

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF SPROXTON, SALTBY, STONESBY & BESCABY.



PRODUCED BY
MIDLANDS RURAL HOUSING

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1. Summary

- A Housing Needs Survey was carried out in Sproxton Parish (including the villages of Sproxton, Saltby, Stonesby and Bescaby) in January/February 2017.
- Results obtained showed there was a need in the next 5 years for up to 1 affordable homes and 2 open market (sale) homes for local people enabling them to be suitably housed within the community.
- Local needs affordable homes could be developed on a ‘rural exception site’¹, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
- 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 Sproxton Parish Council, the local community, Melton Borough 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).

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 Melton Borough 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 the Homes & Communities Agency.

In 2016, Melton Borough Council (MBC) instructed MRH to investigate the local housing needs of the residents of Sproxton Parish, Leicestershire. This formed part of a rolling 5 year programme of Housing Needs Surveys that MBC have to understand the housing needs of its rural communities. MRH worked with Sproxton Parish Council to agree and arrange the Housing Needs Survey of the whole Parish.

¹ 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 years² 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 750,000³. 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 Sproxtton Parish.

The Sproxtton Parish Housing Needs Survey questionnaires were delivered to every household in the four villages in mid January 2017. The return date for the survey was 20th February and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the village as well as to those who contacted MRH to say that they had moved away from the villages or had a strong connection to the Parish and wished to complete a form. In total 237 survey forms were distributed.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Sproxtton Parish residents. This evidence will be made available to Melton Borough Council and Sproxtton 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 village.

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.

² Halifax Rural Housing Review 2016 - "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."

³ National Housing Federation, Rural housing research report 2016

4. Conclusion

MRH has conducted a detailed study of the housing needs of Sproxton Parish (including the villages of Sproxton, Saltby, Stonesby and Bescaby) up to 2022. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

The survey has identified a need for 3 affordable and open market properties in the next 5 years for those with a connection to Sproxton, Saltby, Stonesby and Bescaby.

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

- 2 were assessed as being in need of open market housing (for local people) to purchase
 - 1 x 3 Bed house - open market purchase
 - 1 x 3 Bed bungalow - open market purchase
- 1 were assessed as being in need of affordable housing for rent / shared ownership
 - 1 x 2 Bed house - shared ownership

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

Appendix 1 - Housing Need Analysis

Of the 73 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 villages. 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

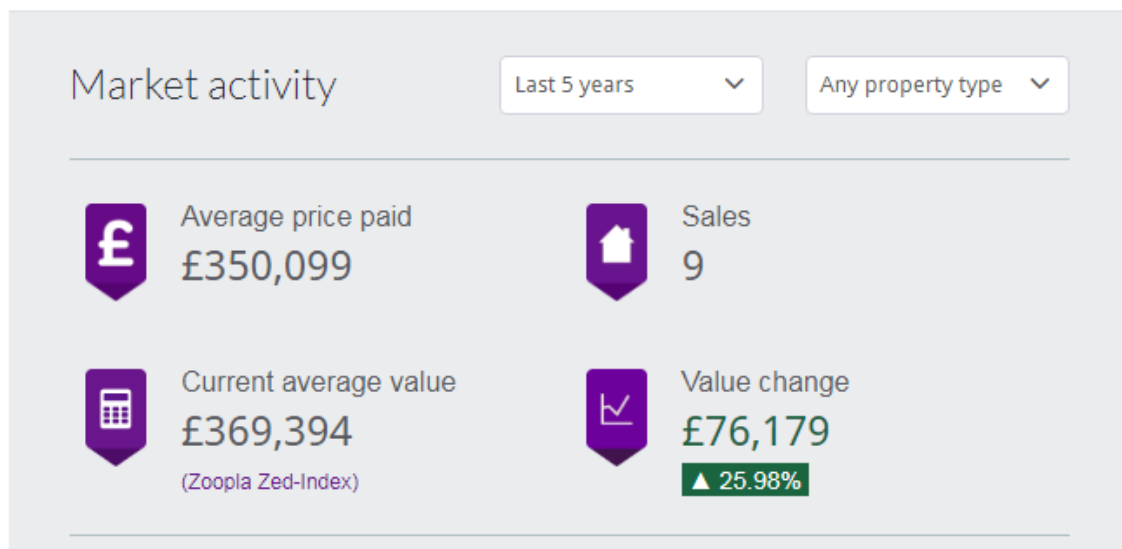
The following tables list details of the respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on MBC's Housing Register. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred 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?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
Sal 04	Yes	No	Family living in privately rented home	Renting but would like to buy	2 / 3 bed house - Open market purchase (only in Saltby)	2 bed house - Shared ownership
Sal 21	Yes	No	Single person living with family	Wants first independent home	2 bed house - Open market purchase (only in Saltby)	Insufficient financial information provided to assess

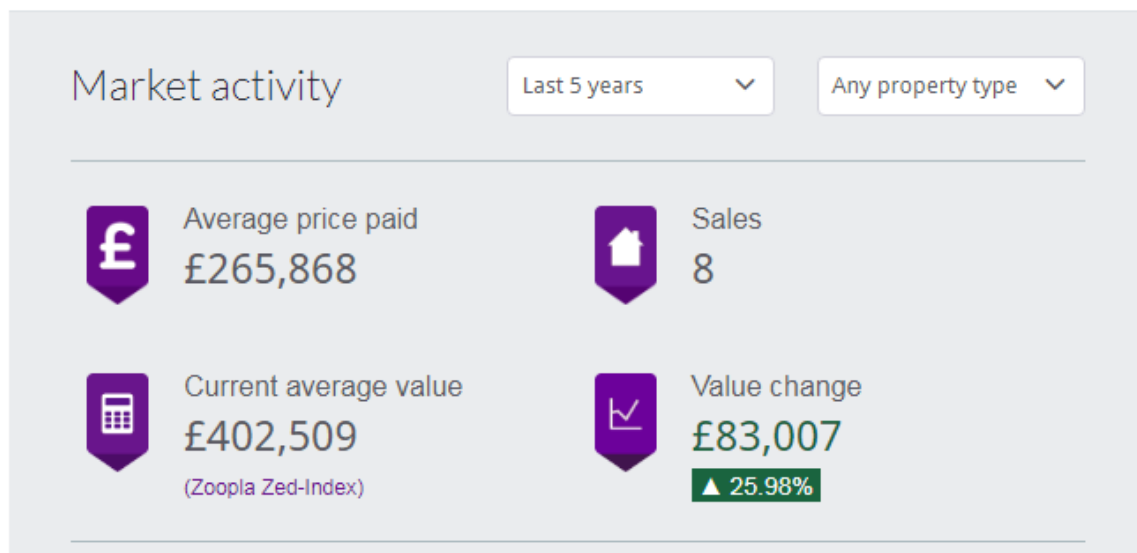
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
Sto 05	Yes	No	Couple living in own home	Moved away but wish to return to be closer to family	3 bed house / bungalow - Open market purchase (only in Stonesby)	3 bed house - Open market purchase
Sto 12	Yes	No	Couple living in own home	Present home too large and expensive; cannot manage stairs	3 bed bungalow - Open market purchase (only in Stonesby)	3 bed bungalow - Open market purchase

ii) House price trends

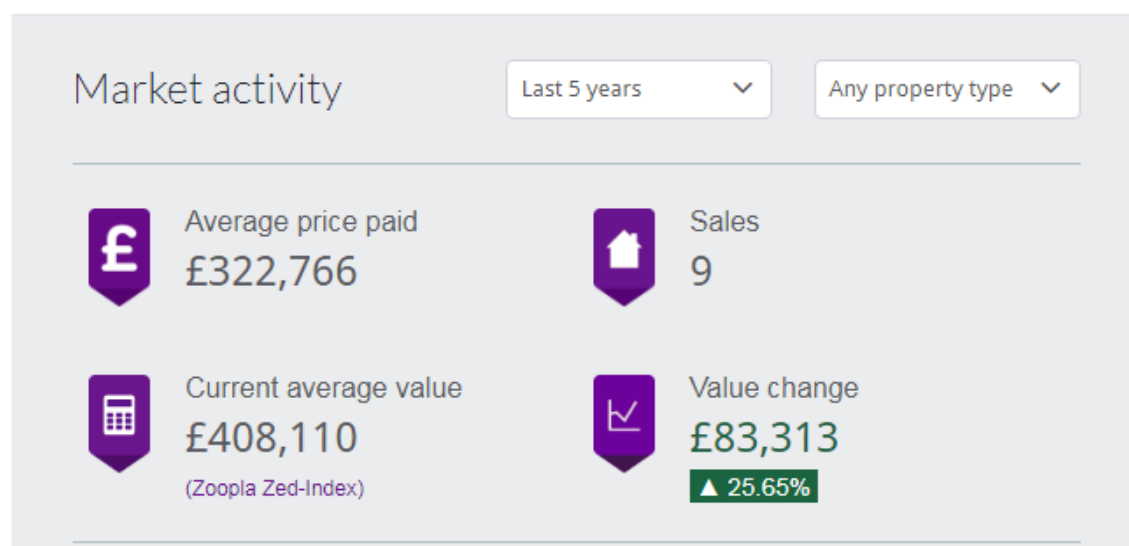
Area guide for Sproxton, Leicestershire



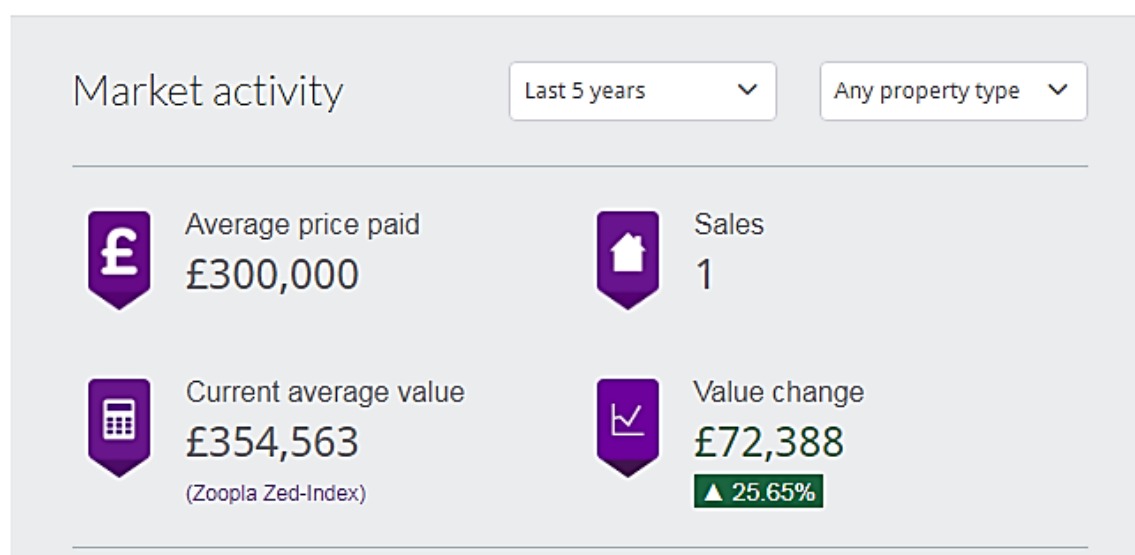
Area guide for Saltby



Area guide for Stonesby

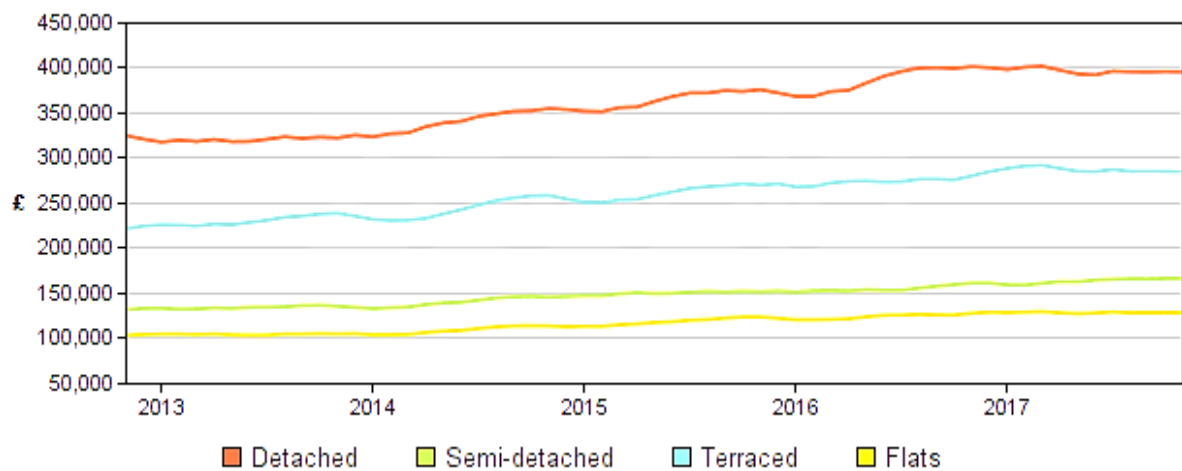


Area guide for Bescaby

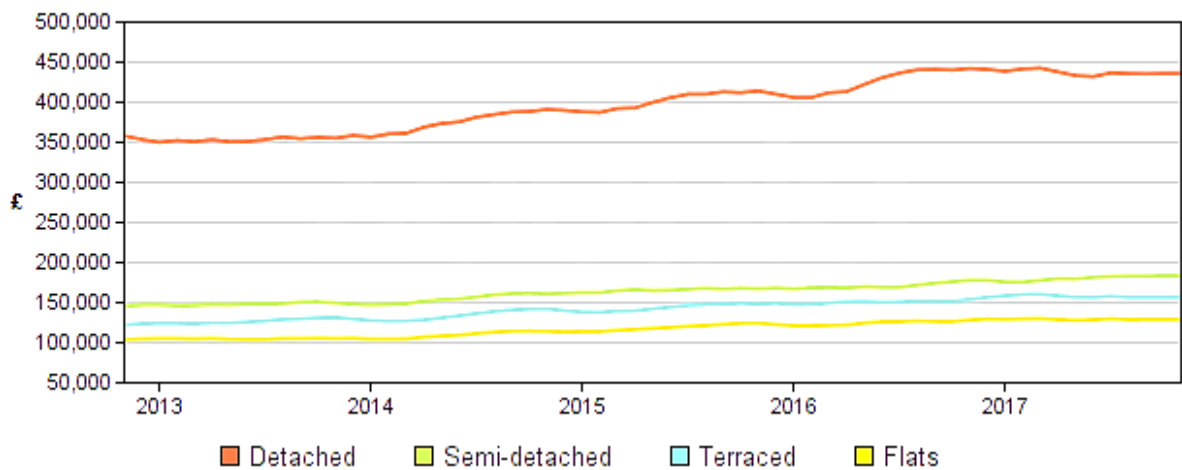


Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of around 26% which means increases of £76,179 in Sproxton, £83,007 in Saltby, £83,313 in Stonesby and £72,388 in Bescaby.

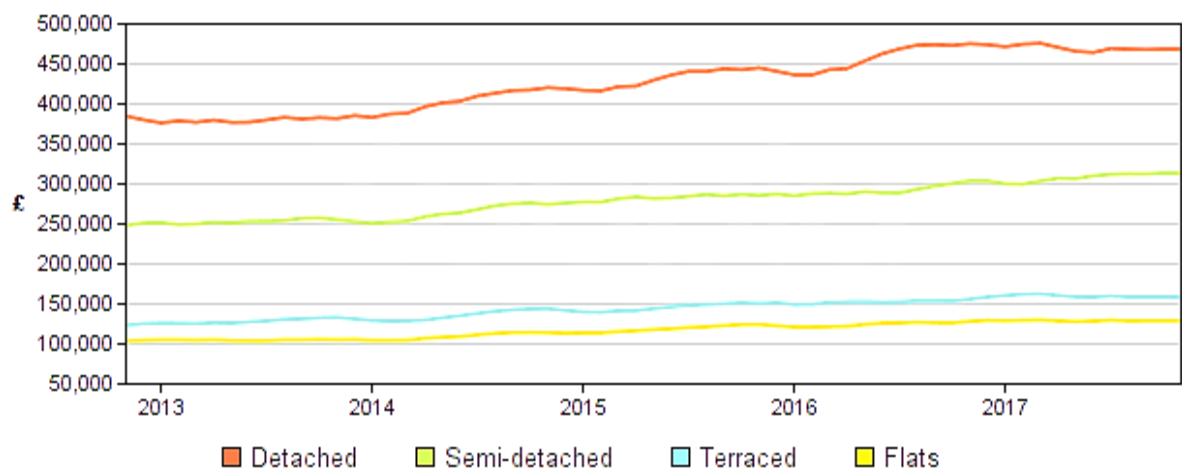
Value trends in Sproxton, Melton Mowbray



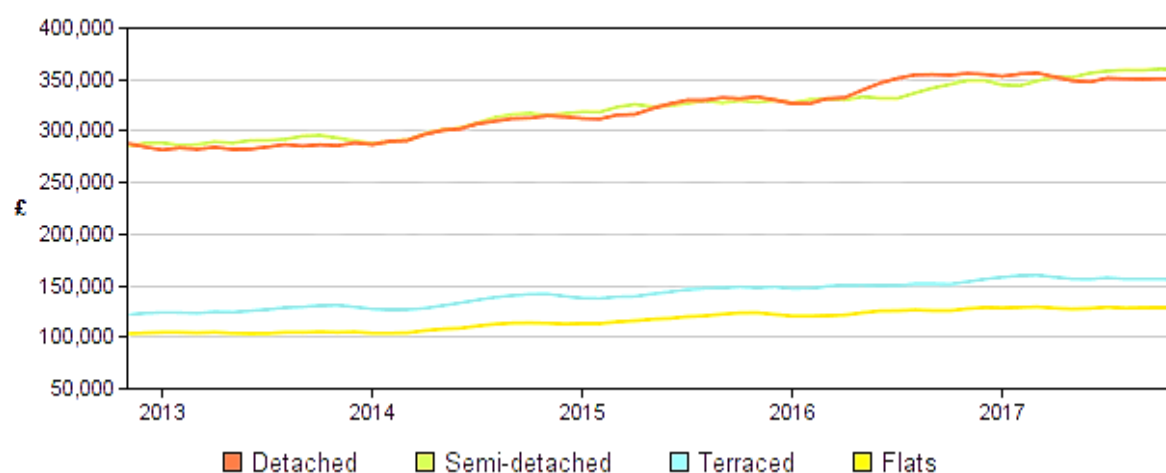
Value trends in Saltby, Melton Mowbray



Value trends in Stonesby, Melton Mowbray



Value trends in Bescaby, Melton Mowbray



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 four villages in September 2017 (source: www.zoopla.com).

Current asking prices in Sproxton, Leicestershire

Average: **£435,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£435,000 (1)	-
Flats	-	-	-	-	-
All	-	-	-	£435,000 (1)	-

Current asking rents in Sproxton, Leicestershire

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

Current asking prices in Saltby

Average: **£920,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£690,000 (1)	-
Flats	-	-	-	-	-
All	-	-	-	£690,000 (1)	-

Current asking rents in Saltby

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

Current asking prices in Stonesby

Average: **£500,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£500,000 (1)	-
Flats	-	-	-	-	-
All	-	-	-	£500,000 (1)	-

Current asking rents in Stonesby

Average: **£1,499 pcm**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£1,499 pcm (1)	-
Flats	-	-	-	-	-
All	-	-	-	£1,499 pcm (1)	-

Current asking prices in Bescaby

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

Current asking rents in Bescaby

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

There are currently only 3 properties for sale across the Parish all of which are 4 bed houses with the 'cheapest' guide prices being around £435,000. There is currently only 1 property to rent and that is also a 4 bed home for almost £1,500 per month.

iv) Local context - properties sold

Property value data/graphs for Sproxton, Leicestershire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£394,851	£253	3.8	-
Semi-detached	£165,669	-	-	£176,000
Terraced	£284,236	-	2.9	-
Flats	-	-	-	-

Property value data/graphs for Saltby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£434,661	£196	3.6	-
Semi-detached	£182,348	-	3.0	-
Terraced	-	-	-	-
Flats	-	-	-	-

Property value data/graphs for Stonesby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£467,286	£305	4.2	£553,333
Semi-detached	£312,305	-	3.0	-
Terraced	£157,501	-	2.0	-
Flats	-	-	-	-

Property value data/graphs for Bescaby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£349,923	-	-	-
Semi-detached	£359,203	-	-	-
Terraced	-	-	-	-
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

The average property price for actual sales over the past 12 months is not available in all villages due to low turnover levels. There have been 27 sales in the last 5 years; 9 of which were in Sproxton; 8 in Saltby; 9 were in Stonesby; and 1 was in Bescaby.

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 semi detached house at the average value in Sproxton (£165,669) would require a deposit of over £33,000 and income of almost £38,000 per annum. To purchase a semi detached house at the average value in Saltby (£182,348) would require a deposit of almost £36,500 and income in excess of £41,500 per annum. To afford the average valued terraced house in Stonesby (£157,501) would require a deposit of over £31,500 and an income of over £36,000 per annum.

It should be noted that these affordability figures should be viewed in the context that the actual sales numbers in each of the villages is relatively low each year.

Appendix 2 - Respondent details

A total of 237 survey forms were distributed (87 to Sproxton; 76 to Saltby; 65 to Stonesby; and 9 to Bescaby) and 73 were received in return (29 from Sproxton; 24 from Saltby; 17 from Stonesby; and 3 from Bescaby), giving an overall return rate of 31% against the number distributed. Individual village response rates were 33% in Sproxton; 32% in Saltby; 26% in Stonesby; and 33% in Bescaby.

In our experience these are good levels of responses for a survey of this type in a Parish of this size.

Responses are broken down by village with the exception of Bescaby. As the settlement is so small it is not appropriate to show responses as the numbers are so low that households may become identifiable.

i) Household type

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

SPROXTON

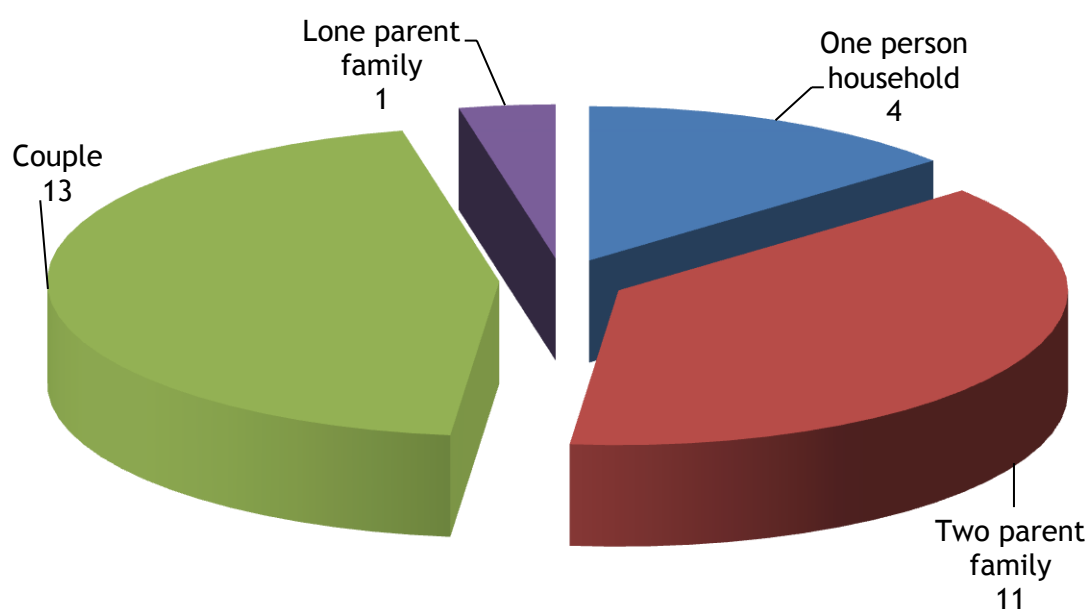


Fig 1.1a - Household type (Sproxton)

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

The largest number of responses was from households containing couples; 45% of total responses were from this group.

41% of responses came from families (38% were two parent families and 3% were lone parent families). 14% of completed surveys came from one person households.

SALTBY

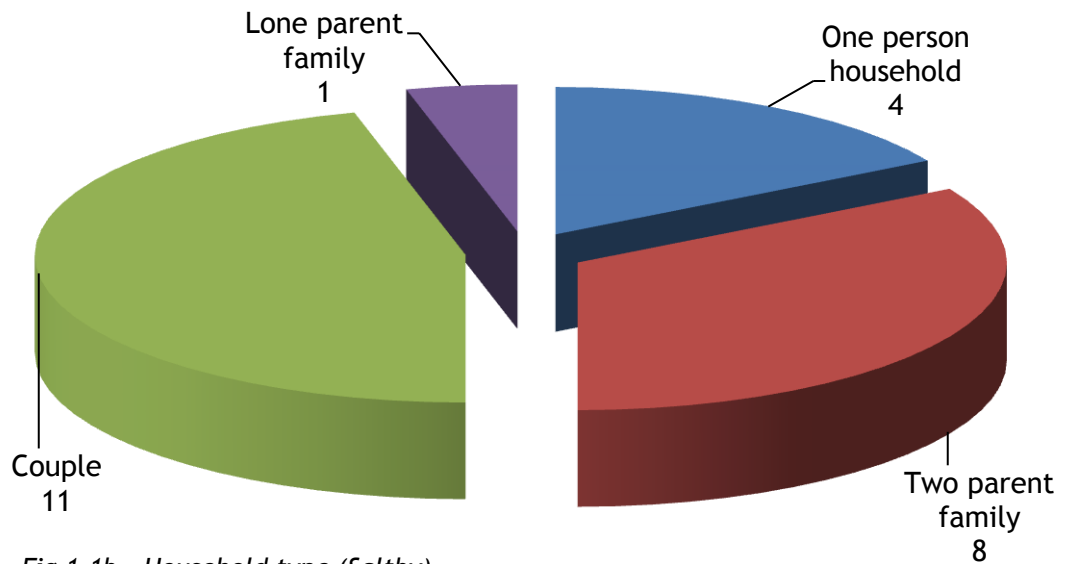


Fig 1.1b - Household type (Saltby)

The breakdown of Saltby households that responded to the survey can be seen at fig 1.1b.

The largest number of responses were from couple households (46%). The next largest group were family households with 37% of total responses from this group (33% two parent families; 4% lone parent families).

17% from one person households.

STONESBY

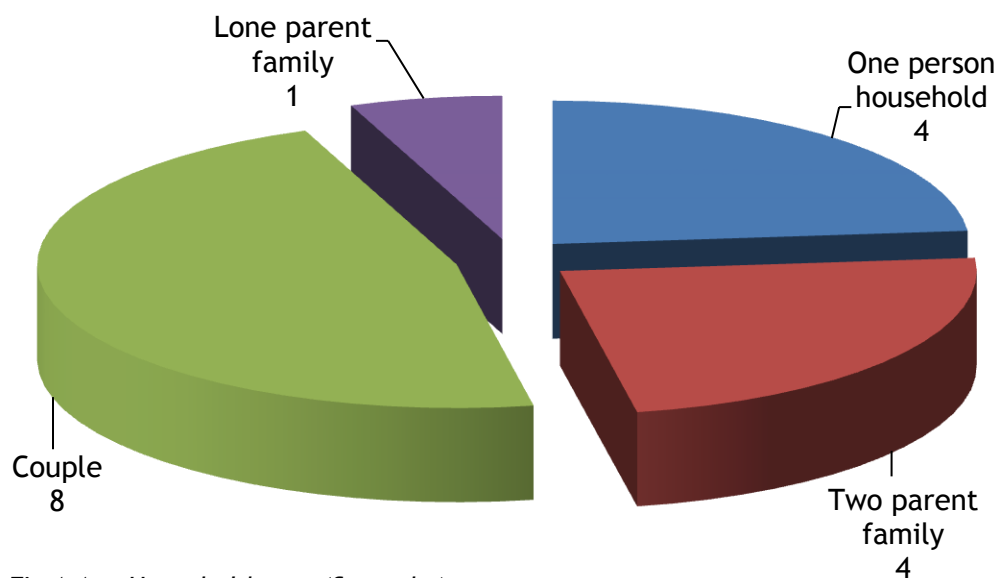


Fig 1.1c - Household type (Stonesby)

The breakdown of Stonesby households that responded to the survey can be seen at fig 1.1c.

The largest number of responses was from 'couple' households (47%). 24% of responses came from two parent families and 24% from one person households.

31% from one person households and the remaining 25% of responses came from couple 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:

SPROXTON

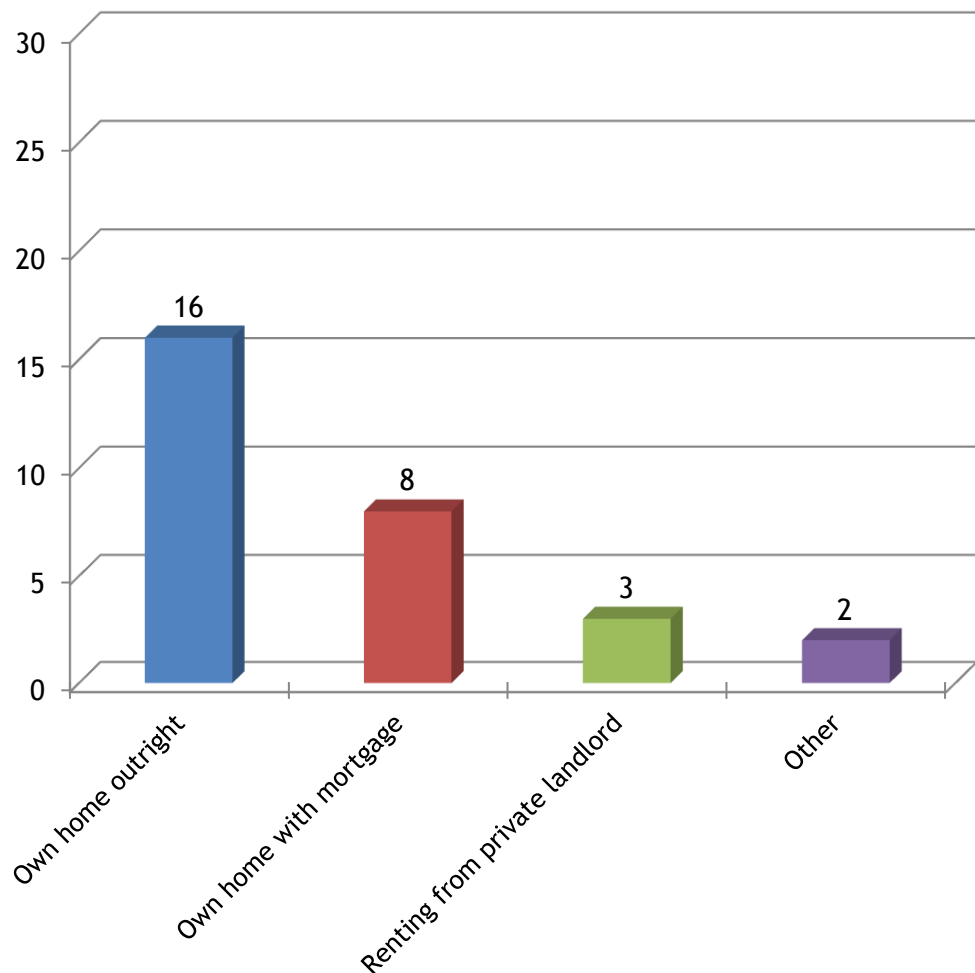


Fig 1.2a - Tenure of respondents (Sproxton)

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 83% of replies (55% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 28% have a mortgage on their home).

10% of responses came from those living in privately rented accommodation and 7% classed their tenure as 'other'.

SALTBY

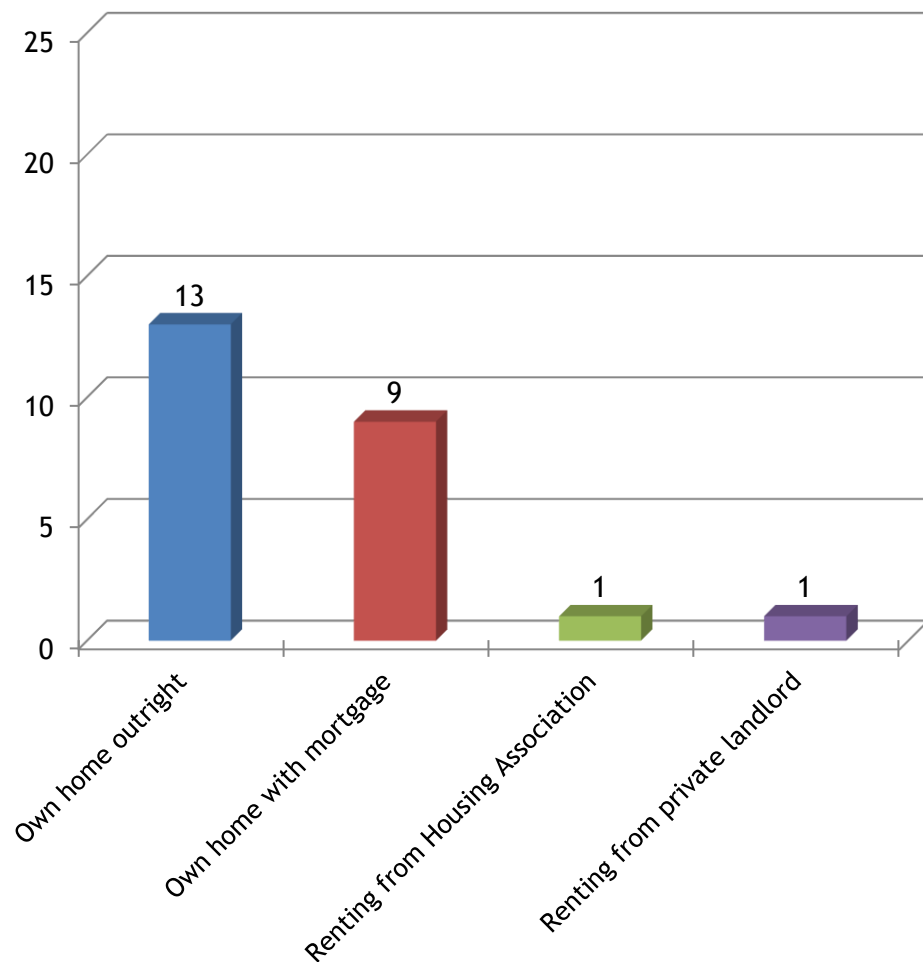


Fig 1.2b - Tenure of respondents (Saltby)

The largest number of responses came from owner occupiers with 92% of responses coming from this tenure group (54% of total responses came from those that owned their home outright whilst 38% of total responses were from households that own their home and have a mortgage).

The remaining response (8%) came from households who rent there home (4% rent privately and 4% rent from a housing association).

STONESBY

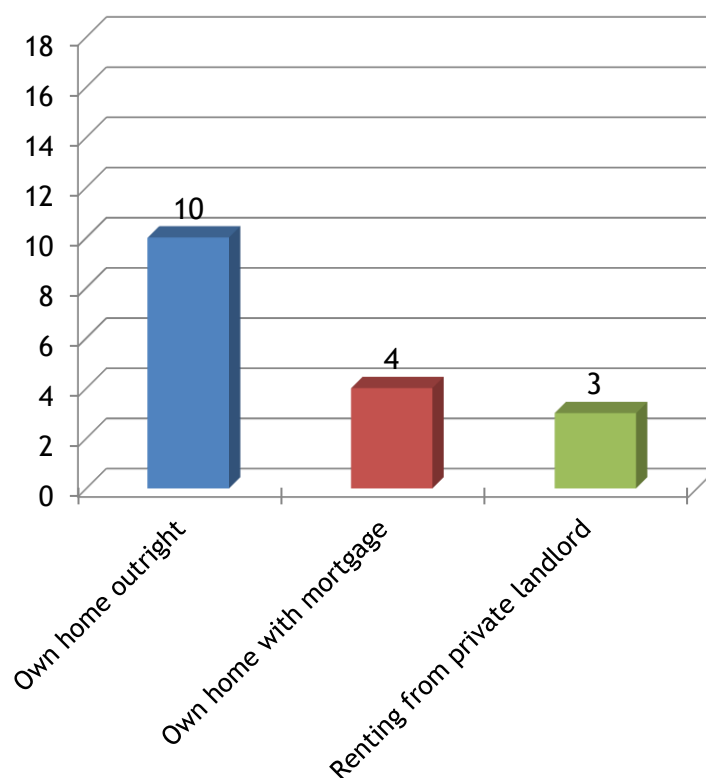


Fig 1.2c - Tenure of respondents (Stonesby)

Fig 1.2c clearly shows that, as with the other villages, owner occupiers were the largest tenure group. 82% of replies came from this group (58.5% of total responses came from those that owned their home outright whilst 23.5% of total responses were from households that own their home and have a mortgage).

The remaining 18% of responses came from those who rent from a private landlord.

iii) Property Types

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

SPROXTON

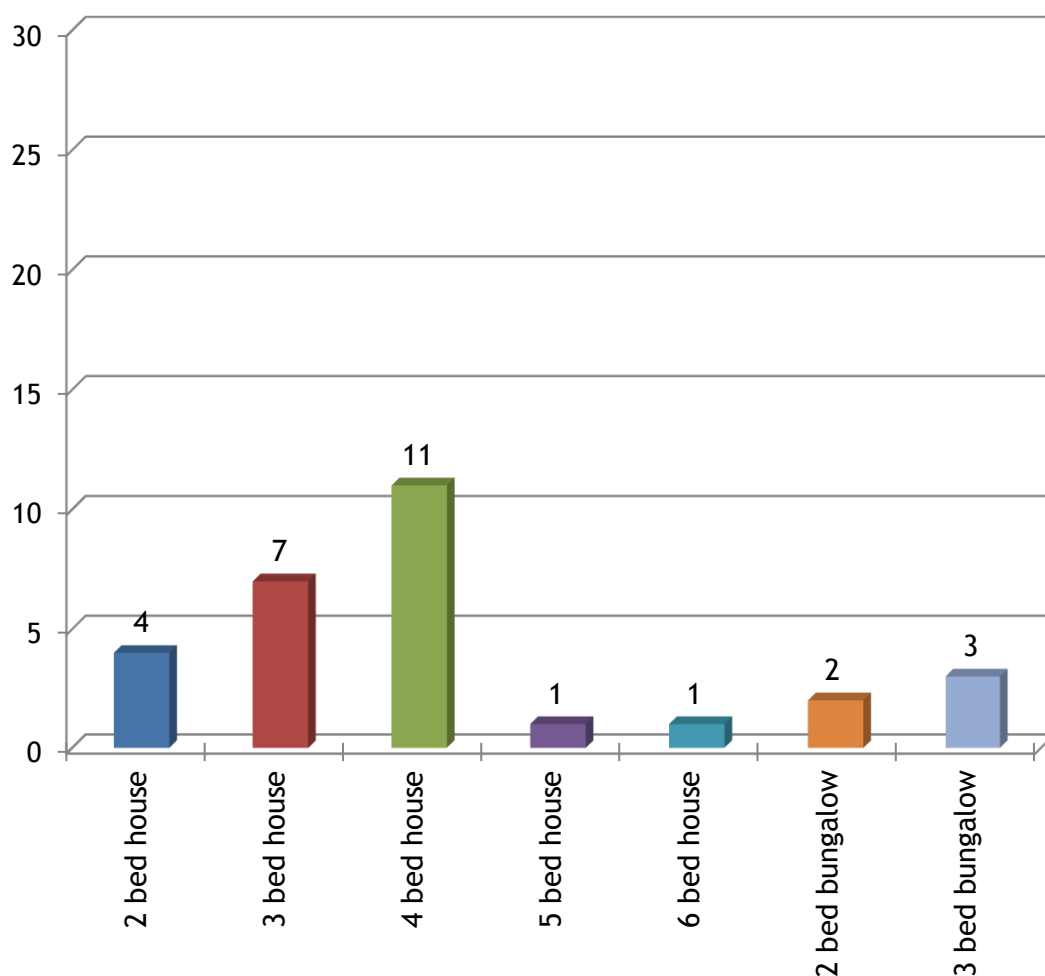


Fig 1.3a - Property types (Sproxton)

Fig 1.3a shows that 83% live in a house and 17% live in a bungalow.

Those living in 4 bedroom houses were the largest group (38%), followed by those living in 3 bedroom houses (24%).

SALTBY

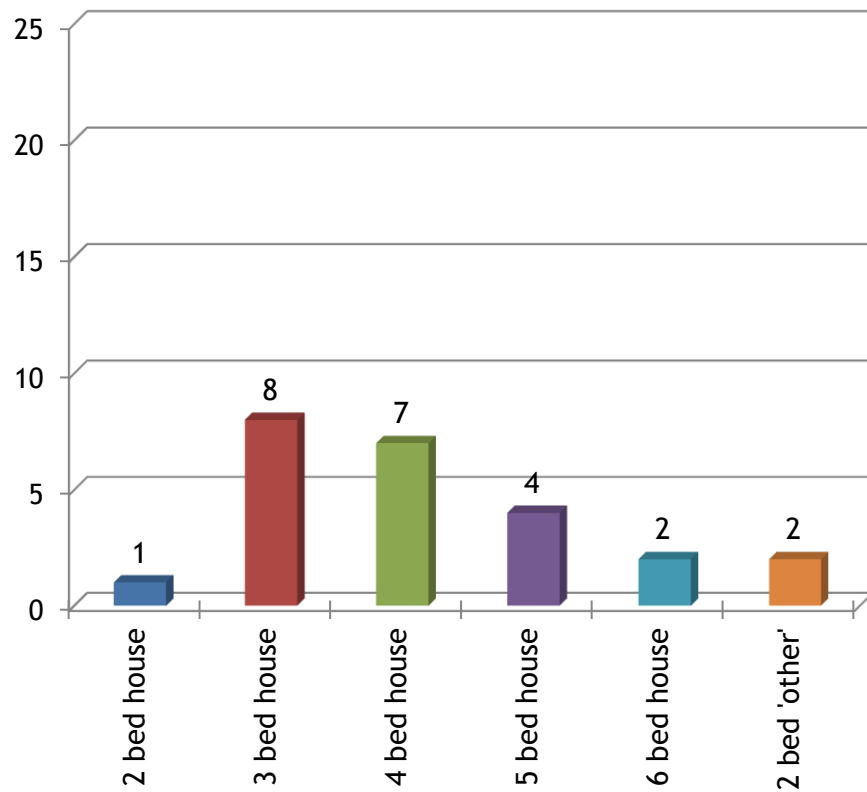


Fig 1.3b - Property types (Saltby)

Fig 1.3b shows that 92% live in a house and 8% live in a home they describe as 'other'.

Those living in 3 bedroom houses were the largest groups (33%), followed by those living in 4 bedroom houses (29%).

STONESBY

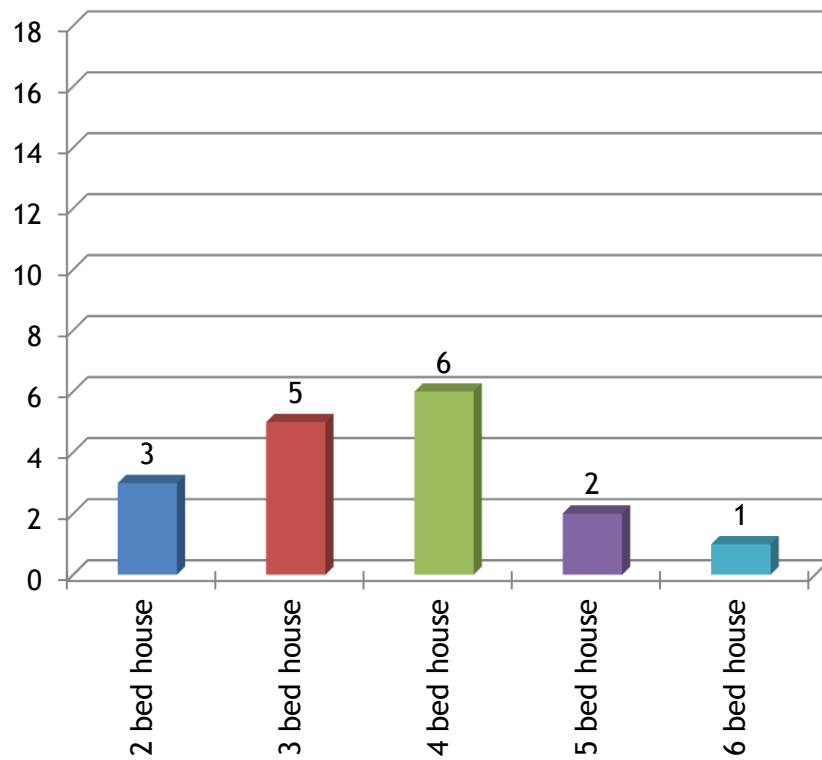


Fig 1.3c - Property types (Stonesby)

Fig 1.3c shows that all of the responses came from those living in a house.

Those living in 4 bedroom houses were the largest group of respondents (35%), followed by those living in 3 bedroom houses (29% each).

iv) Length of residence in village

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

SPROXTON

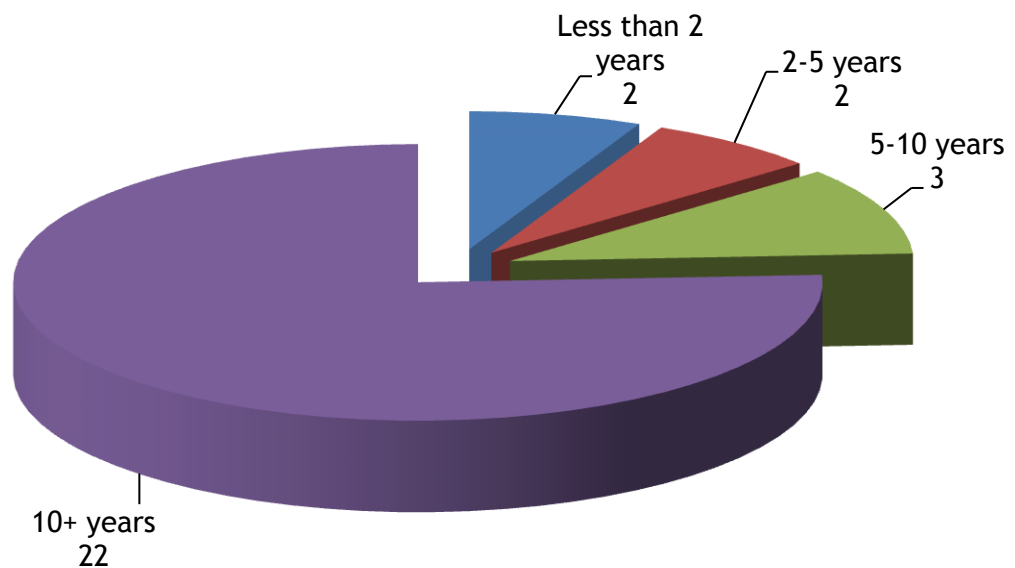


Fig 1.4a - Length of residence in village (Sproxton)

Fig 1.4a shows that over three quarters (76%) of completed surveys came from households that have lived in the village for over 10 years.

10% of respondents have lived in Sproxton for between 5 and 10 years, 7% have been there for between 2 and 5 years and 7% of responses came from those who have lived in the village for less than 2 years.

SALTBY

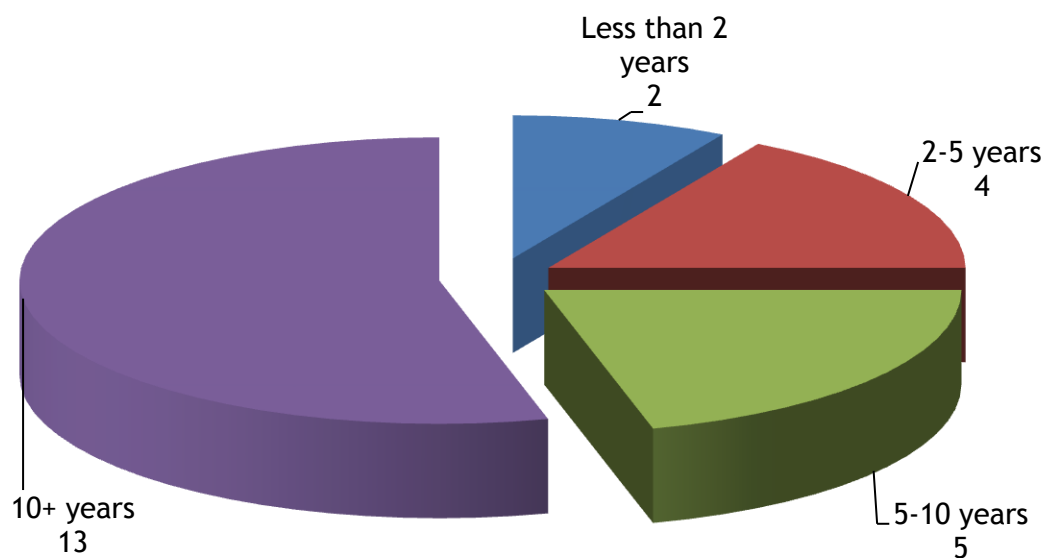


Fig 1.4b - Length of residence in village (Saltby)

It can be seen from fig 1.4b that 54% of respondents have lived in Stonesby for over 10 years.

21% have lived in Saltby for between 5 and 10 years; 17% have done so for 2-5 years and 8% have for less than 2 years.

STONESBY

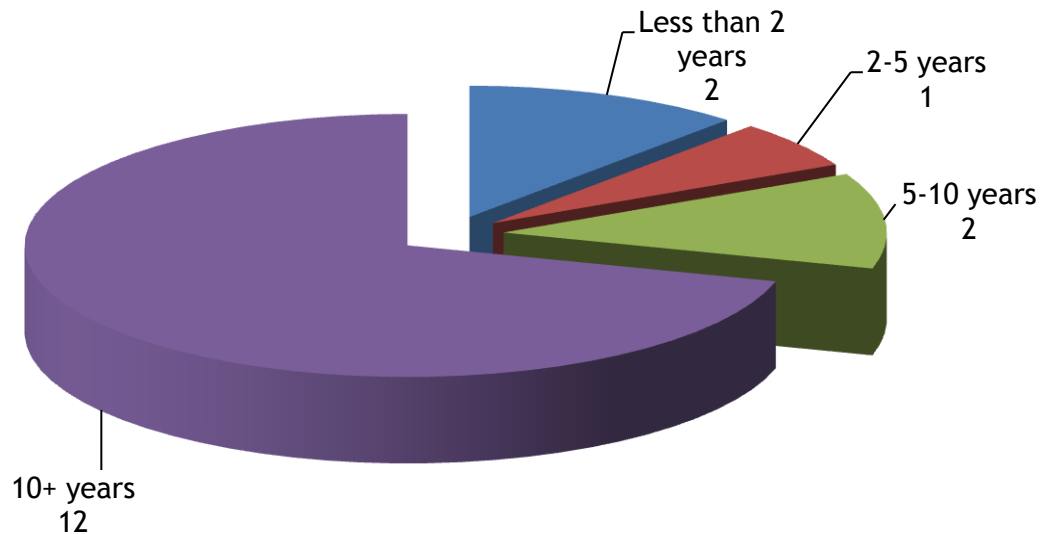


Fig 1.4c - Length of residence in village (Stonesby)

It can be seen from fig 1.4c that 71% of respondents have lived in Stonesby for over 10 years.

12% of respondents have lived in the village for between 5 and 10 years; 6% have lived there for 2-5 years; and the remaining 12% have lived in Stonesby for less than 2 years.

v) Type of housing required in the village

Question 7 of the survey asked for opinions on the types of housing that respondents believe are needed in the villages. 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.

SPROXTON

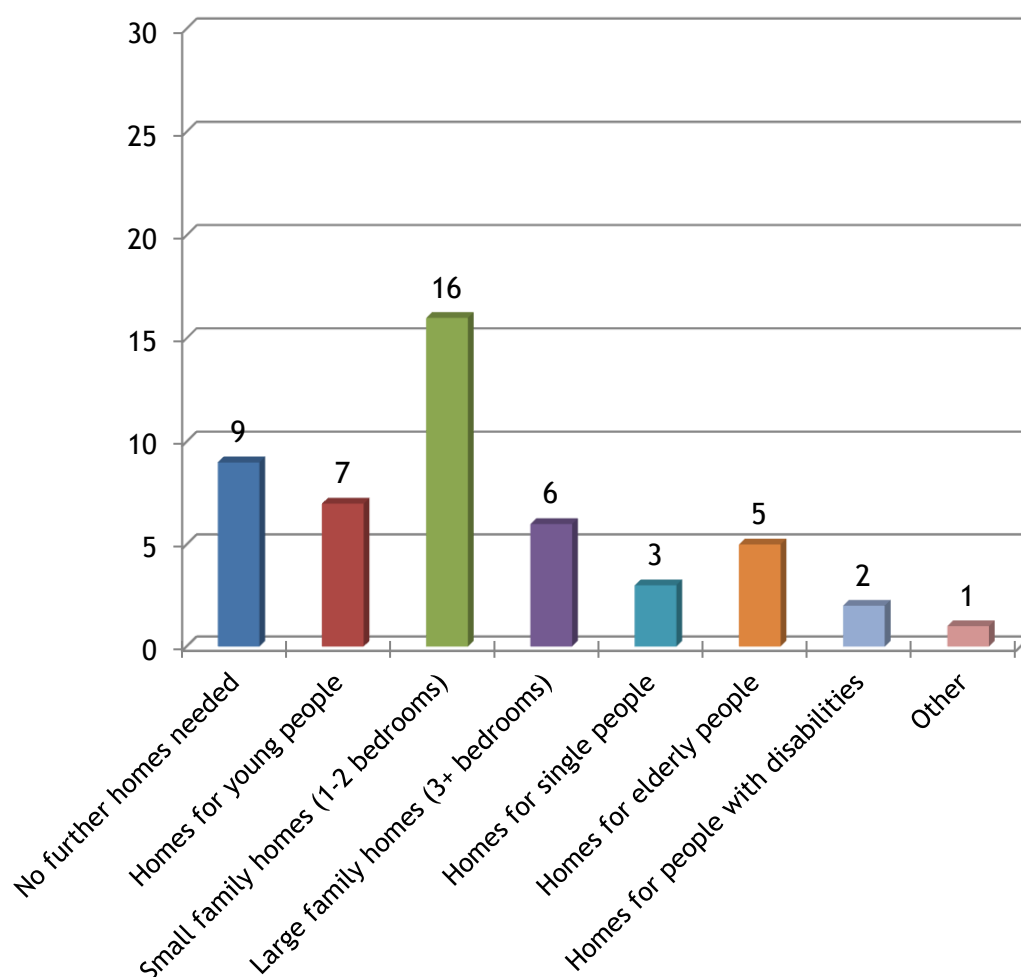


Fig 1.5a - Type of housing needed in the village (Sproxton)

Fig 1.5a shows that 31% of respondents thought that no further homes were needed in Sproxton.

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

- Small family homes (55%)
- Homes for young people (24%)
- Large family homes (21%)

SALTBY

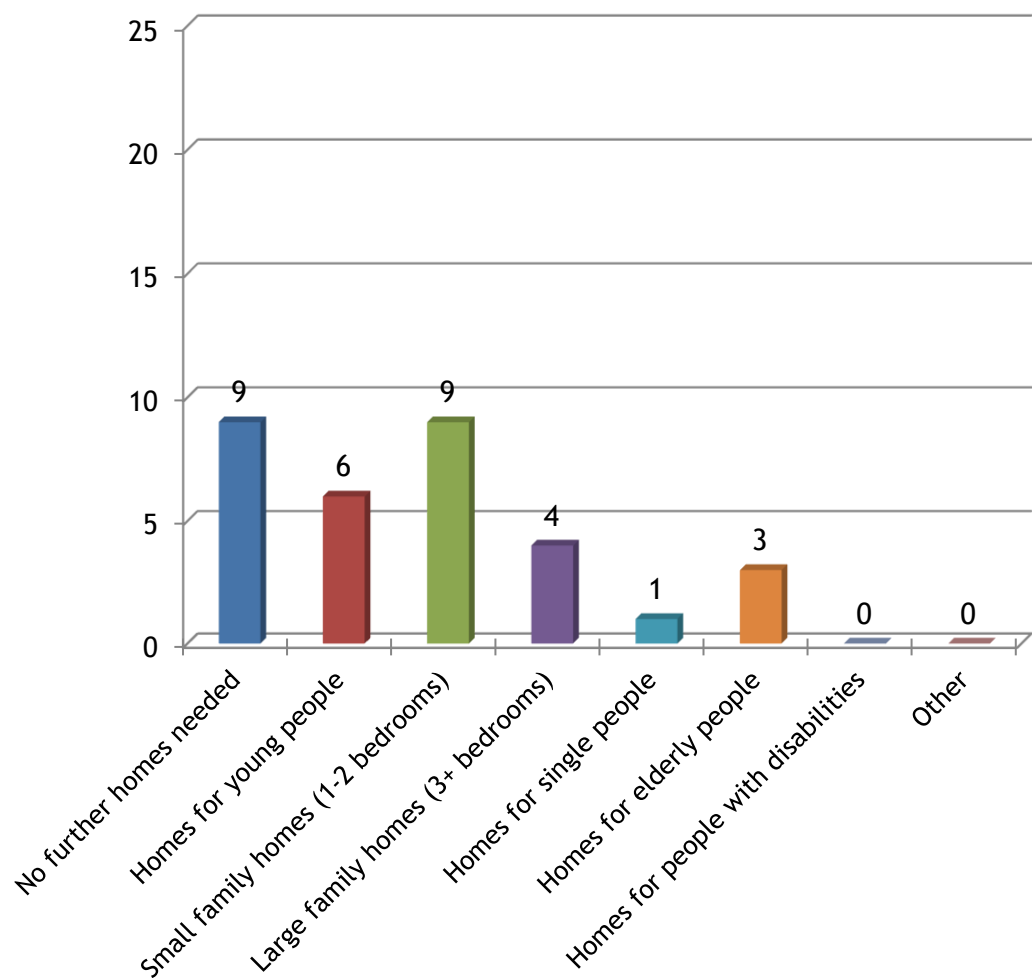


Fig 1.5b - Type of housing needed in the village (Saltby)

Fig 1.5b shows that 38% of respondents from Saltby thought that no further homes were needed in the village.

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

- Small family homes (38%)
- Homes for young people (25%)

STONESBY

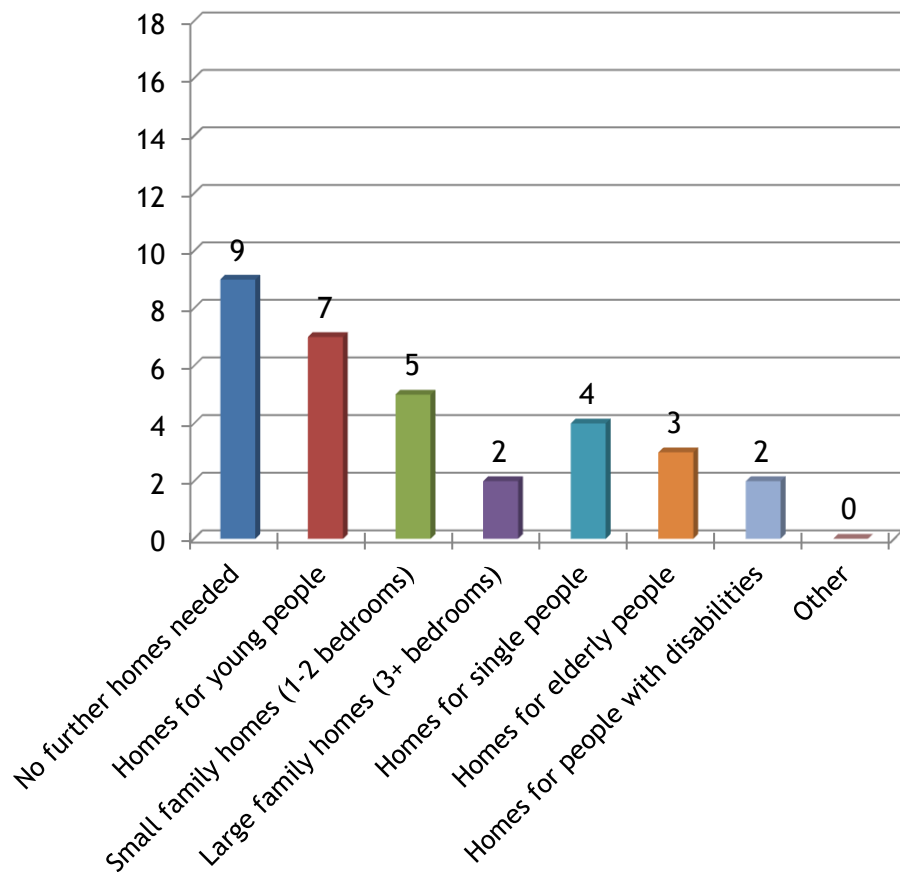


Fig 1.5c - Type of housing needed in the village (Stonesby)

Fig 1.5c shows that 53% of respondents from Stonesby thought that no further homes were needed in the village.

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

- Homes for young people (41%)
- Small family homes (29%)
- Homes for single people (24%)

vi) **Migration and reasons for leaving**

Question 8 also asked whether respondents had experienced former members of their household leaving the village over the last 5 years and, if so, what the reasons were for them leaving.

SPROXTON

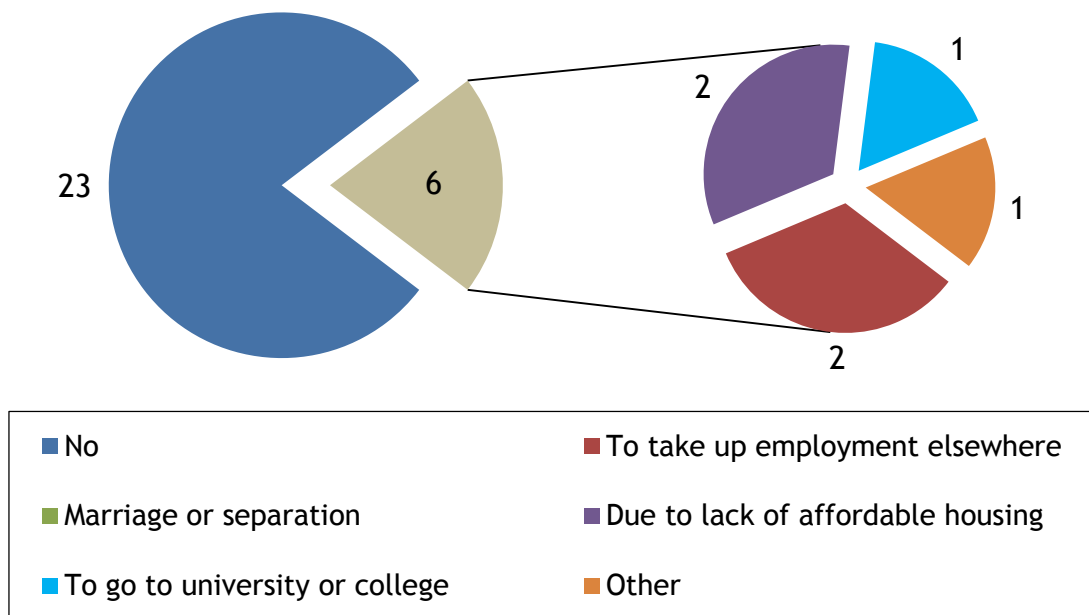


Fig 1.6a - Migration and reasons for leaving (Sproxton)

Fig 1.6a shows that 21% of village residents who returned questionnaires were aware of other household members who have had to leave the Parish 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 2 cases involved a lack of affordable housing.

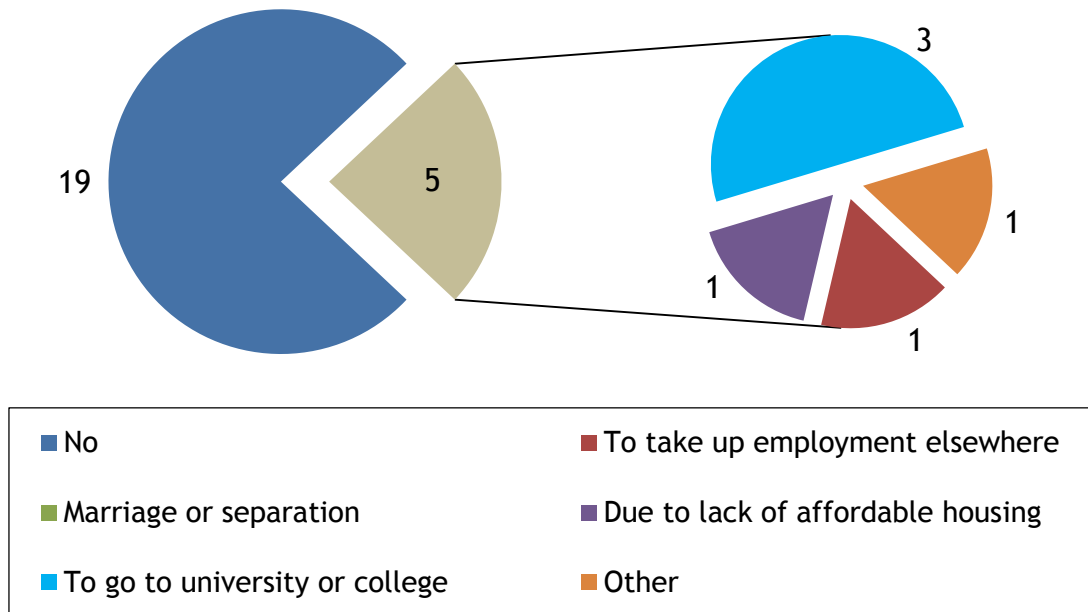


Fig 1.6b - Migration and reasons for leaving (Saltby)

Fig 1.6b shows that 21% of village residents who responded knew of other household members who had left the village in the last 5 years for various reasons.

Those reasons can be seen in the chart above but 1 case was due to a lack of affordable housing.

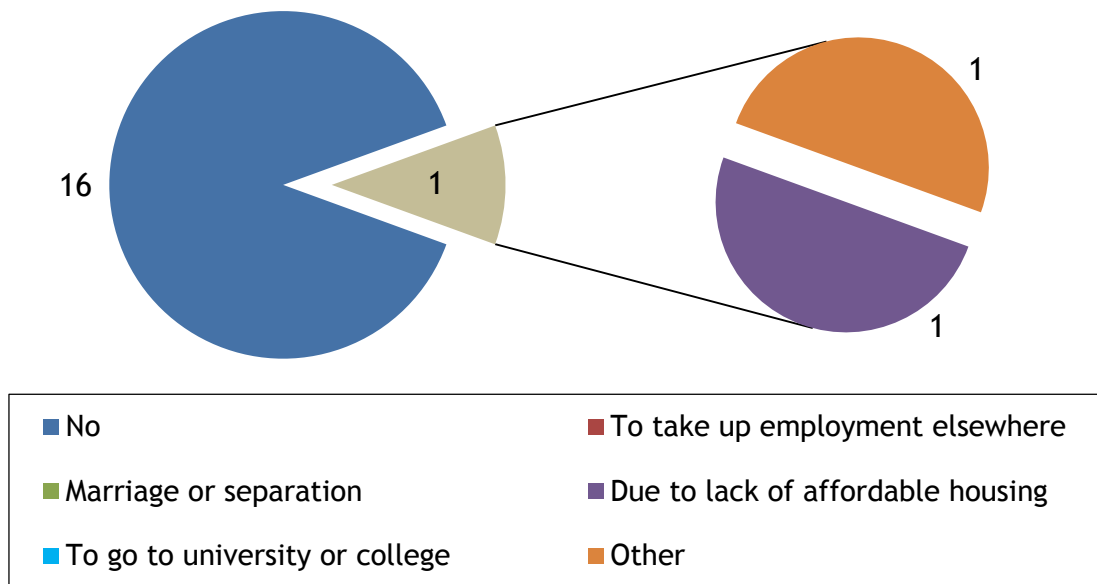


Fig 1.6c - Migration and reasons for leaving (Stonesby)

It can be seen on Fig 1.6c, above, that 6% of village residents who returned questionnaires were aware of other household members who have had to leave the village 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 the one case stated that a lack of affordable housing played a part.

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 village to meet the housing needs of local people.

SPROXTON

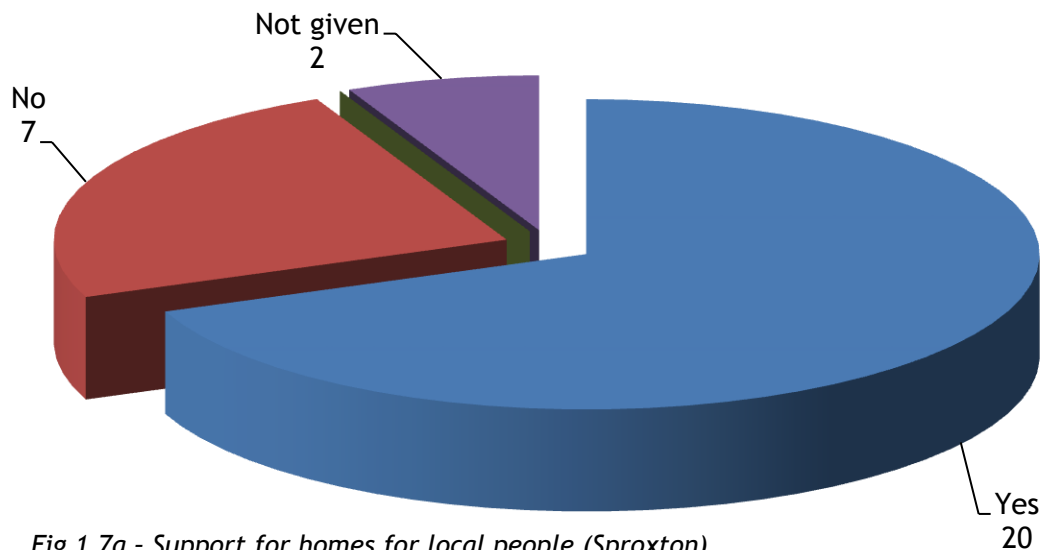


Fig 1.7a - Support for homes for local people (Sproxton)

Fig 1.7a shows that 69% of respondents are in support of a small number of homes to meet local peoples' needs, while 24% said that they are not in support. 7% did not provide an answer to this question.

SALTBY

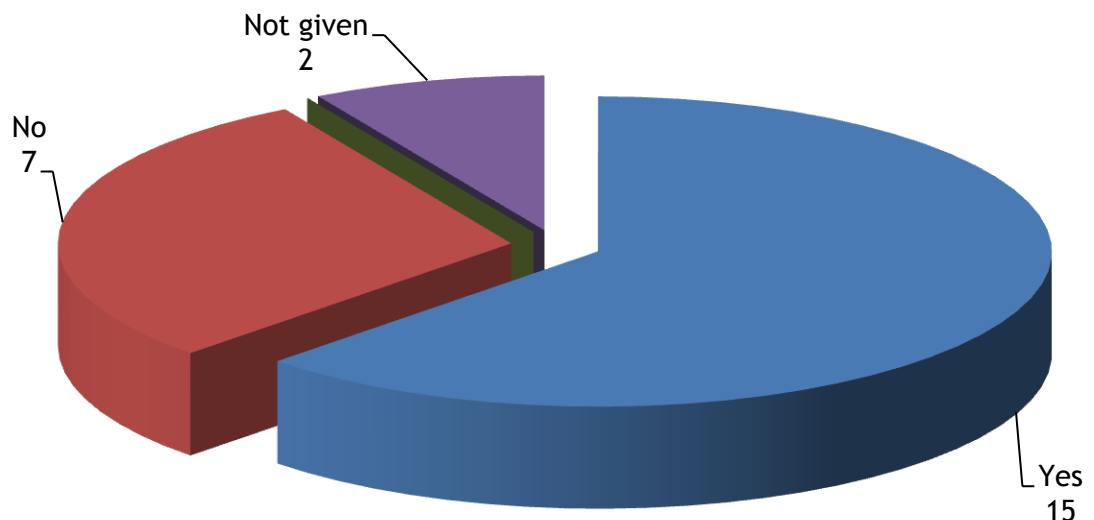


Fig 1.7b - Support for homes for local people (Saltby)

It can be seen that 63% of respondents are in support of a small number of homes to meet local peoples' needs, while 29% said that they are not in support.

STONESBY

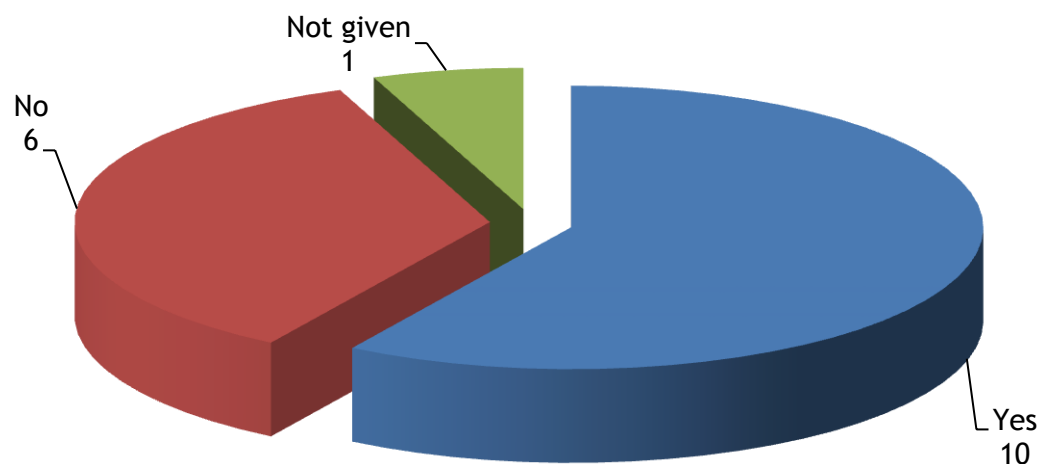


Fig 1.7c - Support for homes for local people (Stonesby)

59% of respondents are in support of a small number of homes to meet local peoples' needs, while 35% said that they are not in support.

viii) 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 a village 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 19) asked village residents which of the 'positive' factors of life in the village best described their settlement.

SPROXTON

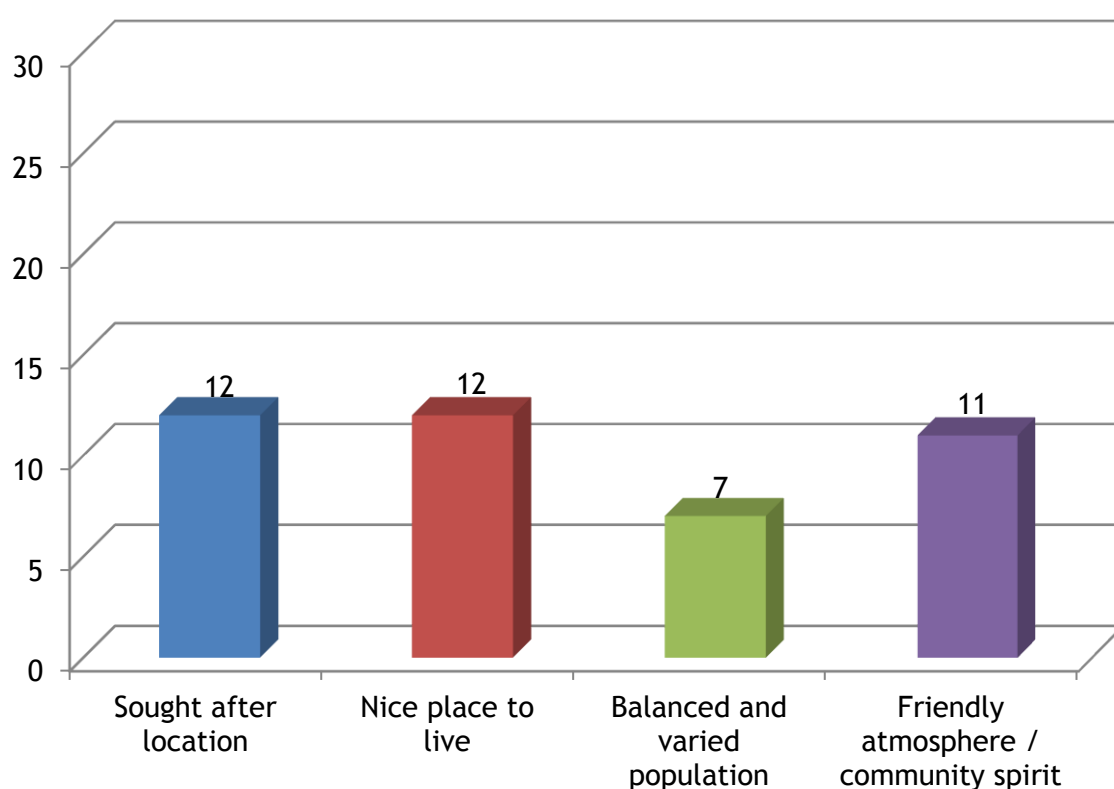


Fig 1.8a - Life in the village - positive factors (Sproxton)

From fig 1.8a, above, it can be seen that many respondents hold fairly positive views about life in Sproxton, with 41% believing that the Parish is a nice place to live and the same percentage believing it is a sought after location.

37% believe it has a friendly atmosphere/community spirit; 24% believe it has a balanced and varied population

SALTBY

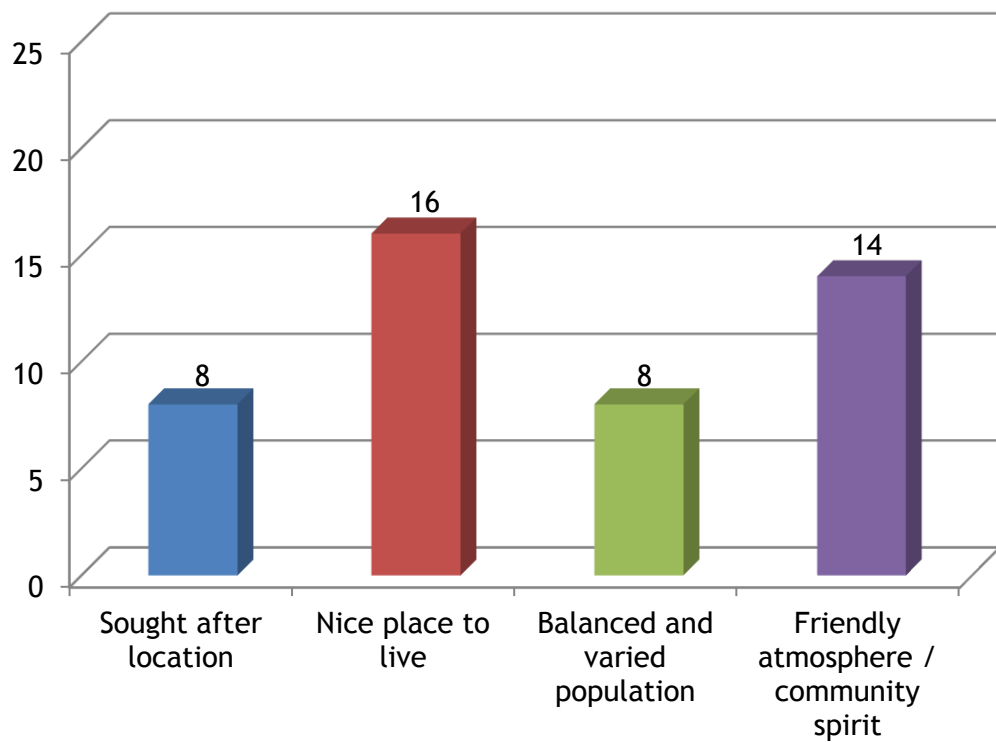


Fig 1.8b - Life in the village - positive factors (Saltby)

Fig 1.8b shows that there is a positive sense to certain factors of life in Saltby.

67% felt that the village is a nice place to live and 58% of responses believe it has a friendly atmosphere/community spirit.

33% believe it has a balanced and varied population and 33% believe it is a sought after location.

STONESBY

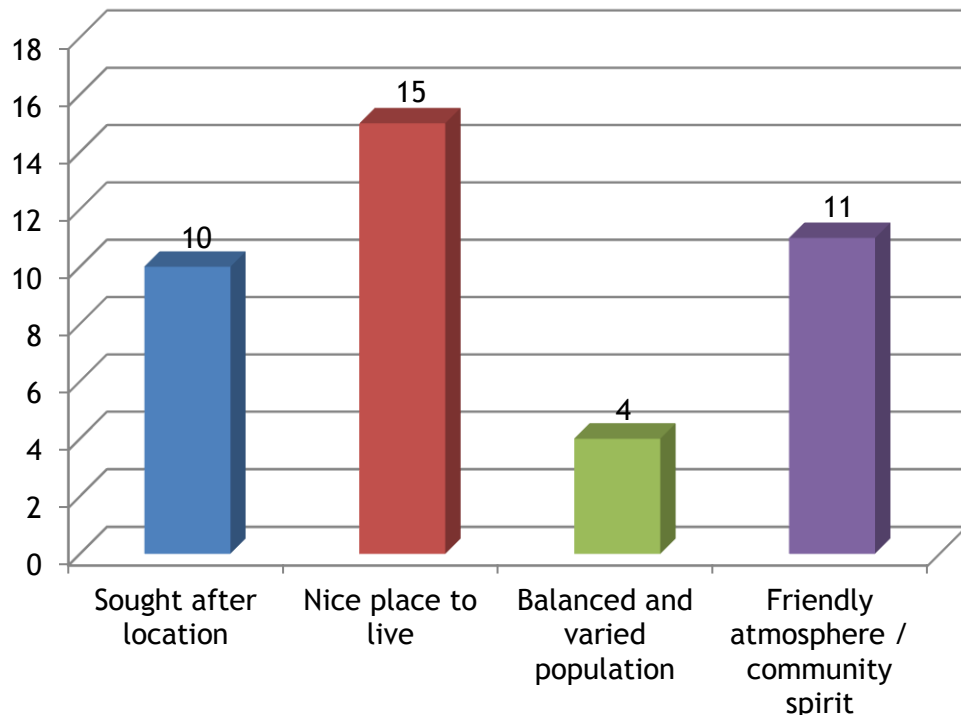


Fig 1.8c - Life in the village - positive factors (Stonesby)

Fig 1.8c shows that there is generally a positive feeling about life in Stonesby.

88% of responses came from those who believe that the village is a nice place to live and 65% came from those that feel Stonesby has a friendly atmosphere/community spirit. 59% believe is a sought after location in which to live.

24% of responses came from those who believe that the village has a balanced and varied population.

The second question (question 20) sought village residents' perceptions on the potentially negative aspects of life in the villages.

SPROXTON

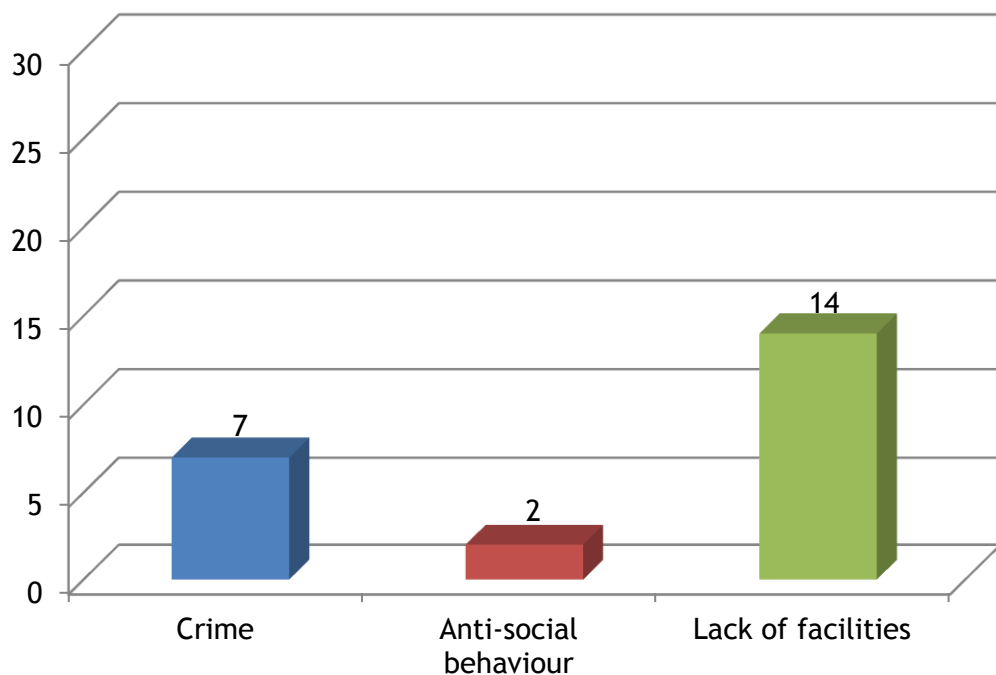


Fig 1.9a - Life in the village - negative factors (Sproxton)

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

48% of respondents stated that there is a lack of facilities in the village.

24% think that crime is a factor and just 7% believe that anti-social behaviour is a problem.

Some respondents provided further details around their thoughts on this question and they are displayed in the 'word cloud' below where the larger the word is shown; the more it has been mentioned in comments:

Neighbourhood Watch village **Shop**
Street Lighting

SALTBY

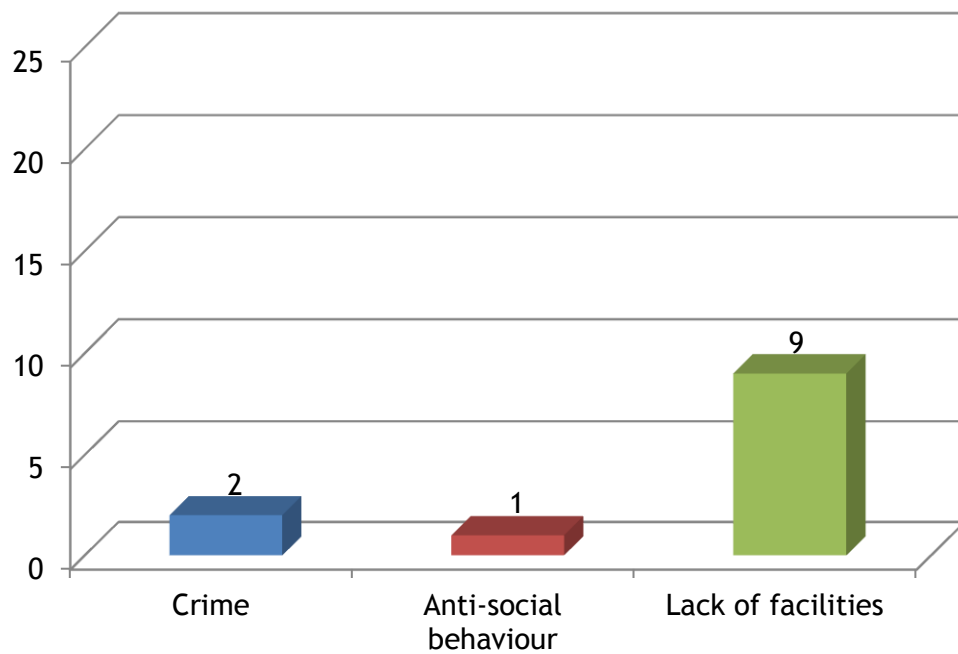


Fig 1.9b - Life in the village - negative factors (Saltby)

Responses, again, mainly focused on the lack of facilities in the village.

38% of respondents stated that there is a lack of facilities in Saltby.

Only 8% think that crime is a problem and just 4% feel that anti-social behaviour is an issue.

Those respondents who provided further thoughts on this question have the key topics displayed below:

Children Community Bus Service

STONESBY

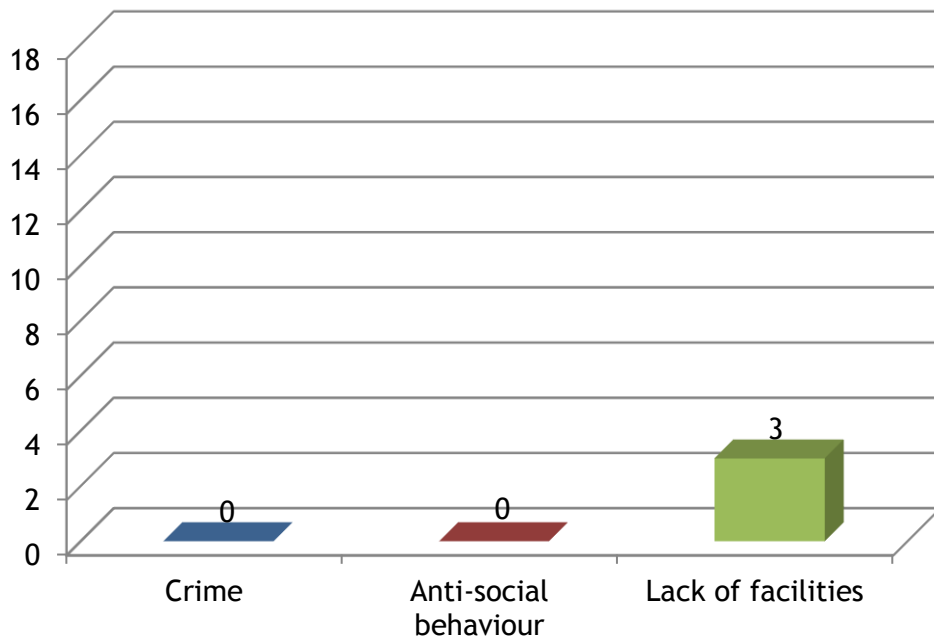


Fig 1.9c - Life in the village - negative factors (Stonesby)

A small number of respondents consider that Stonesby suffers from some of the 'negative factors' as can be seen by fig 1.9c, above, but no trends were evident.

ix) Adequate housing in the village

Question 21 asks respondents if they feel that there is a lack of adequate housing.

SPROXTON

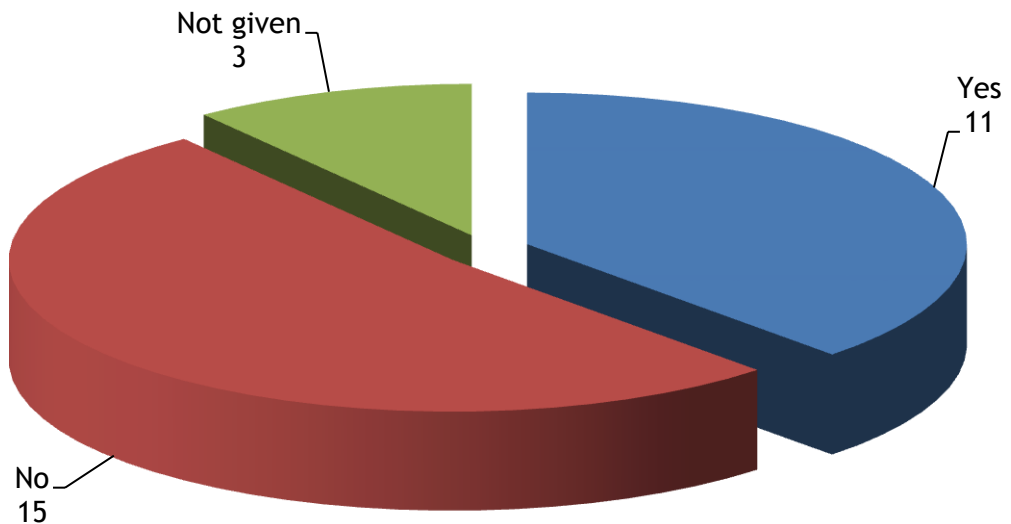


Fig 2.0a - A lack of adequate housing in the village (Sproxton)

Fig 2.0a shows that 38% of respondents believe that there is a lack of adequate housing in Sproxton, with 52% of respondents believing that there is not a lack of adequate housing.

Of the 11 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):

Village Young Family Homes

SALTBY

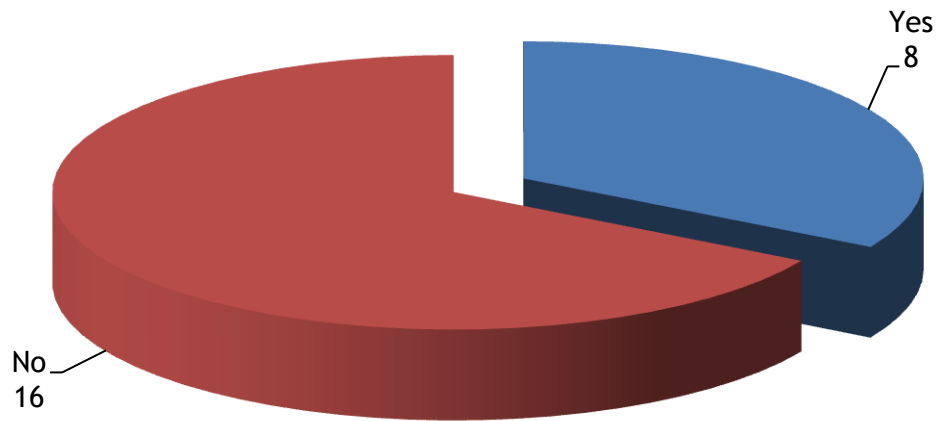


Fig 2.0b - A lack of adequate housing in the village (Saltby)

33% of respondents believe that there is a lack of adequate housing in Saltby, whilst 67% of respondents believing that there is not a lack of adequate housing.

Of the 8 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):

Young People Family Village Bedroom

STONESBY

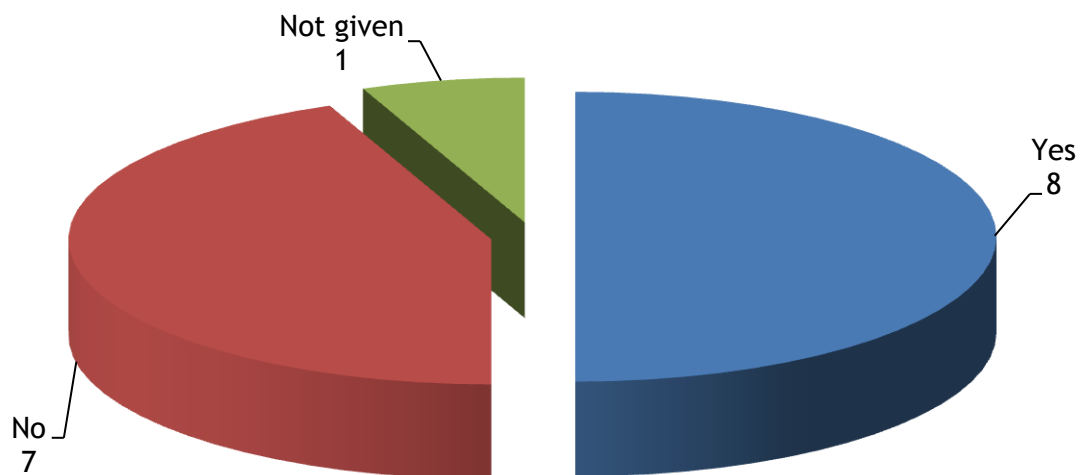


Fig 2.0c - A lack of adequate housing in the village (Stonesby)

47% of respondents believe that there is a lack of adequate housing in Stonesby, whilst 41% of respondents believing that there is not a lack of adequate housing.

The 8 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):

Priced Affordable

Appendix 3 - Contact information

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