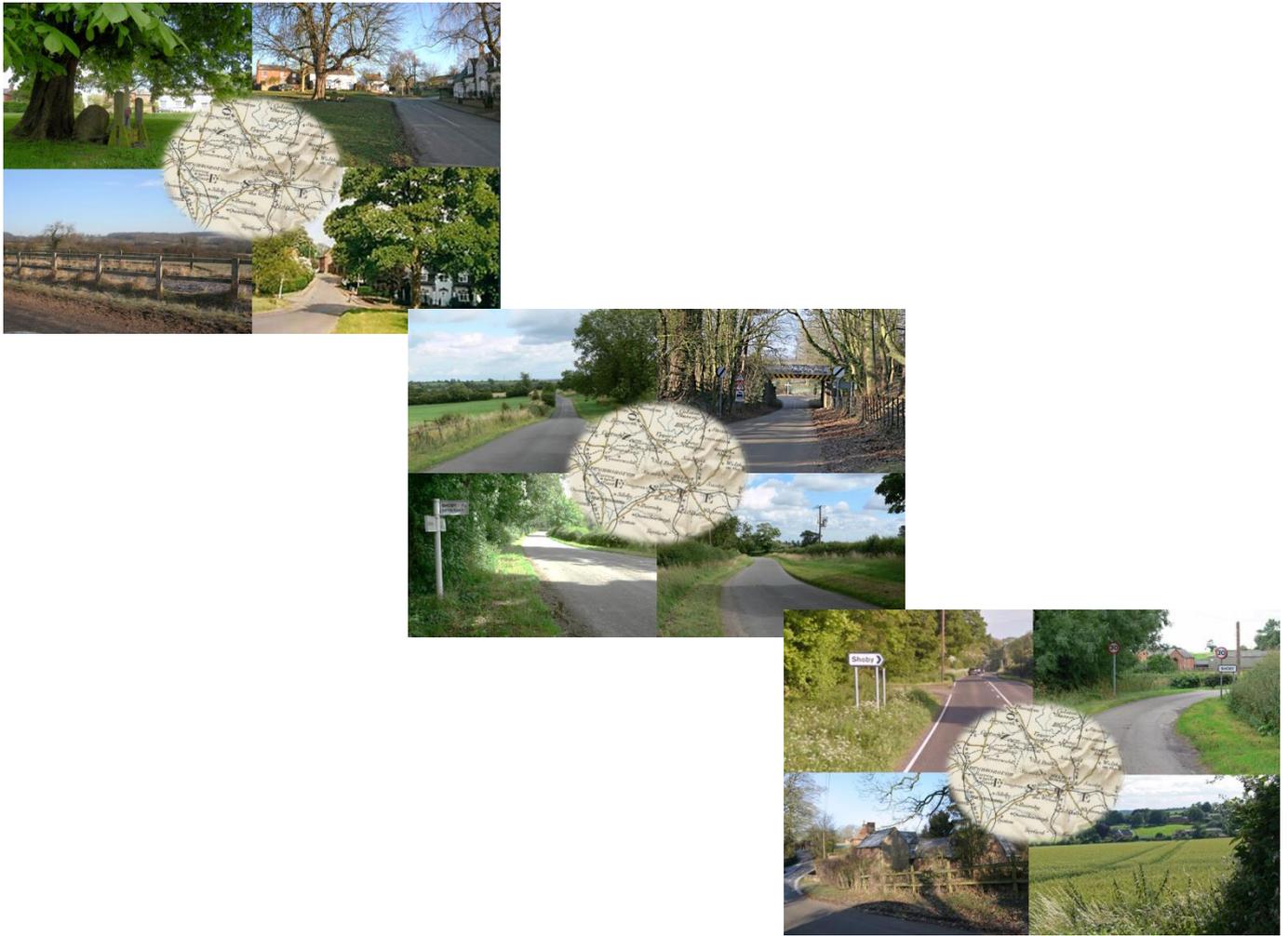


A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF GRIMSTON PARISH



PRODUCED BY
MIDLANDS RURAL HOUSING

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1. Summary

- A Housing Needs Survey was carried out in Grimston, Saxelbye and Shoby Parish in February 2017.
- Results obtained showed there was a need in the next 5 years for 3 affordable homes and no open market (sale) homes for local people enabling them to be suitably housed within the community.
- 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 Grimston Parish Council, the local community, Melton 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 Melton 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, Melton Borough Council (MBC) instructed MRH to investigate the local housing needs of the residents of Grimston Parish, Leicestershire. This formed part of a rolling 5 year programme of Housing Needs Surveys that MBC have to understand the housing needs of its rural communities. MRH worked with the 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 (source: CLG). 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 Grimston and the other villages in the Parish.

The Grimston Parish Housing Needs Survey questionnaires were delivered to every household in the Parish in early February 2017. The return date for the survey was 28th February 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 the Parish or had a strong connection to the Parish and wished to complete a form. In total 117 survey forms were distributed to the Parish (71 forms to Grimston, 33 to Saxelbye and 13 to Shoby).

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Parish residents. This evidence will be made available to Melton Borough Council and the 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 Parish.

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 2016 - "a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710."

³ National Housing Federation, Rural housing research report 2016

4. Conclusion

MRH has conducted a detailed study of the housing needs of Grimston Parish up to 2022. 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 process has identified a need for 3 affordable homes and no open market homes in the next 5 years for those with a connection to the Parish of Grimston.

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

- 3 were assessed as being in need of affordable housing for rent / shared ownership
 - 1 x 1 Bed home - affordable rented
 - 1 x 1 Bed home - shared ownership
 - 1 x 4 Bed house - shared ownership
- None were assessed as being in need of open market housing (for local people) to purchase

These results were not able to be cross referenced with the Melton Borough Council Housing Register at this time due to difficulties with filtering this information on the Council's system.

THERE IS AN IDENTIFIED NEED FOR
3 AFFORDABLE HOMES AND NO OPEN MARKET HOMES
IN GRIMSTON PARISH FOR THOSE WITH A LOCAL
CONNECTION

Appendix 1 - Housing Need Analysis

Of the 48 returns the vast majority 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 villages. 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

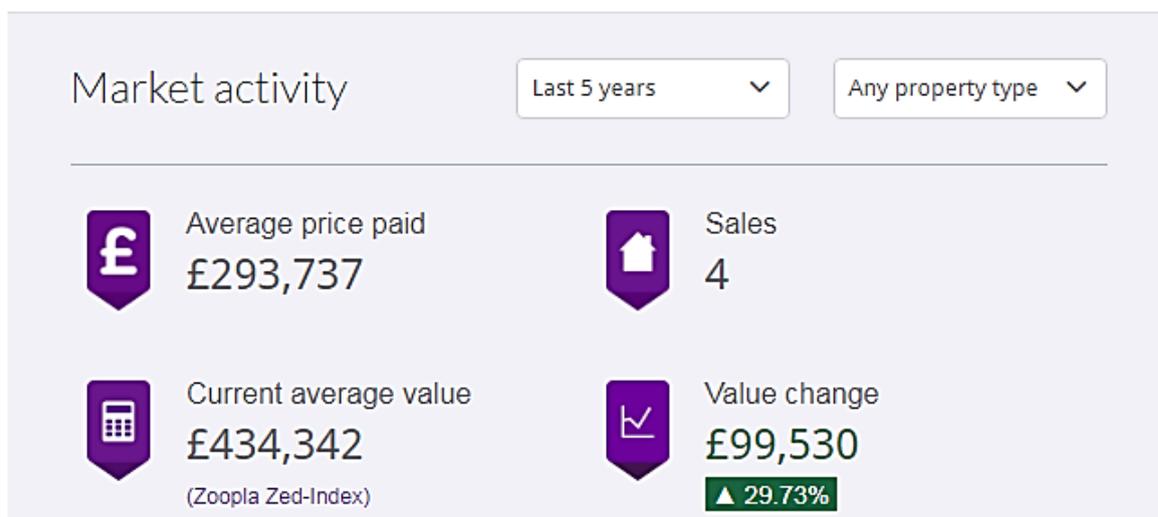
The following tables list details of the respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on MBC's Housing Register. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred 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
2a	Yes (Grimston)	No	Single person living with family	Couple setting up first independent home	2 bed house - Open market purchase (Grimston / Saxelbye / Shoby)	1 bed home - Affordable rented
3a	Yes (Grimston)	No	Family living in privately rented home	Present home too expensive	2 bed house / bungalow - Open market purchase (Grimston)	No financial information provided Unable to assess
1b	Yes (Saxelbye)	No	Single person living with family	First independent home	2 bed house - Open market purchase (Grimston / Saxelbye / Shoby)	1 bed house - Shared ownership

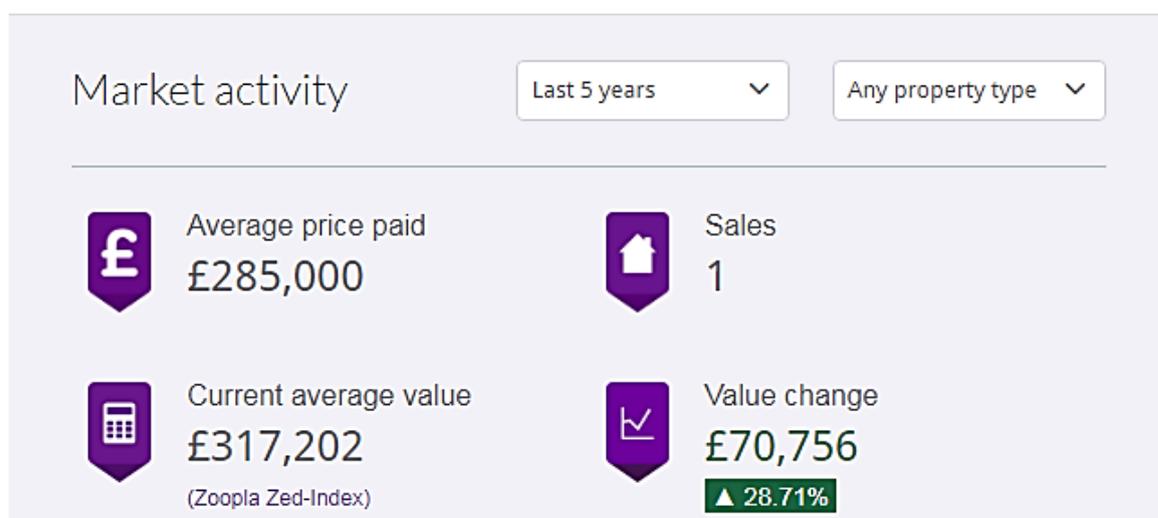
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2b	Yes (Saxelbye)	No	Family living in own home	Present home too small	4 bed house - Open market purchase (Grimston / Shoby)	4 bed house - Shared ownership

ii) House price trends

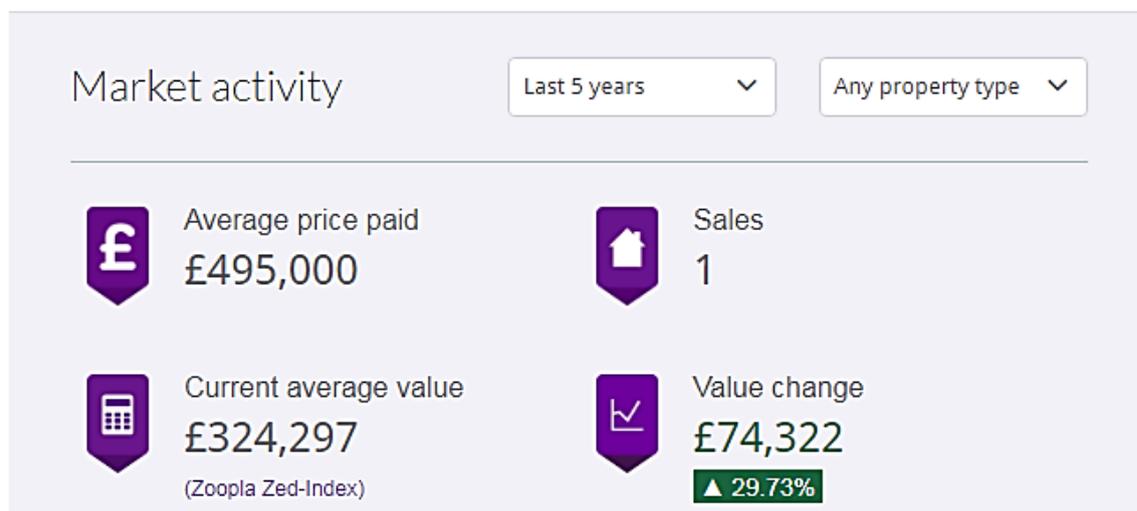
Area guide for Grimston, Leicestershire



Area guide for Saxelby

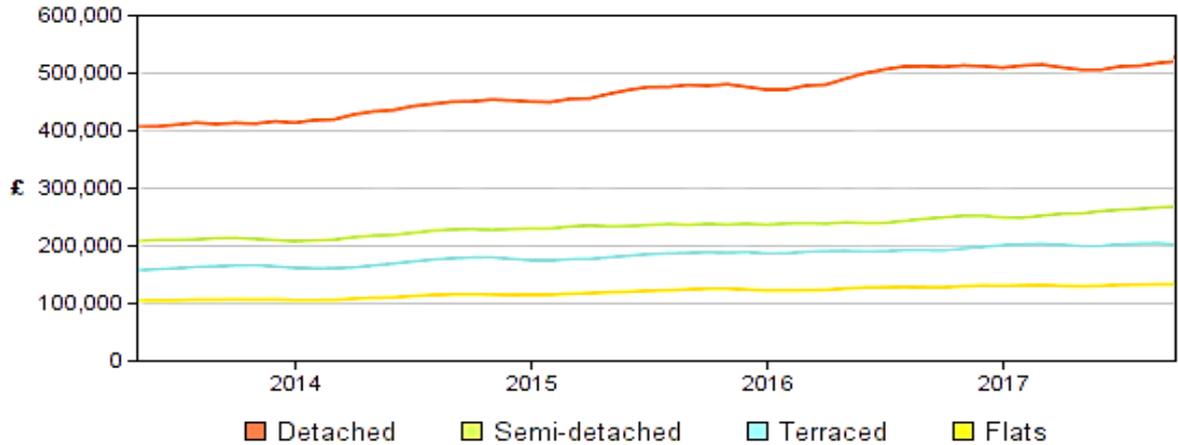


Area guide for Shoby

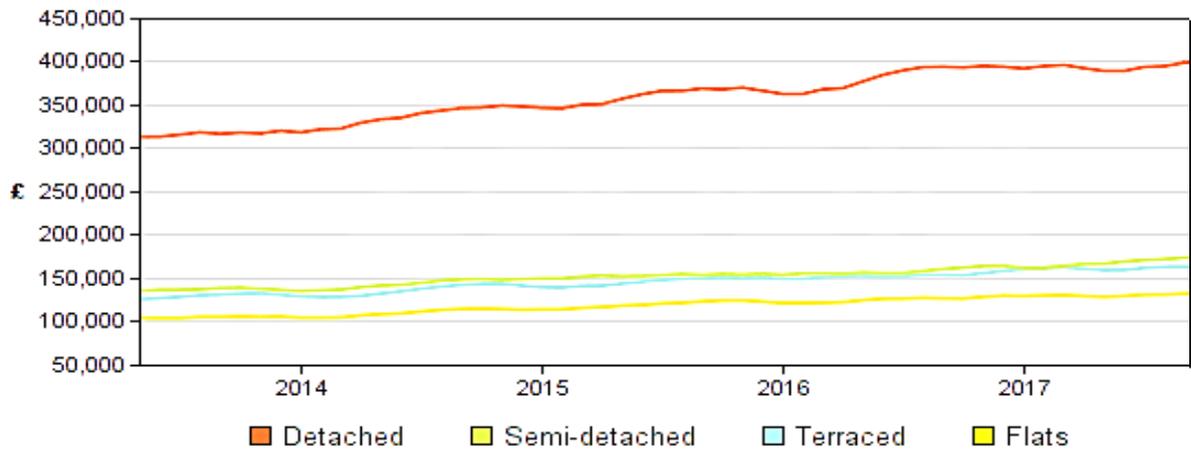


Property prices in the Parish have, overall, increased over the past 5 years. During that period prices have increased by an average of 29.74% which means average increases in home values of £39,701 (source: www.zoopla.com).

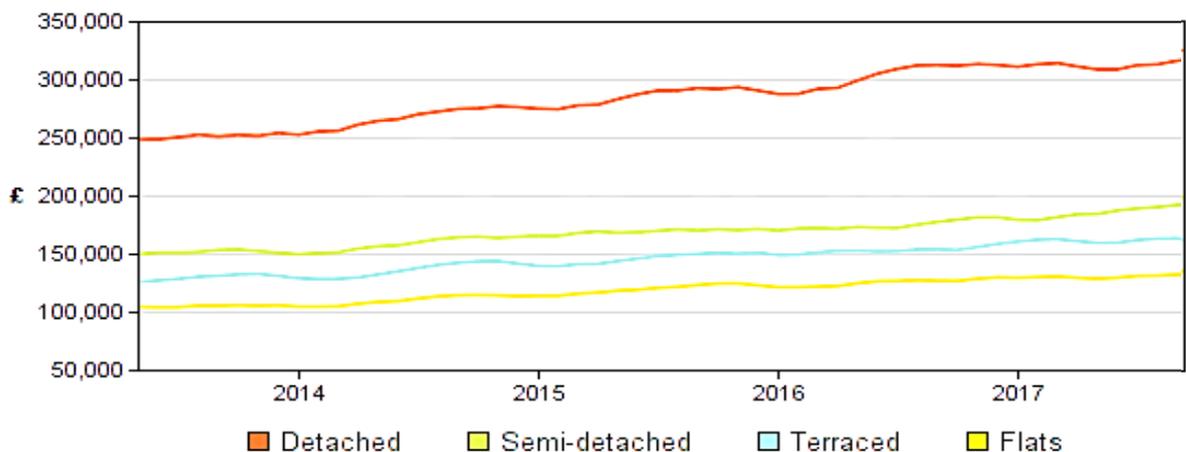
Value trends in Grimston, Melton Mowbray



Value trends in Saxelby, Melton Mowbray



Value trends in Shoby, Melton Mowbray



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 Grimston Parish in September 2017 (source: www.zoopla.com).

Current asking prices in Grimston, Leicestershire

Average: **£400,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£400,000 (1)	-
Flats	-	-	-	-	-
All	-	-	-	£400,000 (1)	-

Current asking rents in Grimston, Leicestershire

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

There is currently 1 property for sale (a 4 bed house) and none for private rent in Grimston.

Current asking prices in Saxelby

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

Current asking rents in Saxelby

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

There are currently no homes for sale or private for rent in Saxelby.

Current asking prices in Shoby

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

Current asking rents in Shoby

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

There are currently no homes for sale or private for rent in Shoby.

iv) Local context - properties sold

Property value data/graphs for Grimston, Leicestershire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£525,956	-	3.8	£300,000
Semi-detached	£274,945	-	2.9	-
Terraced	£201,594	-	-	-
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 over the past 12 months is not available for all house types due to low turnover levels. There has been 1 sale in the past 12 months in Grimston.

The average current value of properties can be seen in the left hand column of the chart above and the average price paid in the last year is in the right hand column. Based on the affordability criteria explained above, to purchase a terraced house at the average current value in Grimston (£201,594) would require a deposit of over £40,000 and an income of just less than £46,000 per annum. To purchase a semi-detached house at the average current value in Grimston (£274,945) would require a deposit of just less than £55,000 and income of over £62,500 per annum.

Property value data/graphs for Saxelby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£408,956	-	4.0	-
Semi-detached	£179,572	-	-	-
Terraced	-	-	-	-
Flats	-	-	-	-

Again, the average property price for actual sales over the past 12 months is more not available for all house types due to low turnover levels (in this case it is only available for semi detached houses). There have not been any sales in the past 12 months in Saxelbye.

Where available, the average current value of properties can be seen in the left hand column of the charts above and the average price paid in the last year is in the right hand column. Based on the affordability criteria explained previously, to purchase a semi-detached house at the average current value in Saxelbye (£179,572) would require a deposit of almost £36,000 and an income just over £41,000 per annum. To purchase a detached house at the average current value (£408,956) would require a deposit of over £81,000 and an income in excess of £93,000 per annum.

Property value data/graphs for Shoby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£324,297	-	5.7	£495,000
Semi-detached	-	-	-	-
Terraced	-	-	-	-
Flats	-	-	-	-

There has been 1 sale in the past 12 months in Shoby.

The average current value of properties can be seen in the left hand column of the charts above and the average price paid in the last year is in the right hand column. Based on the affordability criteria explained above, to purchase a detached house at the average current value in Shoby (£324,297) would require a deposit of over £64,500 and income close to £74,000 per annum.

Appendix 2 - Respondent details

A total of 117 survey forms were distributed. 29 responses were received from Grimston (41% response rate); 16 from Saxelbye (48% response rate); and 3 from Shoby (23% response rate); giving an overall return rate of 41% against the number distributed.

In our experience this is an excellent level of response for a survey of this type in a Parish of this size.

In most of the analysis graphs below the results from each of the three villages of the Parish have been amalgamated to give a meaningful response. Where it was felt necessary to split out the responses from each of the villages (i.e. where there were particular opinions relating to the individual settlements), the graphs show the responses from each settlement.

i) Household type

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

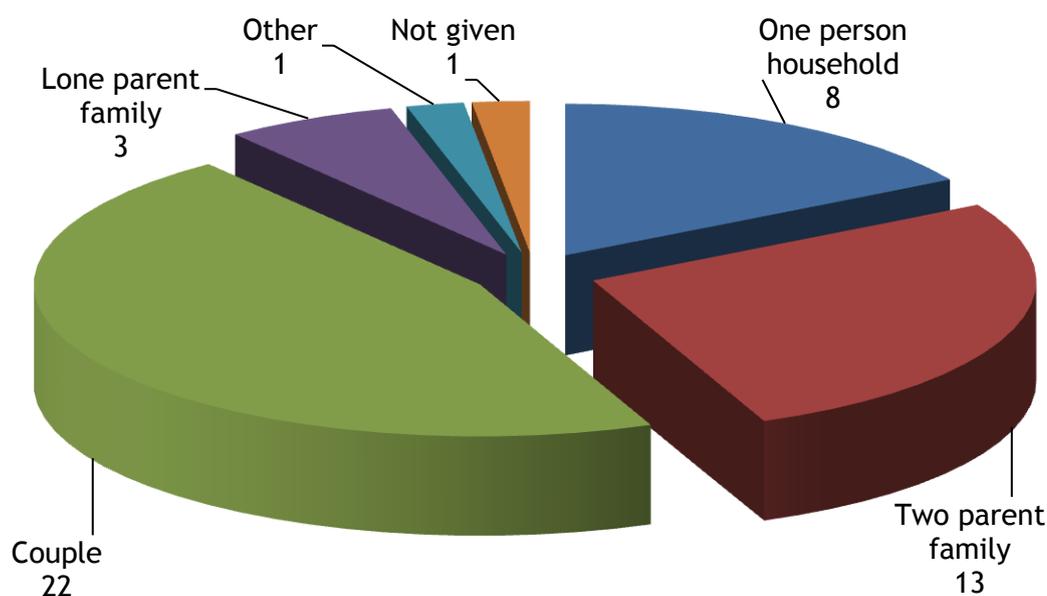


Fig 1.1 - Household type

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

In these villages the largest number of responses were from households containing couples; 46% of total responses were from this group.

33% of responses came from families (27% were two parent families and 6% were lone parent families). 17% of completed surveys came from one person households.

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:

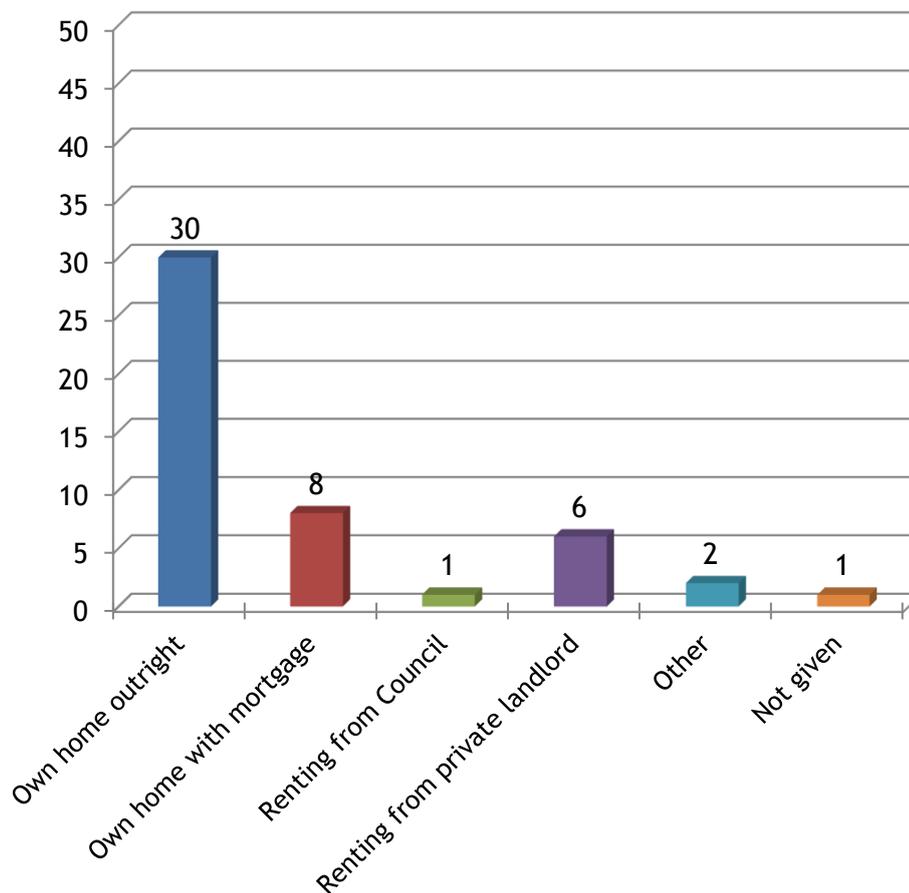


Fig 1.2 - Tenure of respondents

In Grimston Parish ‘owner-occupiers’ were by far the largest tenure group accounting for 79% of replies (62% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 17% have a mortgage on their home).

15% of respondents were living in rented accommodation (2% from those living in affordable rented homes and 13% came from those living in privately rented accommodation).

iii) Property Types

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

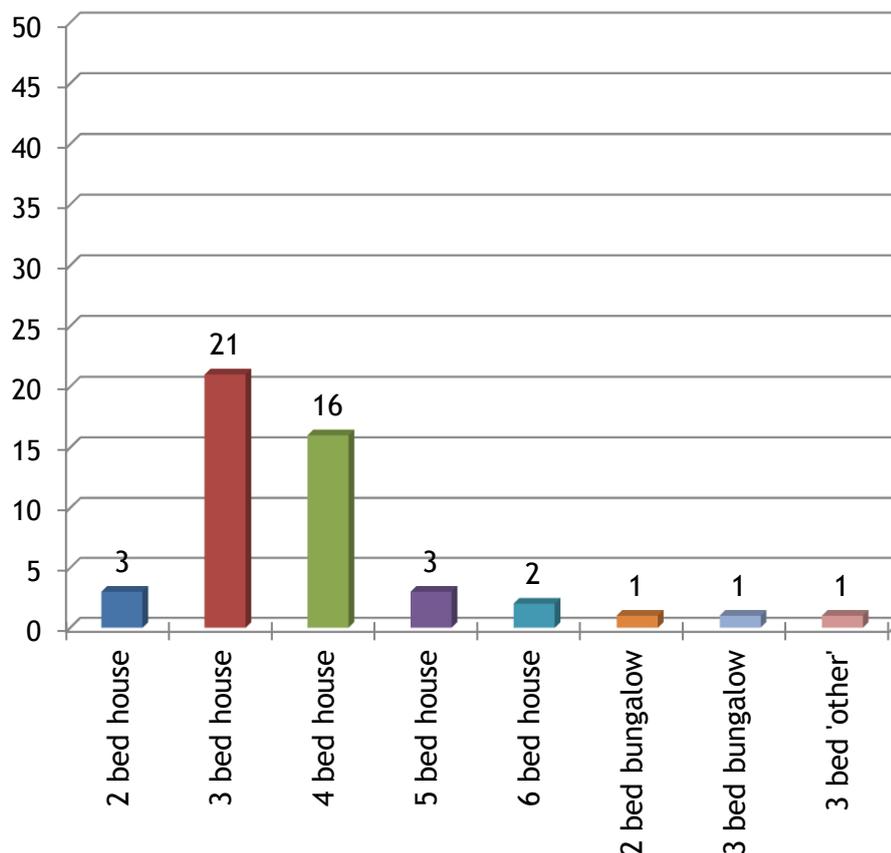


Fig 1.3 - Property types

Fig 1.3 shows that in Grimston Parish 94% of respondents live in a house and 4% live in a bungalow.

Those living in 3 bedroom houses were the largest group (44%), followed by those living in 4 bedroom houses (33%).

iv) Length of residence in Parish

The length of time that respondents have lived in the Parish was asked at question 6. The responses are shown in the chart below:

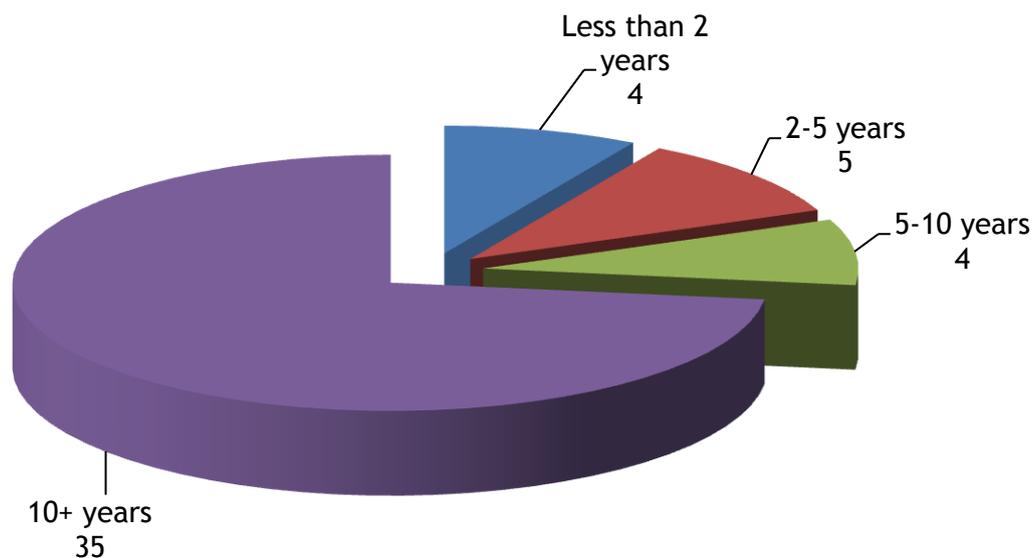


Fig 1.4 - Length of residence in Parish

In Grimston Parish, fig 1.4 shows that 73% of completed surveys came from households that have lived in the Parish for over 10 years.

8% of respondents have lived in the Parish for between 5 and 10 years; 11% of have lived in the Parish for between 2 and 5 years; and 8% of the respondents have lived in the villages 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 charts below.

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.

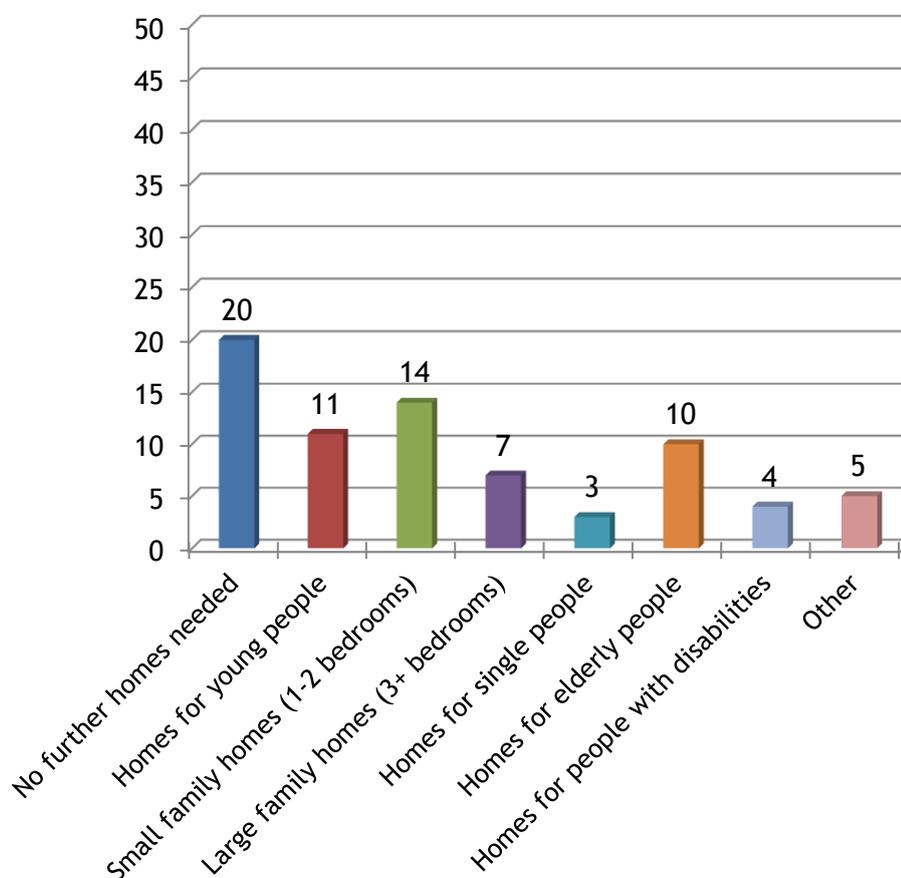


Fig 1.5 - Type of housing needed in the Parish

Fig 1.5 shows that 47% of respondents from Grimston Parish thought that no further homes were needed in the Parish.

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

- Small family homes (29%)
- Homes for young people (23%)
- Homes for elderly people (21%)

vi) Migration and reasons for leaving

Question 8 also 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.

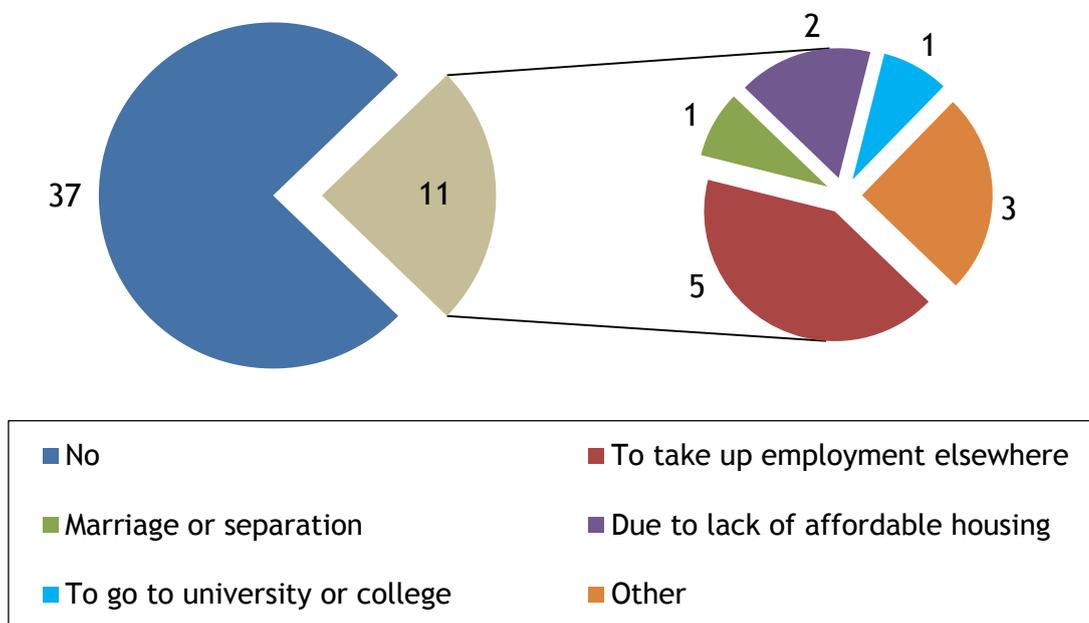


Fig 1.6 - Migration and reasons for leaving

In Grimston Parish, fig 1.6 shows that 24% of 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 2 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 housing needs of local people.

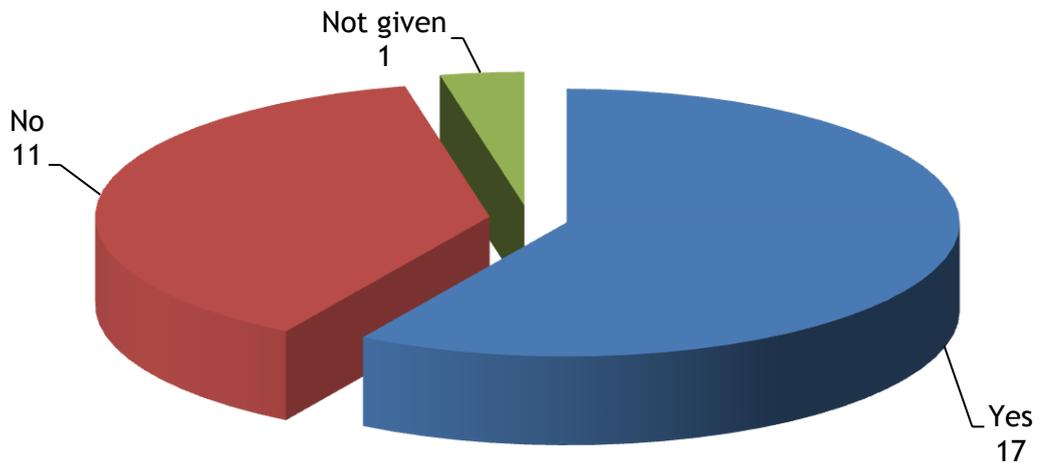


Fig 1.7a - Support for homes for local people - Grimston

In Grimston fig 1.7a shows that 59% of respondents are in support of a small number of homes to meet local peoples' needs, while 38% said that they are not in support. 3% did not provide an answer to this question.

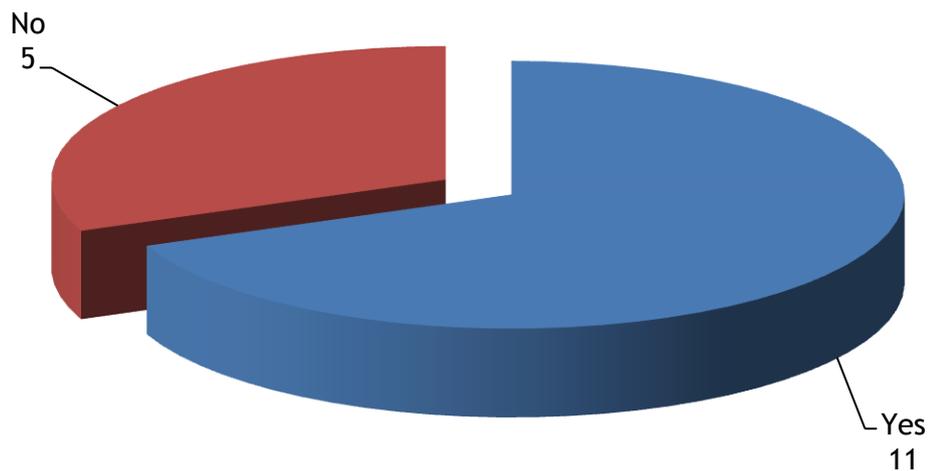


Fig 1.7b - Support for homes for local people - Saxelbye

Fig 1.7b shows that in Saxelbye, 69% of respondents are in support of a small number of homes to meet local peoples' needs, while 31% said that they are not in support.

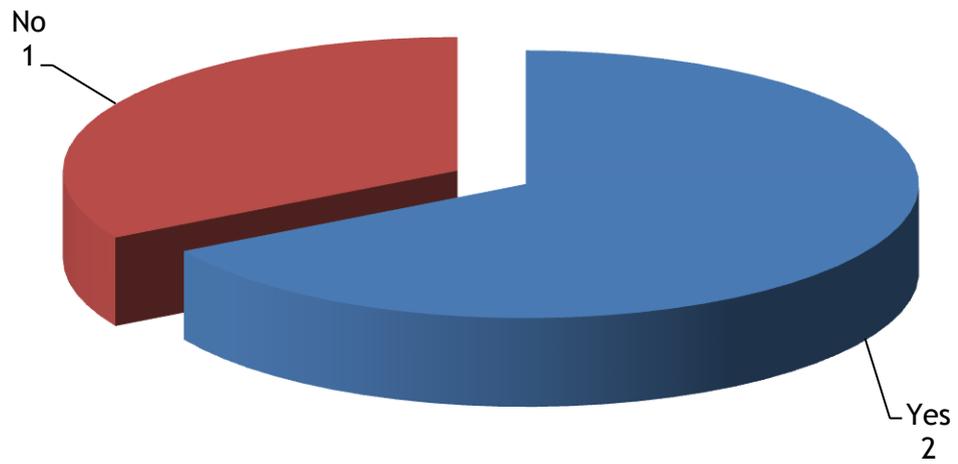


Fig 1.7c - Support for homes for local people - Shoby

Fig 1.7c shows that in Shoby, 67% of respondents are in support of a small number of homes to meet local peoples' needs, while 33% said that they are not in support.

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 particular localities can be considered desirable and sustainable. Ensuring that people will want to take up residency and live in the Parish both now and in the future are important factors when considering the provision of new homes.

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

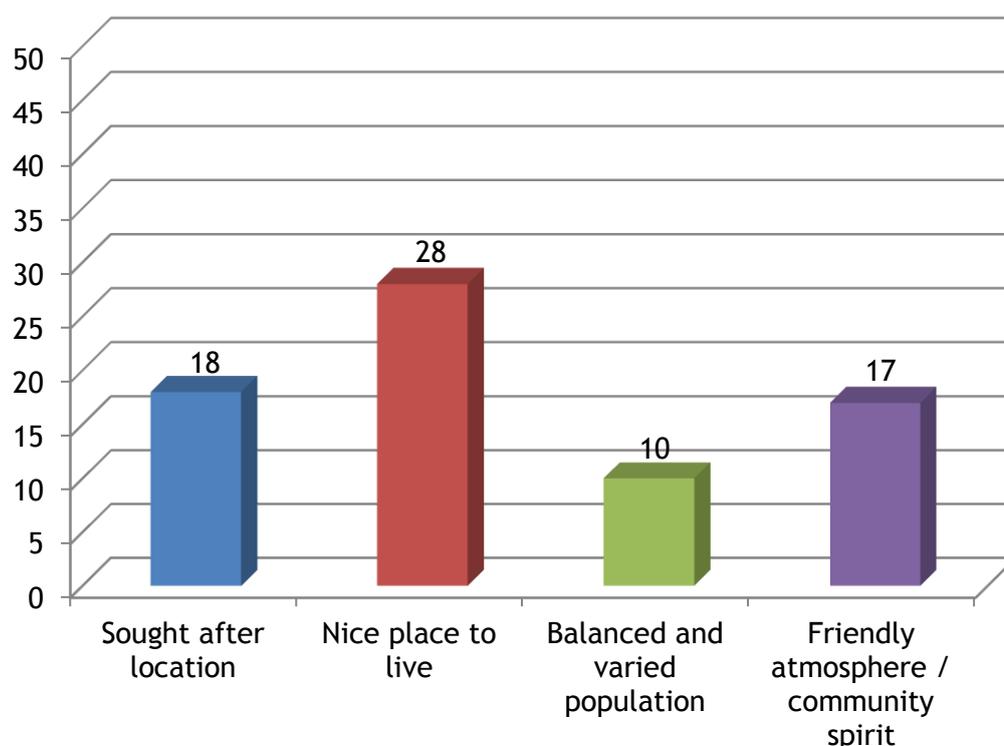


Fig 1.8 - Life in the Parish; positive factors

From fig 1.8, above, it can be seen that many respondents hold positive views about life in Grimston Parish with 58% believing that the area is a nice place to live in and 38% stating that it is a sought after location.

35% of residents believed that the villages have a friendly atmosphere/community spirit and 21% believed the area has a balanced and varied population.

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

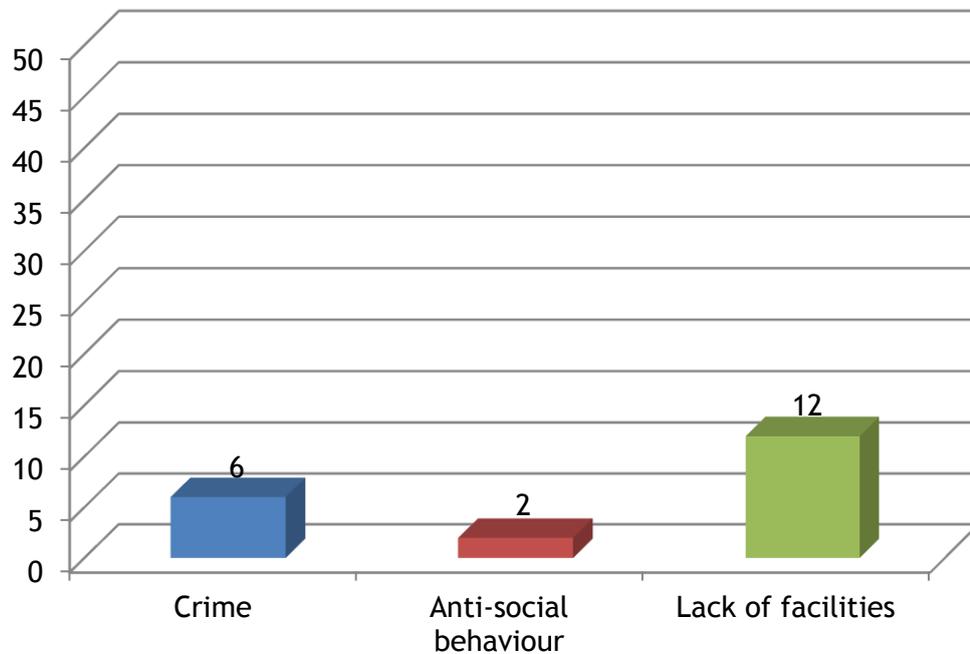


Fig 1.9 - Life in the village; negative factors

As can be seen from fig 1.9 above, some respondents consider that the villages of Grimston Parish suffer from some of the 'negative factors' around a lack of facilities that affect many communities.

25% of respondents stated that there is a lack of facilities in the villages.

Only 13% think that crime is a factor and just 4% believe that anti-social behaviour is a problem.

Of the 12 respondents who felt that the village suffered from a lack of facilities some made specific comments. The most regularly occurring theme was around problems with a lack of public transport in the Parish.

ix) Adequate housing in the Parish

Question 22 asks respondents if they feel that there is a lack of adequate housing.

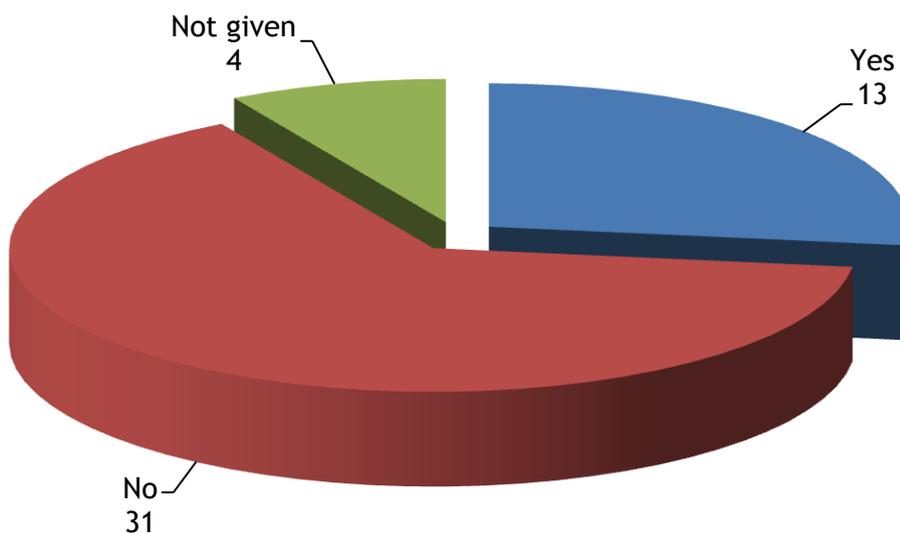


Fig 2.0 - A lack of adequate housing in the Parish

Fig 2.0 shows that 27% of respondents believe that there is a lack of adequate housing in the Parish, with 65% of respondents believing that there is not a lack of adequate housing.

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