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1. Summary

- A housing needs survey was carried out in the Parish of Rolleston in September/October 2016.
- Results obtained showed there was a need for up to four open market (sale) homes for local people.
- There was no evidence of a requirement for affordable housing for local people.

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 £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 Rolleston.

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 Rolleston Housing Needs Survey questionnaires were delivered to every household in the Parish in September 2016. The return date for the survey was 17th October and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Rolleston or had a strong connection to the Parish and wished to complete a form. In total 150 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 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 Rolleston residents. This evidence will be made available to Newark & Sherwood District Council and Rolleston 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 150 survey forms were distributed and 45 were received in return, giving a return rate of 30% against the number distributed. In our experience this is a good level of response for a survey of this kind, as 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.

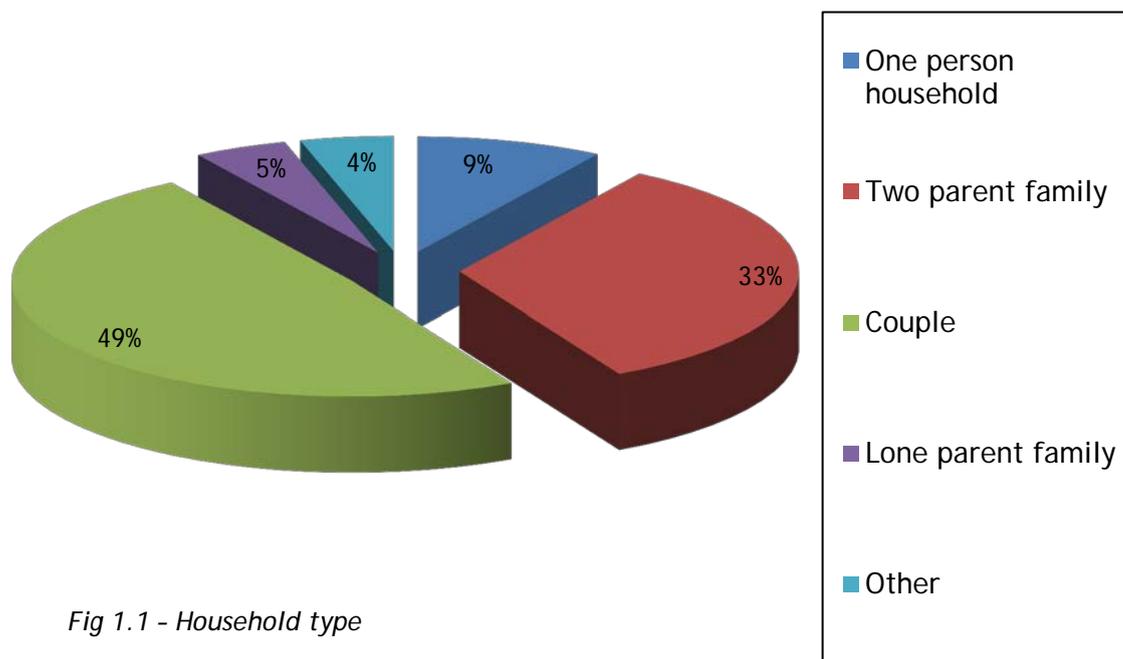


Fig 1.1 - Household type

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

The largest number of responses was from couples; 49% of total responses were received from this group.

33% of responses came from two parent family homes.

9% of responses came from one person households; 5% of responses were from lone parent families; 4% of responses came from 'other' groups.

ii) Tenure of all respondents

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

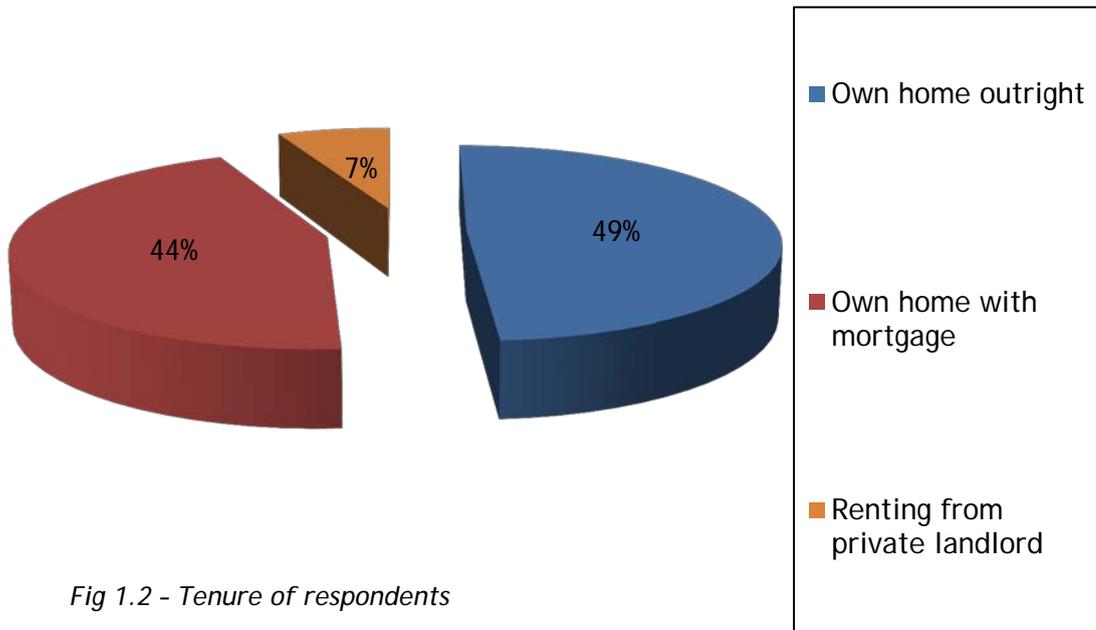


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 93% of replies (49% of total survey respondents owned their home outright and 44% have a mortgage on their home).

7% of respondents live in privately rented property.

iii) Property Types

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

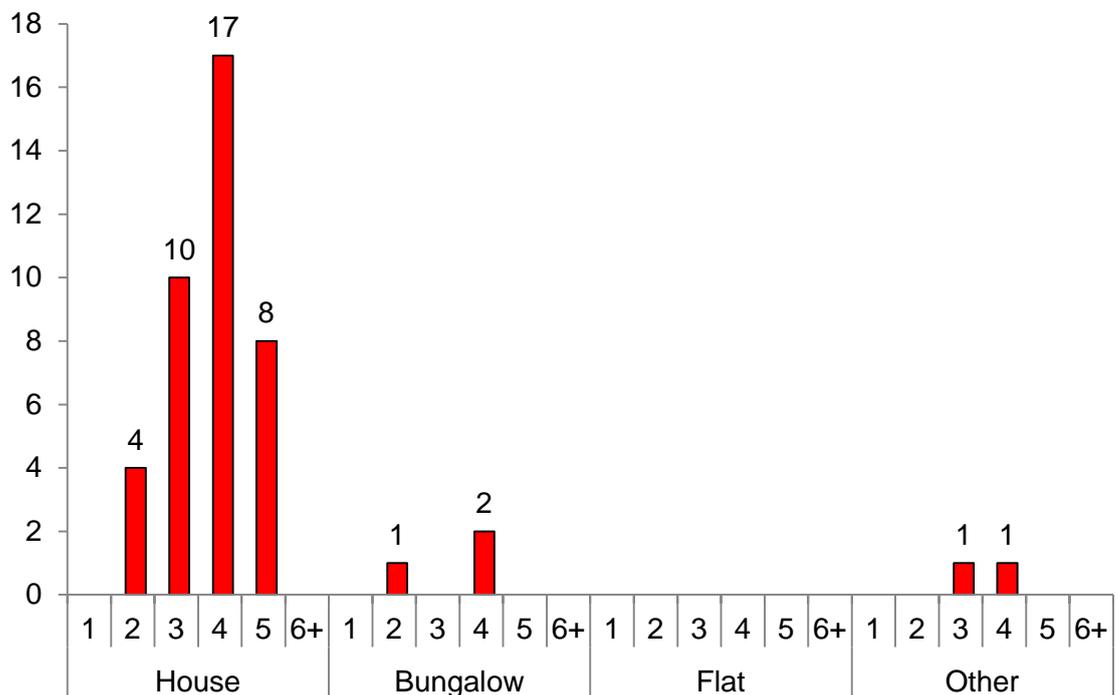


Fig 1.3 - Property types

87% of respondents live in a house; 7% live in a bungalow; 4% classed their property as 'other'.

Those living in 4 bedroom houses were the largest group (38% of responses), followed by those living in 3 bedroom houses (22%), 5 bedroom houses (18%), and 2 bedroom houses (9%).

iv) Length of residence in Parish

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

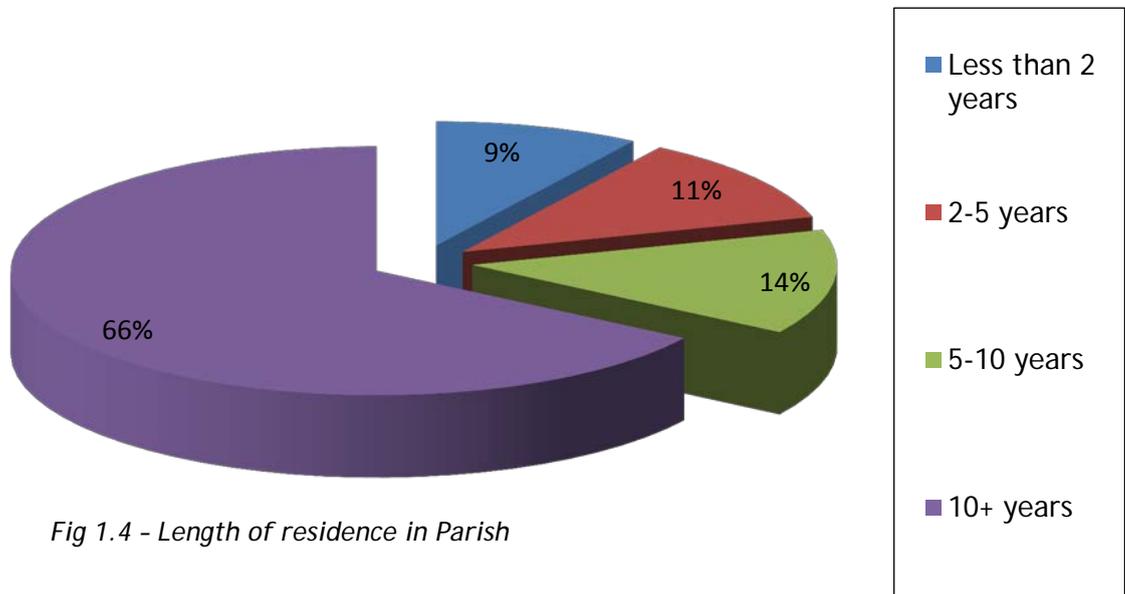


Fig 1.4 - Length of residence in Parish

It shows that 66% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

14% of respondents have lived in Rolleston for between 5 and 10 years, and 11% have been there for between 2 and 5 years. 9% of responses came from those who have lived in the village for less than 2 years.

v) Type of housing required in the Parish

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

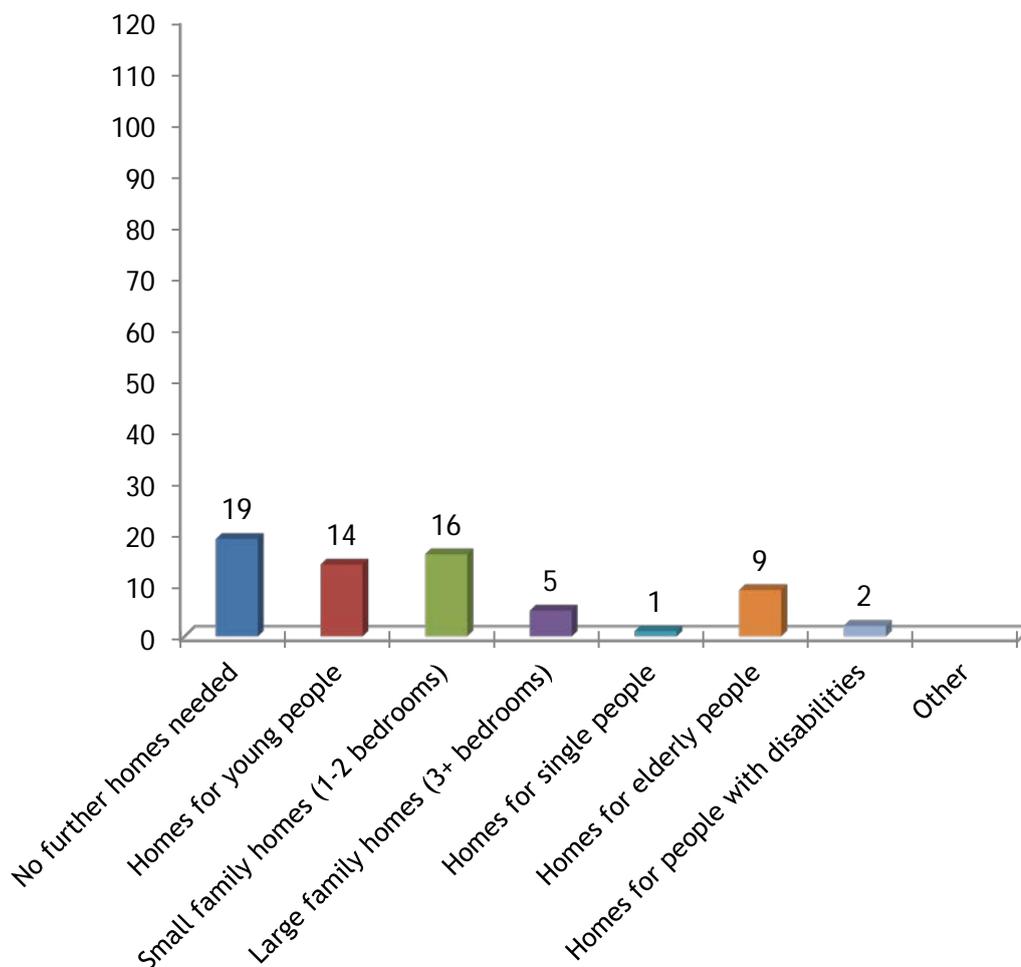


Fig 1.5 - Type of housing needed in Barlestone

It shows that 42% of respondents thought that no further homes were needed in Rolleston.

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

- Small family homes
- Homes for young people
- Homes for elderly 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.

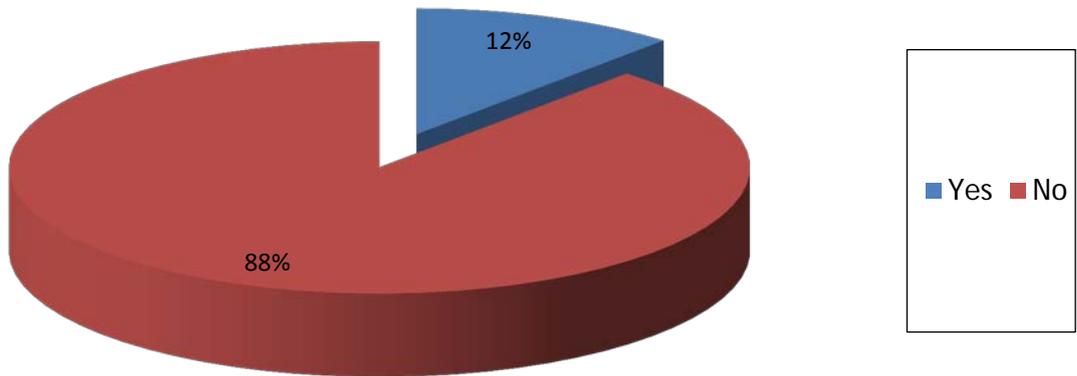


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that 12% 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.

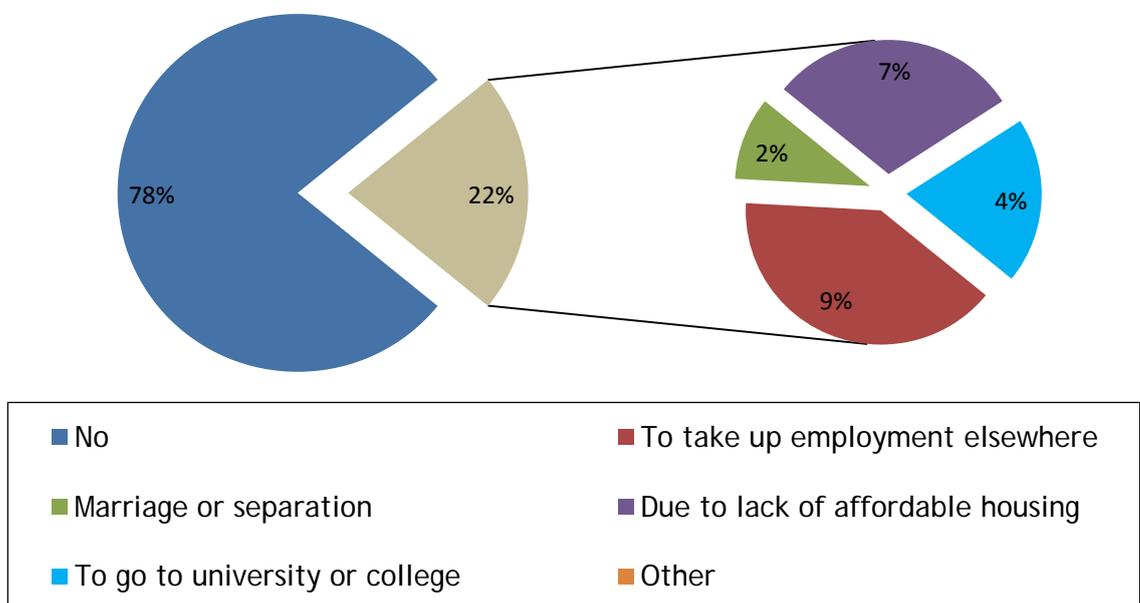


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 22% 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 7% 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.

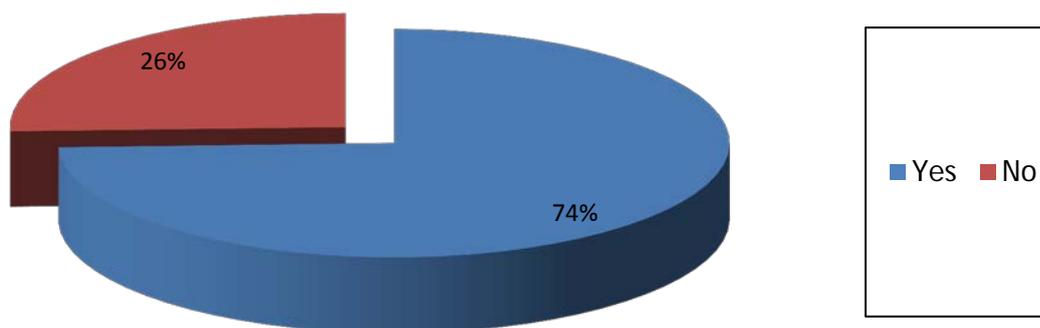


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 74% of respondents are in support of a small number of homes to meet local peoples' needs, while 26% 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.

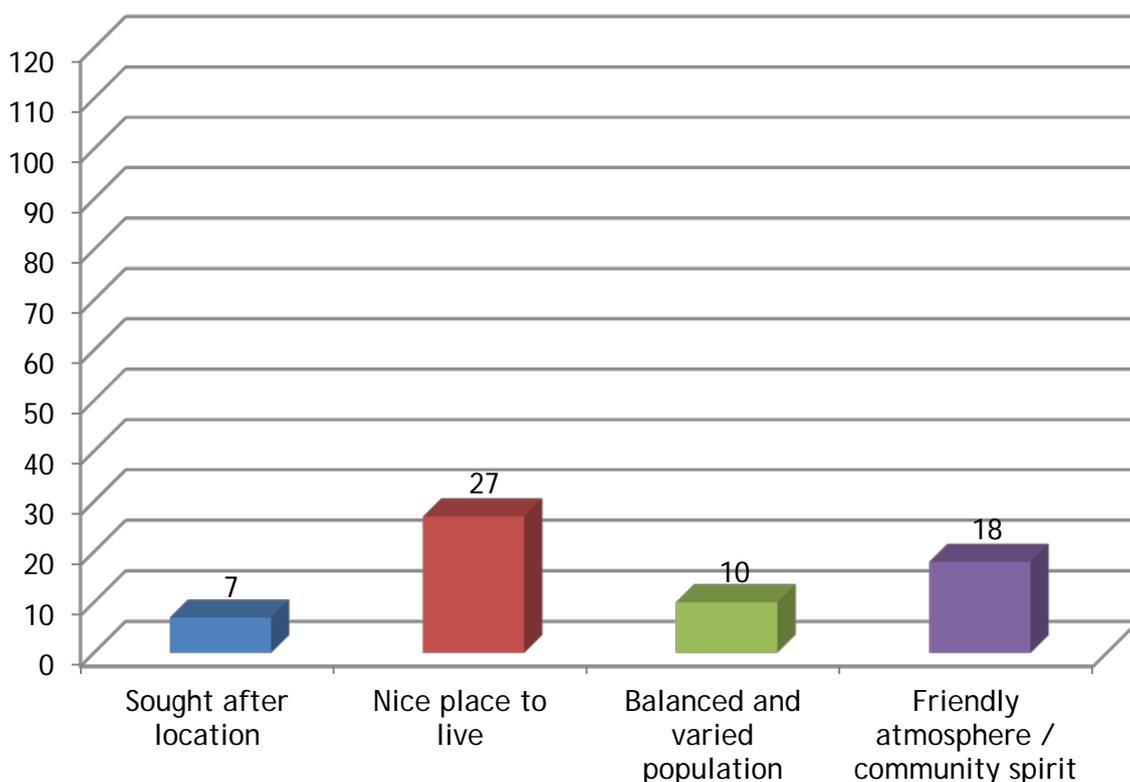


Fig 1.9 - Life in the Parish - positive factors

Fig 1.9 above shows that many respondents do not hold a positive view of life in Rolleston. Only 60% believe that the Parish is a nice place to live and just 16% think it is a sought after location.

Only 40% of completed questionnaires came from people who believe that Rolleston enjoys a sense of community and a friendly atmosphere, while just 22% think it has a balanced, varied population.

The second question sought village residents' perceptions on the potentially negative aspects of life in the Parish. Respondents had a more positive view on these issues.

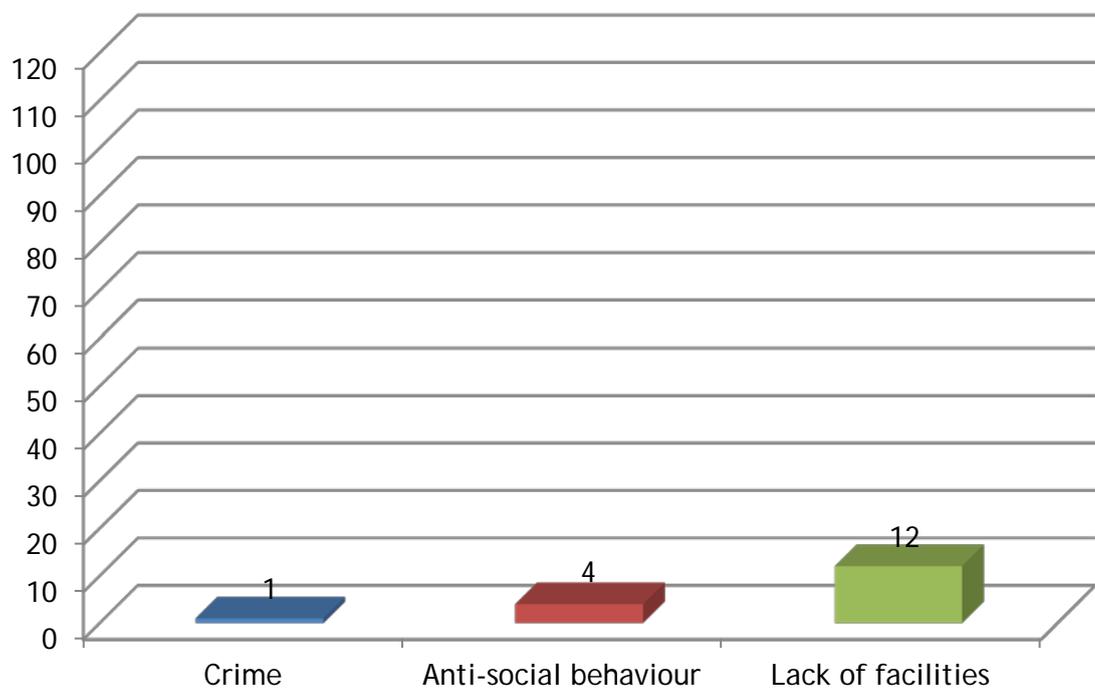


Fig 2.0 - Life in the Parish - negative factors

As can be seen from fig 2.0, above, only 1 person (2%) was aware of any crime in the parish; 4 respondents (9%) perceived some anti-social behaviour, and just 12 respondents (27%) thought the village lacks facilities.

Comments detailing respondents perceived problems in the Parish can be found at section xi.

x) Adequate housing in the village

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

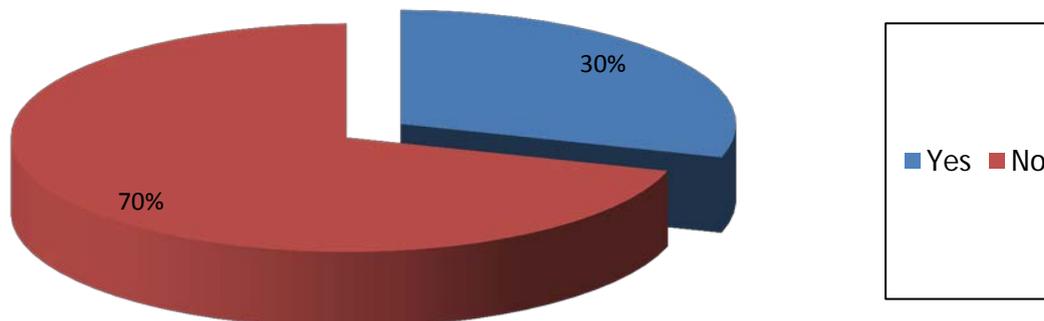


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1, shows that 70% of respondents believe that there is not a lack of adequate housing in Rolleston. 30% 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.

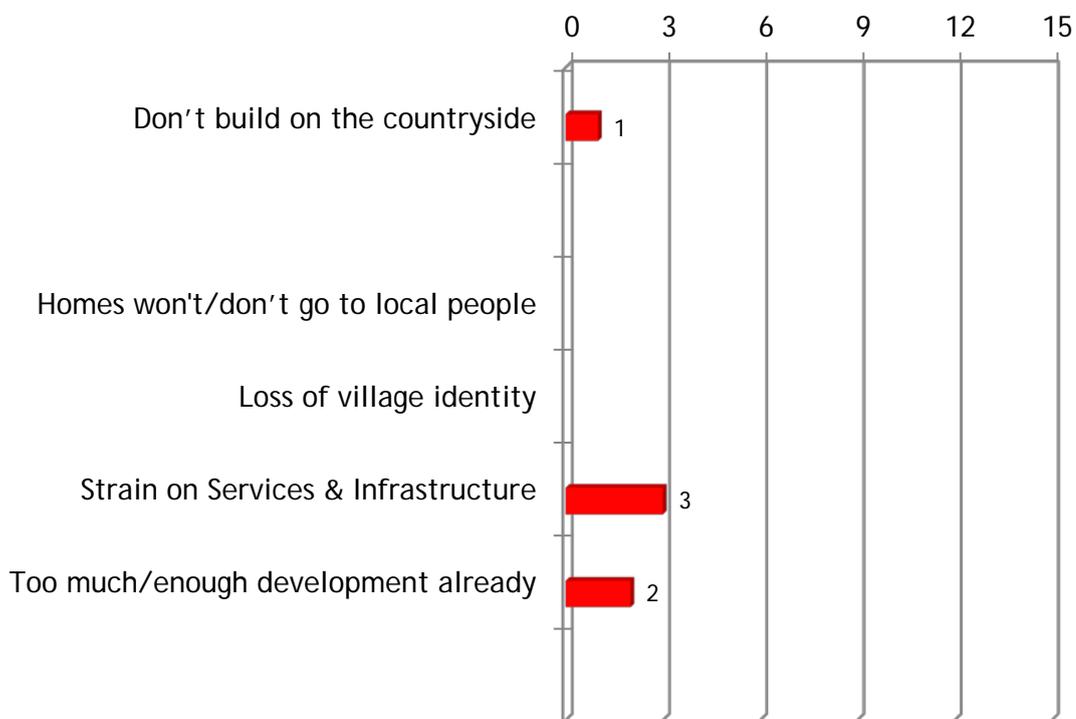


Fig 2.2 - Concerns over supporting small number of homes for locals

It can be seen that the highest number of concerns relate to the impact of additional housing on the village's services and infrastructure, specifically the impact on the school, the roads, parking and the utilities.

Some respondents also felt that the village is big enough and has had enough development already.

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?

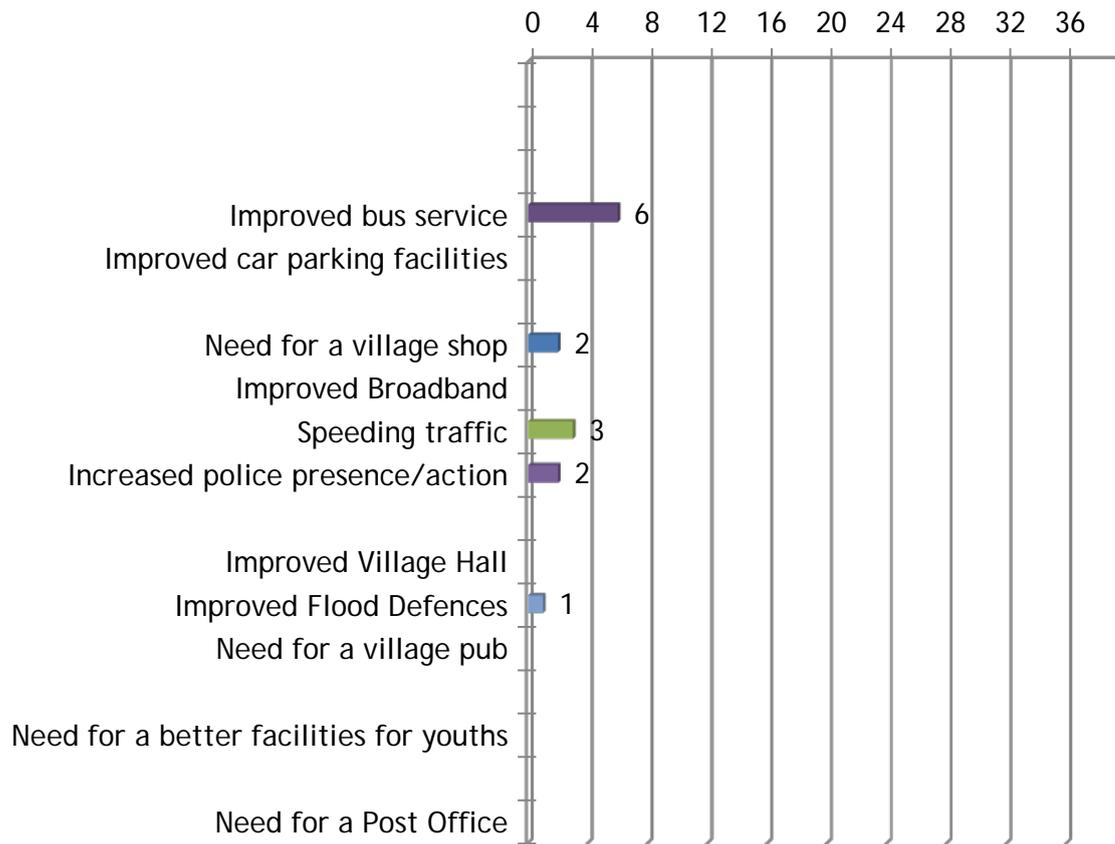


Fig 2.3 - Concerns over issues and improvements deemed necessary

Villagers' main concern was that there needed to be a better bus service to nearby centres. Improved police presence and action on speeding motorists were also mentioned, as well as a need for a village shop and improved flood defences.

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?

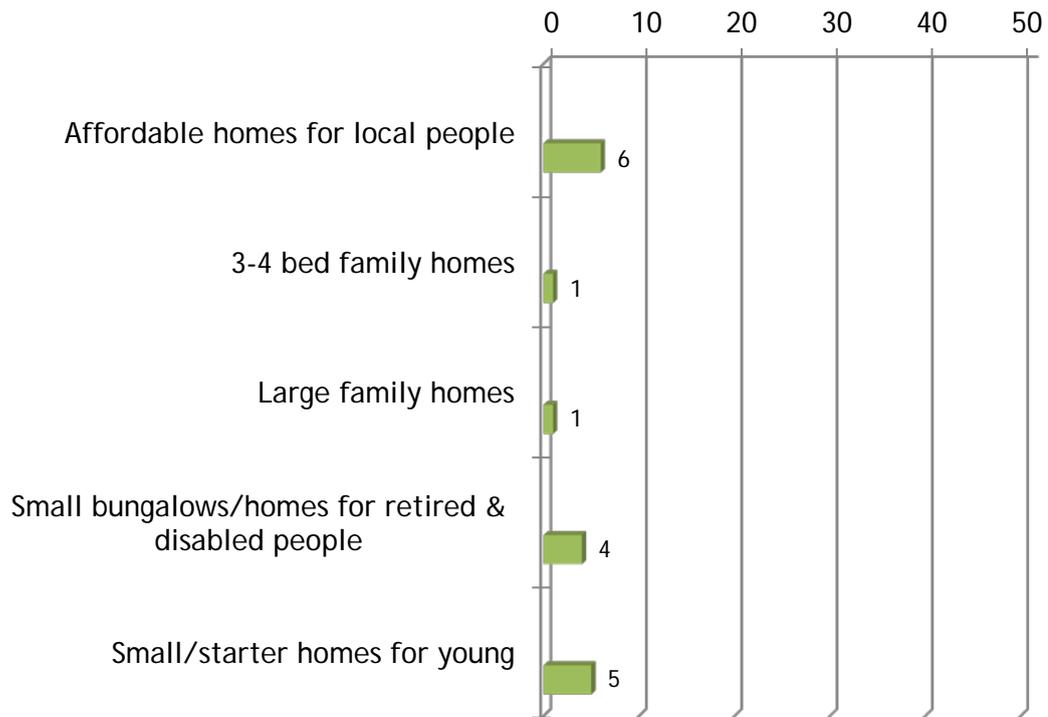


Fig 2.4 - Types of homes that are needed in the village

Respondents who made comment felt that the village needs affordable homes for local people, in particular, small homes for people starting on the property ladder and small homes and bungalows for the elderly and disabled.

5. Housing Need Analysis

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

As far as the requirement for housing, 4 returns indicated a need 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
8	Less than 2 years residency	No	Family of 3 living in privately rented 4 bed house	Renting but would like to buy.	5 bed house. Buying on the open market.	5 bed house. Open market purchase.
10	2-5 years residency	No	Family of 3 living in own 5 bed house	Present home too large.	3 bed house. Buying on the open market.	3 bed house. Open market purchase.
15	Over 10 years residency	No	Couple living in own 4 bed house.	Cannot manage stairs.	4 bed bungalow. Buying on the open market.	3 bed bungalow. Open market purchase.
39	5-10 years residency	No	Couple living in own 5 bed house.	Present home too large.	2 bed bungalow. Open market purchase.	2 bed bungalow. Open market purchase.

ii) Newark & Sherwood Homes Choice Based Lettings Register

Newark & Sherwood Homes is a Registered Housing Provider which manages housing stock on behalf of the district council. Their total stock in Rolleston is one house and two bungalows. Two of these properties have long term tenants. The third property was last vacant in 2012 when it attracted 15 bids.

Newark & Sherwood Homes retains a register of people who are awaiting housing and have expressed a preference to live in a particular area or village. This is known as the Choice Based Lettings (CBL) Register. Currently, nobody on the register has expressed a preference to live in Rolleston. Twenty two people have expressed a preference for the wider area of Rolleston, Bleasby, Fiskerton and Thurgarton, although none of these live in Rolleston.

iii) House price data

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

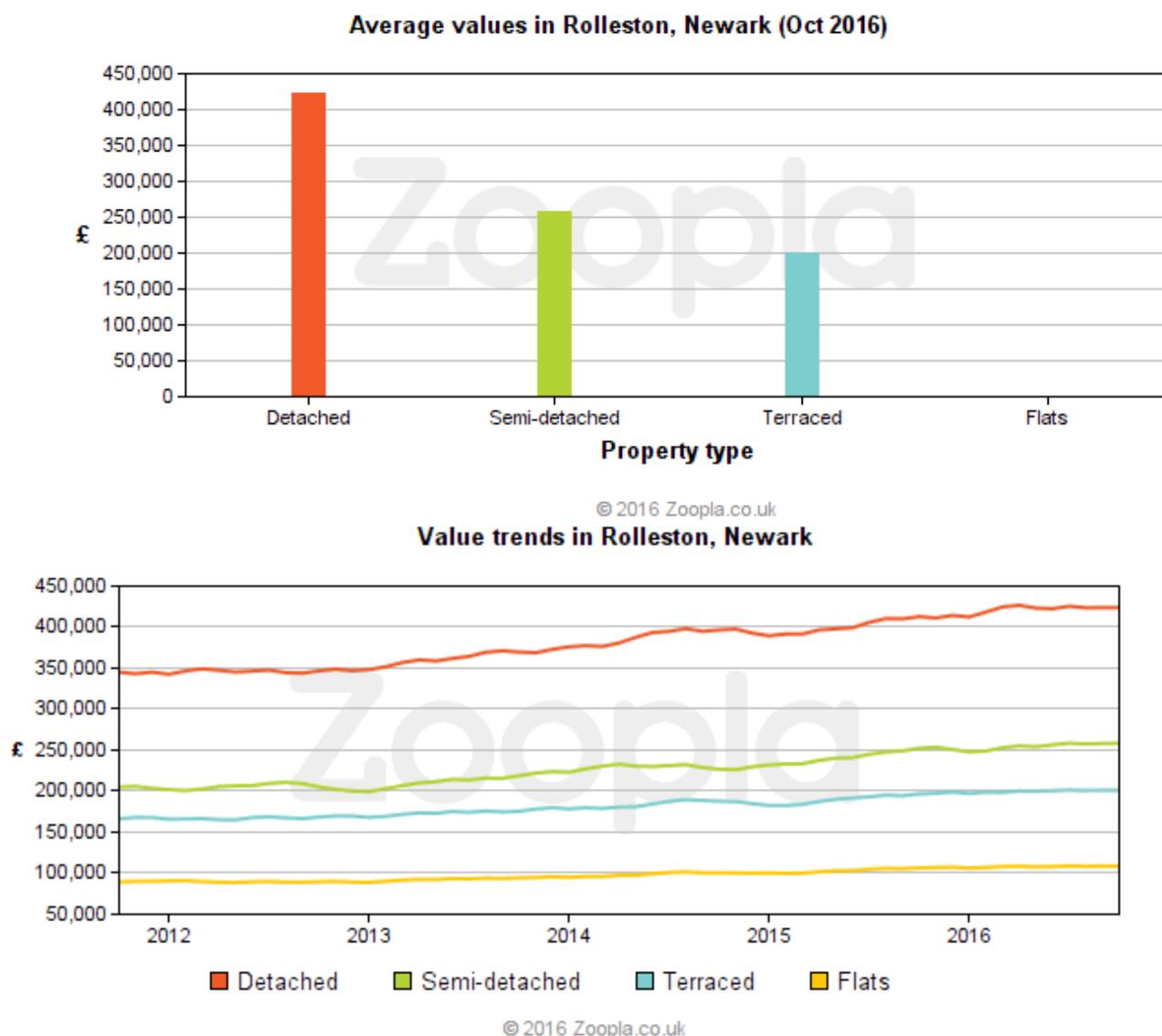


Fig 2.5 - Average property prices for Rolleston 2012-2016

The chart above shows that property prices in Rolleston have increased over the past 5 years (by an average of £68,912 or 22.43%). The average price for a terraced property in 2016 is £200,000.

iv) Local context

By way of local context, the table below shows prices of properties that were for sale or rent in Rolleston in October 2016 (source: www.rightmove.co.uk).

The average asking prices can be summarised in the graph below:

Property for sale	Price (£)	Property for rent	Price (£)
4 bed detached cottage	695,000		
5 bed detached house	675,000		
5 bed Cottage	450,000		
4 bed detached cottage	425,000		
4 bed property for refurb.	250,000		
3 bed property for conversion	200,000		
2 bed semi-detached house	155,000		

There were no properties available for rent in Rolleston in October 2016.

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

Based on these affordability criteria it would require a deposit of £23,250 and an income of almost £38,000 per annum to afford the cheapest available house currently available in Rolleston (2 bed semi-detached house which is on the market for £155,000).

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

Year	Property	Price (£)
Jan 2016	4 bed detached house	350,000
Aug 2016	4 bed Barn Conversion	490,000

6. Conclusion

MRH has conducted a detailed study of the housing needs of Rolleston. 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.

There is no evidence of a need for affordable housing in Rolleston within the next five years, either from the housing needs survey or from the Choice Based Lettings Register.

The survey has identified a need within the next 5 years for 4 open market properties.

- 1 x 3 Bed house - open market
- 1 x 5 Bed house - open market
- 1 x 2 Bed bungalow - open market
- 1 x 3 Bed bungalow - open market

THEREFORE, THERE IS AN IDENTIFIED NEED FOR
4 OPEN MARKET HOMES FOR LOCAL PEOPLE IN ROLLESTON

7. Contact information

Midlands Rural Housing

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP



t: 01530 278 080
e: richard.mugglestone@midlandsrh.org.uk
w: www.midlandsruralhousing.org
 @MidlandsRural