

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF NETHER BROUGHTON & OLD DALBY



**PRODUCED BY
MIDLANDS RURAL HOUSING**

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1. Summary

- A housing need survey was carried out in the Parish of Nether Broughton and Old Dalby in November 2014.
- Results obtained showed there was a need for up to 14 affordable homes and 8 open market (sale) homes for local people enabling them to be suitably housed within the community. 13 of the affordable homes are needed in Old Dalby as well as 6 of the open market homes. 1 of the affordable homes are needed in Nether Broughton as well as 2 of the open market homes.
- 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.

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 2014, Melton Council (MBC) instructed MRH to investigate the local housing needs of the residents of Nether Broughton and Old Dalby, 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 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 Harby.

The Nether Broughton and Old Dalby Housing Needs Survey questionnaires were delivered to every household and business in the Parish at the beginning of November. The return date for the survey was 28th November and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households and businesses as well as to those who contacted MRH to say that they had moved away from Nether Broughton and Old Dalby or had a strong connection to the Parish and wished to complete a form. In total 640 survey forms were distributed.

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 2014 - "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 2014

4. Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Nether Broughton and Old Dalby residents. This evidence will be made available to Melton Borough Council and Nether Broughton and Old Dalby Parish Council; used to inform Housing Strategy; 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 the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities 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 and parish council activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

5. Respondent details

A total of 640 survey forms were distributed and 179 were received in return, giving a return rate of 28% against the number distributed. In our experience this is an average level of response for a survey of this kind but it should be noted that only those who have a housing need, or are interested in a local needs development and general village life, are likely to respond.

i) Household type

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

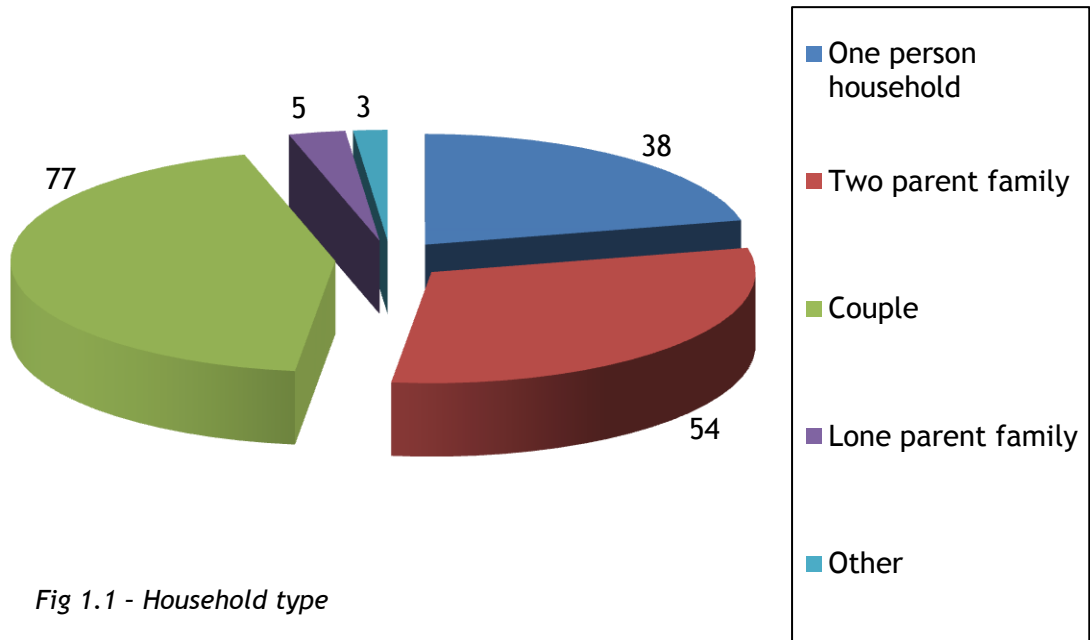


Fig 1.1 - Household type

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

The largest number of responses was from households containing couples; 43% of total responses were from this group.

30% of responses came from two parent family homes and 21% were from one person households.

ii) Tenure of all respondents

The current household tenure of respondents is given in the chart below (fig 1.2):

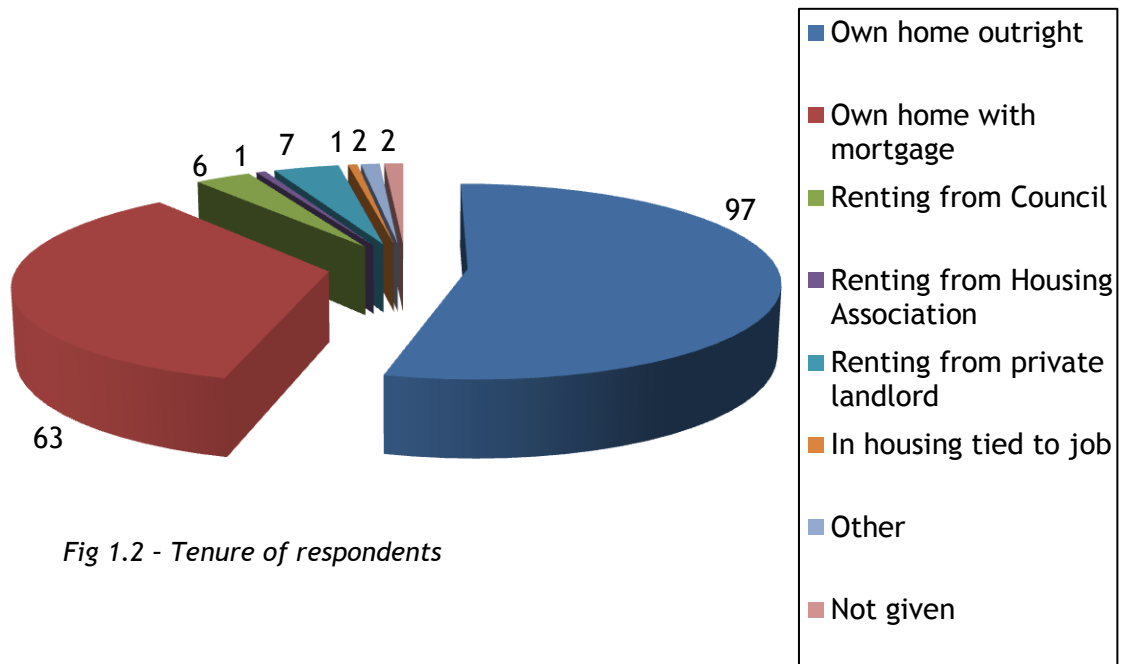


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 89% of replies (54% of total survey respondents owned their home outright with no outstanding mortgage and 35% have a mortgage on their home).

8% of respondents live in rented accommodation (4% privately renting and 4% Social renting).

iii) Property Types

The following chart (fig 1.3) details the type of property that respondents currently reside in:

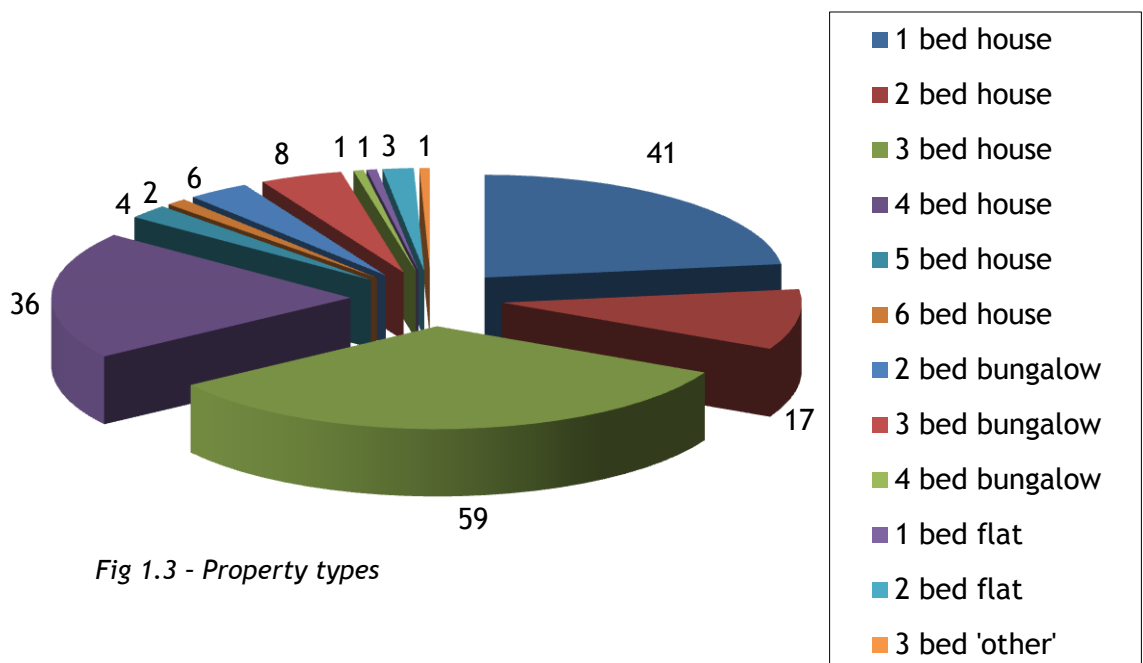


Fig 1.3 - Property types

89% of respondents live in a house, 8% live in a bungalow and 2% live in a flat. Those living in 3 bedroom houses were the largest group (33% of responses), followed by those living in 1 bedroom houses (23%).

iv) Length of residence in Parish

The length of time that respondents have lived in Nether Broughton and Old Dalby is given in the chart below (fig 1.4):

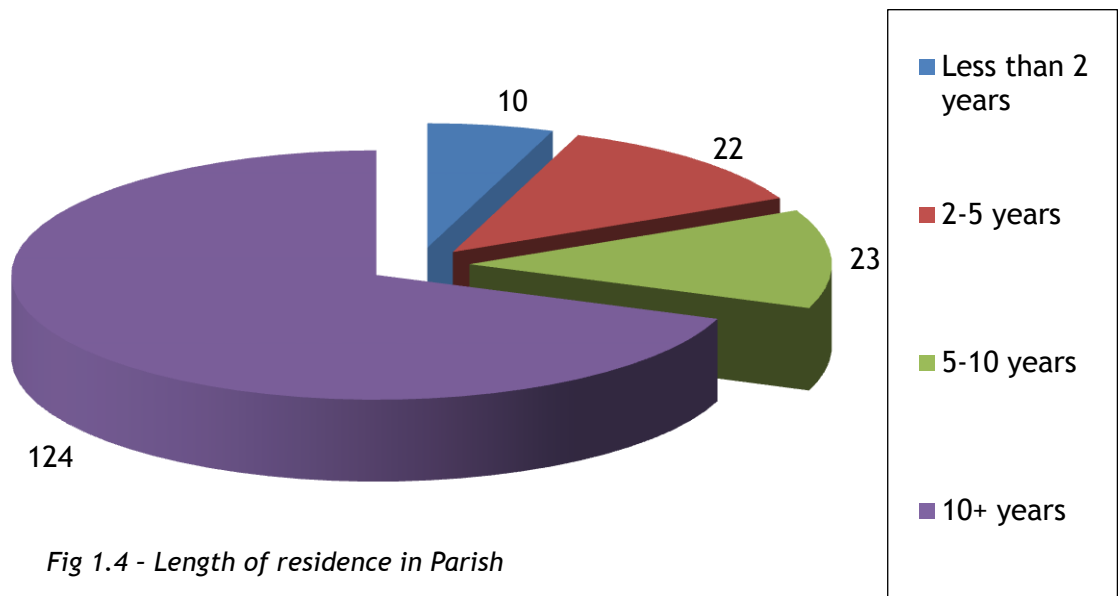


Fig 1.4 - Length of residence in Parish

It shows that 69% of completed surveys came from households that have lived in the Parish for over 10 years.

13% of respondents have lived in Nether Broughton and Old Dalby for between 5 and 10 years, and 12% have been there for between 2 and 5 years. 6% of responses came from those who have lived in the village for less than 2 years.

v) Type of housing required in the Parish

The questionnaire asked for opinions on the type of housing that respondents believed is needed in the Parish. The results are given in the chart below (fig 1.5):

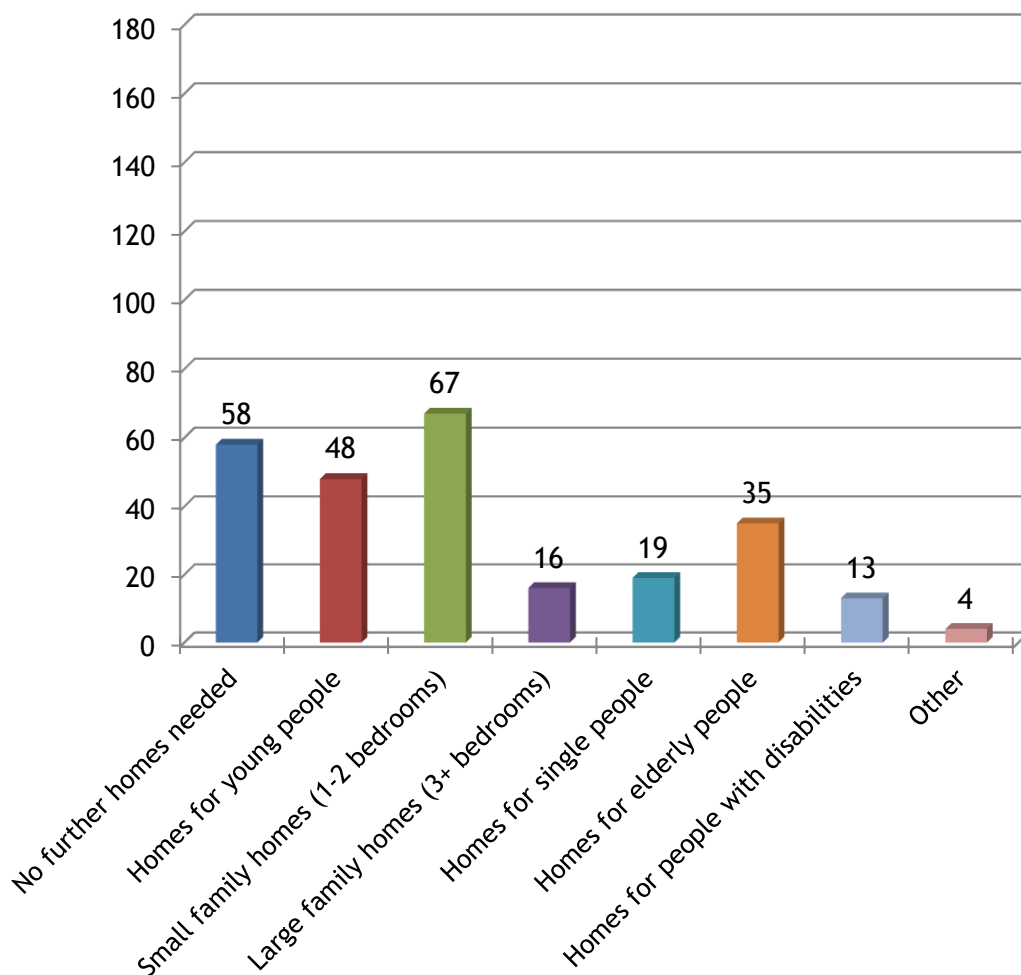


Fig 1.5 - Type of housing needed in Broughton & Old Dalby

It shows that almost one third (32%) of respondents thought that no further homes were needed in Nether Broughton and Old Dalby.

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

- Small family homes
- Homes for young people

vi) Requirements for new homes

Respondents were asked whether anyone living in their household has a need to set up home separately in the Parish in the next 5 years.

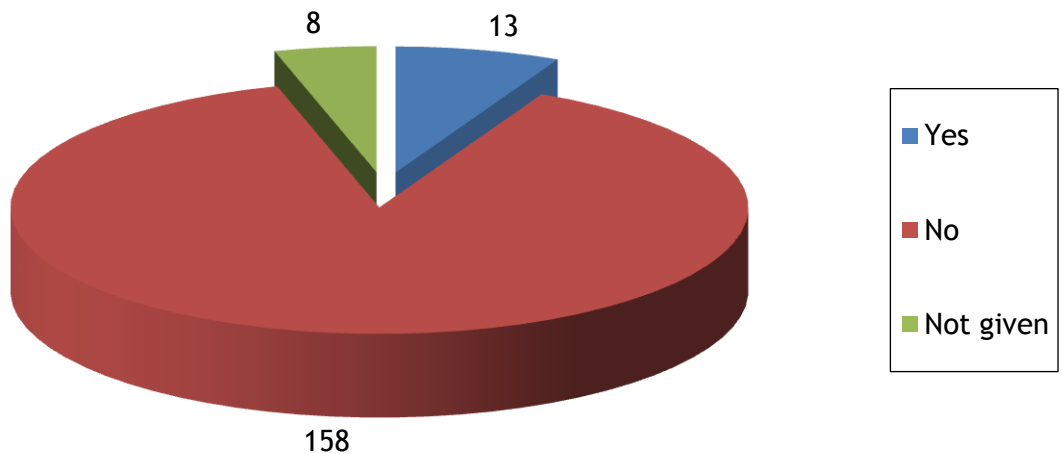


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that just 7% of responses came from households that contained individual/s who need to set up home separately in the foreseeable future.

vii) Migration and reasons for leaving

The survey 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.

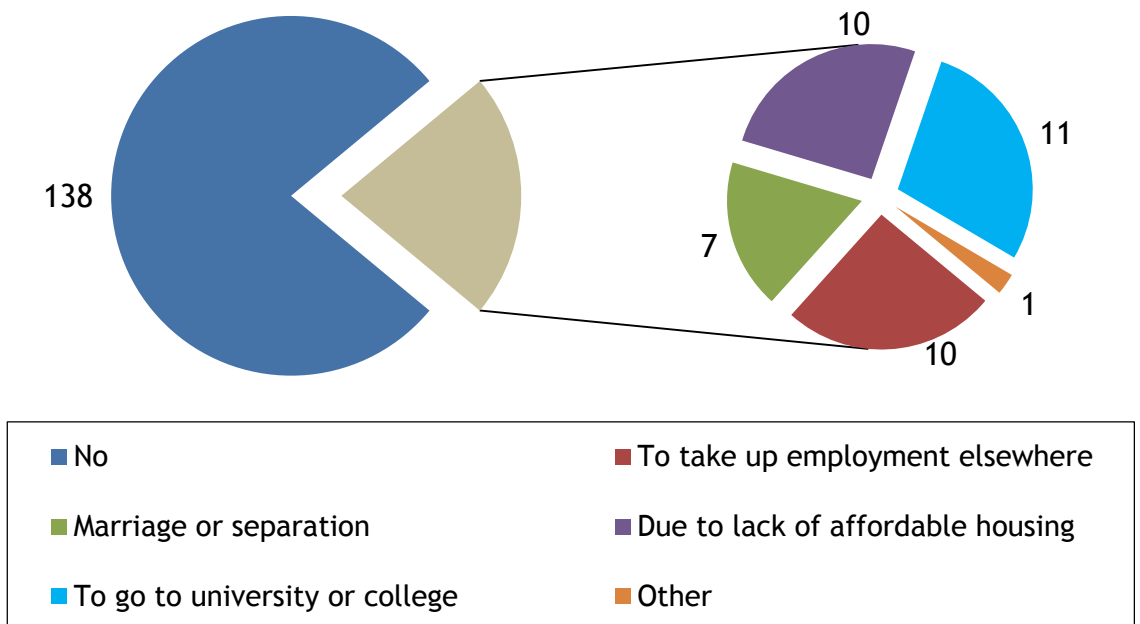


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 22% of Parish residents who returned questionnaires were aware of others 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, but it is worth noting that 6% involved those who have left due to a lack of affordable housing.

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

One of the fundamental questions in the survey is that which asks whether people are in favour of a small number of homes in the village to meet the needs of local people.

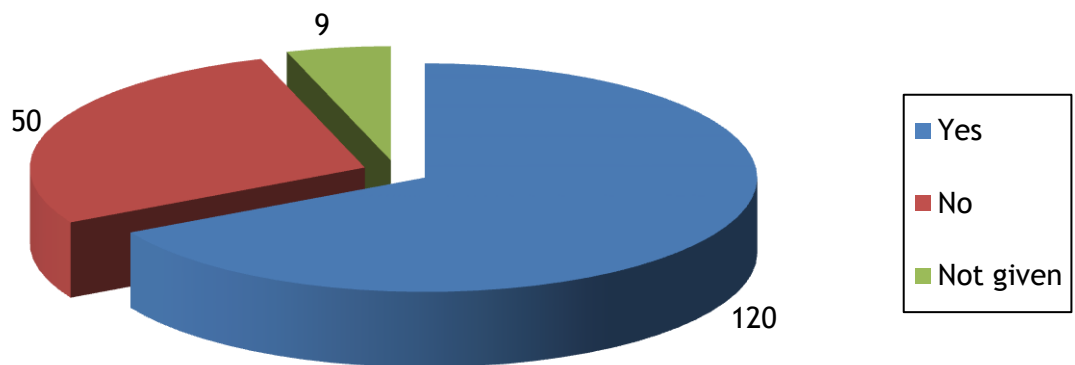


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 67% of respondents are in support of a small number of homes to meet local peoples' needs and 28% are not in support.

Those that answered 'no' to this question and provided a comment have had the comments summarised as shown below:

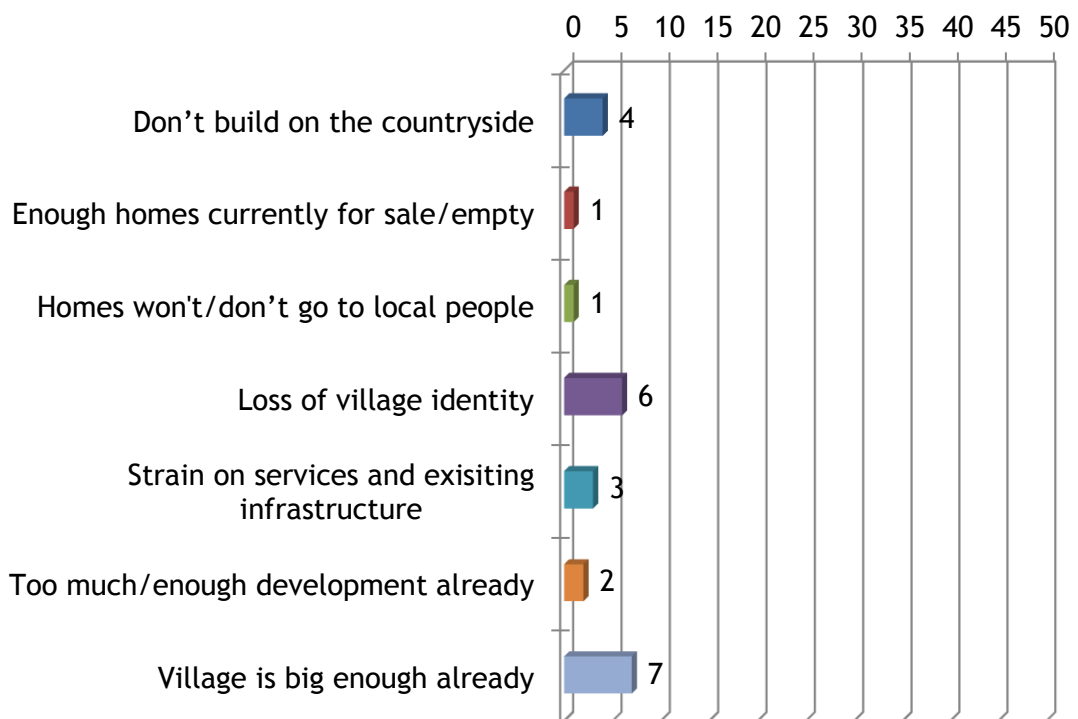


Fig 1.9 - Concerns over supporting small number of homes for locals

The most common concerns are that the village is big enough already and it may lose its village identity.

ix) 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 any homes that may be subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up residency and tenancy and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question asked Parish residents how they felt about the 'positive' factors of life in the Parish.

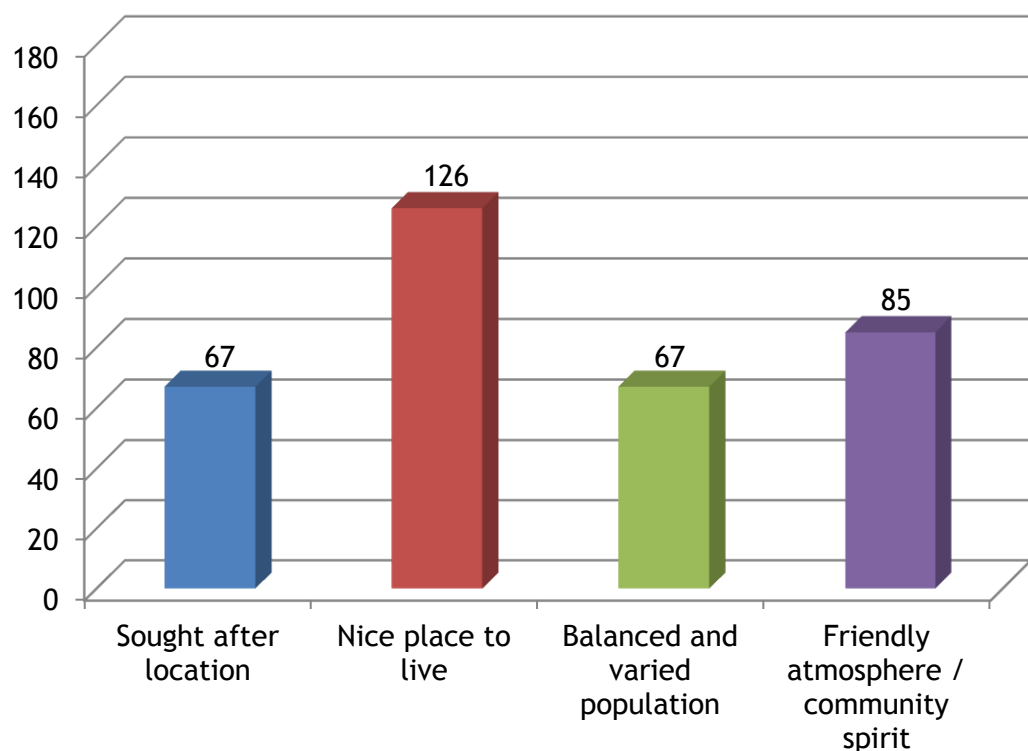


Fig 2.0 - Life in the Parish - positive factors

From fig 2.0, above, it can be seen that many respondents hold positive views about life in Nether Broughton and Old Dalby. 70% believed that the Parish is a nice place to live; 47% feel it has a friendly atmosphere / community spirit; 37% believe it has a balanced and varied population; 37% believe it is a sought after location to live in.

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

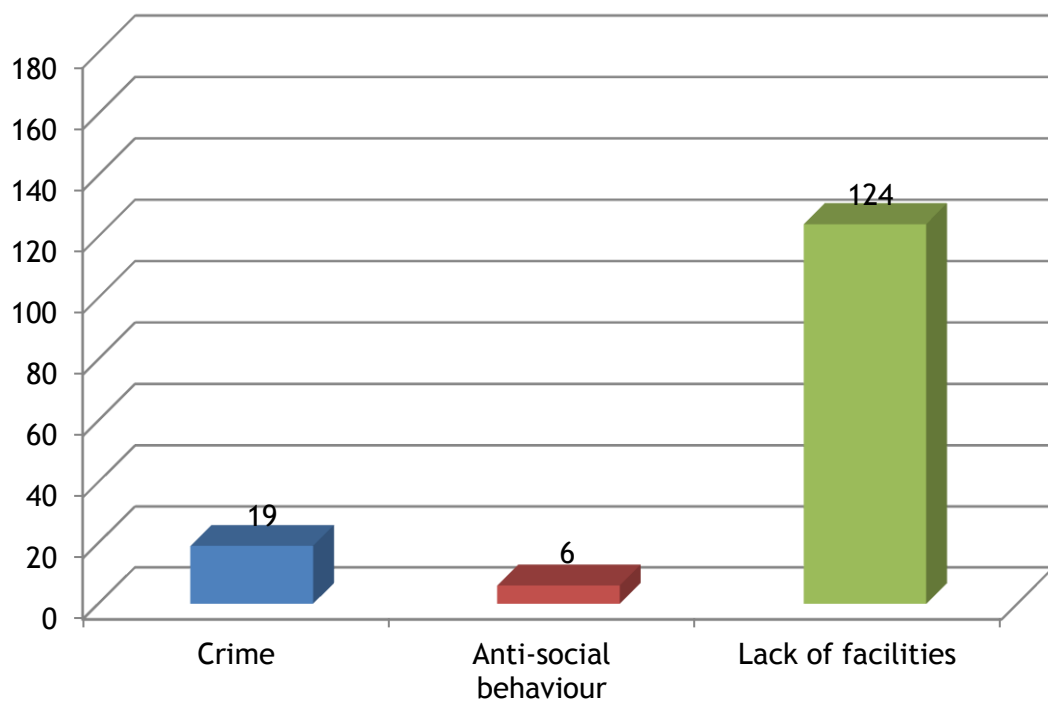


Fig 2.1 - Life in the Parish - negative factors

As can be seen from fig 2.1 above, respondents do not consider that Nether Broughton and Old Dalby suffers substantially from the 'negative factors' that affect many communities, although 69% of respondents stated that there is a lack of facilities in the Parish.

Some respondents provided further details around their thoughts on this question. These can be found below.

Do you feel that the Parish suffers from a lack of facilities? Those that answered 'yes' and provided a comment can be summarised as:

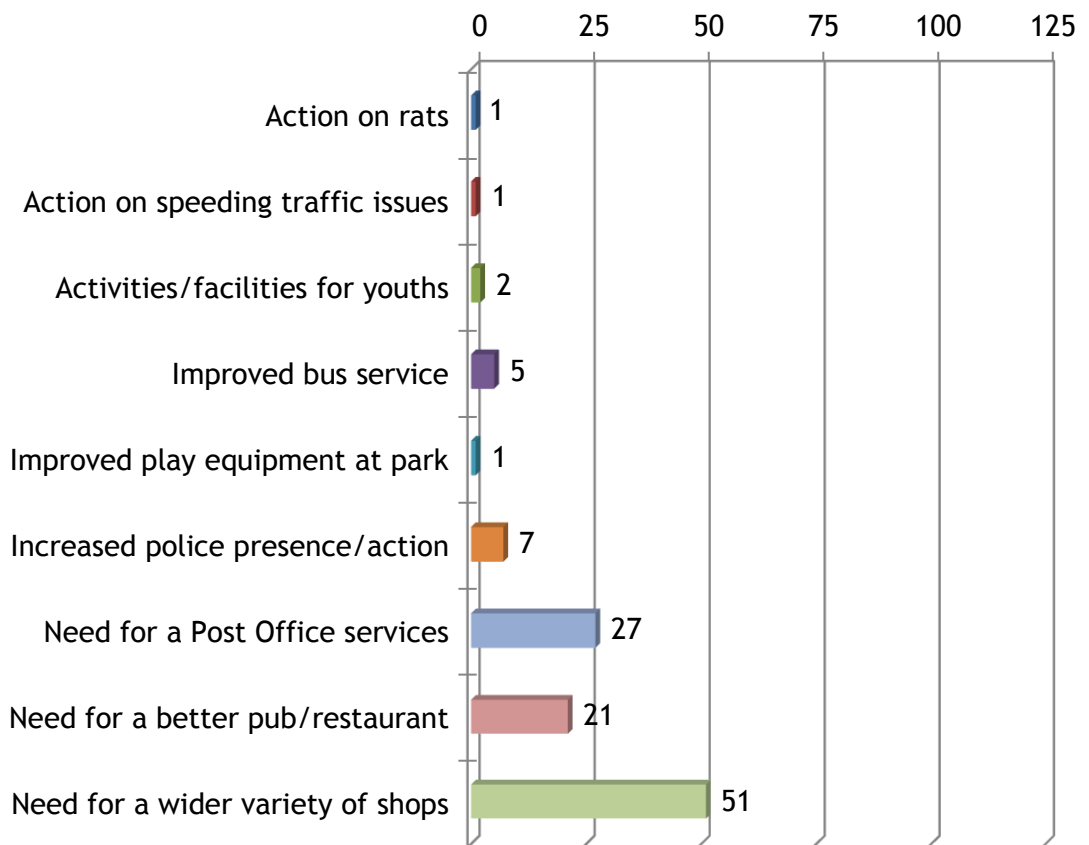


Fig 2.2 - Issues of concern / areas for improvement in the village

Amongst the 124 responses (69%) who felt that the Parish lacked facilities, there were a wide variety of concerns. The main three were focused around a need for more variety of shops, a need for post office services, and a need for a better pub/restaurant.

x) Adequate housing in the village

Respondents were asked if they felt that there was a lack of adequate housing in the village.

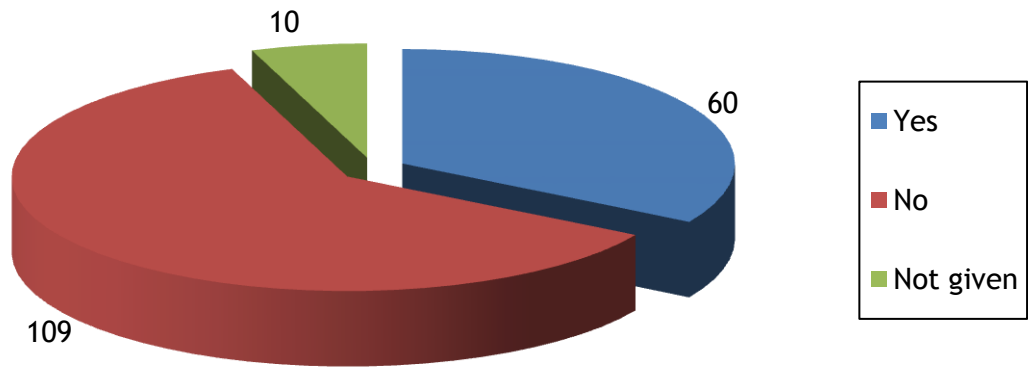


Fig 2.3 - Perceptions on the provision of adequate housing in the village

Fig 2.3 shows that 61% of respondents believe that there is not a lack of adequate housing in Nether Broughton and Old Dalby, with 34% of respondents believing that there is a lack of adequate housing.

Do you feel that the Parish suffers from a lack of adequate housing? Those that answered 'yes' and provided a comment can be summarised as:

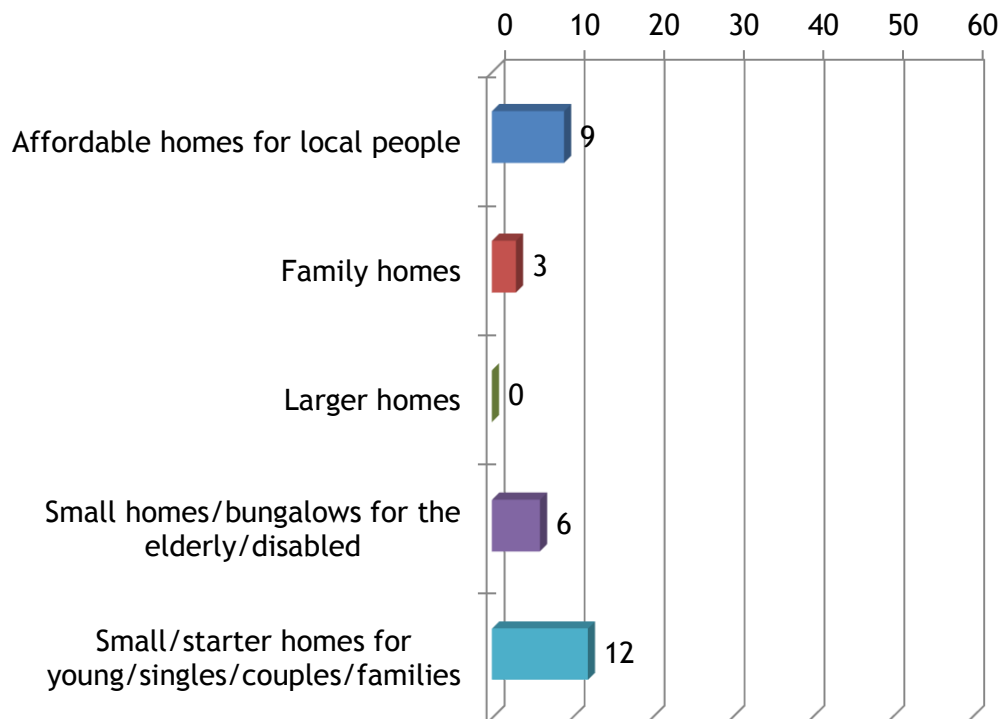


Fig 2.4 - Types of homes that are needed in the village

Of the 60 responses (34%) who felt that the Parish had a lack of adequate housing, their specific comments show that small starter homes, affordable housing and small homes for the elderly are the housing groups felt to be most required.

6. Housing Need Analysis

Of the 179 returns, 165 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 as well as to give their comments regarding 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 table lists details the 14 respondents who stated that they are in housing need as well as the 8 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' is suggested to outline realistic provision.

RESPONDENTS BELOW HAVE A NEED THAT IN THE NEXT 5 YEARS						
Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2	Yes (Old Dalby)	No	Living with parents	First independent home	2 bed house - Open market purchase / shared ownership	2 bed house - Shared ownership
4	Yes (Old Dalby)	No	Living with parents	Need specially adapted home (disability) with no stairs	2 / 3 bed house / bungalow - Open market purchase	2 bed bungalow - Open market purchase
42	Yes (Old Dalby)	No	Single person living in rented Council home	Cannot manage stairs	1 bed bungalow - Affordable rented	1 bed bungalow - Affordable rented

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
51	Yes (Old Dalby)	No	Couple living in own home	Present home too small	3 bed house - Open market purchase	3 bed house - Open market purchase
55	Yes (Old Dalby)	No	Couple living in own home	Present home too large and too expensive	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
62	Yes (Old Dalby)	Yes	Couple living in Housing Association rented home	Cannot manage stairs	2 bed bungalow - Affordable rented	2 bed bungalow - Affordable rented
68	Yes (Nether Broughton)	No	Single person living in home	Cannot manage stairs	1 / 2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
69	Yes (Old Dalby)	No	Family living in own home	Present home too small	4 bed house - Open market purchase	4 bed house - Open market purchase
70	Yes (Nether Broughton)	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
79	Yes (Old Dalby)	Yes	Single person in private rented home	First independent, permanent home close to employment and family - renting but would like to buy	2 bed house / flat - Private rented / affordable rented	2 bed house - Shared ownership
80	Yes (Old Dalby)	Yes	Family living in private rented home	Need permanent home - renting but would like to buy	3 bed house - Private rented / shared ownership	2 bed house - Shared ownership
82	Yes (Old Dalby)	No	Living with parents	First independent home	2 bed house - Open market purchase	2 bed house - Open market purchase
119	Yes (Nether Broughton)	No	Family living in private rented home	Need permanent accommodation	3 / 4 bed house - Affordable rented	3 bed house - Affordable rented
180	Yes (Old Dalby)	Yes	Living with parents	Renting but would like to buy	2 bed house - Shared ownership	2 bed house - Open market purchase

RESPONDENTS THAT DID NOT COMPLETE A SURVEY FORM BUT ARE ON MELTON BOROUGH COUNCIL'S HOUSING REGISTER AND HAVE BEEN ASSESSED AS BEING IN IMMEDIATE HOUSING NEED

	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
	Yes (Old Dalby)	Yes	Couple with 1 dependant	Unsuitably housed - private rented house	2 bed house - affordable rented
	Yes (Old Dalby)	Yes	Single person (26-59)	Unsuitably housed	1 bed house - affordable rented
	Yes (Old Dalby)	Yes	Single person (<25)	Unsuitably housed - social rented home	1 bed house - affordable rented
	Yes (Old Dalby)	Yes	Lone parent with 1 dependant	Unsuitably housed - social rented home	2 bed house - affordable rented
	Yes (Old Dalby)	Yes	Single person (60+)	Unsuitably housed - private rented house	1 bed house - affordable rented
	Yes (Old Dalby)	Yes	Lone parent with 4+ dependants	Unsuitably housed - social rented house	3 bed house - affordable rented
	Yes (Old Dalby)	Yes	Single person (<25)	Unsuitably housed	1 bed house - affordable rented
	Yes (Old Dalby)	Yes	Lone parent with 2 dependants	Unsuitably housed - private rented house	2 bed house - affordable rented

Those from the Housing Register have been cross referenced with the respondents of this survey to ensure that no duplication or double counting has occurred.

ii) House price data

Property prices in the Parish have, overall, increased over the past 5 years. During that period prices have increased by an average of 12.62% (£38,373 in Nether Broughton and £29,938 in Old Dalby).

iii) Local context - properties for sale

By way of local context, the table below shows prices of properties that were for sale or rent in Nether Broughton and Old Dalby parish in December 2014 (source: www.zoopla.com).

Current asking prices in Nether Broughton

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£230,000 (1)	-	-
Flats	-	-	-	-	-
All	-	-	£230,000 (1)	-	-

Current asking rents in Nether Broughton

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	£550 pcm (1)	-	-	-	-
Flats	-	-	-	-	-
All	£550 pcm (1)	-	-	-	-

Current asking prices in Old Dalby

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£184,975 (2)	£222,485 (4)	-
Flats	-	-	-	-	-
All	-	-	£184,975 (2)	£222,485 (4)	-

Current asking rents in Old Dalby

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£624 pcm (1)	-	-
Flats	-	-	-	-	-
All	-	-	£624 pcm (1)	-	-

Property (for sale)	Price (£)	Property (for rent)	Price (£)
7 bed detached house	595,000	3 bed detached house	625pcm
4 bed detached bungalow	275,000	1 bed detached house	550pcm
4 bed detached house	274,950		
3 bed detached house	200,000		
4 bed semi-detached house	169,995		
3 bed semi-detached house	169,950		

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

The 'cheapest' available house is a 3 bed semi-detached house at £169,950. Based on this affordability criteria it would require a deposit of £33,990 and an income of almost £39,000 per annum to afford the 'cheapest' property currently available in Nether Broughton and Old Dalby.

The private rental market is currently offering just two properties to rent in Nether Broughton and Old Dalby.

iv) Local context - properties sold

Property value data/graphs for Nether Broughton

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£396,892	£225	3.9	£269,500
Semi-detached	£251,082	-	2.8	£192,500
Terraced	£183,793	-	2.8	£145,000
Flats	-	-	-	-

Property value data/graphs for Old Dalby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£388,945	£239	3.9	£385,492
Semi-detached	£182,648	£204	3.1	£163,500
Terraced	£149,661	-	2.9	£140,000
Flats	£92,434	-	2.0	£89,500

The average property price for actual sales since December 2013 can be seen on the right hand column of the chart above.

The left hand column shows the current average property value. There have been 15 properties sold in Nether Broughton and Old Dalby over the past 12 months.

Based on the affordability criteria explained earlier, to purchase a terraced house in Old Dalby at current average value (£149,661) would require a deposit of £29,935 and an income of £34,000 per annum. To purchase a semi-detached house at current average value (£182,648) would require a deposit of £36,500 and an income of almost £42,000 per annum.

7. Conclusion

MRH has conducted a detailed study of the housing needs of Nether Broughton and Old Dalby up to 2020. This study has not only investigated the actual affordable housing need of the Parish, but also for market rent level housing and open market housing. In addition, the survey ascertained residents' views with regard to living in the Parish and support for local needs housing to help sustain local communities.

The survey has identified an immediate need for affordable and open market properties in the next 5 years.

Of the 14 respondents who indicated a housing need in the next 5 years:

- 6 were assessed as being in need of affordable housing for rent or shared ownership (5 were connected to Old Dalby, 1 to Nether Broughton):

1 x 3 bed house for rent	2 x 2 bed houses for shared ownership
2 x 1 bed bungalow for rent	1 x 3 bed house for shared ownership

- 8 were assessed as being in need of open market housing (for local people) to purchase (6 were connected to Old Dalby, 2 to Nether Broughton):

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

These results were cross referenced with the Melton Borough Council Housing Register. Some respondents to the Housing Needs Survey were also on the Housing Register (and were, therefore, discounted so as not to be double counted), and there were a further 3 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 Old Dalby (none for Nether Broughton) and their housing needs are as follows:

- 8 were assessed as being in need of affordable housing (8 were connected to Old Dalby, 0 to Nether Broughton):

4 x 1 Bed house - affordable rented	1 x 4 Bed house - affordable rented
3 x 2 Bed house - affordable rented	

THEREFORE, THERE IS AN IDENTIFIED NEED FOR
14 AFFORDABLE HOMES AND 8 OPEN MARKET HOMES
IN NETHER BROUGHTON AND OLD DALBY FOR THOSE
WITH A LOCAL CONNECTION

8. Contact information

Midlands Rural Housing

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