

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF ASFORDBY PARISH



PRODUCED BY  
**MIDLANDS RURAL HOUSING**

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## 1. Summary

- A Housing Needs Survey was carried out in Asfordby Parish in February / March 2017.
- Results obtained showed there was a need in the next 5 years for up to 5 open market (sale) homes and 16 affordable 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’<sup>1</sup>, 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 Asfordby 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](http://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 Asfordby 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.

<sup>1</sup> 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 years<sup>2</sup> 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 750,000<sup>3</sup>. 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 Asfordby and the other villages in the Parish.

The Asfordby Parish Housing Needs Survey questionnaires were delivered to every household in the Parish in early February 2017. The return date for the survey was 6<sup>th</sup> March 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 1,572 survey forms were distributed to the Parish (1,215 forms to Asfordby, 241 to Asfordby Hill and 116 to Asfordby Valley).

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.

<sup>2</sup> 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."

<sup>3</sup> National Housing Federation, Rural housing research report 2016

## 4. Conclusion

MRH has conducted a detailed study of the housing needs of Asfordby 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 5 open market homes and 16 affordable homes in the next 5 years for those with a connection to the Parish of Asfordby.

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

- 16 were assessed as being in need of affordable housing for rent / shared ownership

4 x 2 Bed house - affordable rented

1 x 2 Bed house - shared ownership

1 x 3 Bed house - affordable rented

3 x 3 Bed houses - shared ownership

5 x 2 Bed bungalow - affordable rented

2 x 2 Bed bungalows - shared ownership

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

1 x 3 bed house - open market purchase

3 x 2 bed bungalow - open market purchase

1 x 4 bed house - open market 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**  
**5 OPEN MARKET HOME AND 16 AFFORDABLE HOMES**  
**IN ASFORDBY PARISH FOR THOSE WITH A LOCAL**  
**CONNECTION**

## Appendix 1 - Housing Need Analysis

Of the 319 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
1a	Yes (Asfordby)	No	Couple living in own home	Present home too small	3 bed house - Open Market purchase (Asfordby)	3 bed house - Shared ownership
2a	Yes (Asfordby)	No	Single person living in own home	Family member moved away and wishes to return	3 bed house - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	3 bed house - Open market purchase
3a	Yes (Asfordby)	Yes (MBC Housing register)	Single person living in affordable rented home	Present home unsuitable cannot manage stairs	1 bed bungalow - Affordable rented (Asfordby / Asfordby Valley)	2 bed bungalow - Affordable rented

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
4a	Yes (Asfordby)	No	Couple living in own home	Present home too small	3 bed house - Open market purchase (Asfordby)	Suitably housed at present
5a	Yes (Asfordby)	Yes (MBC Housing register)	Single person living in affordable rented home	To be closer to employment	1 / 2 bed house / flat / bungalow - Affordable rented (Asfordby / Asfordby Hill)	Suitably housed at present
6a	Yes (Asfordby)	Yes (MBC Housing register)	Family living in privately rented home	Present home too small	3 bed house - Shared ownership/ Affordable rented (Asfordby / Asfordby Valley / Asfordby Hill)	2 bed house - Affordable rented
7a	Yes (Asfordby)	No	Family living in privately rented home	First independent home; present home too small	4 bed house / bungalow - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	2 bed house - Shared ownership
8a	Yes (Asfordby)	No	Family living in privately rented home	Would like to buy	4 bed house/bungalow - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	4 bed house - Open market purchase
9a	Yes (Asfordby)	No	Couple living in own home	Disabled need specially adapted home	2 / 3 bed bungalow - Open market purchase (Asfordby)	2 bed bungalow - Open market purchase

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
10a	Yes (Asfordby)	No	Family living in affordable rented home	Present home too small	3 bed house - Affordable rented (Asfordby / Asfordby Valley)	3 bed house - Affordable rented
11a	Yes (Asfordby)	Yes (Private letting agency)	Family living in privately rented home	Would like to buy	2 / 3 bed house - Any tenure (Asfordby)	Suitably housed at present
12a	Yes (Asfordby)	No	Single person living in own home	Present home too small	2 / 3 bed house - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	Suitably housed at present
13a	Yes (Asfordby)	No	Couple living in own home	Present home too large	2 / 3 bed bungalow - Open market purchase (Asfordby / Asfordby Valley)	2 bed bungalow - Open market purchase
14a	Yes (Asfordby)	No	Family living in privately rented home	Present home too expensive; disability cannot manage stairs	2 bed house / bungalow - Affordable rented (Asfordby / Asfordby Valley / Asfordby Hill)	2 Bed bungalow - Affordable rented
15a	Yes (Asfordby)	No	Family living in own home	Present home too small	4 bed house - Open market purchase (Asfordby)	Suitably housed at present
16a	Yes (Asfordby)	Yes (Private letting agency)	Single person living in privately rented home	Cannot Manage stairs	2 bed bungalow - Affordable rented (Asfordby / Asfordby Hill)	2 bed bungalow - Affordable rented

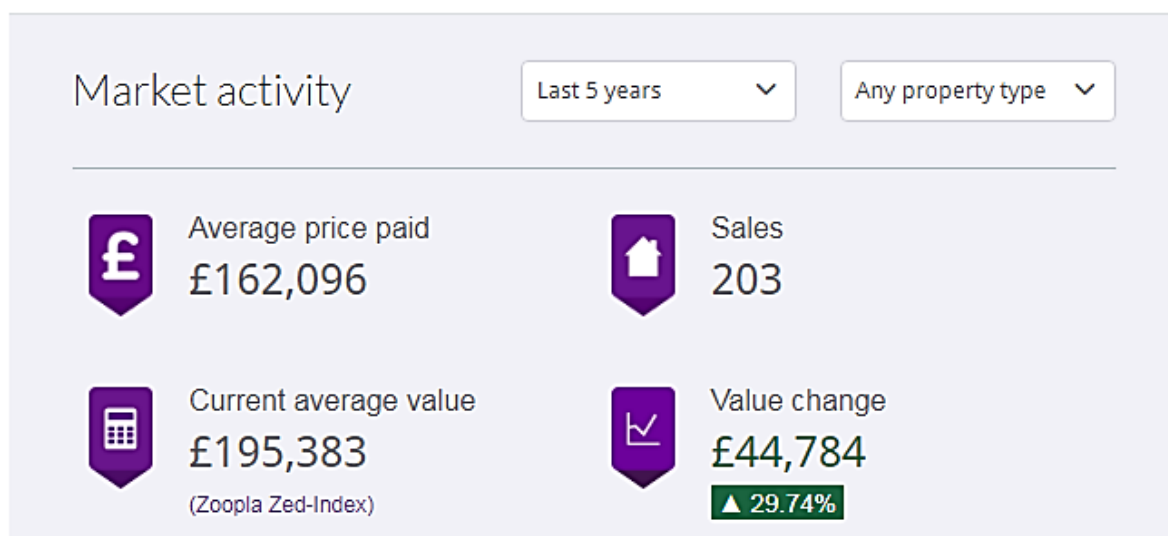


Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
17a	Yes (Asfordby)	No	Family living in own home	First independent home for couple	2 / 3 bed house - Open market purchase (Asfordby)	2 bed house - Affordable rented
18a	Yes (Asfordby)	Yes (Private letting agency)	Couple living in privately rented home	Present home too expensive	3 bed bungalow - Open market purchase/ shared ownership (Asfordby / Asfordby Hill)	2 bed bungalow - Shared ownership
1b	Yes (Asfordby Hill)	No	Family living in own home	Disabled need specially adapted home	1 bed bungalow - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	2 bed bungalow - Shared ownership
2b	Yes (Asfordby Hill)	No	Family living in privately rented home	Would like to buy	2 / 3 bed house - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	2 bed house - Affordable rented
3b	Yes (Asfordby Hill)	No	Single person living in own home	Present Home too large	1 bed bungalow - Affordable rented (Asfordby / Asfordby Valley / Asfordby Hill)	2 bed bungalow - Open market purchase
1c	Yes (Asfordby Valley)	Yes (Private letting agency)	Couple living in privately rented home	Present home too small	2 / 3 bed house / bungalow - Open market purchase (Asfordby / Asfordby Valley / Asfordby Hill)	2 bed house - Affordable rented

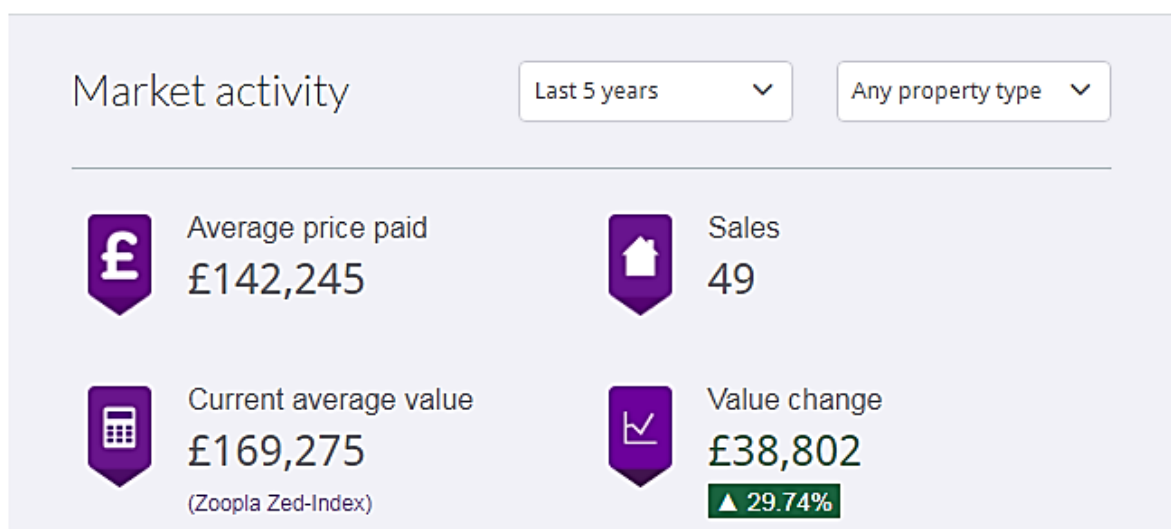
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2c	Yes (Asfordby Valley)	Yes (Private letting agency)	Couple living in privately rented home	Cannot manage stairs	2 bed bungalow - Shared ownership/ affordable rented  (Asfordby/Asfordby valley/Asfordby hill)	2 bed bungalow - Affordable rented
3c	Yes (Asfordby Valley)	No	Couple living in own home	Present home too small	3 bed house - Open market purchase  (Asfordby / Asfordby Valley)	3 bed house - Shared ownership
4c	Yes (Asfordby Valley)	No	Family living in privately rented home	Present home too expensive	2 bed house / bungalow / flat - Affordable rented  (Asfordby Valley)	2 bed bungalow - Affordable rented
5c	Yes (Asfordby Valley)	No	Family living in own home	Present home too small	3 bed house - Open market purchase  (Asfordby / Asfordby Valley / Asfordby Hill)	3 bed house - Shared ownership

## ii) House price trends

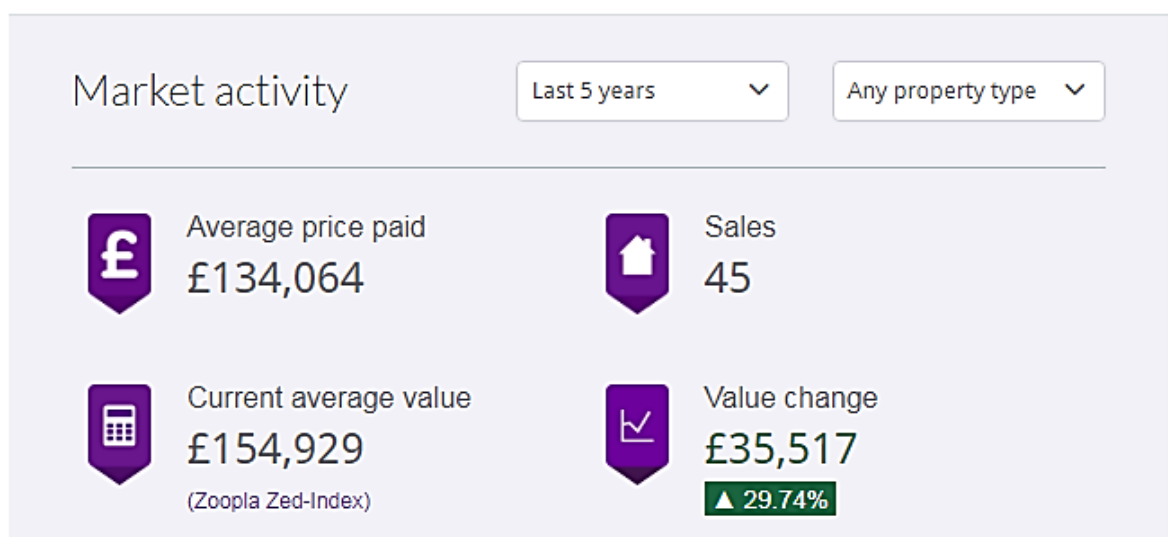
### Area guide for Asfordby



### Area guide for Asfordby Hill

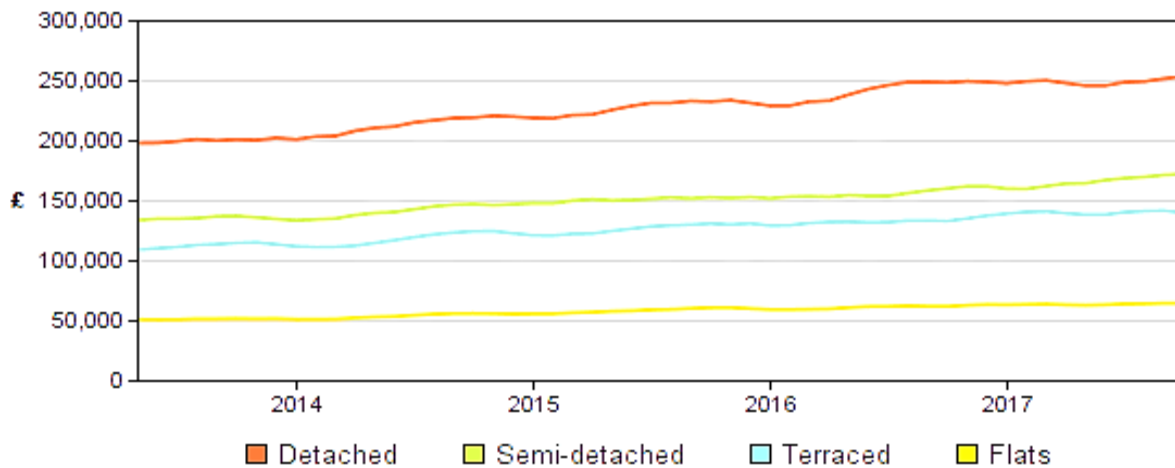


### Area guide for Asfordby Valley

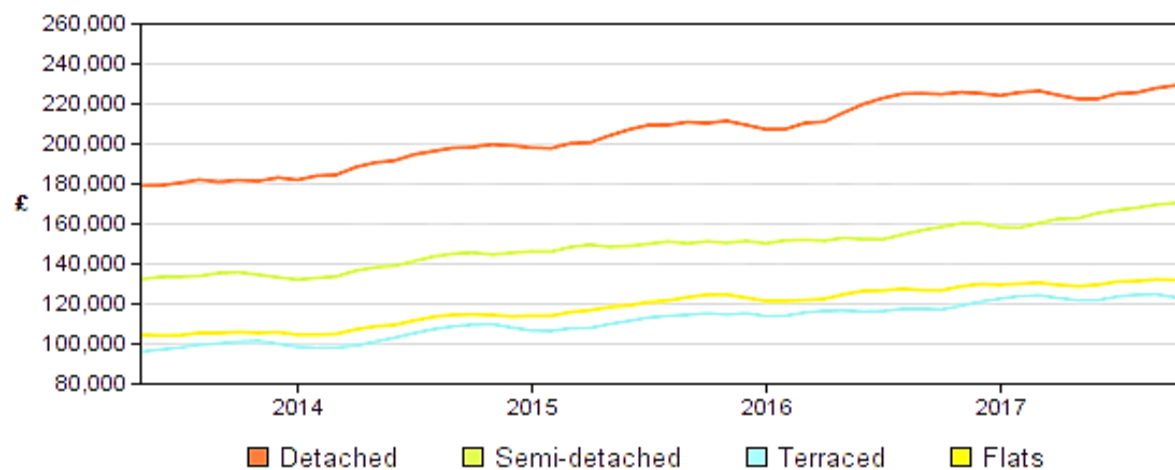


Property prices in the Parish have, overall, increased over the past 5 years. During that period prices have increased by an average of 29.74% which means average increases in home values of £39,701 (source: [www.zoopla.com](http://www.zoopla.com)).

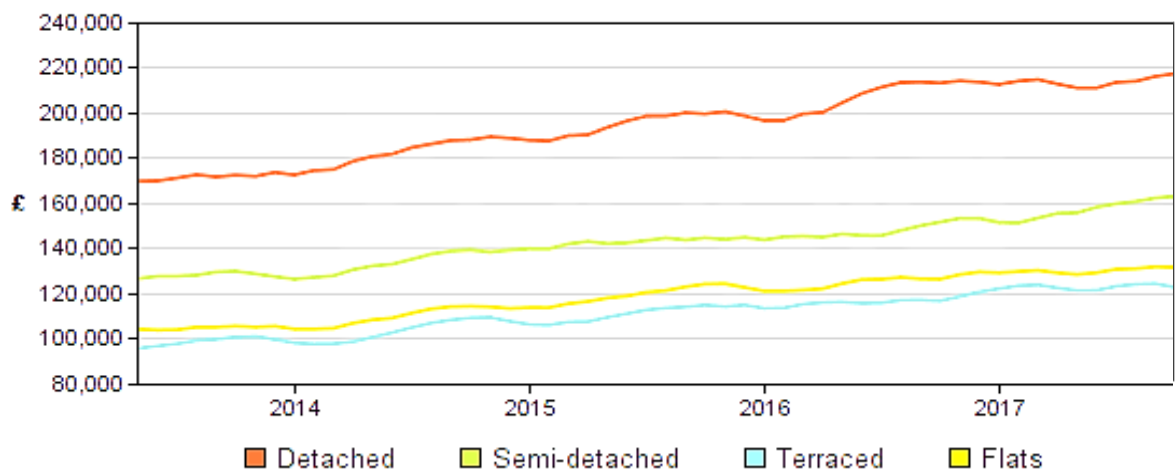
**Value trends in Asfordby, Melton Mowbray**



**Value trends in Asfordby Hill, Melton Mowbray**



**Value trends in Asfordby Valley, 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 Asfordby Parish in September 2017 (source: [www.zoopla.com](http://www.zoopla.com)).

#### Current asking prices in Asfordby

Average: **£221,713**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£159,995</b> (1)	<b>£224,250</b> (4)	<b>£360,000</b> (1)	-
Flats	-	-	<b>£135,000</b> (1)	-	-
All	-	<b>£159,995</b> (1)	<b>£206,400</b> (5)	<b>£360,000</b> (1)	-

#### Current asking rents in Asfordby

Average: **£563 pcm**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£563 pcm</b> (1)	-	-	-
Flats	-	-	-	-	-
All	-	<b>£563 pcm</b> (1)	-	-	-

There are currently 7 properties for sale (2, 3 and 4 bed homes) and 1 for private rent in Asfordby.

## Current asking prices in Asfordby Hill

Average: **£124,950**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£124,950</b> (1)	-	-	-
Flats	-	-	-	-	-
All	-	<b>£124,950</b> (1)	-	-	-

## Current asking rents in Asfordby Hill

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

There is currently only 1 property for sale (a 2 bed house) and 0 for rent in Asfordby Hill.

## Current asking prices in Asfordby Valley

Average: **£220,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	<b>£220,000</b> (1)	-	-	-
Flats	-	-	-	-	-
All	-	<b>£220,000</b> (1)	-	-	-

## Current asking rents in Asfordby Valley

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

At the time of this report there was only 1 property for sale (a 2 bed house) and 0 for private rent in Asfordby Valley.

#### iv) Local context - properties sold

### Property value data/graphs for Asfordby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£258,027	£195	3.4	£270,312
Semi-detached	£177,023	£182	3.0	£165,375
Terraced	£140,118	-	2.5	£139,385
Flats	£65,477	-	1.8	-

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 have been 31 sales in the past 12 months in Asfordby.

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 price paid in the last 12 months in Asfordby (£139,385) would require a deposit of over £27,500 and an income of just less than £32,000 per annum. To purchase a semi-detached house at the average current value in Asfordby (£177,023) would require a deposit of just less than £35,500 and income of almost £40,500 per annum.

### Property value data/graphs for Asfordby Hill

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£233,559	-	4.0	-
Semi-detached	£175,292	£167	3.0	£200,000
Terraced	£123,473	-	2.2	-
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 only been 2 sales in the past 12 months in Asfordby Hill.

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 terraced house at the average current value in Asfordby Hill (£123,473) would require a deposit of almost £25,000 and an income just over £28,000 per annum. To purchase a semi-detached house at the average current value (£175,292) would require a deposit of over £35,000 and an income in excess of £40,000 per annum.

## Property value data/graphs for Asfordby Valley

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£220,015	-	3.4	£218,000
Semi-detached	£168,052	-	2.8	£148,225
Terraced	£122,439	-	2.2	£122,063
Flats	-	-	-	-

There have been 11 sales in the past 12 months in Asfordby Valley.

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 terraced house at the average current value in Asfordby Valley (£122,439) would require a deposit of almost £24,500 and income close to £28,000 per annum. To get a mortgage for a semi-detached house at average current value (£168,052) would require a deposit in excess of £33,500 and an income of almost £38,500.



## Appendix 2 - Respondent details

A total of 1,572 survey forms were distributed. 251 responses were received from Asfordby (21% response rate); 47 from Asfordby Hill (20% response rate); and 21 from Asfordby Valley (18% response rate); giving an overall return rate of 20% against the number distributed.

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

### i) Household type

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

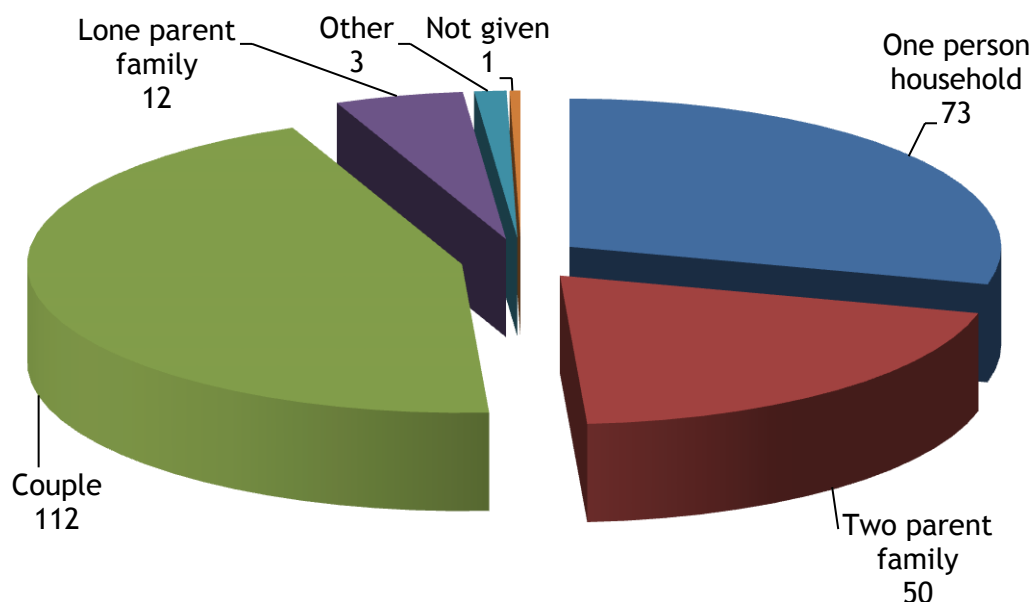


Fig 1.1a - Household type - Asfordby

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

In these villages the largest number of responses were from households containing couples; 45% of total responses were from this group.

29% of completed surveys came from one person households and 25% of responses came from families (20% were two parent families and 5% were lone parent families).

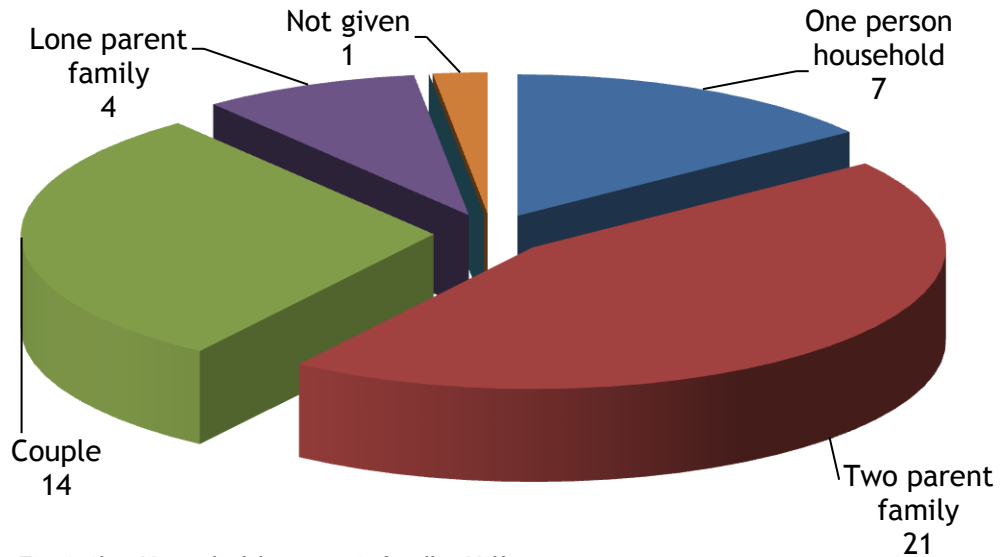


Fig 1.1b - Household type - Asfordby Hill

Fig 1.1b, above, shows the breakdown of households that responded to the survey from Asfordby Hill.

Here 54% of responses came from families (45% were two parent families and 8% were lone parent families).

30% of responses came from households containing couples and 15% of completed surveys came from single person households.

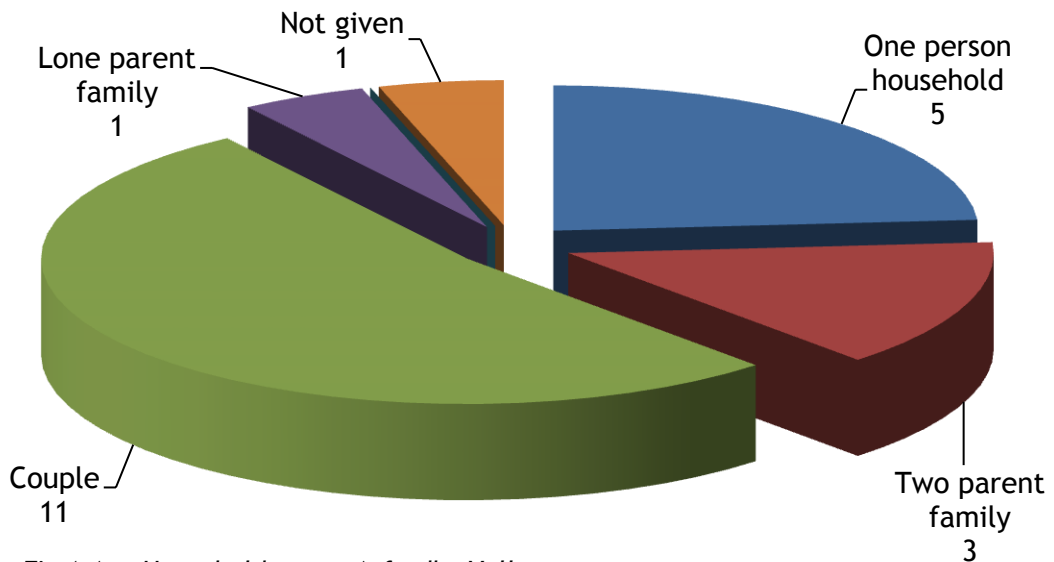


Fig 1.1c - Household type - Asfordby Valley

Fig 1.1c, above, shows the breakdown of households that responded to the survey from Asfordby Valley.

Here 52% of responses came from households containing couples and 24% of completed surveys came from single person households.

18% of responses came from families, with 14% from two parent families and 5% came from lone parent families.

## ii) Tenure of all respondents

The current household tenure of respondents was asked at question 3 and the results are given in the charts below:

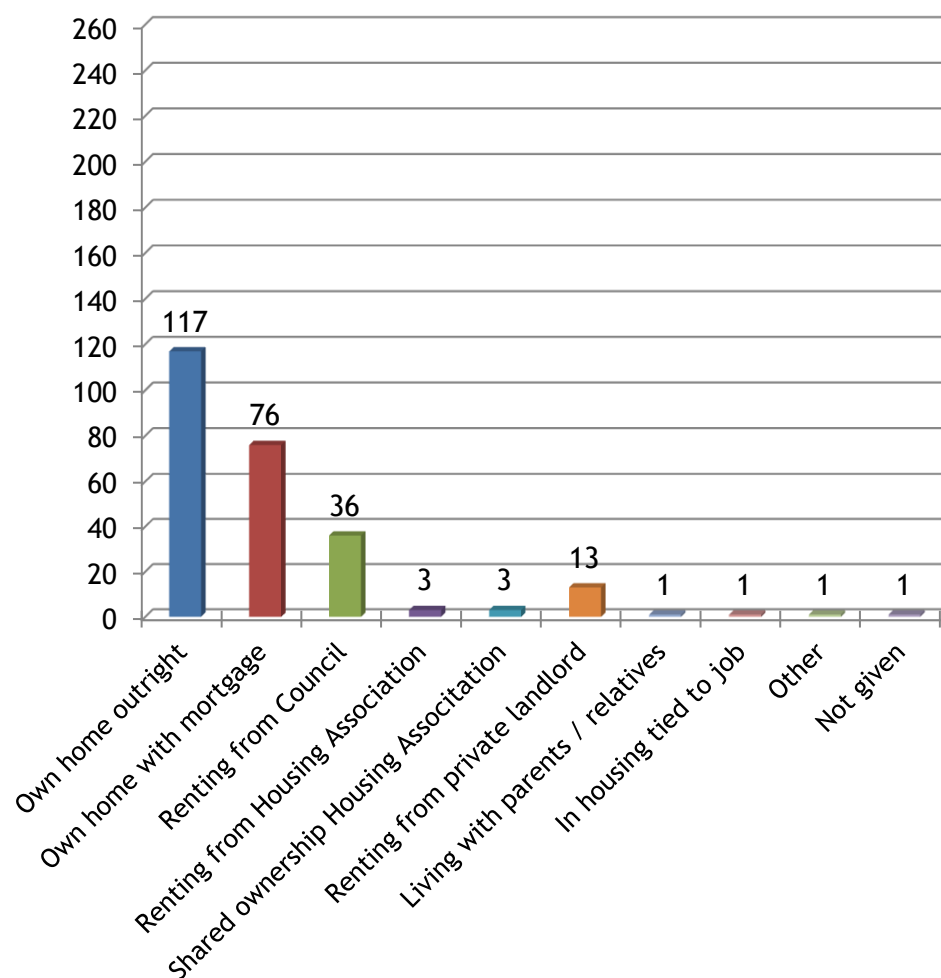
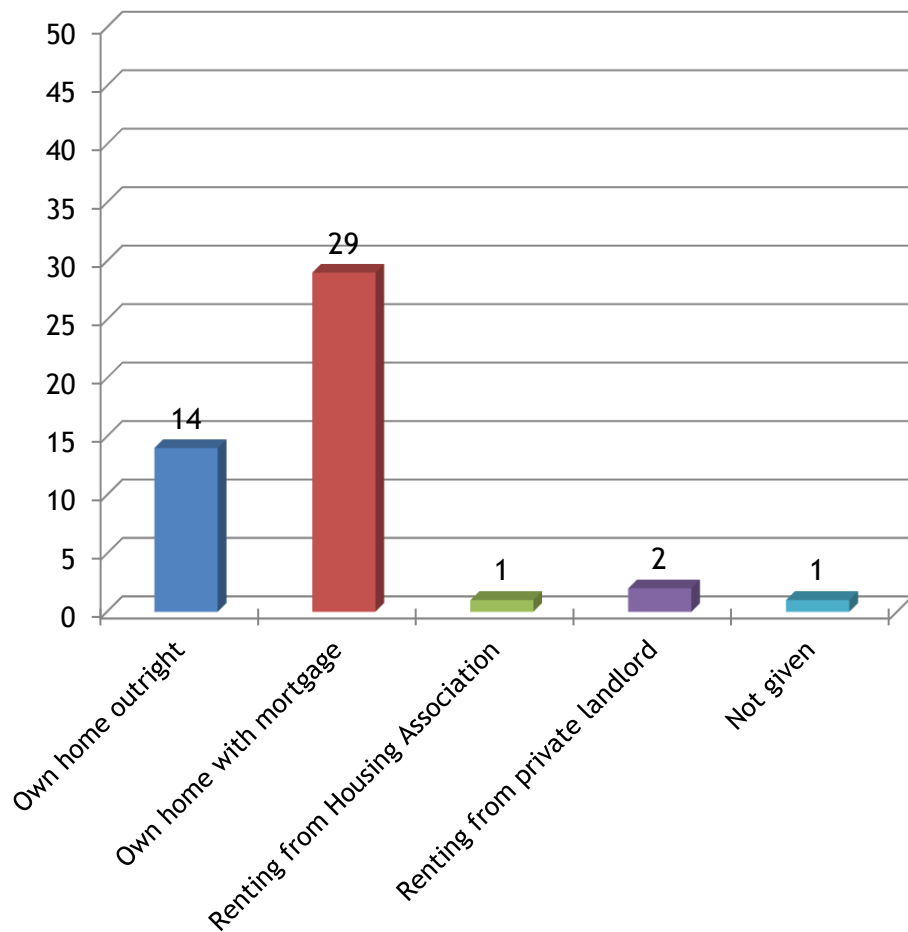


Fig 1.2a - Tenure of respondents - Asfordby

In Asfordby 'owner-occupiers' were by far the largest tenure group accounting for 77% of replies (47% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 30% have a mortgage on their home).

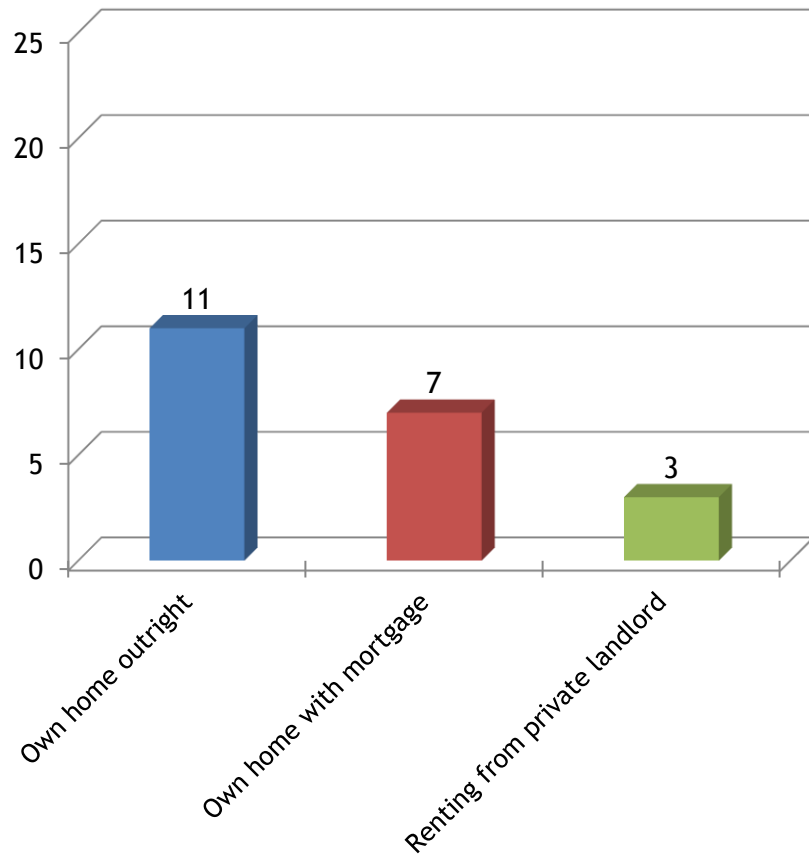
21% of respondents were living in rented accommodation (15.5% from those living in affordable rented homes and 5% came from those living in privately rented accommodation). One respondent was living in the family home and one respondent's home was tied to their employment.



*Fig 1.2b - Tenure of respondents - Asfordby Hill*

In Asfordby Hill responses showed that ‘owner-occupiers’ were again the largest tenure group accounting for 91% of replies (30% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 62% have a mortgage on their home).

6.5% of respondents were living in rented accommodation (2.5% from those living in affordable rented homes and 4% came from those living in privately rented accommodation).



*Fig 1.2c - Tenure of respondents - Asfordby Valley*

In Asfordby Valley responses showed that ‘owner-occupiers’ were again the largest tenure group accounting for 86% of replies (52.5% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 33.5% have a mortgage on their home).

14% of respondents were living in privately rented accommodation.

### iii) Property Types

Questions 4 and 5 asked about size and type of home. The following charts (figs 1.3a, 1.3b and 1.3c) detail the type of property that respondents currently reside in:

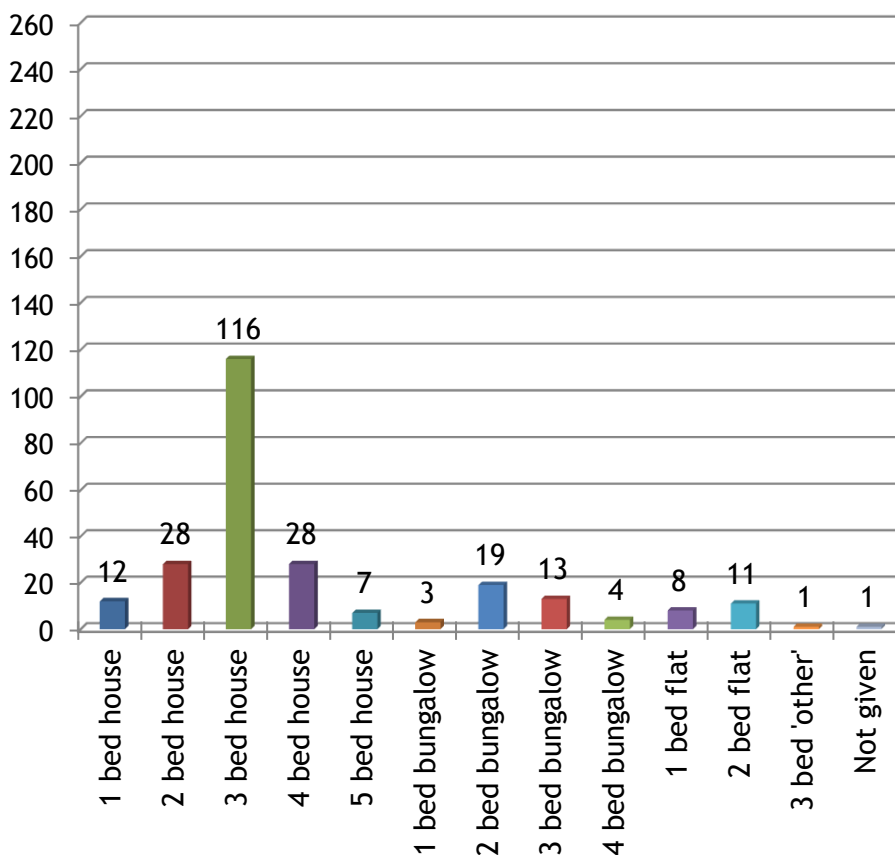
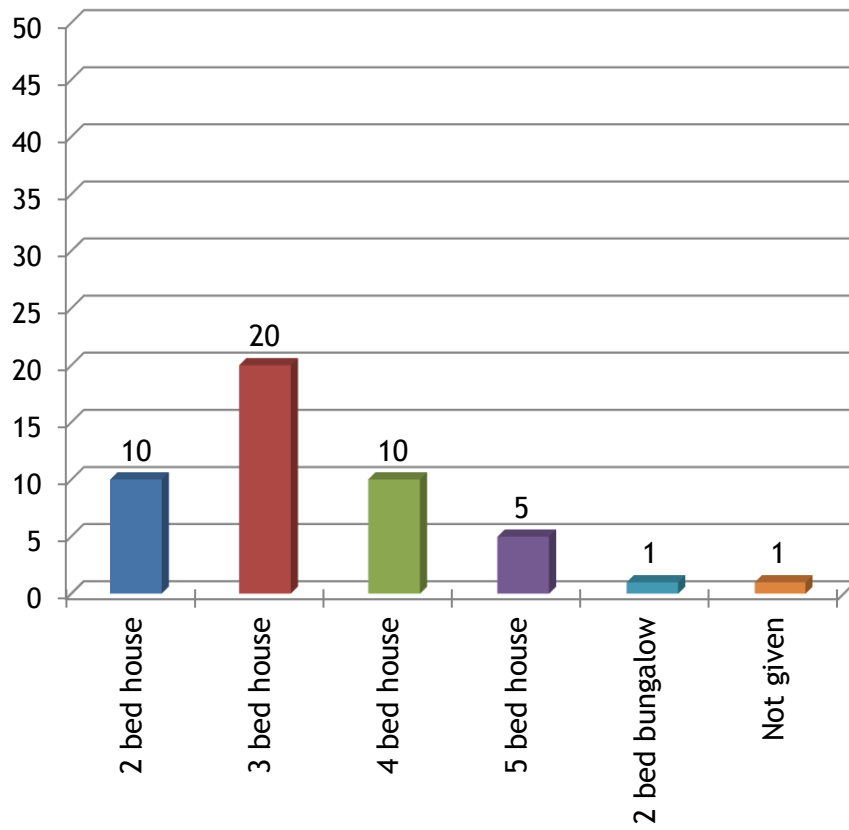


Fig 1.3a - Property types - Asfordby

Fig 1.3a shows that in Asfordby 76% of respondents live in a house and 15.5% live in a bungalow.

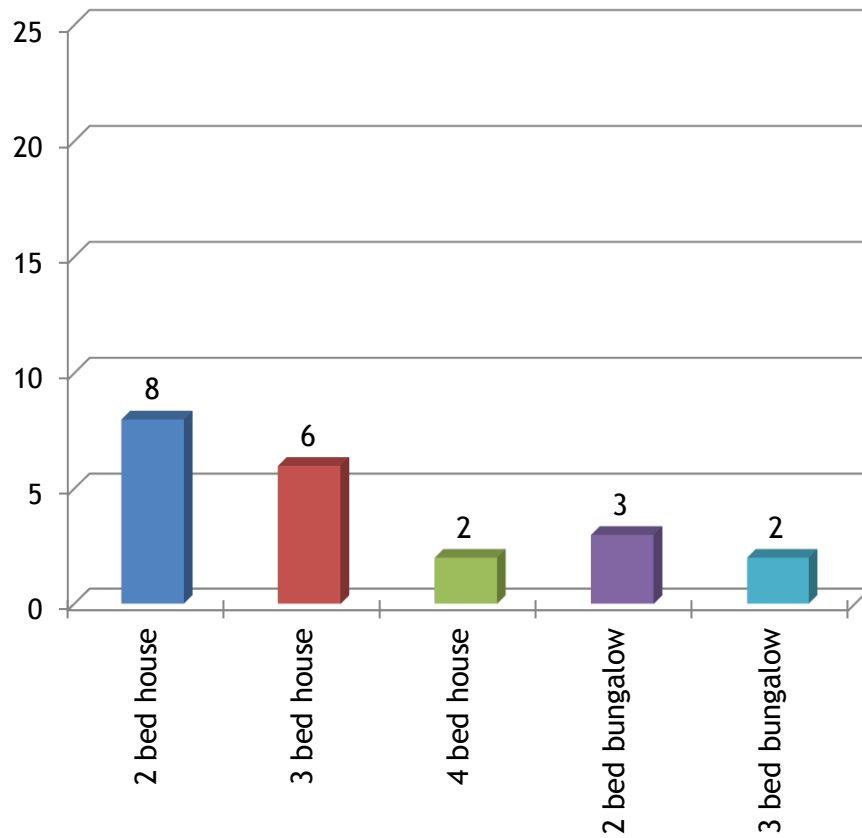
Those living in 3 bedroom houses were the largest group (46%), followed by those living in 2 bedroom houses (11%) and 4 bedroom houses (11%).



*Fig 1.3b - Property types - Asfordby Hill*

In Asfordby Hill Fig 1.3b shows that 98% live in a house and 2% live in a bungalow.

Those living in 3 bedroom houses were the largest group (43%), followed by those living in 2 and 4 bedroom houses both at (21%).



*Fig 1.3c - Property types - Asfordby Valley*

In Asfordby Valley Fig 1.3c shows that 76% live in a house and 24% live in a bungalow.

Those living in 2 bedroom houses were the largest group (38%), followed by those living in 3 bedroom houses (29%).



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 charts below:

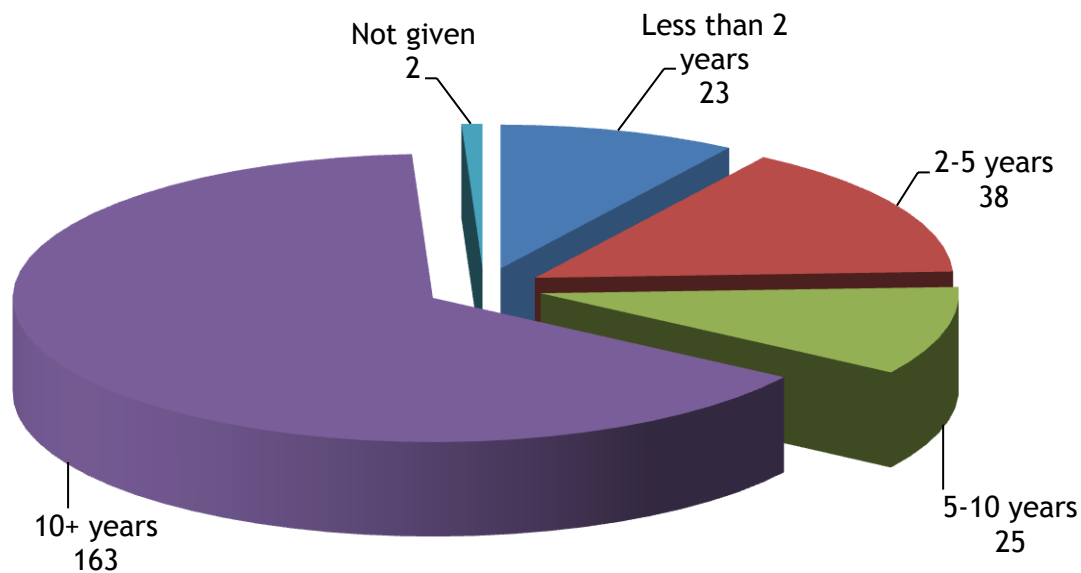


Fig 1.4a - Length of residence in Parish - Asfordby

In Asfordby, fig 1.4a shows that 65% of completed surveys came from households that have lived in the Parish for over 10 years.

10% of respondents have lived in the Parish for between 5 and 10 years; 15% have lived in the Parish for between 2 and 5 years and 9% of the respondents have lived in the villages for less than 2 years.

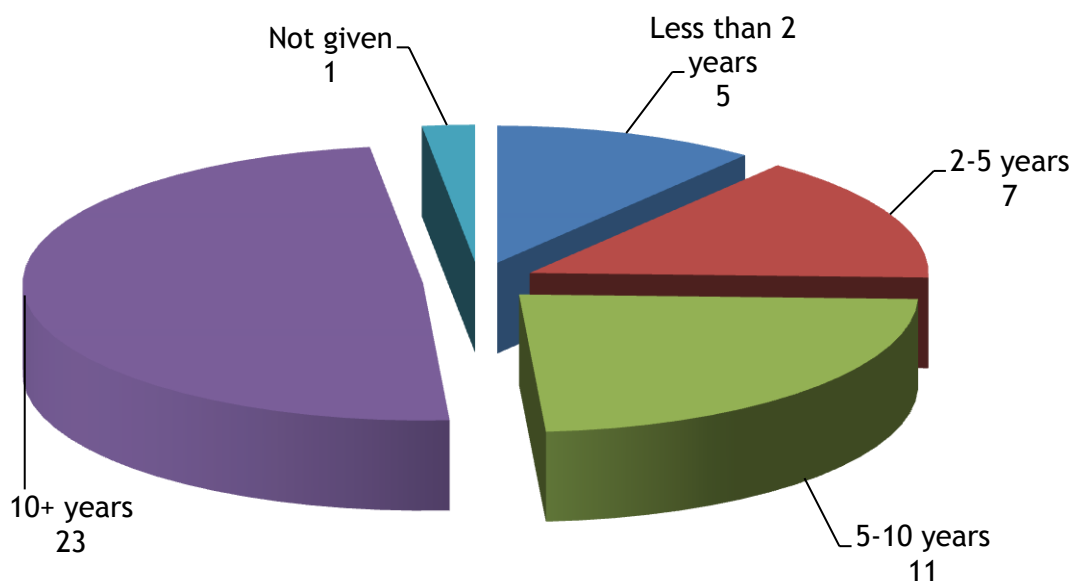


Fig 1.4b - Length of residence in Parish - Asfordby Hill

Fig 1.4b shows that 49% of completed surveys from Asfordby Hill came from households that have lived in the villages for over 10 years.

23% of respondents have lived in the Parish for between 5 and 10 years; 15% of respondents have lived in the Parish for between 2 and 5 years and 11% of responses came from those who have lived there for less than 2 years.

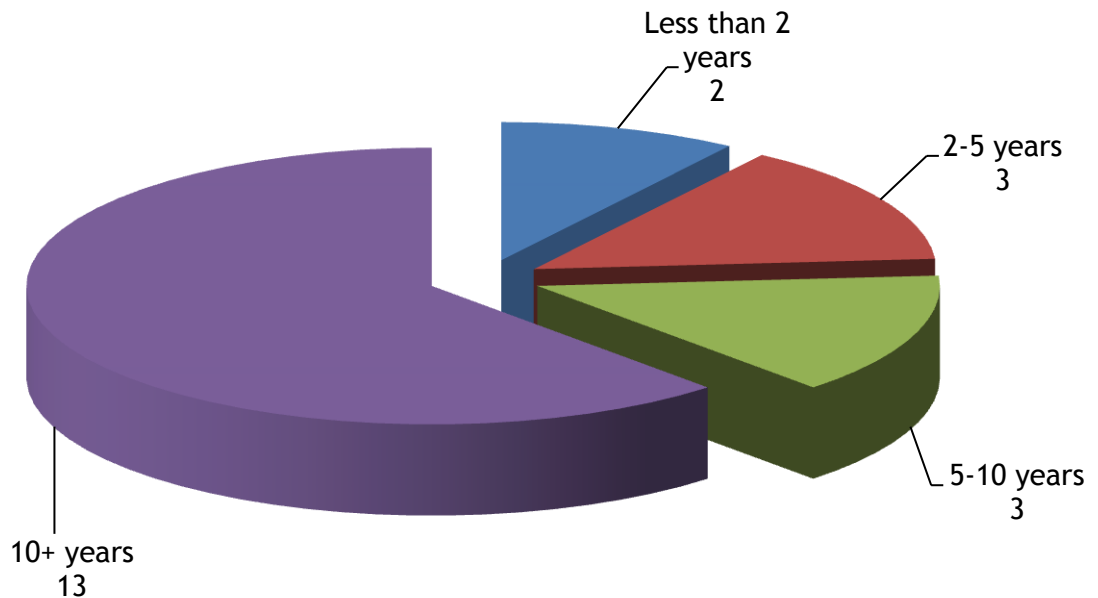


Fig 1.4c - Length of residence in Parish - Asfordby Valley

Fig 1.4c shows that 62% of completed surveys from Asfordby Valley came from households that have lived in the villages for over 10 years.

14% of respondents have lived in the Parish for between 5 and 10 years; 14% of respondents have lived in the Parish for between 2 and 5 years and 10% of responses came from those who have lived there 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.*

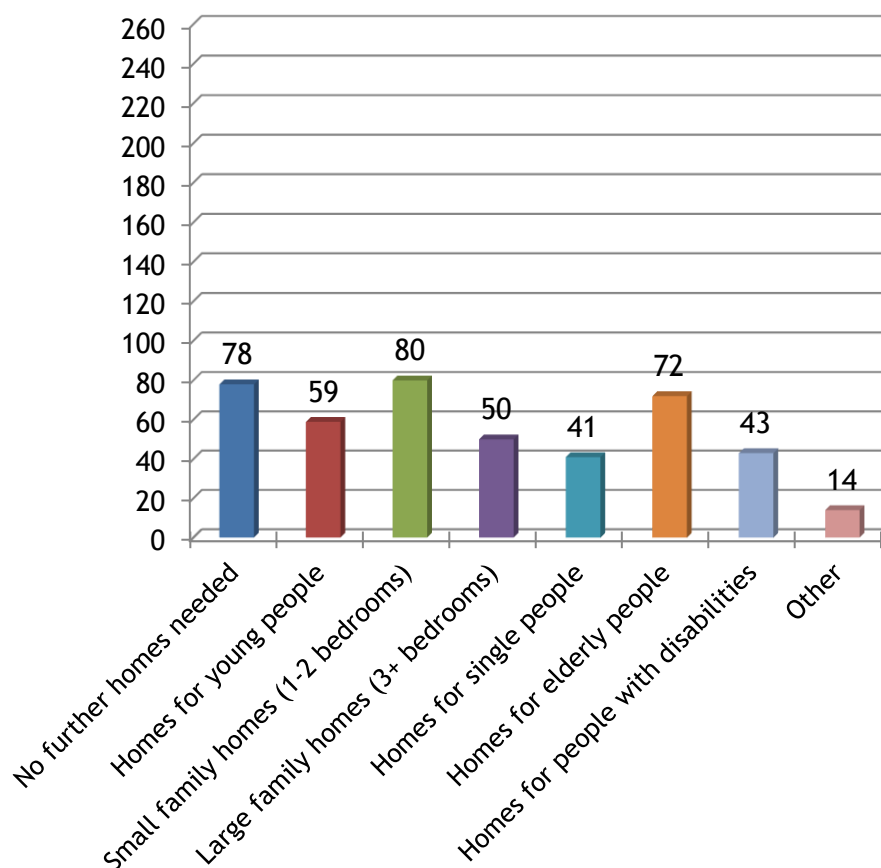
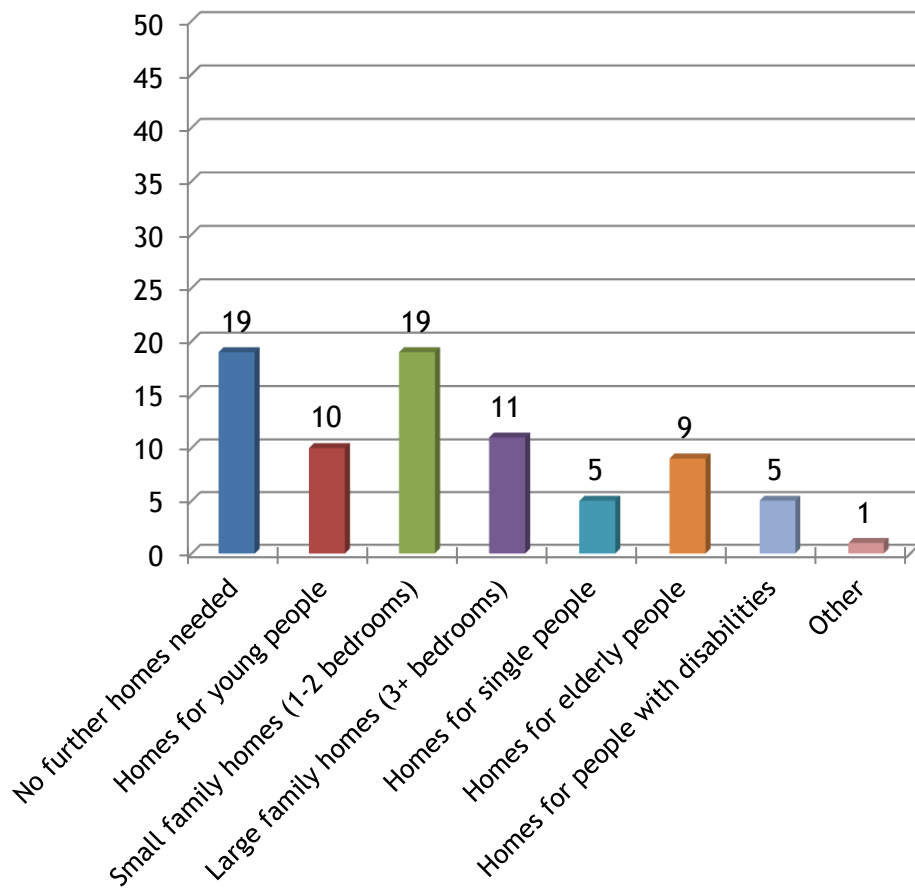


Fig 1.5a - Type of housing needed in the Parish - Asfordby

Fig 1.5a shows that 31% of respondents from Asfordby 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 (32%)
- Homes for elderly people (29%)
- Homes for young people (24%)



*Fig 1.5b - Type of housing needed in the Parish - Asfordby Hill*

40% of Asfordby Hill respondents thought that no further homes were needed in Parish.

Of the respondents that felt more homes were needed, the most commonly given types of homes were:

- Small family homes (43%)
- Large family homes (23%)
- Homes for young people (21%)

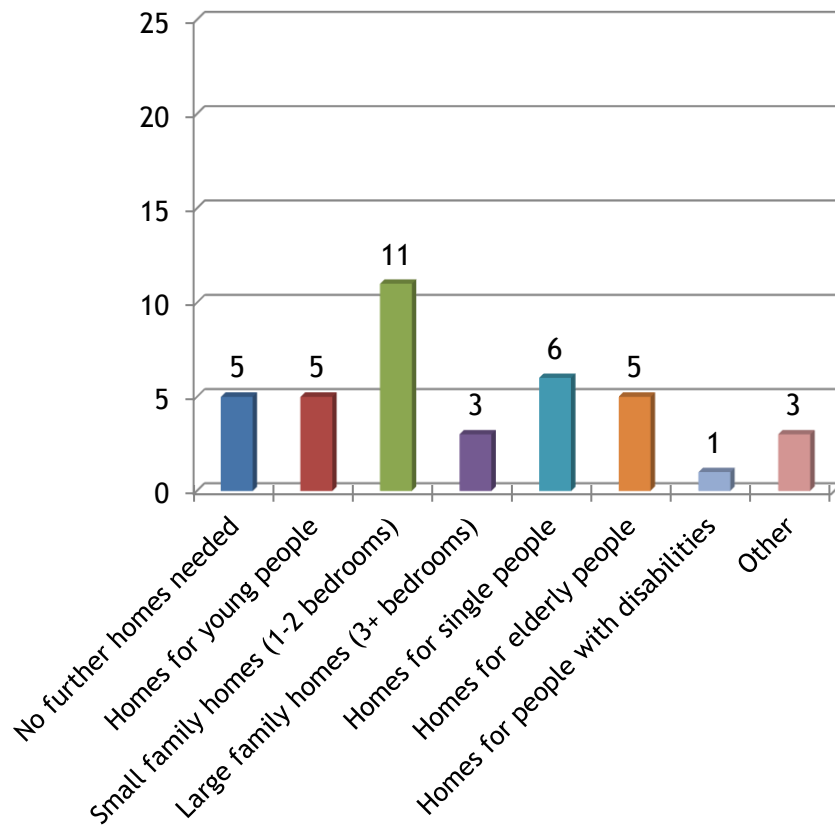


Fig 1.5c - Type of housing needed in the Parish - Asfordby Valley

24% of Asfordby Valley respondents thought that no further homes were needed in Parish.

Of the respondents that felt more homes were needed, the most commonly given types of homes were:

- Small family homes (52%)
- Homes for single people (29%)
- Homes for elderly people (24%)

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.

*It should be noted that respondents were able to tick as many options as they felt appropriate, hence the total number of reasons given is higher than the number of those who said they knew of people leaving the Parish.*

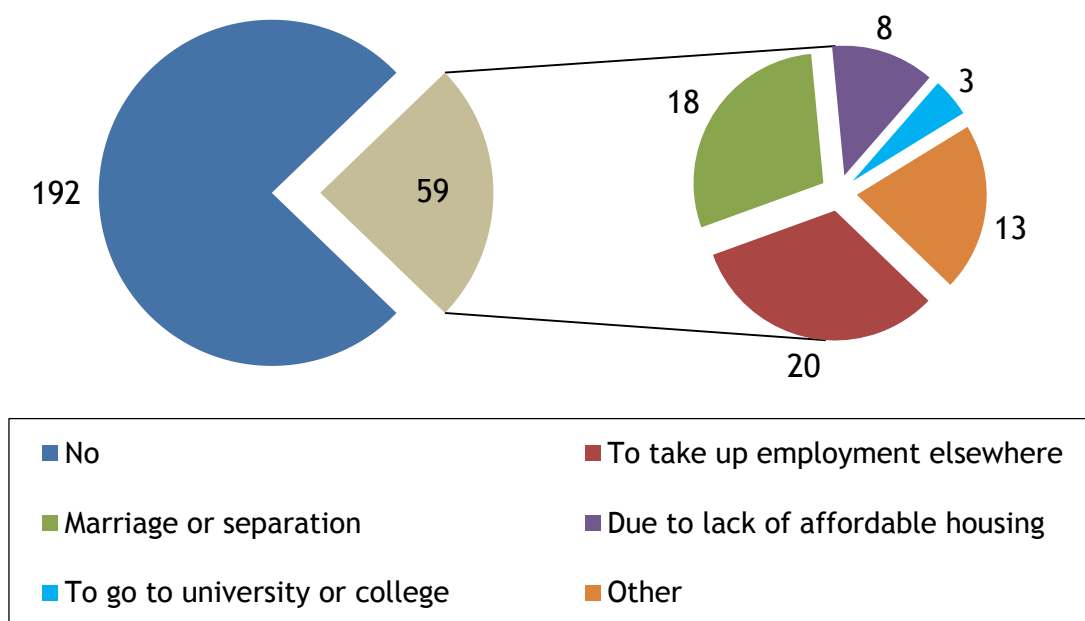
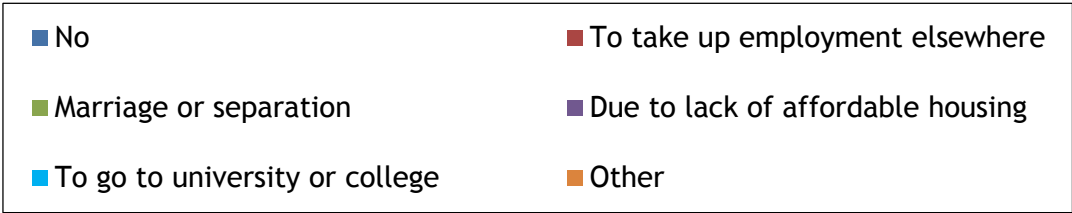
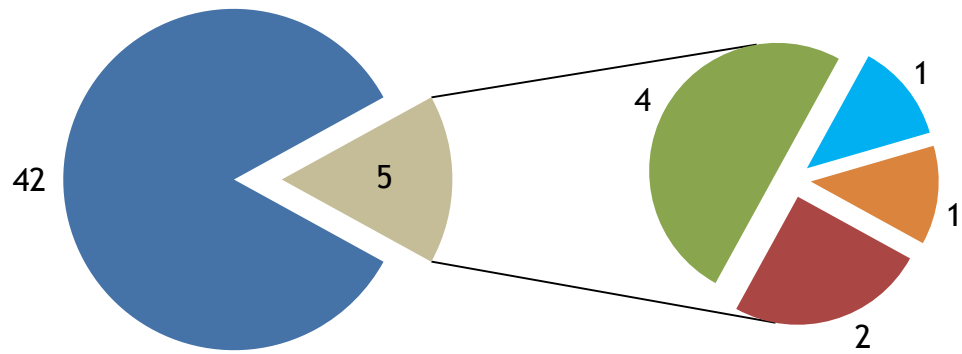


Fig 1.6a - Migration and reasons for leaving - Asfordby

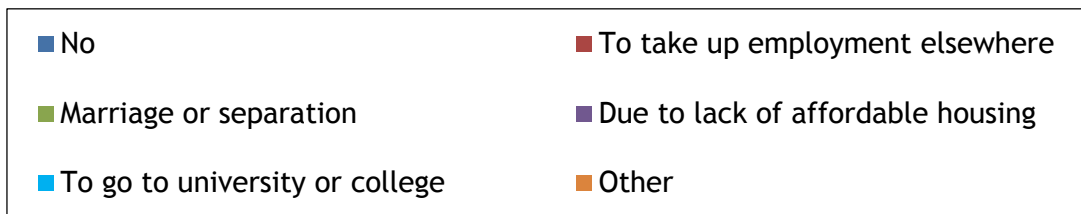
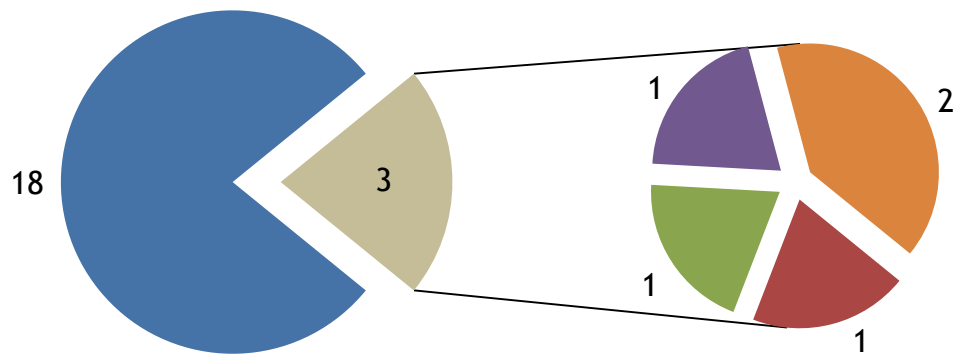
In Asfordby, fig 1.6a shows that 48% of residents who returned questionnaires were aware of other household members who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above and it is worth noting that 8 cases involved a lack of affordable housing.



*Fig 1.6b - Migration and reasons for leaving - Asfordby Hill*

Fig 1.6b shows that of the Asfordby Hill residents who returned questionnaires, 11% were aware of other household members who have had to leave the Parish in the last 5 years.



*Fig 1.6c - Migration and reasons for leaving - Asfordby Valley*

Fig 1.6c shows that of the Asfordby Valley residents who returned questionnaires, 14% were aware of other household members who have had to leave the Parish in the last 5 years.

Of the many reasons for leaving it was stated that 1 case was due to the 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.

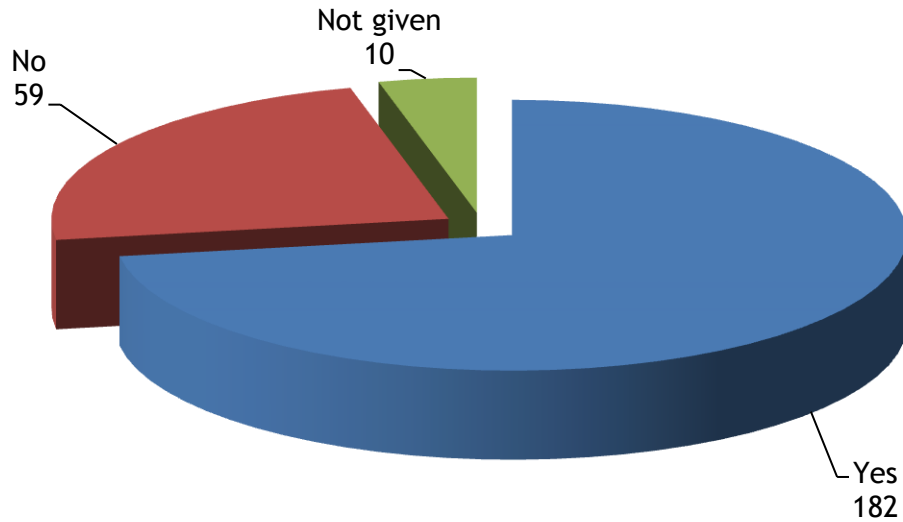


Fig 1.7a - Support for homes for local people - Asfordby

In Asfordby fig 1.7a shows that 73% of respondents are in support of a small number of homes to meet local peoples' needs, while 24% said that they are not in support. 4% did not provide an answer to this question.

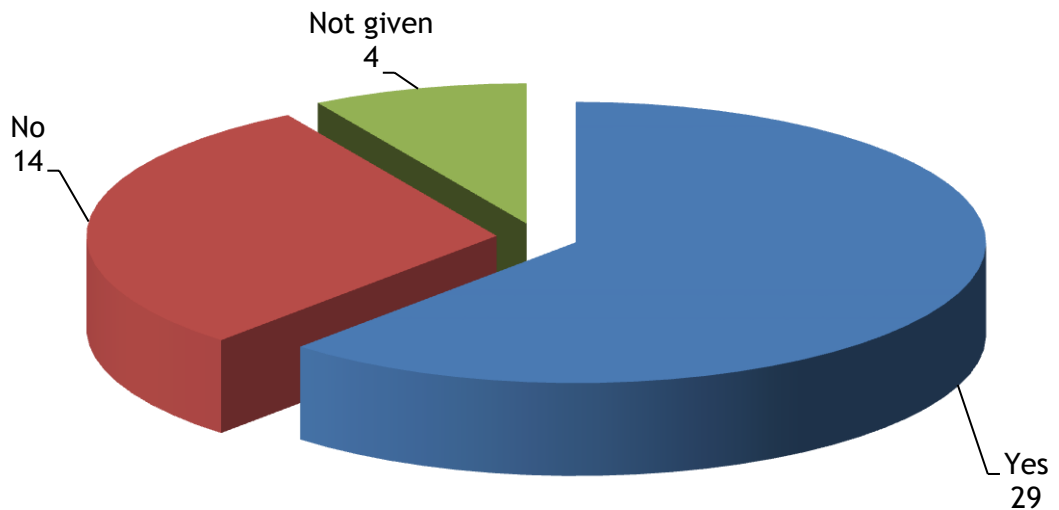


Fig 1.7b - Support for homes for local people - Asfordby Hill

Fig 1.7b shows that in Asfordby Hill, 62% of respondents are in support of a small number of homes to meet local peoples' needs, while 30% said that they are not in support. 9% did not provide an answer.

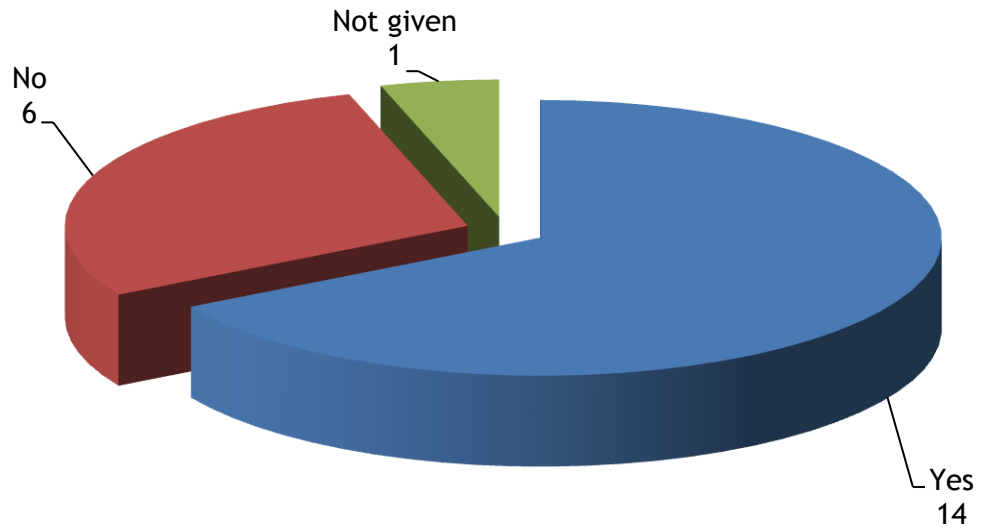


Fig 1.7c - Support for homes for local people - Asfordby Valley

Fig 1.7c shows that in Asfordby Valley, 67% of respondents are in support of a small number of homes to meet local peoples' needs, while 29% said that they are not in support. 5% did not provide an answer.

### 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.

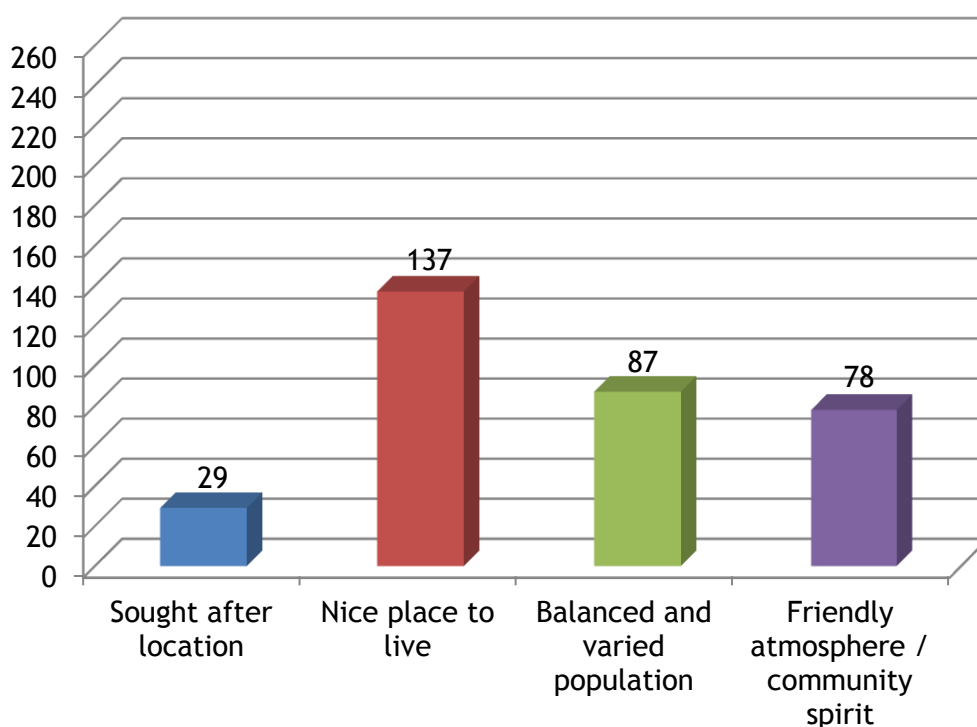
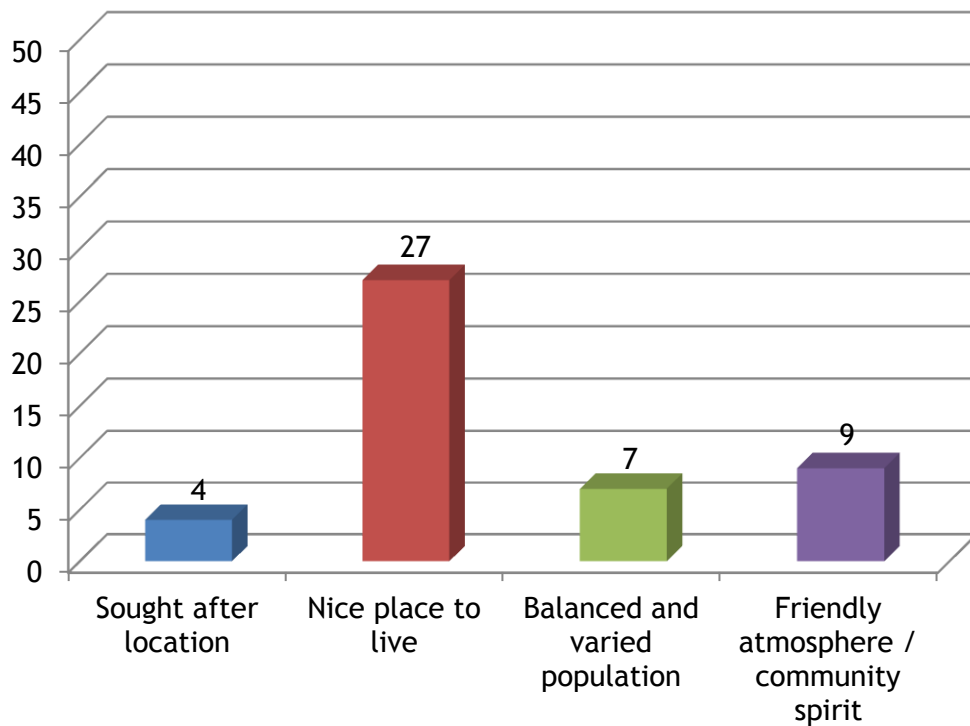


Fig 1.8a - Life in the Parish; positive factors - Asfordby

From fig 1.8a, above, it can be seen that many respondents hold positive views about life in Asfordby with 55% believing that the area is a nice place to live in.

31% of residents also believe that the village has a friendly atmosphere/community spirit and 35% believe the area has a balanced and varied population.

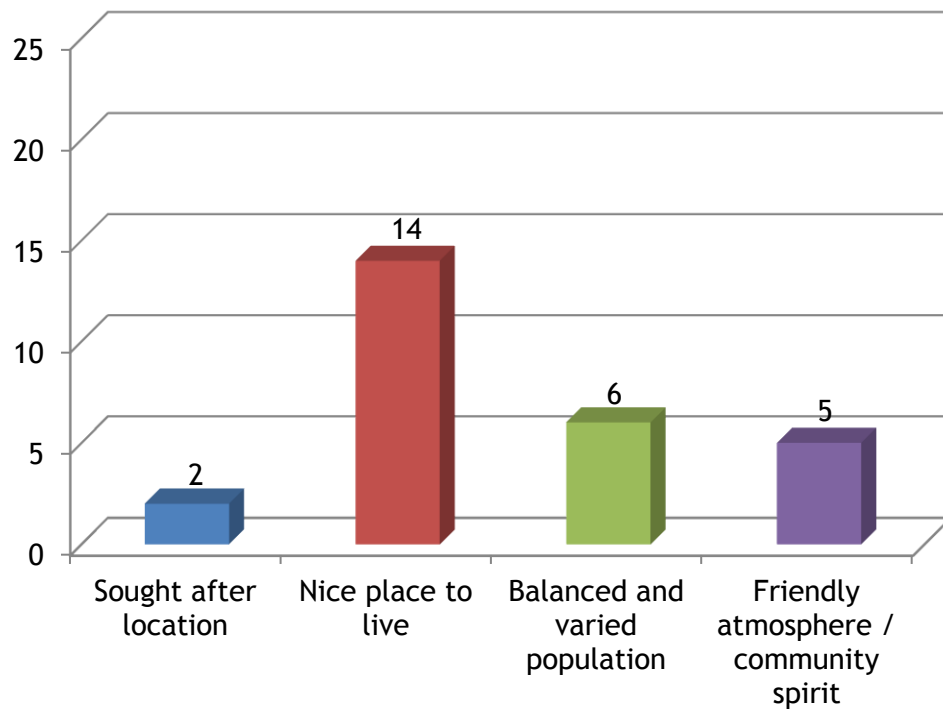
12% also stated that they thought it is a sought after location.



*Fig 1.8b - Life in the Parish; positive factors - Asfordby Hill*

For Asfordby Hill fig 1.8b shows 57% of respondents believe that the village is a nice place to live in and 19% of respondents felt that the village has a friendly atmosphere/community spirit.

15% of the respondents felt that the area has a balanced and varied population whilst 9% believe that it is in a sought after location.



*Fig 1.8c - Life in the Parish; positive factors - Asfordby Valley*

For Asfordby Valley fig 1.8c shows that 67% of the respondents believe that the village is a nice place to live in and 29% of them felt that the area has a balanced and varied population.

24% of respondents felt the village has a friendly atmosphere/community spirit and 10% believe that it is a sought after location.

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

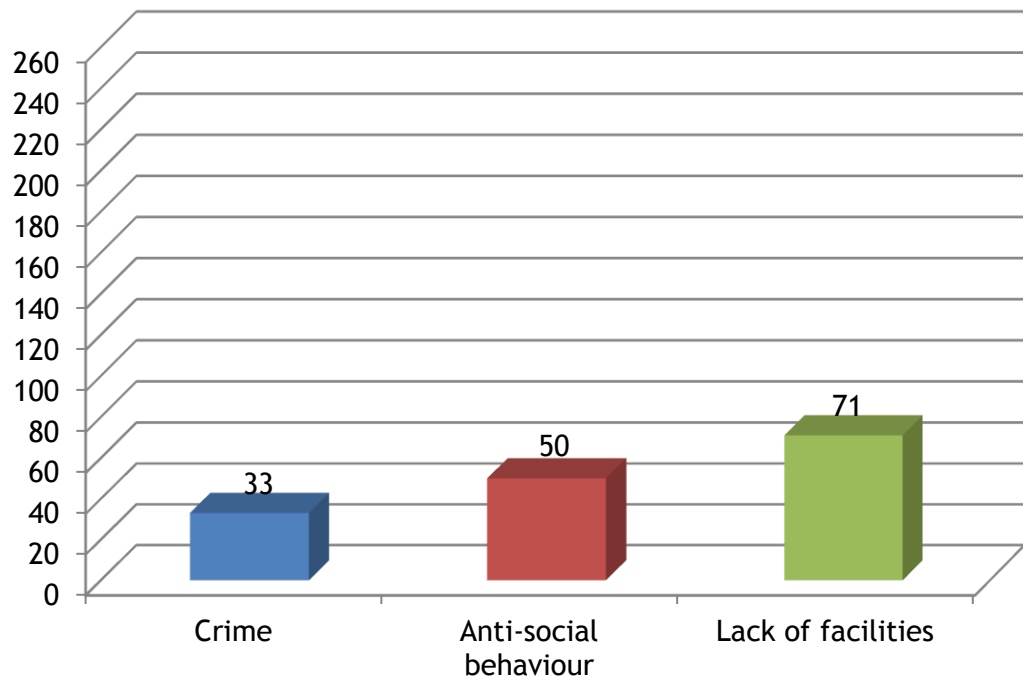


Fig 1.9a - Life in the village; negative factors - Asfordby

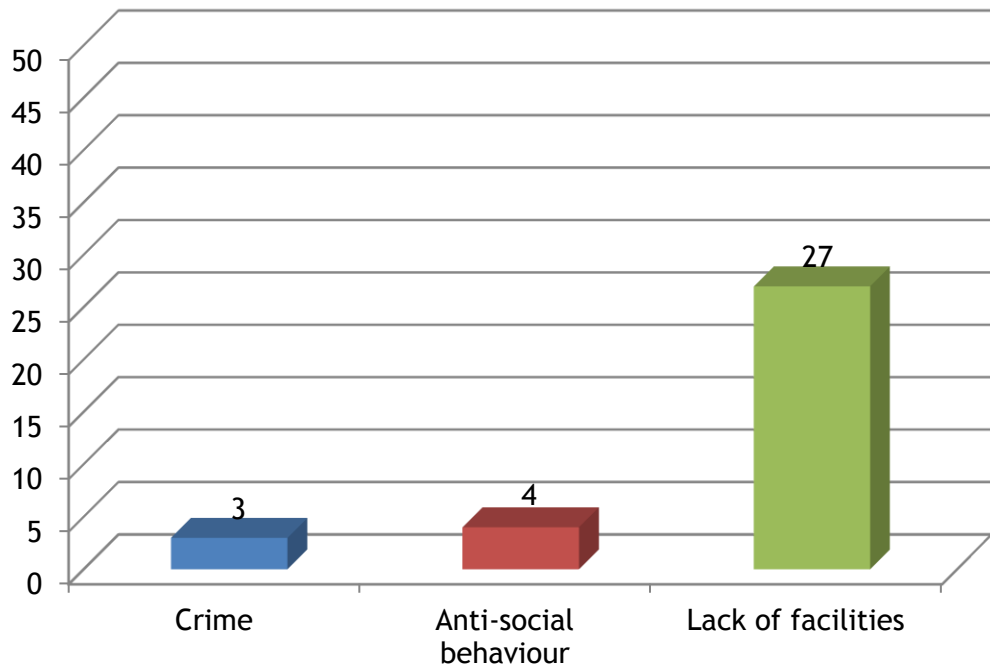
As can be seen from fig 1.9a above, some respondents consider that the village of Asfordby suffers from some of the 'negative factors' around a lack of facilities that affect many communities.

28% of respondents stated that there is a lack of facilities in the village.

Only 13% think that crime is a factor and just 20% believe that anti-social behaviour is a problem.

Of the 71 respondents who felt that the village suffered from a lack of facilities many made specific comments. High frequency themes from those comments are shown in the word cloud below (with the most frequent words being the largest):

Public Transport Big Problem Youth Club  
 Young People **Activities** Teenagers **Needs**  
 Younger **Police** Taking Drugs **Village**  
 Council **Parking** Parish Hall **Service** Public Toilet  
**Local** Deter **Litter Drug Dealing**



*Fig 1.9b - Life in the village; negative factors - Asfordby Hill*

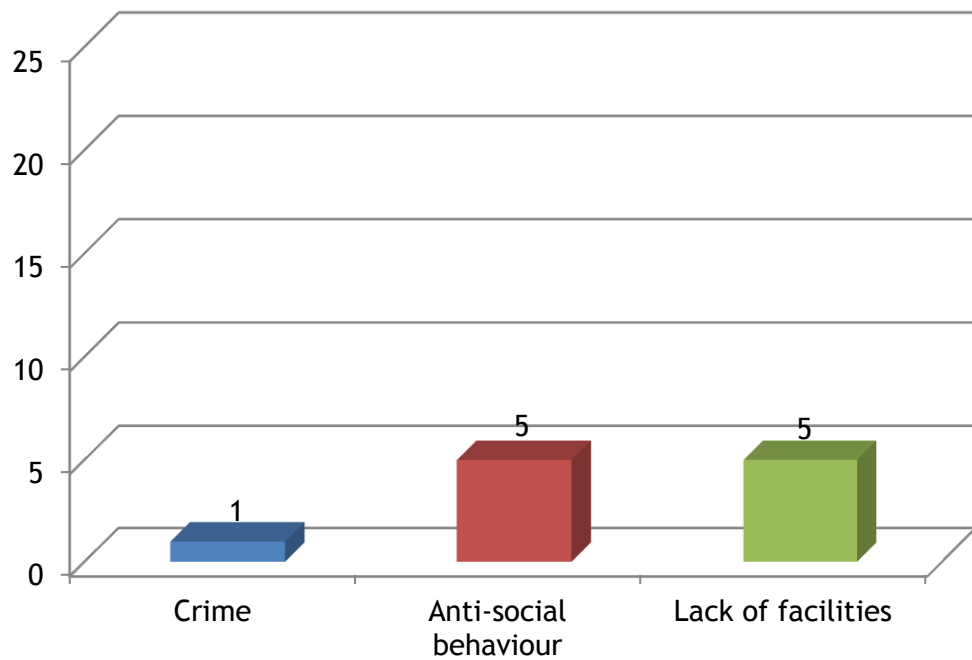
Fig 1.9b above shows that some respondents consider that Asfordby Hill suffers from some of the ‘negative factors’ around a lack of facilities that affect many communities.

57% of respondents stated that there is a lack of facilities in the village.

9% believe that anti-social behaviour is an issue and 6% think that crime is a factor.

40 respondents made further comment on their perceived lack of facilities in the village. The word cloud below (with the most frequent words being the largest) shows the most common themes from their comments:

## Park<sub>Pub</sub> Children<sub>Street</sub> Asfordby Hill Local Shop



*Fig 1.9c - Life in the village; negative factors - Asfordby Valley*

Fig 1.9c above shows that some respondents consider that Asfordby Valley suffers from some of the ‘negative factors’ around a lack of facilities that affect many communities.

24% of respondents stated that there is a lack of facilities in the village.

24% think that anti-social behaviour is a factor and just 5% believes that crime is an issue.

40 respondents made further comment on their perceived lack of facilities in the villages. The word cloud below (with the most frequent words being the largest) shows the most common themes from their comments:

## Litter



ix) Adequate housing in the Parish

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

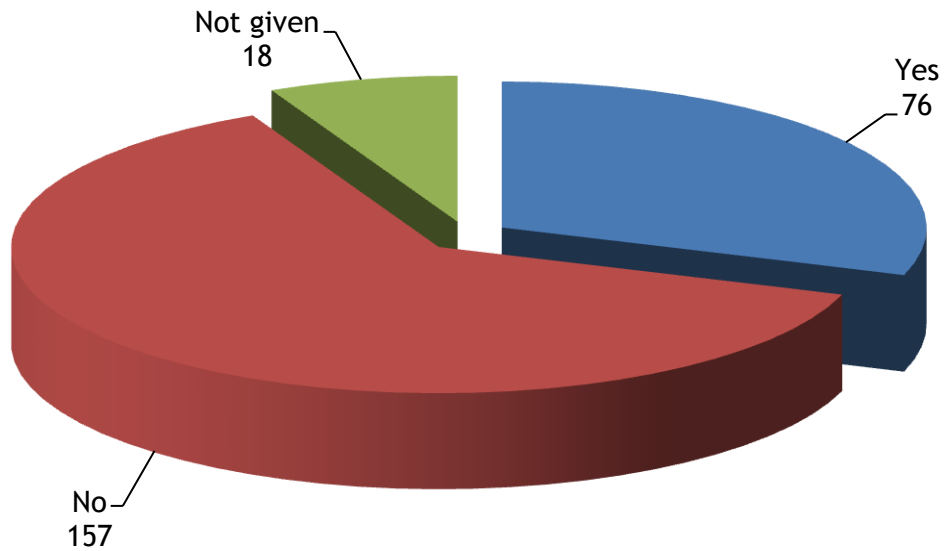
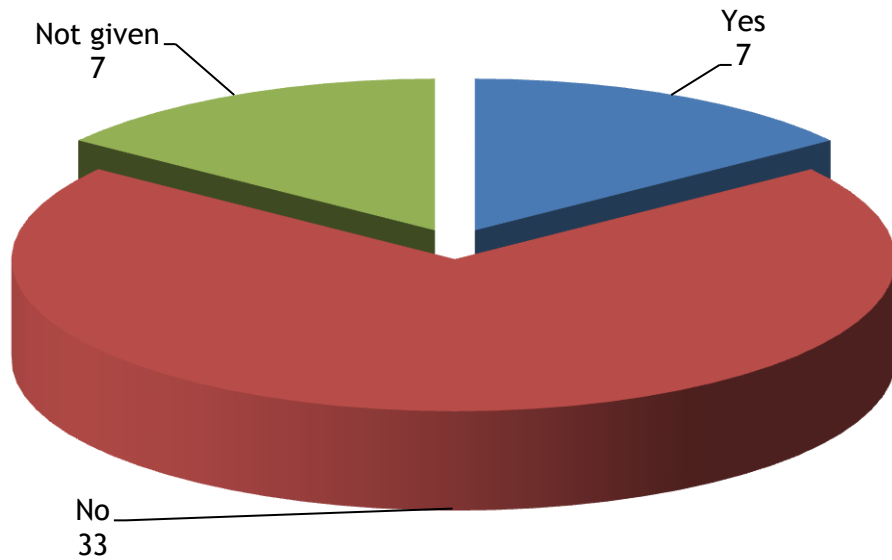


Fig 2.0a - A lack of adequate housing in the Parish - Asfordby

Fig 2.0a shows that 30% of respondents believe that there is a lack of adequate housing in the Parish, with 63% of respondents believing that there is not a lack of adequate housing.

Of the 76 responses who felt that the Parish had a lack of adequate housing many made specific comments. High frequency themes from those comments are shown in the word cloud below (with the most frequent words being the largest):

Rent<sub>Space</sub> Starter Homes Question 7  
Affordable Council Homes Bungalows  
Children Family Homes Built Young  
Homes for First Time Buyers Single Bedrooms

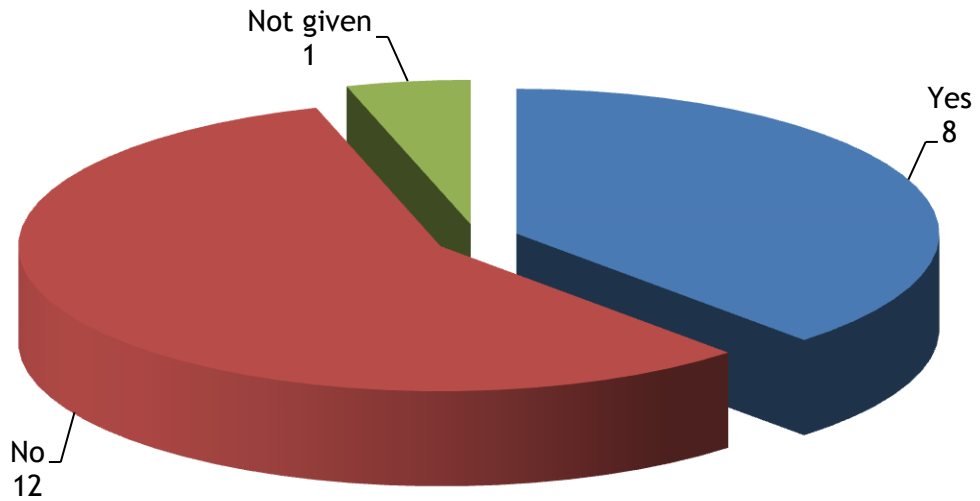


*Fig 2.0b - A lack of adequate housing in the Parish - Asfordby Hill*

In the village of Asfordby Hill fig 2.0b shows that 15% of respondents believe that there is a lack of adequate housing, whilst 70% of respondents believe that there is not a lack of adequate housing.

Of the 7 responses who felt there was a lack of adequate housing, some made specific comments which are illustrated in the word cloud below:

## Housing Young Family Starter Homes Bungalows



*Fig 2.0c - A lack of adequate housing in the Parish - Asfordby Valley*

In the village of Asfordby Valley fig 2.0c shows that 38% of respondents believe that there is a lack of adequate housing, with 57% of respondents believing that there is not a lack of adequate housing.

Of the 8 responses who felt there was a lack of adequate housing, some made specific comments which are illustrated in the word cloud below:

## Single People Affordable Houses

## Appendix 3 - Contact information

### Midlands Rural Housing

Whitwick Business Centre  
Stenson Road  
Coalville  
Leicestershire  
LE67 4JP



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