

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF REDMILE AND BARKESTONE LE VALE



PRODUCED BY
MIDLANDS RURAL HOUSING
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1. Summary

A Housing Needs Survey was carried out in the Parish of Redmile and Barkestone Le Vale, in February 2020. Paper questionnaires were sent directly to all 288 households, and an electronic survey was available as an alternative method of response. On combining the information arising from the survey with data held on Melton Borough Council's Housing Register, results show that there is a requirement for 5 affordable homes in order to enable local people to be suitably housed within their community.

These new homes could be developed on an 'infill site', as part of a larger scale development, or alternatively on a rural exception site, should one become available and also subject to having local support. Subject to planning legislation and regulation, open market homes could be used to cross-subsidise the costs of building homes for affordable tenures.

Type of Home	Affordable Rented Need	Affordable Home Ownership Need	Totals
1 bed bungalow	1	-	1
2 bed house	1	-	1
3 bed house	3	-	3
Total	5	-	5

Table 1: Summary of housing need

1. Introduction

Midlands Rural Housing (MRH) is a non-asset holding, not for profit 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, private developers and local communities in order to investigate the need for affordable housing.

MRH is a well respected organisation, recognised for its expertise in this field. In addition to the work we do locally within communities across rural England, we are also a key lobbyist and influencer, regionally and nationally.

2. Issues Facing Rural Communities

According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

However, regionally, these figures increase or decrease dramatically depending on the locality. For example, in the West Midlands, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has an average rural housing premium of 9% or £27,765.

Data from the review shows that first time buyers have more or less found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

In a local context, figures for the East Midlands show a 38% increase in rural average house prices since 2012. This equates to a rural housing premium of £55,426, compared to urban locations. The local authority districts of Derbyshire Dales and South Northamptonshire have the lowest number of first time buyers in rural areas, with 29% and 30% respectively.

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).

3. Survey Methodology and Purpose

In February 2020, a Housing Needs Survey form was delivered to all 288 households in Redmile and Barkestone Le Vale, with 28th February 2020 being the deadline date for responses. Pre-paid envelopes were provided for the return of survey forms directly to MRH and an alternative electronic survey was also provided.

7 surveys were returned by the Royal Mail, 1 as the address was inaccessible and 6 as the addresses did not exist. This means that in total 281 survey questionnaires were delivered. A total of 49 completed surveys were returned; 41 paper questionnaires and 8 online responses, giving an overall response rate of 17%.

The survey questionnaire was divided into 3 parts:

- Part 1 – General information
- Part 2 – Life in your Parish
- Part 3 – Your housing requirements

Part 1 asked questions to seek general information about household members and their current housing situation. It also asked people to account for any household members who had had to leave the Parish over the last 5 years, and to state the reasons why.

Part 2 assessed people’s perceptions of what it is like to live in the locality, and what factors they thought would be important in order to help sustain the future of the Parish, such as employment opportunities and shop facilities.

Part 3 established whether respondents had a local connection to the Parish, and the future housing requirements of all household members whom identified



themselves as being in need for housing. Households were asked to give the reasons why they thought they might be in housing need either now, or within the next 5 years, and to specify what type of housing they thought would best suit them.

Respondents were asked to state their income and savings within given financial bandings, so that affordability assessments could be undertaken for analysis. These assessments are not intended to be a full and accurate estimate of any individual's financial situation, but are purely for indicative purposes.

The information obtained from a housing needs survey is invaluable at a local level, particularly in relation to Local Authority, Parish Council and Neighbourhood Planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues.

4. Conclusion

MRH has conducted a detailed study into the current housing needs of Redmile and Barkestone Le Vale, which is valid until April 2025. This study has not only investigated the actual affordable housing needs of the Parish, but also for Affordable Home Ownership and Open Market housing. In addition, the survey ascertained resident's views with regard to living in the Parish and support for local needs housing to help sustain local communities.

Of the 8 respondents who indicated a housing need in the next 5 years, 6 respondents were discounted from the analysis because they did not provide enough information for an accurate assessment to be completed, nor did they provide contact details which would have enabled further investigation. 1 respondent was assessed as requiring a home in the private rented sector in accordance with their preference. This assumption may have reached a different conclusion had they specified their reasons for needing alternative housing.



The survey has therefore identified a need for 1 affordable home for a person with a local connection to the Parish:

- 1 x 3 bedroom house

In addition to the need arising from the survey, there are 4 applicants registered on Melton Borough Council's housing register, with a need for affordable housing in the Parish:

- 1 x 1 bedroom bungalow
- 1 x 2 bedroom house
- 2 x 3 bedroom house

**THERE IS AN IDENTIFIED NEED FOR
5 AFFORDABLE HOMES
IN THE VILLAGES OF
REDMILE AND BARKESTONE LE VALE
FOR THOSE WITH A LOCAL CONNECTION.**

5. Appendix 1

5.1 Housing Needs Analysis

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 taken into account 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.

The housing needs analysis is presented in Table 2.



Ref	Village	Local Connection	On Housing Register	Household Details	Tenure	Reason for Housing Need	Preferred Home and Tenure	Likely Allocation or Purchase
1	Barkestone Le Vale	Yes - Lived in the Parish for 5 - 10 years	No	Lone parent family - 4 bedroom house	Own home with a mortgage	Family break up	4 bedroom house - Open market purchase	No financial details provided - Unable to assess at present
2	Barkestone Le Vale	Yes - Lived in the Parish for more than 10 years	No	Couple - 3 bedroom house	Own home outright	Disabled - Needs adapted home or ground floor accommodation	3 bedroom bungalow - Self Build	No financial details provided - Unable to assess at present
3	Barkestone Le Vale	Yes - Lived in the Parish for 5 – 10 years	No	Couple - 3 bedroom house	Privately Renting	Need permanent accommodation - Renting but would like to buy - Present home too expensive	3 bedroom house - Open market purchase - Self Build	No financial details provided - Unable to assess at present
4	Redmile	Yes - Lived in the Parish for 2 - 5 years	No	Household member living in the family home	N/A	First independent home	2 bedroom house - Affordable home ownership	No financial details provided - Unable to assess at present



Ref	Village	Local Connection	On Housing Register	Household Details	Tenure	Reason for Housing Need	Preferred Home and Tenure	Likely Allocation or Purchase
5	Barkestone Le Vale	Yes - Lived in the Parish for more than 10 years	No	Household member living in the family home	N/A	First independent home	1 bedroom house / flat - Open market purchase	No financial details provided - Unable to assess at present
6	Barkestone Le Vale	Yes - Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Housing tied to job	Retiring	1 bedroom bungalow - Open market purchase - Sheltered housing	No financial details provided - Unable to assess at present
7	Redmile	Yes - Lived in the Parish for 5 – 10 years	No	Couple - 3 bedroom house	Privately Renting	First independent home	3 bedroom house - Self Build	3 bedroom house - Affordable Rent
8	Barkestone Le Vale	Yes - Lived in the Parish for 2 - 5 years	No	One person household - 4 bedroom house	Privately Renting	Did not specify	2 bedroom house - Privately Renting	2 bedroom house - Privately Renting

Table 2: Needs analysis



5.2 House Price Data

As shown at Figures 1 and 2, property prices have, overall, increased over the past 5 years. Whilst the average increase is the same across the whole Parish at 23.59%, property values in Redmile have risen by a greater amount in monetary terms (Zoopla, 2020).

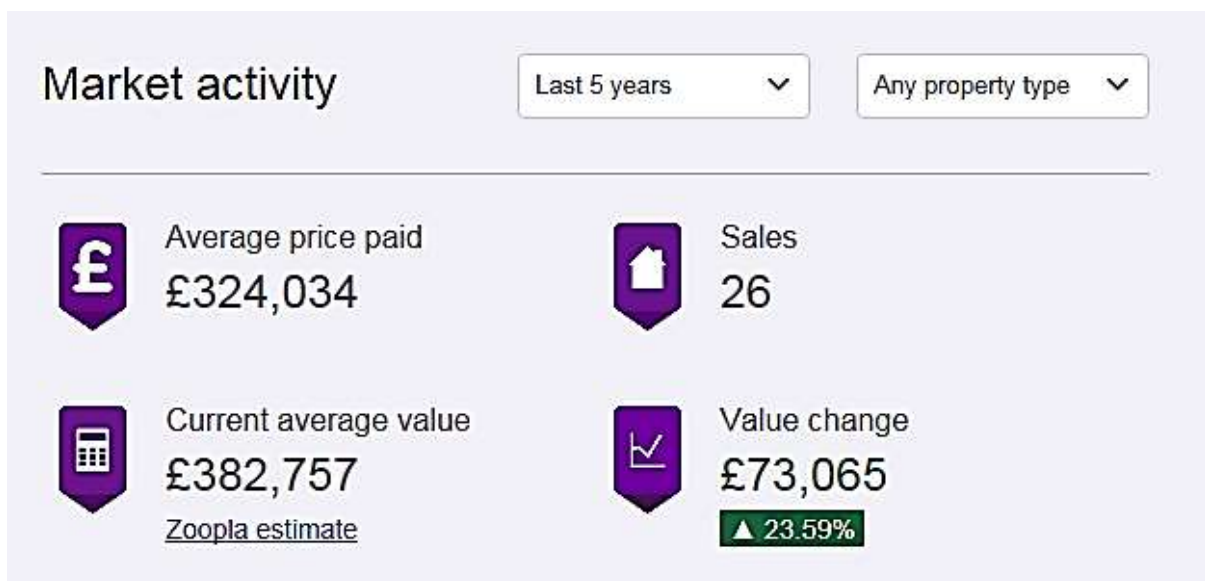


Figure 1: Market activity in Barkestone Le Vale – all property types

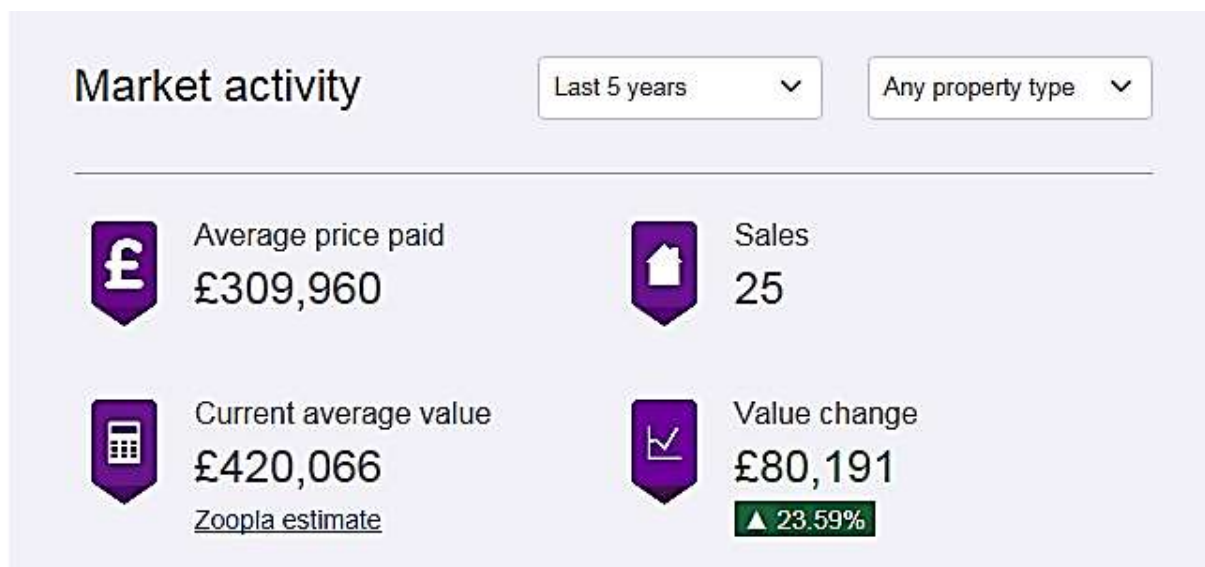


Figure 2: Market activity in Redmile – all property types

Figures 3 and 4 illustrate the differences in property values for detached, semi-detached, terraced houses and flats in both Barkestone Le Vale and Redmile in February 2020, showing that prices were consistently lower across each property type in Barkestone Le Vale (Zoopla, 2020).

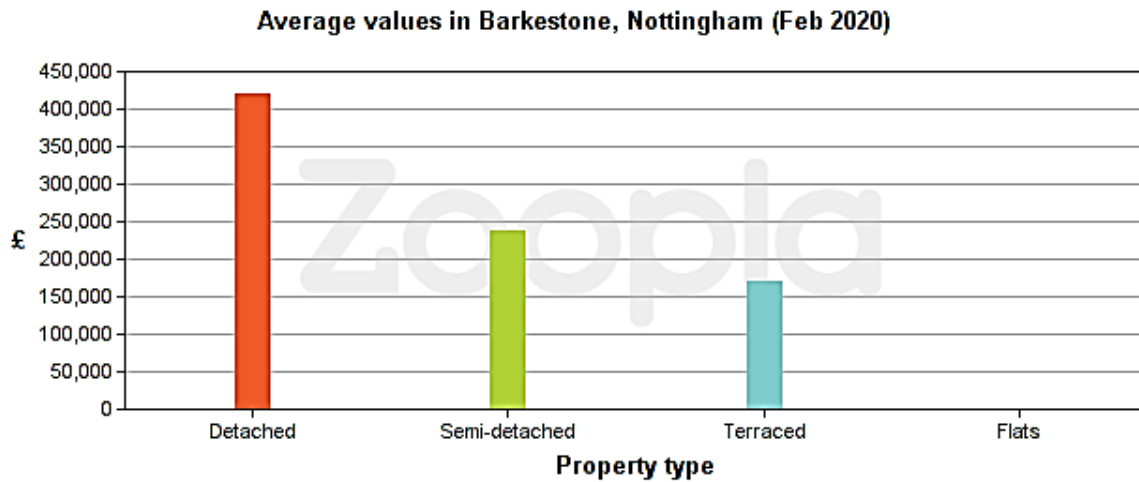


Figure 3: Average values in Barkestone - February 2020

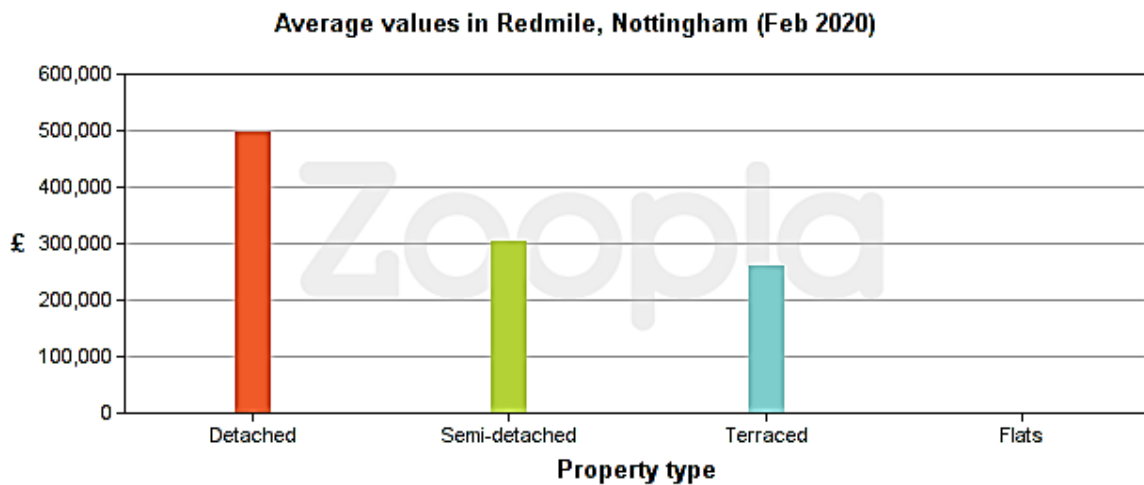


Figure 4: Average values in Redmile - February 2020

5.3 Local Context – Properties for Sale

At the time the report was written, there were no properties available to purchase on the open market or rent in the private sector in Barkestone Le Vale.

In Redmile, there were just 2 properties for sale, and 4 to rent privately.

Current asking prices in Redmile

Average: **£547,500**

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

Figure 5: Current asking prices in Redmile

Current asking rents in Redmile

Average: **£1,248 pcm**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£802 pcm (1)	-	£1,694 pcm (1)	-
Flats	-	-	-	-	-
All	-	£802 pcm (1)	-	£1,694 pcm (1)	-

Figure 6: Current asking rents in Redmile

6. Appendix 2

A total of 288 surveys were posted out to households, and of these, 49 were returned either in paper format or electronically by respondents, and 7 were returned by Royal Mail as undeliverable. The response rate is 17%.

6.1 Household Type

Residents were asked to their household type. As shown in Figure 7, Couples made up 22 households and 16 households were families with children. 10 people lived alone.

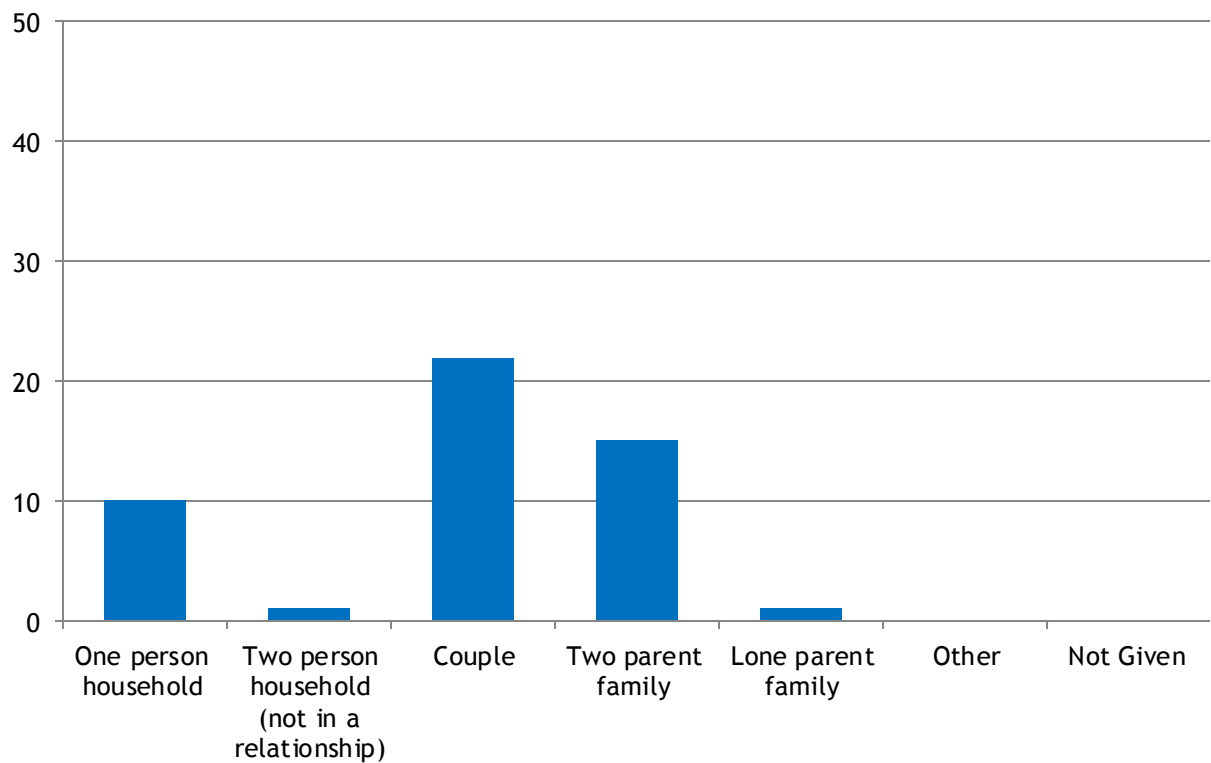


Figure 7: Household type

6.2 Tenure of Respondents

The majority of those who responded were found to be living in the owner occupied sector, with 41 households living in homes that were either owned outright or with a mortgage.

The number of households living in affordable housing appears to be non-existent. Just 5 households live in the Private Rented Sector.

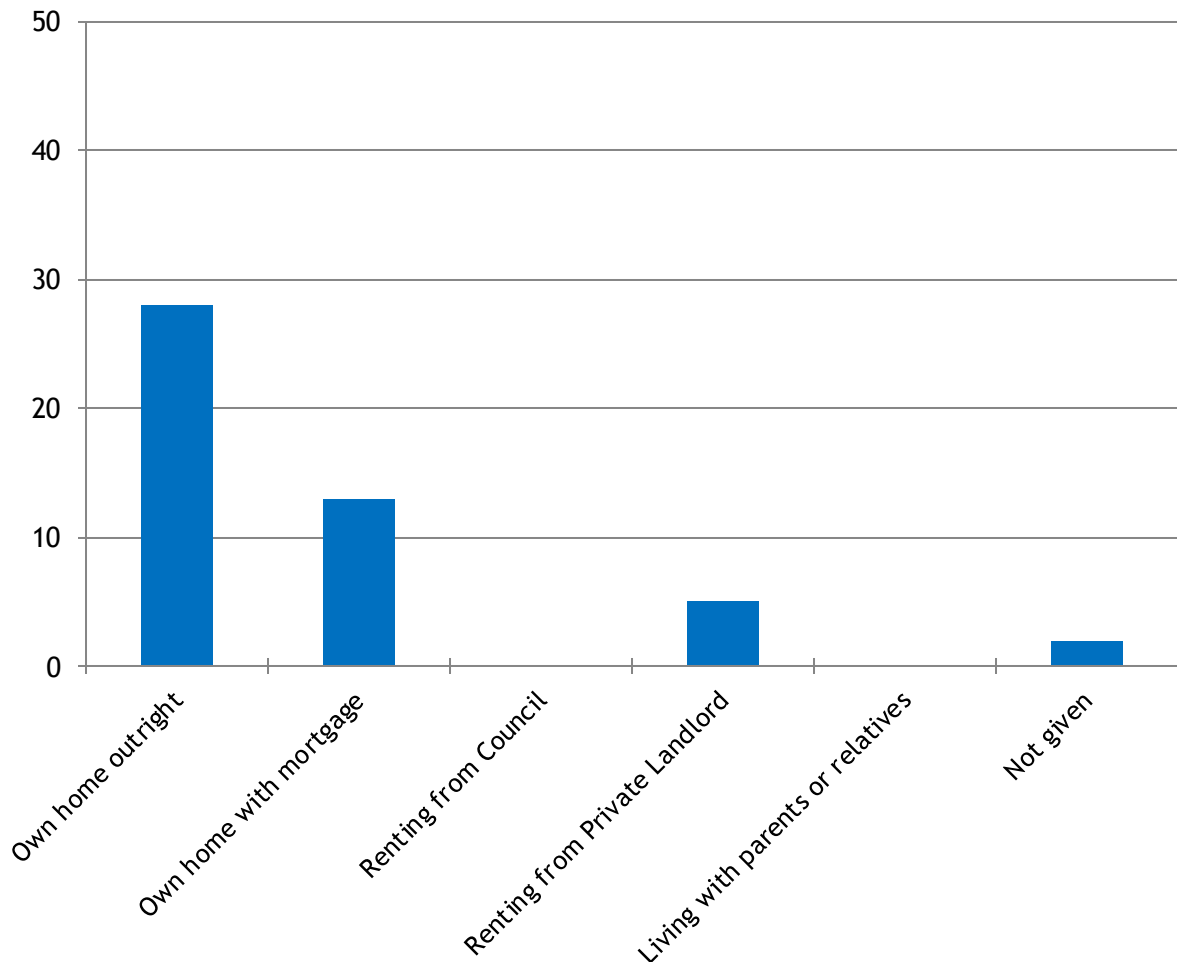


Figure 8: Tenure of respondents

6.3 Property Types

The survey asked about size and type of home. The property types in which people live are shown in Figure 9 below.

19 households are currently residing in a house with 3 bedrooms. This was the largest group, followed by 13 households living in a 4 bedroom house. Very few of those who responded to the survey live in single storey accommodation.

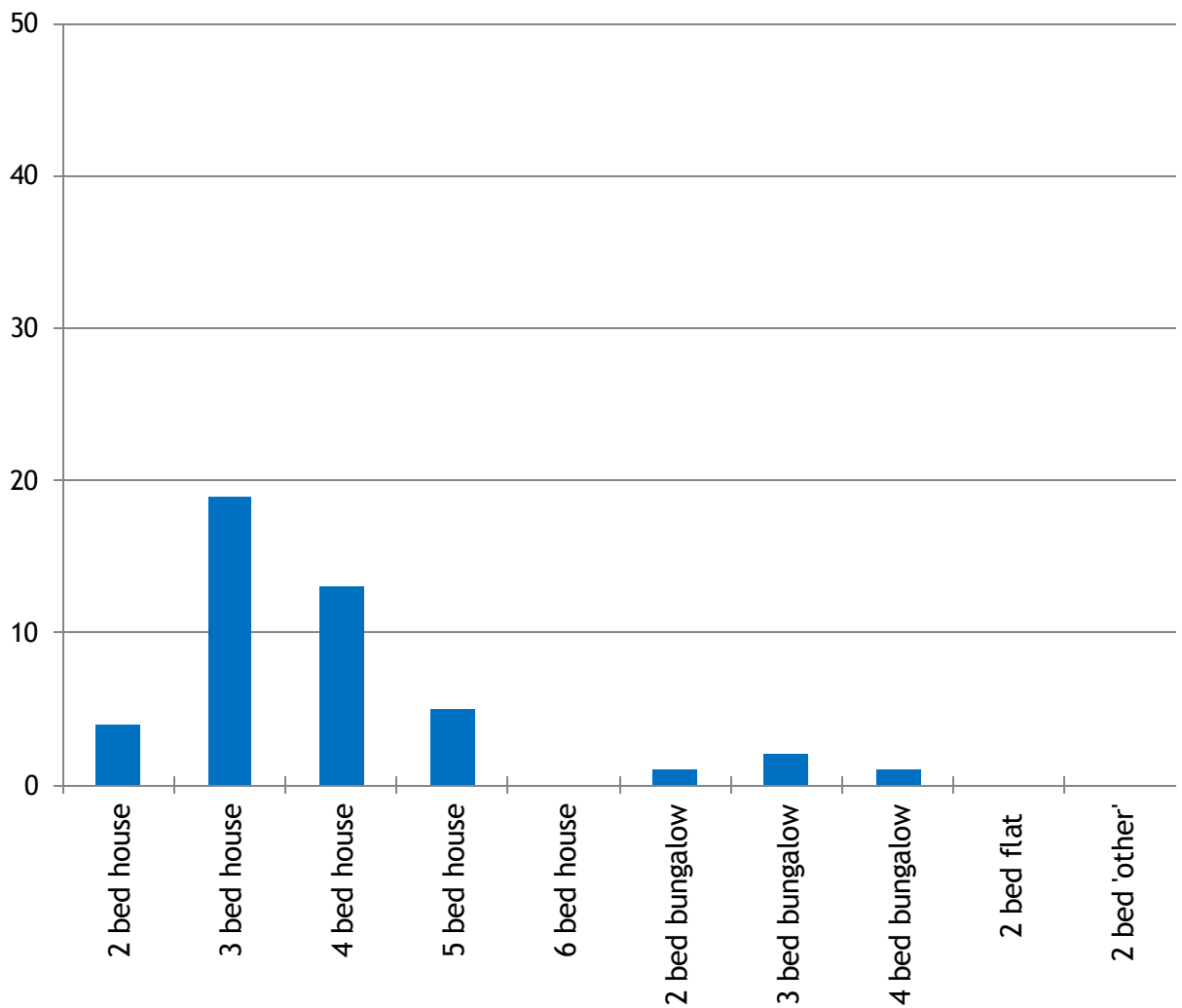


Figure 9: Property types

6.4 Length of Residence

Residents were asked to indicate the length of time they have been resident in the Parish. The responses are shown at Figure 10.

Surprisingly, 38 of the 49 respondents did not answer this question. 5 respondents have lived in the Parish for 10 years or more, and 6 have lived there for 2 to 5, or 5 to 10 years.

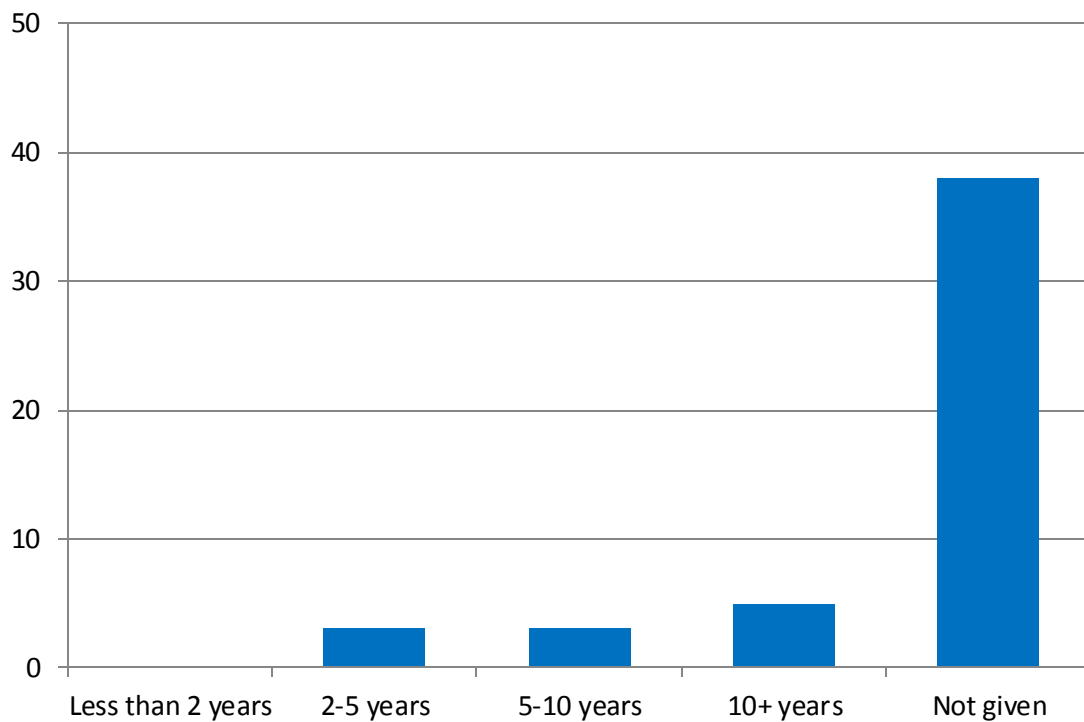


Figure 10: Length of residence

6.5 Type of housing needed in the Parish

When asked what type of housing they thought was needed in the Parish, 29 respondents stated that they did not see the need for any new homes. From those who did wish to see new homes provided in the Parish, family homes with 2 – 3 bedrooms, and 1 or 2 bedroom homes for single people were the highest ranking choices.

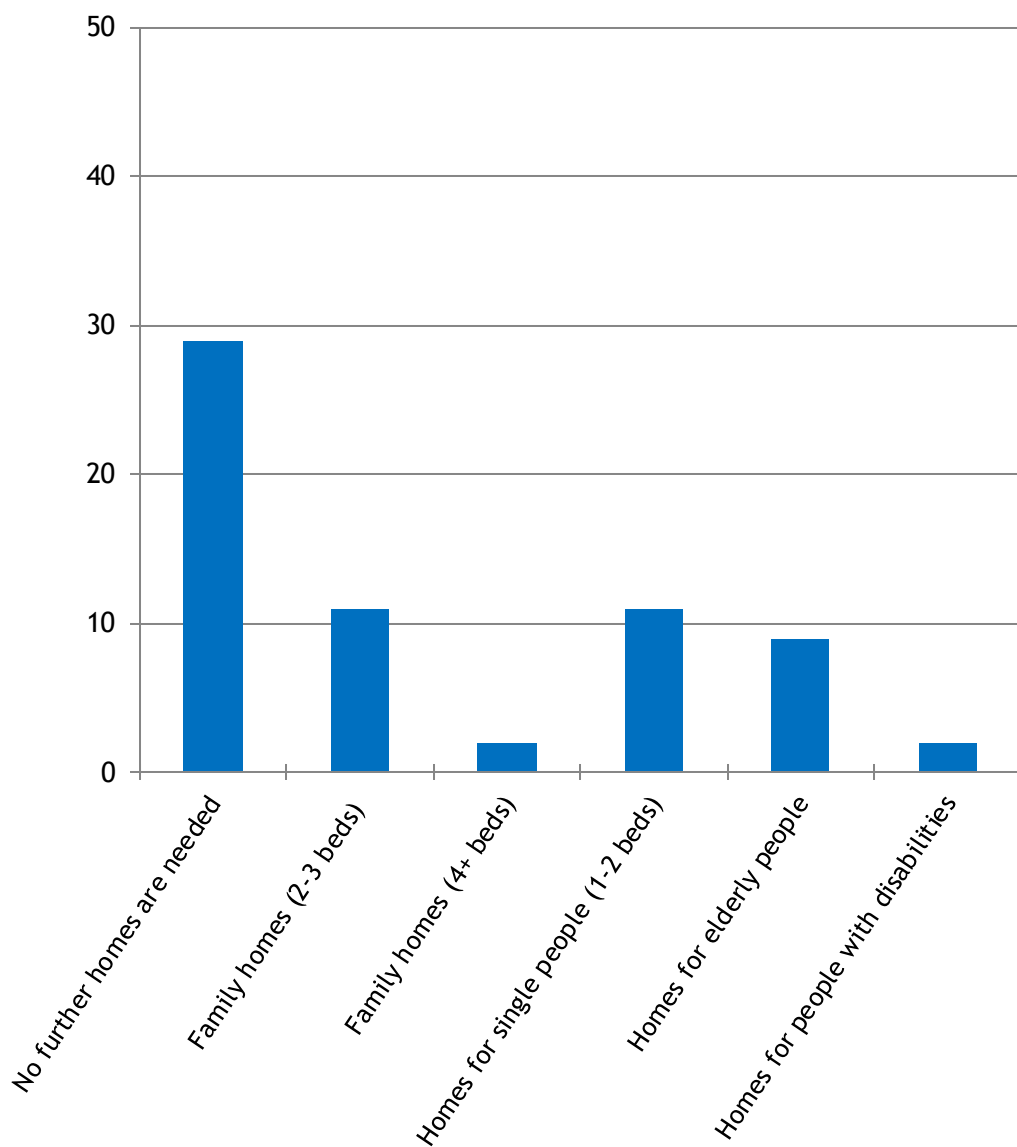


Figure 11: Type of housing needed in the Parish



6.6 Migration and reasons for leaving

The survey questioned whether anybody knew someone who had left the Parish during the last 5 years.

Figure 12 provides a breakdown of their answers. 36 people did not know anyone who had left the Parish, whilst 12 people did. 1 respondent did not answer.

2 people were cited as leaving due to a lack of affordable homes.

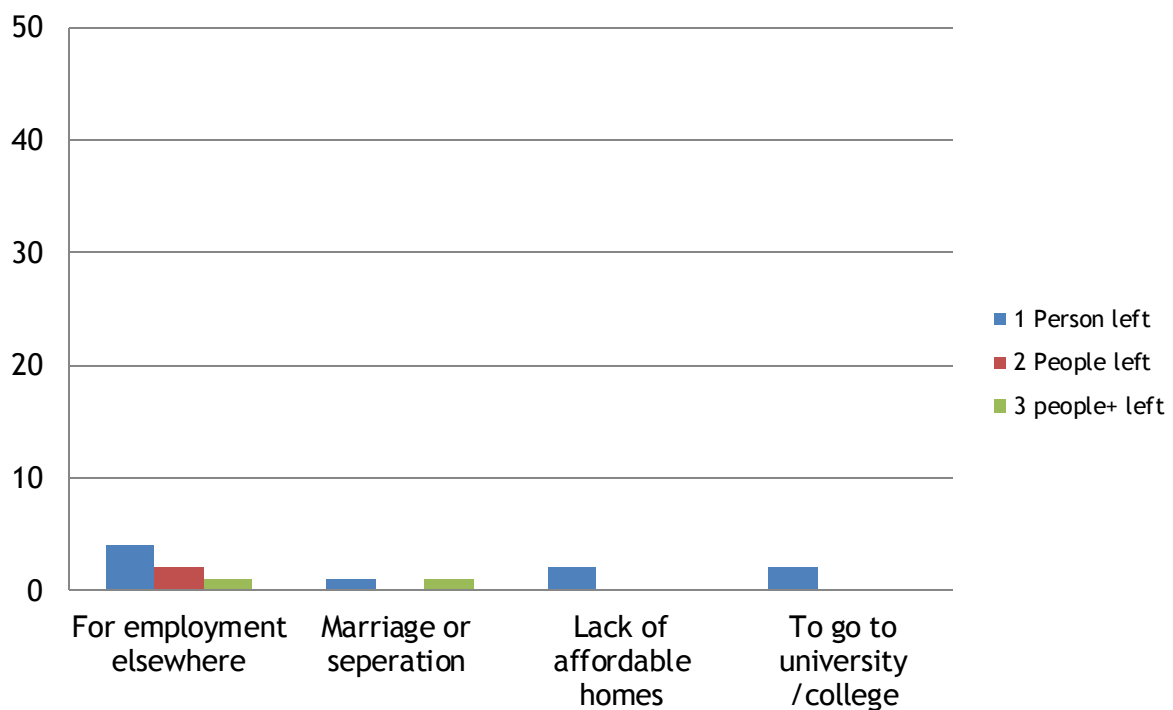


Figure 12: Migration and reasons for leaving

6.7 Support for new homes being built in the Parish

People were asked if they would support a number of homes being built for local people. 22 respondents were in favour, saying yes, they would support the building of new homes.

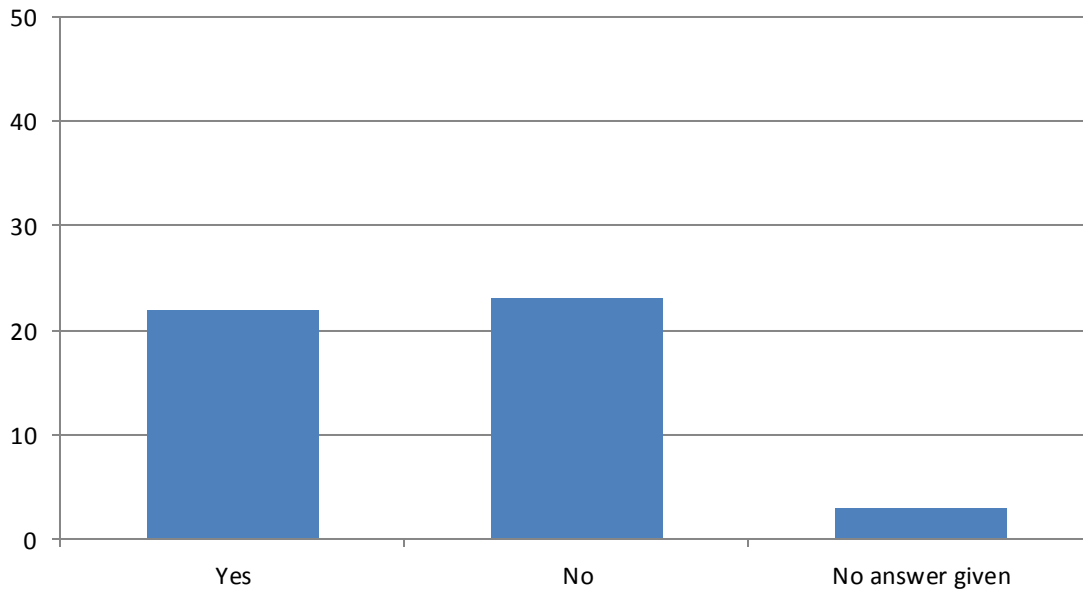


Figure 13: Support for new homes

7. Life in the Parish

The graph at Figure 14 shows the factors that people thought were most important for the future of the Parish. Without the right infrastructure, Parishes cannot thrive, and eventually they become unsustainable. For any new development to be successful, the right amenities need to be in place. 46 of the 49 respondents answered this question.

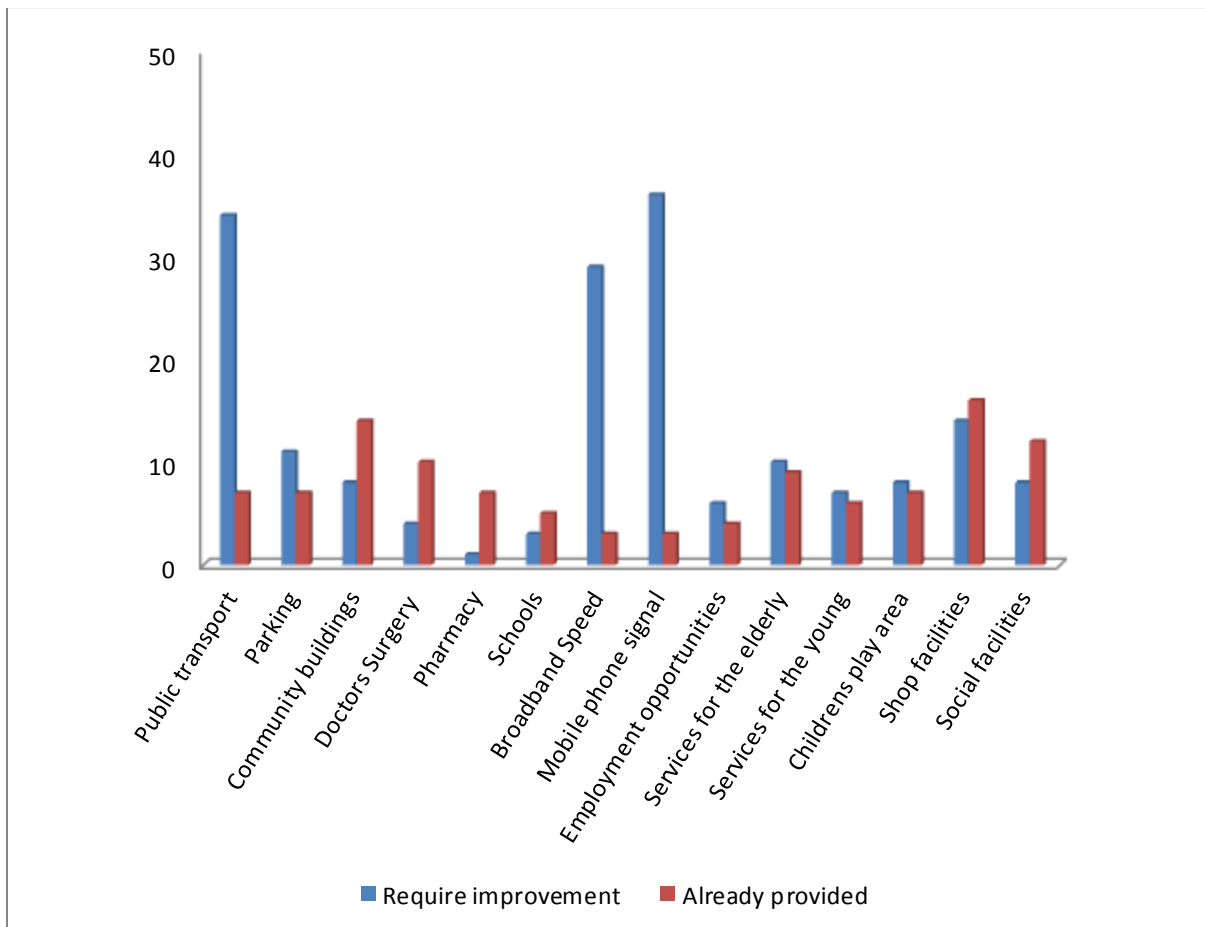


Figure 14: Important factors for the Parish to thrive

Public transport, mobile phone signals and broadband speed all featured high on the list as being considered in need of improvement.

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