

# 2015



## Rural Housing Need Survey Analysis Parish of Coleorton

*North West  
Leicestershire  
District Council*

*Strategic Housing*



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## **Summary**

A housing need survey was carried out in the village of Coleorton in December 2014.

Results obtained showed that there was a need of up to 13 mixed size and tenure houses for local people enabling them to be suitably housed within the community

These could be developed in 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.

## **Introduction**

This report forms part of North West Leicestershire District Council’s five year rolling plan to identify the housing needs of all of our residents who live in settlements, villages, hamlets containing fewer than 3000 residents by means of a postal survey form.

Average property prices in rural areas have increased more than in urban areas in monetary terms over the past 5 years according to the Halifax Rural Housing Review 2013, 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 National Housing Federation, Rural Housing research report 2013, says that the number of people on waiting lists for affordable homes in rural England has soared to around 550,000. New household formation is outstripping supply by 3:1 (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.

## **Purpose of the survey**

The Council is duty bound to gather information about the housing needs of its communities so we may understand the needs of all our residents, whether they wish to buy their own home, part rent or part buy (shared ownership), rent privately or through a social landlord such as the Council or a Housing Association.

The information from these surveys will be used to make sure that any new homes built reflect what is needed by existing local residents who have a connection to the particular area.

If any new homes are built, it is important that they are in keeping with the village and are built to a high standard of design. The Council’s adopted design initiative has ensured that the overall design of recent housing developments such as those in Belton, Long Whatton and Heather are of the highest specification.

## **Coleorton**

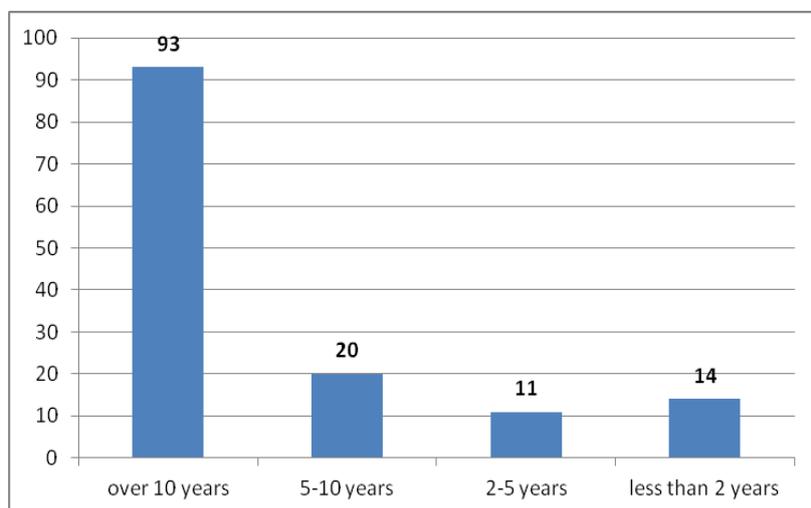
The Parish of Coleorton is situated in the centre of the district, in the Valley ward and encompasses parts of Peggs Green, Griffydam and Lount. According to the property website, Rightmove, in 2014 most property sales in Coleorton involved detached properties which sold for on average £391,089. Terraced properties sold for an average price of £119,290, while semi-detached properties fetched £150,000.

The following sections of this report details the responses from the questionnaires distributed and returned during December, January and February 2014/15 from residents in Coleorton, Farm Town and Peggs Green. Households in Griffydam and Lount were surveyed in 2012.

490 surveys were sent out to households in Coleorton parish. 138 responses were received which is approximately 30 percent. The majority of responses came from people who have lived in the villages for over 10 years so would have a more comprehensive understanding of the issues, if any, within the villages.

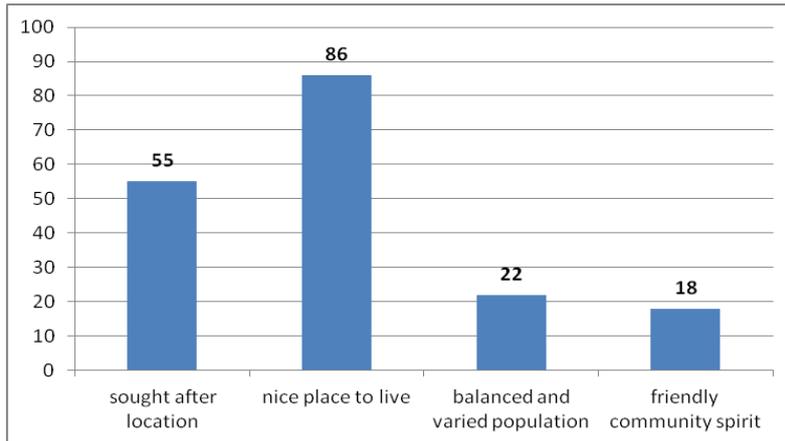
There may be some variation in numbers of responses as questions are not always answered.

### **Years in Parish**

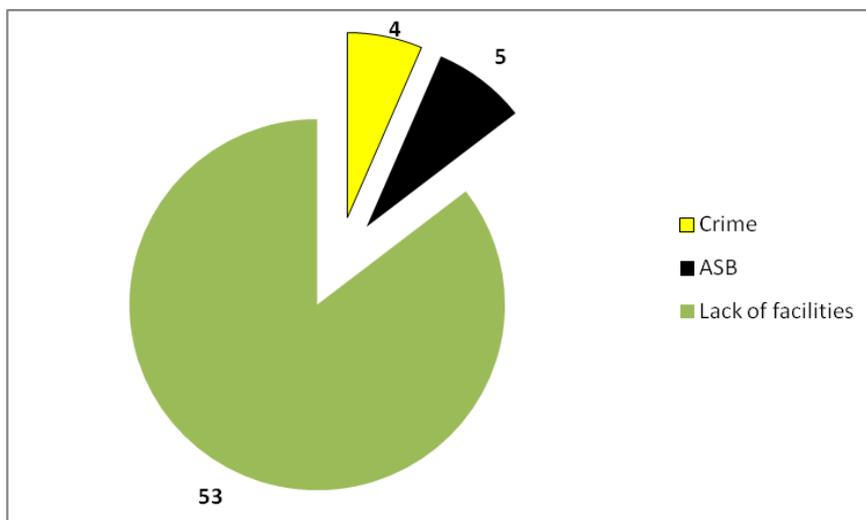


### **How residents feel about the parish of Coleorton**

Residents of Coleorton parish gave positive responses to the questions regarding their location



The main issue identified was lack of facilities.



### The survey

The survey asked all residents about their current accommodation, their household type, their general thoughts about the village and if they thought there was a need for any new homes. The responses to these questions form the first part of this report.

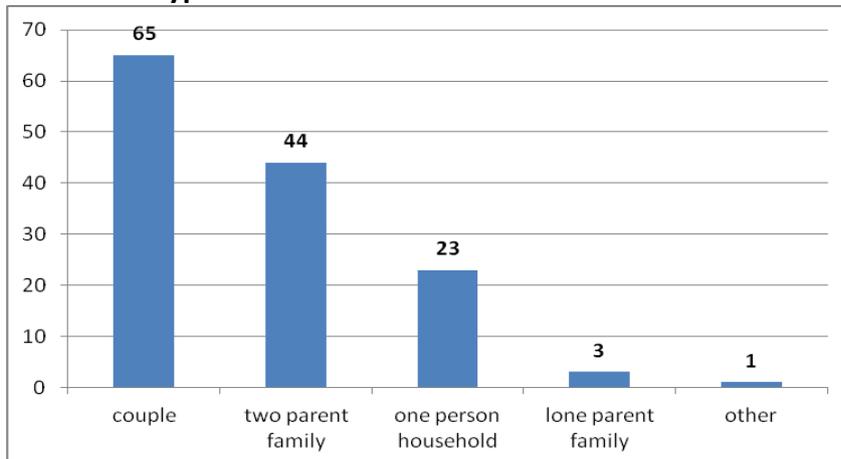
The second part of this report presents the responses of those residents who indicated that they would need another home within the village within the next 5 years.

The responses to the survey are confidential as some contain personal details. Where specific comments have been submitted, these have been collated and summarised.

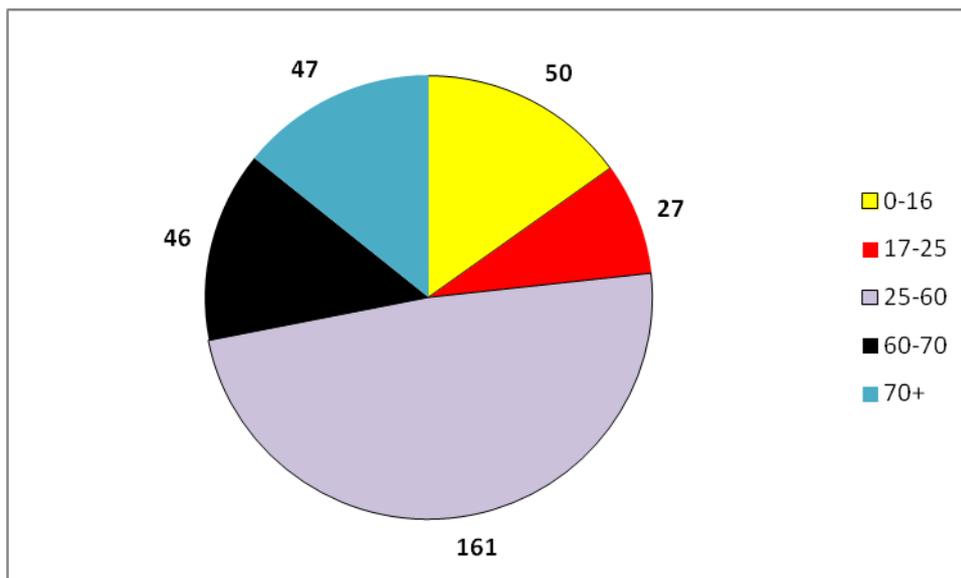
### Household Respondants:

This section looks at who responded to the survey.

#### Household type



#### Age range of respondents



Within the 138 surveys returned, 161 people included in the response were aged between 25 and 59 years old. Young adults represented 8 percent of the household members that responded to the survey.

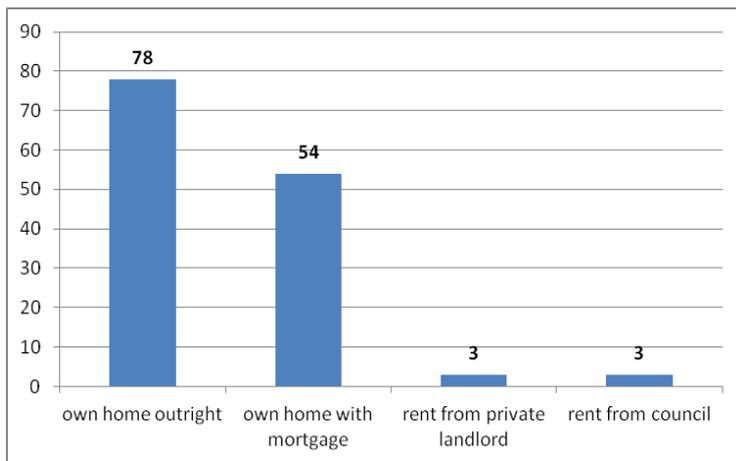
People most likely to be entering a period of transit in their lives where they are looking for suitable affordable accommodation are young people in need of their first independent home and elderly people who have specific needs based on health related issues.

A report carried out by the Commission for Rural Communities in 2010 entitled “State of the Countryside” found that the proportion of people aged 15-29 living in rural areas fallen from 21% to 15% in the past 20 years - a period that has coincided with limited traditional

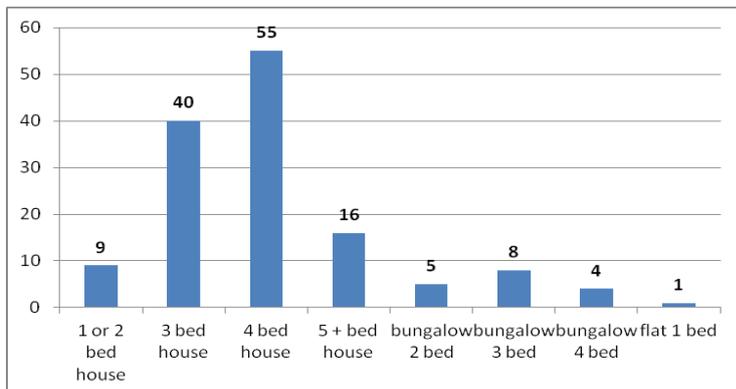
employment opportunities and increasing house prices. The full report may be found at [www.ruralcommunities.gov.uk](http://www.ruralcommunities.gov.uk)

The next graphs illustrate the current property types and tenures of those households that responded to the survey. Households living in larger family homes, three or more bedrooms, accounted for over two thirds of respondents and the vast majority of respondents owned their home, either outright or with a mortgage.

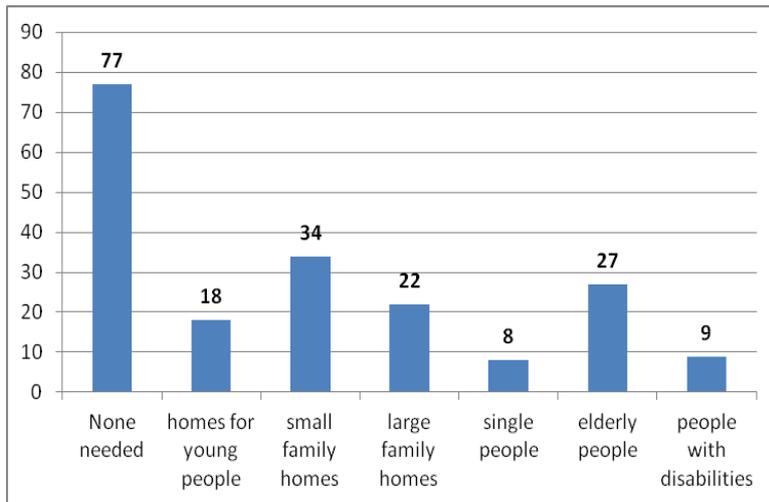
### Current tenure



### Property type



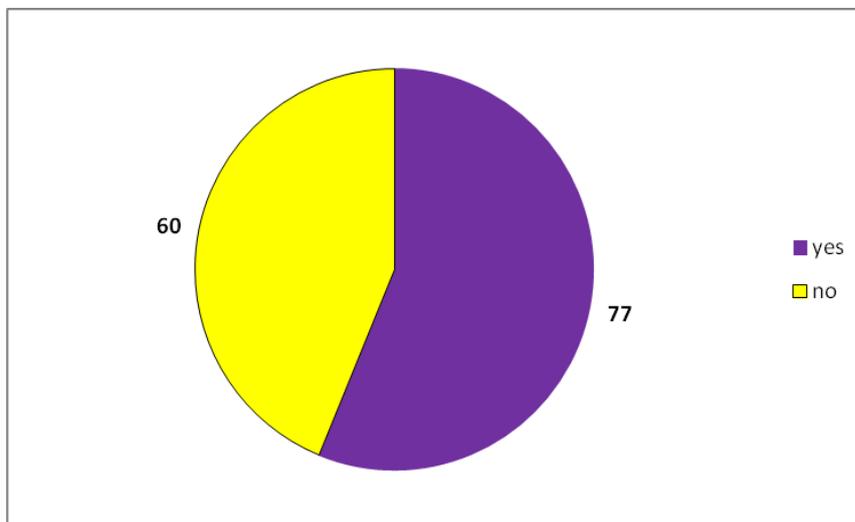
This next graph illustrates the responses received regarding the type of housing required in the villages. Please note that those responding could highlight more than one type of housing and some households did not respond to the main question but still indicated in other questions that there was a requirement for some types of property.



In the last 5 years a total of 37 members from 26 households left the village. The reasons for this were:

### New housing

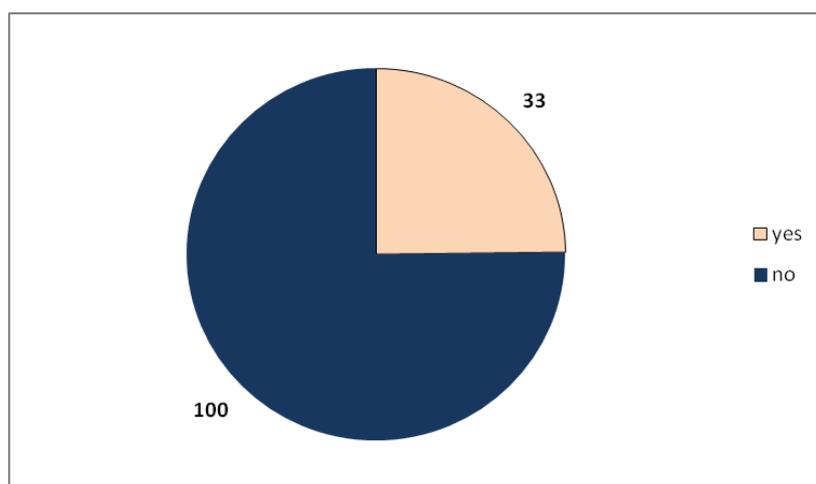
Of the people who responded to the question, 56 percent said that they would support new housing based on identified local need.



Concerns around new housing were identified by respondents as:

- Spoiling the character of the village
- Lack of space to build
- Road and traffic safety
- Lack of facilities

### Lack of adequate housing:



Approximately one quarter of respondents felt that there was a lack of adequate housing in the villages.

### Housing needs

Of the responses 13 households in Coleorton indicated that they or a family member would require alternative housing within the next 5 years.

Ref	Local connection	Household details	Reason for need	Preferred home and tenure
P3	Live here now, over 10 years	Single person household in 5 bed fully owned house	Present home too large	2 bed house or bungalow open market purchase
7	Live here now	Couple over 60 own home outright	Not specified	3 bed bungalow open market purchase
11	Live here now	Two parent family own home with mortgage	Move away from HS2 Too much traffic	Buy 4 bed house on open market
P15	Born/grew up here	Two parent family with grown up children in 4 bed house	First independent home	Buy or private rent 2 bed house
19	Live here now	Couple own home outright	Present home too large	Buy 2 bed bungalow
23	Born here Close family here	Couple own home with mortgage	Present home too small Move up property ladder	Buy 4 bed house open market

53	Live here now, over 10 years	Mother and daughter, rent from private landlord	Need permanent accommodation Disabled, need adaptations	Council or Housing association. 1 or 2 bed bungalow
61	Live here now, over 10 years	Couple, own home with mortgage	Present home too small Cannot manage stairs	Buy 2 or 3 bed house or bungalow on open market
70	Grew up here, close family here	Two parent family, rent from private landlord	Present home too small Need permanent accommodation Stay close to family	Buy 4 bed house
78	Live here now, over 10 years	House share between friends over the age of 70, own home outright	Present home too large	1 or 2 bed bungalow or flat
91	Live here now, over 10 years	Couple, own home with mortgage	Downsize	Buy 3 bed bungalow
98	Live here now, over 10 years	Couple own home with mortgage	Health issues Present home too large	Buy or private rent 2 bed bungalow
114	Born here	One person household, rent from council 4 bed house	Present home too large	Council rent a 2 bed bungalow

#### **Other comments on village issues in more detail.**

Respondent commented on what they felt were the main issues affecting the villages. The comments are summarised as follows:

- Lack of infrastructure and amenities, specifically:
  - A GP surgery, shops, public transport
  - B Shops
  - C Public transport
  - D School already full
  - E Play park and spaces for children and young people
- Unsafe roads
- Spoil village character
- Building on green spaces would impact on views and habitat
- Developers would still charge very high prices so local families would not benefit
- Enough houses already, local need is satisfied
- No local employment
- Might attract undesirable new residents

**Conclusion:**

Of the households who responded to the survey, 13 households have an identified housing need. These respondents require mixed sizes and tenures.

These properties should be for those with a local connection.

Another survey will be undertaken in the Parish of Coleorton in 2019/20

**Contacts:**

For more information about the rural surveys or information about affordable rural housing in North West Leicestershire, please contact:

[Ruth.robinson@nwleicestershire.gov.uk](mailto:Ruth.robinson@nwleicestershire.gov.uk)

[Claire.macrory@nwleicestershire.gov.uk](mailto:Claire.macrory@nwleicestershire.gov.uk)

[http://www.nwleics.gov.uk/pages/affordable\\_rural\\_housing](http://www.nwleics.gov.uk/pages/affordable_rural_housing)