

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF REARSBY



PRODUCED BY  
**MIDLANDS RURAL HOUSING**

**MARCH 2018**



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## 1. Summary

- A Housing Needs Survey was carried out in Rearsby Parish in November 2017.
- Results obtained showed there was a need in the next 5 years for up to 4 affordable homes and 8 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’<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 Rearsby Parish Council, the local community, Charnwood 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 Charnwood 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, Charnwood Borough Council (CBC) instructed MRH to investigate the local housing needs of the residents of Rearsby Parish, Leicestershire. This formed part of a rolling 5 year programme of Housing Needs Surveys that CBC have to understand the housing needs of its rural communities. MRH worked with Rearsby Parish Council and the Neighbourhood Plan Group 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 Rearsby.

The Rearsby Housing Needs Survey questionnaires were delivered to every household in the Parish at the beginning of November 2017. The return date for the survey was 4<sup>th</sup> December and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the village as well as to those 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 448 survey forms were distributed.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Rearsby residents. This evidence will be made available to Charnwood Borough Council and Rearsby 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 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.

<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 Rearsby 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 8 open market properties in the next 5 years for those with a connection to Rearsby.

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

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

2 x 3 bed house - open market purchase	4 x 2 bed bungalow - open market purchase
1 x 5 bed house - open market purchase	1 x 3 bed bungalow - open market purchase

- **0 was assessed as being in need of affordable housing for rent / shared ownership**

These results were cross referenced with the Charnwood Borough Council Housing Register. Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again (so no double counting has taken place), and there were a further X households who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to Rearsby and their housing needs are as follows:

- **4 was assessed as being in need of affordable housing for rent**

1 x 1 Bed house - affordable rented	1 x 2 Bed house - affordable rented
1 x 2 Bed house - affordable rented	1 x 3 Bed house - affordable rented

**THERE IS AN IDENTIFIED NEED FOR**  
**8 OPEN MARKET HOME AND 4 AFFORDABLE HOMES**  
**IN REARSBY FOR THOSE WITH A LOCAL CONNECTION**

## Appendix 1 - Housing Need Analysis

Of the 141 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 CBC'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
07. 17. 02. 50. 45.	Yes	No	Single person living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
08. 17. 11. 27. 59.	Yes	No	Family living in own home	Present home too small	5 bed house - Open market purchase	5 bed house - Open market purchase
09. 17. 02. 22. 17.	Yes	No	Couple living in own home	Present home too large	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase



Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
09. 17. 02. 24. 06.	Yes	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
09. 17. 04. 57. 51.	Yes	No	Couple living in own home	Present home too large; want to be closer to family	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
14. 17. 02. 40. 20.	Yes	No	Single person living in own home	Couple setting up home together	3 bed house - Open market purchase	3 bed house - Open market purchase
17. 17. 02. 44. 30.	Yes	No	Couple living in own home	Present home too large	1 / 2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
28. 17. 12. 24. 00.	Yes	No	Couple living in own home	Present home too large	3 bed house - Open market purchase	3 bed house - Open market purchase

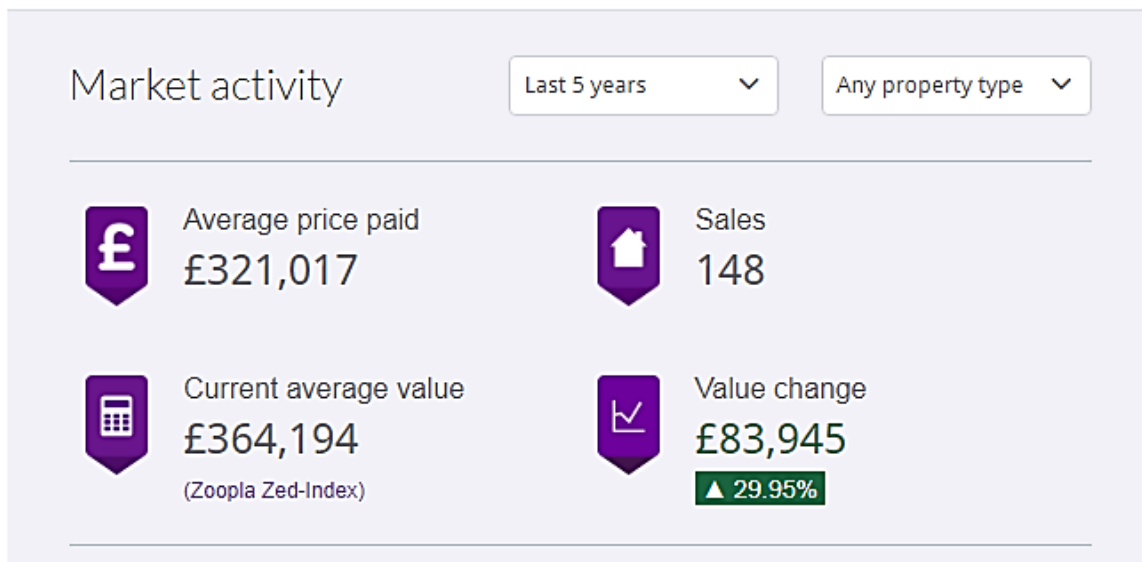
**RESPONDENTS THAT DID NOT COMPLETE A SURVEY FORM BUT ARE ON CHARNWOOD BOROUGH COUNCIL'S HOUSING REGISTER AND HAVE BEEN ASSESSED AS BEING IN IMMEDIATE HOUSING NEED**

	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
LA 1	Yes	Yes (CBC register)	Single person 60+	Unsuitably housed	1 bed house - Affordable rented
LA 2	Yes	Yes (CBC register)	Family <60	Unsuitably housed	2 bed house - Affordable rented
LA 3	Yes	Yes (CBC register)	Family <60	Unsuitably housed	2 bed house - Affordable rented
LA 4	Yes	Yes (CBC register)	Family <60	Unsuitably housed	3 bed house - Affordable rented



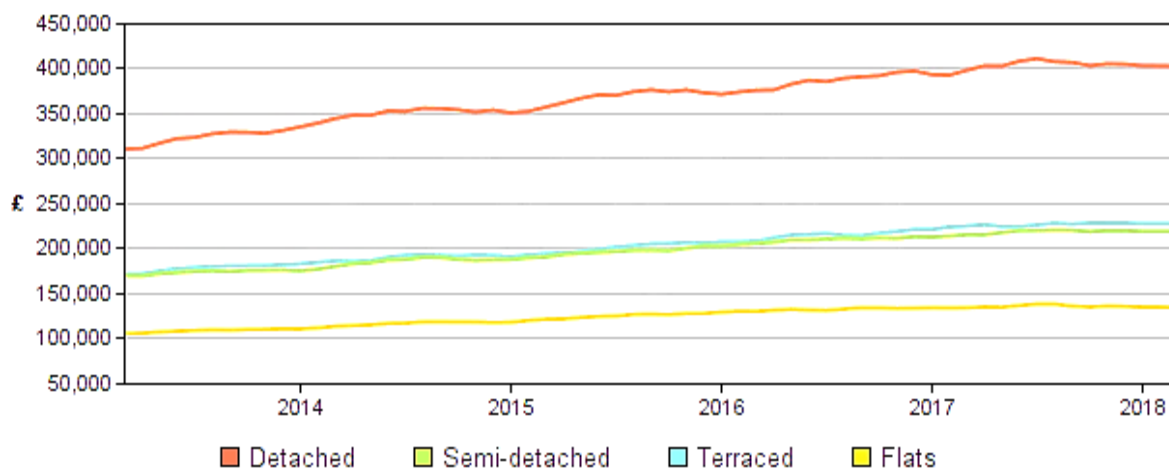
ii) House price trends

### Area guide for Rearsby



Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 29.95% which means average increases of £83,945 in home values in Rearsby.

Value trends in Rearsby, Leicester



### 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 December 2017 (source: [www.zoopla.com](http://www.zoopla.com)).

#### Current asking prices in Rearsby

Average: **£335,900**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	<b>£213,333</b> (3)	<b>£414,986</b> (7)	-
Flats	-	<b>£150,000</b> (1)	-	-	-
All	-	<b>£150,000</b> (1)	<b>£213,333</b> (3)	<b>£414,986</b> (7)	-

#### Current asking rents in Rearsby

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

There are currently 11 properties for sale, all but one of which are 3 or 4 bed houses. There are currently no homes for rent in the Parish.

### iv) Local context - properties sold

#### Property value data/graphs for Rearsby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£402,164	£242	3.9	£338,238
Semi-detached	£218,402	£174	3.2	-
Terraced	£226,941	-	3.2	£295,250
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 is not available for all house types due to low turnover levels. There have been 16 sales in the past 12 months and 148 sales in the last 5 years.

The average current value of properties can be seen in the left hand column of the charts on the previous page. Based on the affordability criteria explained above, to purchase a terraced house at the average current value in Rearsby (£226,941) would require a deposit of over £45,000 and income of almost £52,000 per annum.

## Appendix 2 - Respondent details

A total of 448 survey forms were distributed and 141 were received in return giving an overall return rate of 31% against the number distributed.

In our experience these are average levels of responses 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.

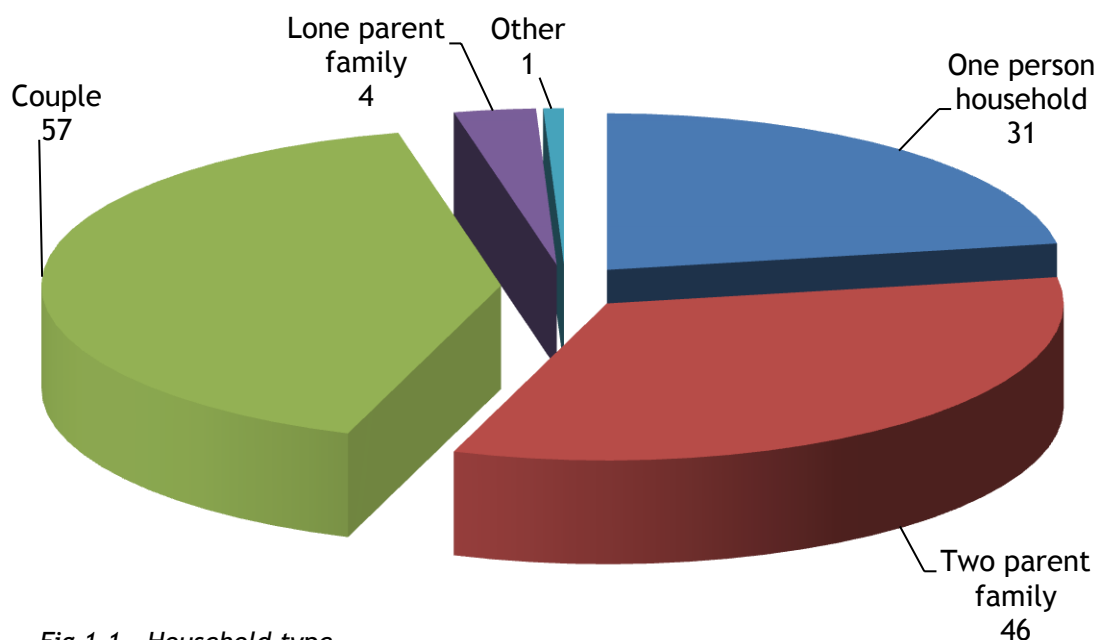


Fig 1.1 - Household type

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; 41% of total responses were from this group.

36% of responses came from families (33% were two parent families and 3% were lone parent families). 22% of completed surveys came from one person households.

## 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:

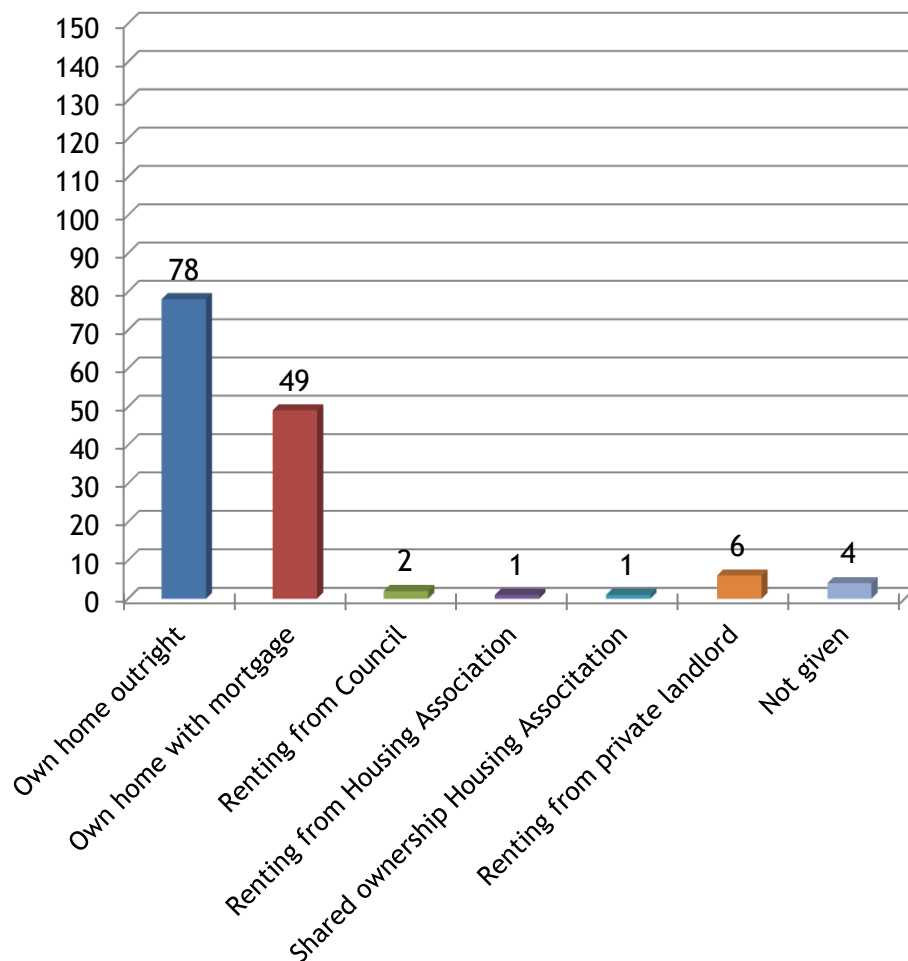


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 90% of replies (55% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 35% have a mortgage on their home).

6% of respondents were living in rented accommodation (4% came from those living in privately rented accommodation and 2% from those living in affordable rented homes).

iii) Property Types

Questions 4 and 5 asked about size and type of home. The following chart (fig 1.3) details the type of property that respondents currently reside in:

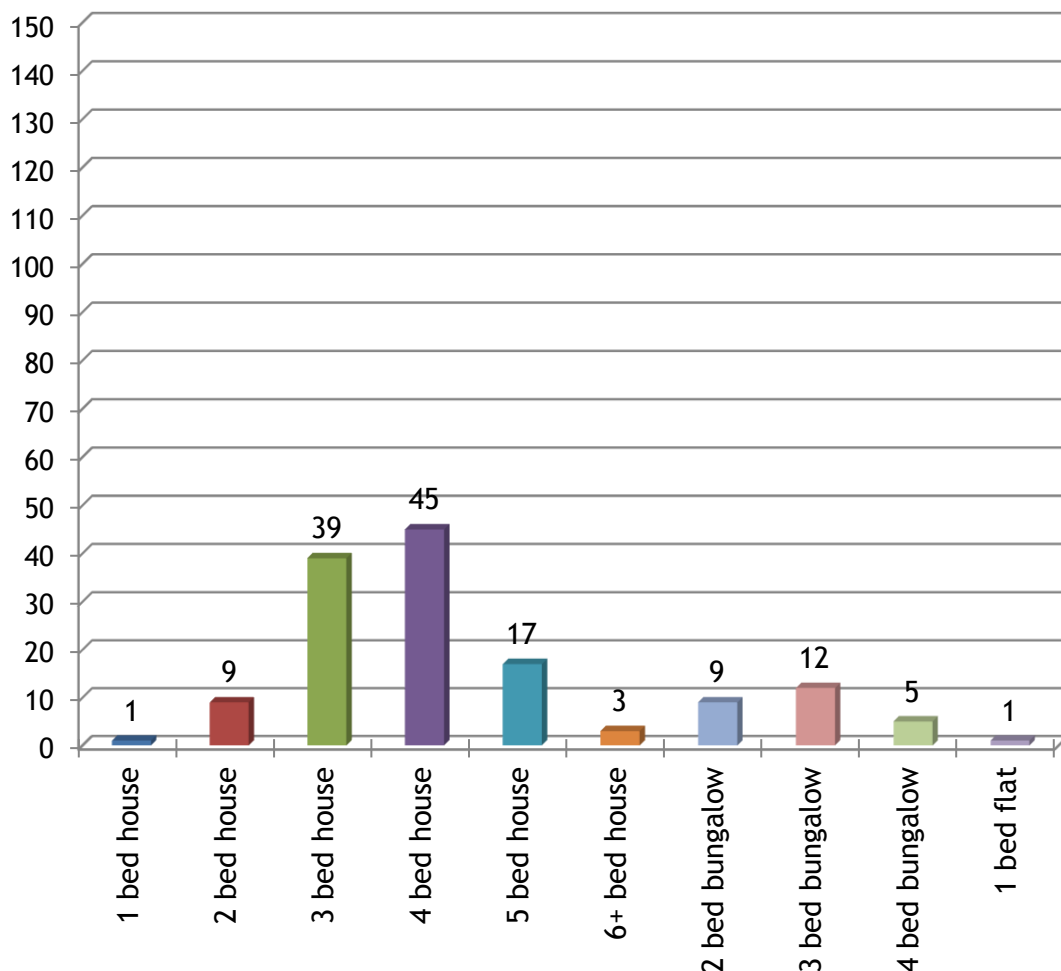


Fig 1.3 - Property types

Fig 1.3 shows that 81% live in a house, 18% live in a bungalow and 1% live in a flat.

Those living in 4 bedroom houses were the largest group (32%), followed by those living in 3 bedroom houses (28%).

iv) Length of residence in village

The length of time that respondents have lived in their village was asked at question 6. The responses are given in the chart below:

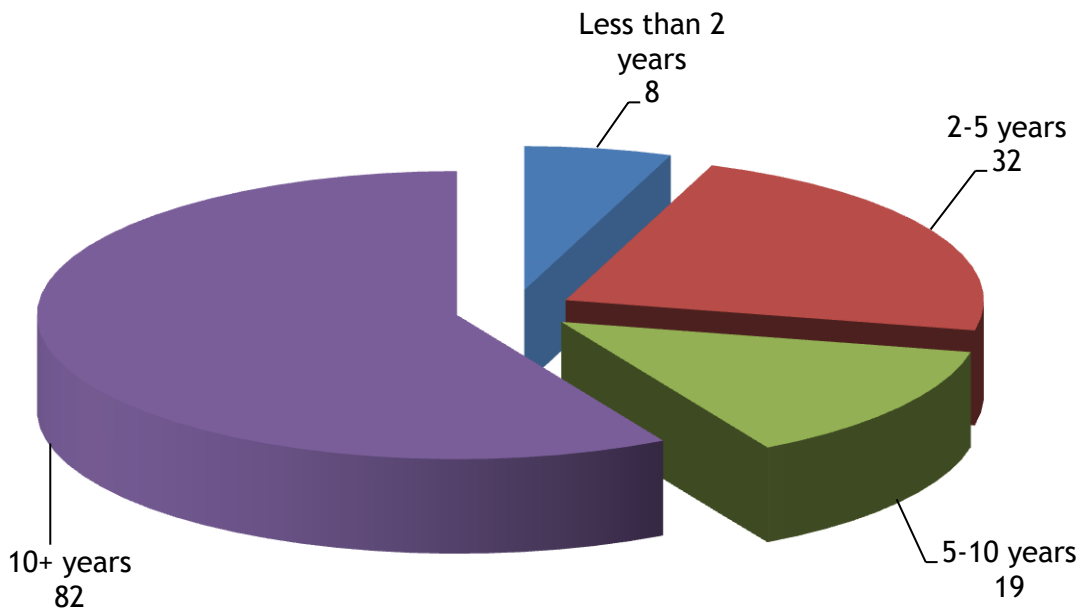


Fig 1.4 - Length of residence in village

Fig 1.4 shows that 58% of completed surveys came from households that have lived in the village for over 10 years.

13% of respondents have lived in Rearsby for between 5 and 10 years, 23% have been there for between 2 and 5 years and 6% of responses came from those who have lived in the village for less than 2 years.

v) **Type of housing required in the village**

Question 7 of the survey asked for opinions on the types of housing that respondents believe are needed in the village. 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.*

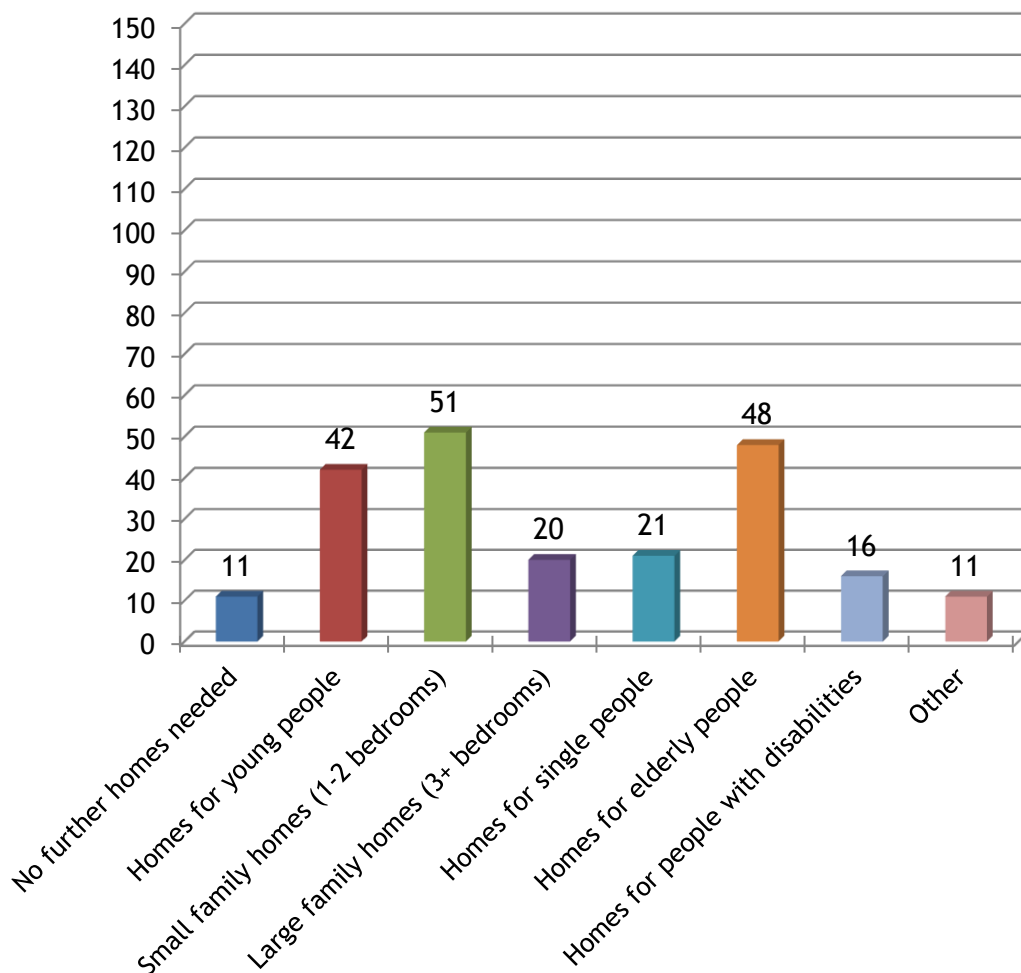


Fig 1.5 - Type of housing needed in the village

Fig 1.5 shows that just 8% of respondents thought that no further homes were needed in Rearsby.

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

- Small family homes (36%)
- Homes for elderly people (34%)
- Homes for young people (30%)



vi) Migration and reasons for leaving

Question 8 also asked whether respondents had experienced former members of their household leaving the village over the last 5 years and, if so, what the reasons were for them leaving.

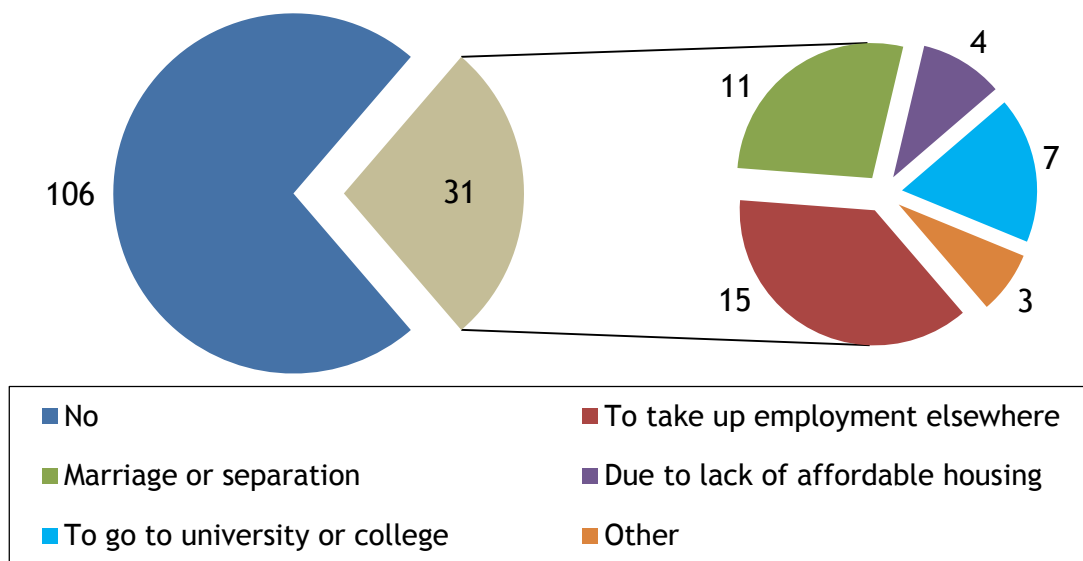


Fig 1.6 - Migration and reasons for leaving

Fig 1.6 shows that 22% of village 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 4 cases involved a 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 village to meet the housing needs of local people.

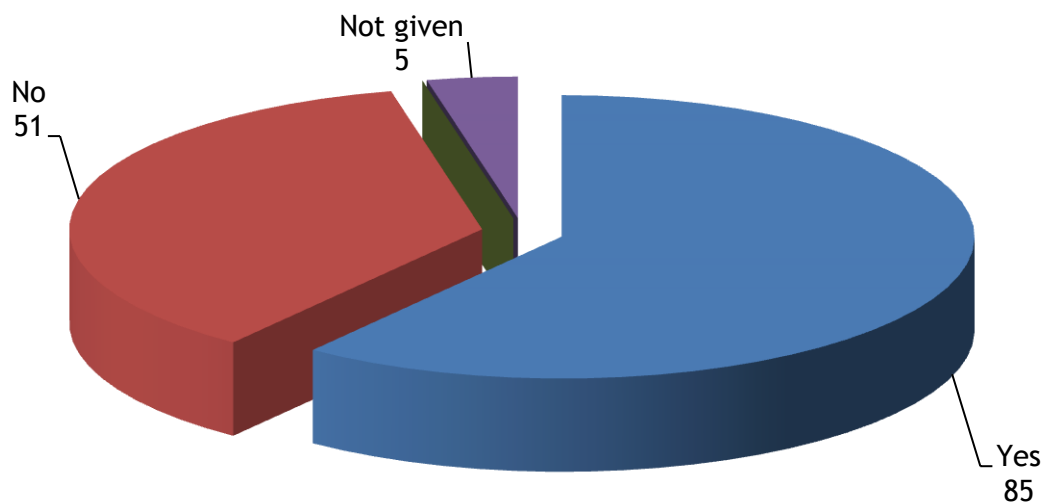


Fig 1.7 - Support for homes for local people

Fig 1.7 shows that 60% of respondents are in support of a small number of homes to meet local peoples' needs, while 36% said that they are not in support. 4% did not provide an answer to this question.

viii) Life in the village

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

The views expressed allow a picture of life within the village to be built up. This information can help assess whether a village can be considered desirable and sustainable. Ensuring that people will want to take up residency and live in a village both now and in the future are important factors when considering the provision of new homes.

The first question (question 19) asked village residents which of the 'positive' factors of life in the village best described their settlement.

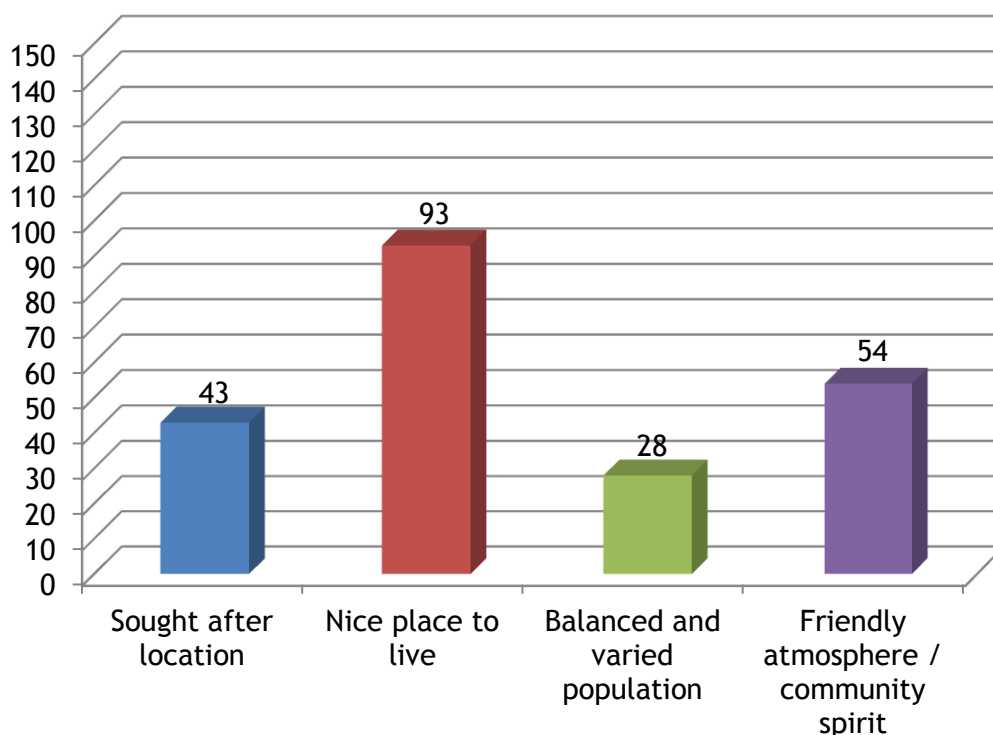


Fig 1.9 - Life in the village - positive factors

From fig 1.9, above, it can be seen that many respondents hold positive views about life in Rearsby, with 66% believing that the Parish is a nice place to live and 38% stating that it has a friendly atmosphere/community spirit.

30% believe that Rearsby is a sought after location and just 20% believe it has a balanced and varied population.

The second question (question 20) sought village residents' perceptions on the potentially negative aspects of life in the villages.

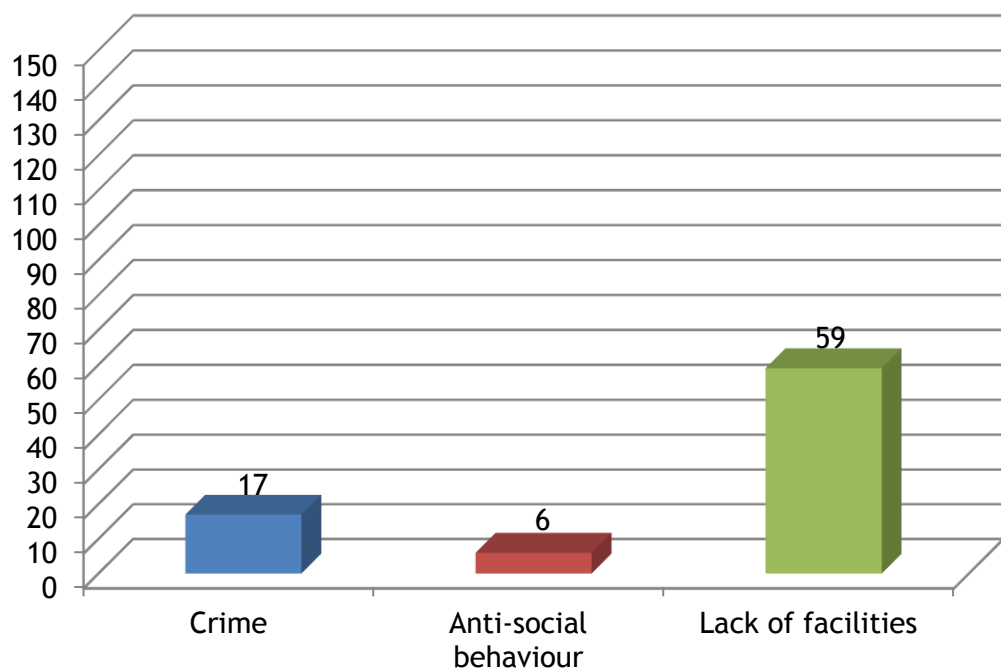


Fig 2.0 - Life in the village - negative factors

As can be seen from fig 2.0 above, some respondents consider that Rearsby suffers from some of the 'negative factors' around a lack of facilities that affect many communities.

42% of respondents stated that there is a lack of facilities in the village.

Only 12% think that crime is a factor and just 4% believe that anti-social behaviour is a problem.

Of the 59 responses 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):

**School** Place **Local** Social **Bus Service** Drive  
**Police Presence** Residents **Village**  
**Neighbourhood Watch** **Shop** Burglaries **Facilities**  
Limited **Park** Meet **Young People** **Pubs**

ix) Adequate housing in the village

Question 21 asks respondents if they feel that there is a lack of adequate housing.

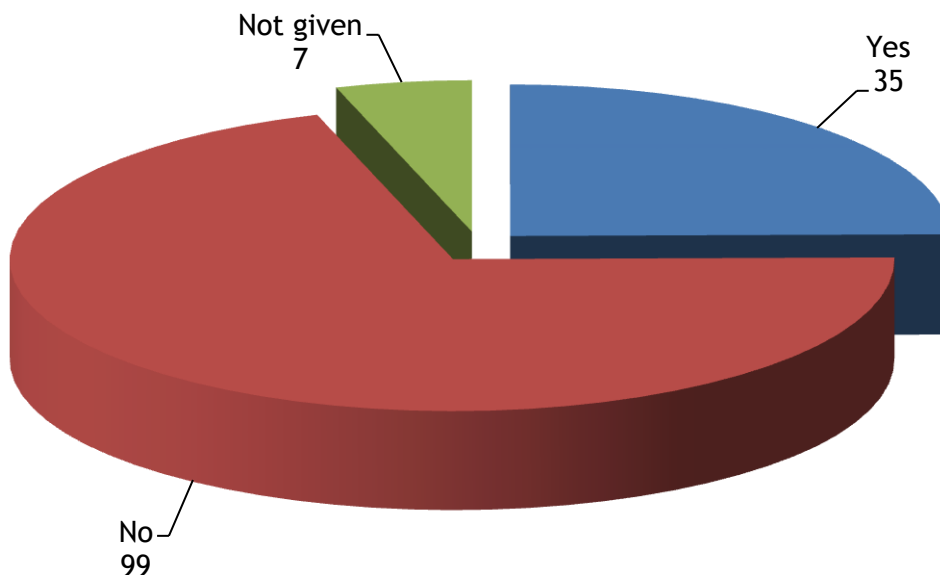


Fig 2.1 - A lack of adequate housing in the village

Fig 2.1 shows that 25% of respondents believe that there is a lack of adequate housing in Rearsby, with 70% of respondents believing that there is not a lack of adequate housing.

Of the 35 responses who felt that the village 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):

Built Downsize Village Young People Young Couples  
Smaller Homes Houses Bed  
Small Family Homes Young Families

## Appendix 3 - Contact information

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