

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF KIRBY BELLARS



**PRODUCED BY
MIDLANDS RURAL HOUSING**

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1. Summary

- A housing need survey was carried out in the Parish of Kirby Bellars in October 2014.
- Results obtained showed there was a need for up to 2 affordable homes and 2 open market (sale) homes for local people enabling them to be suitably housed within the community.
- These could be developed on a 'rural exception site', 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 these homes be developed as part of a larger development.

2. Introduction

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years¹ 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 750,000². 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 Kirby Bellars.

Midlands Rural Housing (MRH) work with local authorities, town and parish councils, registered providers (housing associations/registered social landlords), private developers and local communities in order to investigate the need for, and facilitate, affordable and local needs homes in towns and villages throughout the Midlands. The first step in this research is to undertake a Housing Needs Survey which will give an overview of the current housing situation in a parish and provide details of the need for local housing.

The Kirby Bellars Housing Needs Survey questionnaires were delivered to every household in the Parish in mid September. The return date for the survey was 20th October and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Kirby Bellars or had a strong connection to the Parish and wished to complete a form. In total 151 survey forms were distributed.

¹ Halifax Rural Housing Review 2013 - "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."

² National Housing Federation, Rural housing research report 2013

3. Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Kirby Bellars residents. This evidence will be made available to Melton Borough Council and Kirby Bellars Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority and parish council activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

4. Respondent details

A total of 151 survey forms were distributed and 45 were received in return, giving a return rate of 30% against the number distributed. In our experience this is a good level of response for a survey of this kind but it should be noted that only those who have a housing need, or are interested in a local needs development and general village life, are likely to respond.

i) Household type

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

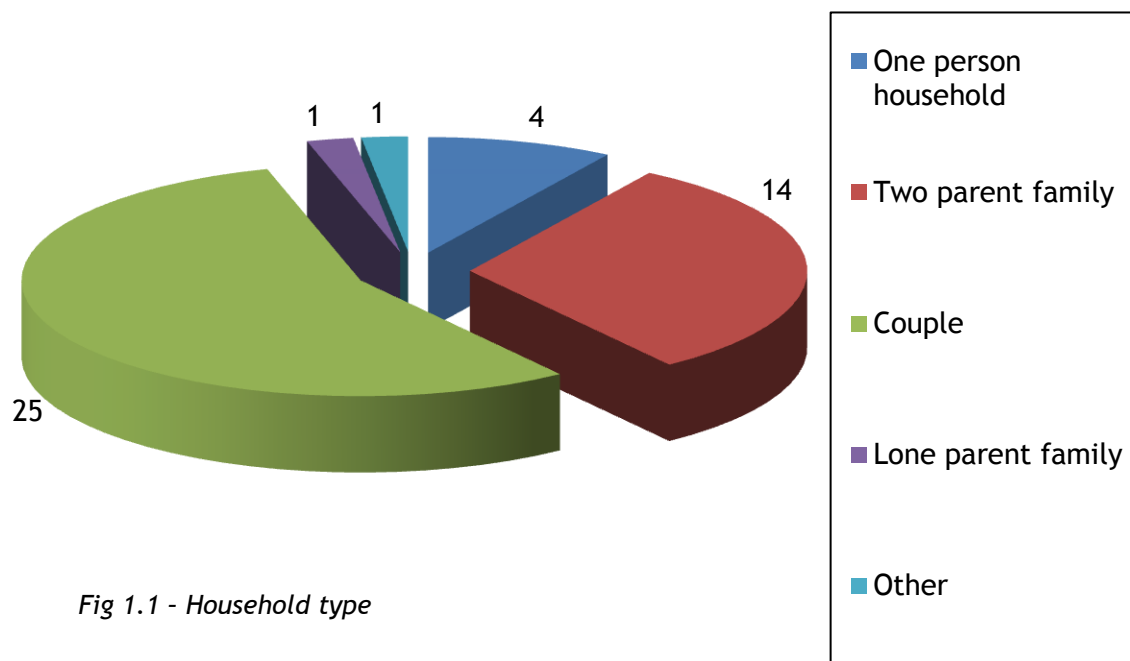


Fig 1.1 - Household type

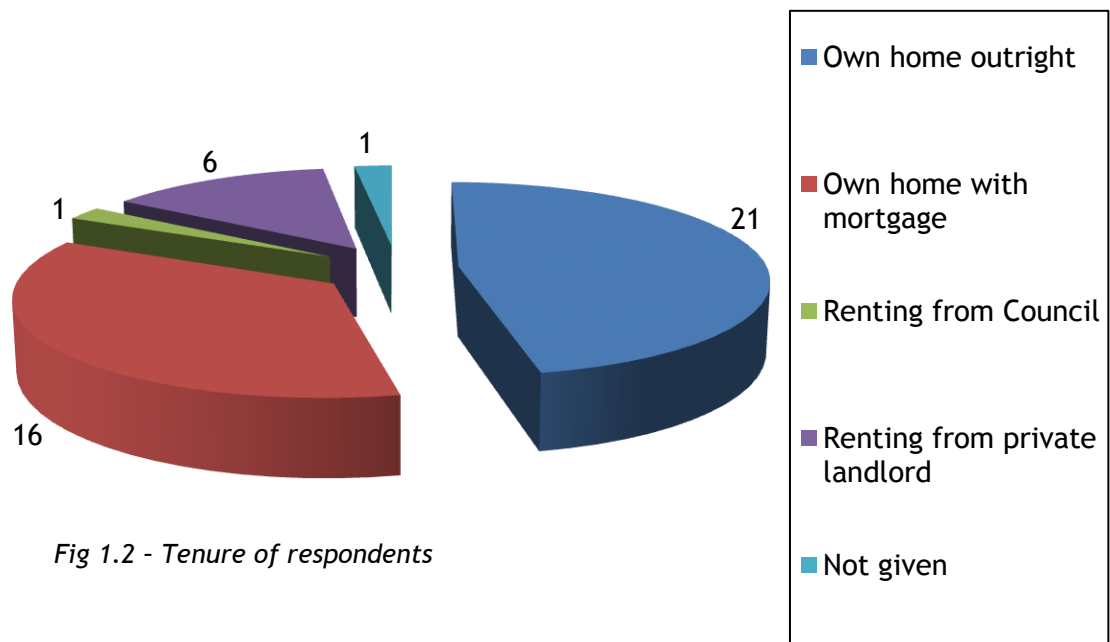
The chart above (fig 1.1), shows the breakdown of households that responded to the survey.

The largest number of responses was from households containing couples; 56% of total responses were from this group.

31% of responses came from two parent family homes and 9% were from one person households.

ii) Tenure of all respondents

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

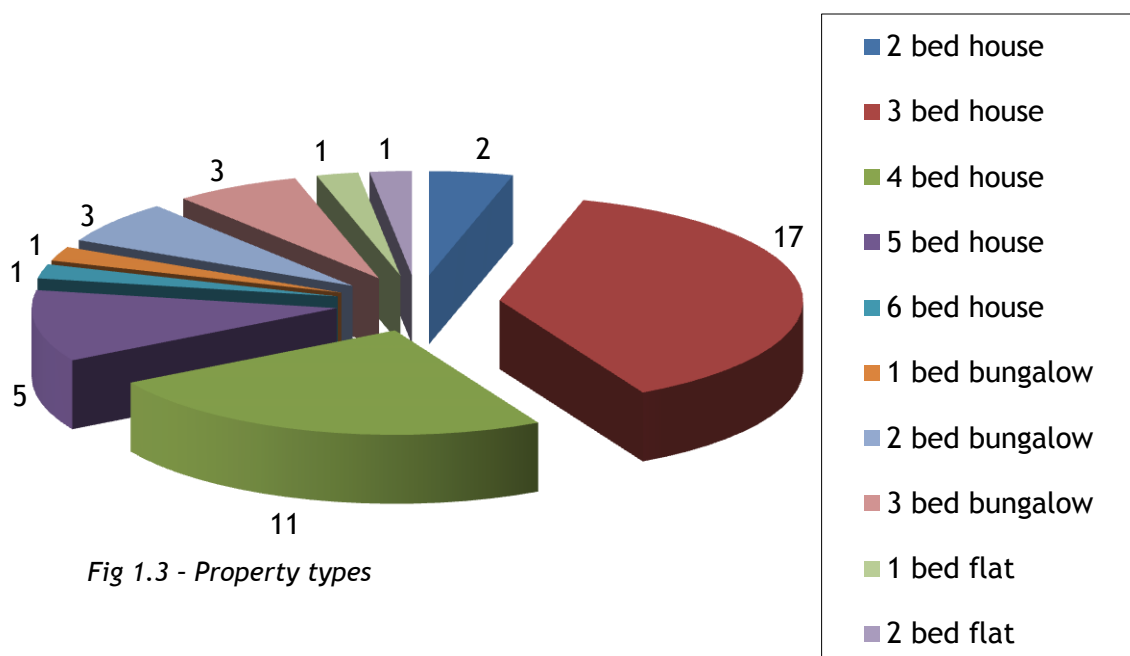


It shows that 'owner-occupiers' were by far the largest tenure group accounting for 82% of replies (47% of total survey respondents owned their home outright with no outstanding mortgage and 35% have a mortgage on their home).

16% of respondents live in rented accommodation (14% privately renting and 2% Council renting).

iii) Property Types

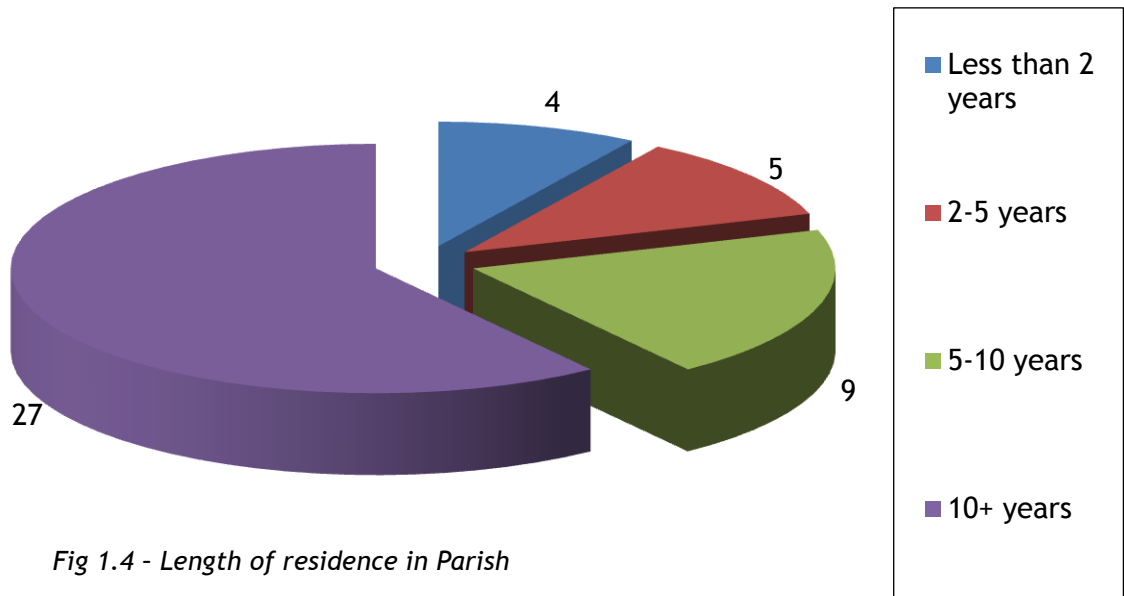
The following chart (fig 1.3) details the type of property that respondents currently reside in:



80% of respondents live in a house, 16% live in a bungalow and 4% live in a flat. Those living in 3 bedroom houses were the largest group (38% of responses), followed by those living in 4 bedroom houses (24%).

iv) Length of residence in Parish

The length of time that respondents have lived in Kirby Bellars is given in the chart below (fig 1.4):



It shows that 60% of completed surveys came from households that have lived in the Parish for over 10 years.

20% of respondents have lived in Kirby Bellars for between 5 and 10 years, and 11% have been there for between 2 and 5 years. 9% of responses came from those who have lived in the village for less than 2 years.

v) Type of housing required in the Parish

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

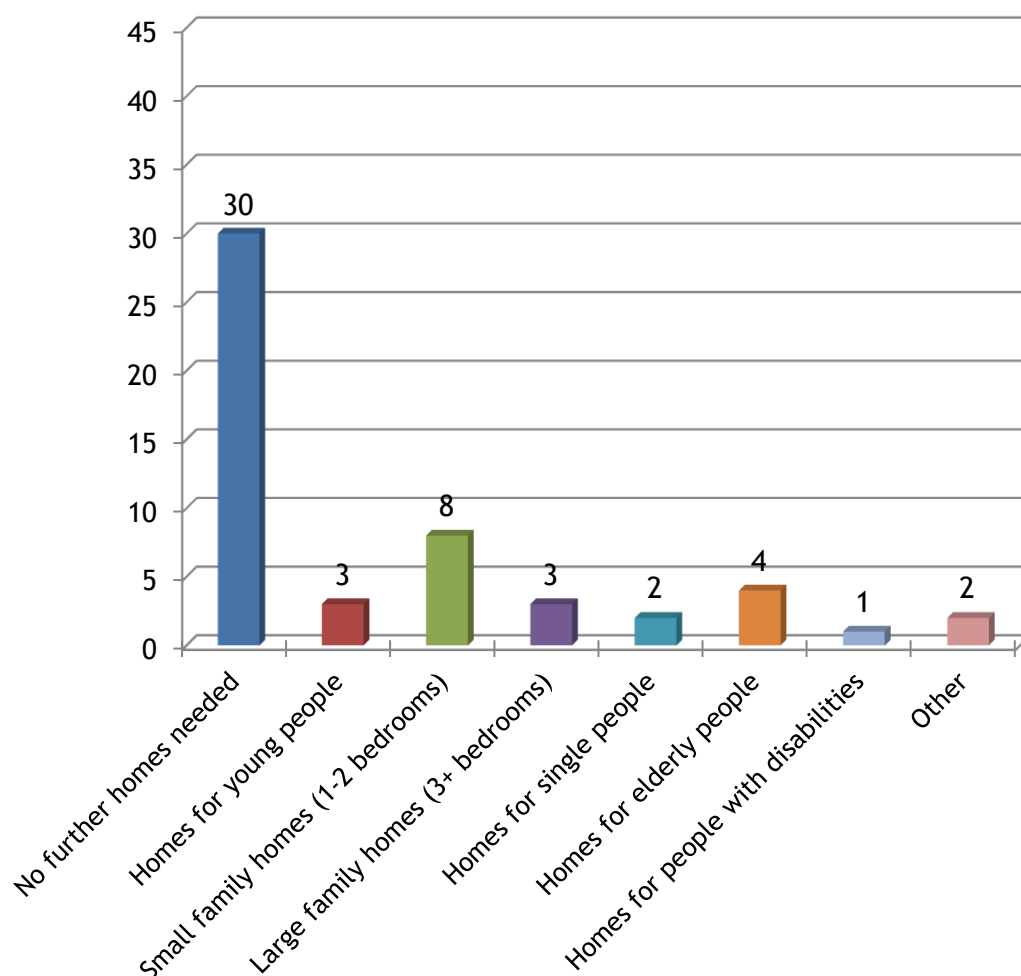


Fig 1.5 - Type of housing needed in Kirby Bellars

It shows that two-thirds (66%) of respondents thought that no further homes were needed in Kirby Bellars.

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

- Small family homes

vi) Requirements for new homes

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

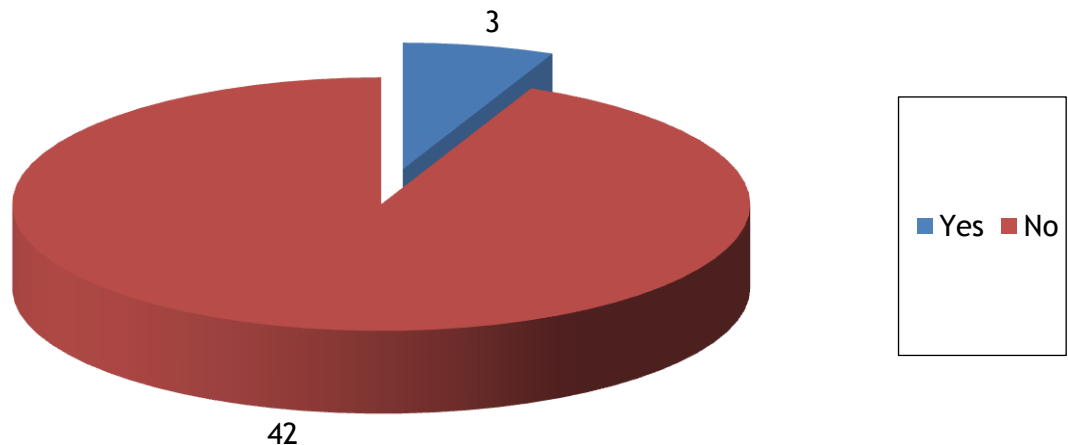


Fig 1.6 -New homes required for people currently living in respondents' home

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

vii) Migration and reasons for leaving

The survey asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what the reasons were for them leaving.

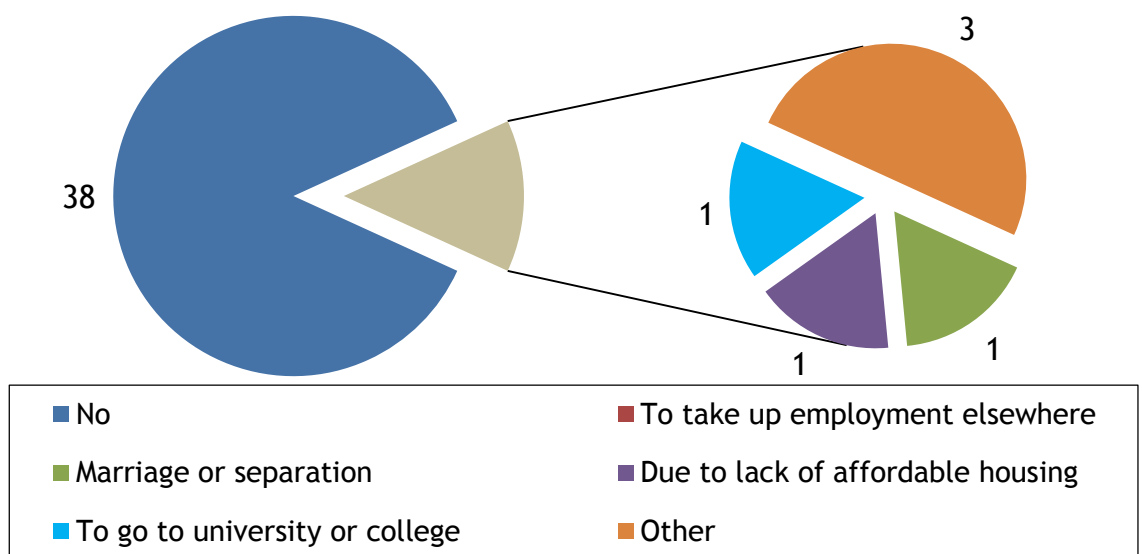


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 13% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above, but it is worth noting that only 2% involved those who have left due to a lack of affordable housing.

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

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

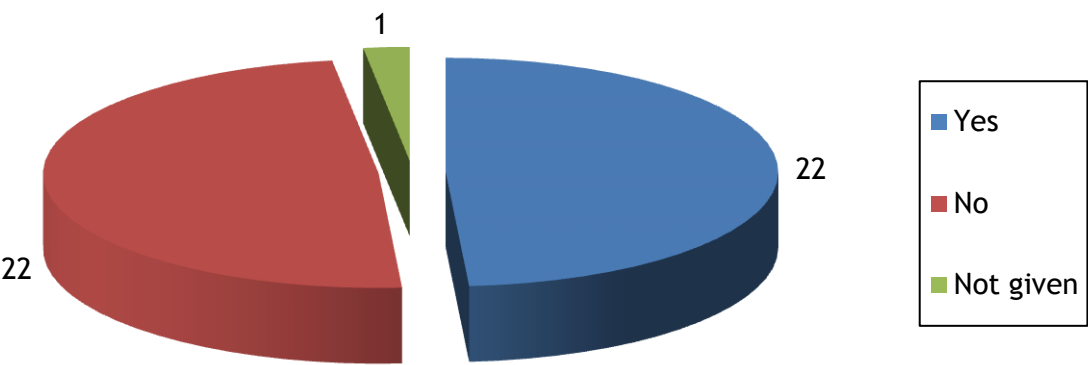


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that there is an equal split of opinion, with 49% of respondents being in support of a small number of homes to meet local peoples’ needs and 49% saying that they are not in support.

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

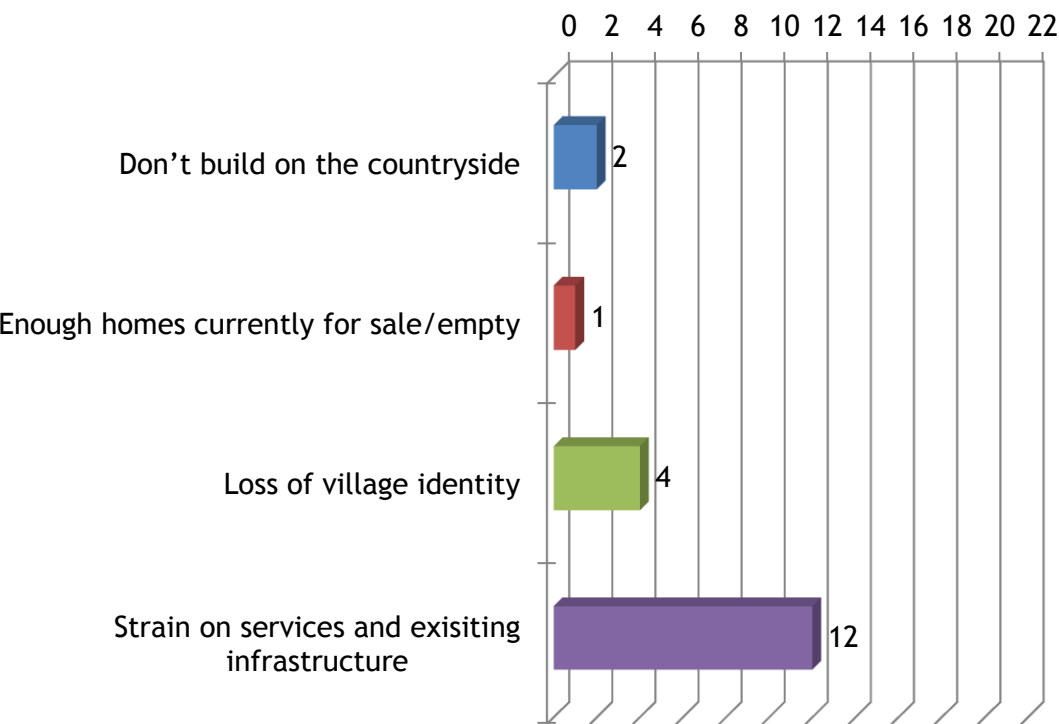


Fig 1.9 - Concerns over supporting small number of homes for locals

The most common reason highlighted the additional strain on services and infrastructure.

ix) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether any homes that may be subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up residency and tenancy and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

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

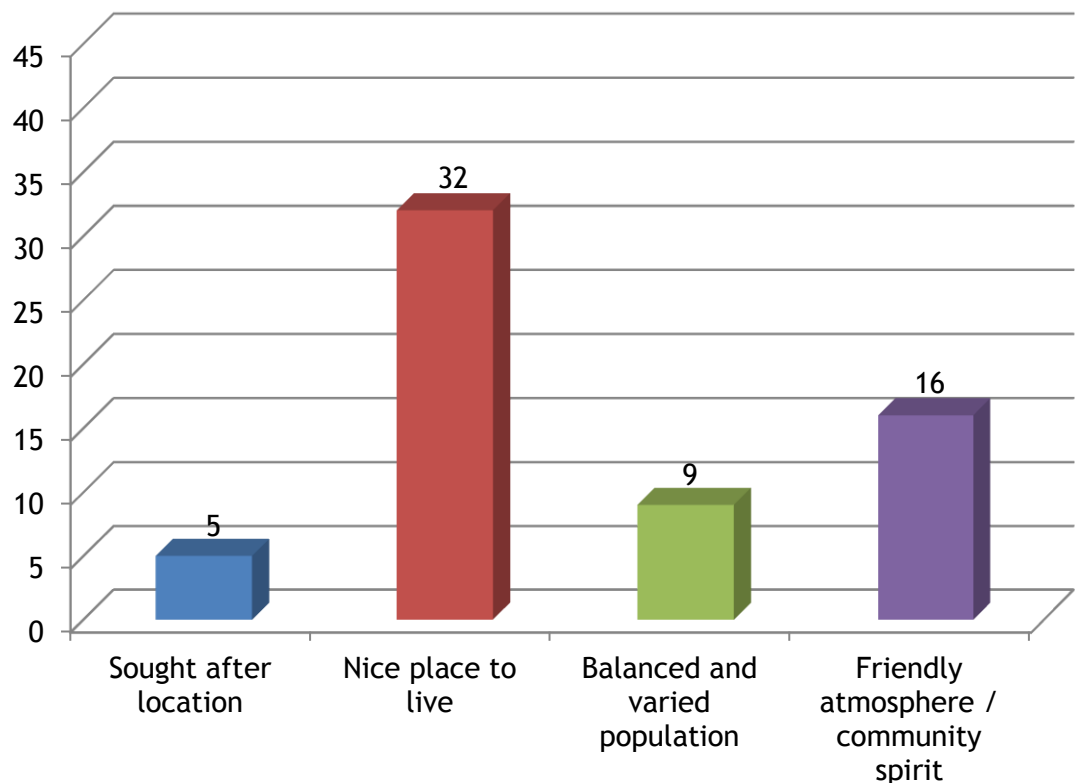


Fig 2.0 - Life in the Parish - positive factors

From fig 2.0, above, it can be seen that many respondents hold positive views about life in Kirby Bellars. 71% believed that the Parish is a nice place to live; 36% feel it has a friendly atmosphere / community spirit; 20% believe it has a balanced and varied population; 11% believe it is a sought after location to live in.

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

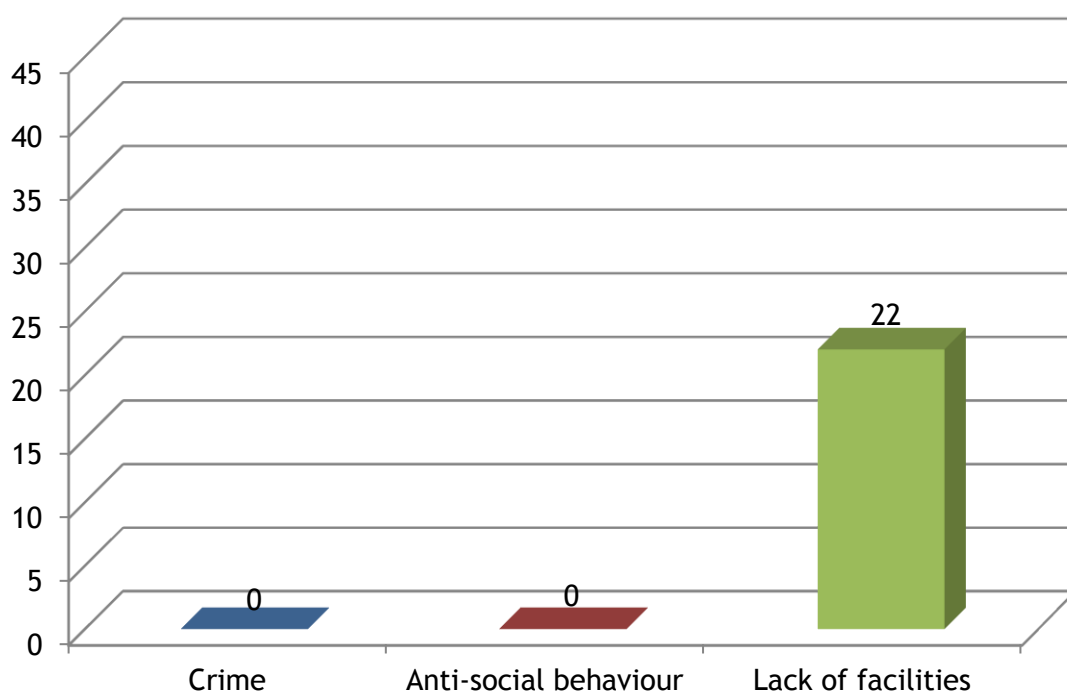


Fig 2.1 - Life in the Parish - negative factors

As can be seen from fig 2.1 above, respondents do not consider that Kirby Bellars suffers substantially from the 'negative factors' that affect many communities, although 49% of respondents stated that there is a lack of facilities in the Parish.

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

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

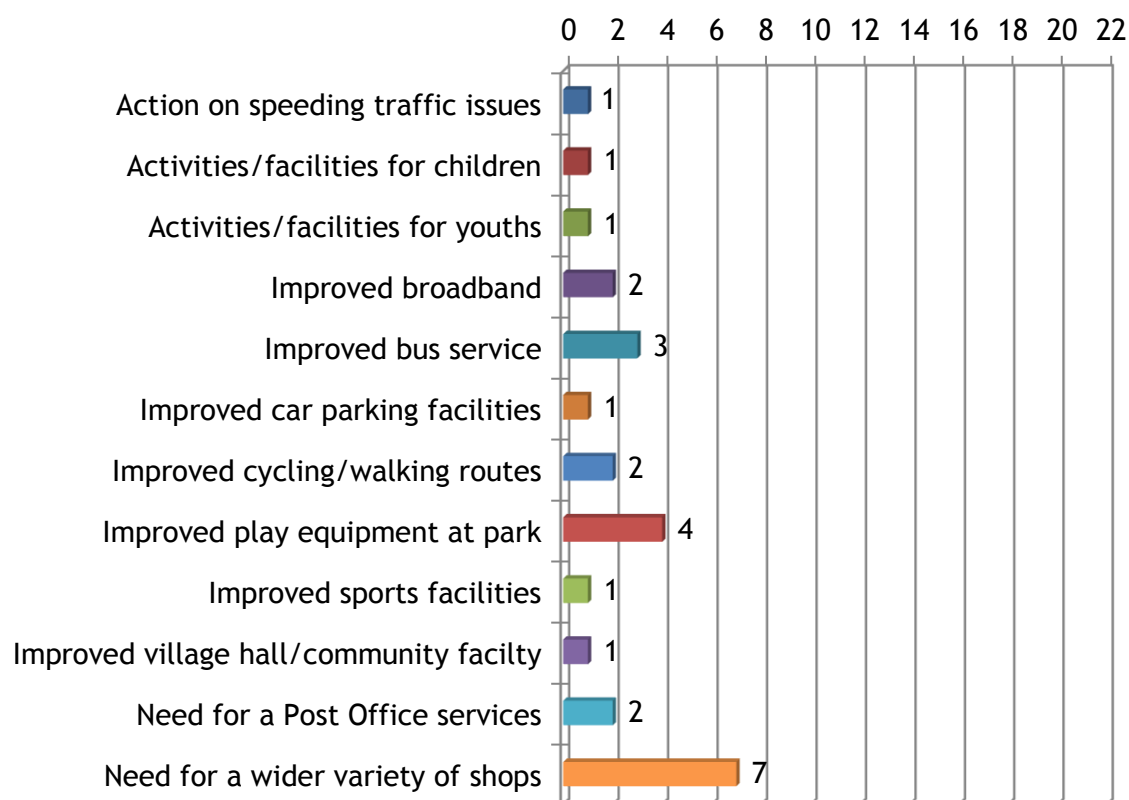


Fig 2.2 - Issues of concern / areas for improvement in the village

Amongst the 22 responses (49%) who felt that the Parish lacked facilities, there were a wide variety of concerns. The main three were focused around a need for more variety of shops, improved play equipment and improved bus service.

x) Adequate housing in the village

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

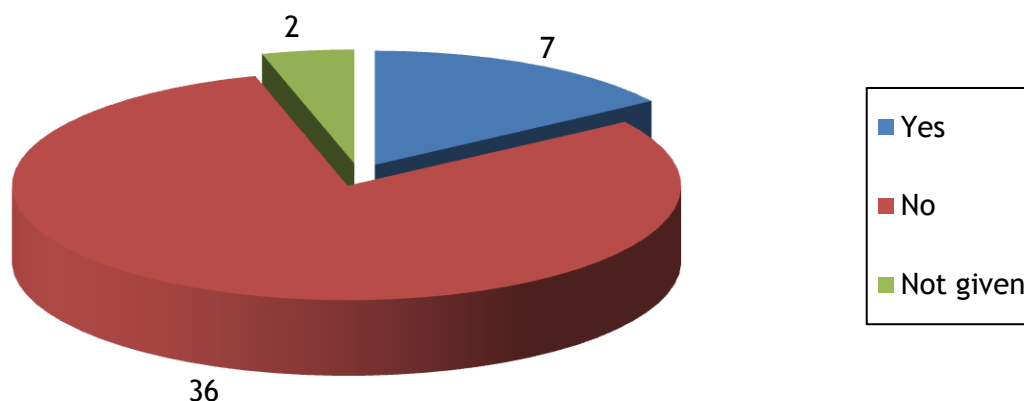


Fig 2.3 - Perceptions on the provision of adequate housing in the village

Fig 2.3 shows that 80% of respondents believe that there is not a lack of adequate housing in Kirby Bellars, with only 16% of respondents believing that there is a lack of adequate housing.

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

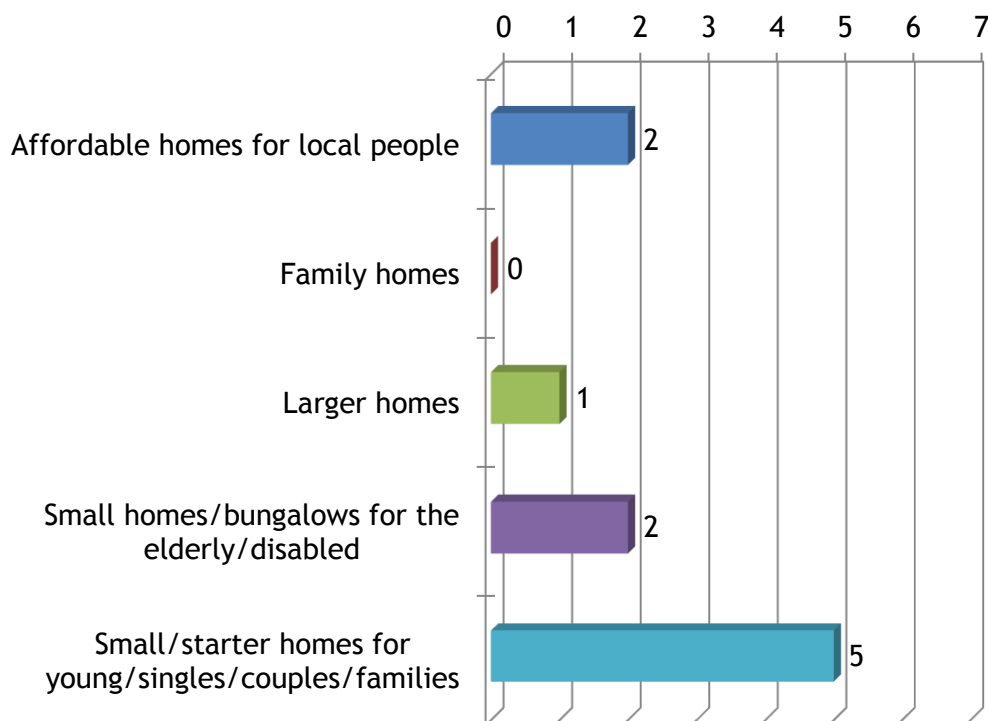


Fig 2.4 - Types of homes that are needed in the village

Of the 7 responses (16%) who felt that the Parish had a lack of adequate housing, their specific comments show that small starter homes, affordable housing and small homes for the elderly are the housing groups felt to be most required.

5. Housing Need Analysis

Of the 45 returns, 41 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 4 returns indicated a need.

i) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a 'likely allocation' is suggested to outline realistic provision.

RESPONDENTS BELOW HAVE A NEED THAT IN THE NEXT 5 YEARS						
Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2	Yes	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
7	Yes	Yes	Lone parent family living in privately rented home	Present home too small and in poor condition	2 bed house - Affordable rented	2 bed house - Affordable rented
14	Yes	Yes	Couple living with parents	First independent home; setting up home together	3 bed house - Open market purchase	3 bed house - Open market purchase
30	Yes	Yes	One person household, living in privately home	Cannot manage stairs	1 bed bungalow - Affordable rented	1 bed bungalow - Affordable rented

ii) House price data

Property prices in the Parish have, overall, increased over the past 5 years. During that period prices have increased by an average of 8.86% (£26,828).

iii) Local context - properties for sale

By way of local context, the table below shows prices of properties that were for sale or rent in Kirby Bellars parish at the beginning of November 2014 (source: www.zoopla.com).

Current asking prices in Kirby Bellars

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£202,475 (2)	-	-
Flats	-	-	-	-	-
All	-	-	£202,475 (2)	-	-

Current asking rents in Kirby Bellars

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

Property (for sale)	Price (£)	Property (for rent)	Price (£)
3 bed end terrace house	205,000		
3 bed semi-detached house	199,950		

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

The 'cheapest' available house is a 3 bed semi-detached house at £199,950. Based on this affordability criteria it would require a deposit of £40,000 and an income of almost £46,000 per annum to afford the 'cheapest' property currently available in Kirby Bellars.

The private rental market is currently offering no properties to rent in Kirby Bellars.

iv) Local context - properties sold

Property value data/graphs for Kirby Bellars

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£402,680	£259	3.9	£365,250
Semi-detached	£186,081	-	3.0	-
Terraced	£176,147	-	2.6	£275,000
Flats	-	-	-	-

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

The left hand column shows the current average property value. It should be noted that the availability of properties in the village is fairly scarce. This is demonstrated by the number of sales in Kirby Bellars over the past 12 months which was just 4 properties.

Based on the affordability criteria explained earlier, to purchase a terraced house at current average value (£176,147) would require a deposit of £35,000 and an income of £40,000 per annum. To purchase a semi-detached house at current average value (£186,081) would require a deposit of £37,000 and an income of almost £43,000 per annum.

6. Conclusion

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

The Melton Borough Council housing register was cross referenced to capture all local affordable housing need. There were 5 households on the housing register with an identifiable local connection to Kirby Bellars. All of these households have been discounted from this analysis because their application indicated that they do not wish to remain or live in Kirby Bellars.

The survey has identified an immediate need for affordable and open market properties.

Of the 4 respondents who indicated a housing need in the next 5 years:

- 2 were assessed as being in need of affordable housing for rent or shared ownership
 - 1 x 2 bed house - affordable rented
 - 1 x 1 bed bungalow - affordable rented
- 2 were assessed as being in need of open market housing (for local people) to purchase
 - 1 x 3 bed house
 - 1 x 2 bed bungalow

THEREFORE, THERE IS AN IDENTIFIED NEED FOR
2 AFFORDABLE HOMES AND 2 OPEN MARKET HOMES IN
KIRBY BELLARS FOR THOSE WITH A LOCAL CONNECTION

7. Contact information

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