

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF BARNACLE



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1. Introduction

Rural house prices have doubled over the last decade¹ 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 up to £40,000 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 Barnacle.

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 provide, affordable 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 Barnacle Housing Needs Survey questionnaires were delivered to every household in the village in early April. The return date for the survey was 5th May 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 Barnacle or had a strong connection to the village and wished to complete a form. In total 100 survey forms were distributed.

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 Barnacle residents. This evidence will be made available to Rugby Borough Council and Shilton & Barnacle 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.

¹ Halifax Rural Housing Review 2013 - "the average house price in rural Great Britain rose by 96%, or £102,722, from £107,250 in 2002 to £209,972 in 2012 - equivalent to a weekly increase of £198"

² National Housing Federation, Rural housing research report 2013

3. Respondent details

A total of 100 survey forms were distributed and 24 were received in return, giving a return rate of 24% 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. This enabled the charts below (fig 1.1), to be produced:

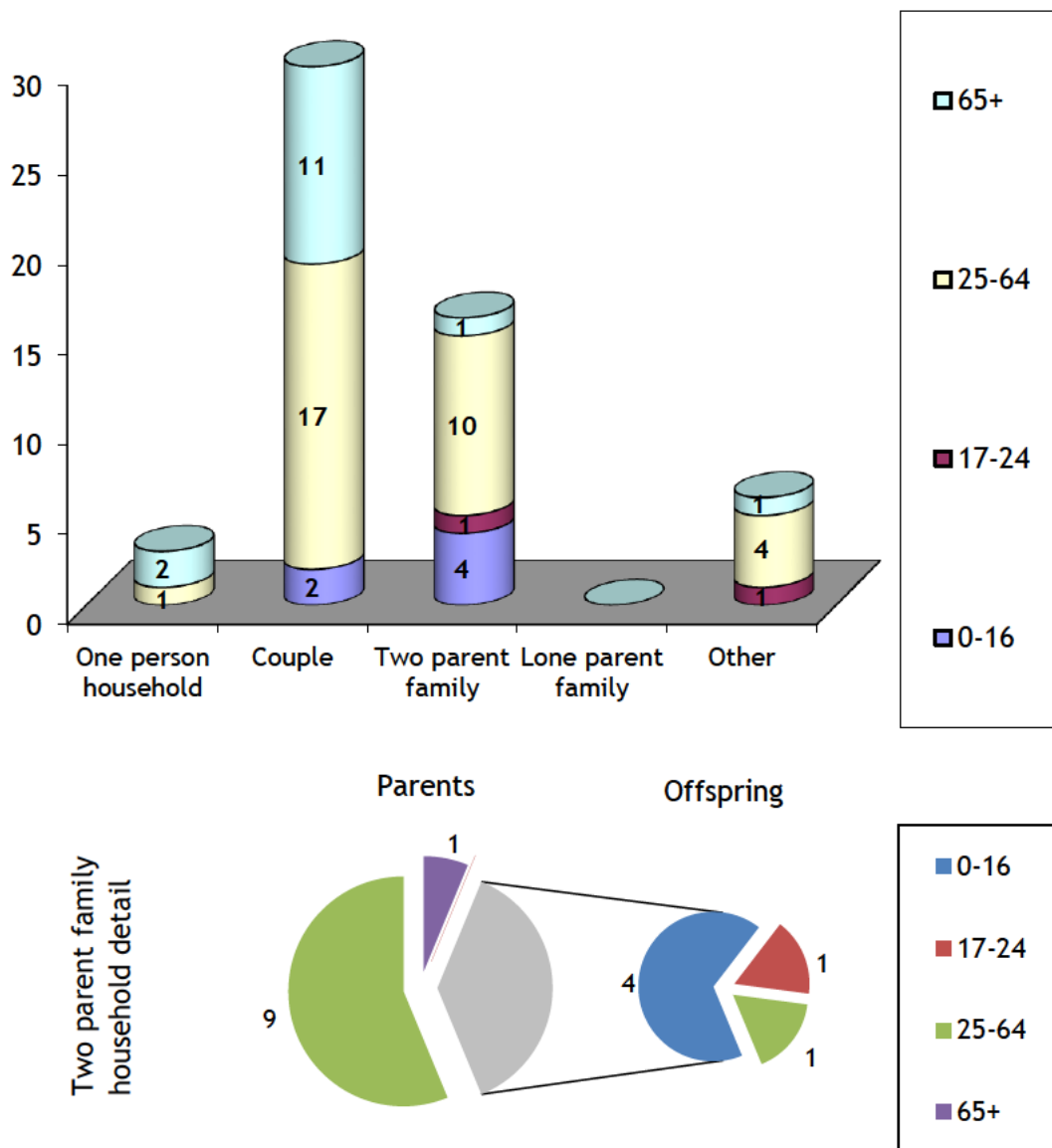


Fig 1.1 - Household type

Fig 1.1, above, shows the age range breakdown of households that responded to the survey.

The largest number of responses were from those living in couple only households; a total of 15 responses were received from this type of household. 57% of people in those households were 25-64 years old and 37% were 65 years and over.

5 responses came from two parent family homes. The parents of these households were all aged over 25 years old (90% aged 25-64 years old and 10% 65 years old and over). The offspring living in the two parent family households were of varying ages. 80% of the offspring were under 16 years old; 10% were 17-24 years old; and 10% were aged 25-64.

There were 3 responses from one person households and 1 response came from household that did not fall into the categories above.

ii) Tenure of all respondents

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

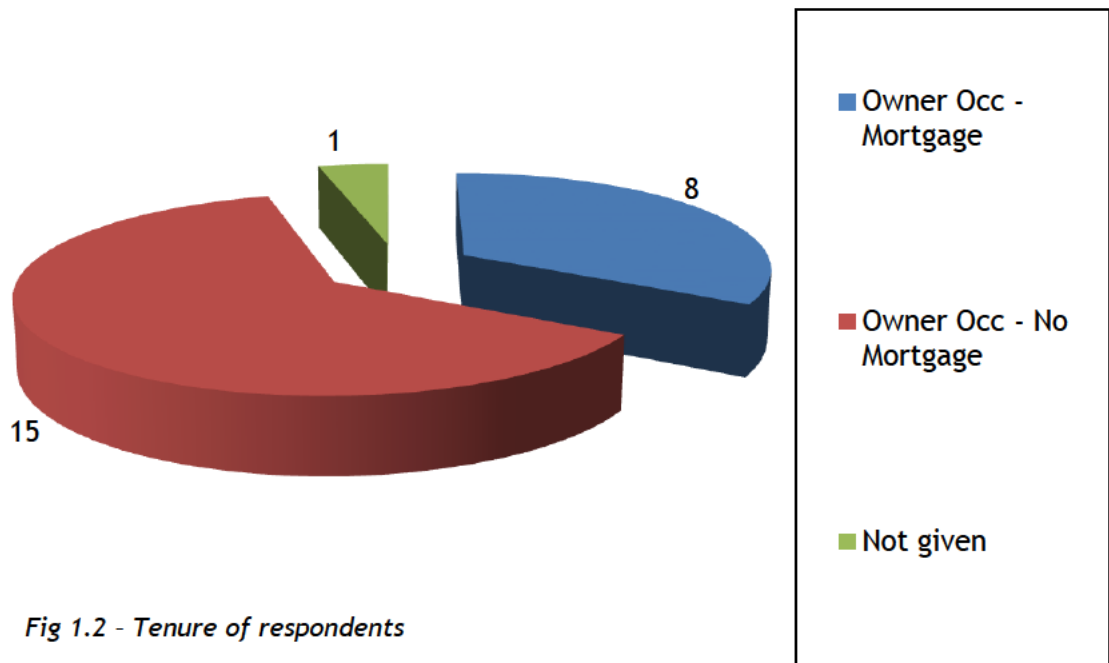


Fig 1.2 - Tenure of respondents

It shows that owner-occupiers were by far the largest tenure group accounting for 96% of replies (63% of total survey respondents have no outstanding mortgage on their property and 33% have a mortgage on their home).

4% of respondents did not give a response to this question.

iii) **Property Types**

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

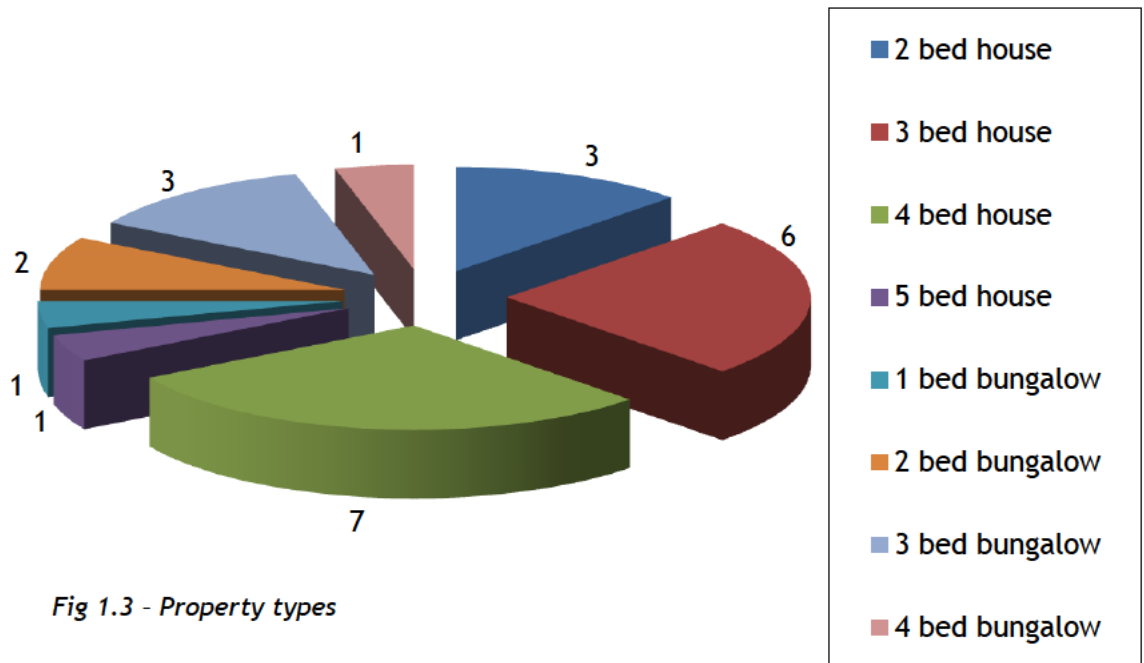


Fig 1.3 - Property types

Those living in 4 bedroom houses were the largest group (29% of responses), followed by those living in 3 bedroom houses (25%). 29% of responses were from people living in a bungalow.

iv) **Length of residence in village**

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

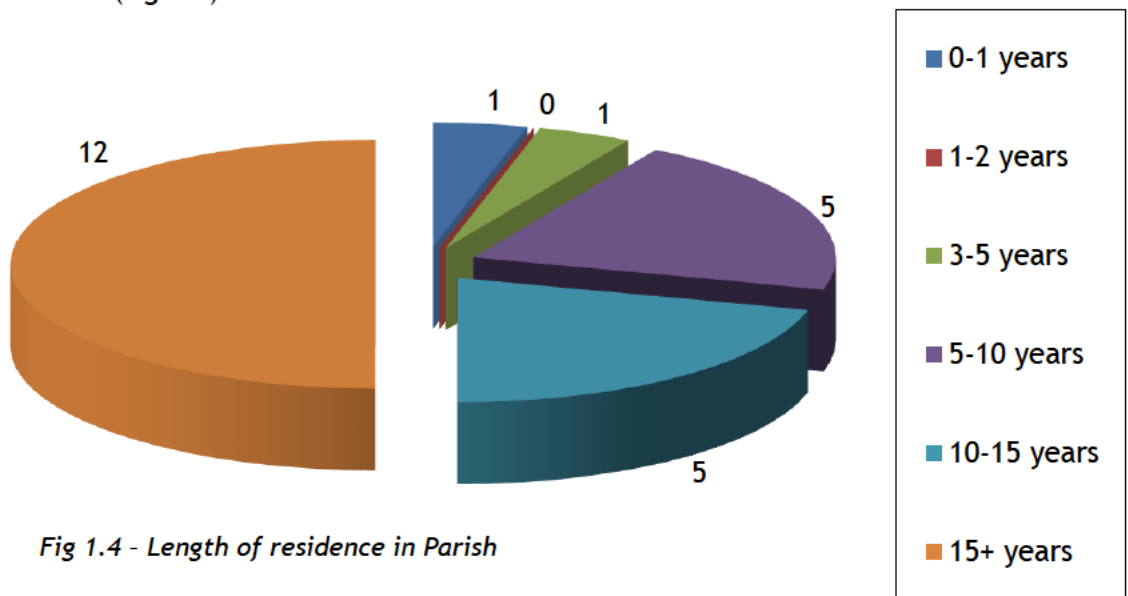


Fig 1.4 - Length of residence in Parish

It shows that half of respondents have lived in the village for in excess of 15 years.

21% of respondents have lived in Barnacle for between 10 and 15 years, and 21% have been there for between 5 and 10 years. 8% of responses came from those who have lived in the village for less than 5 years.

v) **Anticipated next home move - tenure**

The following chart (fig 1.5) shows the tenure that respondents expect to move into in their next home move:

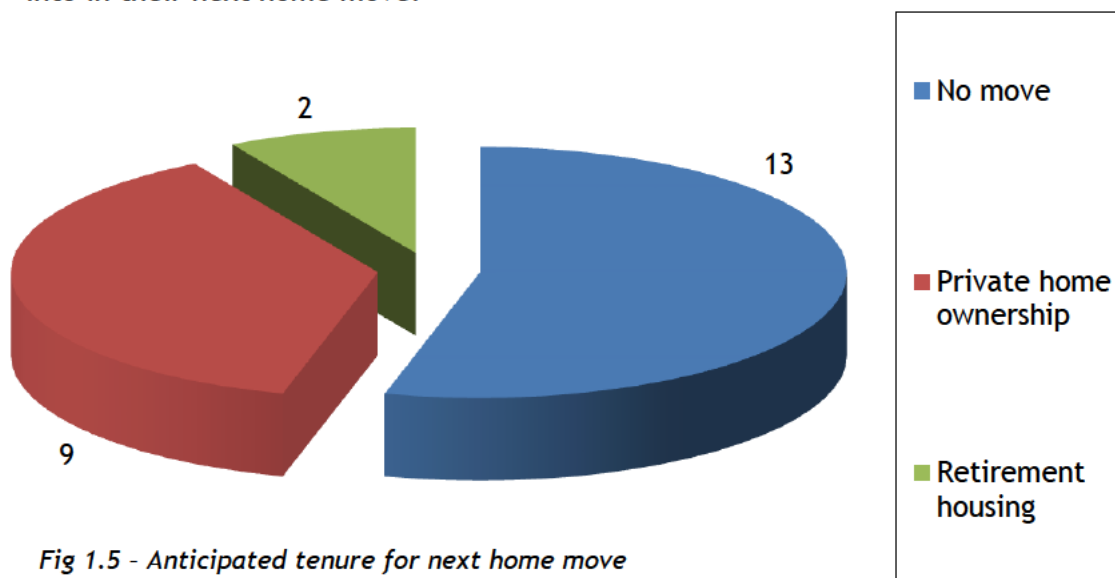


Fig 1.5 - Anticipated tenure for next home move

Over half of completed questionnaires (54%) came from villagers who do not expect to move home again. 38% of people anticipate their next property being a privately owned home and 8% believe they will move into retirement housing.

vi) **Anticipated next home move - time**

The timescale for the anticipated next move for respondents is detailed below (fig 1.6):

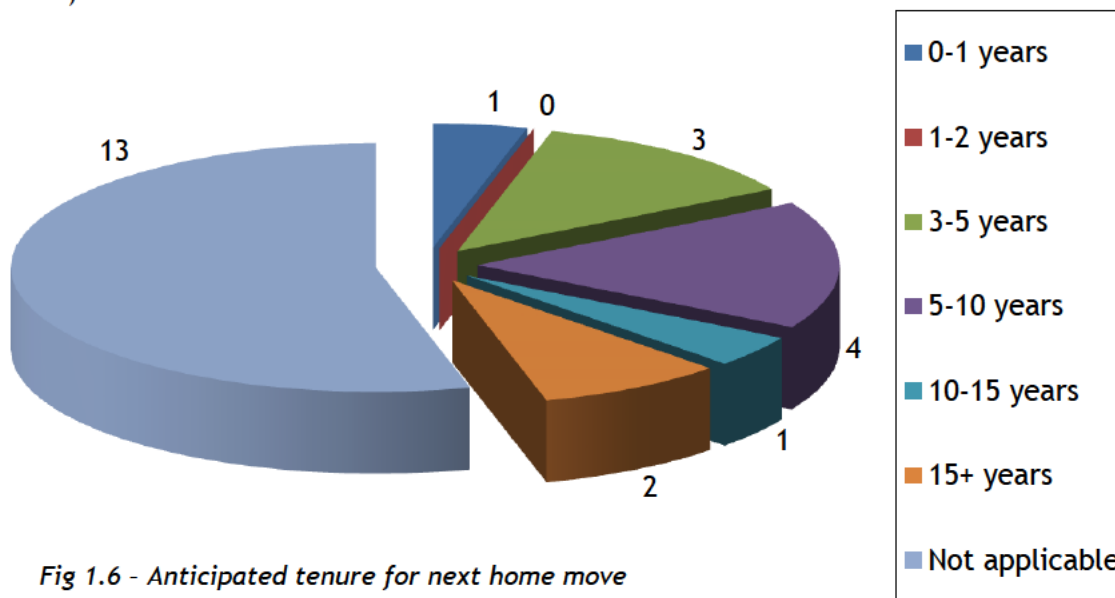


Fig 1.6 - Anticipated tenure for next home move

As with Fig 1.5, 54% of responses came from households that do not expect to move again. 12% of respondents expect their next home move to be in 10 years or more.

17% anticipate moving in 5-10 years time; 13% believe they will move in 3-5 years; whilst 4% of respondents expect to move within 2 years.

vii) Life in the village

The following two charts detail respondents' answers to the 'life in the village' questions.

The views expressed allow a picture of life within the village 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 village residents how they felt about the 'positive' factors of life in the village.

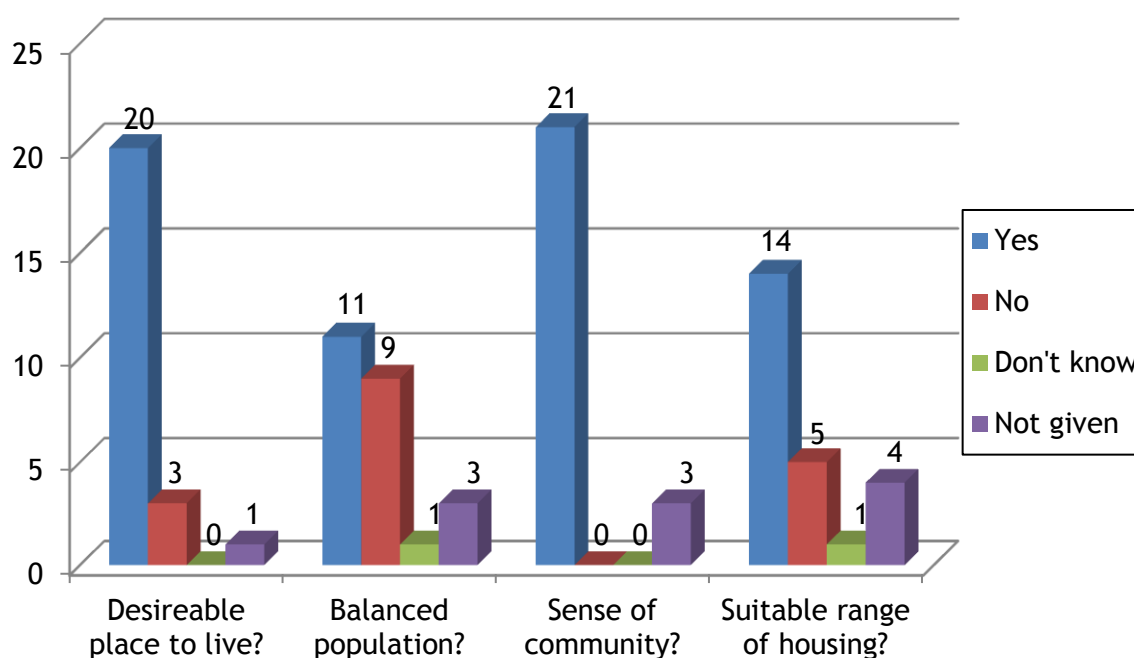


Fig 1.7 - Life in the village - positive factors

From fig 1.7, above, it can be seen that the majority of respondents are very positive about life in Barnacle. 83% believed that the village is a desirable place to live and 88% thought that it enjoys a sense of community.

46% of completed questionnaires came from those who believed that Barnacle has a balanced population (38% did not), whilst 58% said that the village has a suitable range of housing (21% did not).

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

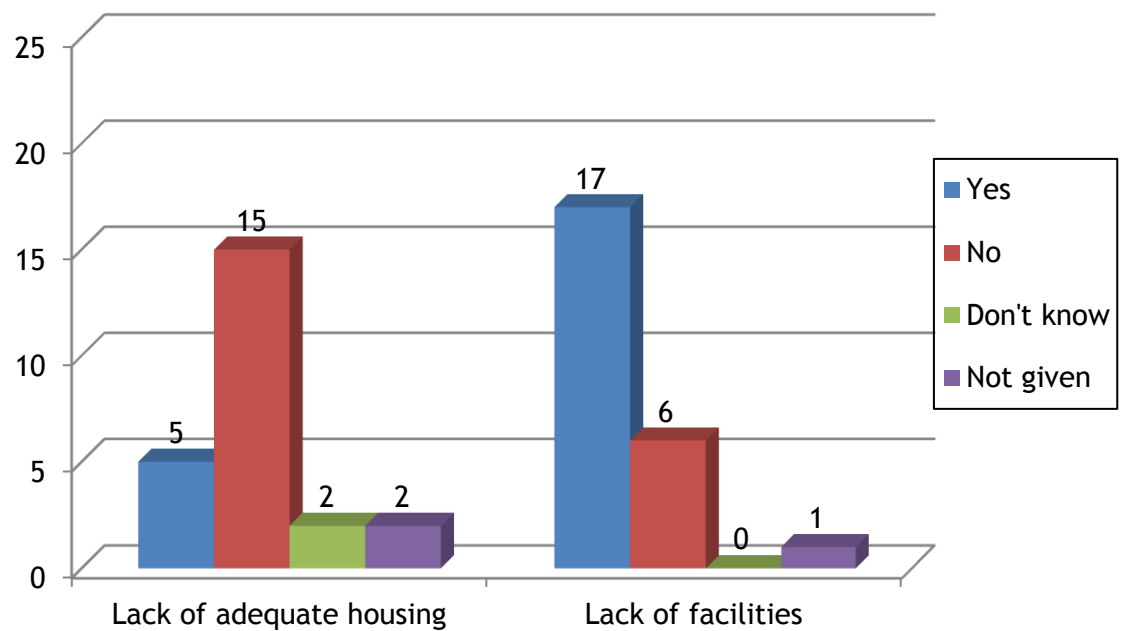


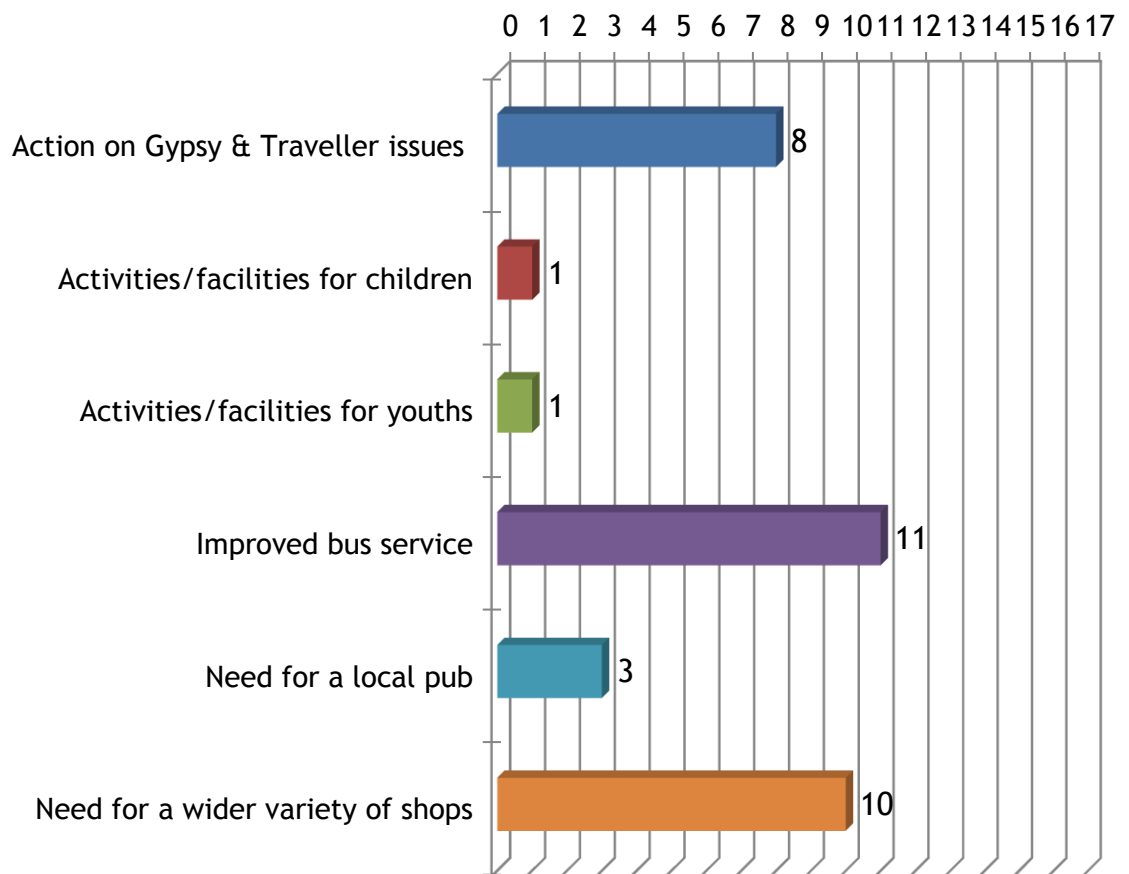
Fig 1.8 - Life in the village - negative factors

As can be seen from fig 1.8, above, 63% of respondents believed that there is not a lack of adequate housing in Barnacle whilst 21% of returned surveys felt that there is.

Villagers' perception on whether Barnacle is well served by facilities saw 71% of respondents stating that there is a lack of facilities in the village whilst 25% felt that there is not.

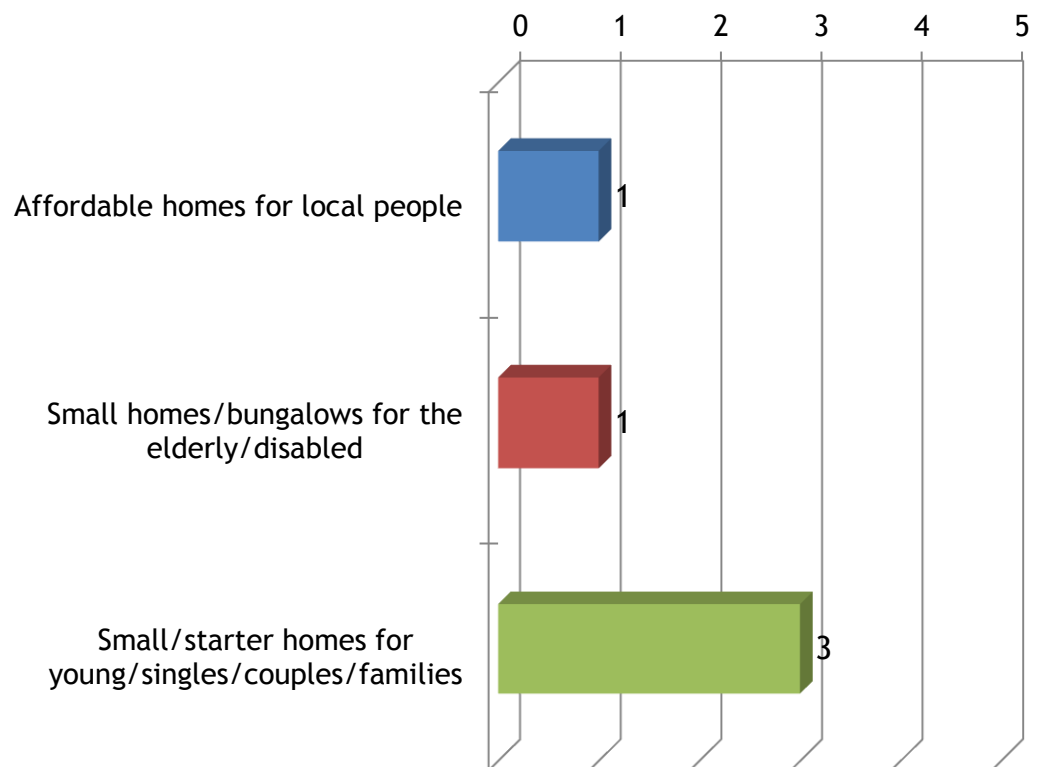
Some respondents provided further details around their thoughts on this question. These can be found on the following two pages.

Do you feel that the village suffers from a lack of facilities? Those that answered 'yes' and provided a comment can be summarised as:



Of the 17 responses (71%) who felt that the village lacked facilities the overwhelming majority of these were focused around the requirements for shops, an improved bus service and action on Gypsy & Traveller issues.

Do you feel that the village suffers from a lack of adequate housing? Those that answered 'yes' and provided a comment can be summarised as:



Of the 5 responses (21%) who felt that the village had a lack of adequate housing, most responses felt that small, starter homes were missing or needed.

viii) **Migration**

The survey also asked whether respondents knew of people who had been forced to leave the Parish because of a lack of suitable or affordable accommodation.

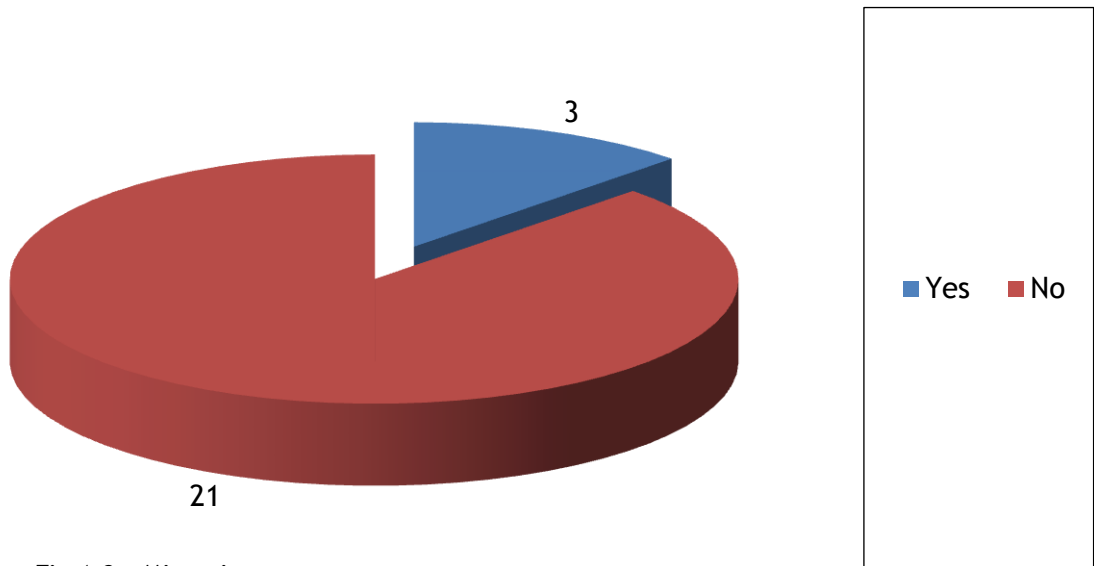


Fig 1.9 - Migration

Fig 1.9 shows that 12% of village residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years due to a lack of suitable or affordable accommodation.

These 'leaving' people/families may have been 'double counted' within this figure, but the number is still noteworthy considering the size of the village and the timescale involved.

ix) **Support for an affordable housing scheme for local people**

One of the fundamental questions in the survey is that which asks whether people are in favour of a small scheme of affordable homes in the village for local people.

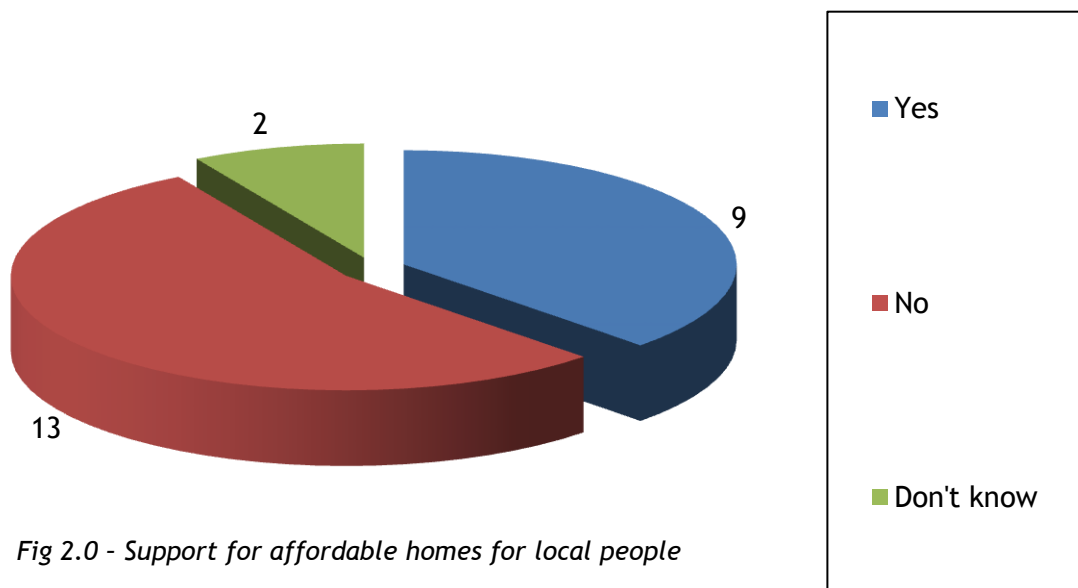
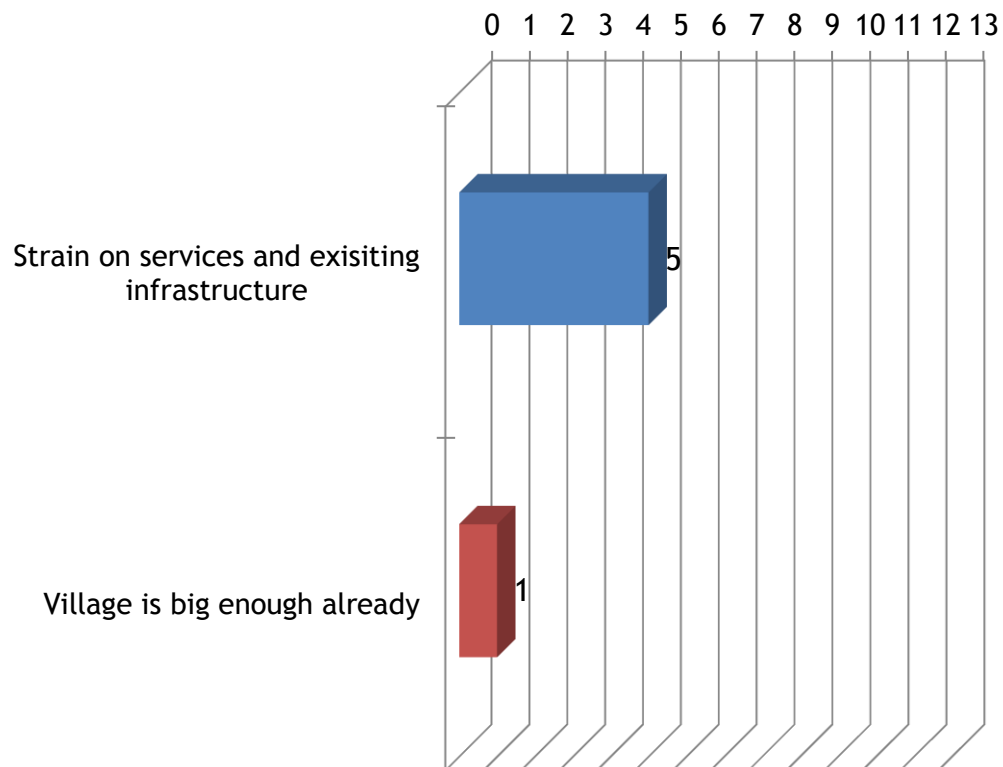


Fig 2.0 - Support for affordable homes for local people

Fig 2.0, above, shows that 54% of respondents are not in favour of an affordable housing scheme for local people, while 38% said that they are in favour.

Those that answered 'no' to this question and provided a comment can be summarised as:



It can be seen that of the 13 responses (54%), concerns were mainly focused around the strain on services and infrastructure.

4. Housing Need Analysis

Of the 24 returns, all 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 village. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, no returns indicated a need for housing.

i) House price data

The table, below (fig 2.1), details the house prices and household type breakdown for the Barnacle area. They are taken from www.zoopla.co.uk. Further local context is given at section ii with regard to properties that are/have been for sale and rent in Barnacle itself.

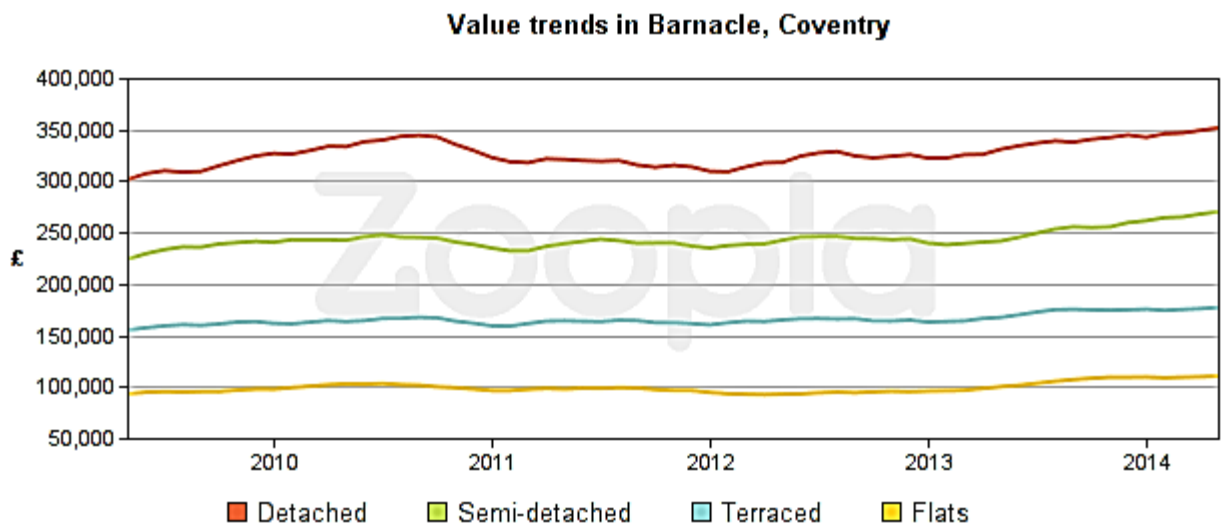
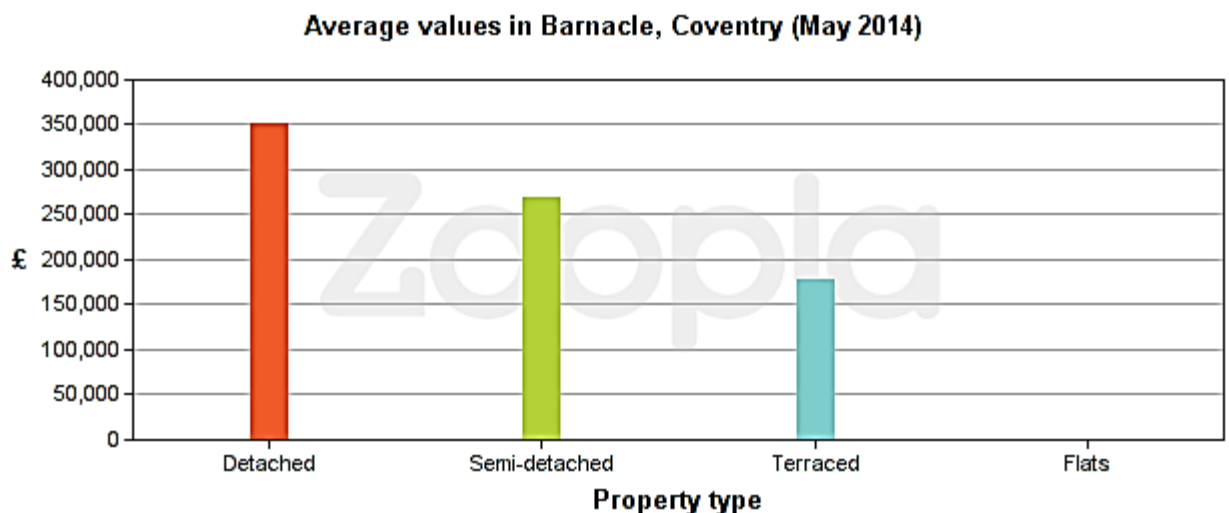


Fig 2.1 - Average property prices for Barnacle 2009-2014

The chart above (fig 2.1) shows that property prices in Barnacle have, overall, increased slightly over the past 5 years. During the last 5 years property values for Barnacle have increased by an average of £38,057 (15.35%).



ii) Local context - properties for sale

By way of local context, the table, below, shows prices of properties that were for sale or rent in Barnacle in May 2014 (source: www.zoopla.com).

Current asking prices in Barnacle

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£250,000 (1)	£555,000 (2)	-
Flats	-	-	-	-	-
All	-	-	£250,000 (1)	£555,000 (2)	-

Current asking rents in Barnacle

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	-	-
Flats	-	-	-	-	-
All	-	-	-	-	-

In fact the 'cheapest' available property at the time of the report is a 3 bed house which is on the market for £250,000.

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 £50,000 and an income in excess of £57,000 per annum to afford the 'cheapest' available property currently available in Barnacle. There are only three properties available, only one of which is priced under £475,000.

The private rental market is not currently offering any properties to rent.

iii) Local context - properties sold

Property value data/graphs for Barnacle

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£351,651	£232	3.7	£336,667
Semi-detached	£269,879	-	2.9	£272,500
Terraced	£176,792	-	2.5	£120,000
Flats	-	-	-	-

The average property price for actual sales since May 2013 can be seen on the right hand column of the chart above.

Based on the affordability criteria explained earlier, to purchase an average terraced house (which could be very scarce in terms of availability, in fact only one was sold in the last 12 months) would require a deposit of £24,000 and an income of almost £27,500 per annum. To purchase an average semi detached house would require a deposit of £54,500 and an income in excess of £62,000 per annum.

5. Conclusion

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

The survey has identified no need for affordable or open market properties.

THEREFORE, THERE IS NO IMMEDIATE IDENTIFIED
HOUSING NEED FOR AFFORDABLE OR
OPEN MARKET HOMES IN BARNACLE FOR THOSE
WITH A LOCAL CONNECTION

6. Contact information

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