

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF WALESBY



CONTENTS

1. Summary	2
2. Introduction	2
3. Purpose of the Survey	3
4. General Information - Respondents' Details	4
i) HOUSEHOLD TYPE	4
ii) TENURE	5
iii) PROPERTY TYPE	6
iv) LENGTH OF RESIDENCY IN PARISH	7
v) TYPE OF HOUSING REQUIRED IN THE PARISH	8
vi) REQUIREMENT FOR NEW HOMES	9
vii) MIGRATION AND REASONS FOR LEAVING	9
viii) SUPPORT FOR HOMES TO MEET LOCAL NEEDS	10
5. Life in the Parish	11
i) POSITIVE & NEGATIVE FACTORS	11
ii) ADEQUATE HOUSING IN THE VILLAGE	12
iii) AMENITIES & SERVICES	13
6. HOUSING NEED ANALYSIS	14
i) RESPONDENT ANALYSIS	14
ii) LOCAL HOUSING REGISTER ANALYSIS	17
iii) HOUSE PRICE DATA	18
iv) LOCAL CONTEXT	19
7. CONCLUSION	21
8. CONTACT INFORMATION	22

Summary

- A housing need survey was carried out in the Parish of Walesby in March 2017.
- Results obtained showed there was a need for up to 15 affordable homes and 4 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.

1. Introduction

Average property prices in rural areas are consistently higher than in urban areas¹. Between 2011 and 2016, there has been a 30% increase in rural house prices. This is forcing many people to move away from their towns and villages in order to find suitable and affordable homes.

House prices in the countryside are now up to £42,894 higher than in urban areas. The average rural house price is now £203,535 and is now over 7 times annual earnings².

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 Walesby.

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 Walesby Housing Needs Survey questionnaires were delivered to every household in the Parish during March 2017. The return date for the survey was 31st March 2017 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 Walesby or had a strong connection to the Parish and wished to complete a form. In total 600 survey forms were distributed.

¹ Halifax Rural Housing Review 2016 - a house in a rural area costs 20% more than the typical cost of a property in an urban area.

² Halifax Rural Housing Review 2016.

2. 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 Walesby residents. This evidence will be made available to Newark & Sherwood District Council and Walesby 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.

The survey questionnaire is divided into three sections. Section 1 (questions 1 - 9) seeks to discover general information about household members, their current housing situation, and their connection to the parish. Section 2 (questions 10 - 18) seeks to identify the future housing requirements of the household and their reasons for needing housing in the future. Section 3 (questions 19 - 22) seeks to discover peoples' perceptions of life in the parish and gives an opportunity to make comments.

3. General Information - Respondents' Details

A total of 600 survey forms were distributed and 184 were received in return, giving a return rate of 31% against the number distributed. In our experience this is a good level of response for a survey of this kind as it is only those who have a housing need, or are interested in local needs development and general village life, that are likely to respond.

Part 1 of the survey questionnaire asks for general information about the household.

i) Household type

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

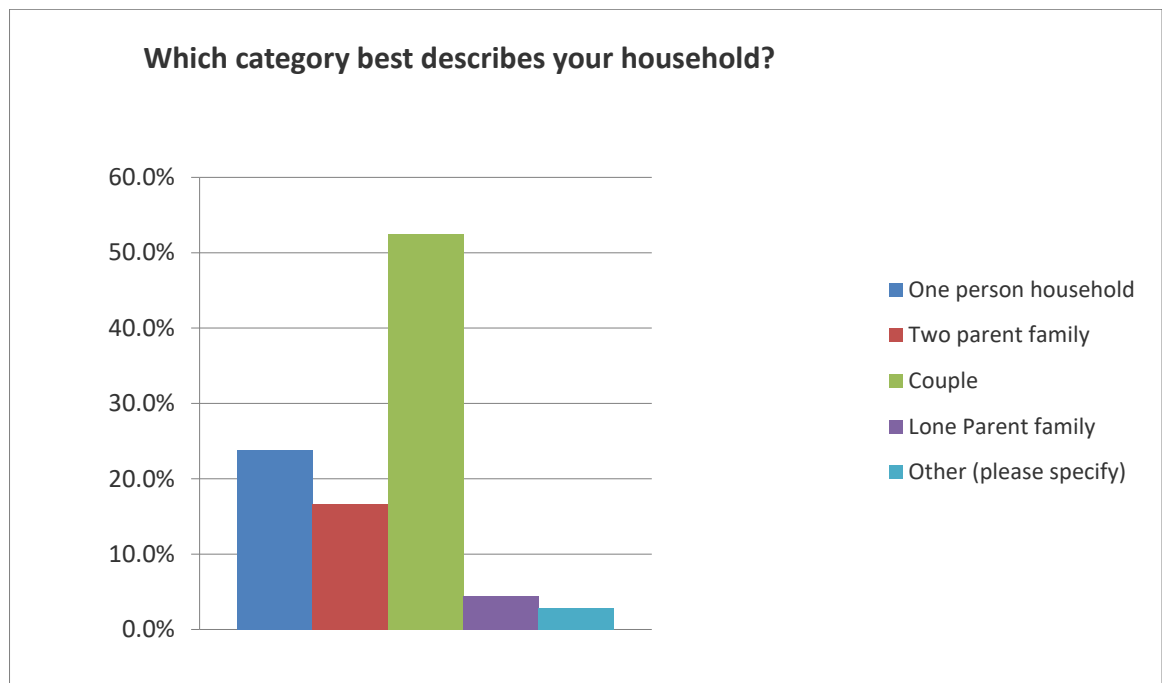


Fig 1.1 - Type of household

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

The largest number of responses was from couples; 52% of total responses were received from this type of household.

24% of responses came from one person households and 17% from two parent family households.

Responses from lone parent and other groups made up 7% of the total.

ii) Tenure of all respondents

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

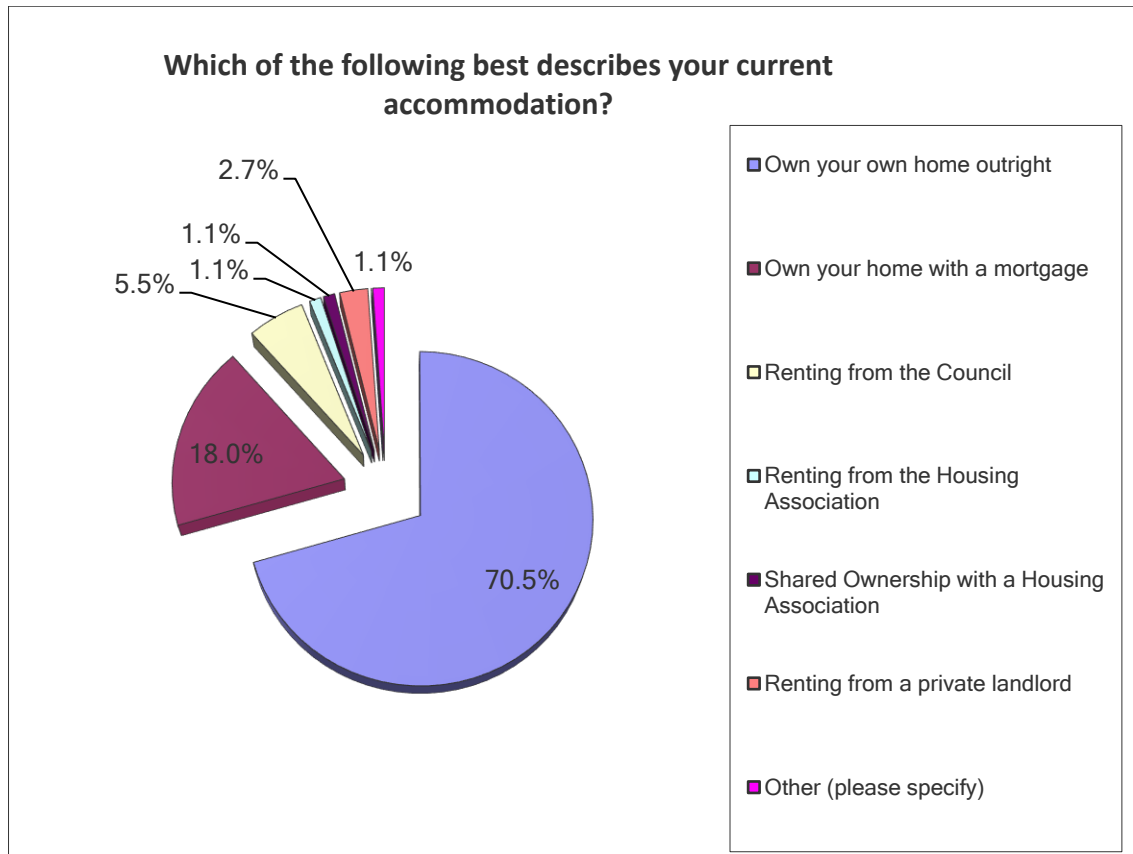


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 88.5% of replies (70.5% of total survey respondents owned their home outright and 18% have a mortgage on their home).

6.6% of respondents live in property rented from the Council or a Housing Association and 1.1% live in a Housing Association shared ownership property.

2.7% of respondents were renting from a private landlord.

iii) Property Types

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

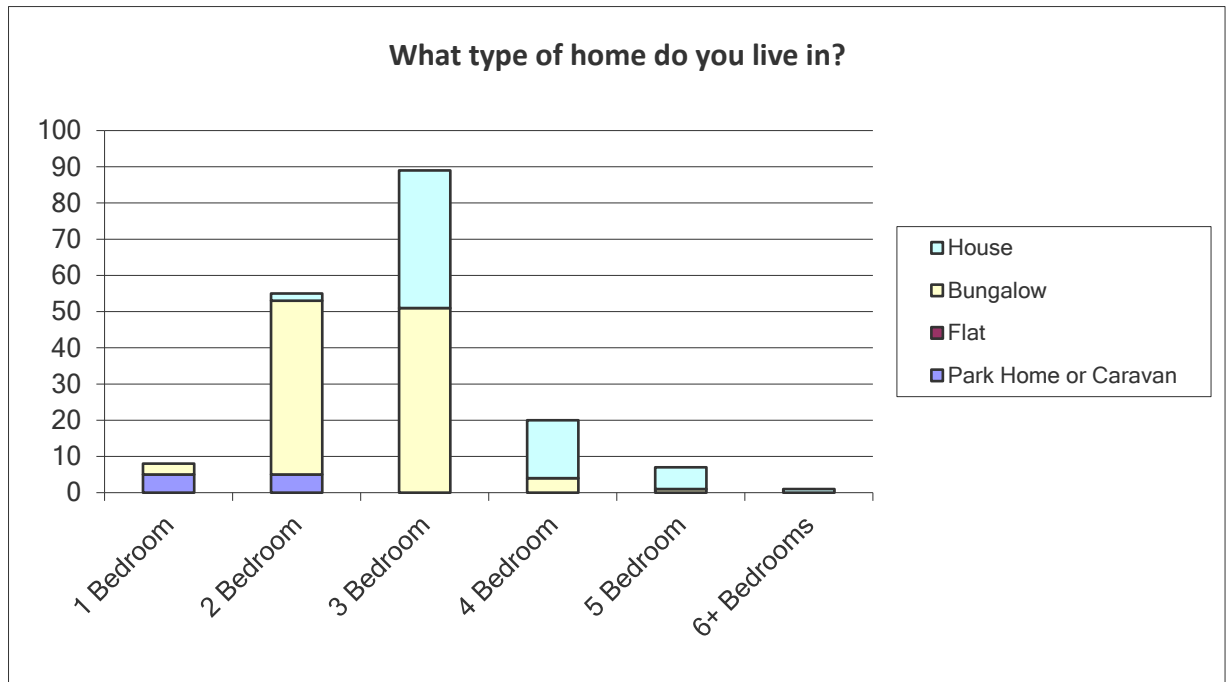


Fig 1.3 - Property types

35% of respondents live in a house; 59% live in a bungalow and the remaining 6% live in a park home.

Those living in 3 x bedroom bungalows were the largest group (28% of responses), followed by those living in 2 x bedroom bungalows (27%), 3 x bedroom houses (21%), and 4 x bedroom houses (9%).

iv) Length of residence in Parish

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

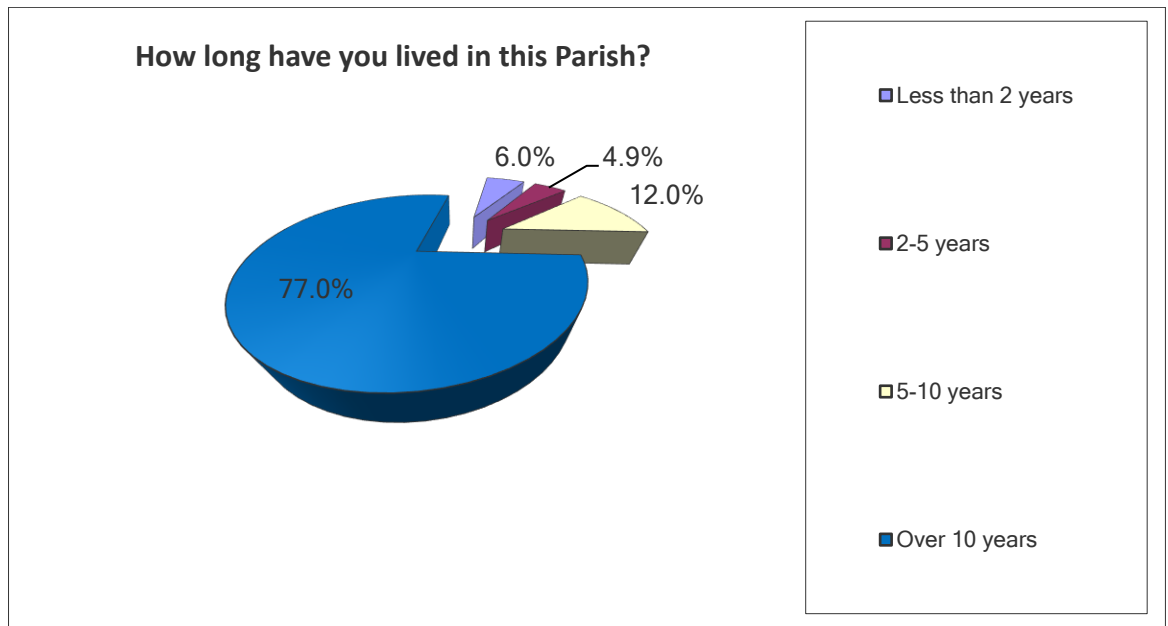


Fig 1.4 - Length of residence in Parish

It shows that 77% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

12% of respondents have lived in Walesby for between 5 and 10 years, and almost 5% have been there for between 2 and 5 years. 6% 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 believe is needed in the Parish. The results are given in the chart below (fig 1.5):

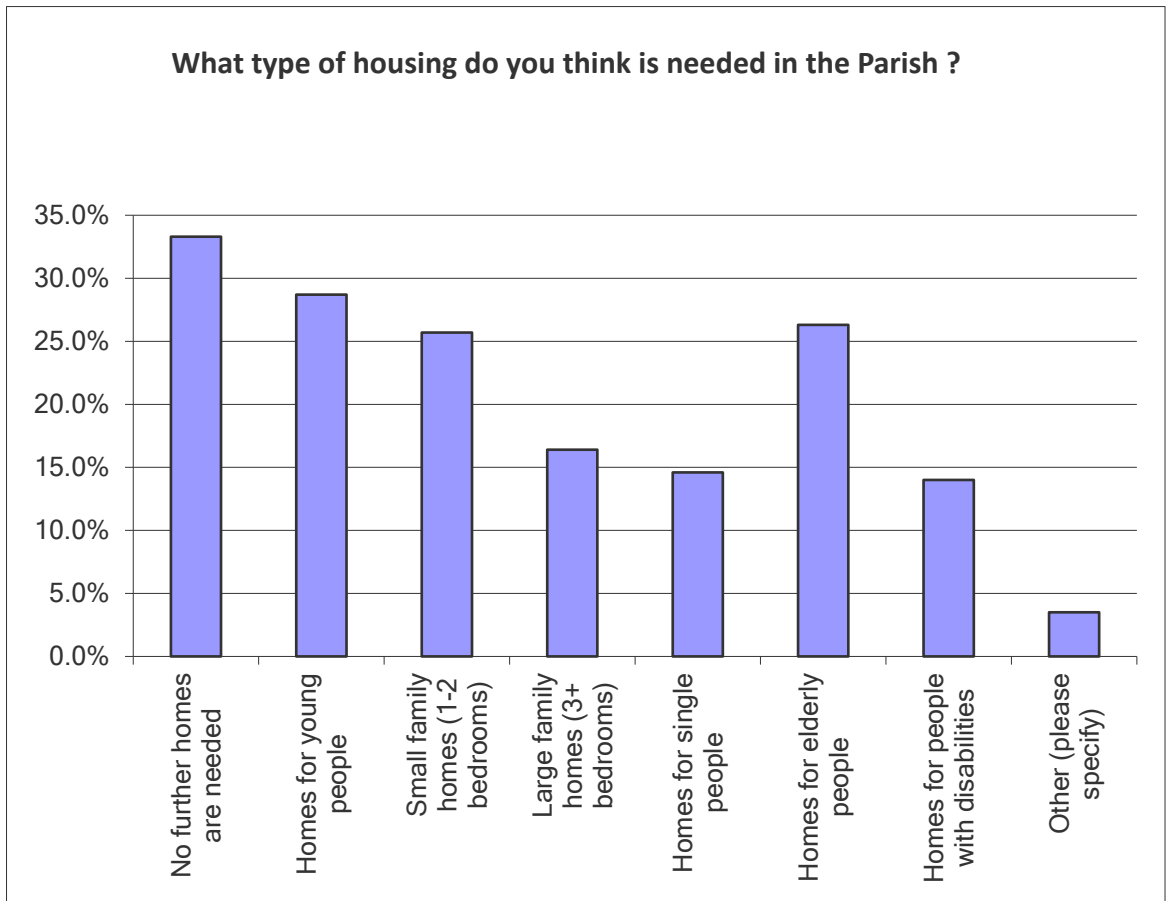


Fig 1.5 - Type of housing needed in Walesby

It shows that 33% of respondents thought that no further homes were needed in Walesby.

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

- Homes for young people
- Homes for elderly people
- 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.

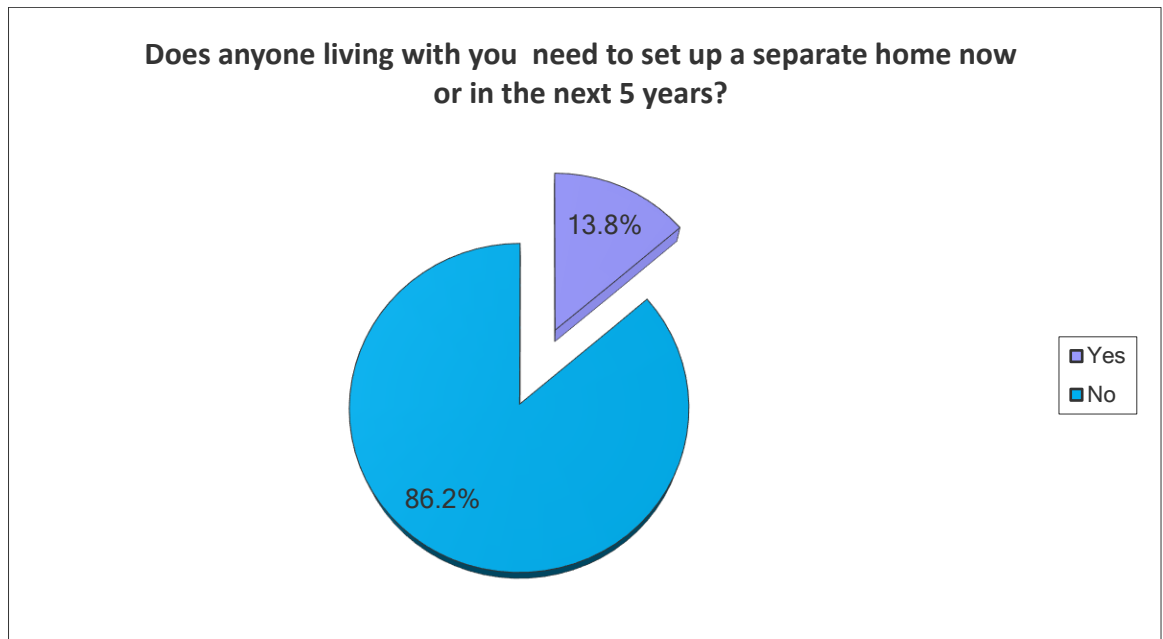


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that almost 14% 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 were the reasons for them leaving.

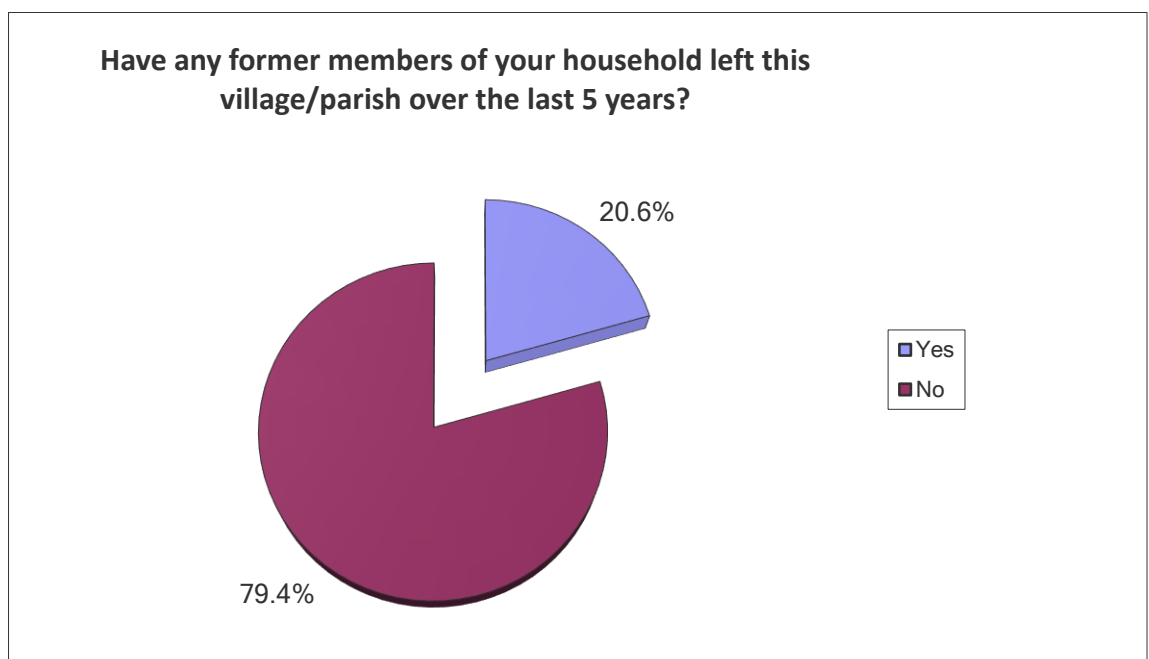


Fig 1.7 - Migration

Fig 1.7 above, shows that 20.6% of residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

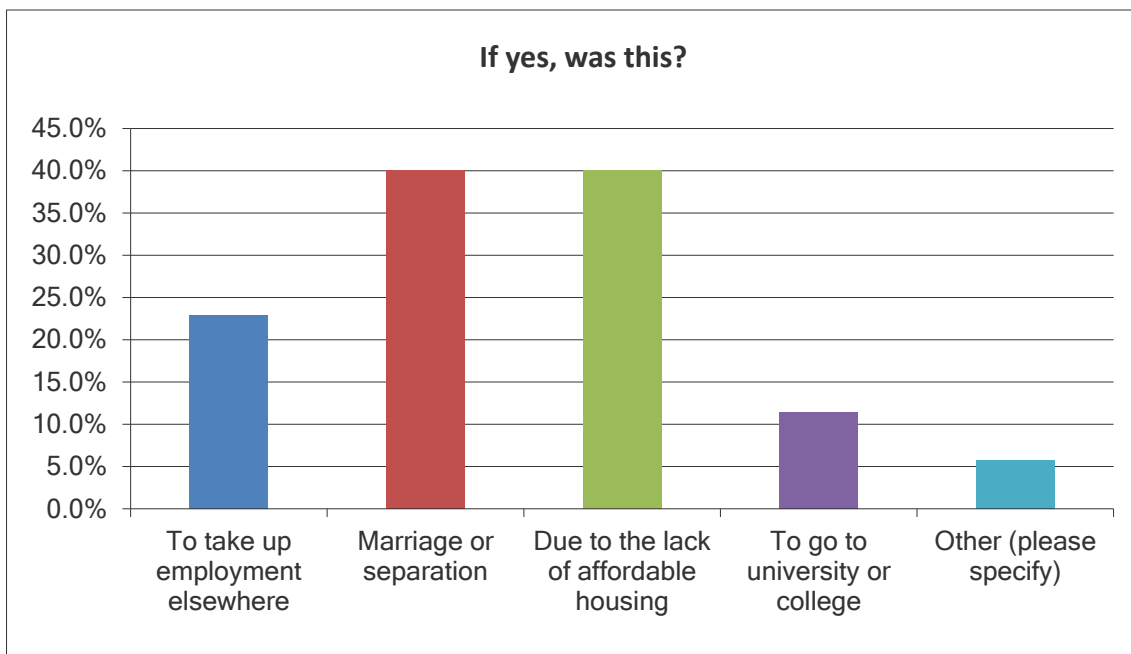


Fig. 1.8 - Reasons for leaving

The reasons for members of the households leaving can be seen in the chart above (Fig. 1.8). It is worth noting that 40% 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 asks whether people are in favour of a small number of homes being developed in the village, to meet the needs of local people.

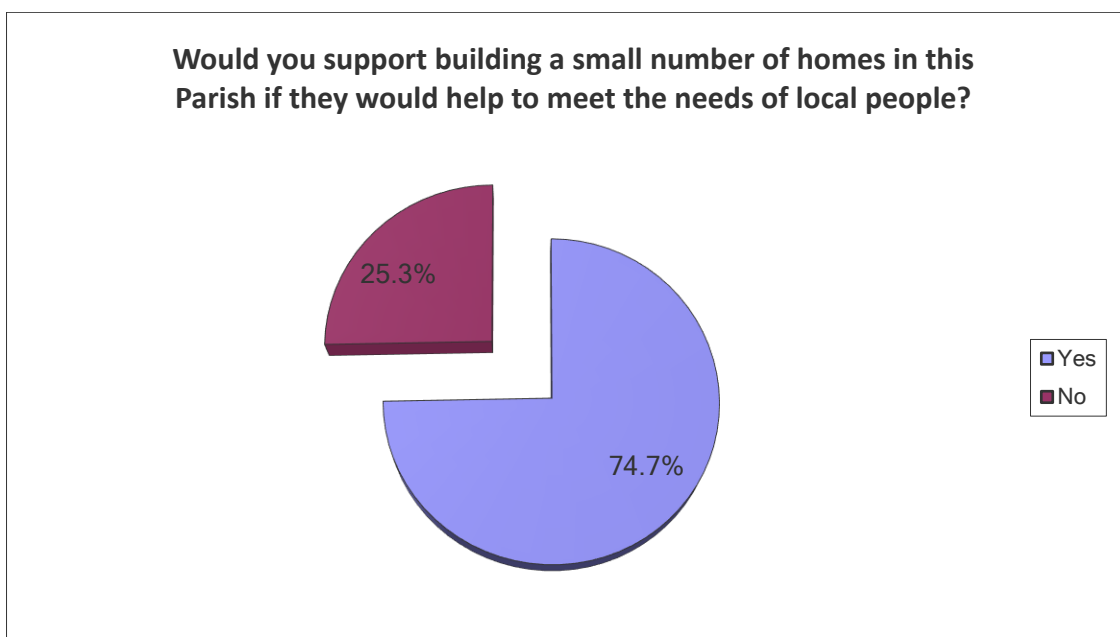


Fig 1.8 - Support for homes for local people

Almost 75% of respondents are in support of a small number of homes to meet local peoples’ needs, while 25% said that they are not in support.

4. Life in the Parish

Part 3 of the survey questionnaire asks questions relating to people's perception of 'life in the Parish'. The views expressed can help us to assess whether any homes that are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up housing and live in a village, both now and in the future, is an important factor when considering the provision of new homes.

i) Positive & negative Factors

Question 20 asked Parish residents how they felt about the 'positive' factors of life in the Parish.

From fig 1.9, below, it can be seen that many respondents are positive about life in Walesby. 71% believed that the Parish is a desirable place to live; 29% of people believe that Walesby enjoys a sense of community; 28% believe it has a balanced and varied population; 20% believe it is a sought after location.

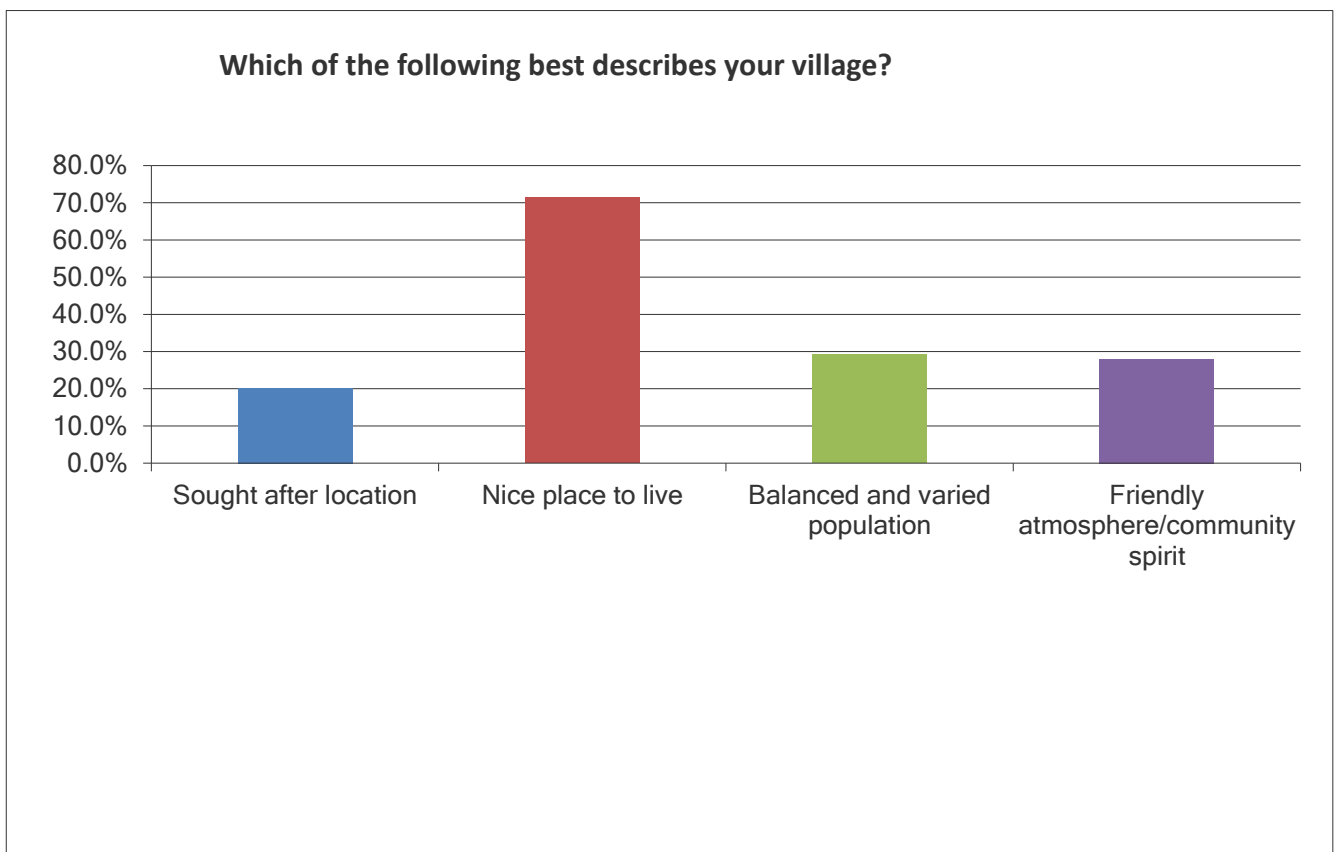


Fig 1.9 - Life in the Parish - positive factors

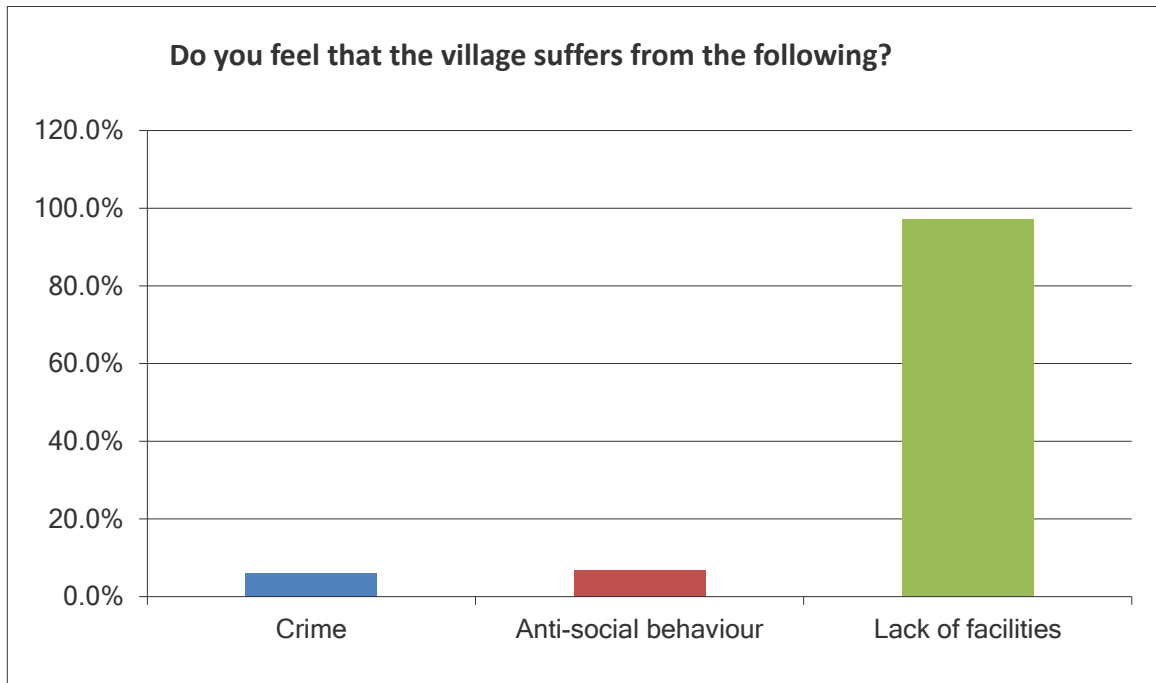


Fig 2.0 - Life in the Parish - negative factors

Question 21 of the survey asks what negative perceptions people may hold.

As can be seen from fig 2.0, above, 97% of respondents believed that Walesby suffers from a lack of facilities. Only 7% perceive that crime is a problem and 6% believe there is some anti-social behaviour.

ii) Adequate housing in the village

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

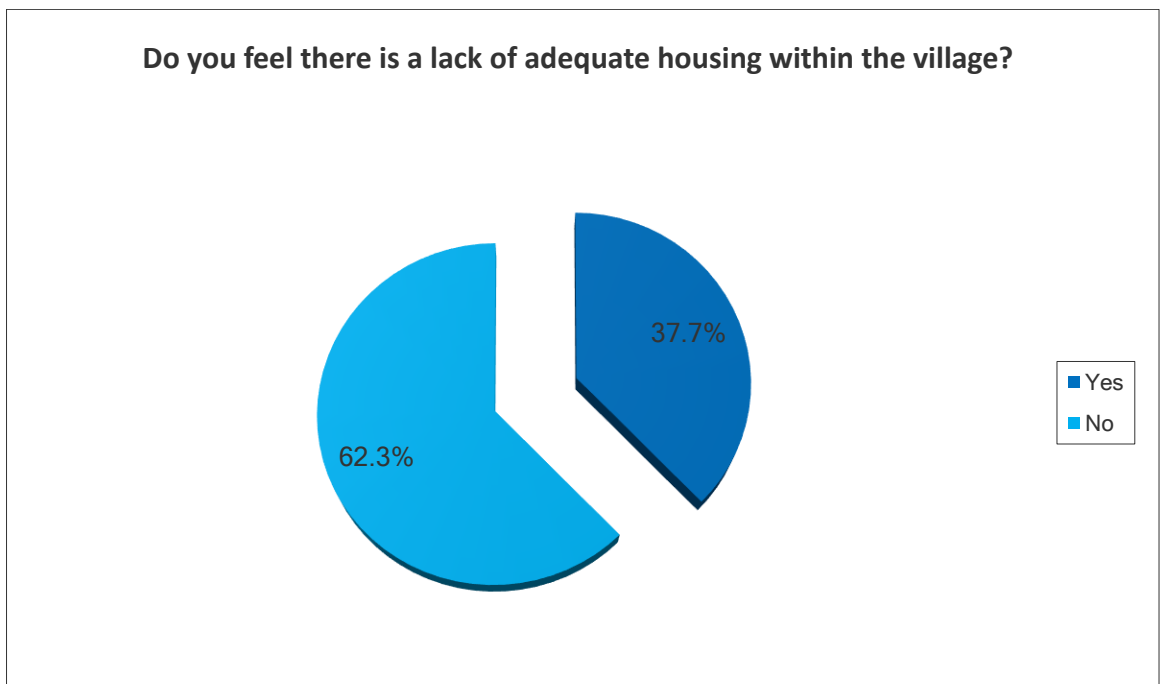


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1 shows that 62% of respondents believe that there is not a lack of adequate housing in Walesby. Almost 38% of respondents believe that there is a lack of adequate housing.

iii) Amenities & Services

Respondents were asked what improvements they would like to see applied to amenities and services in their parish.

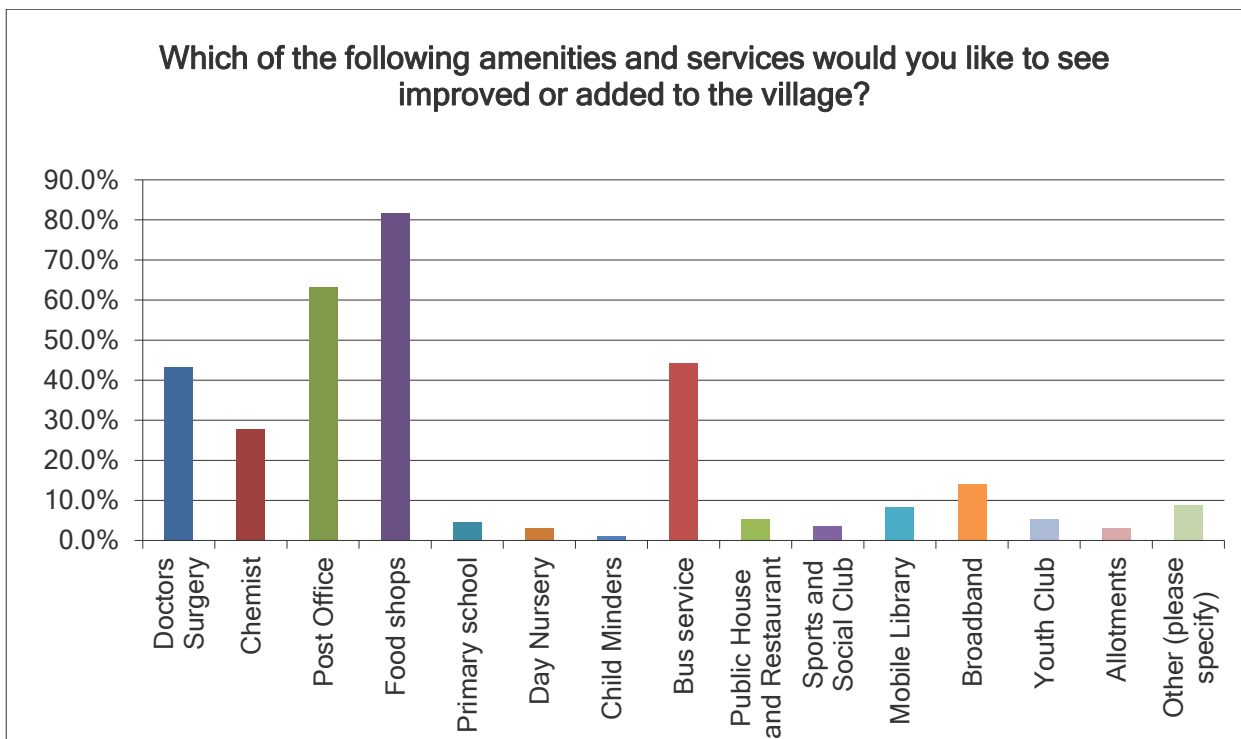


Fig. 2.2 - Amenities and Services that require improvement

The chart above shows that the most popular improvements would be the addition of food shops; post office; doctor’s surgery; bus service; chemist.

5. Housing Need Analysis

Of the 184 returns, 171 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 for housing.

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 scheme 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 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
1.	Over 10 years residency	No	Single person living in own 2 bed property.	Present home too large.	1 bed bungalow. Renting from the Council.	1 bed bungalow. Shared Ownership.
2.	Over 10 years residency	No	Adult living with parents in own 4 bed property.	Couple setting up home together.	2 or 3 bed house. Open Market purchase or H. A. Shared Ownership.	2 bed house. Shared Ownership.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
3.	Over 10 years residency	No	Parent and adult child living in own 3 bed property.	First independent home.	2 bed house or bungalow. Buying on the open market.	2 bed house. Shared Ownership.
4.	2-5 years residency	No	Lone parent and two children living in privately rented 4 bed property.	Present home too expensive, need permanent accomm., family break-up.	3 bed house or bungalow. H.A. Shared Ownership or renting from Council.	3 bed house. H.A. Shared Ownership.
5.	2 - 5 years residency	No	Single person living in privately rented 2 bed property.	Present home too expensive.	2 bed bungalow. Renting from a Housing Association.	2 bed bungalow. H.A. Rent.
6.	Over 10 years residency.	No	Couple and adult child living in own 3 bed property.	First independent home.	1 or 2 bed house. Open Market purchase.	2 bed house. H. A. Rent.
7.	Over 10 years residency.	Yes - H.A. Register	Single person living in own 2 bed property.	Present home too large and expensive.	2 or 3 bed bungalow. Open Market purchase or H. A. Shared Ownership.	2 bed bungalow. H. A. Shared Ownership.
8.	Over 10 years residency.	No	Couple living in own 3 bed property with adult child living away.	Moved away, wish to return to be close to family. Need permanent accomm. Renting but would like to buy.	2 bed bungalow. H.A. Shared Ownership or Renting from H.A. or Council.	2 bed house. H.A. Rent.
9.	Over 10 years residency.	No	Couple living in own 2 bed property.	Cannot manage stairs.	2 bed bungalow. Renting from the Council.	2 bed bungalow. H.A. Shared Ownership.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
10.	Over 10 years residency.	No	Parent and adult child living in own 3 bed property.	Present home too big.	3 bed bungalow. Open Market Purchase.	3 bed bungalow. Open Market Purchase.
11.	Over 10 years residency.	No	Parent and adult child living in own 3 bed property.	First independent home.	2 bed house or bungalow. Open Market purchase or renting.	2 bed house. Open Market purchase.
12.	Over 10 years residency.	No	Family of four living in own mortgaged 3 bed home.	Present home too small.	4 bed house. Open Market purchase.	4 bed house. Open Market purchase.
13.	5-10 years residency.	No	Couple living in own 4 bed property.	Cannot manage stairs.	3 bed bungalow. Open Market purchase.	3 bed bungalow. Open Market purchase.

ii) **Newark & Sherwood Housing Register Indicators**

Lettings & average number of bids

No of lettings/Property type (2016/2017)	Average number of bids (2016/2017)
Walesby	
2 x 2 bed bung	35

Housing Register - number of applicants who have indicated their preferred area as Ollerton, Boughton, Kirton, Wellow, Walesby. We are unable to provide specific demand for Walesby only.

*Please note this is not a true indicator of need as applicants are only asked preferred area at the first point of applying and applicants often consider the amount of stock in these areas before stating a preference.

General Needs - Bedroom eligibility	Number of applicants
1 bedroom	150
2 bedroom	90
3 bedroom	58
4 bedroom	21
Supported Housing	
1 & 2 bedroom	231

NSDC stock

Walesby	Number of properties
1 bed bungalow	8
2 bed bungalow	20
3 bed house	5

Although not specific to Walesby itself, figures taken from the Housing Register data show that in the Walesby area during 2016/17, there have been just two 2 bedroom bungalows available to let. This in itself shows that these properties do not come to the market very often, and indications show that demand for these properties has been high, with an average 35 bids for each property.

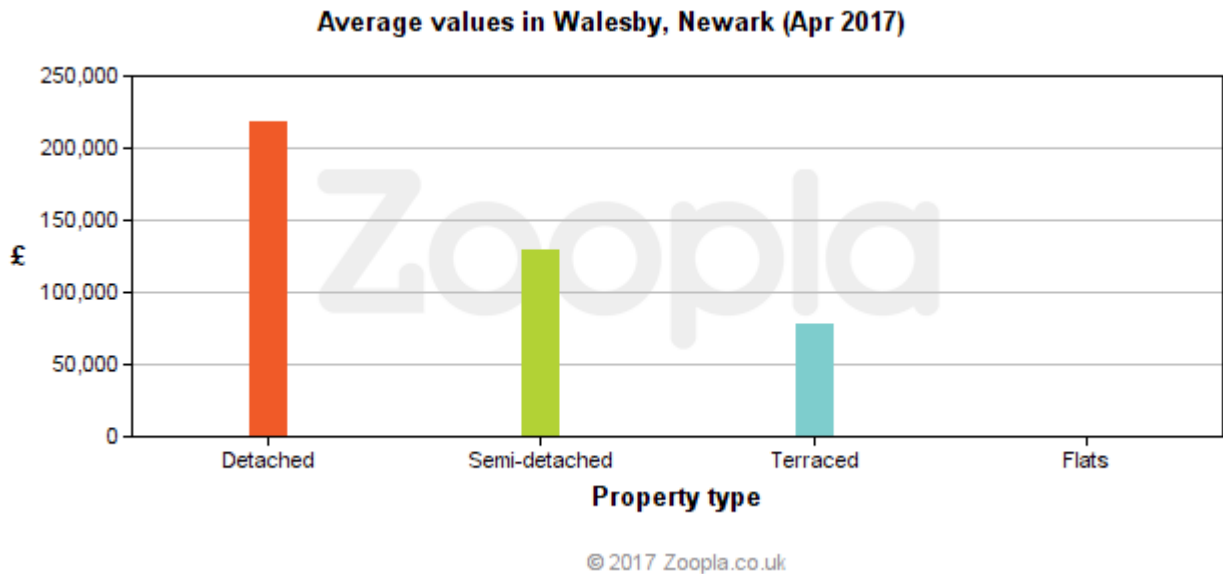
Furthermore, the General Needs table indicates that there is high demand for 1 bedroom, 2 bedroom and 3 bedroom properties in particular, and a very high demand for 1 and 2 bedroom Supported Housing.

In contrast, the NSDC stock level table shows that the current levels of 1 - 3 bedroom properties are comparatively low.

None of the respondents identified by the housing needs survey are currently registered on Newark & Sherwood’s Housing Register. The high level of demand demonstrated by the Housing Register data is over and above the demand identified by the survey and it is recommended that an additional number of properties should be developed to take account of this demand.

iii) House price data

The tables, below (fig 2.5), details the house prices and household type breakdown for the Walesby area. They are taken from www.zoopla.co.uk. Further local context is given on pages 18 and 19 with regard to properties that are/have been for sale and rent in Walesby itself.



Average property values for Walesby - 2017

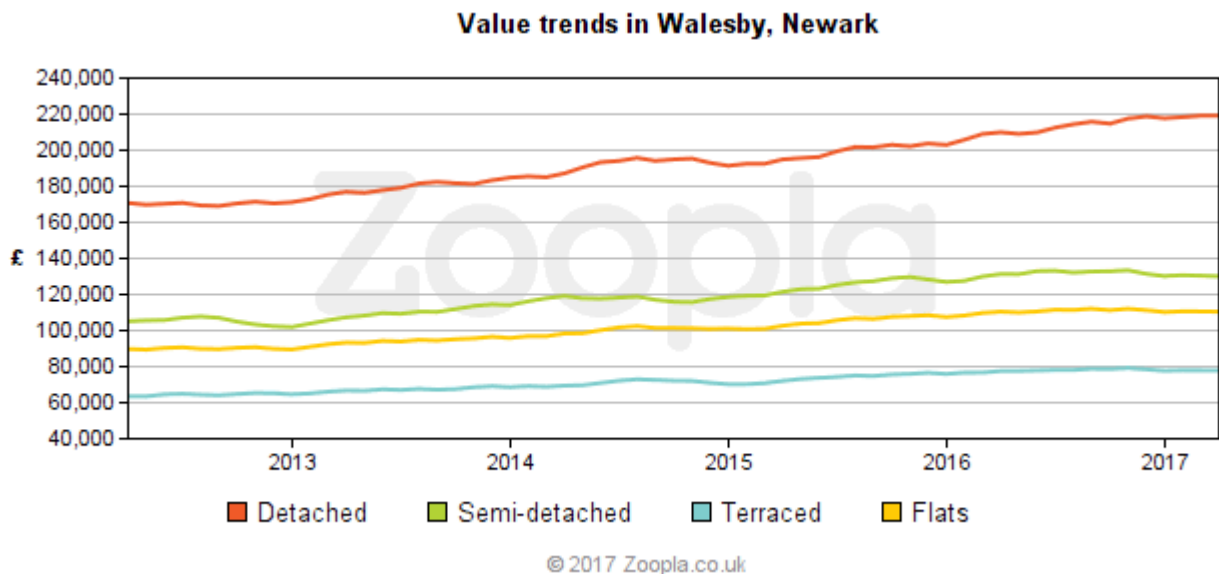


Fig. 2.5 Price trends in Walesby - previous 5 years

The chart above (fig 2.5) shows that property prices in Walesby have steadily increased over the past 5 years (by an average of £34,200 or 22.65%).

iv) Local context

By way of local context, the table below shows prices of properties that were for sale or rent in Walesby in April 2017 (sources: www.zoopla.co.uk and www.rightmove.co.uk).

Property for Sale	Price (£)	Property for Rent	Price (£)
4 bed detached house	475,000	3 bed semi-detached bungalow	525pcm
5 bed detached bungalow	349,950		
5 bed detached house	345,950		
4 bed detached house	290,000		
3 bed detached house	289,950		
3 bed detached bungalow	240,000		
3 bed detached bungalow	236,500		
3 bed detached bungalow	236,500		
3 bed detached house	155,000		
3 bed semi-detached house	145,000		
3 bed semi-detached bungalow	145,000		
2 bed Park Home	95,000		

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 15% deposit.

Based on this affordability criteria it would require a deposit of £21,750 and an income of over £35,000 per annum to afford the cheapest available house or bungalow currently available in Walesby (3 bed semi-detached on the market for £145,000).

The private rental market is currently only offering one property and it is priced at £525 per calendar month.

With regard to actual sales, the table below gives details of 16 properties that have been sold in Walesby over the past year (source: www.zoopla.co.uk), with an average selling price of £199,309.

Property	Price (£)
4 bed detached house	330,000
4 bed detached house	285,000
4 bed detached house	285,000
3 bed detached house	265,000
3 bed detached house	240,000
3 bed detached house	233,500
3 bed detached house	180,000
3 bed detached house	180,000
3 bed detached bungalow	170,000
3 bed detached house	168,000
3 bed detached bungalow	160,000
3 bed detached house	155,000
3 bed semi-detached house	150,000
3 bed semi-detached bungalow	144,950
3 bed semi-detached house	122,500
2 bed semi-detached house	120,000

Using the previous affordability criteria, it would require a deposit of £18,000 and an income of £29,000 per annum to afford the cheapest property sold in the past 12 months (2 bed semi-detached house at £120,000), and a deposit of almost £22,000 and an income of £35,000 per annum to afford the lowest priced bungalow (3 bed semi-detached bungalow at £144,950).

7. Conclusion

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

It is apparent that there is very little privately rented property available on the open market and that purchase prices are out of reach of people on low to moderate incomes. Other than for the very limited supply of Park homes, it would need a deposit of between £18,000 and £21,000 and an annual income of between £29,000 and £35,000 to afford the lowest priced properties on the market.

There also appears to be a significant shortfall in the number of social housing properties available to rent, in comparison to the demand indicated by the local Housing Register.

All in all, these factors combine to make it extremely difficult for people wanting to get a step on the housing ladder, or for those wanting to downsize. In most cases, people would be forced to leave Walesby and find housing elsewhere in the district.

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

From the Housing Needs Survey, there were 13 respondents who indicated a requirement for housing within the next 5 years.

- **9 were assessed as being in need of affordable housing (for local people) to rent or part purchase.**

1 x 1 bed bungalow - shared ownership
2 x 2 bed bungalows - shared ownership
2 x 2 bed houses - shared ownership
1 x 3 bed house - shared ownership

1 x 2 bed bungalow - affordable rent
2 x 2 bed houses - affordable rent

- **4 were assessed as being in need of alternative open market housing (for local people).**

1 x 2 bed house
1 x 4 bed house
2 x 3 bed bungalows

- **In addition to the above figures, data obtained from Newark & Sherwood's Housing Register indicates that a further 6 properties for affordable rent should be developed:**

3 x 2 bed bungalows
2 x 2 bed houses
1 x 3 bed house

THERE IS AN IDENTIFIED NEED FOR A MINIMUM OF
15 AFFORDABLE HOMES AND 4 OPEN MARKET HOMES IN
WALESBY, FOR THOSE WITH A LOCAL CONNECTION

8. Contact information

Midlands Rural Housing

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP



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