

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF EDINGLEY



**PRODUCED BY  
MIDLANDS RURAL HOUSING**

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## 1. Summary

- A housing need survey was carried out in the Parish of Edingley in March 2016.
- Results obtained showed there was a need for up to 4 affordable homes and 7 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 years<sup>1</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 between £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>2</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 Edingley.

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 Edingley Housing Needs Survey questionnaires were delivered to every household in the Parish in late February. The return date for the survey was 25<sup>th</sup> March 2016 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 Edingley or had a strong connection to the Parish and wished to complete a form. In total 172 survey forms were distributed.

<sup>1</sup> 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."

<sup>2</sup> National Housing Federation, Rural housing research report 2011

### 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 Edingley residents. This evidence will be made available to Newark & Sherwood District Council and Edingley 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 172 survey forms were distributed and 48 were received in return, giving a return rate of 28% against the number distributed. In our experience this is an average level of response for a survey of this kind and it is only those who have a housing need or are interested in a local needs development and general village life that are likely to respond.

### i) Household type

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

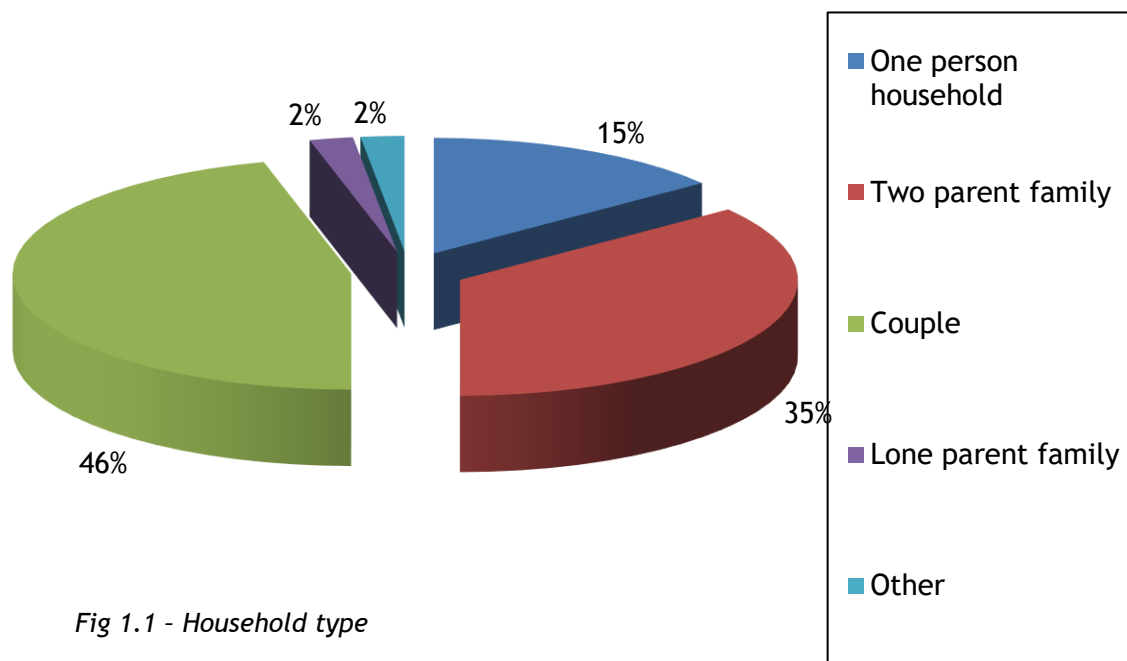


Fig 1.1 - Household type

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

The largest response was from couples; 46% of total responses were received from this group.

35% of responses came from two parent family homes and 15% from one person households.

**ii) Tenure of all respondents**

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

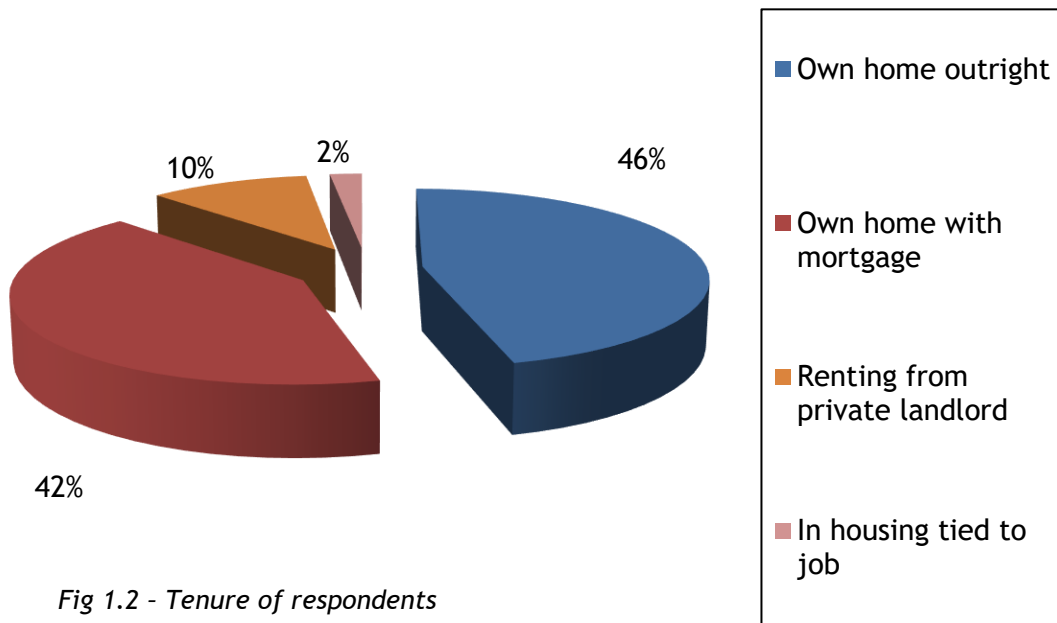


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 88% of replies (46% of total survey respondents owned their home outright and 42% have a mortgage on their home).

10% of respondents live in privately rented accommodation. There were no responses from people living in Council or Housing Association properties.

**iii) Property Types**

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

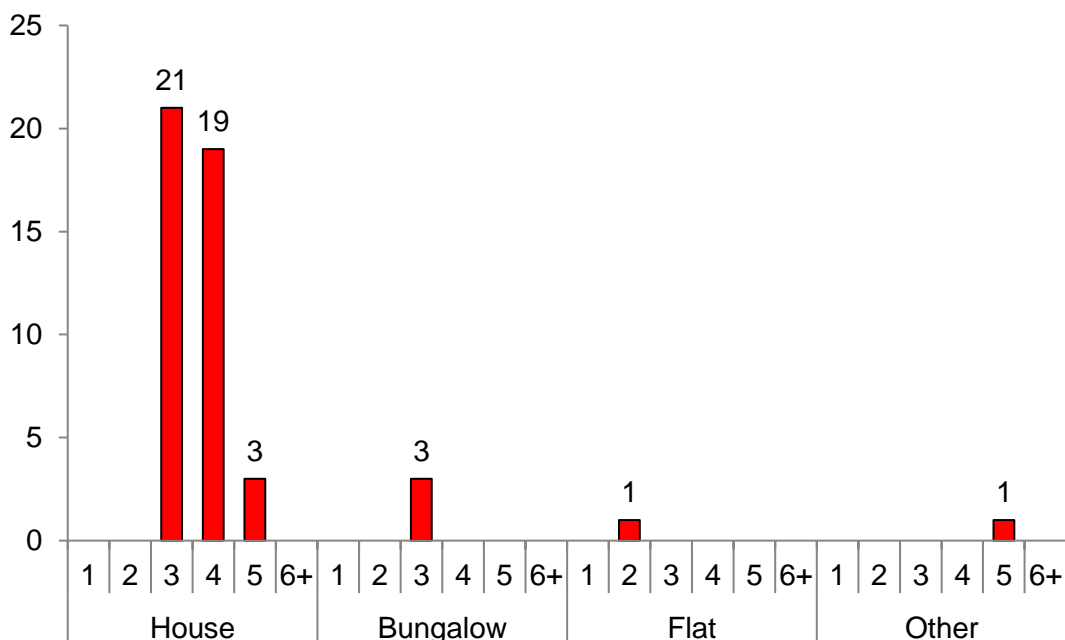


Fig 1.3 - Property types

90% of respondents live in a house; 6% live in a bungalow, 2% live in a flat and the remaining 2% classed their property as 'other'.

Those living in 3 bedroom houses were the largest group (44% of responses), followed by those living in 4 bedroom houses (40%).

#### iv) Length of residence in Parish

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

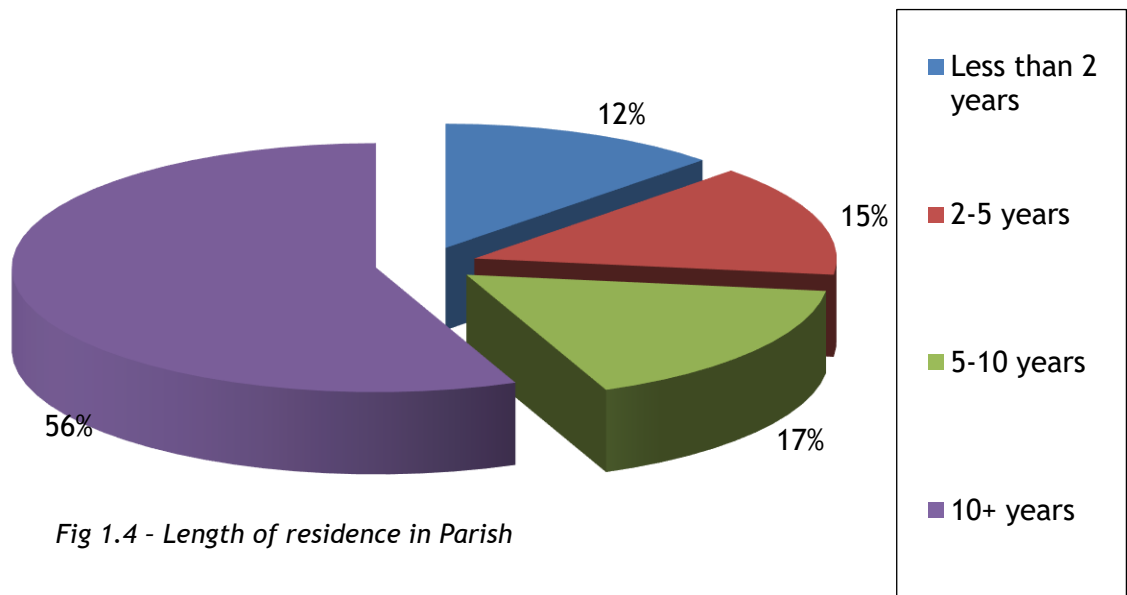


Fig 1.4 - Length of residence in Parish

It shows that 56% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

17% of respondents have lived in Edingley for between 5 and 10 years, and 15% have been there for between 2 and 5 years. 12% 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):

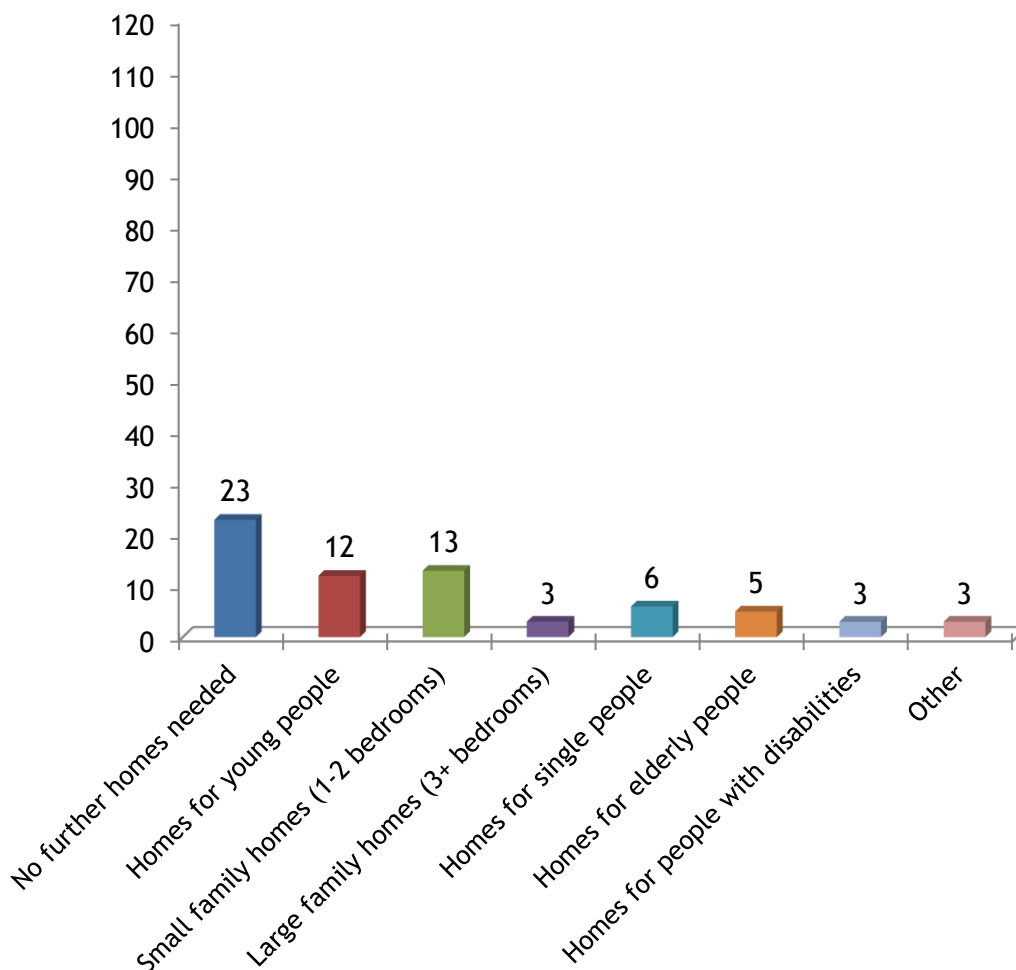


Fig 1.5 - Type of housing needed in Edingley

It shows that 48% of respondents thought that no further homes were needed in Edingley.

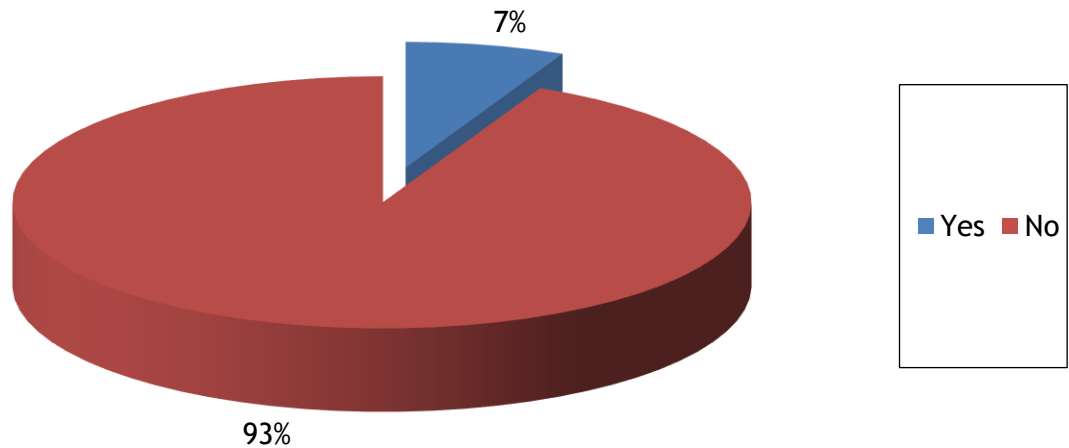
Of those that believed more homes were needed, the most popular reasons were:

- Small family homes
- Homes for young 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.

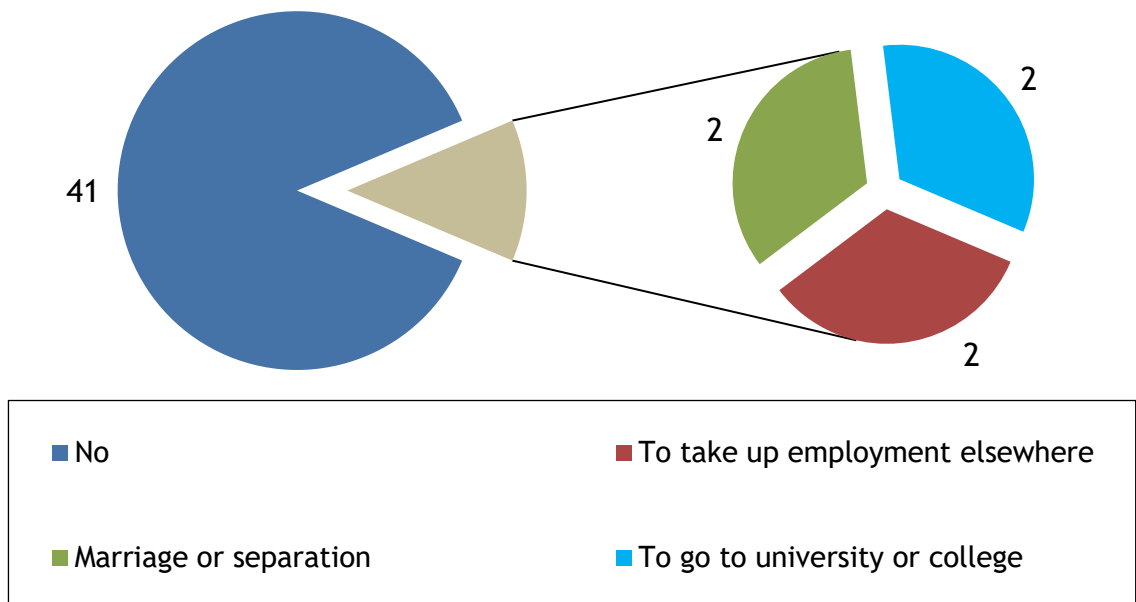


*Fig 1.6 -New homes required for people currently living in respondents' home*

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

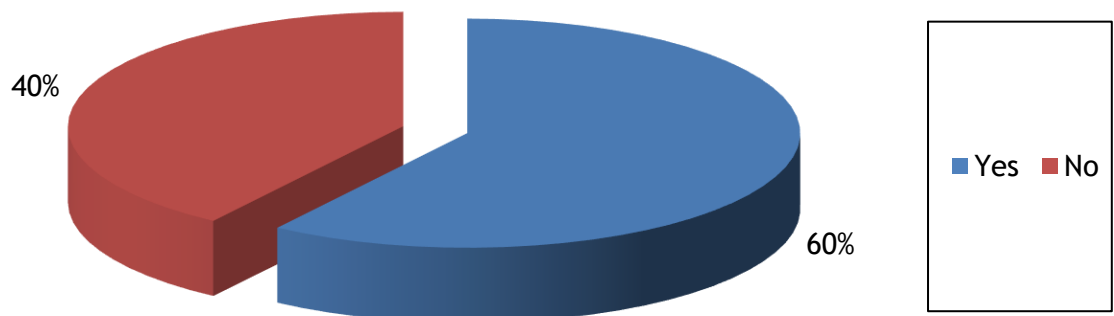


*Fig 1.7 - Migration and reasons for leaving*

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 leaving are given in the chart.

**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 40% said that they are not in support.

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 are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up tenancies 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.

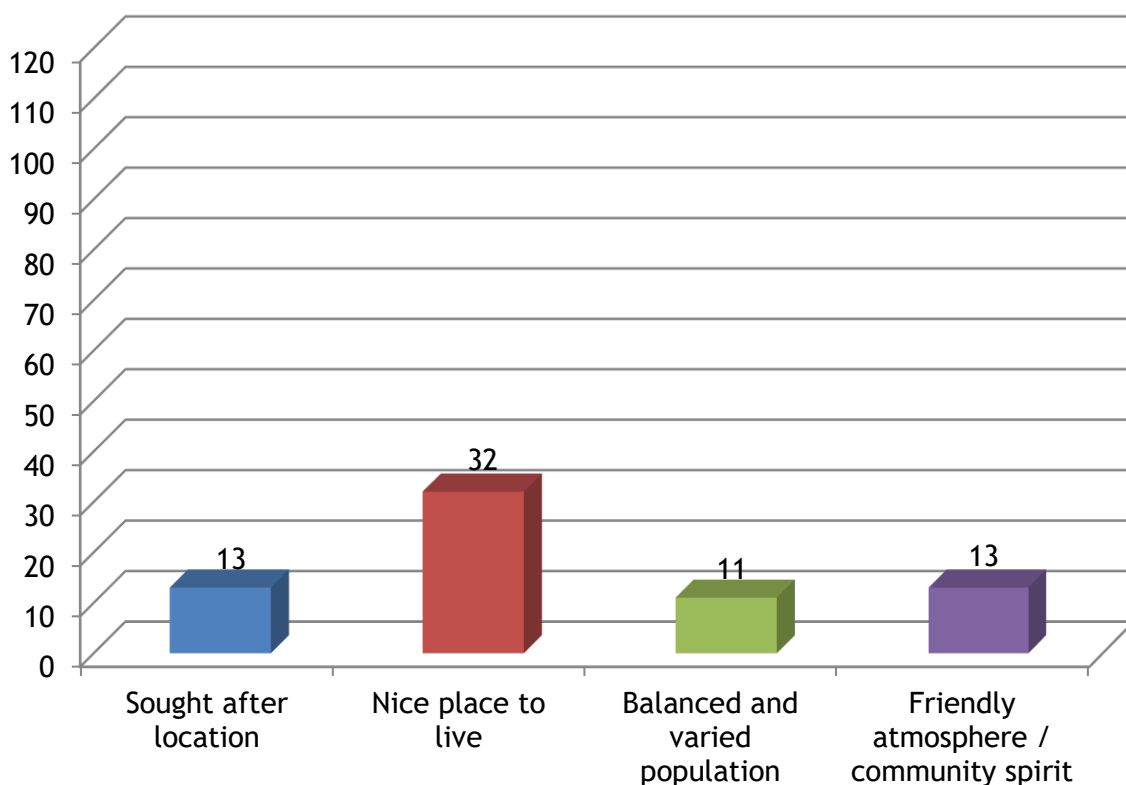


Fig 1.9 - Life in the Parish - positive factors

From fig 1.9, above, it can be seen that respondents have mixed feelings about life in Edingley. 67% of completed questionnaires came from those who believed that Edingley is a nice place to live, although only 27% believe it has a friendly, community spirit or is a sought after location. Just 23% of respondents thought Edingley had balanced and varied population.

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

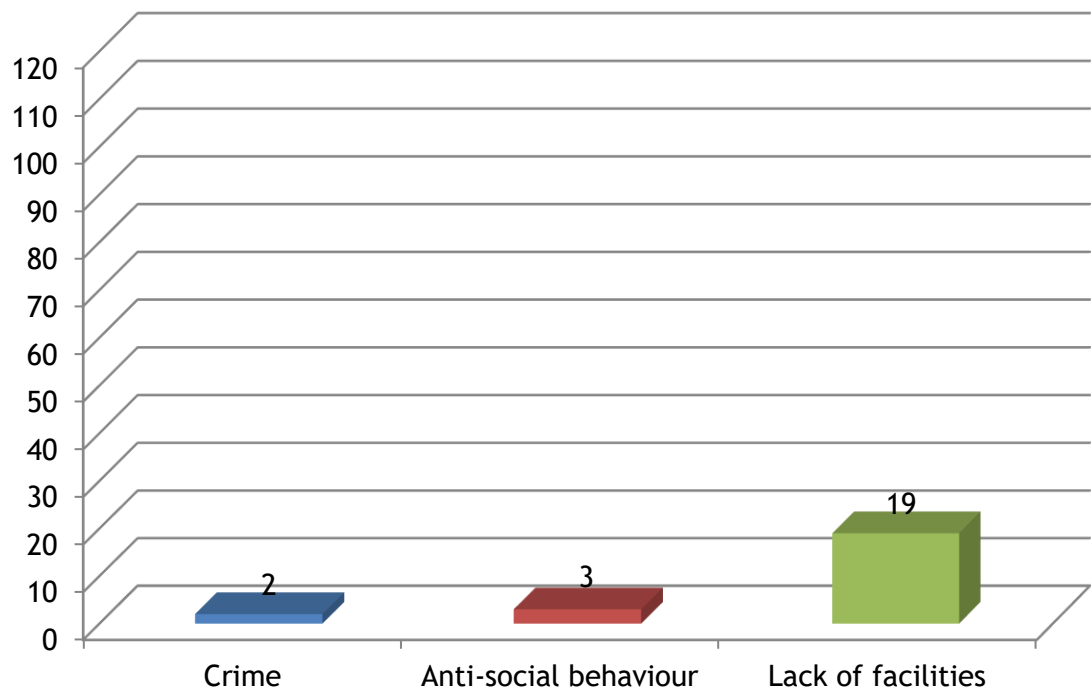
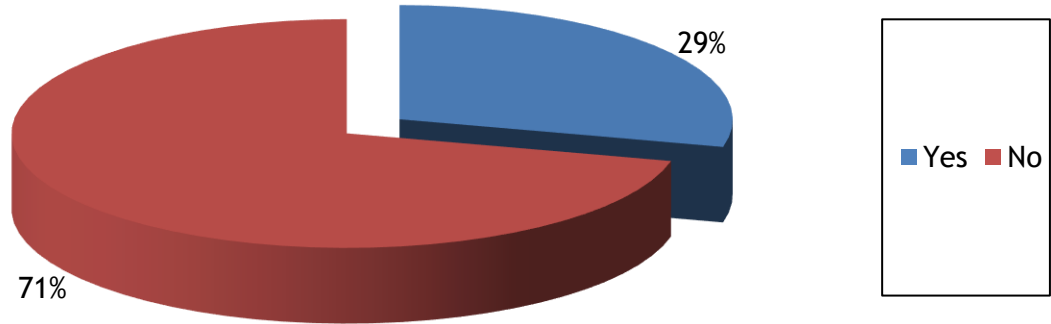


Fig 2.0 - Life in the Parish - negative factors

As can be seen from fig 2.0, above, 40% of respondents believe that there is a lack of adequate facilities in Edingley, whilst 6% had experienced anti-social behaviour and 4% believe there is some crime in the village.

x) **Adequate housing in the village**

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



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

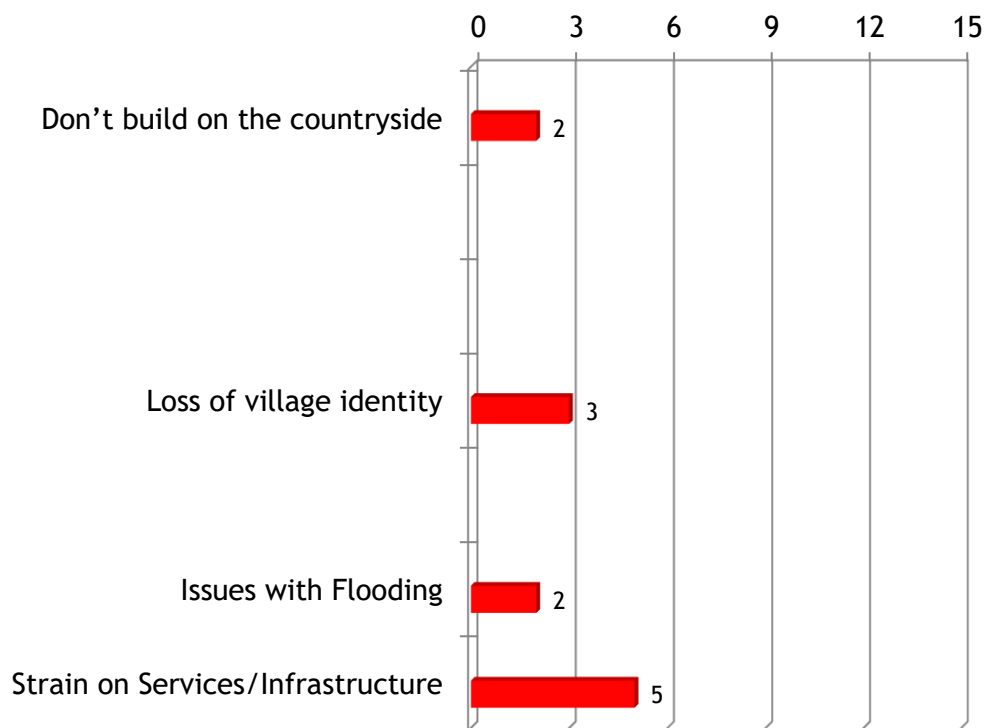
Fig 2.1 shows that 71% of respondents believe that there is not a lack of adequate housing in Edingley. 29% of respondents believe that there is a lack of adequate housing.

**xi) Respondents' comments**

Many respondents made additional comments on their returned form. They are summarised below:

(It is not appropriate to include certain comments which make specific reference to particular areas of the village or to identifiable elements of the community)

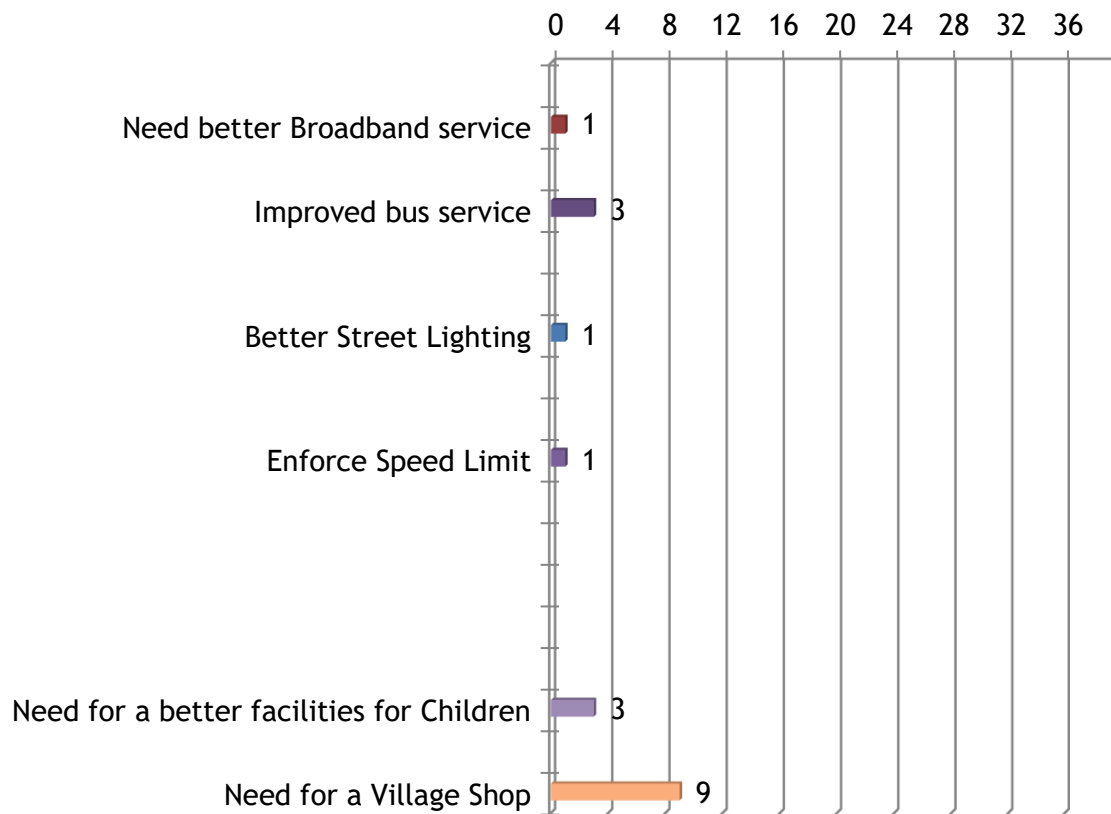
**Question 9 - Would you support building a small number of homes in this Parish if they would help to meet the needs of local people; if NO, then briefly explain your concerns.**



*Fig 2.2 - Concerns over supporting small number of homes for locals*

It can be seen that the highest number of concerns relate to the impact of additional housing on the village's services and infrastructure.

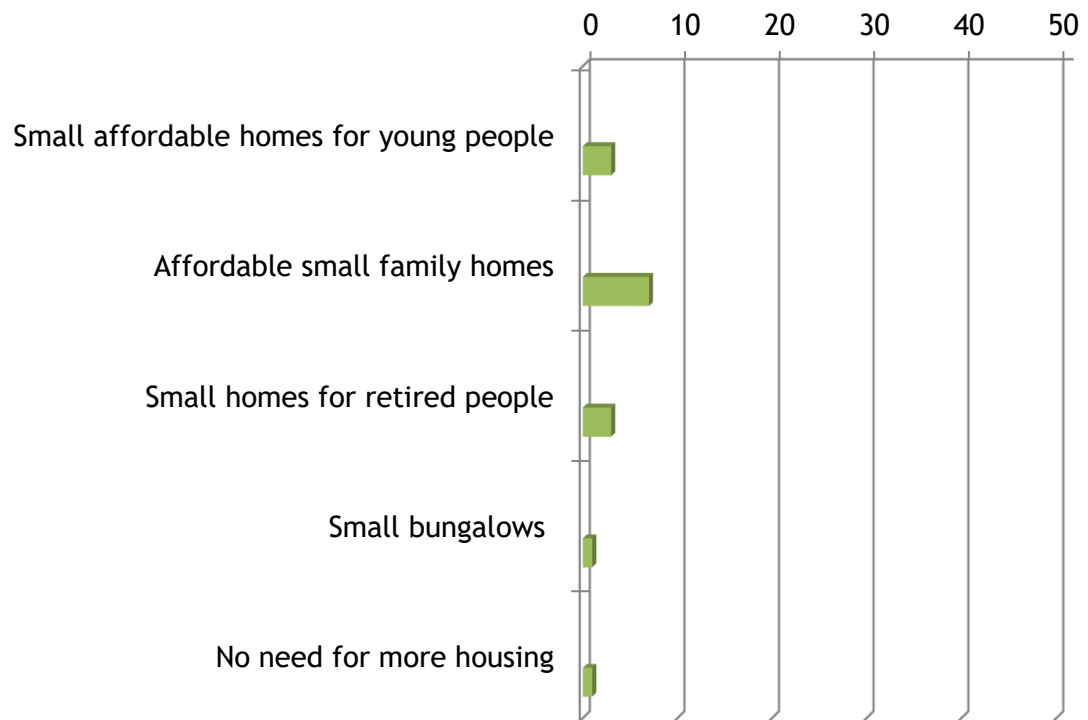
**Q20 - Do you feel that the village suffers from crime / anti-social behaviour / lack of facilities; if so what would you like to see happen to improve the situation?**



*Fig 2.3 - Concerns over issues and improvements deemed necessary*

Villagers who made comments felt that the need for a village shop was the highest priority, followed by an improved bus service and better facilities for children.

**Question 21- Do you feel there is a lack of adequate housing within the village?  
If so, what type of homes do you think are needed?**



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

Respondents who made comment felt that the village mainly needs small, affordable homes for families and for young people. Some people would like to see more provision for retired people, such as small bungalows or sheltered housing.



## 5. Housing Need Analysis

Of the 48 returns, 37 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, 11 returns indicated a need for alternative housing within the next five years.

### 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 IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
11	Yes, over 10 years residency.	No	2 parent family living in own mortgaged 5 bed house.	Present home too large.	3 bed house. Buying on the open market.	3 bed house. Open market purchase.
18	Yes, over 10 years residency.	No	Lone parent family living in own mortgaged 4 bed house.	Present home too large.	3 bed house or bungalow. Buying on the open market.	3 bed house. Shared Ownership.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
26	Yes, over 10 years residency.	No	2 parent family living in own 3 bed house.	First independent home. Renting but would like to buy. Moved away but want to return.	2 bed house. Buying on the open market.	2 bed house. Shared ownership.
30	Yes, 2-5 years residency.	No	Couple living in tied 3 bed flat.	First independent home, need permanent accomm.	3 bed house. Buying on the open market.	2 bed house. Shared Ownership.
35	Yes, 5-10 years residency.	No	Couple living in own mortgaged 2 bed house.	Present home too small.	3 bed house. Buying on the open market.	3 bed house. Open market purchase.
39	Yes, 2-5 years residency.	No	Couple living in privately rented 3 bed house.	Renting but would like to buy.	3 bed house. Buying on the open market.	2 bed house. Shared Ownership.
41	Less than 2 years residency.	No	Two parent family living in privately rented 4 bed bungalow.	Renting but would like to buy.	4 bed house or bungalow. Buying on the open market.	4 bed house. Open market purchase.
44	Yes, 2-5 years residency.	No	Couple living in own 3 bed bungalow.	Present home-garden too large.	2 bed bungalow. Buying on the open market.	2 bed bungalow. Open market purchase.
45	Yes, over 10 years residency.	No	Couple living in own mortgaged 4 bed house.	Present home too large.	3 bed bungalow. Buying on the open market.	3 bed bungalow. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
46	Yes, 2-5 years residency.	No	2 parent family living in own mortgaged 2 bed property.	Present home too small.	3 bed house. Buying on the open market.	3 bed house. Open market purchase.
48	Less than 2 years residency	No	2 parent family living in privately rented 3 bed house.	Renting but would like to buy.	4 bed house. Buying on the open market.	4 bed house. Open market purchase.

#### Newark & Sherwood CBL Register

Recent checks on Newark & Sherwood District Council's Choice based Lettings Register show that 5 people who have been assessed as being in housing need have expressed an interest in living in Edingley. Since April 2015, no properties have become available in Edingley.

## ii) House price data

The table, below (fig 2.5), details the house prices and household type breakdown for the NG22 postcode area. They are taken from [www.zoopla.co.uk](http://www.zoopla.co.uk). Further local context is given on page 20 with regard to properties that are/have been for sale and rent in Edingley itself.

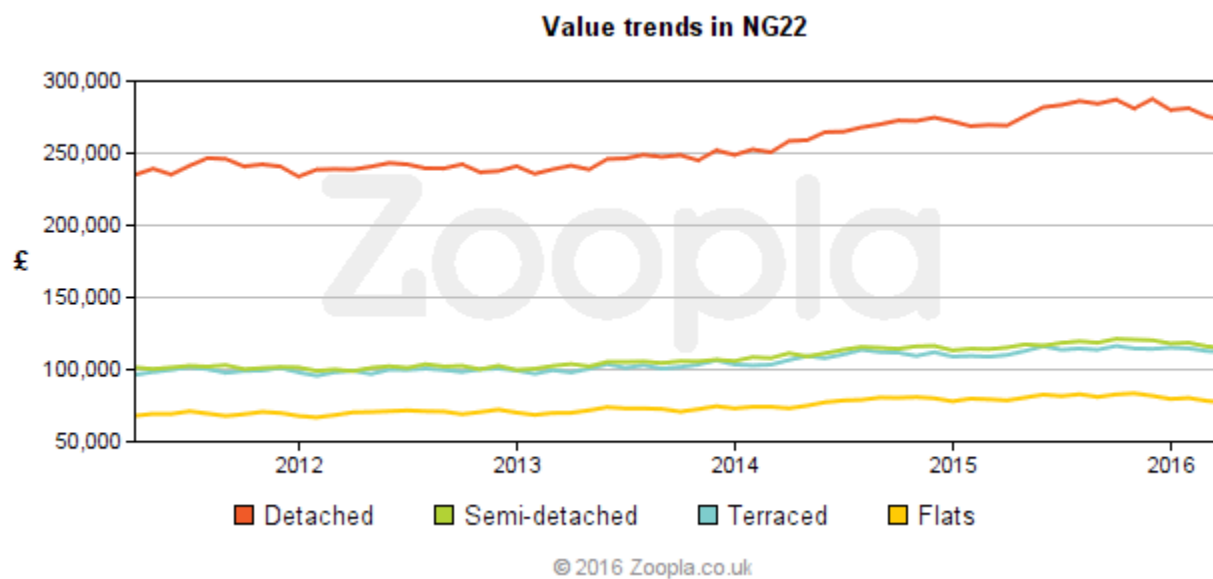


Fig 2.5 - Average property prices for NG22 post code area 2011-2016

The chart above (fig 2.5) shows that property prices in NG22 have increased over the past 5 years (by an average of £20,723 or 12.44%). *It should be noted that NG22 includes a wider area so the prices shown are not solely focused on Edingley.*

### iii) Local context

By way of local context, the table below shows prices of properties that were for sale in Edingley in April 2016 (source: [www.rightmove.co.uk](http://www.rightmove.co.uk)). There were no properties for rent.

Property for Sale	Price (£)	Property for rent	Price (£)
3 bed detached country house	925,000		
4 bed detached house	569,950		
4 bed detached house	535,000		
4 bed detached house	425,000		
4 bed detached house	419,950		
3 bed detached cottage	269,995		

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

Based on these affordability criteria it would require a deposit of £54,000 and an income of almost £62,000 per annum to afford the cheapest available house currently available in Edingley (3 bed cottage which is on the market for £269,995).

The private rental market is currently offering no properties for availability.

With regard to actual sales, the table below shows properties that have been sold in Edingley over the past year:

Property	Price (£)
6 bed detached house	625,000

## 6. Conclusion

MRH has conducted a detailed study of the housing needs of Edingley. 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 a need for 7 open market properties and 4 affordable properties.**

There were 11 respondents who indicated a requirement for housing within 5 years.

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

3 x 2 Bed house - open market

2 x 4 Bed house - open market

1 x 2 Bed bungalow - open market

1 x 3 Bed bungalow - open market

- **4 were assessed as being in need of affordable housing (for local people) to purchase:**

3 x 2 bed house - shared ownership

1 x 3 bed house - shared ownership

**THEREFORE, THERE IS AN IDENTIFIED NEED FOR**  
**4 AFFORDABLE HOMES AND 7 OPEN MARKET HOMES IN**  
**EDINGLEY FOR THOSE WITH A LOCAL CONNECTION**

## 7. Contact information

### Midlands Rural Housing

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