

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF ELLISTOWN & BATTLEFLAT



**PRODUCED BY
MIDLANDS RURAL HOUSING**

NOVEMBER 2014



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1. Summary

- A housing need survey was carried out in the Parish of Ellistown & Battleflat in September 2014.
- Results obtained showed there was a need for up to 13 affordable homes and 5 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 Ellistown.

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 Ellistown Housing Needs Survey questionnaires were delivered to every household in the Parish in late August. The return date for the survey was 30th September 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 Ellistown or had a strong connection to the Parish and wished to complete a form. In total 1119 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 Ellistown residents. This evidence will be made available to North West Leicestershire District Council and Ellistown & Battleflat 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 1119 survey forms were distributed and 87 were received in return, giving a return rate of 8% against the number distributed. In our experience this is a low 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. It should also be noted that a Neighbourhood Plan is taking place in the Parish and people may well be focusing on that rather than the Housing Needs Survey.

i) Household type

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

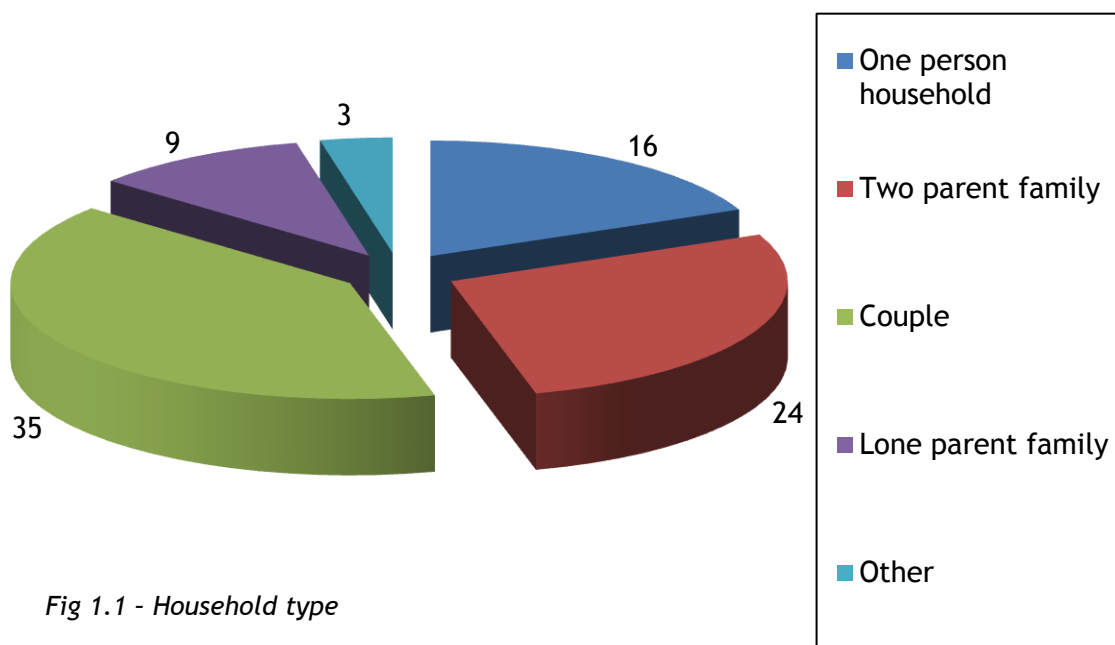


Fig 1.1 - Household type

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; 40% of total responses were from this group.

28% of responses came from two parent family homes and 10% of responses were from single parent households.

18% of total responses 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):

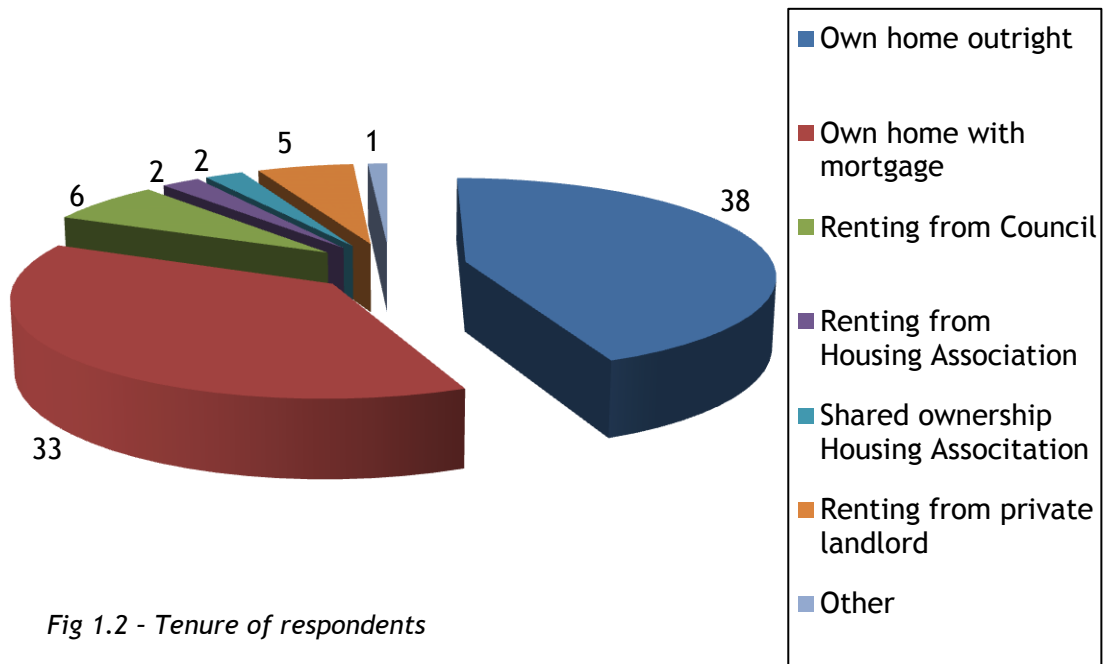


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 82% of replies (44% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 38% have a mortgage on their home).

15% of respondents live in rented accommodation (7% rent from the council, 2% rent from a housing association and 6% rent privately). 2% of respondents were living in shared ownership properties.

iii) Property Types

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

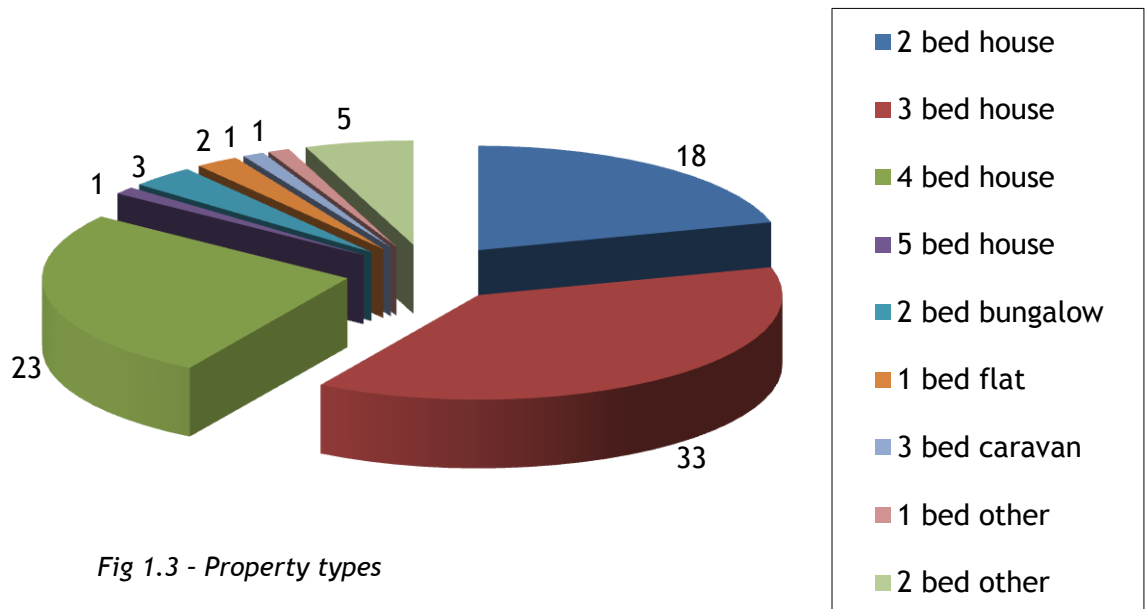


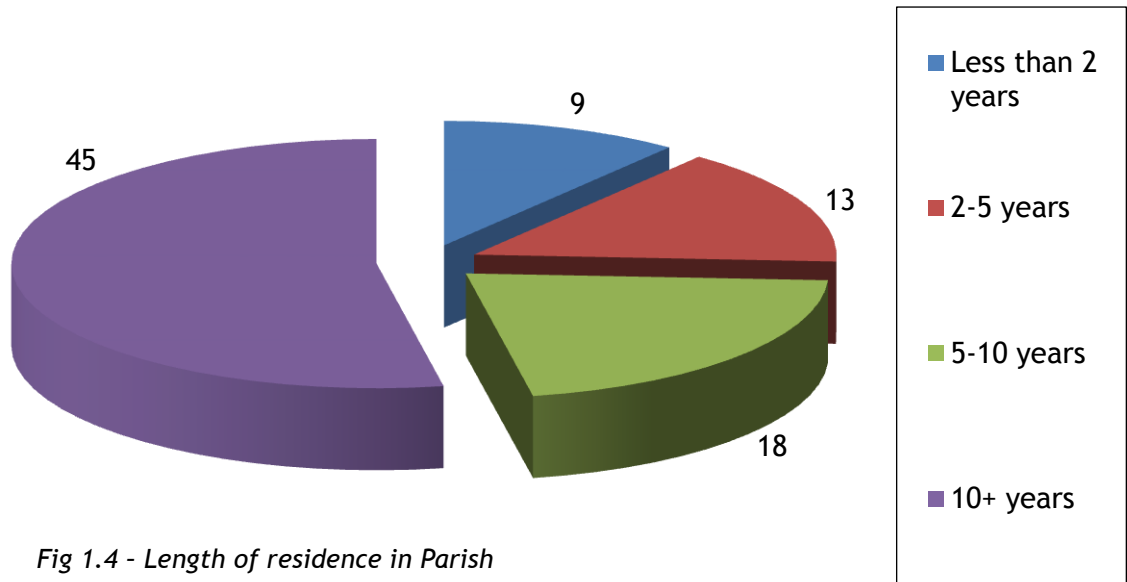
Fig 1.3 - Property types

86% of respondents live in a house; 3% live in a bungalow, 2% live in a flat and 8% live in 'other' types of property.

Those living in 3 bedroom houses were the largest group (38% of responses), followed by those living in 4 bedroom houses (26%) and 2 bedroom houses (21%)

iv) Length of residence in Parish

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



It shows that 53% of completed surveys came from households that have lived in the Parish for over 10 years.

21% of respondents have lived in Ellistown for between 5 and 10 years, and 15% have been there for between 2 and 5 years. 11% 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):

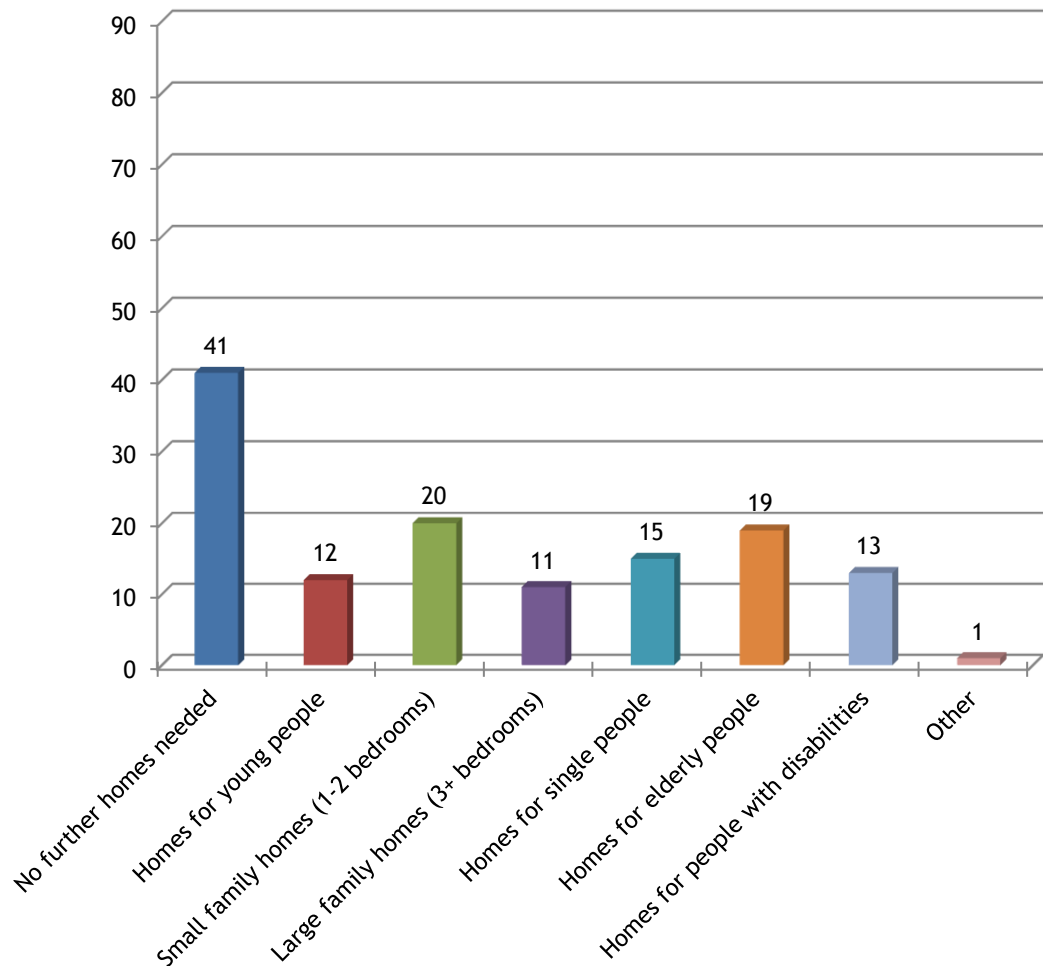


Fig 1.5 - Type of housing needed in Ellistown

It shows that 47% of respondents thought that no further homes were needed in Ellistown.

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

- Small family homes
- Homes for elderly people
- Homes for single people

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.

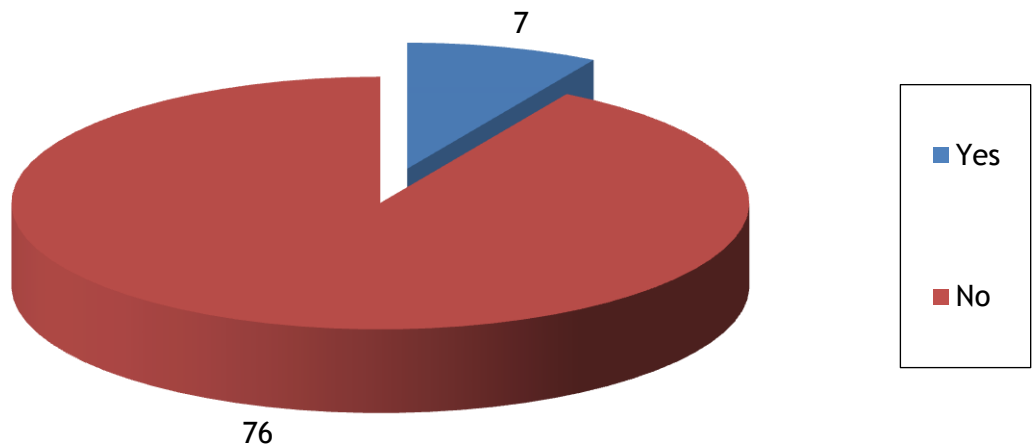


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that 8% 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.

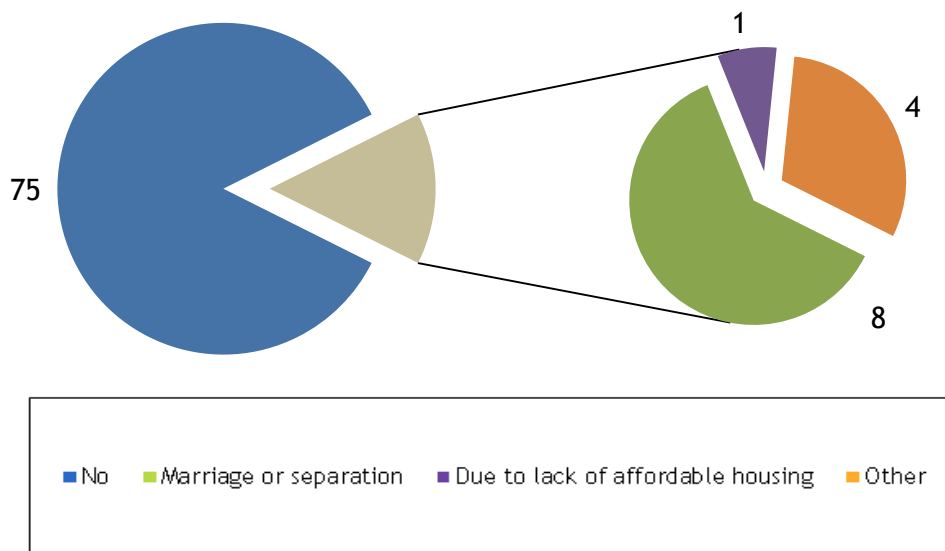


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 15% 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 1 case 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.

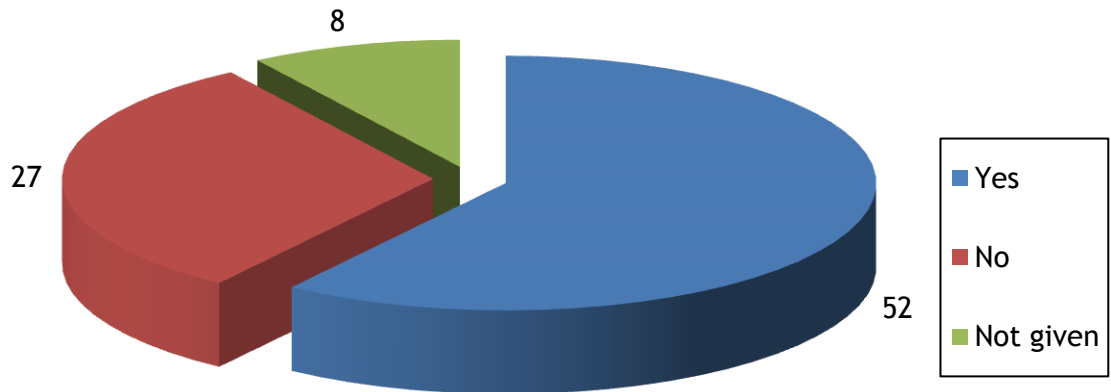


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 60% of respondents are in support of a small number of homes to meet local peoples’ needs, while 31% said 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:

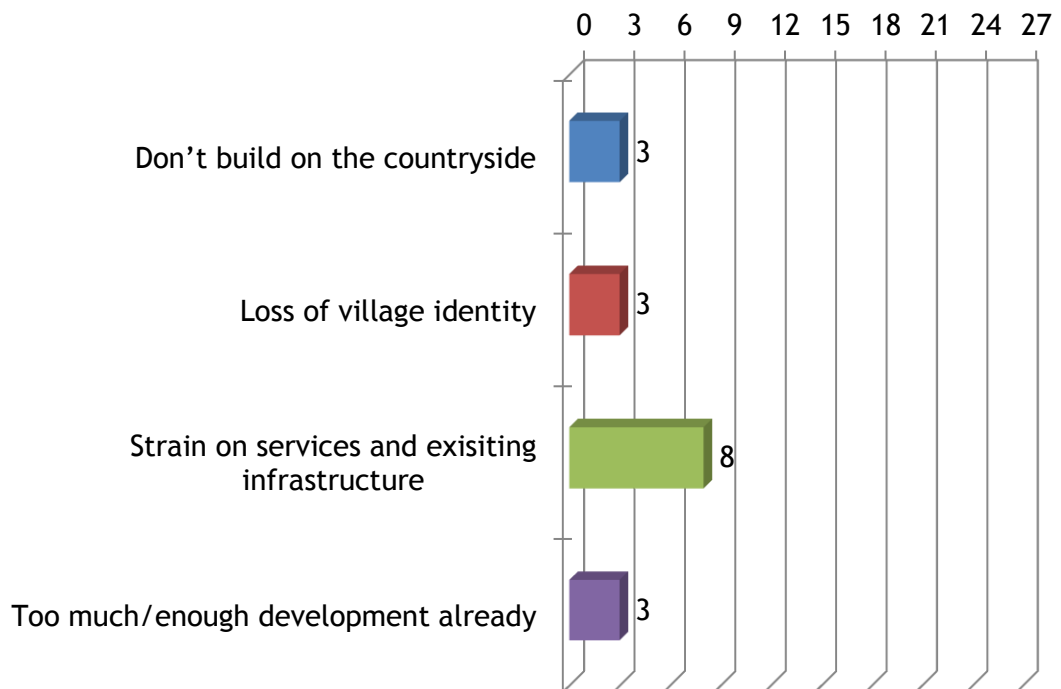


Fig 1.9 - Concerns over supporting small number of homes for locals

The most commonly stated reasons were based on the concerns around the 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.

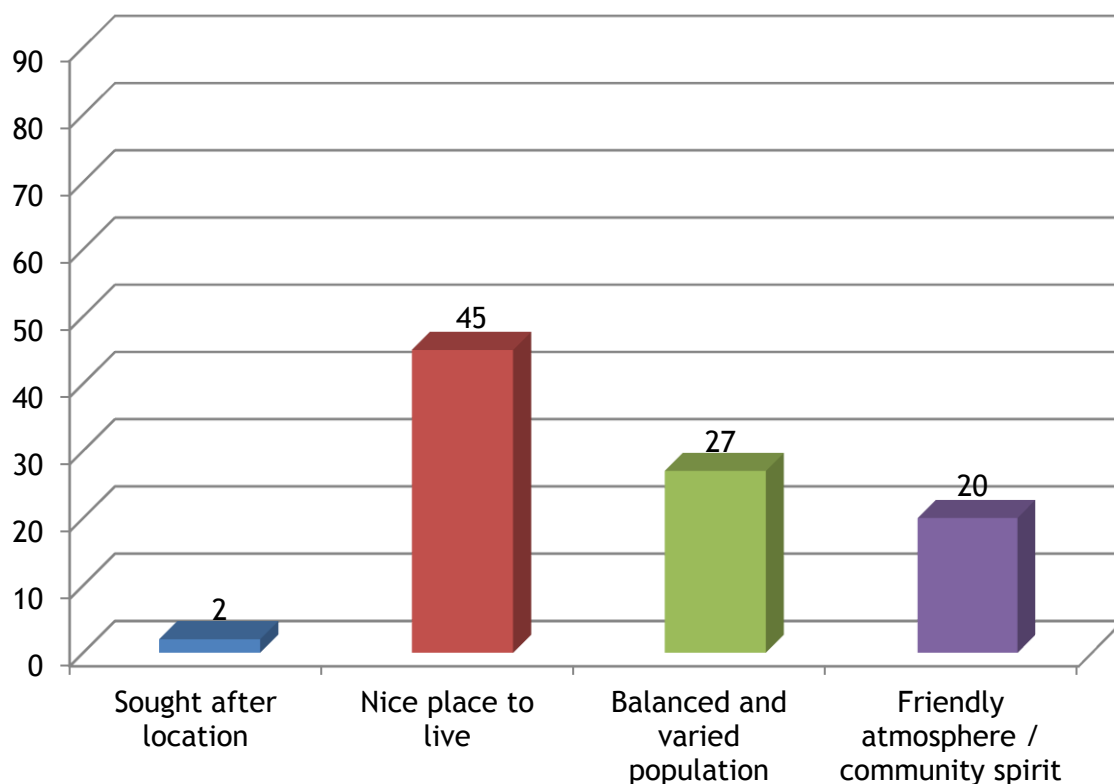


Fig 2.0 - Life in the Parish - positive factors

From fig 2.0, above, it can be seen that many respondents hold positive views about life in Ellistown. 52% believed that the Parish is a nice place to live, 31% believe it has a balanced and varied population and 23% feel it has a friendly atmosphere / community spirit.

However, just 2% believe that Ellistown is a sought after location.

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

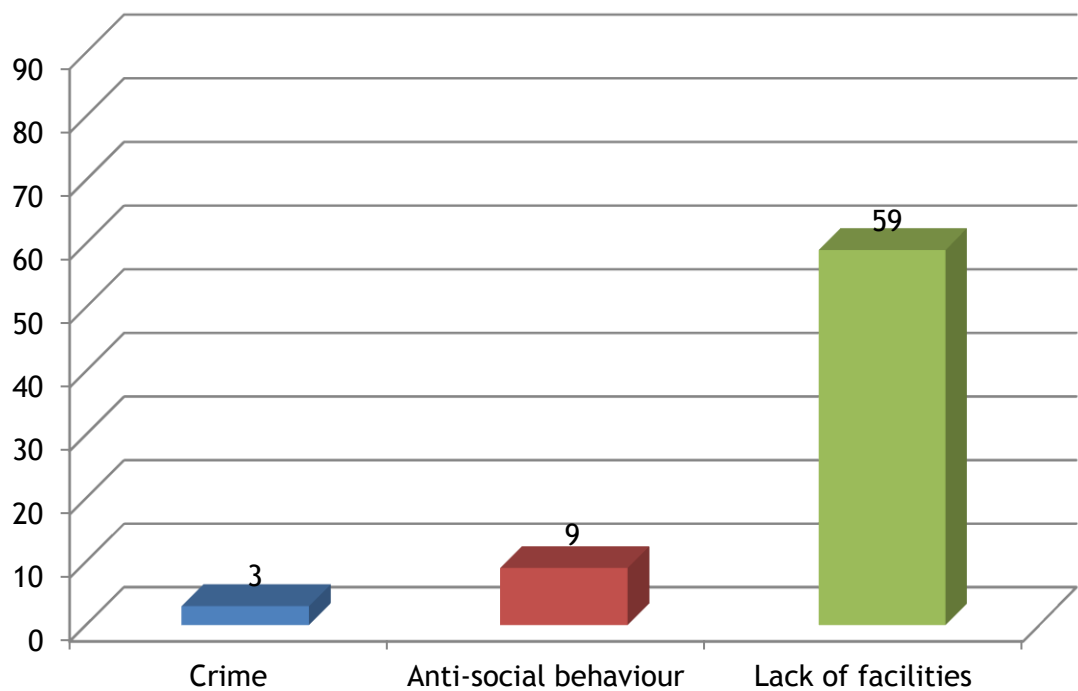


Fig 2.1 - Life in the Parish - negative factors

As can be seen from fig 2.1 above, respondents do not consider that Ellistown suffers substantially from the 'negative factors' that affect many communities. However, 68% of respondents stated that there is a lack of facilities in the Parish.

Only 10% feel there is some anti-social behaviour and just 3% feel that crime is a factor.

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:

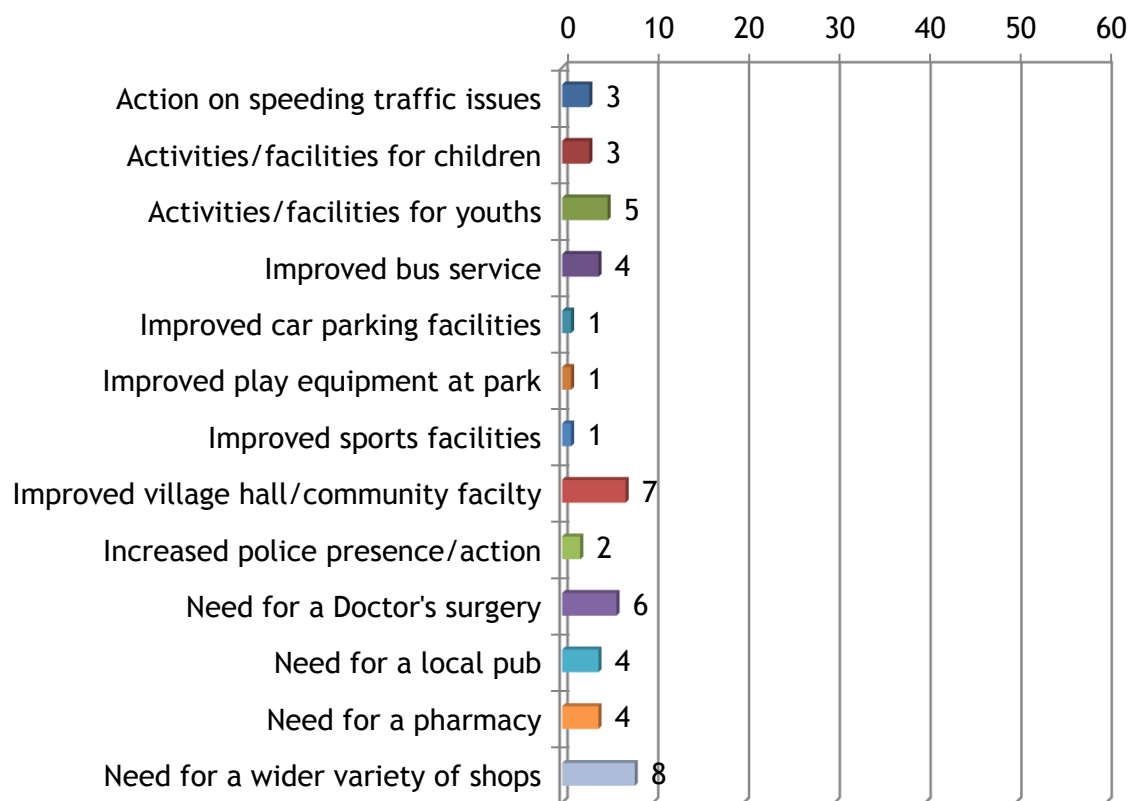


Fig 2.2 - Issues of concern / areas for improvement in the village

Of the 59 responses (68%) who felt that the Parish lacked facilities the majority of these were focused around the requirements for more shops, improved community facilities and a Doctor's surgery.

x) Adequate housing in the village

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

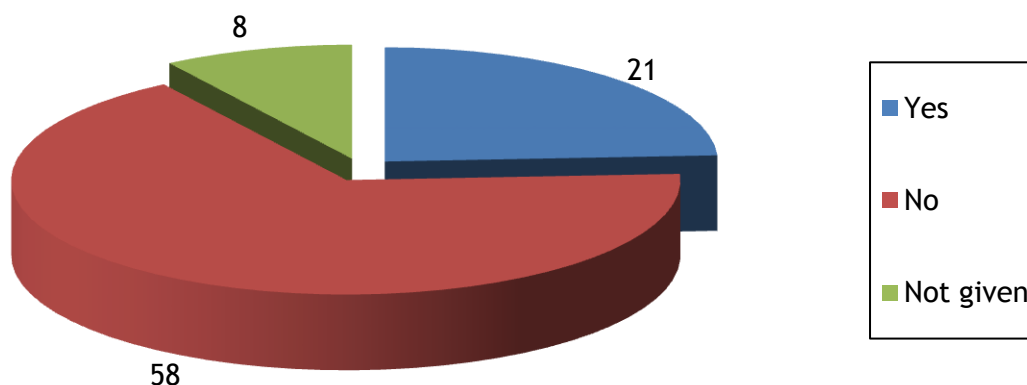


Fig 2.3 - Perceptions on the provision of adequate housing in the village

Fig 2.3 shows that two thirds (66%) of respondents believe that there is not a lack of adequate housing in Ellistown, with under a quarter (24%) 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:

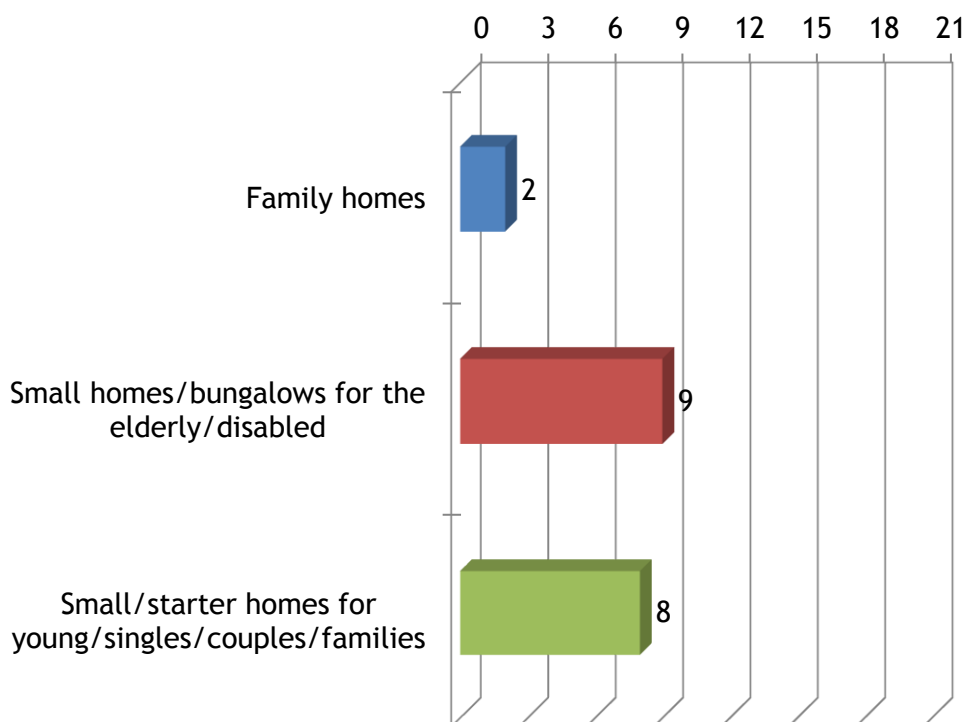


Fig 2.4 - Types of homes that are needed in the village

Of the 21 responses (24%) who felt that the Parish had a lack of adequate housing, their specific comments show that small homes for the elderly and small starter homes are the two housing groups felt to be most in need.

5. Housing Need Analysis

Of the 87 returns, 74 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, 13 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.

Those marked with a * indicate that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

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
10	Yes	No	Couple living in mortgaged 4 bed house	Present home too small	4 bed house - open market purchase	N/A
14	Yes	No	Couple living in own 4 bed house	Present home too large	2 bed bungalow - open market purchase	2 bed bungalow - open market purchase
25	Yes	No	Family of four living in mortgaged 3 bed house	Need to be close to parent/family member	3 bed house - shared ownership	N/A

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
32	Yes	No	Family of three living in privately rented 2 bed house	Renting but would like to buy	3 bed house - open market purchase	3 bed house - open market purchase
33	Yes	No	Couple living in mortgaged 4 bed house	Present home too large	2 bed bungalow - affordable rented	2 bed bungalow - shared ownership
50	Yes	No	Family of two, living in own 3 bed house	Present home too large	2 bed house - shared ownership	2 bed house - shared ownership
54	Yes	Yes	Single person living in privately rented 2 bed house	Present home too large, need to be closer to parent/family member	1 bed house / 2 bed bungalow / flat - affordable rented	1 bed flat - affordable rented
58	Yes	No	Single person living in own park home	Disabled, need specially adapted home	1 bed bungalow / flat - affordable rented	1 bed bungalow - affordable rented
60	Yes	No	Family of three living in mortgaged 3 bed house	Present home too small	3 / 4 bed house - open market purchase	3 bed house - open market purchase
61	Yes	Yes	Family of two, living in rented 3 bed H.A. property	Present home too large	2 bed house / bungalow - affordable rented	2 bed house - affordable rented

70	Yes	No	Couple living in own 4 bed house	Present home too large, cannot manage stairs	3 bed bungalow - open market purchase	3 bed bungalow - open market purchase
73	Yes	No	Family of two, living in 3 bed house, privately rented	Present home too large	1 / 2 bed bungalow / flat - affordable rented	1 bed flat - affordable rented
81	Yes	No	Family of four, living in 3 bed house, privately rented	Need first independent home	3 / 4 bed house - open market purchase	3 bed house - open market purchase

RESPONDENTS BELOW DID NOT RESPOND TO THE SURVEY BUT ARE ON NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL'S HOUSING REGISTER AND HAVE BEEN ASSESSED AS BEING IN IMMEDIATE HOUSING NEED

	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
	Yes	Yes	Single person	Unsuitably housed	1 bed home - affordable rented
	Yes	Yes	Single person	Unsuitably housed	1 bed home - affordable rented
	Yes	Yes	Couple household	Unsuitably housed	1 bed house - affordable rented
	Yes	Yes	Couple household	Unsuitably housed	1 bed house - affordable rented

	Yes	Yes	Couple household	Unsuitably housed	1 bed house - affordable rented
	Yes	Yes	Family household	Unsuitably housed	2 bed house - affordable rented
	Yes	Yes	Family household	Unsuitably housed	2 bed house - 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 9.94% (£13,792).

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 Ellistown parish at the end of September 2014 (source: www.zoopla.com).

Current asking prices in Ellistown

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	£60,000 (1)	£81,250 (4)	£147,981 (8)	£237,475 (4)	-
Flats	-	-	-	-	-
All	£60,000 (1)	£81,250 (4)	£147,981 (8)	£237,475 (4)	-

Current asking rents in Ellistown

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

Property For sale	Price (£)	Property To rent	Price (£)
1 x 1 bed Park Home	60,000	1 x 3 bed semi-detached	500pcm
1 x 2 bed terraced house	90,000		
1 2 bed terraced house	105,000		
1 x 3 bed semi -detached	105,000		
1 3 bed semi-detached	114,950		
1 x 3 bed townhouse	129,950		
1 x 3 bed semi-detached	130,000		
1 x 3 bed semi-detached	155,000		
1 x 3 bed detached house	163,950		
1 x 3 bed semi-detached	225,000		
1 x 4 bed detached house	169,950		
1 x 4 bed detached house	210,000		
1 x 4 bed detached house	219,950		
1 x 4 bed detached house	350,000		

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

The ‘cheapest’ available house is a 2 bed terraced house at £90,000. Based on this affordability criteria it would require a deposit of £18,000 and an income of £20,000 per annum to afford the ‘cheapest’ property currently available in Ellistown.

The private rental market is currently offering just one property to rent in Ellistown.

iv) Local context - properties sold

Property value data/graphs for Ellistown

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£193,901	£132	3.5	£167,712
Semi-detached	£138,024	£163	2.9	£132,761
Terraced	£105,788	£123	2.7	£97,831
Flats	£59,696	-	1.9	-

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

The left hand column shows the current average property value, but it should be noted that the availability of properties in the village is fairly scarce. This is demonstrated by the number of sales in Ellistown over the past 12 months which was just 7.

Based on the affordability criteria explained earlier, to purchase a terraced house at current average value (£105,788) would require a deposit of £21,000 and an income of £24,000 per annum. To purchase a semi-detached house at current average value (£138,024) would require a deposit of £27,600 and an income over £31,000 per annum.

In terms of available properties over the past 12 months, the 'cheapest' property that was sold was a 3 bed terraced house for £61,000. This would require a deposit of £12,200 and an income of £14,000 per annum.

6. Conclusion

MRH has conducted a detailed study of the housing needs of Ellistown & Battleflat. 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 survey has identified an immediate need for affordable and open market properties.

Of the 13 respondents who indicated a housing need in the next 5 years:

- **6 were assessed as being in need of affordable housing for rent or shared ownership**

1 x 2 bed bungalow - Shared Ownership	1 x 2 bed house - affordable rented
1 x 2 bed house - Shared Ownership	2 x 1 bed flat - affordable rented
1 x 1 bed bungalow - affordable rented	

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

3 x 3 bed house	1 x 2 bed bungalow
1 x 3 bed bungalow	

- **2 were assessed as not being in need**

These results were cross referenced with the North West Leicestershire District Council Housing Register. Some respondents to the Housing Needs Survey were also on the Housing Register, but there were households who have been identified as being in housing need who feature on the Housing Register but did not completed a Housing Needs Survey questionnaire. These households all have a connection to the Parish and their housing needs are as follows:

- **7 were assessed as being in need of affordable housing for rent and shared ownership**

5 x 1 Bed home - affordable rented	2 x 2 Bed house - affordable rented
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THEREFORE, THERE IS AN IDENTIFIED NEED FOR
13 AFFORDABLE HOMES AND 5 OPEN MARKET HOMES
IN ELLISTOWN FOR THOSE WITH A LOCAL CONNECTION

7. Contact information

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