

# DETAILED INVESTIGATION INTO RURAL HOUSING NEED IN STATHERN, LEICESTERSHIRE.



**PRODUCED BY  
MIDLANDS RURAL HOUSING  
FOR MELTON BOROUGH COUNCIL  
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## 1. Summary

A housing needs survey was carried out in Stathern, Leicestershire in November 2019. Paper questionnaires were delivered to all 321 households in the village 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 12 affordable homes in order to enable local people to be suitably housed within their community.

Type of Unit	Affordable Rented Need	Affordable Home Ownership	Totals
1 Bed Home	8		8
2 bed house		1	1
3 bed house		1	1
1 bed bungalow	1		1
2 bed bungalow	1		1
3 bed bungalow			0
<b>Total</b>	<b>10</b>	<b>2</b>	<b>12</b>

**Table 1: Summary of affordable needs analysis**

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

## 2. Introduction

Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose 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 village

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 both nationally and regionally.

### **3. 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).

#### **4. Survey Methodology and Purpose**

In November 2019, a Housing Needs Survey questionnaire was delivered to every household in Stathern, with the 30<sup>th</sup> October 2019 given as the deadline date for responses. Pre-paid envelopes were provided for the return of survey forms directly to MRH and an alternative electronic survey method of response was also provided.

Of the 321 surveys distributed there were no surveys returned by the post office. This means that in total 321 survey questionnaires were delivered. 102 completed paper surveys were returned and 22 electronic surveys were completed, totalling 124 responses, giving an overall response rate of 39%. In our experience this is a good level of response for a survey of this type in village of this size.

The survey questionnaire is divided into 3 parts:

- Part 1 – General information
- Part 2 – Life in your village
- Part 3 – Housing requirements and housing need

Parts 1 and 2 look to discover general information about household members, their current housing situation and their connection to the village. Questions were asked to assess people's perceptions of what it is like to live in the locality, and gave an opportunity for them to make general comments. Part 3 is about identifying the future housing requirements of all household members, and the reasons why they think they are in housing need either now, or in the future.

The survey was conducted in order to obtain clear evidence of any local housing need across a range of tenures for residents in the locality. The information can be used positively in the planning process. It gives developers, planners and parish organisations evidence that can be used to support local housing needs should such situations arise in the village.

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.

## **5. Conclusion**

Midlands Rural Housing has conducted a detailed study into the current housing needs of Stathern which is valid until January 2025. This study has investigated the affordable and open market housing needs of the village, resident's views with regard to living in the village and support for local needs housing to help sustain local communities.

The survey has identified a need for 7 affordable homes.

Of the 19 respondents who indicated a housing need in the next 5 years; 4 respondents were discounted from the analysis because they did not provide enough information for an accurate assessment to be completed and 2 respondents were assessed as being suitably housed.

From the remaining respondents to the survey a need was found in the village for 7 affordable homes for local people;

- 5 were assessed as being in need of an affordable rented home.
  - ✓ 4 x 1 bedroom homes
  - ✓ 1 x 1 bedroom bungalow

- 2 were assessed as being in need of an affordable home on a affordable home ownership basis
  - ✓ 1 x 2 bedroom houses (25% purchase)
  - ✓ 1 x 3 bedroom houses (25% purchase)

There were no respondents who completed the survey who advised us they were registered on Melton Borough Council's housing register.

There are 5 applicants registered on Melton Borough Council's housing register, with a need for affordable housing in Stathern.

- 4 x 1 bedroom home
- 1 x 2 bedroom home

**THERE IS AN IDENTIFIED NEED FOR  
12 AFFORDABLE HOMES  
IN  
STATHERN, LEICESTERSHIRE.**



## 6. Appendix 1

### Affordable Housing Needs Analysis

Out of the 124 surveys returned, 19 respondents classed themselves as being in housing need either now, or within the next 5 years. Only those respondents found to have an affordable need for a home are included in the table below.

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.

MRH Ref	Local Connection	On Housing Register	Household Details	Reasons for Need/ Requirement	Preferred Home and Tenure	Likely Allocation/ Purchase
6	Born in the parish/ Close family live in parish/ Currently living in parish	No	Single person living in family home	First independent home / Couple setting up home together	3 bed house - Open market purchase	1 bed home - Affordable rented
7	Currently living in parish	No	Single person living in family home	Renting but would like to buy / present home too expensive	2 bed house/ bungalow - Open market purchase	1 bed home - Affordable rented
9	Currently living in parish	No	Single person living in privately rented home	Cannot manage stairs	2 bed bungalow - Renting from council or housing association/ sheltered housing	1 bed bungalow - Affordable rented

MRH Ref	Local Connection	On Housing Register	Household Details	Reasons for Need/ Requirement	Preferred Home and Tenure	Likely Allocation/ Purchase
10	Currently living in parish	No	Single person living in privately rented home	Renting but would like to buy	2 bed house - Affordable home ownership	2 bed house - Affordable home ownership (25%)
11	Close family live in parish	No	Single person living in family home	First independent home	3 bed House - Open market purchase	1 bed home - Affordable rented
12	Currently living and working in parish	No	Family living in privately rented home	Present home too expensive / downsizing	3 bed house - Shared ownership/ Affordable rented	3 bed house - Affordable home ownership (25%)
18	Born/grew up in the parish	No	Single person living in family home	First independent home	2 bed house/flat - Open market purchase	1 bed home - Affordable rented

**Table 2: Affordable needs analysis**

Table 3 summarises the circumstances and housing need of those on Melton Borough Council's housing register

<b>Local Connection</b>	<b>On Housing Register</b>	<b>Household Details</b>	<b>Reasons for Need/ Requirement</b>	<b>Preferred Home and Tenure</b>	<b>Likely Allocation/ Purchase</b>
Yes	Yes	Couple aged under 60yrs	Not specified	1 bed home - Affordable rented	1 bed home - Affordable rented
Yes	Yes	Single person aged 26-59	Currently living in a 1 bedroom, privately rented home	1 bed home - Affordable rent	1 bed home - Affordable rented
Yes	Yes	Single person under the age of 25	Living with partner in a flat	1 bed home - Affordable rent	1 bed home - Affordable rented
Yes	Yes	Single person aged 60+	Living in family accommodation	1 bed home - Affordable rent	1 bed home - Affordable rent
Yes	Yes	Couple aged 60+	Require level access accommodation	2 bed home - Affordable rented	2 bed home - Affordable rented

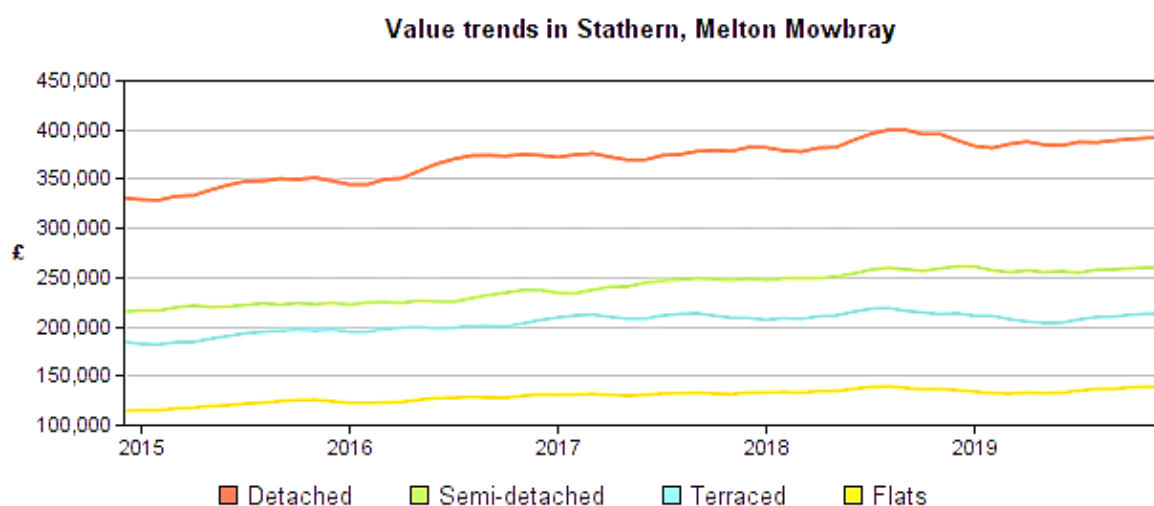
**Table 3: Summary of need for Melton Borough Council's Housing Register applicants**

## 6.1 House Price Data

Property prices in the village have, overall, increased over the past 5 years. During that period, prices have increased by an average of 24.59% which means average increases in house values of £68,789 (Zoopla, 2019).



**Table 4: Market activity in Stathern**



**Table 5: Value trends in Stathern**

## 6.2 Local Context – Properties for Sale

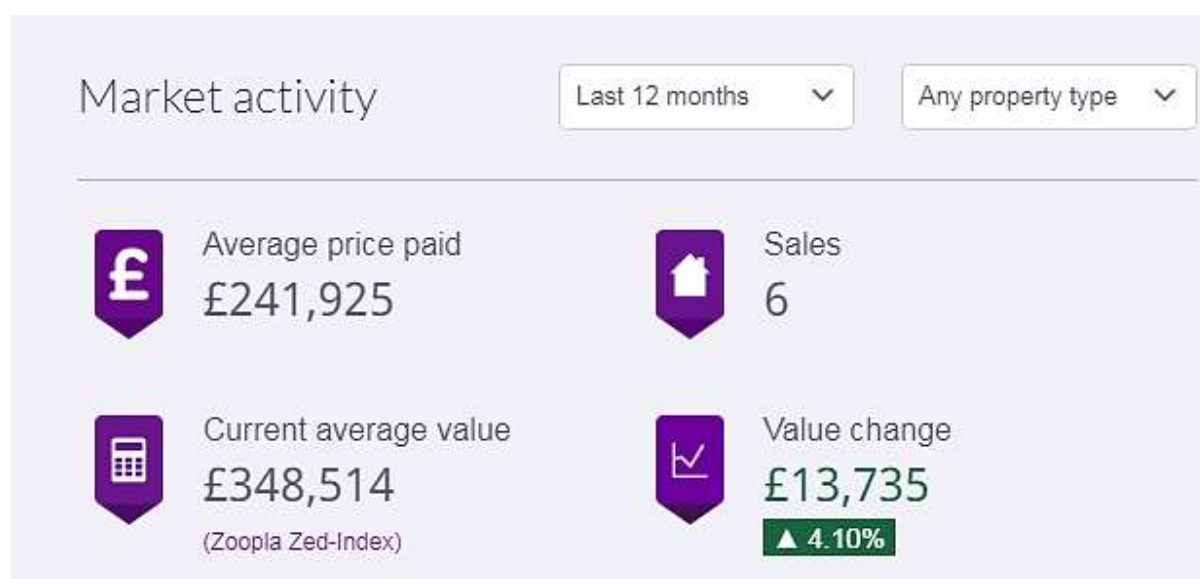
By way of local context, the table below shows prices of properties that were for sale in the village in November 2019. There were no properties for rent in the village at the time the survey was carried out.

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£385,000 (1)	-	£635,000 (1)
Flats	-	-	-	-	-
All	-	-	£385,000 (1)	-	£635,000 (1)

**Table 6: Current asking prices in Stathern**

## 6.3 Local Context – Properties Sold

Table 6 indicates that there have been 6 property sales in the last 12 months.



**Table 7: Property sales in last 12 months**

## 7. Appendix 2

A total of 321 surveys were distributed, and of these, 124 were returned, giving an overall response rate of 39%. In our experience this is a good level of response for a survey of this type in village of this size.

### 7.1 Length of Residence in Village

Residents were asked in question 1 to indicate the length of time they have been resident in the village. The responses are shown at figure 1.

71% of respondents have lived in the village for 10 years or more and just 7% have lived there for less than 2 years.

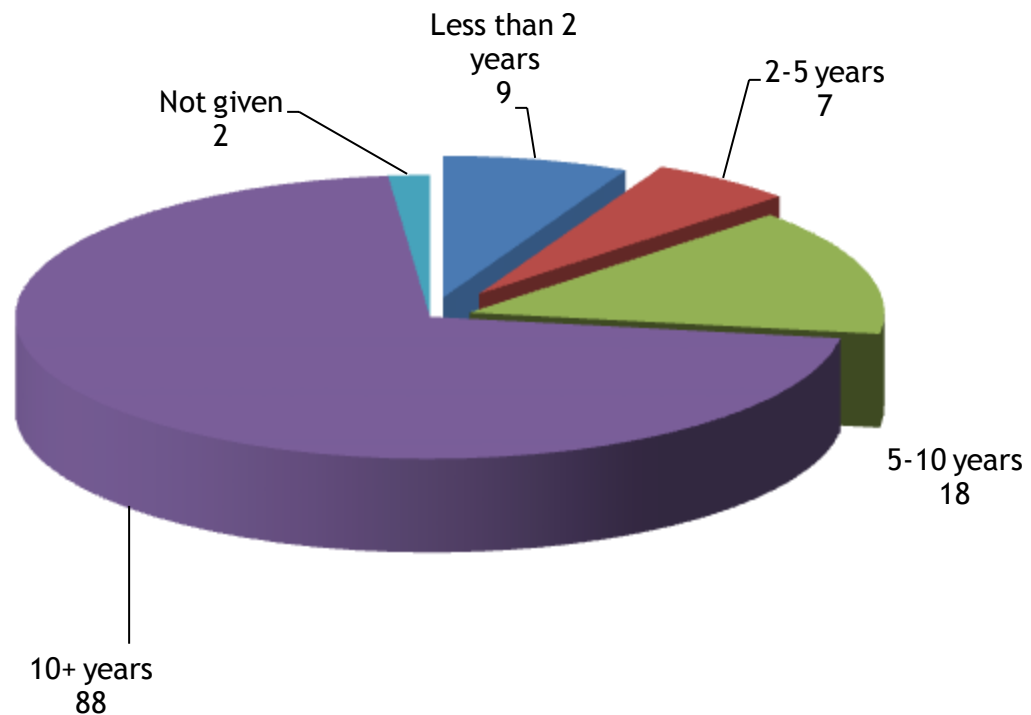


Figure 1: Length of residence

## 7.2 Household Type

Question 2 of the questionnaire asked residents to describe the make up of their household. Of the 124 people who responded to the survey, 121 gave an answer to this question, and 3 people declined to answer. A breakdown of their responses is shown at figure 2.

The largest group was made up of couples who represented 48% of the respondents. Two parent families represented 23% of the respondents and 21% of households were single person households. 2% of households were lone parent families.

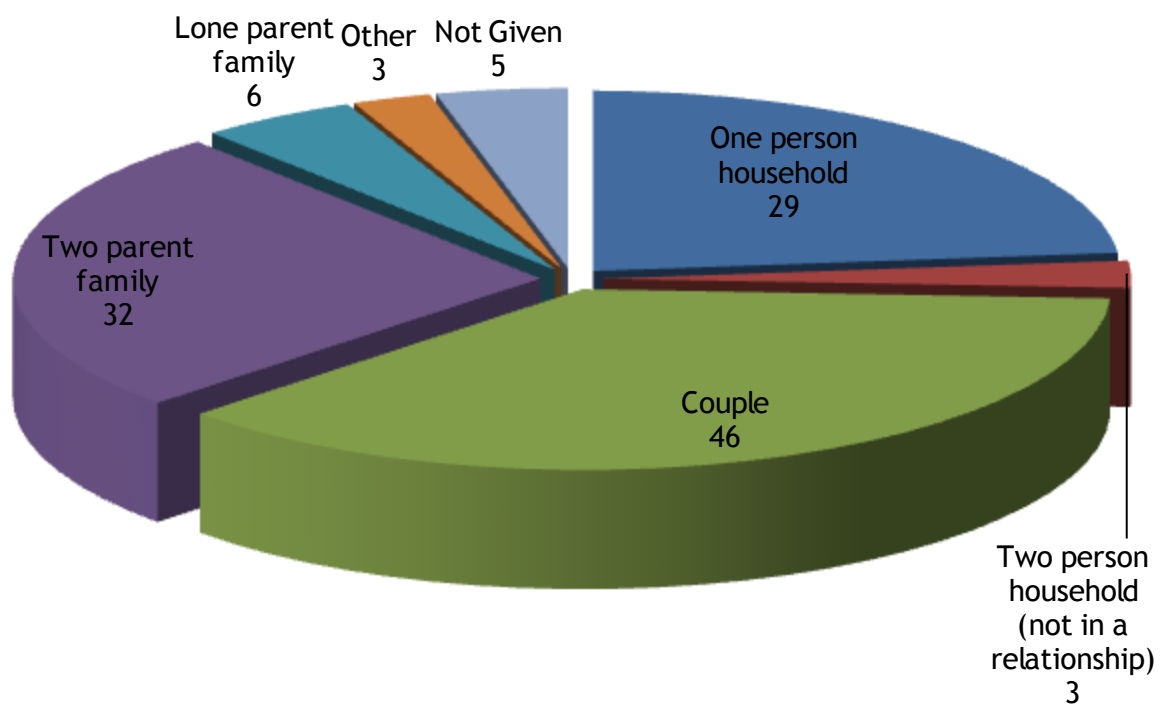


Figure 2: Household type

### 7.3 Tenure of Respondents

As shown in figure 3, the dominant tenure held by respondents was 'own home outright' with 75 (60%) of households forming this group. 39 (31%) of respondents owned their own home with a mortgage whilst 4 (3%) were renting from a private landlord.

2 (2%) of respondents rent from the council and one respondent was living with parents or relatives.

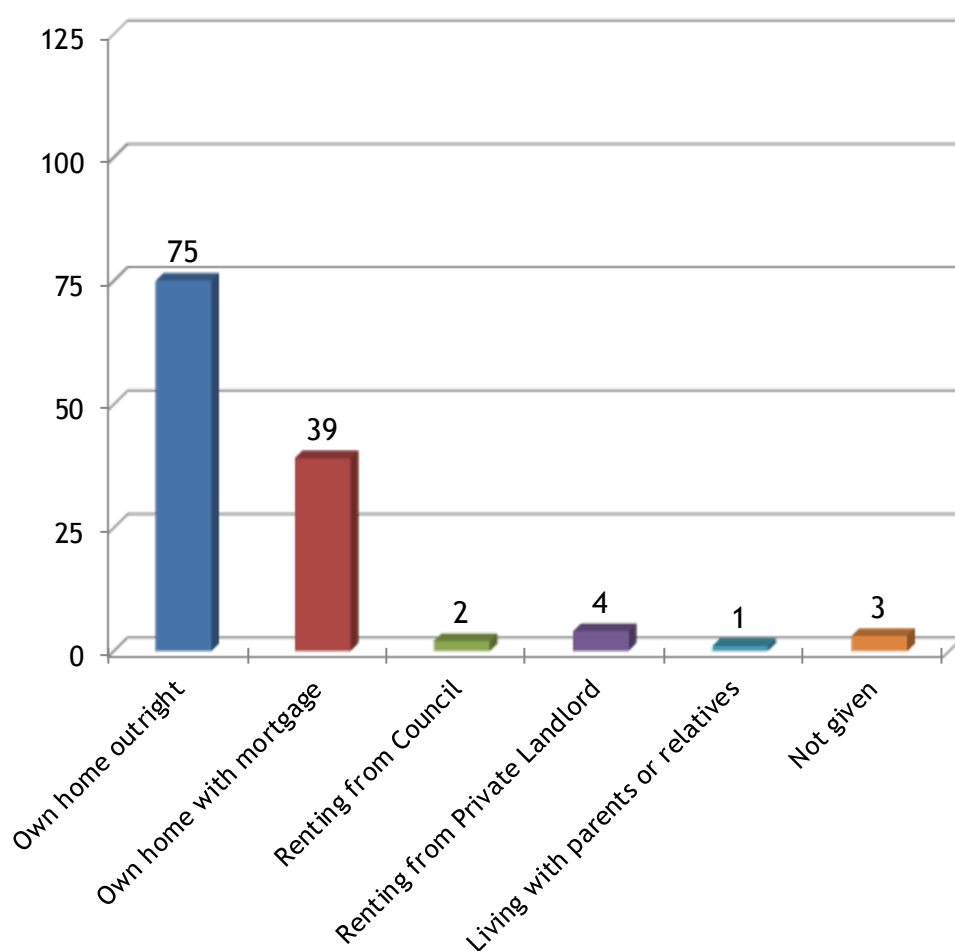


Figure 3: Tenure of respondents



## 7.4 Property Types

The survey asked about size and type of home. The property types in which people live are shown in figure 4 below.

48 (39%) households are currently residing in a house with 4 bedrooms. This was the largest group, followed by 38 (31%) respondents residing in 3 bedroom houses. Those living in 5 bedroom houses, 3 bedroom bungalows and 2 bed houses were the next most popular type of home in the village.

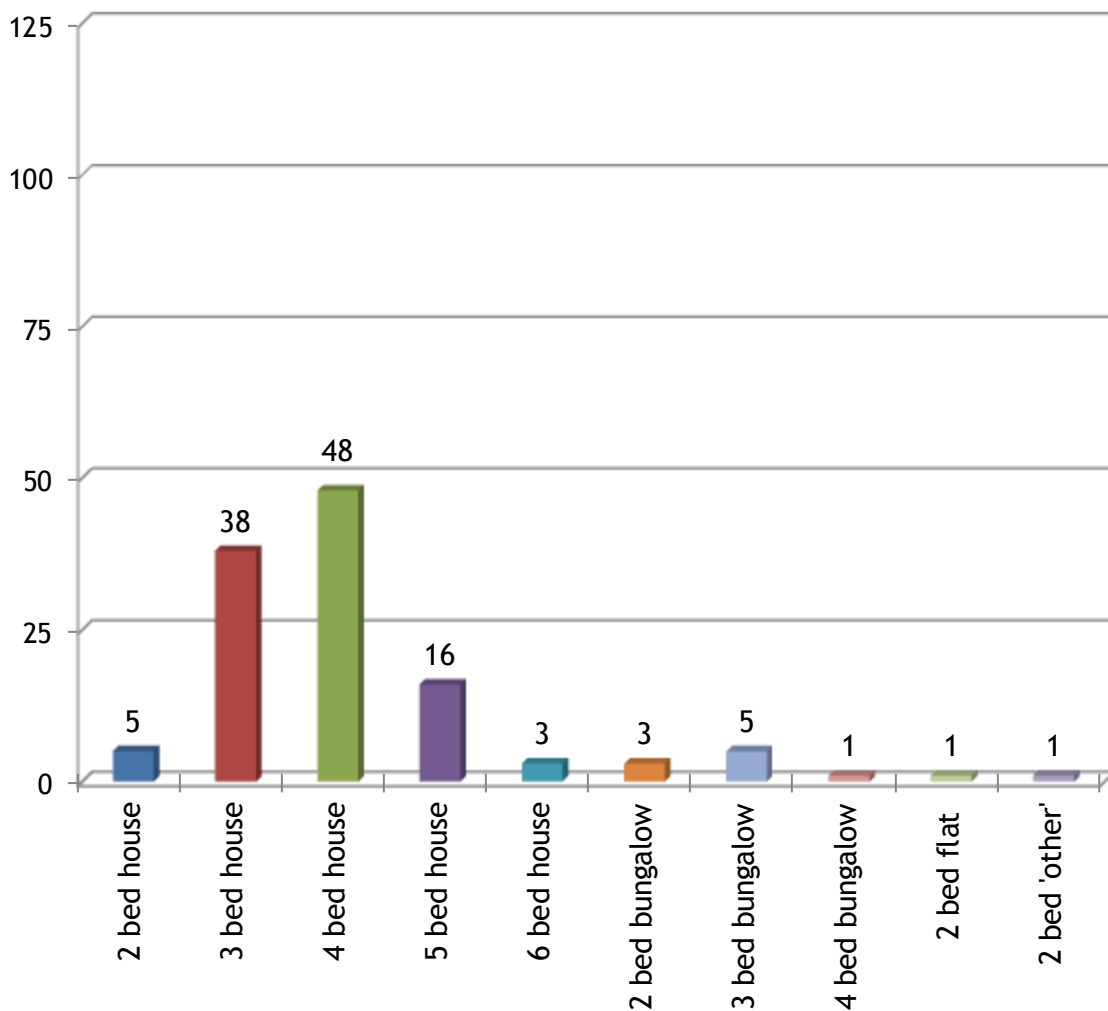


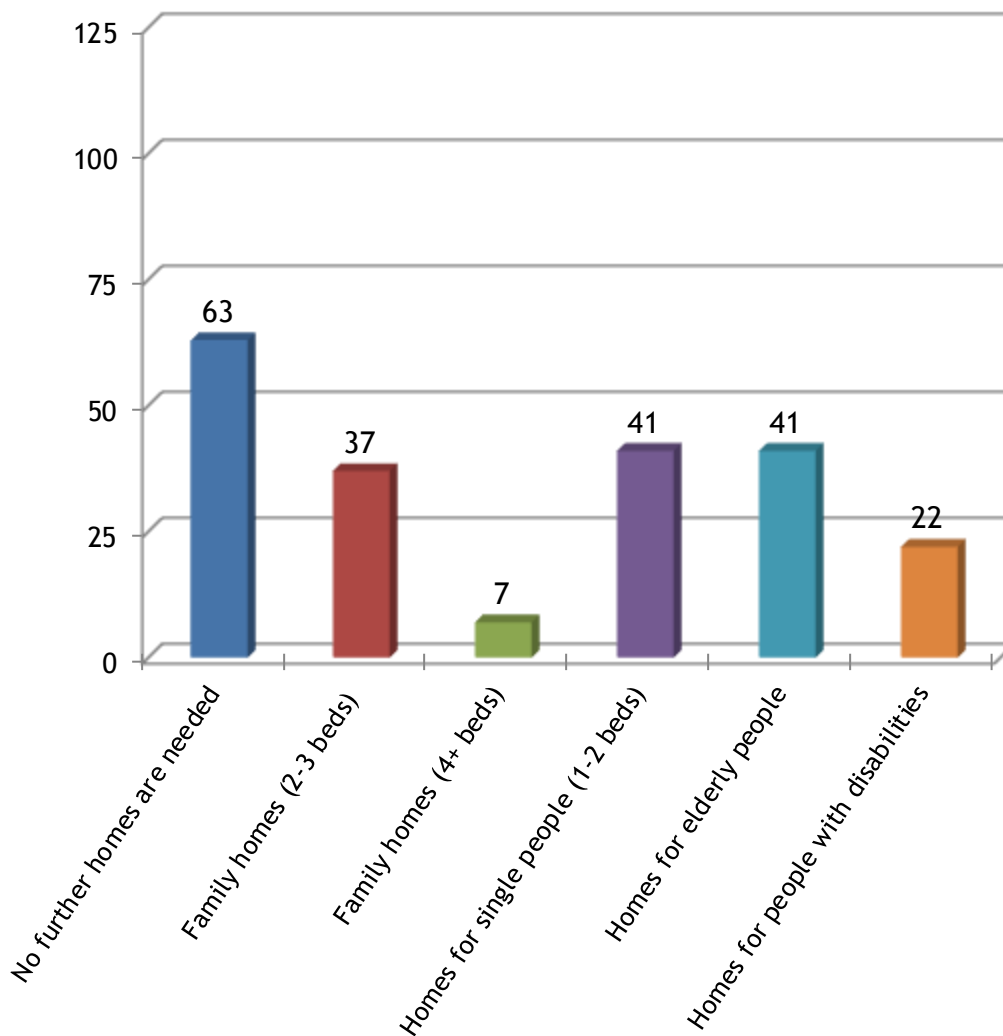
Figure 4: Property types

## 7.5 Type of Housing Needed in the Village

When asked what type of housing they thought was needed in the village the majority of respondents, 51%, did not see a need for any additional homes.

The second highest response rate at 33% supported the need for homes for the elderly and for single people and 18% of respondents said there was a need for homes for people with disabilities.

Respondents were asked to comment about the type of housing that was needed in the village. A summary of these comments can be found in appendix 3.



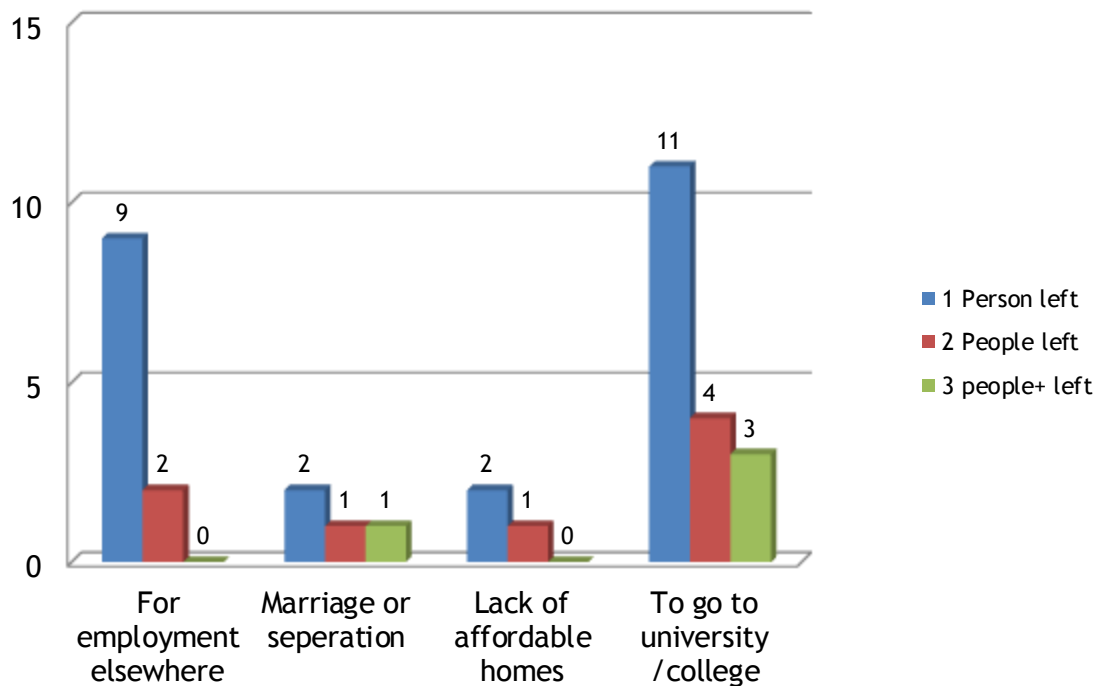
**Figure 5: Type of housing needed in the village**

## 7.6 Migration and Reasons for Leaving

Question 8 explored whether anybody knew someone who had left the village during the last 5 years.

Figure 6 provides a breakdown of their answers. 98 people did not know anyone who had left the village, whilst 24 people did. The number of people they said had left the village totalled 52.

The majority of residents had left the village to take up employment elsewhere or to go to university or college. 4 people had left due to a lack of affordable housing.

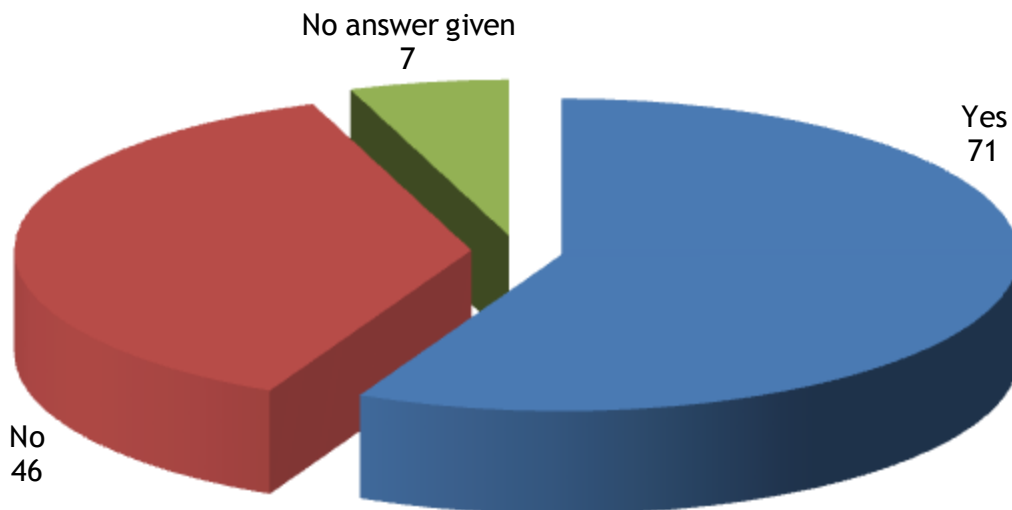


**Figure 6: Migration and reasons for leaving**

## 7.7 Support for New Homes for the Village

Question 9 asked whether people would support a number of homes being built, for local people. The graph below shows that most responses were in favour, with 57% of people saying yes, they would support the building of new homes.

Question 9 also asked for the respondents comments regarding the development of more homes in the village and these can be seen in appendix 3.



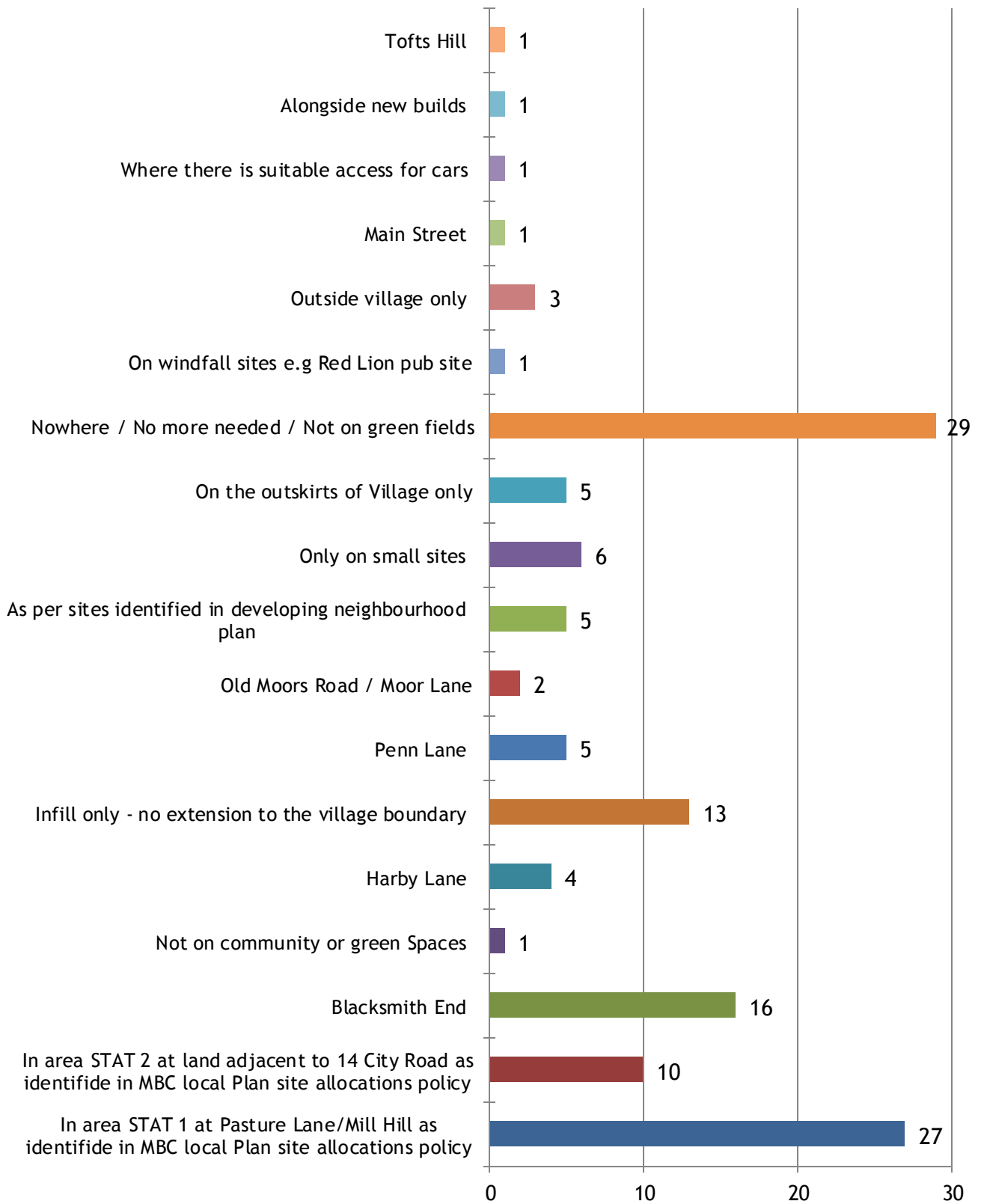
**Figure 7: Support for new homes**

### 7.8 Preferred Location for Homes

Question 10 of the survey asked for people's opinion on where they felt any potential new housing could be located in Stathern. Some people suggested more than one answer to this question.

A large percentage of respondents felt no more development was needed.

Of those respondents who were in favour of further development it can be seen from the graph below that 'Blacksmith End and Stat 1 – Pasture Lane / Mill Hill' were the most popular suggestions.



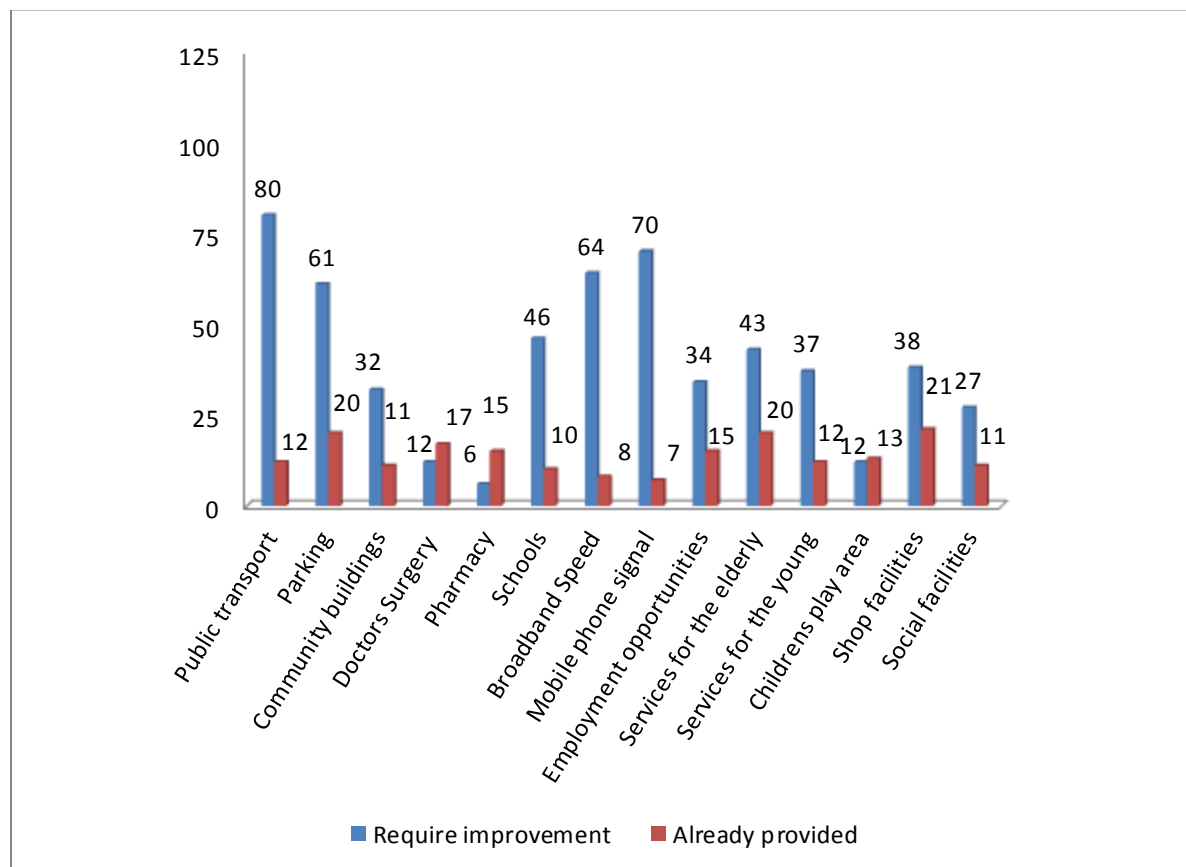
**Figure 8: Preferred locations for homes**

## 7.9 Life in your Village

Question 11 asked respondents which services in their village required improvement and which services have already been provided. People were able to select as many services as they felt appropriate.

The graph below shows that the majority of respondents believe that improvement to public transport, mobile phone signal and broadband speed would have the most positive impact on the village.

The additional comments made by respondents in response to this question can be found in appendix 3.



**Figure 9: Factors needed for the village to thrive**

## 8. Appendix 3 – Respondent Comments.

### 8.1 What type of housing is needed in the village?

<b>Comments</b>	<b>Number of Households</b>
No more housing is needed once the identified sites in the MBC Local Plan STAT 1 and STAT 2 are delivered.	2
Only small affordable homes needed for young and old, in keeping with the village architecture, such as regenerated farm buildings, and combined with improved facilities & infrastructure.	14
None needed, there are plenty of homes currently on the market and many take a long time to sell. There is no more demand.	6
Bungalows/ Disabled provision	4
No more homes are needed. The village infrastructure and facilities are at capacity. Village will become unsustainable.	7
Infill properties should be in character with village.	1

**8.2 Would you support building a small number of homes in this village if they would help meet the needs of local people?**

Comments	Number of Households
Yes – Smaller affordable developments only with smaller homes	3
Yes – If the neighbourhood plan is adhered to.	3
No – The 2 approved sites and the reserved site meet and exceed the village requirements and don't meet local needs.	10
No – The infrastructure of the village cannot support any further development and the school is full.	7
Yes – But only if local businesses are developed concurrently.	1
Yes – Only if a local need can be shown/evidenced.	4
No – There is no need. There is enough housing stock in the village, much unsold.	4
Yes – Affordable homes only for the young and the elderly with a local connection. In conjunction with investment in the village infrastructure and facilities.	17
No – Don't believe new homes will meet the needs of local people.	1
No – No more big houses for developer profits.	2



**8.3 For your village to thrive, which of the following need to be provided or improved?**

<b>Additional Comments</b>
Re-open the Red Lion public house or encourage a second public house.
More sports fields and other facilities such as a full time post office,
Investment in the local school.
Provide enough parking to serve any additional homes.
Provide a bottle bank.
Improve infrastructure such as roads.

## **9. Appendix 4 - Open Market Housing Need**

As previously indicated, the primary purpose of the housing needs survey was to identify the local requirement, if any, for **affordable housing needs**. The survey also identified a number of responses which indicated that there was a need for open market houses in the village.

Having information on the need for open market homes for local people can be useful for the MBC planning department who can use this evidence to influence homes built on market schemes, if any come forward in the village. If new properties are developed to meet these local needs they could be restricted to local people under a legal agreement.

Unless Local Needs homes are provided in one or more tenures identified as Affordable Housing in the National Planning Policy Framework document, they are not affordable housing, and should not be referred to as Affordable Housing.

If Open Market homes are proposed to meet the Local Needs identified below, they should be identified as Open Market Local Needs Homes.

Respondent's who have been assessed for an OPEN MARKET LOCAL NEED housing preference.						
MRH Ref	Local Connection	On Housing Register	Household Details	Reasons for preference	Preferred Home and Tenure	Likely Purchase
1	Born in the parish Currently living in parish	No	Couple Living in own home	Present home too large	2 bed bungalow - Affordable rented	2 bed bungalow - Open market purchase
4	Currently living in parish	No	Single person living in own home	Present home too large	2 bed house - Open market purchase	2 bed house - Open market purchase
13	Born/grew up in the parish	No	Family living in own home	Present home too large	2 bed house / bungalow - Open market purchase / privately rented	2 bed bungalow - Open market purchase
15	Currently living and working in parish	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
16	Born/grew up in the parish	No	Single person living in own home	Present home too large	3 bed house - Open market purchase	3 bed house - Open market purchase
19	Currently living in the parish	No	Single person living in own home	Present home too large	2 bed bungalow - Open market purchase / extra care (open market)	2 bed bungalow - Open market purchase

**Table 7: Identified local open market housing need**

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