

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF SOUTH MUSKHAM



**PRODUCED BY
MIDLANDS RURAL HOUSING**

MARCH 2015



CONTENTS

1. Summary	2
2. INTRODUCTION	2
3. PURPOSE OF THE SURVEY	3
4. RESPONDENT DETAILS	4
i) HOUSEHOLD TYPE	4
ii) TENURE	5
iii) PROPERTY TYPE	5
iv) LENGTH OF RESIDENCY IN PARISH	6
v) TYPE OF HOUSING REQUIRED IN THE PARISH	7
vi) REQUIREMENT FOR NEW HOMES	8
vii) MIGRATION AND REASONS FOR LEAVING	8
viii) SUPPORT FOR HOMES TO MEET LOCAL NEEDS	9
ix) LIFE IN THE PARISH	10
x) ADEQUATE HOUSING IN THE VILLAGE	12
xi) RESPONDENTS' COMMENTS	13
5. HOUSING NEED ANALYSIS	16
i) RESPONDENT ANALYSIS	16
ii) HOUSE PRICE DATA	19
iii) LOCAL CONTEXT	20
6. CONCLUSION	21
7. CONTACT INFORMATION	22

1. Summary

- A housing need survey was carried out in the Parish of South Muskham in January/February 2015.
- Results obtained showed there was no identified need for affordable homes and a preference for 11 open market (sale) homes for local people enabling them to be suitably housed within the community.

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 South Muskham.

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 South Muskham Housing Needs Survey questionnaires were delivered to every household in the Parish in January 2015. The return date for the survey was 27th February 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 South Muskham or had a strong connection to the Parish and wished to complete a form. In total 230 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 South Muskham residents. This evidence will be made available to Newark & Sherwood District Council and South Muskham 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 230 survey forms were distributed and 64 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.

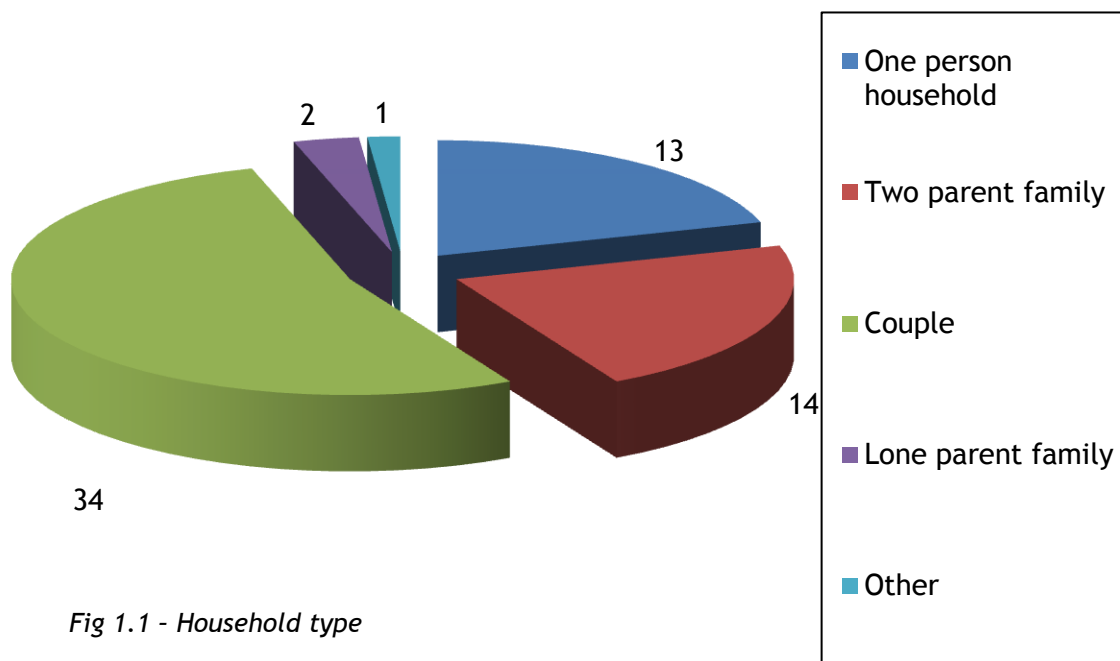


Fig 1.1 - Household type

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

The largest numbers of responses were from couples; 53% of total responses were received from this group.

22% of responses came from two parent family homes and 20% from one person households.

Responses from lone parent families made up 3% of returned survey forms, whilst 2% of respondents stated that their household fell into the category 'other.'

ii) Tenure of all respondents

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

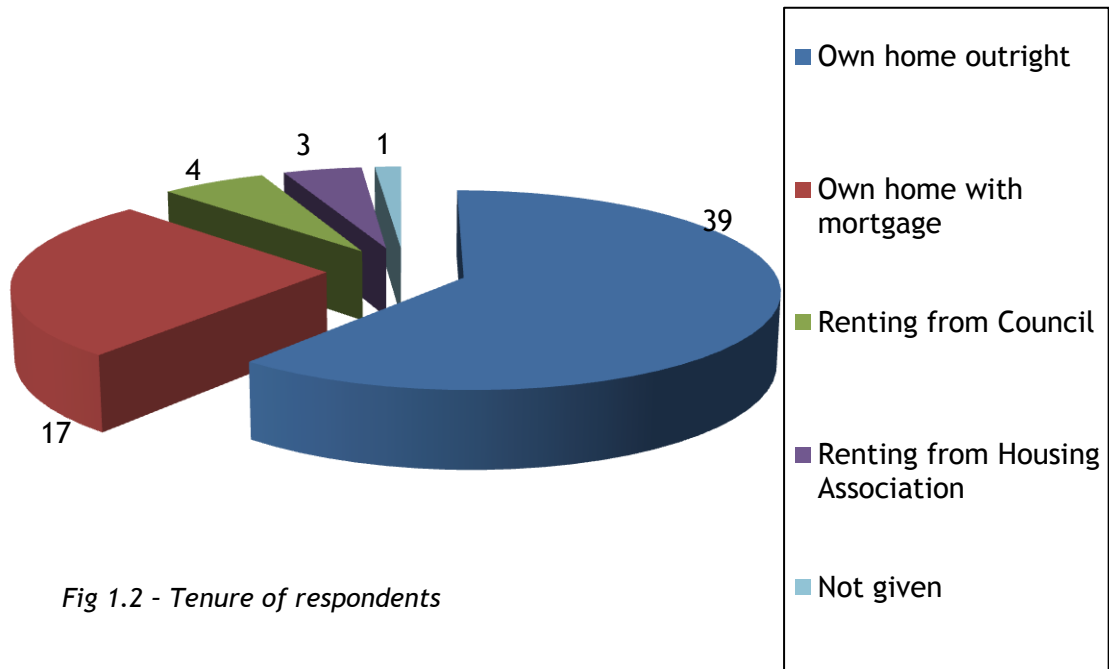


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 88% of replies (61% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 27% have a mortgage on their home).

11% of respondents live in social rented property.

iii) Property Types

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

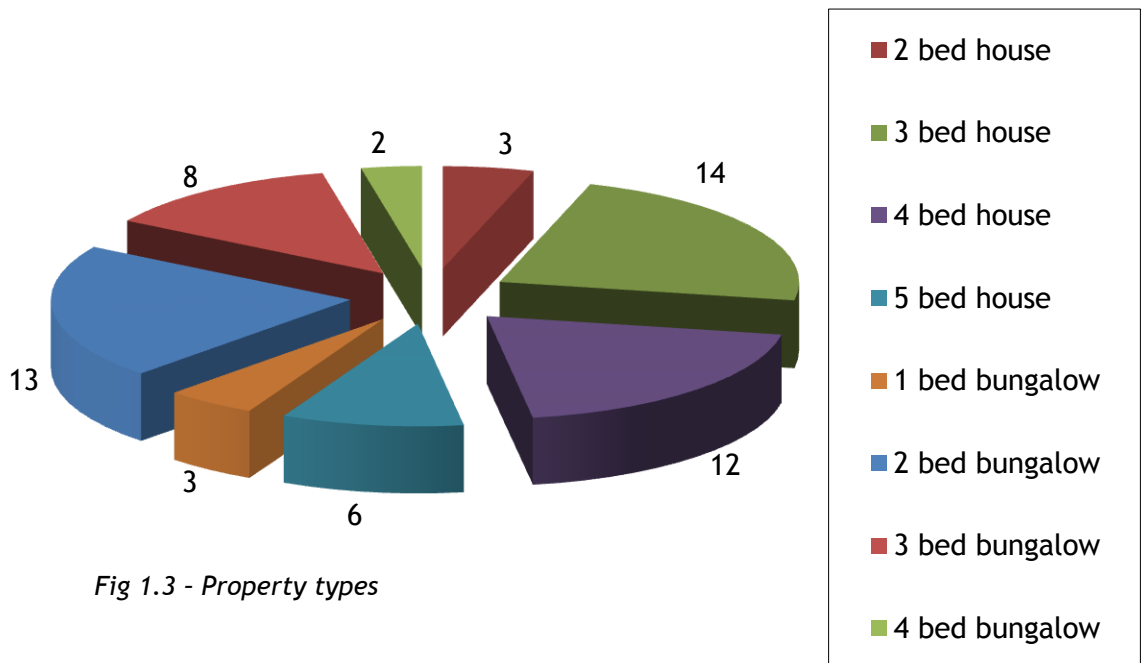


Fig 1.3 - Property types

55% of respondents live in a house; 41% live in a bungalow.

Those living in 3 bedroom houses were the largest group (22% of responses), followed by those living in 2 bedroom bungalows (21%), 4 bedroom houses (19%), 3 bedroom bungalows (13%), 5 bed houses 10%.

iv) Length of residence in Parish

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

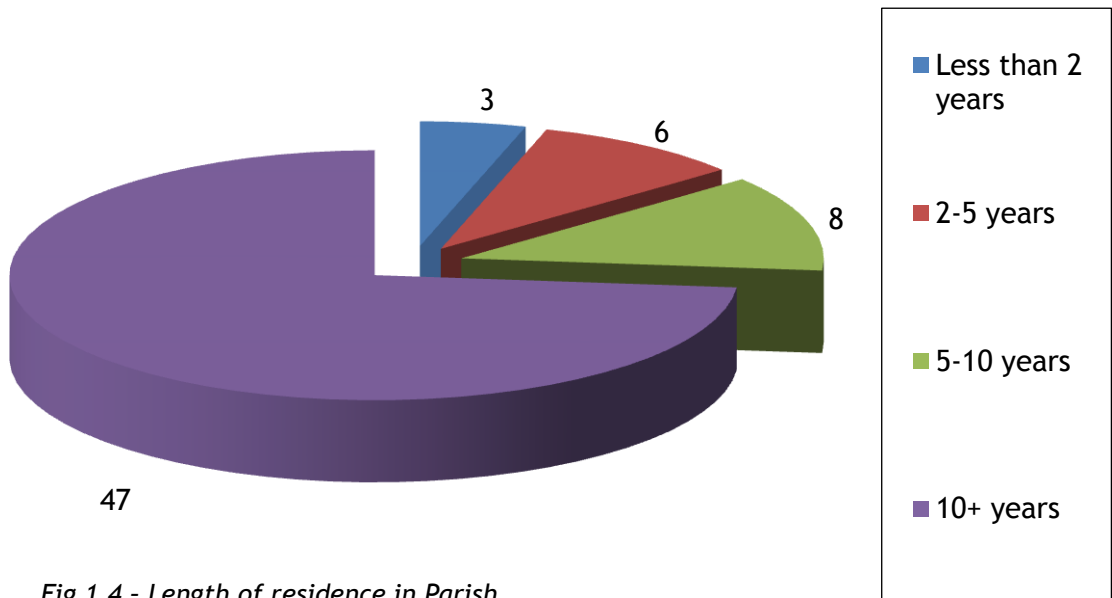


Fig 1.4 - Length of residence in Parish

It shows that 73% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

13% of respondents have lived in South Muskham for between 5 and 10 years, and 9% have been there for between 2 and 5 years. 5% 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):

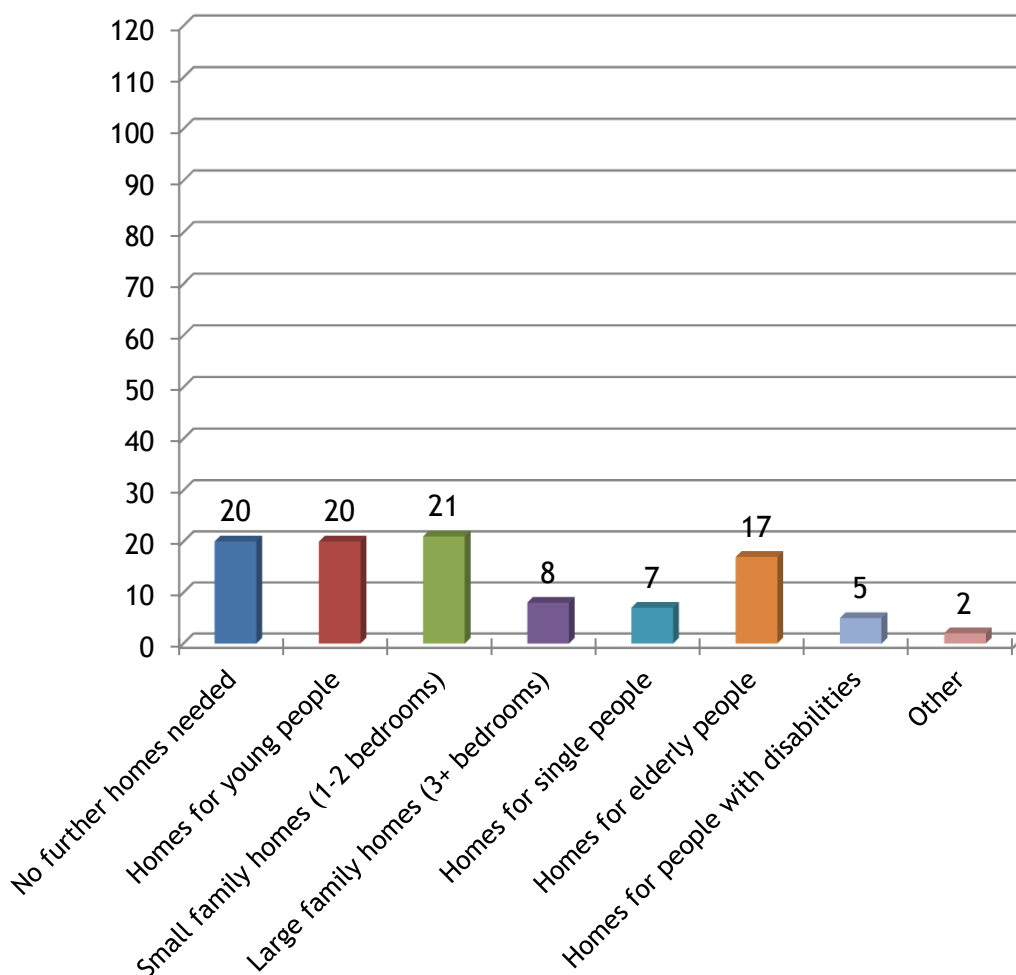


Fig 1.5 - Type of housing needed in South Muskham

It shows that 31% of respondents thought that no further homes were needed in South Muskham.

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.

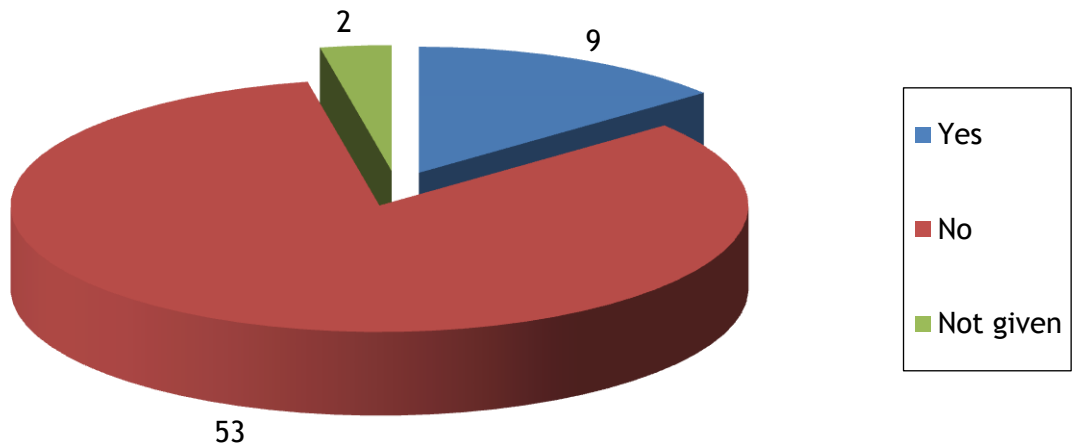


Fig 1.6 -New homes required for people currently living in respondents' home

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

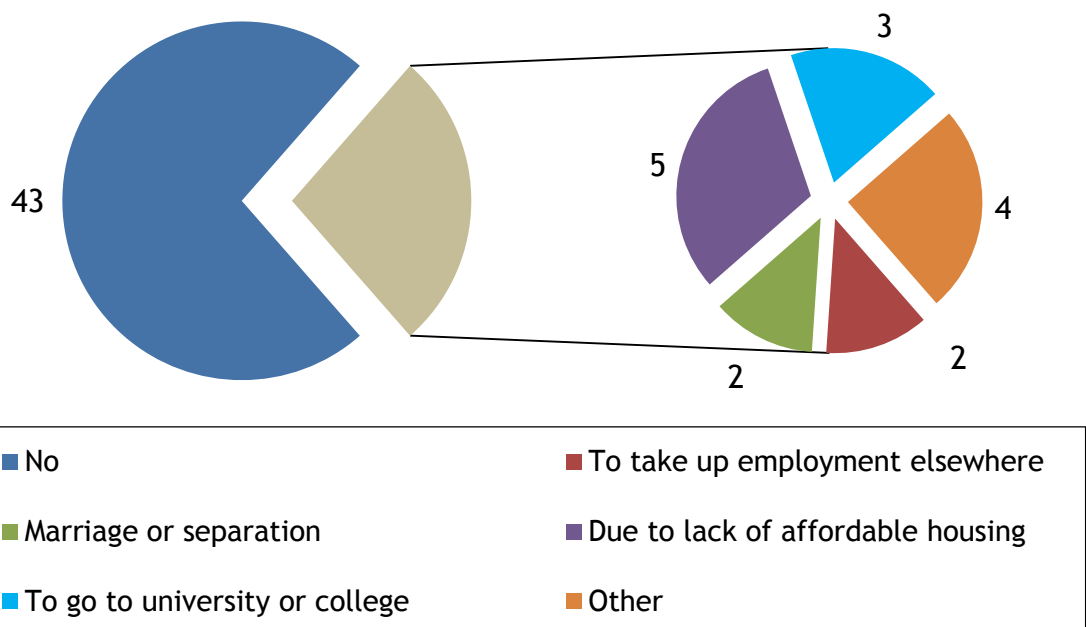


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 25% 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 31% of those who left did so 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.

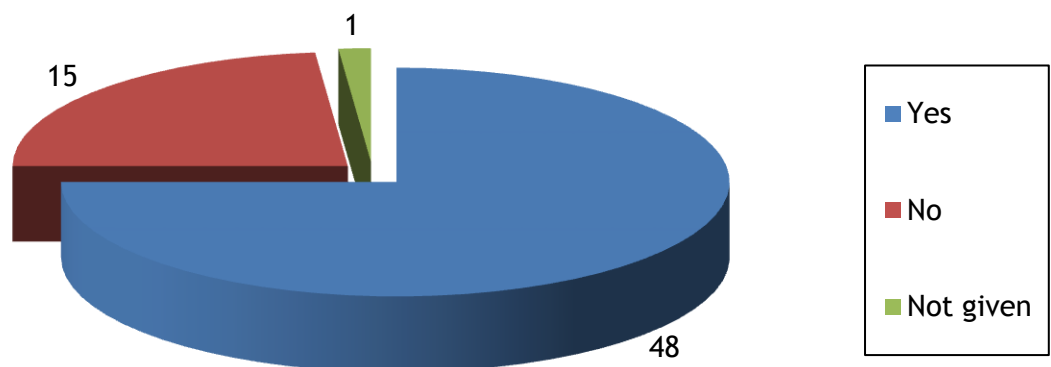


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 75% of respondents are in support of a small number of homes to meet local peoples' needs, while 23% 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.

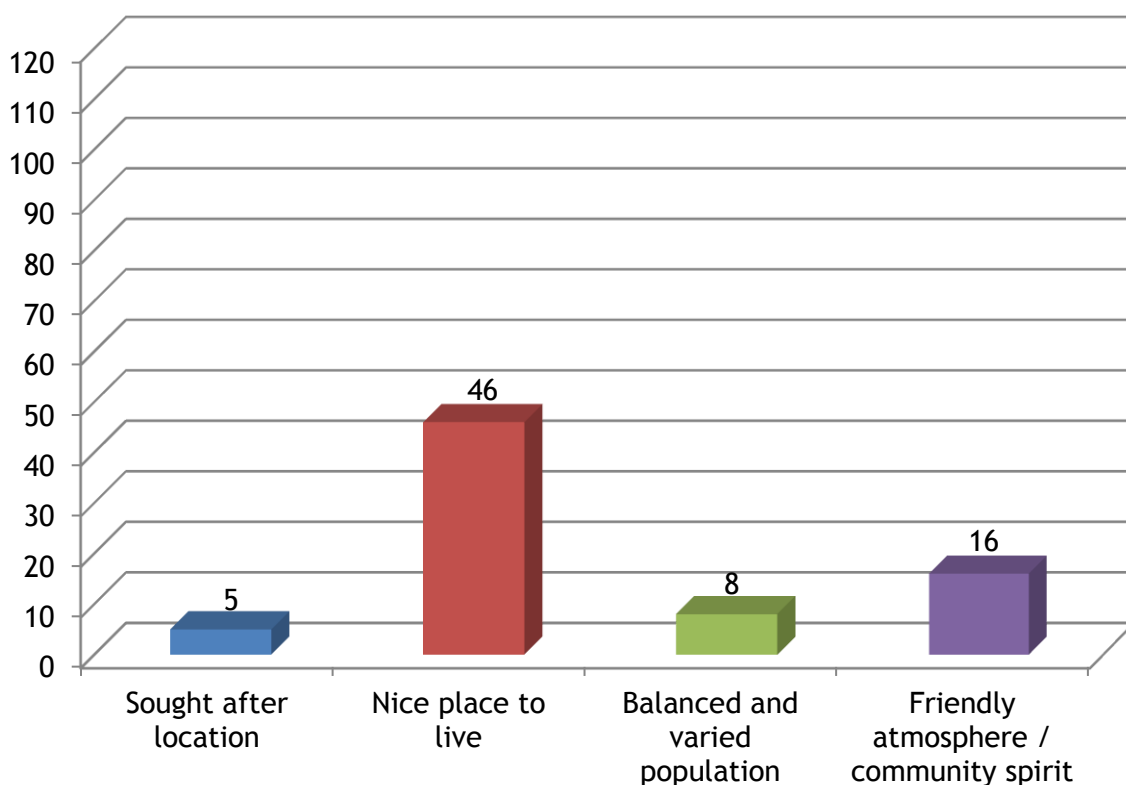


Fig 1.9 - Life in the Parish - positive factors

From fig 1.9, above, it can be seen that many respondents are positive about life in South Muskham. 72% believed that the Parish is a desirable place to live.

However, only 25% of respondents consider that South Muskham has a sense of community, only 13% believe it has a balanced population and just 8% think it is a sought after place to live.

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

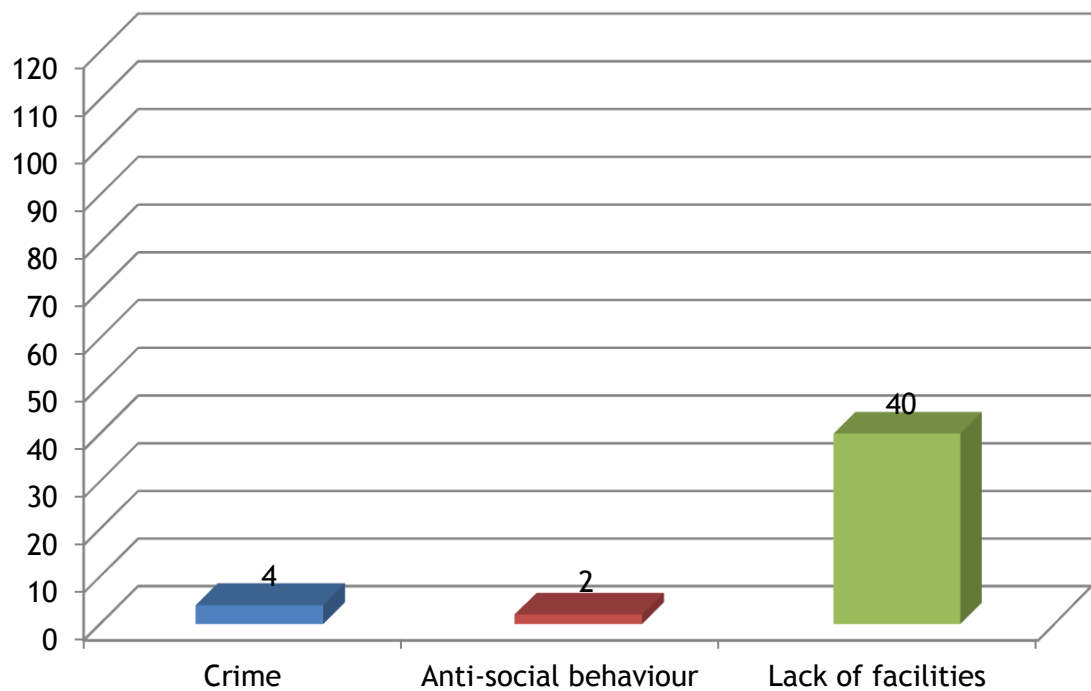


Fig 2.0 - Life in the Parish - negative factors

As can be seen from fig 2.0, above, some villagers' perception is that South Muskham suffers from some of the 'negative factors' that affect many communities.

63% of respondents felt that South Muskham lacks some facilities; 3% felt that there is some anti-social behaviour; 6% believe crime is a factor.

Comments detailing respondents perceived problems in the Parish can be found on page 13.

x) Adequate housing in the village

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

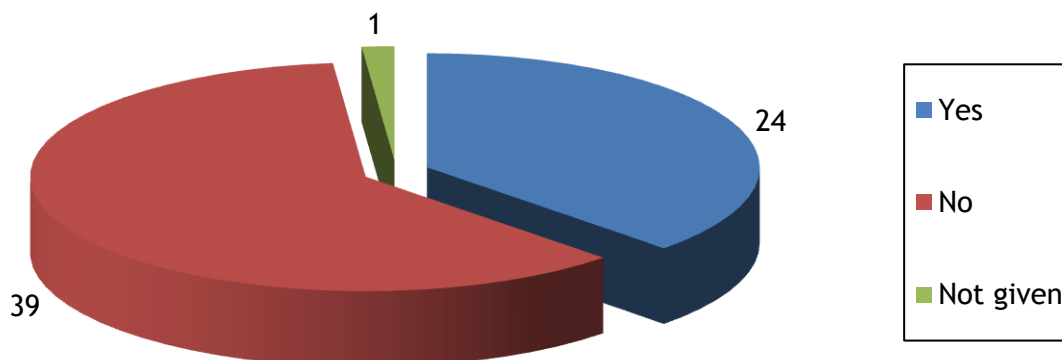


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1, shows that 61% of respondents believe that there is not a lack of adequate housing in South Muskham. 38% 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.

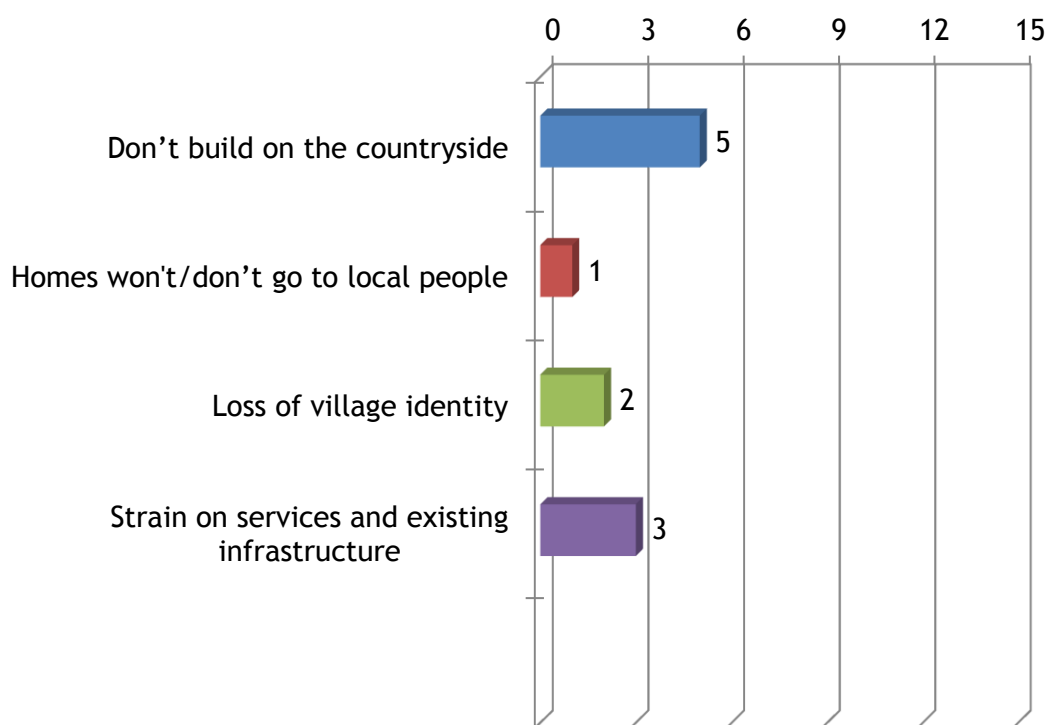


Fig 2.2 - Concerns over supporting small number of homes for locals

It can be seen that the highest number of concerns relate to the impact of additional housing on the local countryside.

Some respondents also felt that there would be too much strain on services and infrastructure and some felt that the village would be in danger of losing its identity.

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?

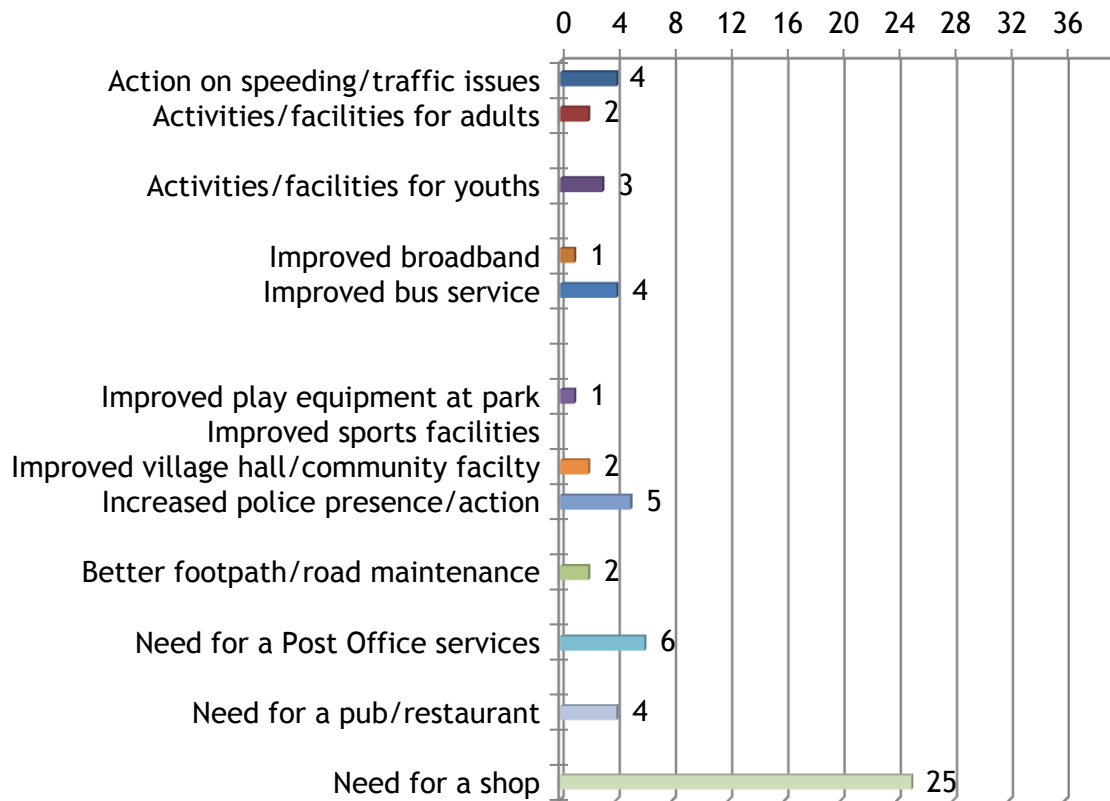


Fig 2.3 - Concerns over issues and improvements deemed necessary

Villagers who made comments felt that the lack of a shop is a major issue.

Other concerns related to the need for a post office, the need for more police presence, the lack of a pub, the need for improved public transport and the need for action on traffic issues.

There were several comments relating to a wide variety of other issues as outlined in the chart above.

**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?**

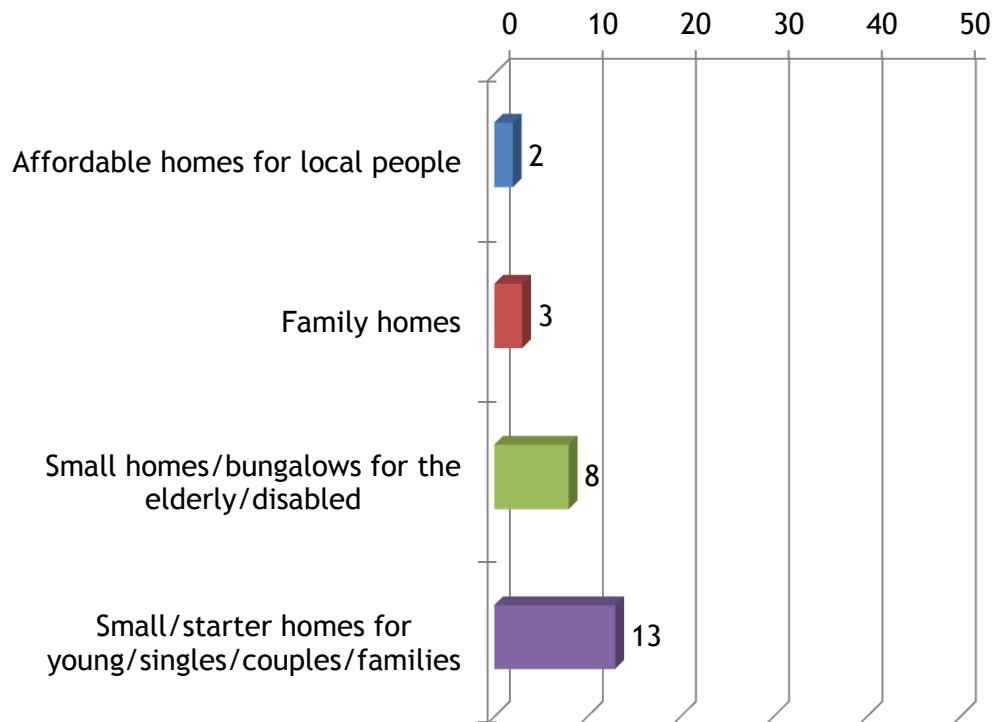


Fig 2.4 - Types of homes that are needed in the village

It can be seen that respondents who made comment felt that the village mainly needs small homes for first time buyers and young families, followed by homes for the elderly.

5. Housing Need Analysis

Of the 64 returns, 53 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 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 THAT IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
06	Yes	No	2 parent family living in own mortgaged 3 bed property	Present home too small	4 or 5 bed house. Open market purchase.	4 bed house. Open market purchase.
19	Yes	No	2 parent family living in own mortgaged 3 bed property.	Present home too small	4 bed house or bungalow. Open market purchase.	4 bed house. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
26	Yes	No	Couple living in own 6 bed property.	Present home too expensive	4 bed bungalow. Open market purchase.	4 bed bungalow. Open market purchase.
29	Yes	No	Single person living in own mortgaged 4 bed property.	Present home too large and too expensive.	2 or 3 bed house or bungalow. Open market purchase.	2 bed bungalow. Open market purchase.
38	Yes	No	Single person living in own 3 bed property.	Present home too large.	3 bed bungalow. Open market purchase	3 bed bungalow. Open market purchase.
39	Yes	No	Single person living in own 3 bed property.	Disabled, need special care and adapted home.	2 bed bungalow. Open market purchase.	2 bed bungalow (adapted). Open market purchase.
40	Yes	No	Extended family of three living in own 4 bed property.	Cannot manage stairs. Present home too large.	2 or 3 bed bungalow. Open market purchase.	2 bed bungalow. Open market purchase.
45	Yes	No	Lone parent family living in own mortgaged 3 bed property.	Family break-up.	3 bed house. Open market purchase.	3 bed house. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
50	Yes	No	2 parent family living in own mortgaged 4 bed property.	Present home too large.	3 bed house. Open market purchase.	3 bed house. Open market purchase.
57	Yes	No	2 parent family living in own 4 bed property.	Present home too large.	2 bed bungalow. Open market purchase.	2 bed bungalow. Open market purchase.
58	Yes	No	Couple living in own 3 bed property.	First independent home. To be closer to parent/family.	2 bed house. Open market purchase.	2 bed house. Open market purchase.

ii) House price data

Property prices in the Parish have, overall, increased slightly over the past 5 years. During that period prices have increased by an average of £11,998 (4.91%). (source: www.Zoopla.co.uk).

iii) Local context

By way of local context, an investigation of properties for sale and rent in South Muskham in March 2015 has shown that there is just one property available on the open market. There are no properties currently available for rent. (source: www.Zoopla.co.uk).

Property For sale	Price (£)	Property For Rent	Price (£)
5 bed detached house	450,000		

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

Based on this affordability criteria it would require a deposit of £90,000 and an income of almost £103,000 per annum to afford the only available house in South Muskham.

With regard to actual sales, the table below shows properties that have been sold in South Muskham within the past year:

Year	Property	Price (£)
June 2014	Detached House	200,000
June 2014	Detached House	315,000
July 2014	Detached House	182,000
July 2014	Detached House	325,000
July 2014	Detached House	237,000
Sept 2014	Detached House	196,500
Oct 2014	Detached House	307,000
Oct 2014	Detached House	205,000

The lower quartile property price for actual sales since June 2014 is £189,250. Based on the affordability criteria explained earlier this would require a deposit of almost £38,000 and an income in excess of £43,000 per annum.

6. Conclusion

MRH has conducted a detailed study of the housing needs of South Muskham. This study has not only investigated the actual affordable housing need of the Parish, but also peoples' preferences 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 preference for open market properties.

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

Of the 11 respondents who indicated a need to move house in the next 5 years:

- **11 were assessed as preferring open market homes to purchase, as follows:**
 - 1 x 2 Bed house
 - 2 x 3 Bed houses
 - 2 x 4 bed houses

 - 4 x 2 Bed bungalows
 - 1 x 3 Bed bungalow
 - 1 x 4 Bed bungalow

THEREFORE, THERE IS AN IDENTIFIED PREFERENCE FOR
11 OPEN MARKET HOMES IN SOUTH MUSKHAM FOR LOCAL
PEOPLE WHO WISH TO REMAIN IN THE VILLAGE.

7. Contact information

Midlands Rural Housing

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP



t: 01530 278 080
e: miles.king@midlandsrh.org.uk
w: www.midlandsrural.org.uk
 @MidlandsRural