

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF SHILTON



PRODUCED BY
MIDLANDS RURAL HOUSING

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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 Shilton.

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 village and provide details of the need for local housing.

The Shilton 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 Shilton or had a strong connection to the Village and wished to complete a form. In total 260 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 Shilton 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 260 survey forms were distributed and 55 were received in return, giving a return rate of 21% 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:

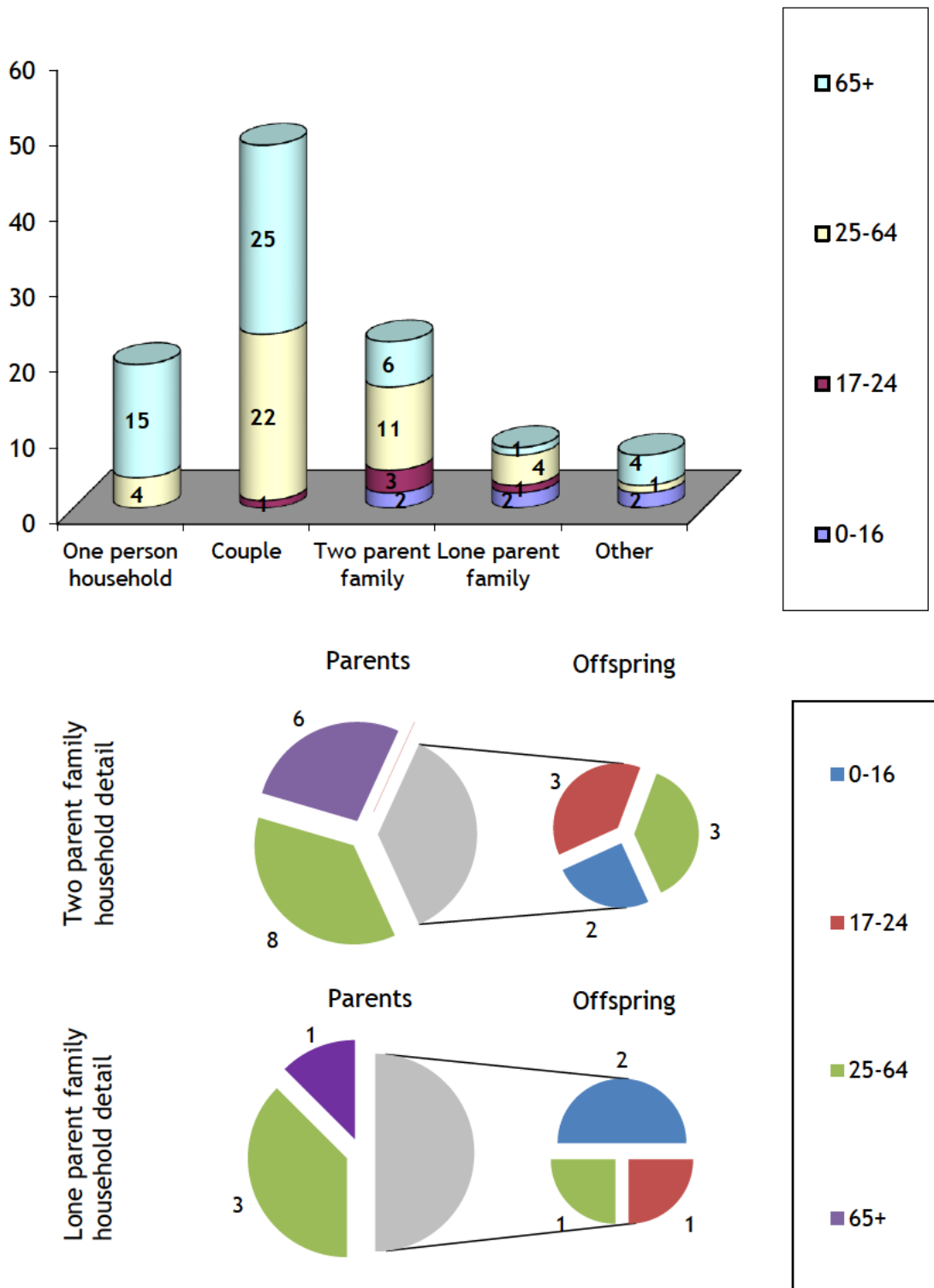


Fig 1.1 - Household type

Fig 1.1 on page 3 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 24 responses were received from this type of household. 52% of people in those households were 65 years and over, 46% were 25-64 years old and 2% were 17-24 years old.

There were 19 responses from one person households. 79% of them were from those 65 and over and 21% were from people aged 25-64.

7 responses came from two parent family homes. The parents of these households were all aged over 25 years old (57% aged 25-64 years old and 43% 65 years old and over). The offspring living in the two parent family households were of varying ages. 25% of the offspring were under 16 years old; 37.5% were 17-24 years old; and 37.5% were aged 25-64.

4 responses were from lone parent family households. The parents of these households were all aged over 25 years old (75% aged 25-64 years old and 25% 65 years old and over). The offspring of these households were of varying ages; 50% were under 16 years old, 25% were aged between 17-24 years old, and 45% were aged between 25-64 years old.

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):

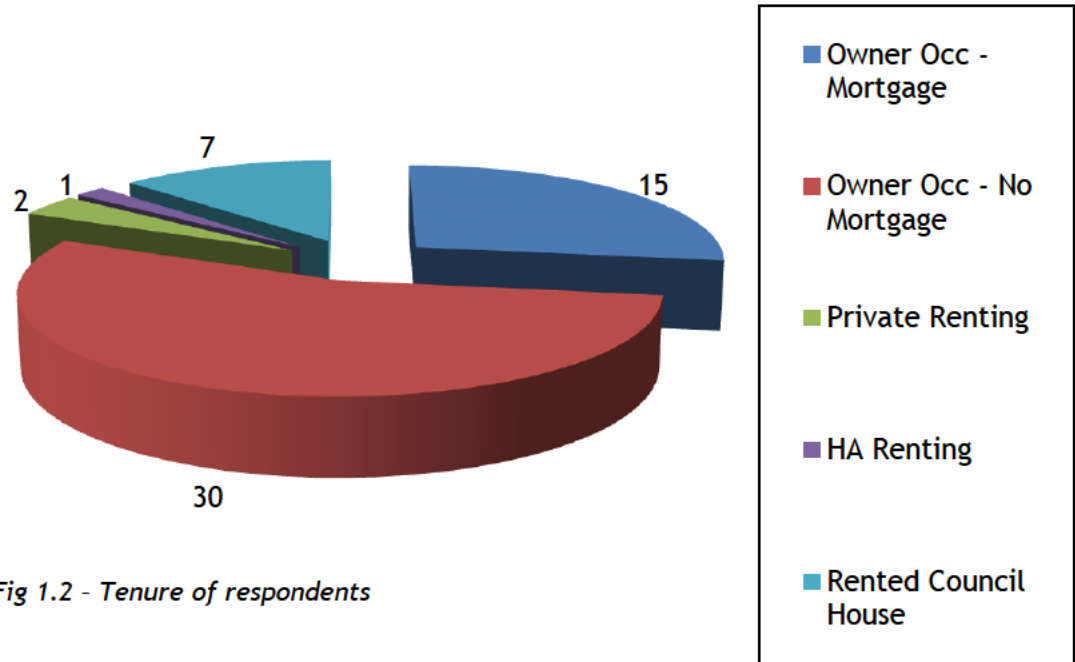


Fig 1.2 - Tenure of respondents

It shows that owner-occupiers were by far the largest tenure group accounting for 81% of replies (54% of total survey respondents have no outstanding mortgage on their property and 27% have a mortgage on their home).

The remaining 19% of respondents live in rented accommodation (13% rent from the council, 4% rent privately and 2% rent privately).

iii) **Property Types**

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

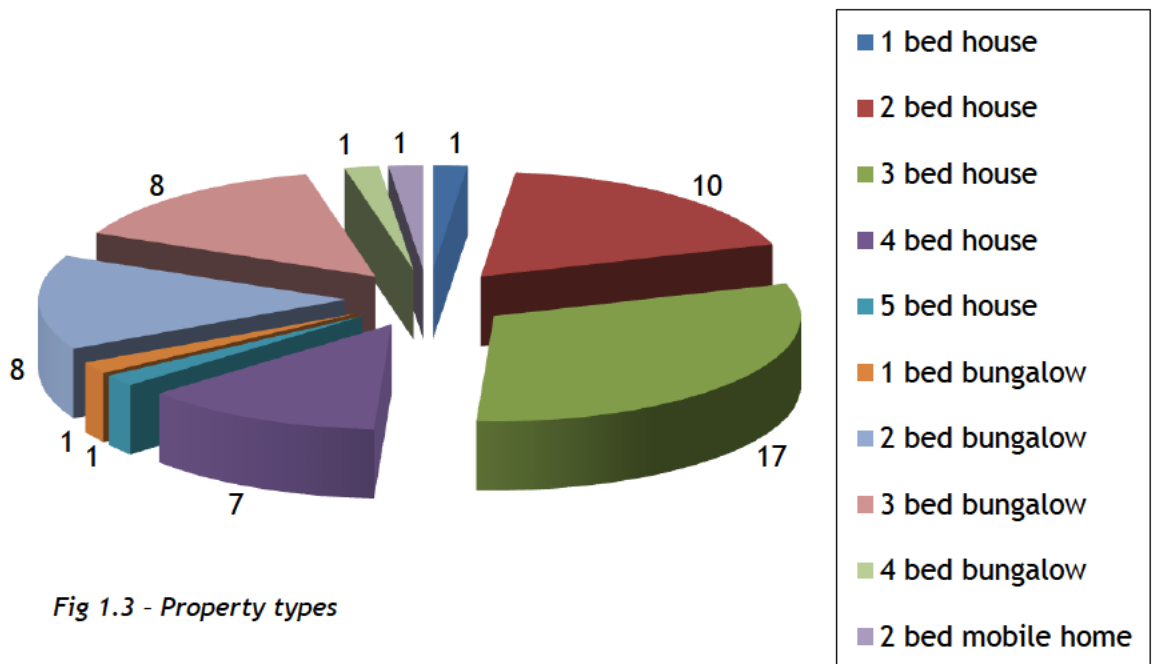


Fig 1.3 - Property types

Those living in 3 bedroom houses were the largest group (31% of responses), followed by those living in 2 bedroom houses (18%). 32% of responses were from people living in a bungalow.

iv) Length of residence in Parish

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

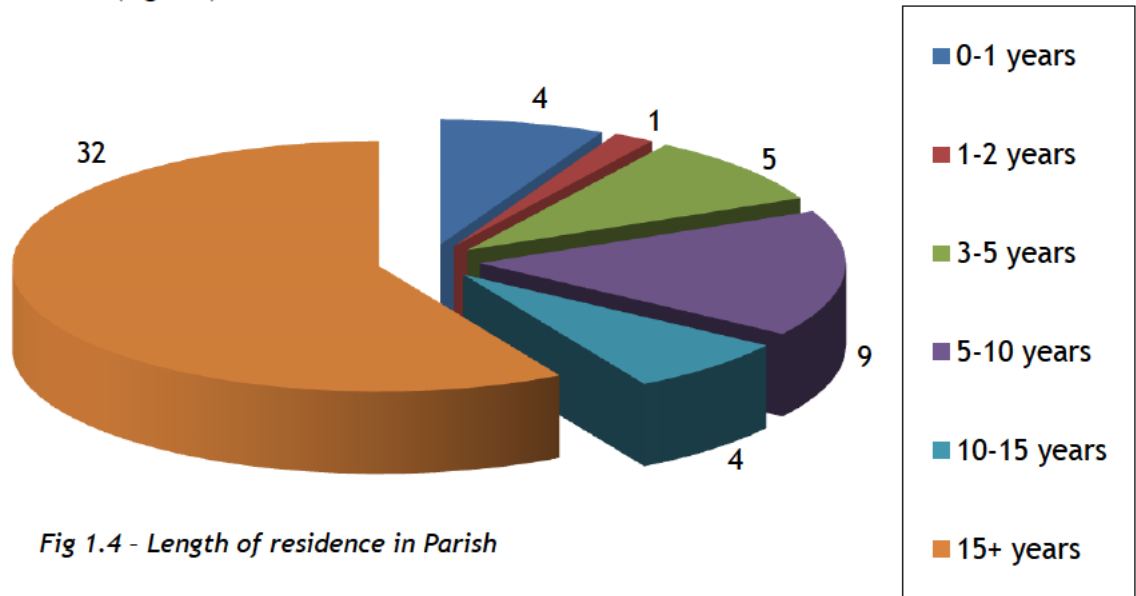


Fig 1.4 - Length of residence in Parish

It shows that 58% of respondents have lived in the Parish for in excess of 15 years.

7% of respondents have lived in Shilton for between 10 and 15 years, and 17% 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:

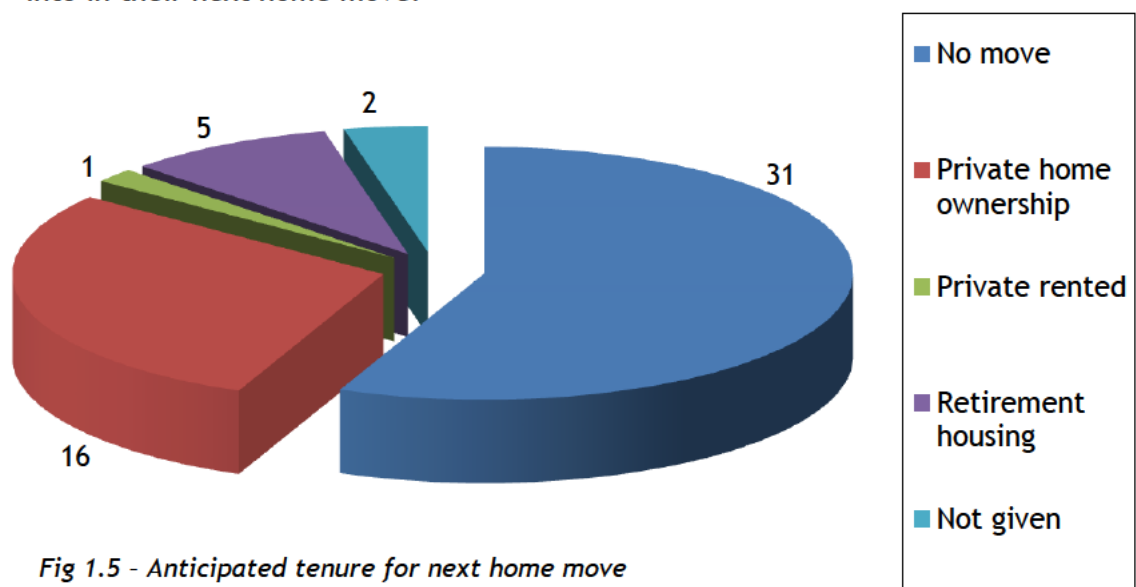


Fig 1.5 - Anticipated tenure for next home move

Over half of completed questionnaires (56%) came from villagers who do not expect to move home again. 29% of people anticipate their next property being a privately owned home and 9% 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):

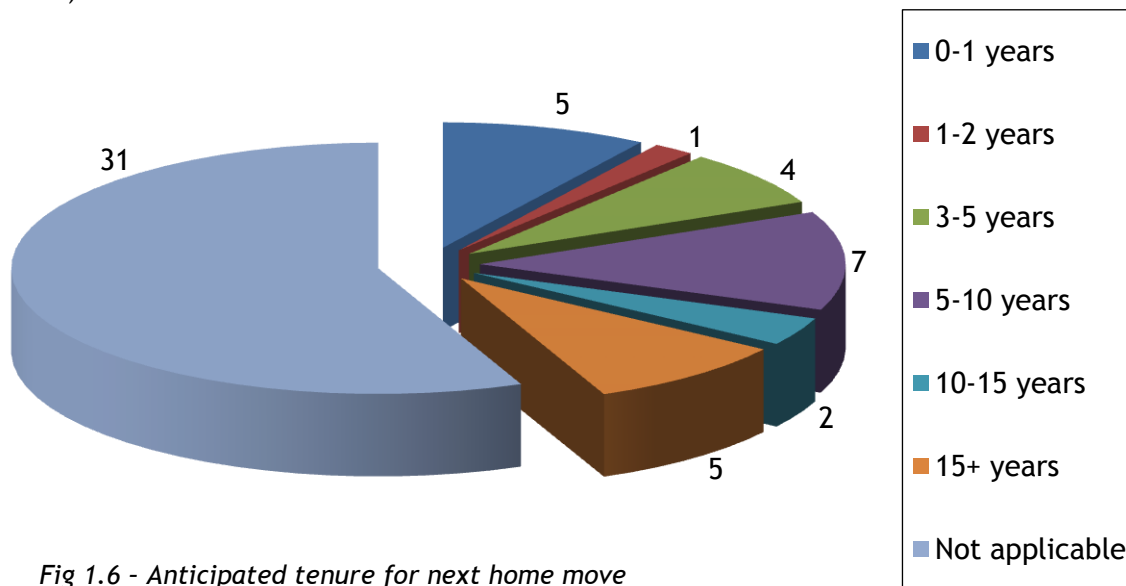


Fig 1.6 - Anticipated tenure for next home move

As with Fig 1.5, 56% of responses came from households that do not expect to move again. 13% of respondents expect their next home move to be in 10 years or more.

13% anticipate moving in 5-10 years time; 7% believe they will move in 3-5 years; whilst 11% 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 residents how they felt about the 'positive' factors of life in the village.

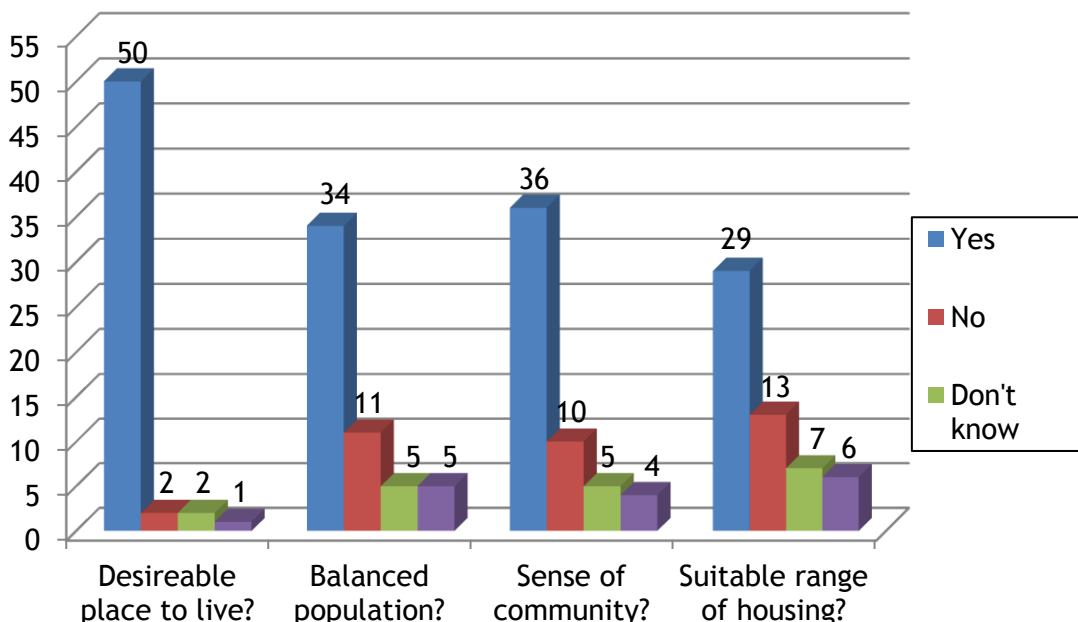


Fig 1.7 - Life in the village - positive factors

From fig 1.7, above, it can be seen that the majority of respondents are very positive about life in Shilton. 91% believed that the village is a desirable place to live and 65% thought that it enjoys a sense of community.

62% of completed questionnaires came from those who believed that Shilton has a balanced population (20% did not), whilst 53% said that the village has a suitable range of housing (24% did not).

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

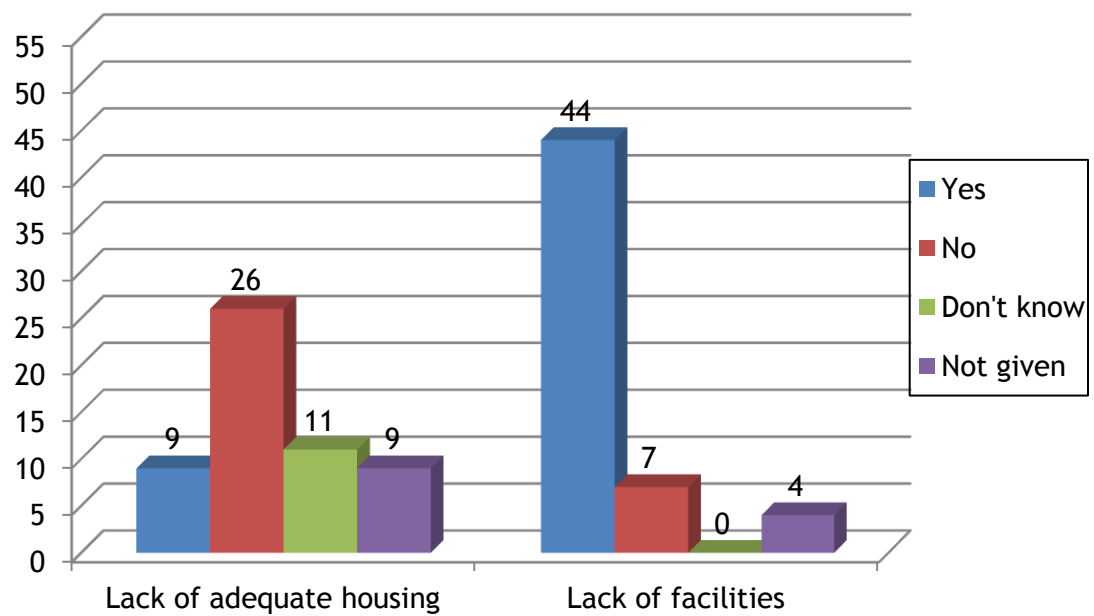


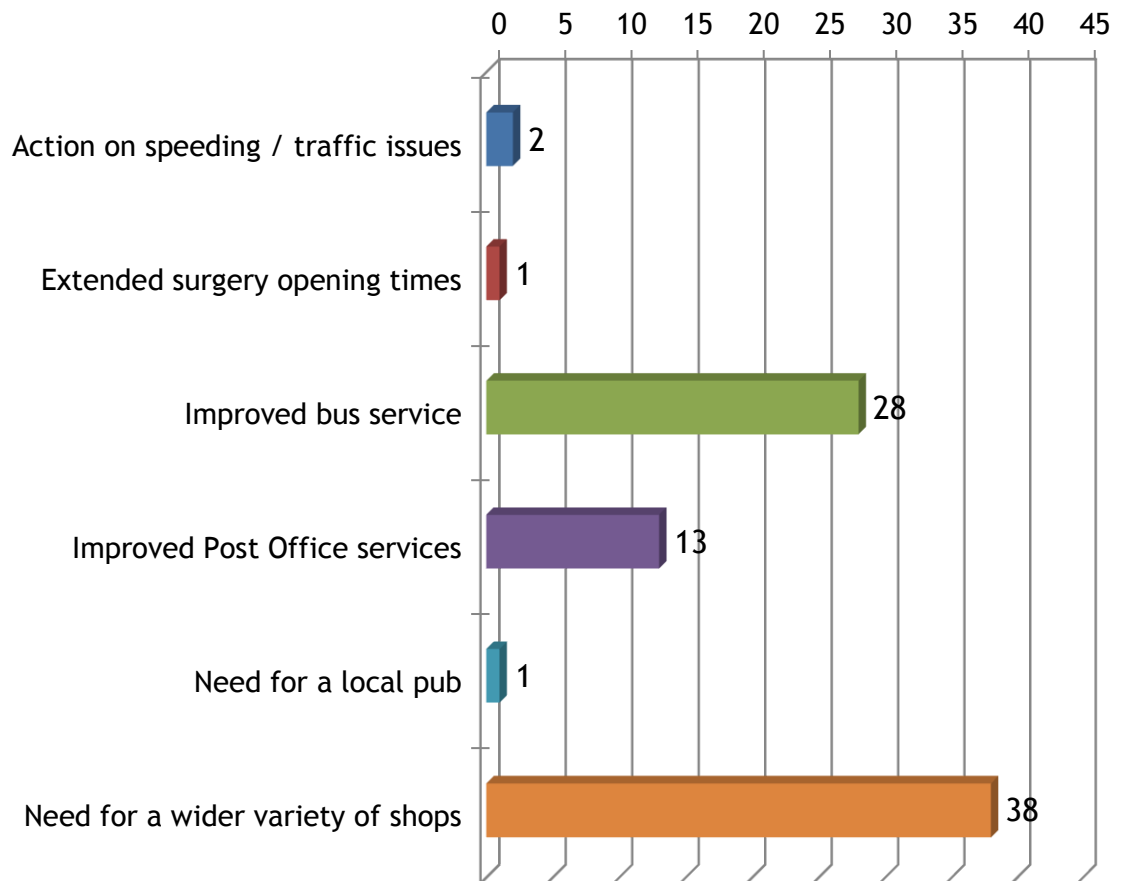
Fig 1.8 - Life in the village - negative factors

As can be seen from fig 1.8, above, 47% of respondents believed that there is not a lack of adequate housing in Shilton whilst 16% of returned surveys felt that there is.

Villagers' perception on whether Shilton is well served by facilities saw 80% of respondents stating that there is a lack of facilities in the village whilst 13% 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 44 responses (80%) who felt that the village lacked facilities the overwhelming majority of these were focused around the requirements for shops, an improved bus service and the need for Post Office services.

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 9 responses (16%) 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.

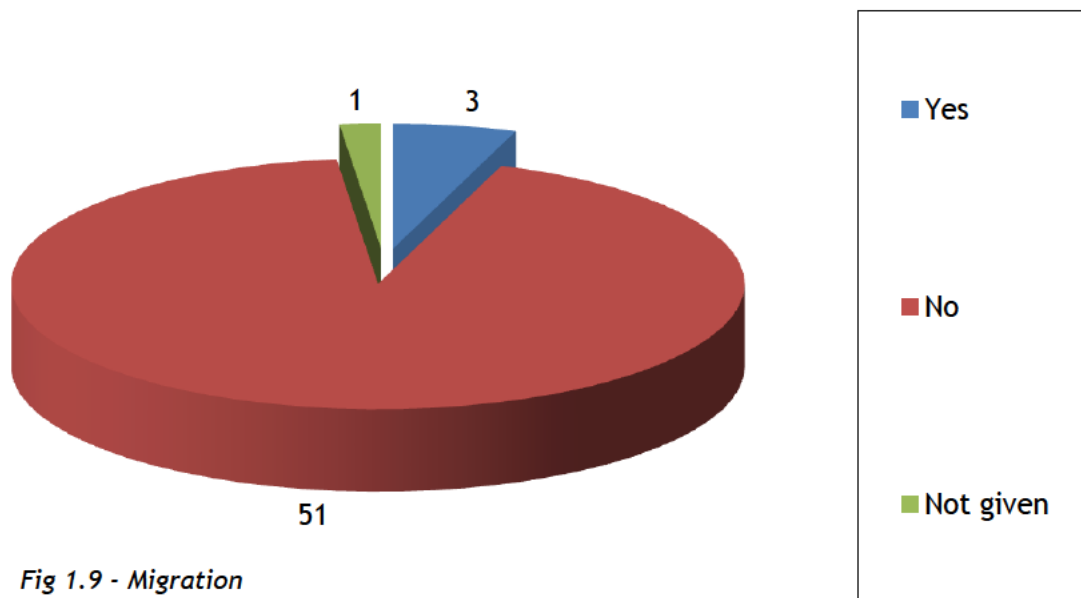


Fig 1.9 - Migration

Fig 1.9 shows that only 5% 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.

It should be noted that 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.

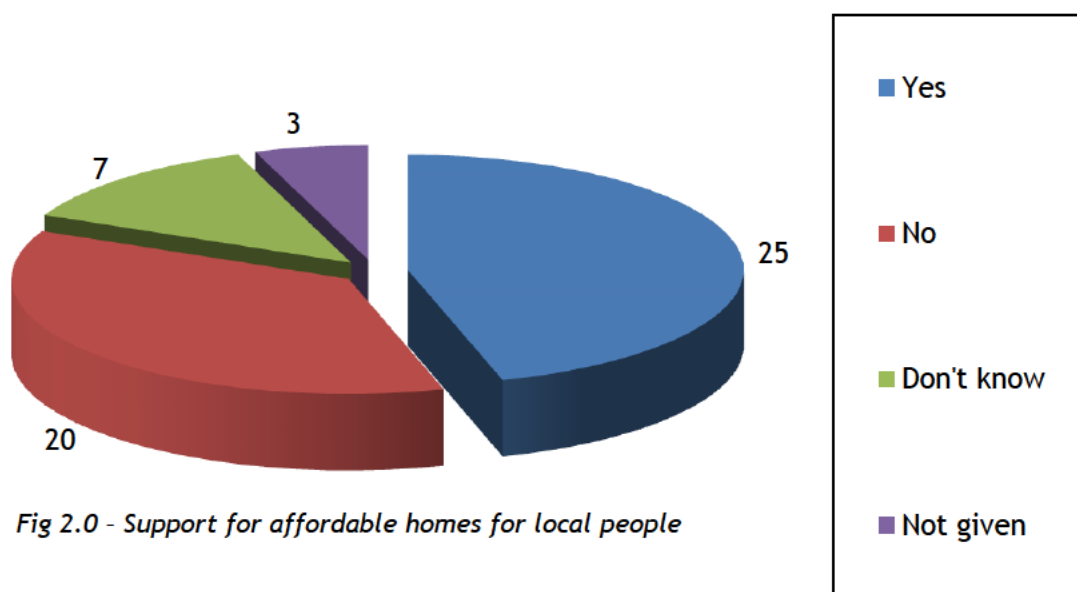
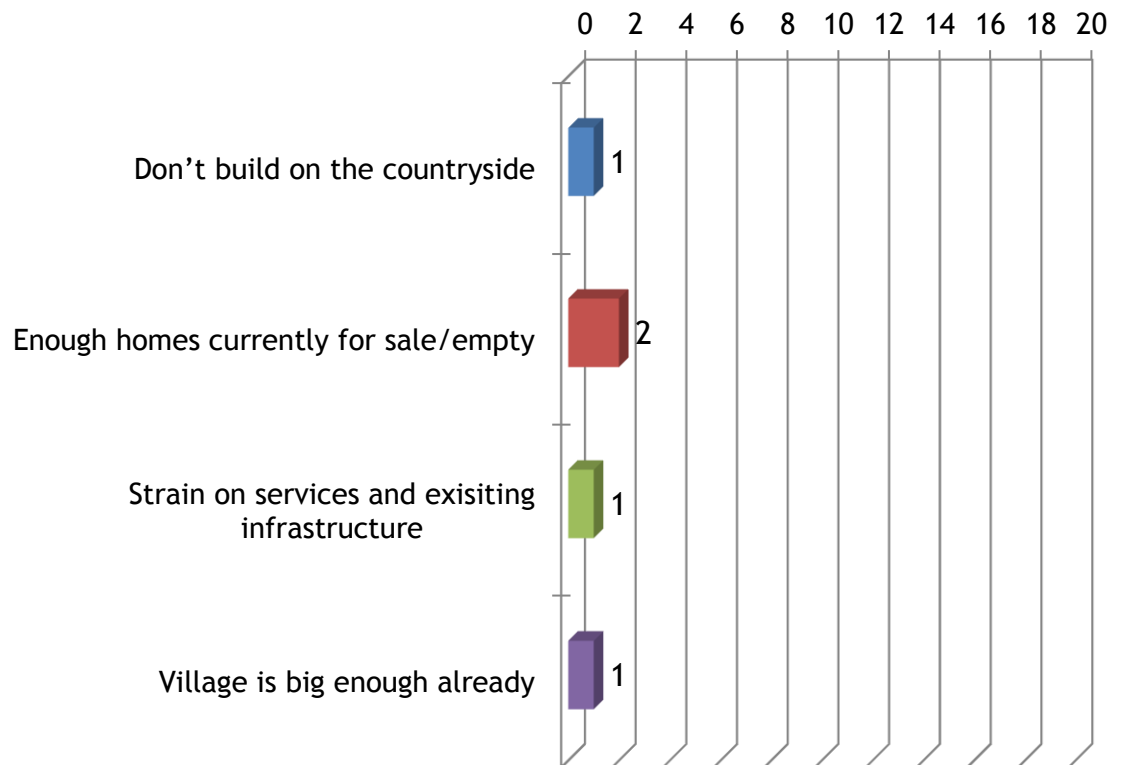


Fig 2.0 - Support for affordable homes for local people

Fig 2.0, above, shows that 45% of respondents are in favour of an affordable housing scheme for local people, while 36% said that they are not in favour.

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



It can be seen that of the 20 responses (36%) that were not in favour of a development of homes for local people, the reasons given were few in number and varied.

4. Housing Need Analysis

Of the 55 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 village. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 2 returns indicated a need for housing and a further housing need was identified through the local authority housing register.

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 'reality tenure' is suggested to outline realistic provision.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation/ realistic purchase
16	Yes	No	Family household	Need to move for physical reasons	3 bed house - affordable rented housing	Adequately housed at present
55	Yes	No	Family household	Want larger, independent home	3 bed house - open market purchase / rent / affordable shared ownership housing	3 bed house - shared ownership housing
LA 1	Yes	Yes	Family household	Want smaller, cheaper home	2 bed house - affordable rented housing	2 bed house - affordable rented housing

ii) **House price data**

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

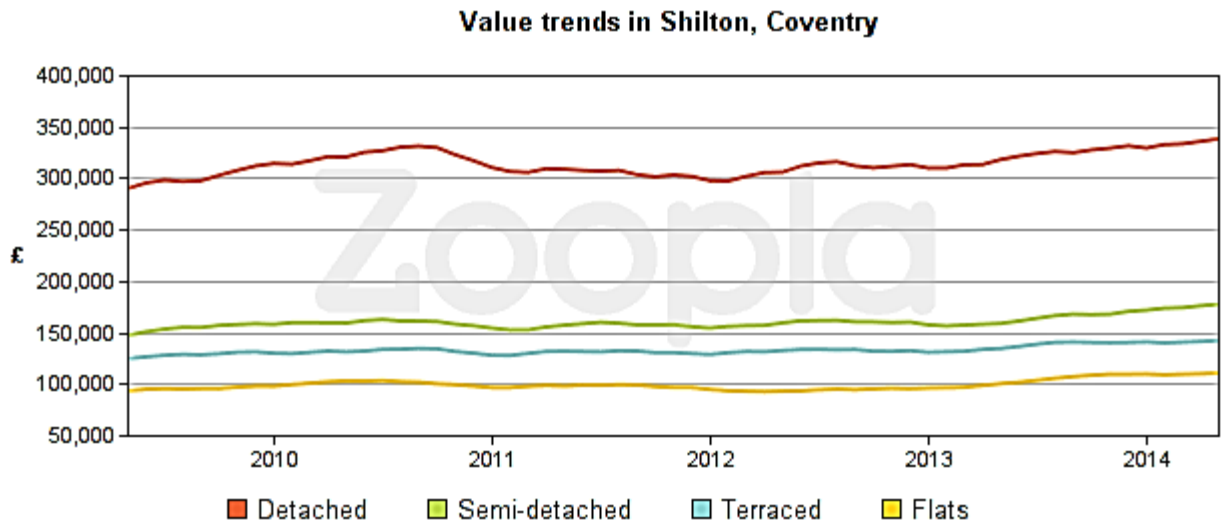
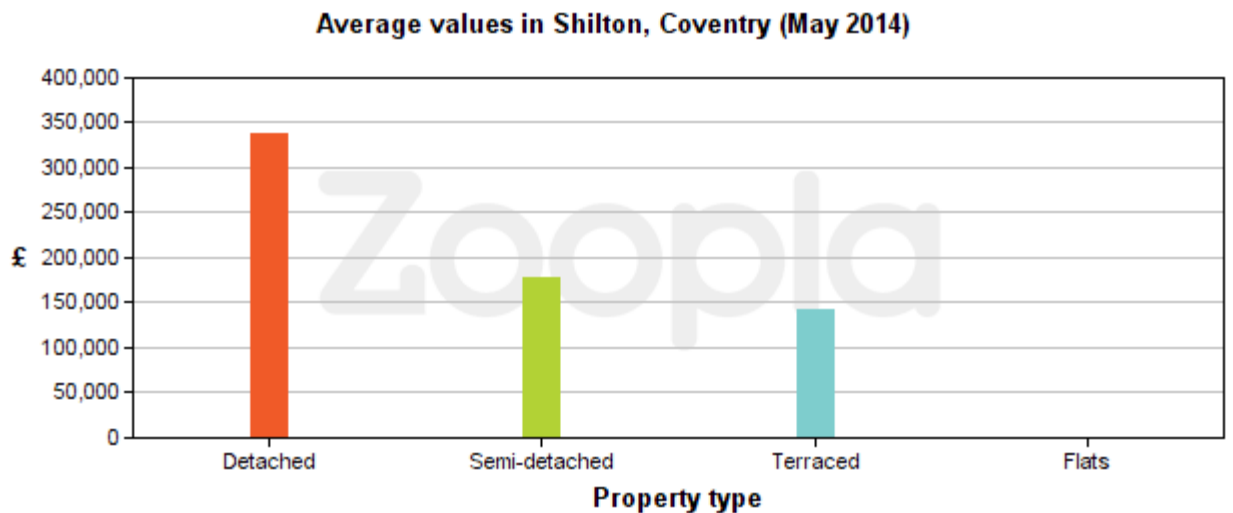


Fig 2.1 - Average property prices for Shilton 2009-2014

The chart above (fig 2.1) shows that property prices in Shilton have, overall, increased slightly over the past 5 years. During the last 5 years property values for Shilton have increased by an average of £33,507 (15.35%).



iii) Local context - properties for sale

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

Current asking prices in Shilton, West Midlands

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£277,500 (2)	£269,950 (1)	£412,500 (2)
Flats	-	-	-	-	-
All	-	-	£277,500 (2)	£269,950 (1)	£412,500 (2)

Current asking rents in Shilton, West Midlands

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£594 pcm (1)	£650 pcm (1)	-	-
Flats	-	-	-	-	-
All	-	£594 pcm (1)	£650 pcm (1)	-	-

In fact the 'cheapest' available property at the time of the report is a 3 bed semi-detached house which is on the market for £170,000.

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 £34,000 and an income of almost £39,000 per annum to afford the 'cheapest' available property currently available in Shilton. There are only three properties available under £375,000.

The private rental market is currently only offering two properties.

iv) Local context - properties sold

Property value data/graphs for Shilton, West Midlands

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£337,953	£217	3.9	£385,000
Semi-detached	£177,026	£170	2.8	£144,667
Terraced	£141,761	-	2.7	£139,000
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 would require a deposit of £27,800 and an income in excess of £31,500 per annum. To purchase an average semi detached house would require a deposit of almost £35,500 and an income of almost £40,500 per annum.

5. Conclusion

MRH has conducted a detailed study of the housing needs of Shilton. 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 Parish and support for affordable housing to help sustain local communities.

The survey has identified a small immediate need for two affordable properties.

- 1 household was assessed as being in need of affordable housing for rent :

1 x 2 Bed house - affordable rented
- 1 household was assessed as being in need of shared ownership housing :

1 x 3 Bed house - shared ownership
- 0 households were assessed as being in need of open market housing.

THEREFORE, THERE IS AN IMMEDIATE IDENTIFIED
HOUSING NEED FOR 1 AFFORDABLE RENTED HOME
AND 1 SHARED OWNERSHIP HOME IN SHILTON
FOR THOSE WITH A LOCAL CONNECTION

6. Contact information

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