

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF MONKS KIRBY



**PRODUCED BY**

**MIDLANDS RURAL HOUSING**

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## 1. Introduction

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 10 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 up to £30,000 higher than in urban areas, despite average wages being lower.

The average rural house price in England is now more than twelve times the average salary of people living in rural areas (source: NHF). In order to obtain a mortgage, a person living and working in the countryside would need to earn £66,000 per year but the average rural salary is far below that at around £20,000 (source: NHF). The number of people on waiting lists for affordable homes in rural England has soared to around 750,000<sup>2</sup>.

The Chartered Institute of Housing (CIH) found the first year of homeownership cost on average £70,538 in 2012 (taking into account a 25% deposit, stamp duty, mortgage repayments and annual maintenance) - up 73% from £40,892 in 2002. Over the same period, the cost of renting a home for 12 months - taking into account a six-week deposit and monthly payments - rose by 29%, from £7,492 to £9,662. 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 Monks Kirby.

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, homes to meet local needs 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 Monks Kirby Housing Needs Survey questionnaires were delivered to every household in the Parish during week commencing 18<sup>th</sup> March. The return date for the survey was 15<sup>th</sup> April 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 Monks Kirby or had a strong connection to the Parish and wished to complete a form. In total 161 survey forms were distributed.

<sup>1</sup> Halifax Rural Housing Review 2011 - "Rural property prices rose by an average of £69,170 - equivalent to £576 per month - from £127,146 in 2001 to £196,316 in 2011. In the past decade, the average price paid by first-time buyers has risen by 90%"

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

## 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 Monks Kirby residents. This evidence will be made available to Rugby Borough Council and Monks Kirby 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 and opportunities arise.

### 3. Respondent details

A total of 161 survey forms were distributed and 74 were received in return, giving a return rate of 46% against the number distributed. In our experience this is an excellent level of response for a survey of this kind given that 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:

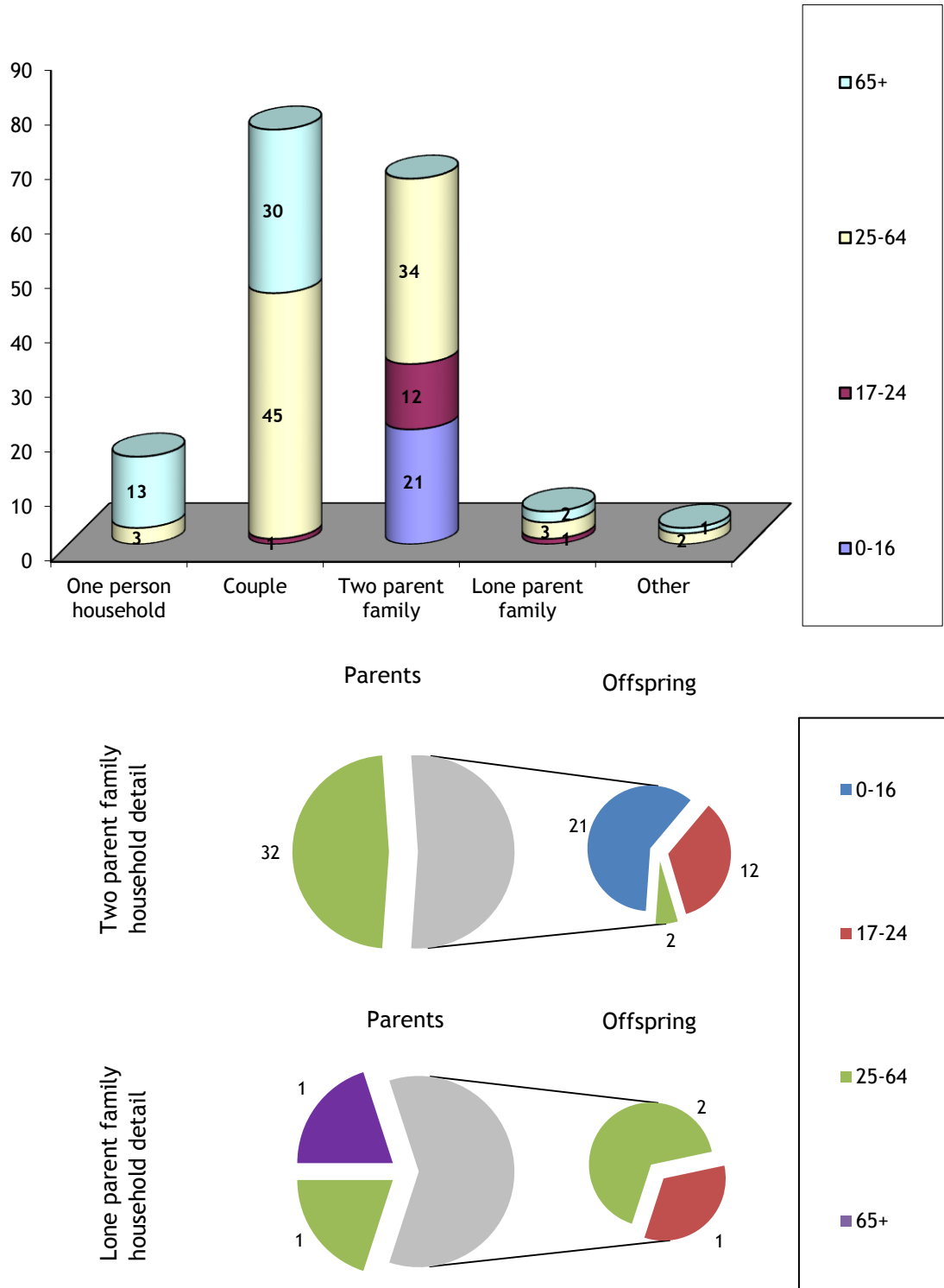


Fig 1.1 - Household type

Fig 1.1 on page 4 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 38 responses were received from this type of household. 59% of people in those households were 25-64 years old, 39% were 65 years and over, and 1% were aged 17-24 years old. *(n.b. the % figure equals just under 100% due to rounding)*

32 responses came from two parent family homes. The parents of these households were all aged between 25-64 years old. The 'offspring' living in the two parent family households were of varying ages. 60% of the 'offspring' were under 16 years old; 34% were 17-24 years old; and 6% were aged 25-64.

There were 16 responses from one person households. 81% of them were from those 65 and over. 19% of responses were from people aged 25-64.

2 responses were from lone parent family households. 50% of the parents were 25-64 years old and 50% were aged 65 and over. Lone parent family 'offspring' fell into two age range categories; 67% were 25-64 years old and 33% were 17-24 years old.

## ii) Tenure of all respondents

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

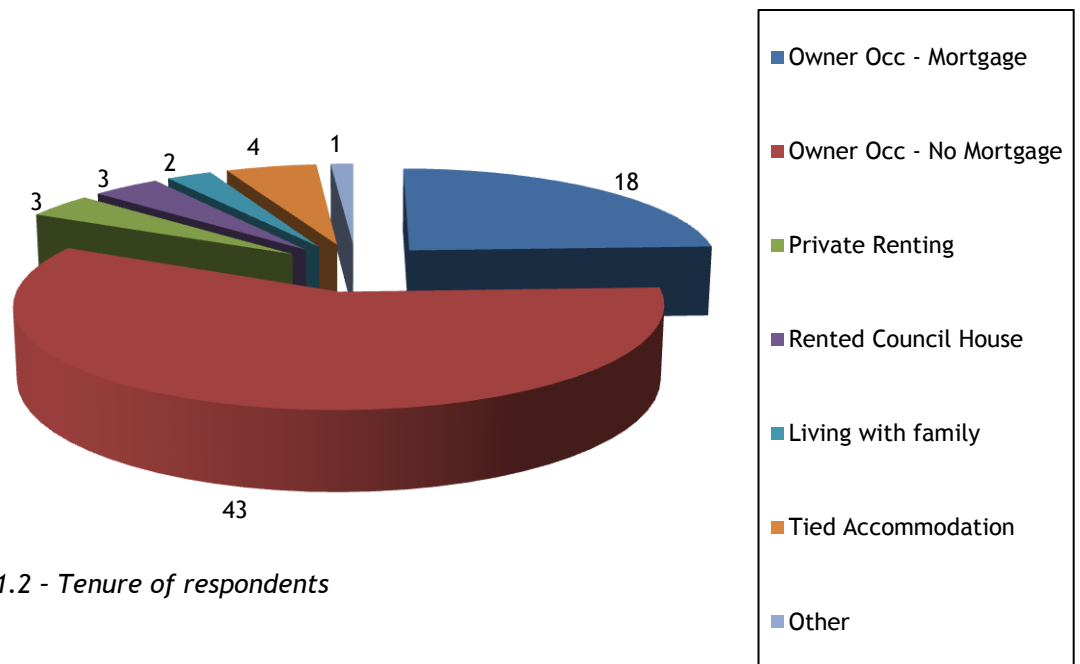


Fig 1.2 - Tenure of respondents

It shows that owner-occupiers were by far the largest tenure group accounting for 82% of replies (58% of total survey respondents have no outstanding mortgage on their property and 24% have a mortgage on their home).

6% of respondents live in accommodation tied to their employment; 4% rent privately; 4% rent a council house and 3% live with family.

iii) **Property Types**

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

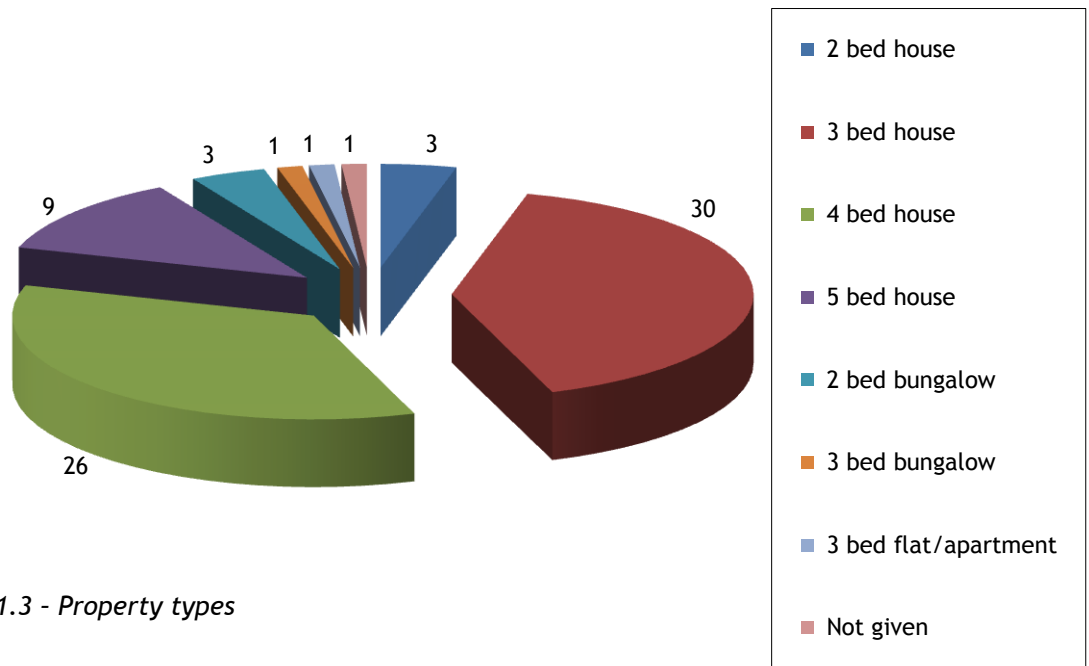


Fig 1.3 - Property types

Those living in 3 bed houses were the largest group (41% of responses), followed by those living in 4 bedroom houses (35%), 5 bedroom houses (12%), and 2 bedroom houses (4%). 6% of responses were from people living in a bungalow.

iv) **Length of residence in Parish**

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

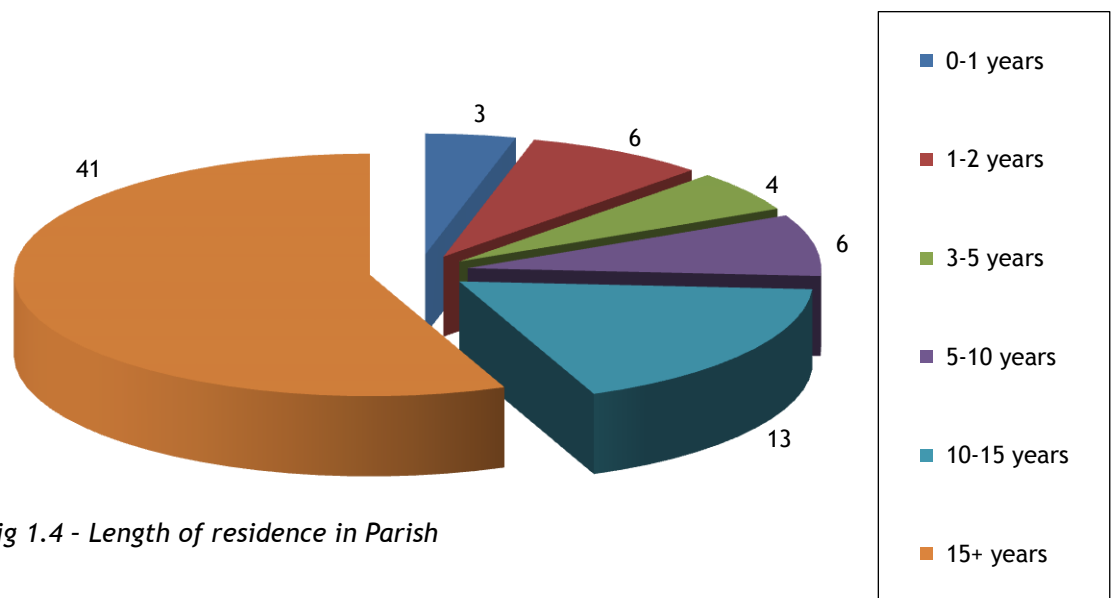


Fig 1.4 - Length of residence in Parish

It shows that 56% have lived in the Parish for in excess of 15 years.

18% of respondents have lived in Monks Kirby for between 10 and 15 years, and 8% have been there for between 5 and 10 years. 18% 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:

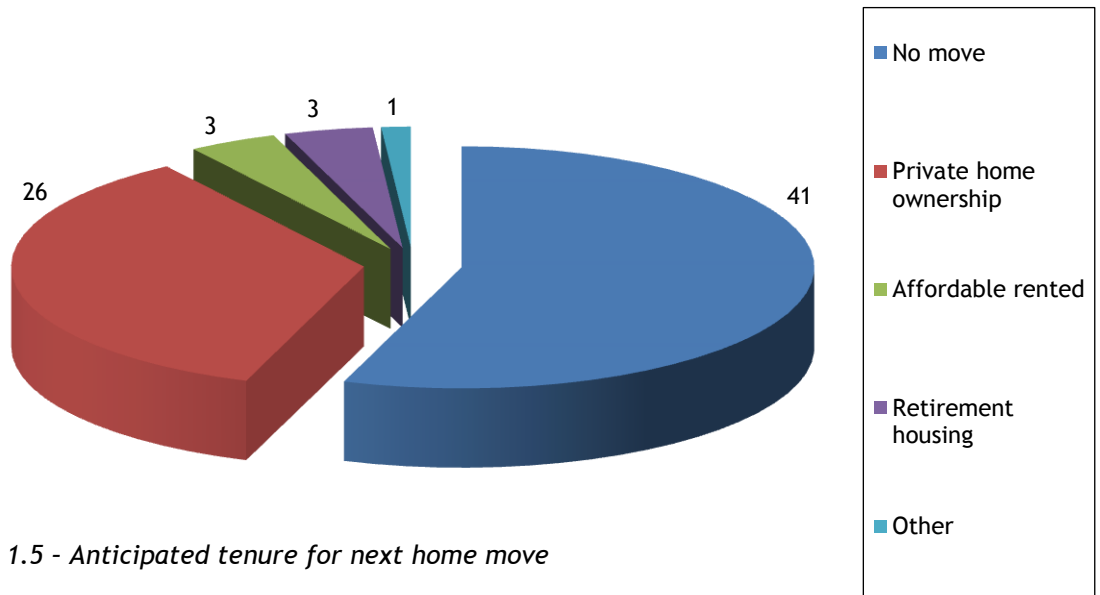


Fig 1.5 - Anticipated tenure for next home move

56% of completed questionnaires came from villagers who do not expect to move home again. 35% of people anticipate their next property being a privately owned home and 4% believe they will move into privately rented accommodation. 4% of respondents expect to move into affordable rented housing.

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

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

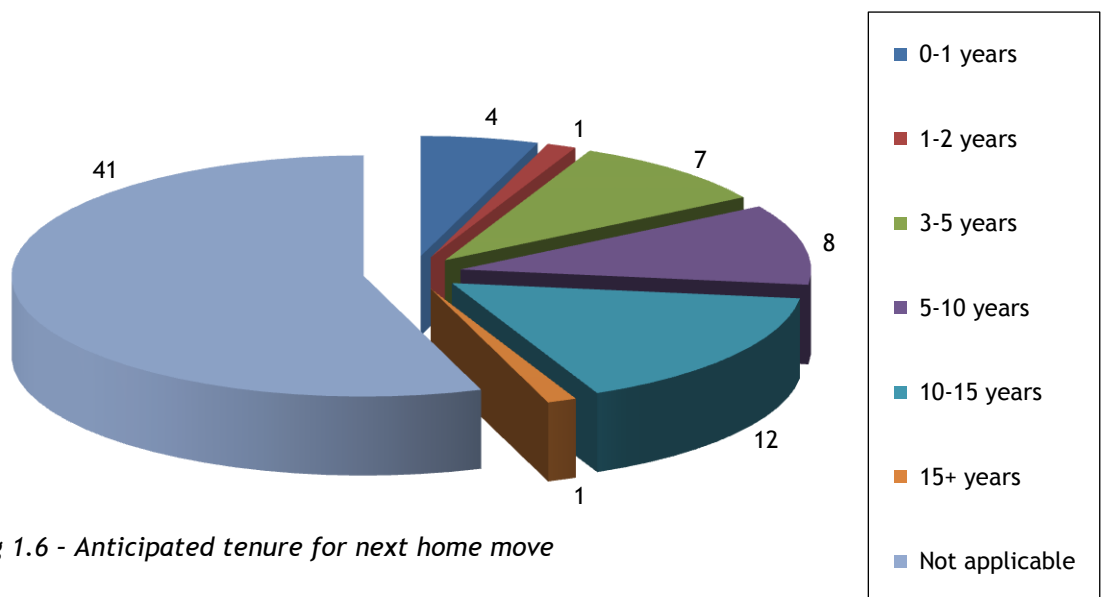


Fig 1.6 - Anticipated tenure for next home move

As with Fig 1.5, 56% of responses came from households that do not expect to move again. 17% of respondents expect their next home move to be in the next 5 years.

16% anticipate moving in 10-15 years time, whilst 11% of respondents believe they will move in 5-10 years.

## vii) Life in the Parish

The following chart details 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 questions asked Parish residents how they felt about factors of life in the Parish.

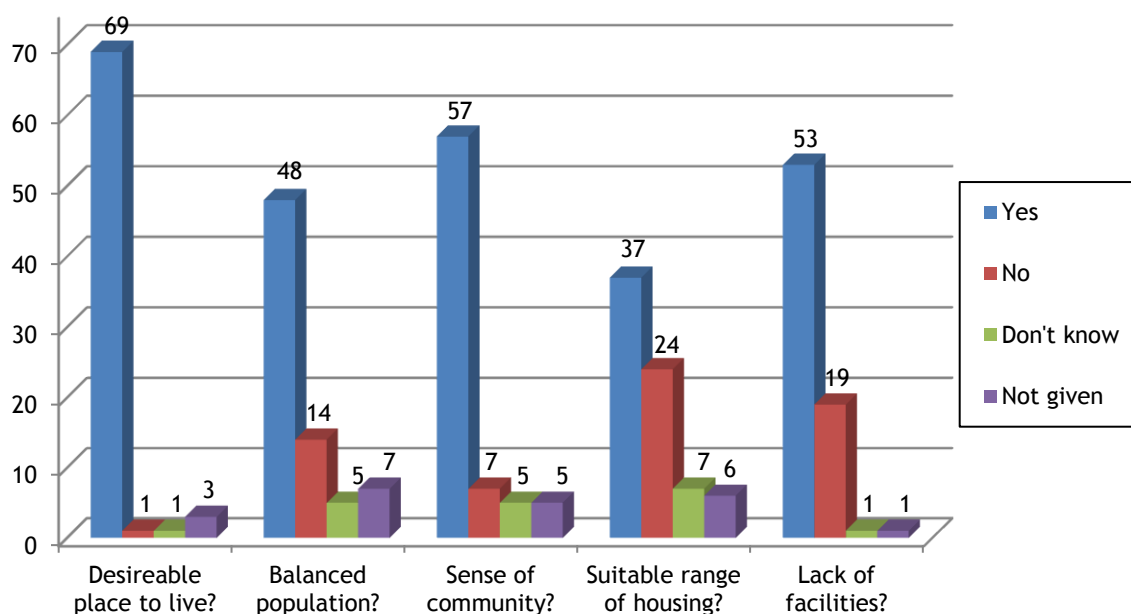


Fig 1.7 - Life in the Parish

From fig 1.7, above, it can be seen that the views of respondents in their opinions about life in Monks Kirby are mostly positive.

93% believed that the Parish is a desirable place to live and 65% thought that it has a balanced population.

77% of completed questionnaires came from those who believed that Monks Kirby has a sense of community.

Half of respondents said that the Parish has a suitable range of housing, but 32% felt that there is not a suitable range of housing.

Villagers' perception on whether Monks Kirby is well served by facilities saw 72% of respondents stating that there is a lack of facilities in the Parish. 26% of responses came from those who thought that there is not a lack of facilities.

Comments detailing respondents perceived problems in the Parish (besides housing) were based around the subjects of:

- No shop (45 comments)
- Poor public transport links (11 comments)
- No Post Office (16 comments)

### 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.

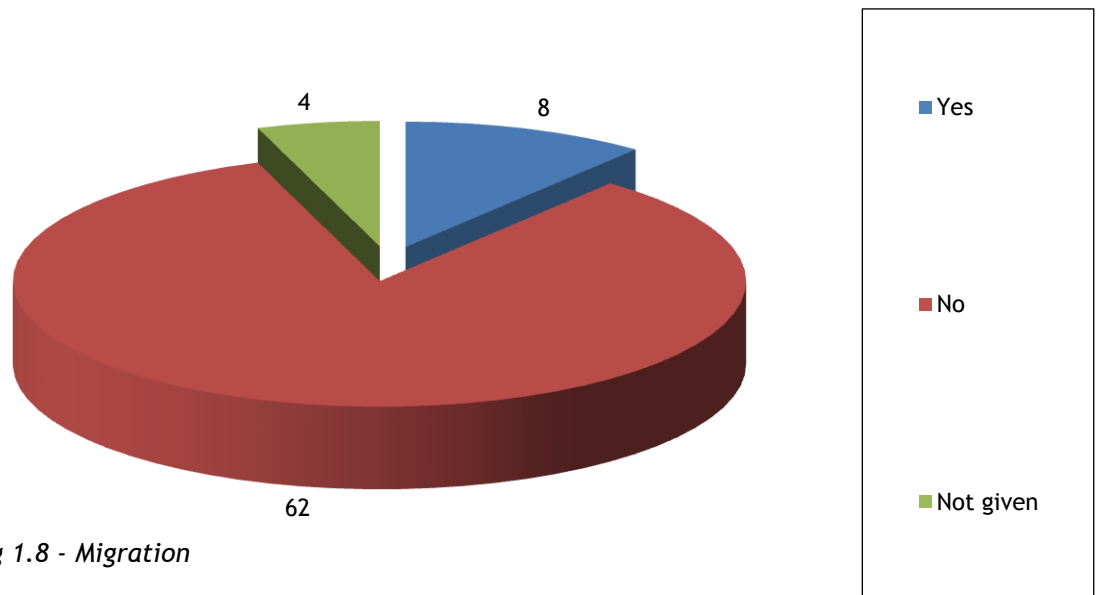


Fig 1.8 - Migration

Fig 1.8 shows that 11% of Parish 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 housing or housing that they could afford.

These 8 respondents knew of some 15 people in total who have had to leave Monks Kirby for this reason. Obviously some/many of these 'leaving' people/families will have been 'double counted' within this figure, but the number is still worth noting.

### ix) Support for 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.

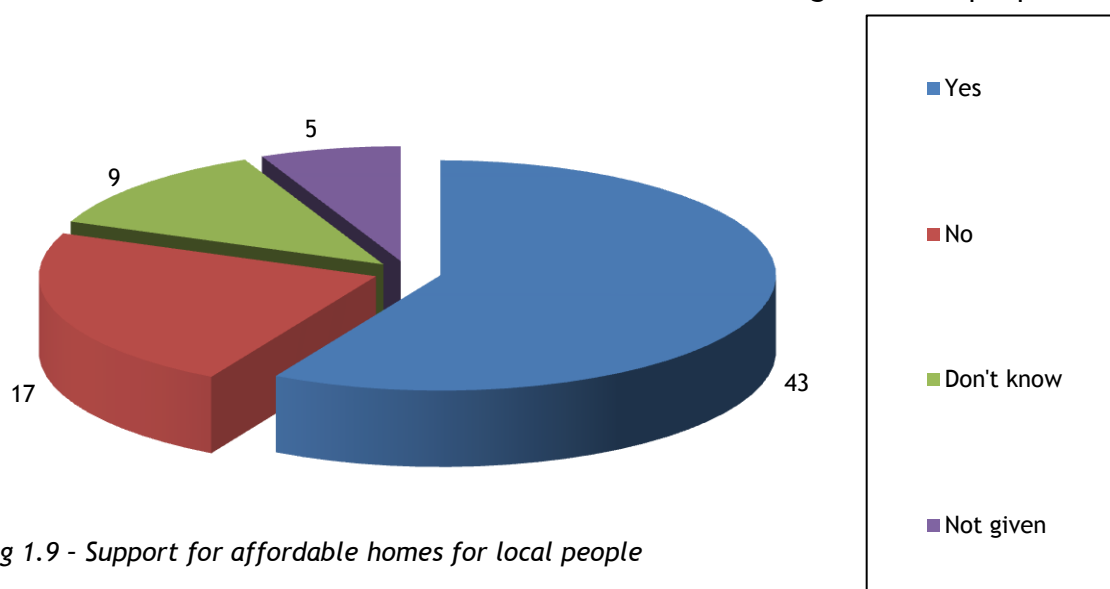


Fig 1.9 - Support for affordable homes for local people

Fig 1.9, above, shows that 58% of respondents are in favour of an affordable housing scheme for local people, while 23% said that they are not in favour.

12% of respondents did not know whether they would be in favour or not, and 7% did not give a response.

### x) 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)

#### Supportive of housing development to meet local needs

***There were 12 general comments supporting a local scheme and highlighting a lack of affordable / low cost / rented / shared ownership / council housing; for the young / elderly / families / disabled / first-time buyers and those on low and average incomes.***

*“Monks Kirby is a very desirable village with a large number of high value select properties but unfortunately a lack of smaller/affordable property for young singles/couples & new families e.g. 1<sup>st</sup> time buyers.”*

*“Over the years the housing stock has gradually become less balanced, particularly by the extension of existing properties. It has become biased towards larger, more expensive homes. The community would benefit from the addition of a few more smaller, simpler houses.”*

### Not supportive of housing development to meet local needs

*"I have loved living here for 20 years and don't want anything changed at all. If one has chosen a village one wants to keep it that way."*

*"Sewers already can not cope in wet weather. Sort them out first."*

*"Enough houses already! Would only spoil the village to make additions."*

*"No space available for building, would spoil community not necessary, most people have moved away with their jobs."*

### Other comments regarding housing, development and life in Monks Kirby

*"Depends on location yes if sensible and only 4-6 units in next 10 years."*

*"Would need to understand the detail in question 4 (would you be supportive of a housing scheme). What is meant by 'local' people - it would be an issue if a large expansion project was being planned for the future. A small scale project would be acceptable."*

*"There is no need for cheap local housing but a want - yes. Children borne into a nice area want it to continue. We had to work hard and save to be able to live in a nice area - no cheap available housing for us."*

*"I think the village needs mores sheltered accommodation with small gardens to suit an ageing population."*

*"Would depend where it would be. If its in the right place, fine."*

*"Far too much traffic in this small village."*

*"Any scheme would need to be in an acceptable location with acceptable/sympathetic architectural design."*

*"[Local connection policy] never water-tight - open to abuse & would not support this unless I was 100% sure of the set-up."*

## 4. Housing Need Analysis

Of the 74 returns, 68 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, 6 returns indicated a need for housing within the next few years. Following the consultation event at the Parish Council's Annual meeting, a further 2 completed questionnaires were received indicating a need for housing.

### i) Local Connection

The survey form is made available to those who currently live in the Parish and those who have a previous residency or a strong local connection to the Parish, such as a job or close family in the Parish. Of the 8 respondents who indicated a housing need, all of them currently satisfy Rugby Borough Council's local connection criteria (5 year permanent residency in the Parish; 5 out of the past 20 years permanent residency in the Parish; requirement to live close to another person who satisfies the previous criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity; essential functional need to live close to work in the Parish).

The local connection links are shown in the chart below (fig 2.0):

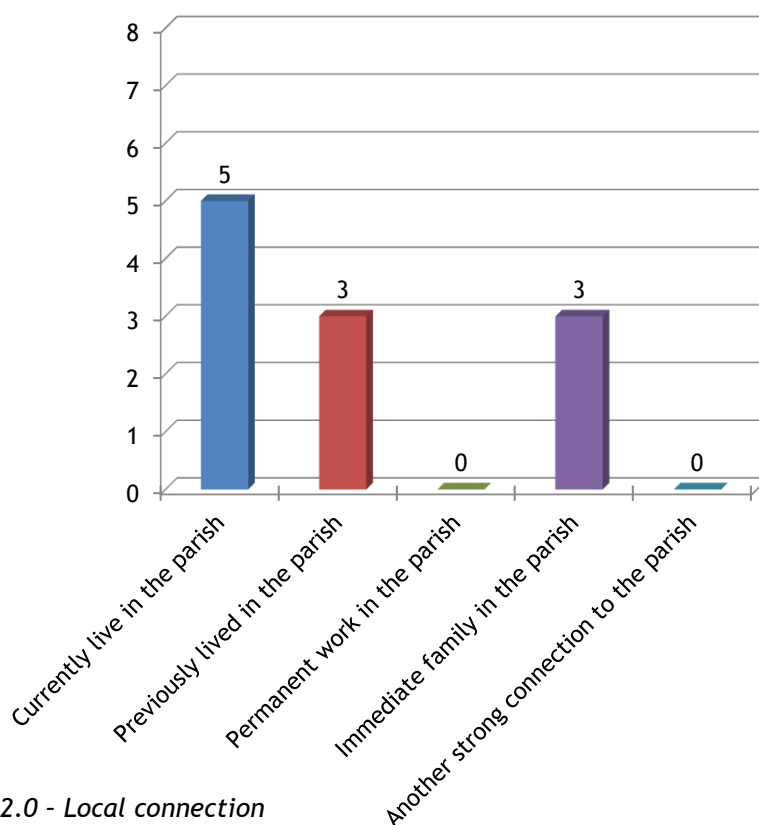


Fig 2.0 - Local connection

5 returns were from people who currently live in Monks Kirby. 3 respondents had previously lived in the Parish and 3 respondents have immediate family in the Parish.

In total, there were 11 local connections given by the 8 respondents. This is more than the total number of responses in housing need as households can have more than one connection to Monks Kirby.

## ii) Reasons for housing need

Respondents were asked to state why they felt they were in need of alternative accommodation. The chart below (fig 2.1), shows the reasons that were given:

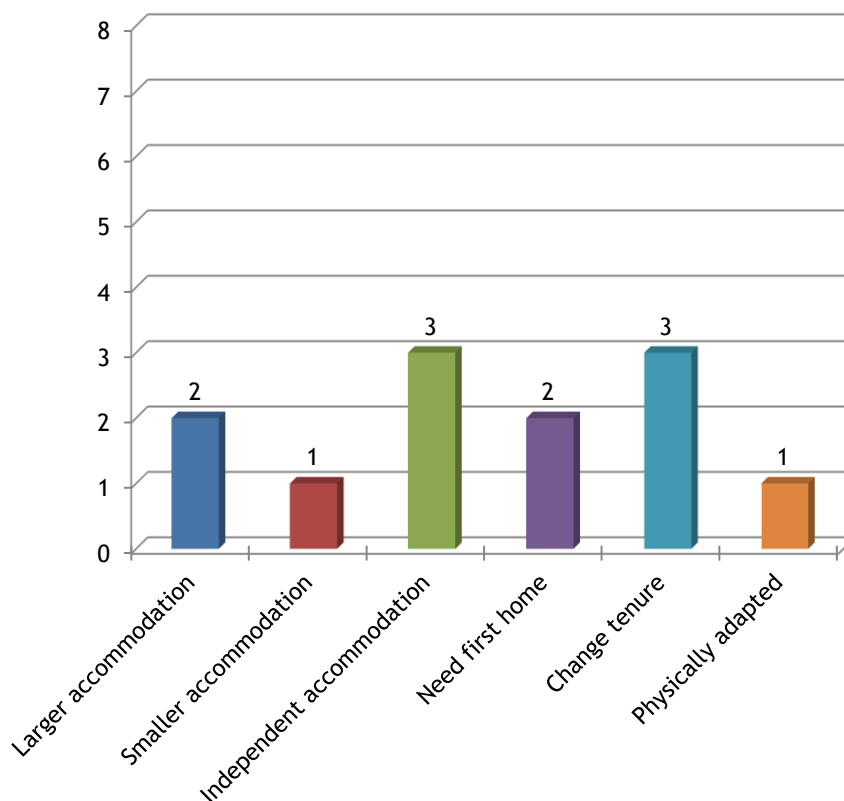


Fig 2.1 - Reasons for housing need

It can be seen that the reasons for seeking alternative accommodation are varied with independent accommodation and a change of tenure being the most popular reasons cited.

### iii) Respondent analysis

The table below 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 'reality tenure' is suggested to outline realistic provision.

Any entry marked with a \* indicates 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.

For the purpose of this analysis, 2 bedroom properties have been recommended for single people and couples for reasons of long term sustainability, but consideration should be given by anyone 'under-occupying' a property who is in receipt of housing benefit due to the under-occupation penalties that exist.

#### In the next 5 years

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
<b>RESPONDENTS BELOW HAVE A NEED IN THE NEXT 5 YEARS</b>			
2	Lone parent family household (2 adults, 25+ years old), currently living in privately rented home in the Parish (have lived in the Parish for 15+ years). Need larger home and a change of tenure.	3 bed house - Shared ownership home	3 bed house - Shared ownership home
26	Single person household (1 adult, 65+ years old), currently living in home with no mortgage in the Parish (has lived in the Parish for 15+ years). Needs smaller home for physical reasons.	3 bed house / bungalow - Open market home	2 bed bungalow - Open market home
46	Couple household (2 adults, 25-64 years old), currently living with parents in the Parish (have lived in the Parish for 10 years and have family in the Parish). Need first home and independent accommodation.	2 bed house - Affordable / social rented home	2 bed house - Affordable / social rented home



49	Single person household (1 young adult, 17-24 years old), currently living with parents in the Parish (has lived in the Parish for 15+ years and has family in the Parish). Needs independent accommodation.	2 bed house - Affordable / social rented home	2 bed house - Affordable / social rented home
62	Two parent family household (2 adults, 25-64 years old with 'child' aged 17-24 years old), currently living in privately rented home away from the Parish (have previously lived in the Parish for 15+ years). Need a change of tenure.	3 bed house - Affordable / social rented home	3 bed house - Affordable / social rented home
70	Two parent family household (2 adults, 25-64 years old with children aged under 16 years old), currently living in house with mortgage in the Parish (have lived in the Parish for 5-10 years). Need larger home.	5+ bed house - Open market home	Adequately housed at present - Housing needs/desires to be recorded by local authority to inform any future open market plans
PC1	Single person household (1 adult, 25-64 years old), currently living away from the Parish (has previously lived in the Parish for 15+ years). Needs first home and independent accommodation.	2 bed house - Open market home	2 bed house - Open market home
PC2	Two parent family household (2 adults, 25-64 years old with child aged 0-16 years old), currently living in privately rented home away from the Parish (have previously lived in the Parish for 5-10 years and have family in the Parish). Need a change of tenure.	3 bed house - Open market home	3 bed house - Open market home

#### iv) House price data

The table, below (fig 2.2), details the house prices and household type breakdown for the Monks Kirby area. They are taken from [www.zoopla.co.uk](http://www.zoopla.co.uk). Further local context is given below with regard to properties that are/have been for sale and rent in Monks Kirby itself.

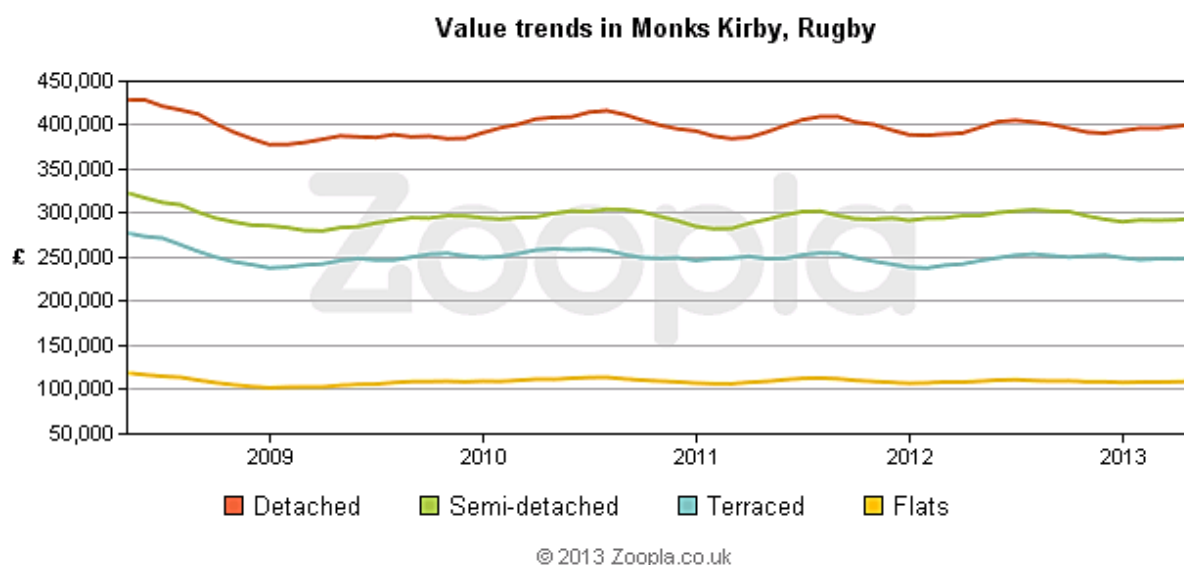


Fig 2.2 - Average property prices for Monks Kirby 2008-2013

The chart above (fig 2.2) shows that property prices in Monks Kirby have, overall, decreased slightly over the past 4 to 5 years.

#### v) Local context

By way of local context, the table, below, shows prices of properties that were for sale or rent in Monks Kirby in May 2013 (sources: [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.zoopla.co.uk](http://www.zoopla.co.uk)). The table shows all properties that were offered for sale in Monks Kirby and includes all properties that were available to rent under £1,000pcm.

Property	Price (£)	Property	Price (£)
5 bed detached house	825,000		
6 bed detached house	625,000		
5 bed detached house	295,000		
2 bed cottage	289,950		

It can be seen that there were only 4 available properties for sale in Monks Kirby.

**Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 25% deposit.**

Based on this affordability criteria it would require a deposit of almost £72,500 and an income of over £62,000 per annum to afford the ‘cheapest’ property currently available in Monks Kirby.

The private rental market is currently not offering any properties.

With regard to actual sales, the table below shows properties that have been sold in Monks Kirby over the past 5 years:

Year	Property	Price (£)
2012	Detached property	310,000
2012	Detached property	460,000
2011	Detached property	385,000
2011	Detached property	335,000
2011	Detached property	350,000
2011	Semi detached property	200,000
2011	Detached property	205,000
2010	Detached property	415,000
2009	Detached property	490,000
2009	Semi detached property	365,000
2009	Detached property	310,000
2009	Semi detached property	160,000

The lower quartile property price for actual sales since May 2008 is £251,250. Based on the affordability criteria explained earlier this would require a deposit of almost £63,000 and an income in excess of £53,500 per annum.

It should be noted that there was only one property sold for less than £200,000 during the last five years.

## 5. Conclusion

MRH has conducted a detailed study of the housing needs of Monks Kirby. This study has investigated the needs for affordable housing, 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 housing development in the village.

The survey has identified a need for properties to meet the housing needs (i.e. those with a need within 5 years) of those with a local connection. (It should be noted that many more households will be on housing registers and estate agent lists wanting a property, affordable or open market, in Monks Kirby but this survey ascertained those in need who have a local connection to the Parish).

Of the 8 respondents who indicated a housing need:

- **4 were assessed as being in need of affordable housing to purchase**
  - 2 x 2 Bed house - affordable/social rented
  - 1 x 3 Bed house - affordable/social rented
  - 1 x 3 Bed house - shared ownership
- **3 was assessed as being in need of open market housing (for local people) to purchase**
  - 1 x 2 Bed bungalow - open market with local occupancy restriction
  - 1 x 2 Bed house - open market with local occupancy restriction
  - 1 x 3 Bed house - open market with local occupancy restriction
- **The remaining respondent was assessed as being adequately housed at present but their housing needs/wants will be recorded by the local authority to inform any future open market developments for larger homes.**


**THEREFORE, THERE IS AN IDENTIFIED NEED**  
**FOR 7 HOMES IN MONKS KIRBY FOR**  
**THOSE WITH A LOCAL CONNECTION**

## 6. Contact information

### Midlands Rural Housing

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