate where any new housing could be in the parish. 256 participants responded to this question and results are depicted in Figure 10.

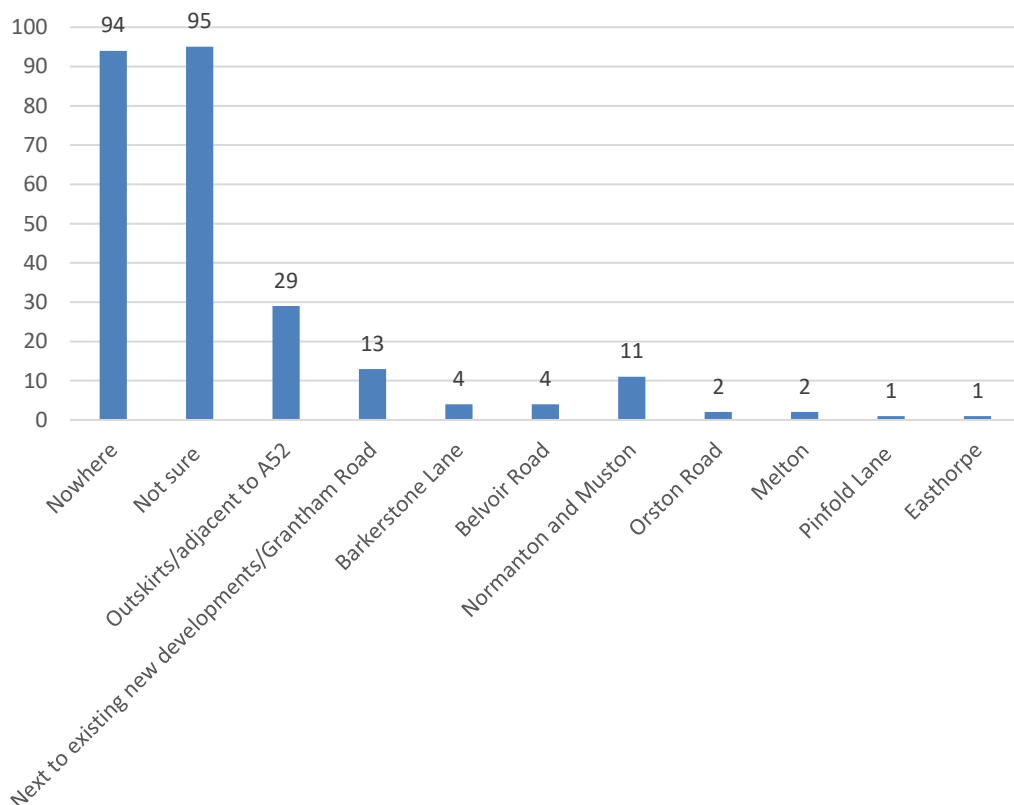


Figure 10: Locations for new housing in Bottesford

Question 11 asked parishioners which factors they thought were important for Bottesford, for it to thrive. Several options were presented, and people were asked to say which they thought needed to be provided or improved. Doctor's surgery and public transport were the top-ranking factors for improvement. People were least worried about services for the young and elderly. Of the factors already provided, parking came out on top, followed by shop facilities. Results are shown in Figure 11.

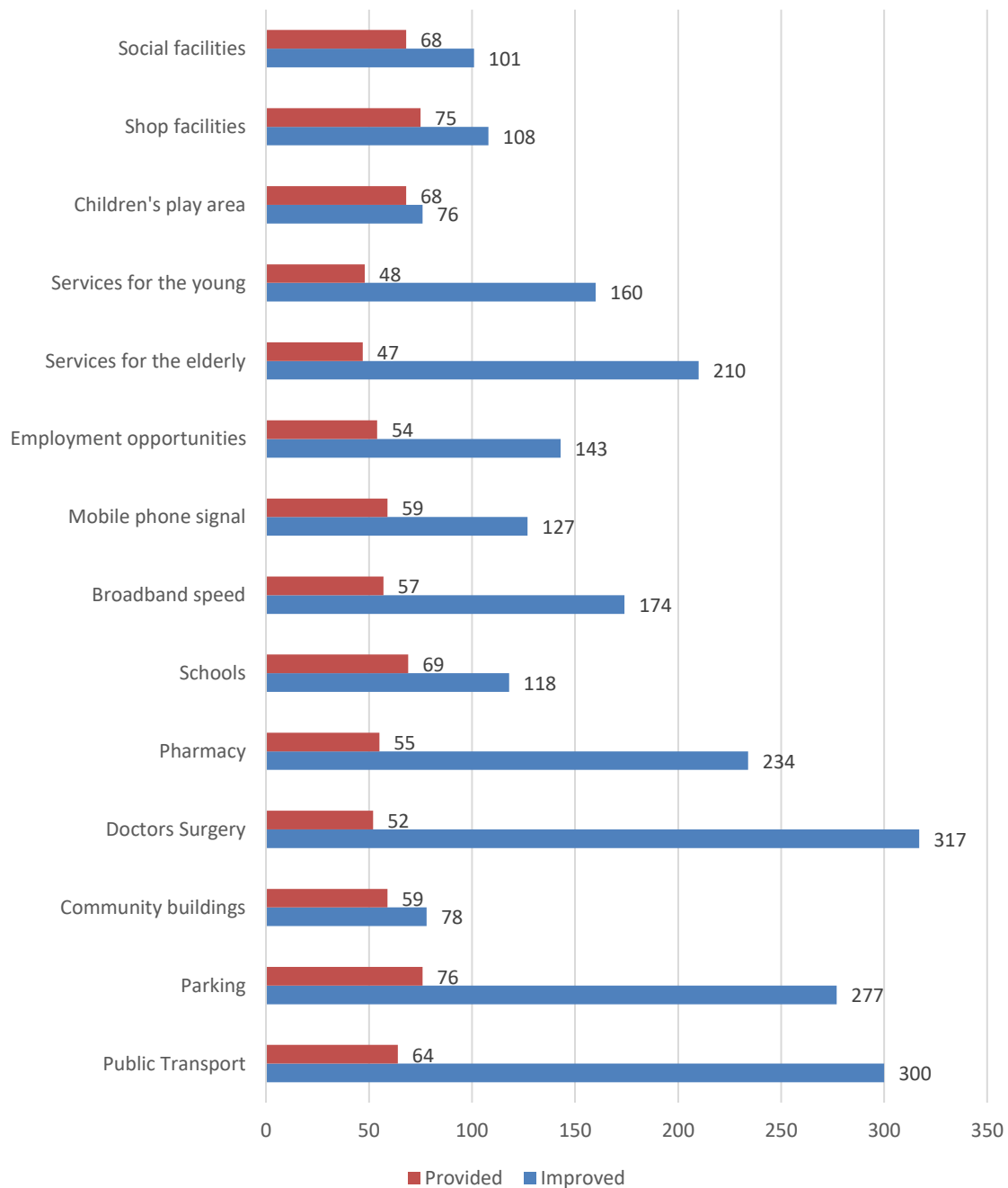


Figure 11: Factors to be improved

Appendix 2 – Analysis of Survey Part 3

To identify the actual housing need that exists in Bottesford at the current time, a two-step research process was followed.

The first was to analyse the data that came as a direct result of the survey, and the second was to carry out a cross-referencing exercise with Melton Borough Council, to ascertain the number of applicants currently on the Housing Register.

Out of the 70 responses in need, 42 respondents classed themselves as being in housing need within the following timescales:

- In need now - 4
- Within 12 months - 6
- Within 3 years - 17
- Within 5 years – 10
- Did not specify – 5

Respondents were asked to state whether they were registered with any of the following for rehousing:

- Melton Borough Council's Choice Based Lettings Scheme
- Housing Association Register
- Private Lettings Agency

34 of the respondents said they were not registered with any of the above. 3 respondents in need are registered with a Private Lettings Agency, and 5 respondents did not specify.

Respondents were asked to clarify their need in terms of property type and size, together with a preferred tenure type. In assessing the stated need, income levels and likely property prices are considered to ensure that any proposed future housing development will indeed meet the needs of those to be housed. Therefore, a 'likely allocation/purchase' is suggested to outline what any housing provision could realistically look like. Table 6 presents the analysis.

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
1	Lived in the parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 3 years	2 bedroom house - Open market purchase	2 bedroom house - Shared ownership
2	Lived in the parish for less than 2 years	No	One person household - 3 bedroom house	Own home with a mortgage	Couple setting up home together	Within 3 years	4 bedroom house - Open market purchase	Adequately housed at present
REF 3 DID NOT GIVE PERMISSION TO USE DETAILS								
REF 4 DID NOT GIVE PERMISSION TO USE DETAILS								
5	Lived in the parish for more than 10 years	No	Couple - 3 bedroom house	Owned outright	Present home too large	Within 3 years	2 bedroom house or bungalow - Open market purchase - Shared ownership	2 bedroom home - Open market Purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
6	Lived in the parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 5 years	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
7	Lived in the parish for more than 10 years	No	One person household - 3 bedroom house	Owned outright	Present home too large/expensive	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
8	Lived in the Parish for more than 10 years	No	Couple - 3 bedroom bungalow	Owned outright	Present home too large	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
9	Lived in the Parish for more than 10 years	No	Couple - 3 bedroom house	Owned outright	Present home too expensive	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
10	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Did not specify	Did not specify	3 bedroom bungalow - Open market purchase	3 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
11	Lived in the Parish for more than 10 years	Did not specify	Family member living within household	N/A	First independent home	Within 3 years	1 bedroom house - Open market purchase - Shared ownership	2 bedroom house - Shared ownership
12	Lived in the Parish for more than 10 years	Did not specify	Couple - 3 bedroom bungalow	Owned outright	Did not specify	Did not specify	Did not specify	Insufficient details provided - Unable to assess at present
REF 13 DID NOT GIVE PERMISSION TO USE DETAILS								
14	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 3 years	2 bedroom house - Open market purchase	2 bedroom house - Shared ownership
15	Lived in the Parish for 2 – 5 years	No	Couple - 4 bedroom house	Owned outright	Insufficient amenities and infrastructure	Within 5 years	Did not specify	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
16	Lived in the Parish for less than 2 years	Leicestershire's Choice based lettings scheme	One person household - 1 bedroom bungalow	Renting from Council	Disabled/need specially adapted home or ground floor property - Present home too small/poor condition - Couple setting up home together	Within 12 months	3 bedroom bungalow/adapted property - Renting from Council	2 bed bungalow - Affordable Rent
17	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home - To be closer to employment - To be closer to family member to give/receive support	Within 12 months	1 bedroom house - Open market purchase - Shared ownership - Self build	1 bedroom home - Affordable rent
18	Lived in the Parish for more than 10 years	Did not specify	One person household - 2 bedroom bungalow	In shared ownership with Housing Association	Did not specify	Did not specify	Did not specify	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
19	Lived in the Parish for more than 10 years	No	Family member who moved away but wishes to return	N/A	First independent home - Renting, but would like to buy - Moved away but wishes to return - To be closer to family member to give/receive support	Within 5 years	1 or 2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
20	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Own home with a mortgage	Disabled/need specially adapted home or ground floor property	Within 12 months	3 bedroom bungalow - Open market purchase	3 bedroom bungalow - Open market purchase
21	Lived in the Parish for more than 10 years	No	Family member who moved away but wishes to return	N/A	First independent home	Within 12 months	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
22	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home - To be closer to family member to give/receive support	Within 3 years	2 bedroom house or bungalow - Open market purchase	Insufficient details provided - Unable to assess at present
23	Lived in the Parish for less than 2 years	No	Family member living within household	N/A	First independent home	Within 12 months	2 bedroom house - Open market purchase	2 bedroom house - Shared ownership
24	Lived in the Parish for more than 10 years	Private lettings agency	Family member who moved away but wishes to return	N/A	First independent home - Renting, but would like to buy - Moved away but wishes to return	Within 12 months	1 bedroom house/flat or bungalow - Open market purchase	2 bedroom house - Shared ownership
25	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Present home too large (downsizing)	Within 3 years	3 bedroom bungalow - Open market purchase	3 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
26	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too large (downsizing)	Within 3 years	2 bedroom house or bungalow - Open market purchase	2 bedroom home - Open market purchase
27	Lived in the Parish for more than 10 years	No	Family member who moved away but wishes to return	N/A	First independent home	Within 3 years	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
28	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 3 years	2 bedroom house - Open market purchase	2 bedroom house - Shared ownership
29	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Did not specify	Did not specify	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
30	Lived in the Parish for more than 10 years	Did not specify	One person household - 3 bedroom house	Owned outright	Present home too large (downsizing) - Disabled/need specially adapted home or ground floor property	Now	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
31	Lived in the Parish for 5 – 10 years	No	One person household - 1 bedroom flat	Private rent	Present home too expensive	Within 3 years	1 bedroom flat - Renting from Council/Housing Association - Private rent	1 bed home - Affordable rent
32	Lived in the Parish for more than 10 years	No	One person household - 3 bedroom house	Owned outright	Present home too large (downsizing)	Now	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
33	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too expensive	Within 3 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
34	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 5 years	2 bedroom house - Private rent	1 bedroom home - Affordable rent
35	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 3 years	1 or 2 bedroom house - Open market purchase - Private rent	Insufficient details provided - Unable to assess at present
36	Lived in the Parish for more than 10 years	No	Family with children - 5 bedroom house	Own home with a mortgage	Present home too large (downsizing)	Within 3 years	3 bedroom house or bungalow - Open market purchase	3 bedroom home - Open market purchase
37	Lived in the Parish for more than 10 years	No	One person household - 4 bedroom house	Owned outright	Cannot manage stairs	Within 3 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
38	Lived in the Parish for more than 10 years	No	Couple - 3 bedroom house	Owned outright	Did not specify	Within 3 years	Did not specify - Open market purchase	2 bedroom bungalow - Open market purchase
39	Lived in the Parish for less than 2 years	Private lettings agency	One person household - 2 bedroom bungalow	Private rent	Present home too large/expensive	Within 3 years	1 bedroom bungalow - Renting from Housing Association	1 bedroom home - Affordable rent
40	Lived in the Parish for more than 10 years	No	Family member who moved away but wishes to return	N/A	Moved away, but wish to return - To be closer to family member to give/receive support	Now	3 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
41	Lived in the Parish for 5 – 10 years	No	One person household - 2 bedroom bungalow	Owned outright	Cannot manage stairs	Within 5 years	2 bedroom bungalow - Open market purchase (extra care)	2 bedroom bungalow - Open market purchase (Extra care)

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
42	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 5 years	2 bedroom house or bungalow - Open market purchase	Insufficient details provided - Unable to assess at present
43	Lived in the Parish for 2 – 5 years	No	One person household - 2 bedroom flat	Did not specify	Did not specify	Within 5 years	2 bedroom house/ bungalow/flat - Open market purchase	Adequately housed at present
44	Lived in the Parish for more than 10 years	No	Couple - 3 bedroom house	Private rent	Need permanent accommodation - Present home too expensive	Did not specify	3 bedroom house/bungalow - Renting from Council	2 bedroom home - Affordable rent
45	Lived in the Parish for less than 2 years	No	Family member living within household	N/A	First independent home	Within 12 months	1 bedroom house/flat - Open market purchase	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
46	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Now	3 bedroom house - Open market purchase	2 bedroom house - Shared ownership
47	Lived in the Parish for more than 10 years	No	Couple - 3 bedroom bungalow	Owned outright	Disabled/need specially adapted home or ground floor property	Within 3 years	2 bedroom bungalow - Sheltered housing	2 bedroom bungalow - Open market purchase
48	Lived in the Parish for 2 – 5 years	No	Couple - 2 bedroom bungalow	Owned outright	To be closer to family member to give/receive support	Did not specify	Did not specify	Adequately housed at present
49	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 5 years	2 bedroom house/ bungalow/flat - Open market purchase - Shared ownership - Renting from Council/Housing Association	1 bedroom home - Affordable rent

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
50	Lived in the Parish for more than 10 years	No	Family member who moved away but wishes to return	N/A	Moved away, but wish to return - To be closer to family member to give/receive support	Within 12 months	3 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
51	Lived in the Parish for 2 – 5 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too expensive	Did not specify	3 bedroom house - Self build	3 bedroom house - Self build
52	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	Disabled/need specially adapted home or ground floor property	Within 5 years	1 bedroom bungalow/flat/adapted property - Sheltered housing - Renting from Council	1 bedroom adapted ground floor property - Sheltered housing
53	Lived in the Parish for more than 10 years	No	One person household - 5 bedroom house	Owned outright	Present home too expensive	Within 3 years	3 bedroom house - Open market purchase	3 bedroom house - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
54	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Present home too large (downsizing)	Within 3 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
55	Lived in the Parish for more than 10 years	No	One person household - 4 bedroom house	Owned outright	Disabled/need specially adapted home or ground floor property - Present home too large (downsizing) - Cannot manage stairs	Within 5 years	2 bedroom bungalow/adapted property - Extra care (rented) - Extra care (open market)	2 bedroom bungalow/adapted property - Extra care (open market)
56	Lived in the Parish for more than 10 years	Private lettings agency	Family with children - 3 bedroom house	Private rent	Renting, but would like to buy - Family break up - Present home too small/expensive/poor condition	Now	3 or 4 bedroom house - Open market purchase - Shared ownership - Private rent - Renting from Council/Housing Association	3 bedroom house - Affordable rent

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
57	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Own home with a mortgage	Present home too large	Within 5 years	2 bedroom house - Open market purchase	2 bedroom house - Open market purchase
REF 58 DID NOT GIVE PERMISSION TO USE DETAILS								
59	Lived in the Parish for more than 10 years	No	Family with children - 3 bedroom house	Own home with a mortgage	Present home in poor condition - Family break up	Within 3 years	2 bedroom house/bungalow - Open market purchase	2 bedroom home - Shared ownership
60	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Downsize	Within 5 years	2 bedroom bungalow - Extra care (rented)	2 bedroom bungalow - Extra care (rented)
61	Lived in the Parish for more than 10 years	No	One person household - 1 bedroom flat	Renting from Housing Association	Did not specify	Now	1 bedroom flat - Renting from Housing Association	Adequately housed at present

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
62	Lived in the Parish for less than 2 years	No	Family member living within household	N/A	First independent home	Within 12 months	2 bedroom house/flat - Open market purchase	2 bedroom house - Shared ownership
REF 63 DID NOT GIVE PERMISSION TO USE DETAILS								
64	Lived in the Parish for more than 10 years	Housing Association register - Private lettings agency	Family member living within household	N/A	First independent home	Within 3 years	2 bedroom house/flat - Open market purchase - Renting from the Council/Housing Association - Private rent	Insufficient details provided - Unable to assess at present
Ref 65 DID NOT GIVE PERMISSION TO USE DETAILS								
Ref 66 DID NOT GIVE PERMISSION TO USE DETAILS								

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
67	Lived in the Parish for more than 10 years	No	Family member living within household	N/A	First independent home	Within 12 months	2 bedroom house - Open market purchase	2 bedroom house - Shared ownership
68	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Present home too large - Cannot manage stairs - Need specially adapted home/ground floor accommodation	Within 3 years	2 bedroom bungalow/adapted property - Open market purchase - Extra care (rented or open market)	2 bedroom adapted bungalow - Extra care (open market)
69	Lived in the Parish for more than 10 years	No	Family with children - 3 bedroom house	Own home with a mortgage	Downsize	Within 5 years	2 bedroom house/bungalow - Renting from the Council	Insufficient details provided - Unable to assess at present
70	Lived in the Parish for less than 2 years	No	One person household - 3 bedroom house	Private rent	Renting, but would like to buy - Family break up - To be closer to employment	Within 12 months	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present

Type of Home	Prefer Open Market Homes	Prefer Open Market Homes (Extra Care)	Prefer Self Build	Required Affordable Rented	Required Affordable Rented (Extra Care)	Required Shared Ownership	Required Sheltered Housing	Totals
2 bed house	1					10		11
3 bed house	1		1	1				3
1 bed bungalow (adapted)							1	1
2 bed bungalow	11	3		1	1			15
3 bed bungalow	3							3
1 bed home				5				5
2 bed home	2							3
3 bed home	1							1
Total	19	3	1	7	1	10	1	42

Table 5: Summary of housing need in Bottesford Parish

The analysis determines a need for 8 affordable rented homes (including 1 extra care home), 10 shared ownership homes, 1 sheltered housing home, 1 self-build home and a preference for 22 open market homes, including 3 extra care.

5 respondents were suitably housed, as they are currently living in accommodation that serves their requirements.

16 respondents did not provide any financial information, so affordability could not be assessed for the type of home they desire. Had contact details been included, MRH would have made every endeavour to clarify the information required.

It was not possible to provide an assessment of 7 respondents, as they did not give permission to use their details.

The Housing Register cross referencing exercise revealed a further 28 people with a connection to the Parish and a housing need.

Appendix 3 – Midlands Rural Housing

Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose organisation that works to promote and enable the provision of homes in rural settlements. We do this by working closely with local authorities, town and parish councils, registered providers, and local communities in order to investigate the need for affordable housing.

MRH is the appointed Rural Housing Enabler Strategic Partner for six Leicestershire local authorities containing rural areas; the County Council and three partner Registered Providers. As part of the role as the Strategic Partner, MRH undertakes site finding activities and Rural Housing Needs Surveys across the participating local authority areas to evidence rural housing need.

MRH is a well-respected organisation, recognised for its expertise in this field. In addition to the work done locally within communities across rural England, MRH is also a key lobbyist and influencer at national and regional level.

The organisation follows established best practice methodology when undertaking survey work for the Leicestershire Rural Partnership. On adoption of the findings, the results of this survey will be posted on the Melton Borough Council website.

MRH can be contacted at:

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Leicestershire

LE67 4JP

Email: Philippa.mckenna@midlandsrural.org.uk

Web: www.midlandsrural.org.uk

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