

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF MISTERTON WITH WALCOTE PARISH



PRODUCED BY  
**MIDLANDS RURAL HOUSING**

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## 1. Summary

- A Housing Needs Survey was carried out in Misterton with Walcote Parish in October 2018.
- Results obtained showed there was a need in the next 5 years for up to 2 affordable homes and 1 open market (sale) home for local people enabling them to be suitably housed within the community.
- Local needs affordable homes could be developed on a ‘rural exception site’<sup>1</sup>, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes. Further investigation of local housing need could take place if a suitable site was found and there was local support to explore a local needs development.
- The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.
- The housing needs that have been identified along with the potential ways to meet them, if desired and necessary, will be explored further by the Misterton with Walcote Parish Council, the Neighbourhood Plan Group, the local community, Harborough District Council and Midlands Rural Housing.

## 2. Introduction

Midlands Rural Housing (MRH) is one of the leading providers of rural housing services in the UK. MRH works with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers to assess the needs for as well as enable access to excellent affordable homes in the Midlands. More details of the work of MRH can be found on the web site ([www.midlandsrural.org.uk](http://www.midlandsrural.org.uk)).

In Leicestershire, MRH works on behalf of a collaborative rural housing partnership. The Leicestershire Rural Housing Group is guiding the work of Midlands Rural Housing to assess and meet the housing needs of people in the villages of Leicestershire. Partners are focused on delivering affordable homes for local people and having a positive impact on our rural areas. The Group is a dedicated formal partnership between the County Council, six rural District and Borough Councils (including Harborough District Council) and three Housing Associations who fund enabling work in Leicestershire to investigate housing needs and bring forward affordable housing schemes where they are needed. The Group also includes non funding organisations such as the Rural Community Council, National Housing Federation and Homes England.

In 2018, Harborough District Council (HDC) instructed MRH to investigate the local housing needs of the residents of Misterton with Walcote Parish, Leicestershire. This formed part of a rolling 5 year programme of Housing Needs Surveys that HDC have to understand the housing needs of its rural communities. MRH worked with the Parish Council and Neighbourhood Plan Group to agree and arrange the Housing Needs Survey of the whole Parish.

<sup>1</sup> An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.

### 3. Rural housing and the Housing Needs Survey

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years<sup>2</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 from £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 750,000<sup>3</sup>. 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 Misterton with Walcote Parish.

The Housing Needs Survey questionnaires were delivered to every household in the village at the beginning of October 2018. The return date for the survey was 2<sup>nd</sup> November and returns were made via a postage paid envelope directly to MRH or the survey was completed online using Survey Monkey. Survey forms were distributed to all households in the Parish as well as to those who contacted MRH to say that they had moved away from the Parish or had a strong connection to the Parish and wished to complete a form. In total 212 survey forms were distributed to the Parish with each one containing a unique reference code to ensure that multiple online or paper responses were not possible.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Misterton with Walcote residents. This evidence will be made available to Harborough District Council and the Parish Council; used to inform Housing Strategy and Neighbourhood Plans; 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 planners and parish organisations evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such situations arise in the Parish.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

<sup>2</sup> Halifax Rural Housing Review 2017 - "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."

<sup>3</sup> National Housing Federation, Rural housing research report 2017

## 4. Conclusion

MRH has conducted a detailed study of the housing needs of Misterton with Walcote Parish up to 2023. This study has not only investigated the affordable housing need of the Parish, but also for market rent level housing and open market housing.

The survey has identified a need for 1 open market and 2 affordable properties in the next 5 years for those with a connection to the Parish.

Of the respondents who indicated a housing need in the next 5 years:

**1 was assessed as being in need of open market housing (for local people) to purchase**

1 x 3 bed house - open market purchase

**2 were assessed as being in need of affordable housing for rent / shared ownership**

1 x 1 Bed home - affordable rented

1 x 4 Bed house - affordable rented

These results were cross referenced with the Harborough District Council Housing Register (Harborough Homesearch). Respondents to a Housing Needs Survey who also feature on the Housing Register would not be analysed again (so no double counting takes place), but in this case there were no households on the Housing Register according to Harborough Homesearch records.

**THERE IS AN IDENTIFIED NEED FOR**  
**1 OPEN MARKET HOME AND 2 AFFORDABLE HOMES**  
**IN MISTERTON WITH WALCOTE PARISH**  
**FOR THOSE WITH A LOCAL CONNECTION**

## Appendix 1 - Housing Need Analysis

Of the 77 returns the vast majority 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 and comments on life in the village. It was, therefore, not necessary to process these in the 'housing needs analysis' as they had not indicated a housing need for the next 5 years.

### i) Respondent analysis

The following tables list details of the respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on HDC's Housing Register. 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 future homes would indeed meet the needs of those to be housed. Therefore a 'likely allocation/purchase' is suggested to outline realistic provision.

RESPONDENTS BELOW HAVE A NEED FOR ALTERNATIVE HOUSING IN THE NEXT 5 YEARS					
Ref	Local connection?	On Housing Register?	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2	Yes	No	Starting job elsewhere in District	1 bed flat - Affordable Rented (Elsewhere in district)	Need for elsewhere and not this Parish
3	Yes	No	First independent home; couple setting up home together present home too small	2 bed flat / house - Open market purchase (Misterton / Walcote / elsewhere in District)	No financial or personal details provided

Ref	Local Connection?	On Housing Register?	Reasons for need	Preferred home and tenure	Likely allocation / purchase
4	Yes	Yes (HDC register)	Present home too small; couple setting up home together	4 bed house - Affordable rented (Misterton / Walcote / elsewhere in District)	4 bed house - Affordable rented
5	Yes	Yes (HDC register)	Wants to return to Parish to be close to family support	1 / 2 bed house / bungalow - Affordable rented (Walcote)	1 bed home - Affordable rented
6	Yes	No	First independent home	1 / 2 bed house / flat - Open market purchase / shared ownership (Walcote)	Insufficient financial details provided
7	Yes	No	First independent home	2 bed flat - Open market purchase (Walcote, Misterton, elsewhere in District)	Insufficient financial details provided
8	Yes	No	Present home too large	3 bed house - Open market purchase (Walcote)	3 bed house - Open market purchase

**RESPONDENTS THAT DID NOT COMPLETE A SURVEY FORM BUT ARE ON HARBOROUGH DISTRICT COUNCIL'S HOUSING REGISTER AND HAVE BEEN ASSESSED AS BEING IN IMMEDIATE HOUSING NEED**

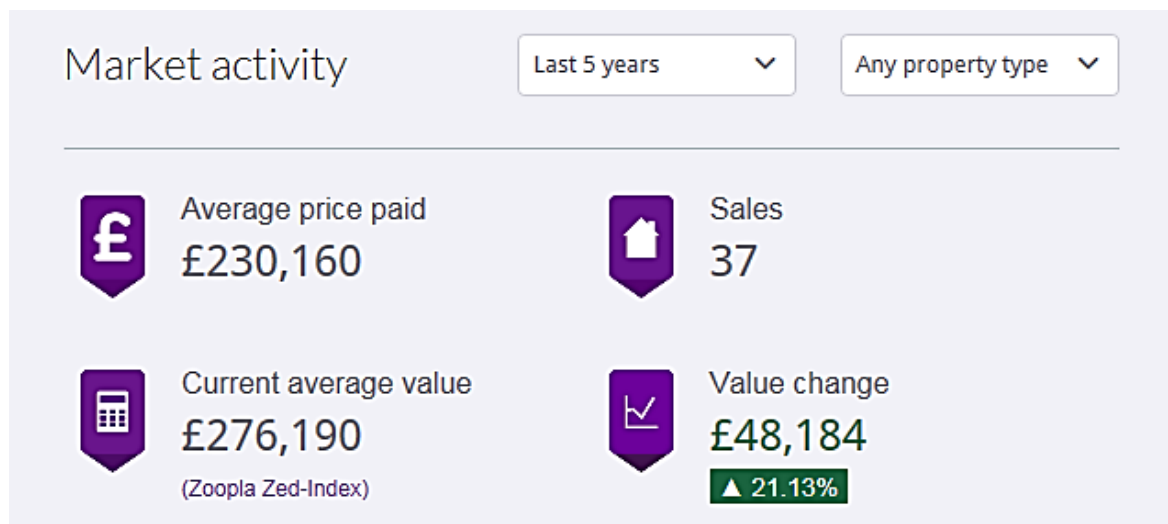
	Local Connection?	On Housing Register?	Reasons for need	Likely allocation
	N	0	N	E

Despite some respondents to the survey believing that they are on the Housing Register, according to Harborough Homesearch (the District Housing Register) there are no households with a connection to Misterton with Walcote Parish currently on the register.



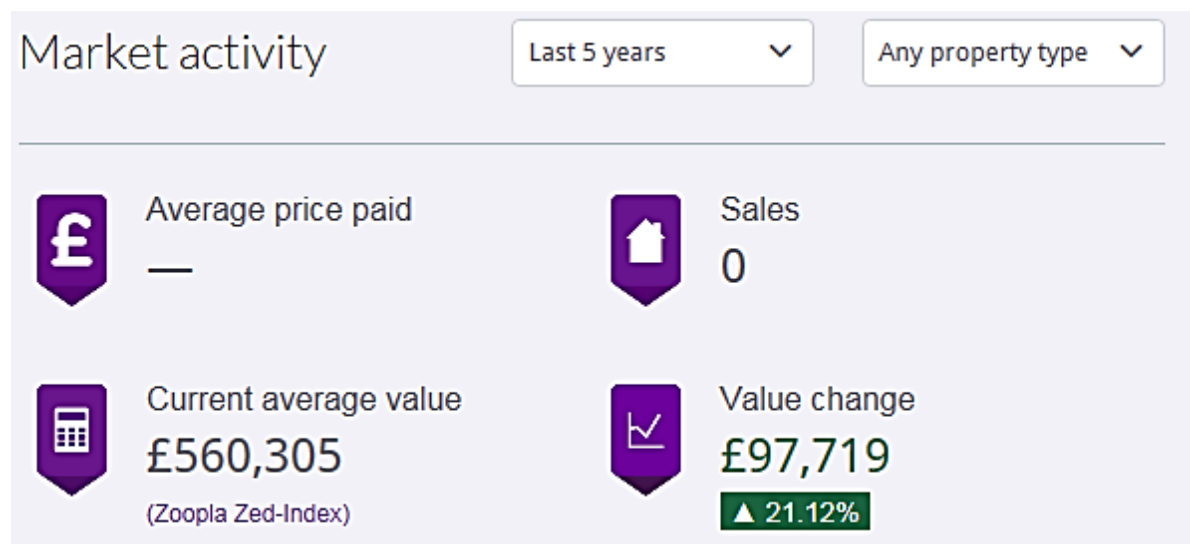
## ii) House price trends

### Walcote



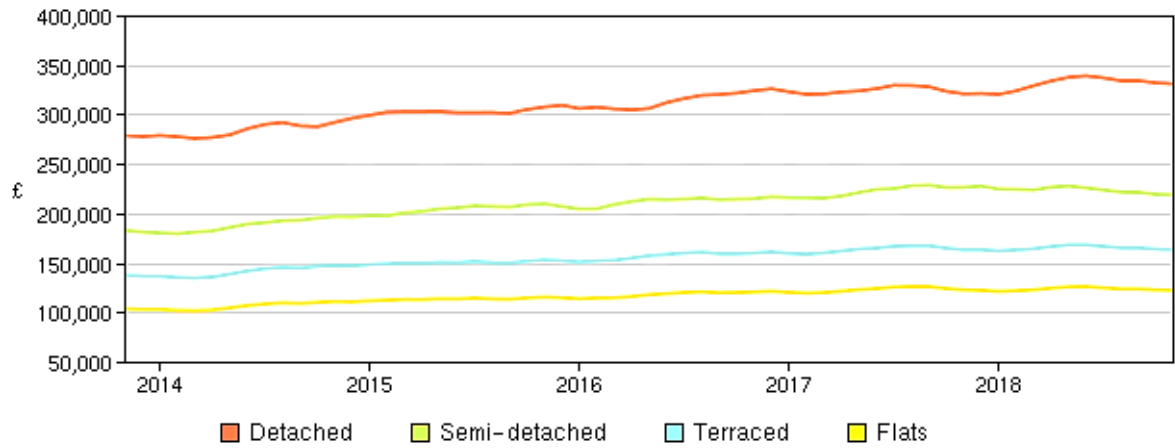
Property prices in Walcote have, overall, increased over the past 5 years. During that period prices have increased by an average of 21.13% which means average increases in home values of £48,184.

### Misterton

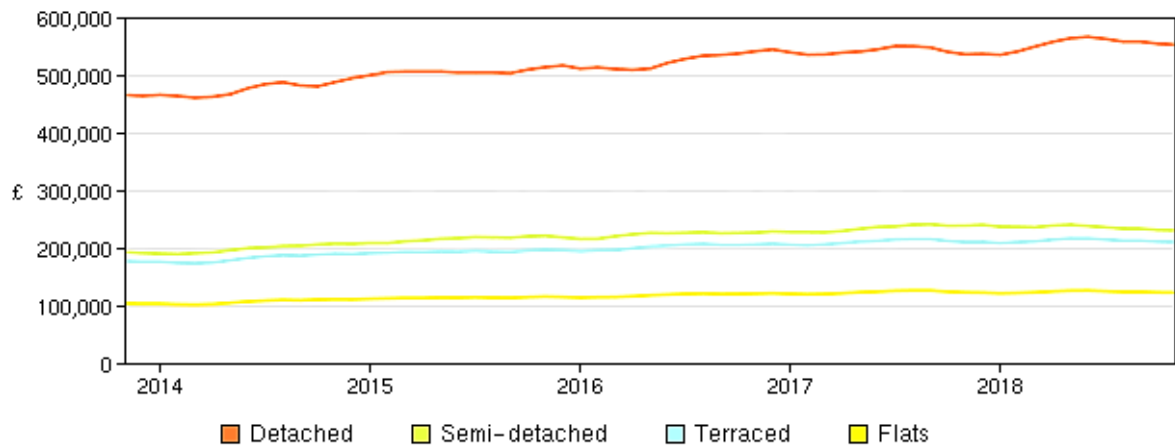


Property prices in Misterton have also increased over the past 5 years; also by an average of 21.12% which means average increases in home values of £97,719.

Value trends in Walcote, Lutterworth



Value trends in Misterton, Lutterworth



### iii) Local context - properties for sale

By way of local context, the tables below shows prices of properties that were for sale or private rent in the Parish in November 2018 (source: [www.zoopla.com](http://www.zoopla.com)).

#### Current asking prices in Walcote, Leicestershire

Average: **£283,300**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	<b>£250,000</b> (1)	-	<b>£299,950</b> (2)
Flats	-	-	-	-	-
All	-	-	<b>£250,000</b> (1)	-	<b>£299,950</b> (2)

#### Current asking rents in Walcote, Leicestershire

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

At the time of survey being carried out there were 3 properties for sale in Walcote, all of which are 3 and 5+ bed houses. There were no homes for rent in the Parish at the time of the survey.

#### Current asking prices in Misterton, Leicestershire

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

#### Current asking rents in Misterton, Leicestershire

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

At the time of survey being carried out there were no properties for sale or rent in Misterton.

#### iv) Local context - properties sold

### Property value data/graphs for Walcote, Leicestershire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£333,755	£198	3.9	£360,800
Semi-detached	£223,825	£218	3.1	-
Terraced	£167,232	-	2.3	£146,000
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 10% deposit.

There have been 7 sales in the past 12 months in Walcote.

The average current value of properties can be seen in the left hand column of the charts above. Based on the affordability criteria explained above, to purchase a terraced house at the average current value in Walcote (£167,232) would require a deposit of over £16,500 and income just below of £43,000 per annum. To purchase a semi-detached house at the average current value in Walcote (£223,825) would require a deposit of just over £22,300 and income of just over £57,500 per annum.

### Property value data/graphs for Misterton, Leicestershire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£560,305	-	4.0	-
Semi-detached	-	-	-	-
Terraced	-	-	-	-
Flats	-	-	-	-

There have been no property sales in the past 12 months in Misterton.

The average current value of properties can be seen in the left hand column of the charts above. Based on the affordability criteria explained above, to purchase a detached house at the average current value in Misterton (£560,305) would require a deposit of over £56,000 and income just over of £144,000 per annum.

## Appendix 2 - Respondent details

A total of 212 survey forms were distributed and 77 were received in return giving an overall return rate of 36% against the number distributed.

In our experience this is a good level of response for a survey of this type in a Parish of this size.

### i) Household type

Question 1 of the questionnaire asked village residents to indicate the type of household they are.

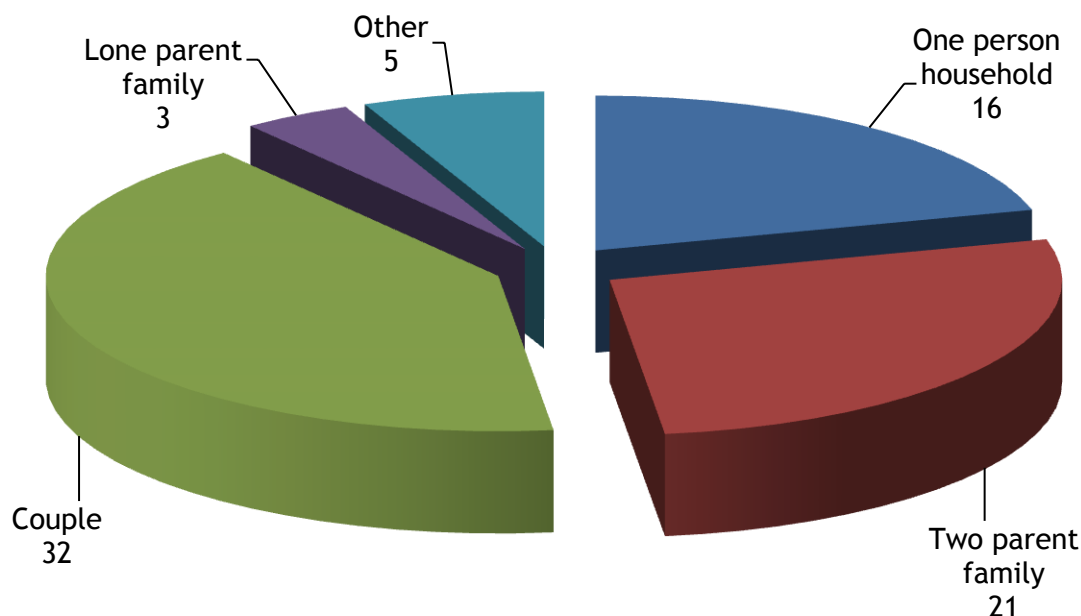


Fig 1.1 - Household type

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

The largest number of responses was from households containing couples; 42% of total responses were from this group.

31% of responses came from families (27% were two parent families and 4% were lone parent families). 21% of completed surveys came from one person households.

## ii) Tenure of all respondents

The current household tenure of respondents was asked at question 3 and the results are given in the charts below:

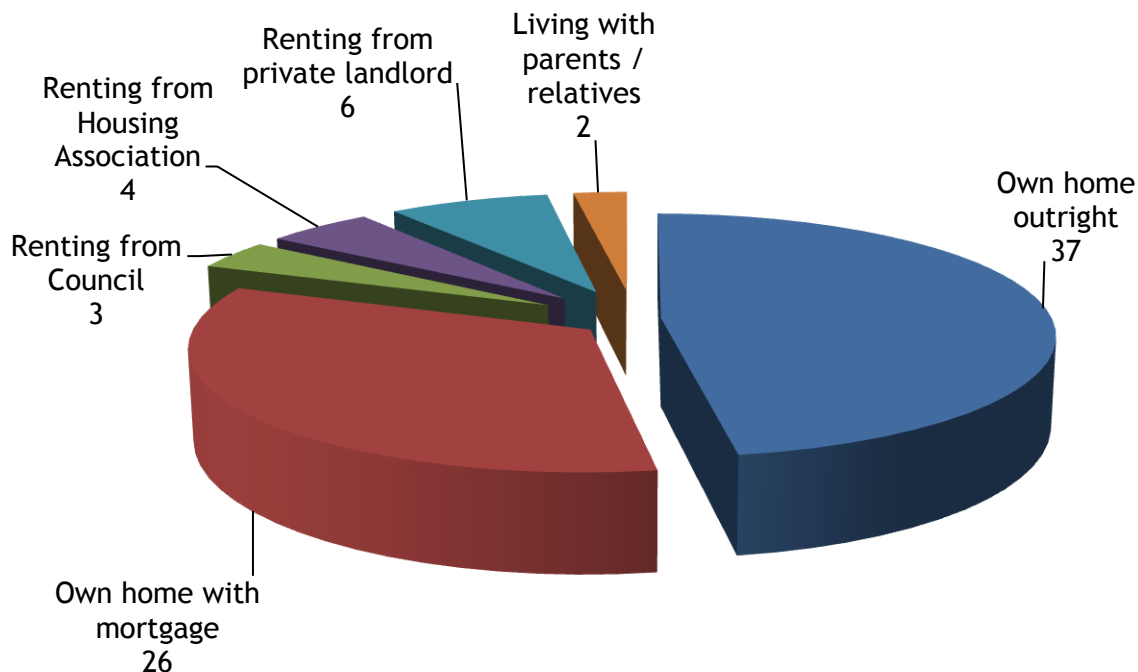


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 80% of replies (47% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 33% have a mortgage on their home).

19% of respondents were living in rented accommodation (11% from those living in affordable rented homes and 8% came from those living in privately rented accommodation).

iii) **Property Types**

Questions 4 and 5 asked about size and type of home. The following chart (fig 1.3) details the type of property that respondents currently reside in:

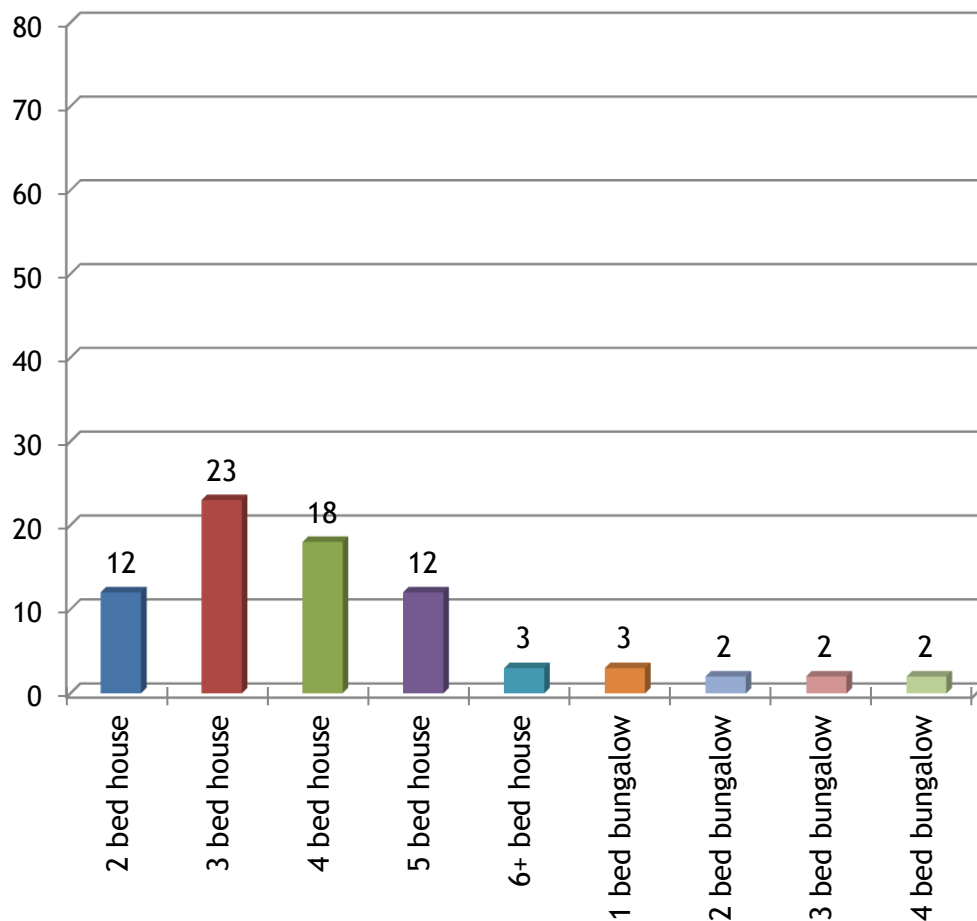


Fig 1.3 - Property types

Fig 1.3 shows that 88% live in a house and 12% live in a bungalow.

Those living in 3 bedroom houses were the largest group (30%), followed by those living in 4 bedroom houses (23%).

iv) Length of residence in Parish

The length of time that respondents have lived in the Parish was asked at question 6. The responses are given in the chart below:

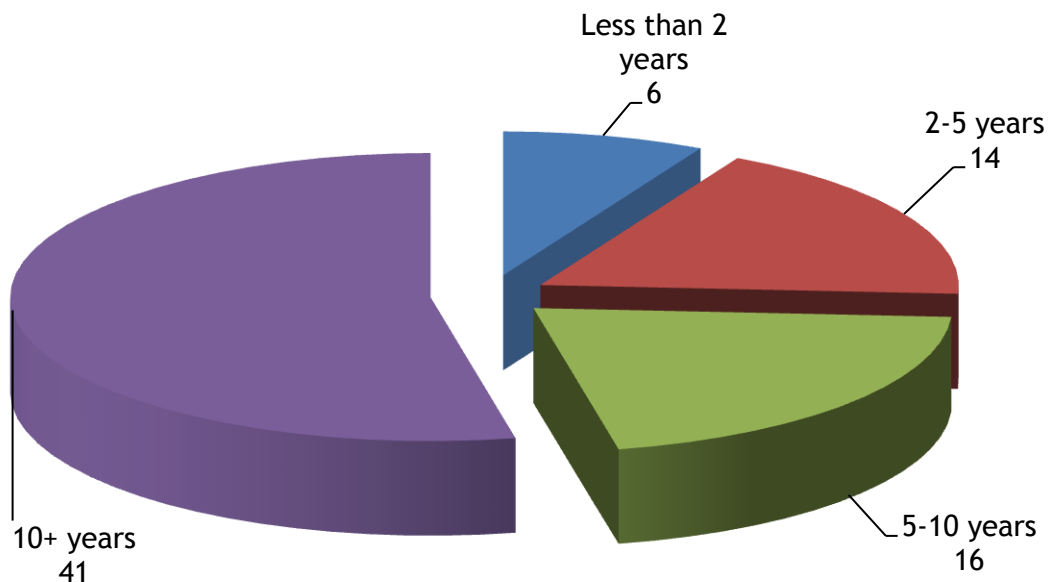


Fig 1.4 - Length of residence in Parish

Fig 1.4 shows that 53% of completed surveys came from households that have lived in the Parish for over 10 years.

21% of respondents have lived in Walcote or Misterton for between 5 and 10 years, 18% have been there for between 2 and 5 years and 8% of responses came from those who have lived in the Parish for less than 2 years.



v) **Type of housing required in the Parish**

Question 7 of the survey asked for opinions on the types of housing that respondents believe are needed in the Parish. The results are given in the charts below.

*It should be noted that respondents were able to tick as many options as they felt appropriate, hence the total number is higher than the number of individual responses received.*

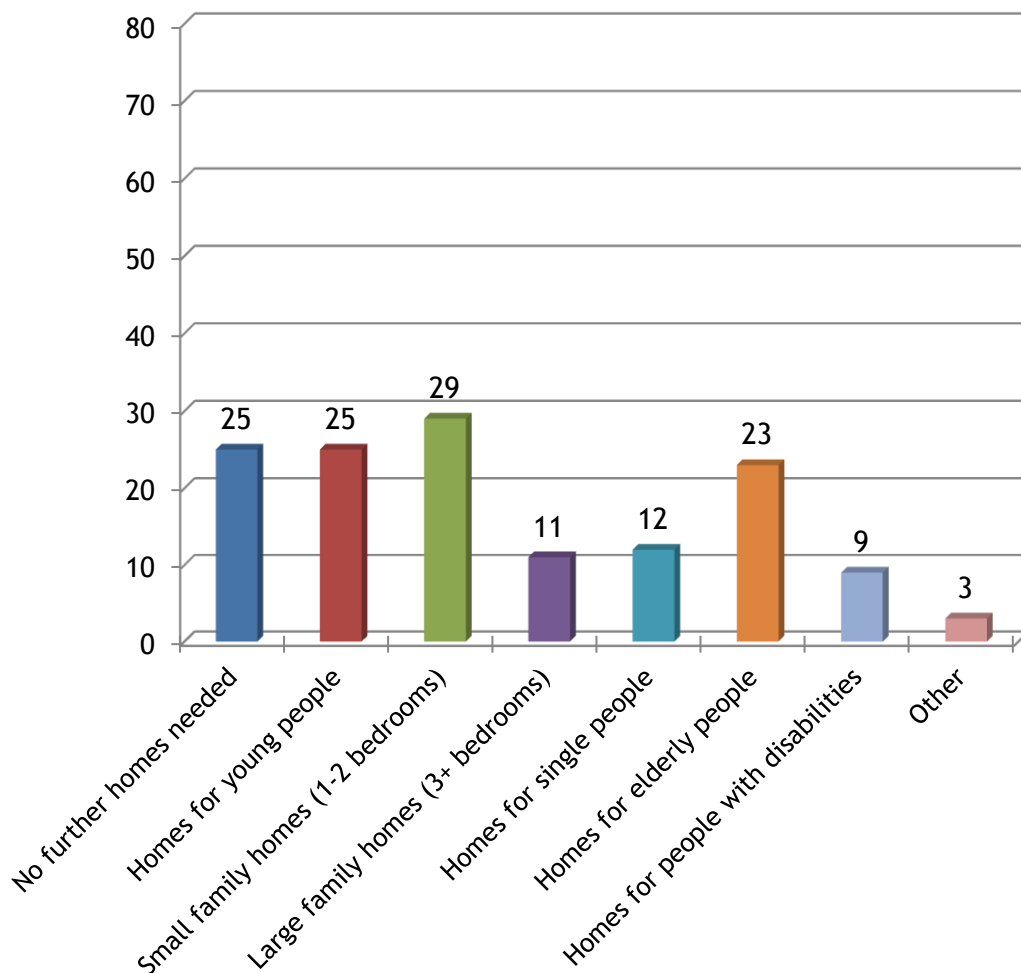


Fig 1.5 - Type of housing needed in the Parish

Fig 1.5 shows that 32% of respondents thought that no further homes were needed in the Parish.

Of those that believed more homes were needed, the most popular choices were:

- Small family homes (38%)
- Homes for young people (32%)
- Homes for elderly people (30%)

vi) Migration and reasons for leaving

Question 8 also 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.

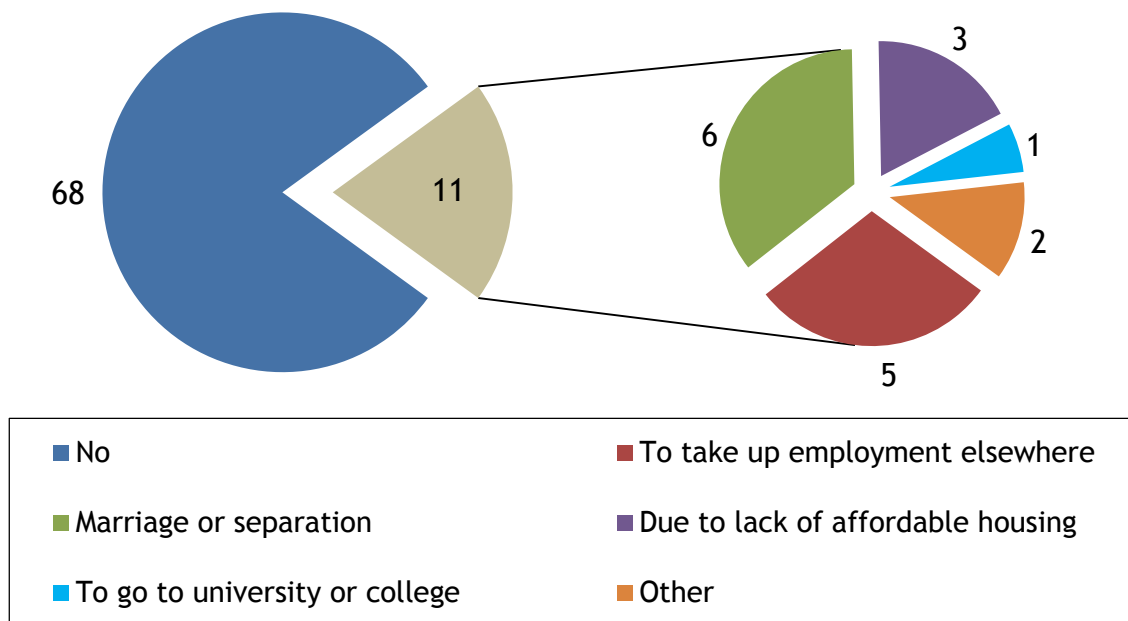


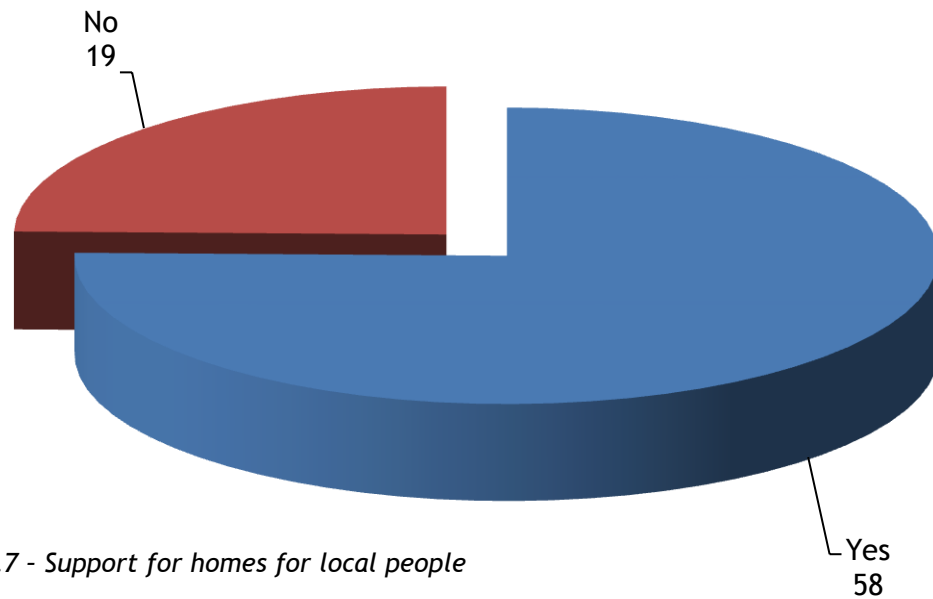
Fig 1.6 - Migration and reasons for leaving

Fig 1.6 shows that 17% of village residents who returned questionnaires were aware of other household members who have had to leave the villages in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above and it is worth noting that 3 cases involved a lack of affordable housing.

vii) **Support for small number of homes to meet local peoples' needs**

A fundamental question in the survey was question 9 which asked whether people are in favour of a small number of new homes in the Parish to meet the housing needs of local people.



*Fig 1.7 - Support for homes for local people*

Fig 1.7 shows that 75% of respondents are in support of a small number of homes to meet local peoples' needs, while 25% said that they are not in support.

### viii) 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 Walcote and Misterton to be built up. This information can help assess whether a location can be considered desirable and sustainable. Ensuring that people will want to take up residency and live in a village both now and in the future are important factors when considering the provision of new homes.

The first question (question 20) asked Parish residents which of the 'positive' factors of life in the village best described their settlement.

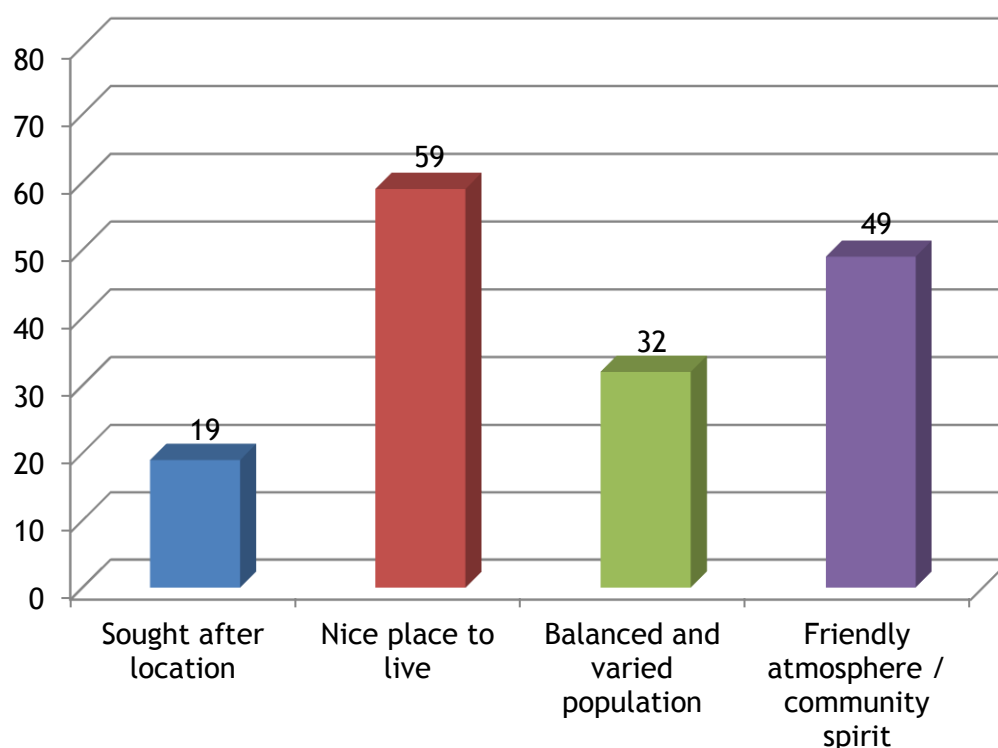


Fig 1.8 - Life in the village - positive factors

From fig 1.8, above, it can be seen that many respondents hold positive views about life in the Parish, with 77% believing that the village is a nice place to live and 64% believing that the villages have a friendly atmosphere/community spirit.

42% believed the Parish has a balanced and varied population and 25% stated that it is a sought after location.

The second question (question 21) sought village residents' perceptions on the potentially negative aspects of life in the village.

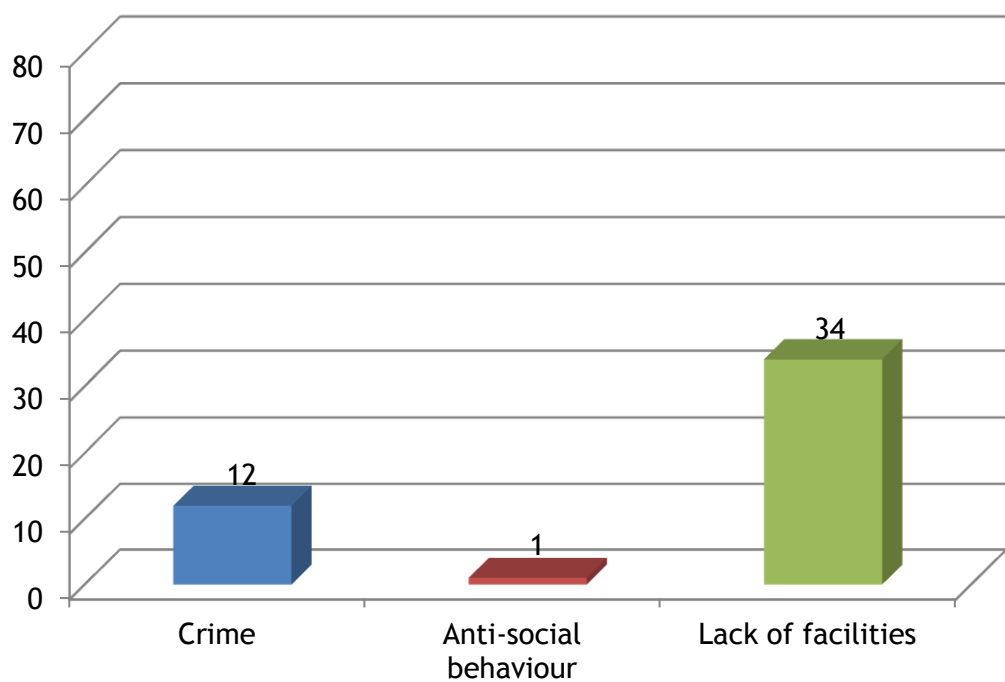


Fig 1.9 - Life in the village - negative factors

As can be seen from fig 1.9 above, some respondents consider that the Parish suffers from some of the 'negative factors' around a lack of facilities that affect many communities.

44% of respondents stated that there are a lack of facilities in the villages.

Only 16% think that crime is a factor and just 1% believe that anti-social behaviour is a problem.

Of the 34 responses who felt that the village suffered from a lack of facilities many made specific comments. High frequency themes from those comments are shown in the word cloud below (with the most frequent words being the largest):

village school bus service Lack shop living  
Better local people

ix) Adequate housing in the village

Question 22 asks respondents if they feel that there is a lack of adequate housing.



Fig 2.0 - A lack of adequate housing in the village

Fig 2.0 shows that 42% of respondents believe that there is a lack of adequate housing in the Parish, with 58% of respondents believing that there is not a lack of adequate housing.

Of the 31 responses who felt that the village had a lack of adequate housing many made specific comments. High frequency themes from those comments are shown in the word cloud below (with the most frequent words being the largest):



## Appendix 3 - Contact information

### Midlands Rural Housing

Whitwick Business Centre  
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