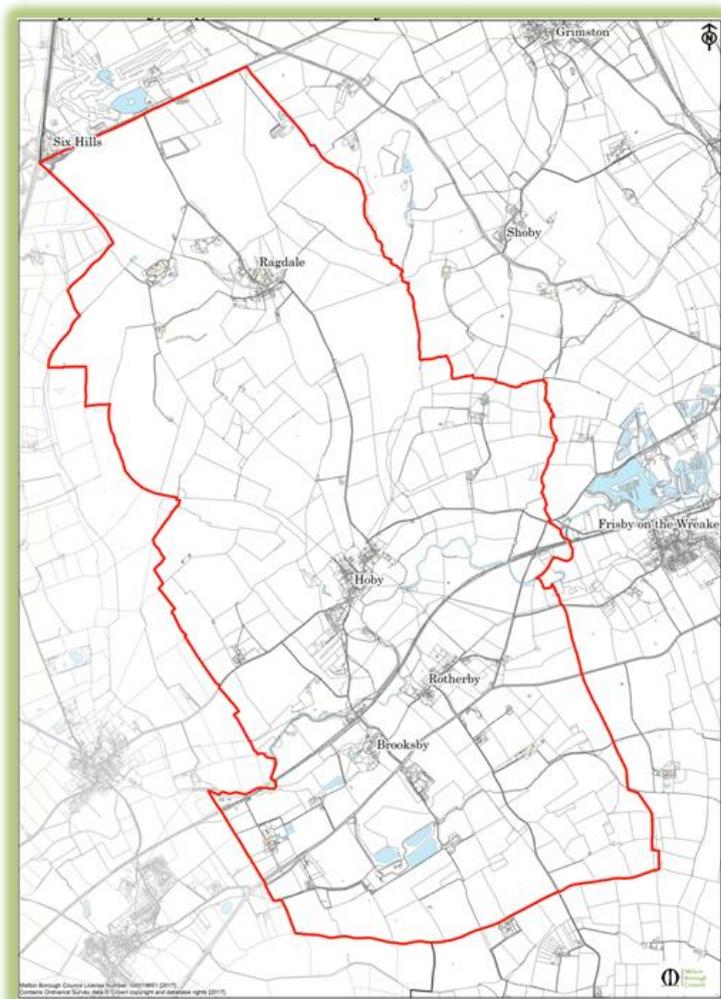


A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF HOBY WITH ROTHERBY PARISH



PRODUCED BY
MIDLANDS RURAL HOUSING

AUGUST 2017



CONTENTS

1. SUMMARY	2
2. INTRODUCTION	2
3. RURAL HOUSING AND THE HOUSING NEEDS SURVEY	3
4. CONCLUSION	4
APPENDIX 1 - HOUSING NEED ANALYSIS	8
i) RESPONDENT ANALYSIS	8
ii) HOUSE PRICE DATA	8
iii) LOCAL CONTEXT - FOR SALE	11
iv) LOCAL CONTEXT - SOLD	13
APPENDIX 2 - CONTACT INFORMATION	15

1. Summary

- A Housing Needs Survey was carried out in Hoby with Rotherby Parish (Hoby, Brooksby, Ragdale and Rotherby) in July 2017.
- Results obtained showed there was a need in the next 5 years for up to 4 affordable homes and 4 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 open market 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 Hoby with Rotherby Parish Council, the Neighbourhood Plan Group, 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.

Melton Borough Council (MBC) instructed MRH to investigate the local housing needs of the residents of Hoby with Rotherby 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 and the Neighbourhood Plan Group to agree and arrange the Housing Needs Survey element of the Neighbourhood Plan 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 Hoby, Rotherby, Brooksby and Ragdale.

The Housing Needs Survey questionnaires were delivered to every household and business in the Parish as a follow up to the Neighbourhood Development Plan questionnaire. The return date for the survey was 31st July and returns for the Housing Needs Survey questionnaire were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households and businesses in the village as well as to anyone who contacted MRH to say that they had moved away from the villages or had a strong connection to the Parish and wished to complete a form. In total 450 survey forms were distributed (this included many delivered to businesses to ensure that those working in the Parish had the chance to indicate their housing needs).

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for those with a connection to the Parish. This evidence will be made available to Melton Borough Council and Hoby with Rotherby Parish Council; used to inform Housing Strategy and the emerging Neighbourhood Plan; 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 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 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 Hoby with Rotherby Parish up to 2022. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

The survey has identified a need for X affordable and X open market properties in the next 5 years for those with a connection to the Parish.

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

- 4 were assessed as being in need of open market housing (for local people) to purchase
 - 3 x 3 Bed house - open market purchase (2 in Rotherby; 1 in Brooksby)
 - 1 x 3 Bed bungalow - open market purchase (1 in Ragdale)
- 4 were assessed as being in need of affordable housing for rent and shared ownership
 - 4 x 2 Bed house - shared ownership (3 in Hoby; 1 in Rotherby)

THERE IS AN IDENTIFIED NEED FOR
4 OPEN MARKET HOME AND 4 AFFORDABLE HOMES
IN HOBY WITH ROTHERBY PARISH FOR THOSE
WITH A LOCAL CONNECTION

Appendix 1 - Housing Need Analysis

Further details of the community's views on housing and development can be found in the Neighbourhood Development Plan report. Only those that believed they have a housing need in the next 5 years were asked to complete and return the Housing Needs Survey.

i) Respondent analysis

The following tables list details of the respondents who returned the Housing Needs Survey and stated that they are in housing need in the next 5 years. 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.

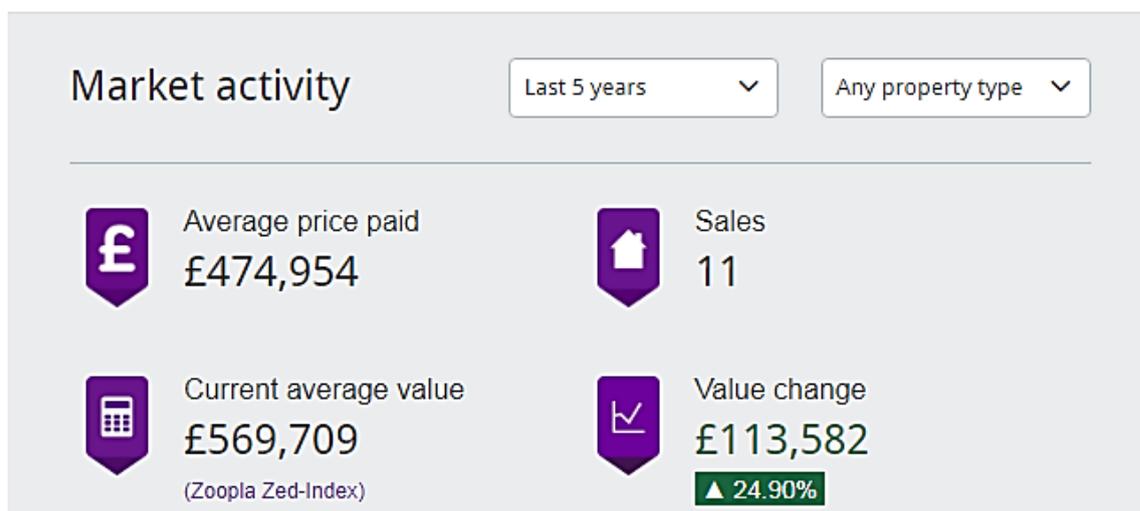
RESPONDENTS BELOW HAVE A NEED FOR ALTERNATIVE HOUSING IN THE NEXT 5 YEARS						
Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
1 Ro	Yes +10 years (Born/grew up here; currently live here)	No	Couple living in own home	Cannot manage stairs; needs adapted home (disability)	3 / 4 bed bungalow - Open market purchase	3 bed house - Open market purchase
2 Ro	Yes +10 years (Born/grew up here; currently live here; close family here)	No	Single person living with family	Couple setting up home together	2 bed house - Shared ownership	2 bed house - Shared ownership

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
3 Ro	Yes +10 years (currently live here)	Yes (Private letting agency)	Single person living private rented home	Renting but would like to buy	2 / 3 bed house - Open market purchase	n/a (would not be offered mortgage due to age)
4 Hb	Yes +10 years (Born/grew up here; currently live here; close family here)	No	Single person living in own home	Present home too small; couple setting up home together wanting to be close to family	2 bed house - Open market purchase	2 bed house - Shared ownership
5 Rg	Yes <2 years (currently live here)	No	Couple living in own home	Cannot manage stairs	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
6 Bk	Yes 2-5 years (close family here)	No	Single person living away from Parish	Wants home close to family	3 / 4 bed house - Open market purchase	3 bed house - Open market purchase
7 Hb	Yes +10 years (Grew up here; currently live here; close family here)	No	Single person living with family	First independent home	2 / 3 bed house - Open market purchase	2 bed house - Shared ownership

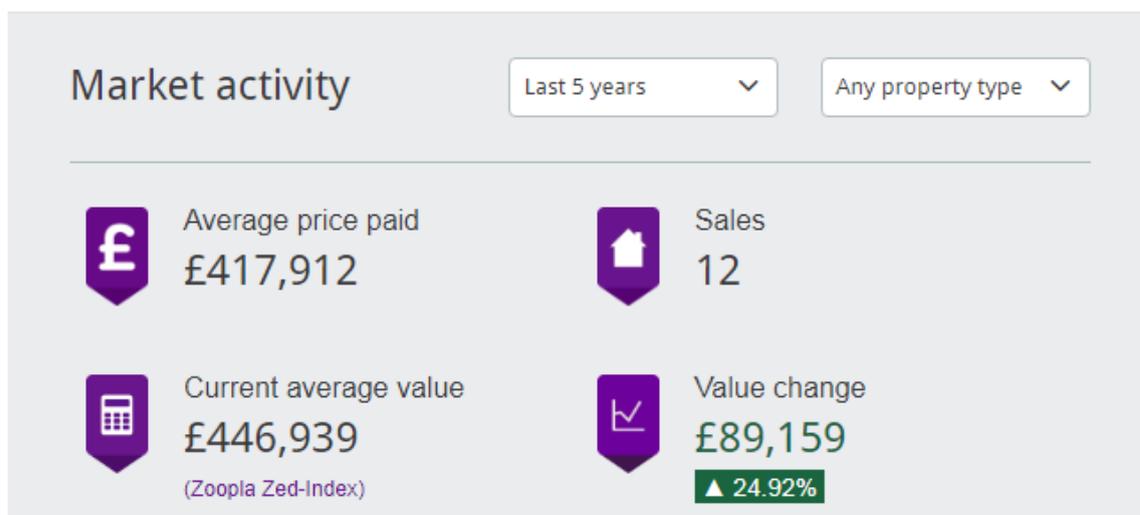
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
8 Hb	Yes 2-5 years (currently live here; close family live here)	No	Single person living with parents / away from Parish	Wants first independent home close to family	2 / 3 bed house - Open market purchase / private rented	2 bed house - Shared ownership
9 Ro	Yes 5-10 years (currently live here)	No	Couple living in own home	Present home too small (need more land)	3 bed house / bungalow - Open market purchase	3 bed house - Open market purchase
10 Hb	Yes +10 years (born/grew up here; currently live here; close family here)	No	Couple living in privately rented home	May need secure tenure and to remain close to family	2 / 3 bed house / bungalow - Affordable rented	Adequately housed at present

ii) House price trends

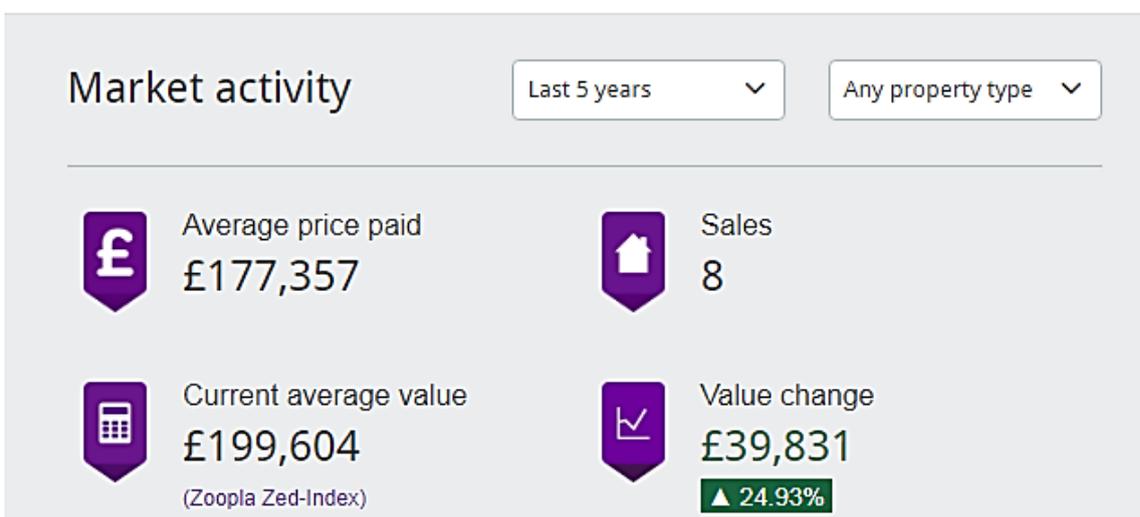
Area guide for Hoby



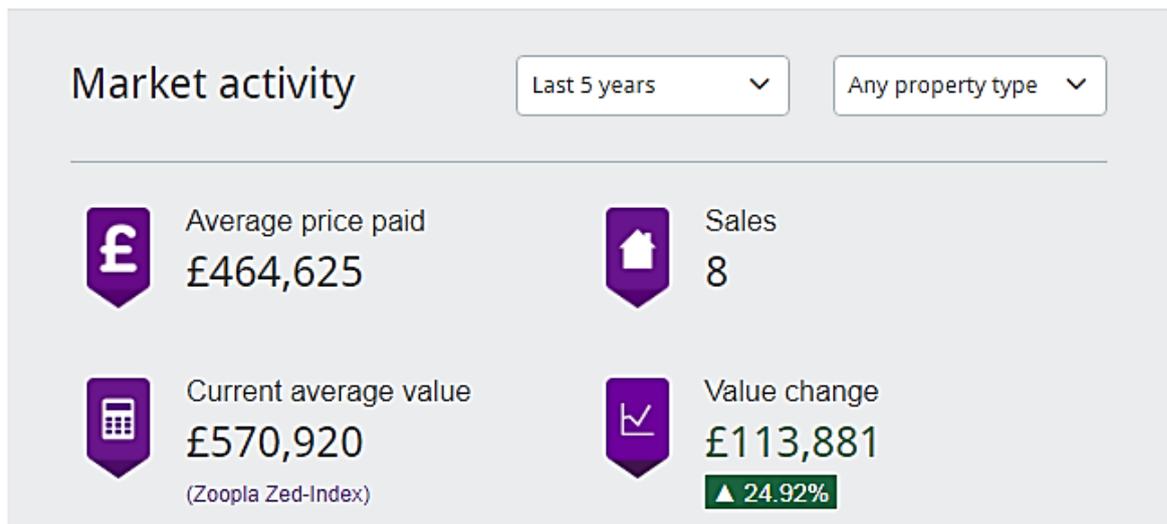
Area guide for Rotherby



Area guide for Brooksby

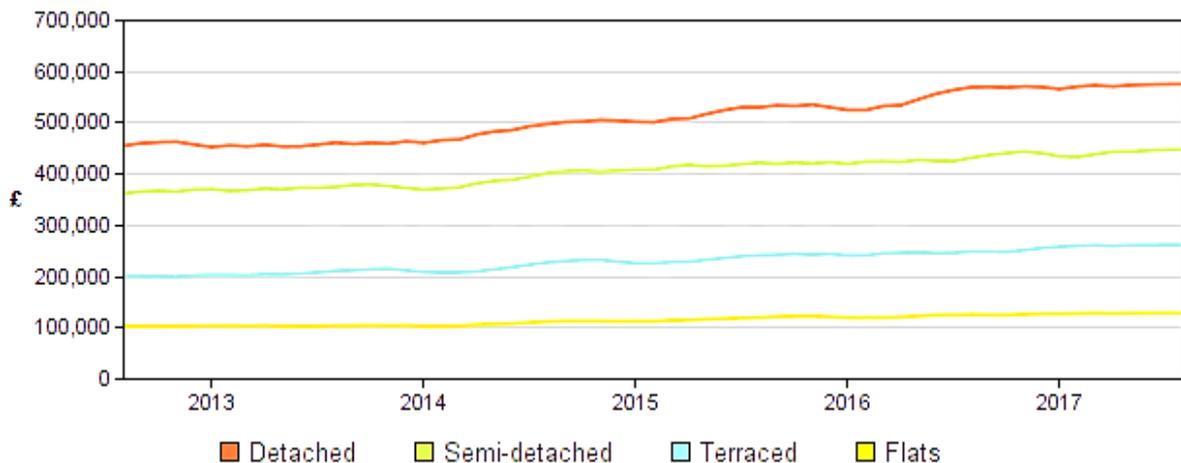


Area guide for Ragdale

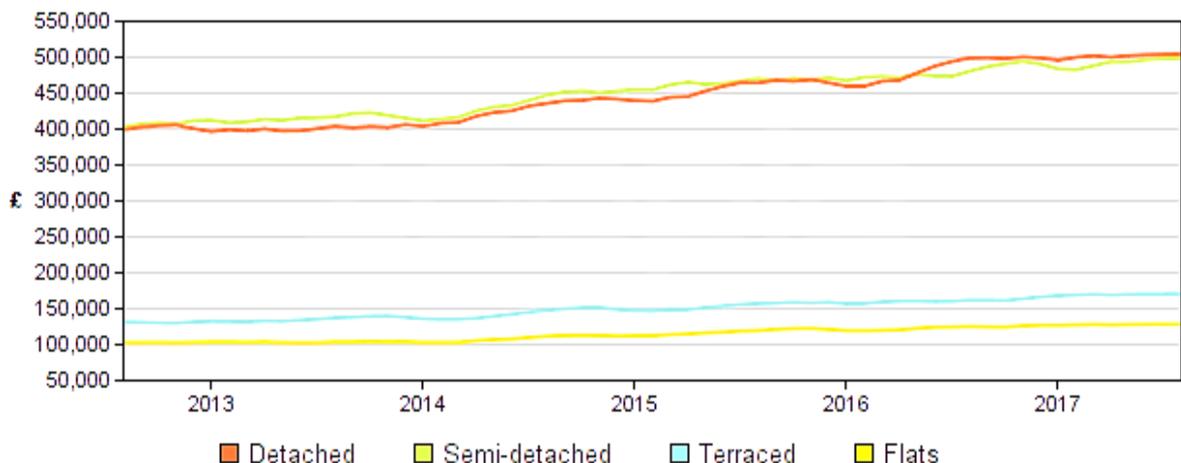


Property prices in the Parish have, overall, increased over the past 5 years. During that period prices have increased by an average of 24.92% which means an average increase of £89,113 across the villages. Value trends by property type in each village can be tracked on the charts below:

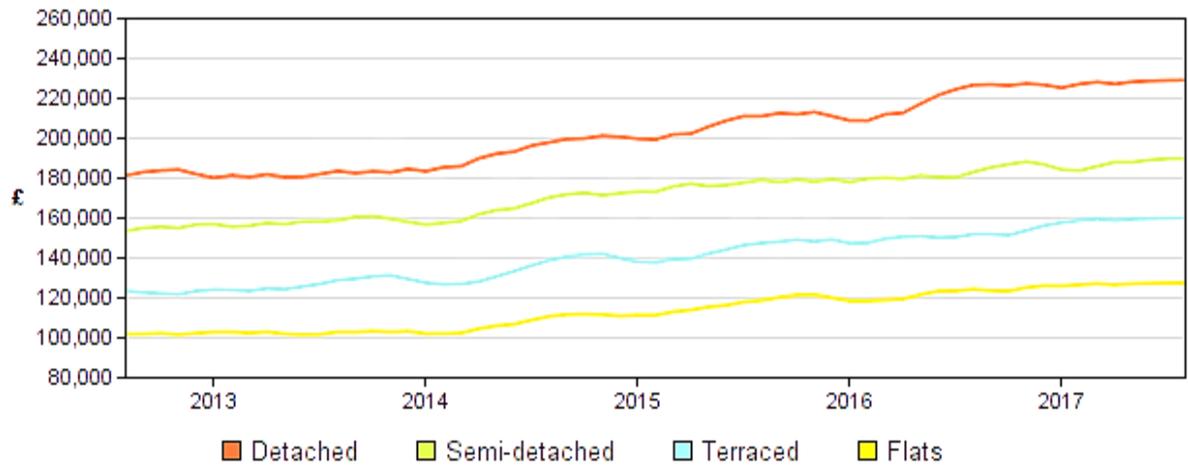
Value trends in Hoby, Melton Mowbray



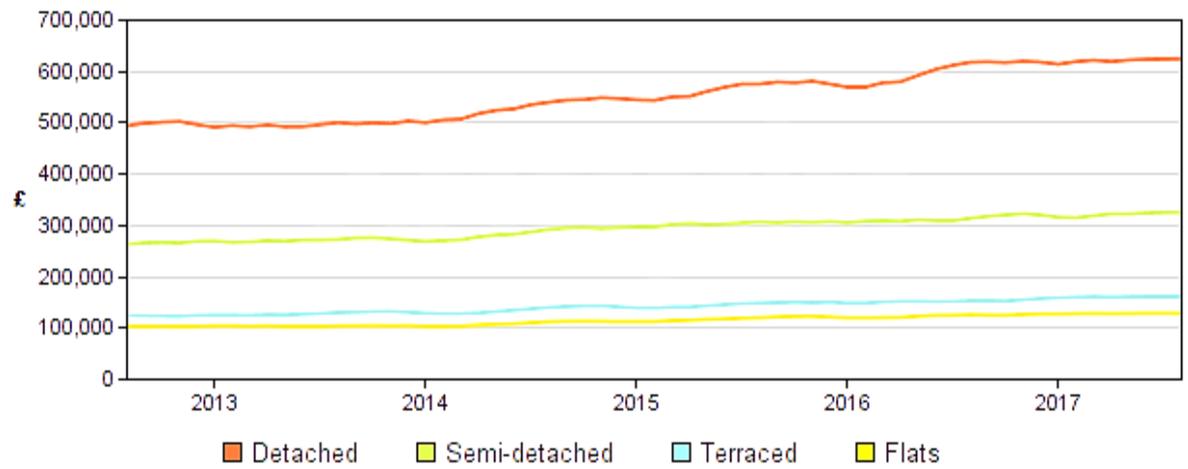
Value trends in Rotherby, Melton Mowbray



Value trends in Brooksby, Melton Mowbray



Value trends in Ragdale, 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 the Parish in August 2017 (source: www.zoopla.com).

Current asking prices in Hoby

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

Current asking rents in Hoby

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

Current asking prices in Rotherby

Average: **£510,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£510,000 (2)	-
Flats	-	-	-	-	-
All	-	-	-	£510,000 (2)	-

Current asking rents in Rotherby

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

Current asking prices in Brooksby

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

Current asking rents in Brooksby

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

Current asking prices in Ragdale

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

Current asking rents in Ragdale

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

There are only 2 properties for sale, both of which are 4 bed houses in Rotherby. The guide prices for these homes are £425,000 and £595,000. There are currently no homes for rent in any of the villages.

The turnover of open market sale properties is low in the Parish. This is a similar situation to many small rural villages. Over the past 5 years there have been 39 sales across the Parish. This averages out to be just under 2 sales per village each year.

iv) Local context - properties sold

Property value data/graphs for Hoby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£574,025	£217	4.3	-
Semi-detached	£446,172	-	3.5	-
Terraced	£260,164	-	2.8	-
Flats	-	-	-	-

Property value data/graphs for Rotherby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£502,853	£190	4.6	£620,000
Semi-detached	£497,286	-	3.0	-
Terraced	£169,096	-	2.0	£157,500
Flats	-	-	-	-

Property value data/graphs for Brooksby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£228,655	-	-	-
Semi-detached	£189,430	-	-	£230,000
Terraced	-	-	-	-
Flats	-	-	-	-

Property value data/graphs for Ragdale

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£622,864	£242	4.7	£820,000
Semi-detached	£323,787	-	-	-
Terraced	-	-	3.3	-
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 (4 sales; 2 in Rotherby, 1 in Brooksby, 1 in Ragdale and 0 in Hoby) can be seen in the right hand column in the tables on the previous page. The average current value can be seen in the left hand column. The low turnover of homes leads to a lack of data so it is not always possible to calculate the average current value for each house type.

Based on the affordability criteria explained above:

- to purchase a terraced house at the average value in Hoby (£260,164) would require a deposit in excess of £52,000 and income exceeding £59,000 per annum.
- to afford the average valued terraced house in the Rotherby (£169,096) would require a deposit of almost £34,000 and an income above £38,500 per annum.
- to be able to buy a semi detached house at the average value in Brooksby (£189,430) would require a deposit of almost £38,000 and income over £43,000 per annum.
- to get a mortgage for the average valued semi detached terraced house in the Ragdale (£323,787) requires a deposit of almost £65,000 and an income in excess of £74,000 per annum.

Appendix 2 - 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