

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF GADDESBY, BARSBY & ASHBY FOLVILLE



PRODUCED BY  
**MIDLANDS RURAL HOUSING**

**MAY 2017**



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## 1. Summary

- A Housing Needs Survey was carried out in Gaddesby Parish (including the villages of Gaddesby, Barsby and Ashby Folville) in February 2017.
- Results obtained showed there was a need in the next 5 years for up to 5 affordable homes and 8 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’<sup>1</sup>, 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 Gaddesby 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](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 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 Gaddesby 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 Gaddesby Parish Council 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 Gaddesby.

The Gaddesby Parish Housing Needs Survey questionnaires were delivered to every household in the three villages at the end of January 2017. The return date for the survey was 28<sup>th</sup> 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 322 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 Gaddesby Parish residents. This evidence will be made available to Melton Borough Council and Gaddesby 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.

<sup>2</sup> Halifax Rural Housing Review 2015 - "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 2015

## 4. Conclusion

MRH has conducted a detailed study of the housing needs of Gaddesby Parish (including the villages of Gaddesby, Barsby and Ashby Folville) 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 13 affordable and open market properties in the next 5 years for those with a connection to Gaddesby, Barsby and Ashby Folville.

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

- **8 was assessed as being in need of open market housing (for local people) to purchase**
  - 2 x 3 Bed house - open market purchase
  - 1 x 5 Bed house - open market purchase
  - 2 x 2 Bed bungalow - open market purchase
  - 3 x 3 Bed bungalow - open market purchase
- **5 were assessed as being in need of affordable housing for rent and shared ownership**
  - 2 x 1 Bed home - affordable rented
  - 3 x 2 Bed house - shared ownership

**THERE IS AN IDENTIFIED NEED FOR**  
**8 OPEN MARKET HOME AND 5 AFFORDABLE HOMES**  
**IN GADDESBY PARISH FOR THOSE**  
**WITH A LOCAL CONNECTION**

## Appendix 1 - Housing Need Analysis

Of the 116 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
G 03	Yes	No	Couple living in own home	Present home too small; cannot manage stairs; need permanent home needs to be closer to family	4 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
G 27	Yes	No	Couple living in own home	Present home too small	5 bed house - Open market purchase  (would also move to Barsby or Ashby Folville)	5 bed house - Open market purchase

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
G 36	Yes	Yes (Local Authority)	Single person living with family	Wants independent home	1 bed house / bungalow / flat - Affordable rented	1 bed home - Affordable rented
G 48	Yes	No	Couple living in own home	To be closer to family	3 / 4 bed house / bungalow - Open market purchase	3 bed house - Open market purchase
G 61	Yes	No	Single person living in own home	Cannot manage stairs	2 bed bungalow - Open market purchase / affordable rented  (would also move to Barsby or Ashby Folville)	2 bed bungalow - Open market purchase
G 64	Yes	No	Single person living with family	Couple setting up home together; want independent home	2 bed house - Open market purchase  (would also move to Barsby or Ashby Folville)	2 bed house - Shared ownership

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
B 05	Yes	No	Couple setting up homes together	Want first independent home close to family	2 / 3 bed house - Open market purchase  (would also move to Gaddesby or Ashby Folville)	Insufficient financial information provided
B 06	Yes	No	Single person living in own home	Easier access to facilities	3 / 4 bed house / bungalow - Open market purchase	3 bed bungalow - Open market purchase
B 07	Yes	No	Single person living in privately rented home	Present home in poor condition	2 bed house / bungalow - Open market purchase	1 bed home - Affordable rented
B 21	Yes	No	Couple living in own home	Present home too large and expensive	2 bed house - Open market purchase  (would also move to Gaddesby or Ashby Folville)	2 bed bungalow - Open market purchase
AF 04	Yes	No	Family living in privately rented home	Renting but would like to buy	2 / 3 bed house - Open market purchase  (would also move to Gaddesby or) Barsby	2 bed house - Shared ownership

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
AF 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  (would also move to Gaddesby or Barsby)	3 bed house - Open market purchase
AF 12	Yes	No	Couple living in own home	Present home too large and expensive; cannot manage stairs	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
AF 14	Yes	Yes (Private letting agency)	Single person living in privately rented home	Renting but would like to buy	2 bed house / bungalow - Open market purchase  (would also move to Gaddesby or Barsby)	2 bed house - Shared ownership

ii) House price trends

### Area guide for Gaddesby

Market activity Last 5 years Any property type

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 Average price paid <b>£341,313</b>	 Sales <b>21</b>
 Current average value <b>£427,878</b> <small>(Zoopla Zed-Index)</small>	 Value change <b>£96,924</b> <b>▲ 29.29%</b>

### Area guide for Barsby

Market activity Last 5 years Any property type

---

 Average price paid <b>£352,286</b>	 Sales <b>7</b>
 Current average value <b>£395,871</b> <small>(Zoopla Zed-Index)</small>	 Value change <b>£89,677</b> <b>▲ 29.29%</b>

### Area guide for Ashby Folville

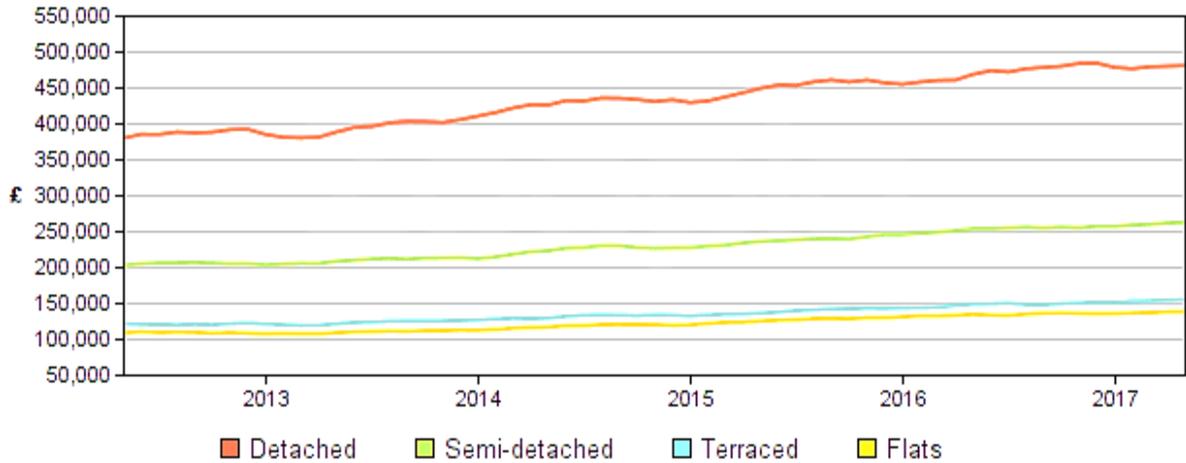
Market activity Last 5 years Any property type

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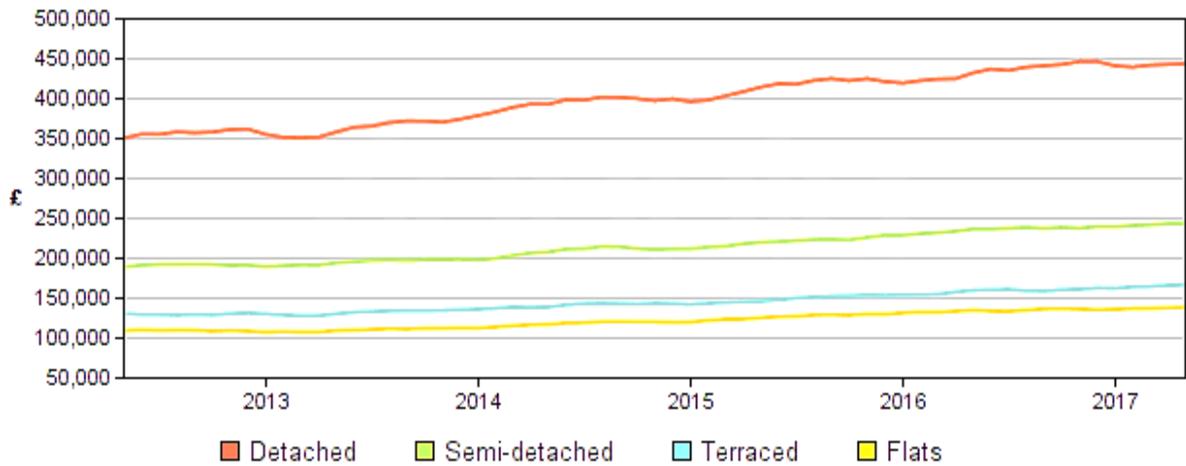
 Average price paid <b>£706,250</b>	 Sales <b>4</b>
 Current average value <b>£585,027</b> <small>(Zoopla Zed-Index)</small>	 Value change <b>£124,717</b> <b>▲ 27.09%</b>

Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 25.56% which means an increases of £96,924 in Gaddesby, £89,677 in Barsby and £124,717 in Ashby Folville.

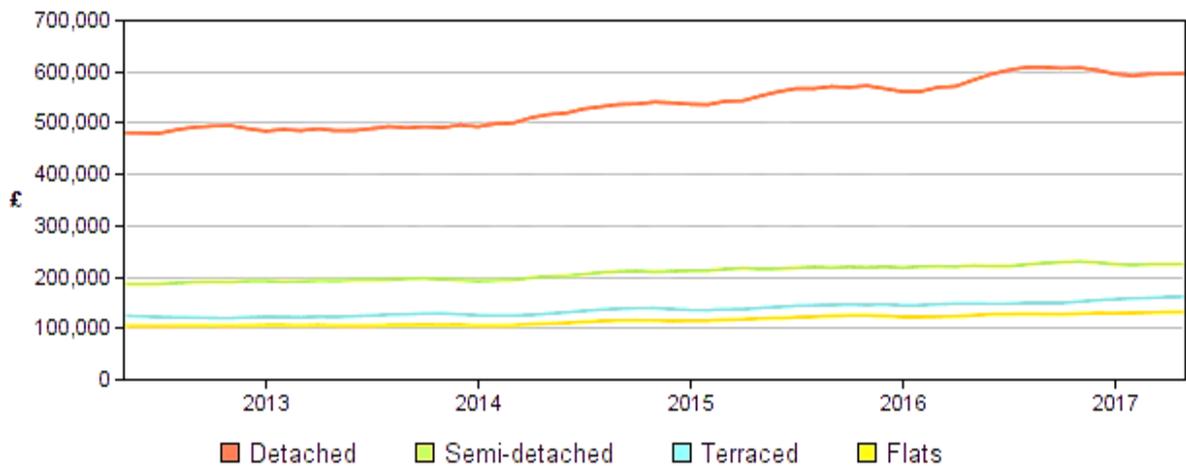
**Value trends in Gaddesby, Leicester**



**Value trends in Barsby, Leicester**



**Value trends in Ashby Folville, 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 three villages in May 2017 (source: [www.zoopla.com](http://www.zoopla.com)).

#### Current asking prices in Barsby

Average: **£367,500**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	<b>£235,000</b> (1)	-	<b>£500,000</b> (1)
Flats	-	-	-	-	-
All	-	-	<b>£235,000</b> (1)	-	<b>£500,000</b> (1)

#### Current asking rents in Barsby

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

#### Current asking prices in Gaddesby

Average: **£302,500**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	<b>£325,000</b> (1)	-
Flats	-	-	-	-	-
All	-	-	-	<b>£325,000</b> (1)	-

#### Current asking rents in Gaddesby

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

## Current asking prices in Ashby Folville

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

## Current asking rents in Ashby Folville

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

There are currently only 3 properties for sale all of which are 3, 4 or 5 bed houses with the 'cheapest' guide prices being around £235,000. There are currently no homes for rent in any of the villages.

### iv) Local context - properties sold

## Property value data/graphs for Gaddesby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£479,931	£248	3.9	£531,238
Semi-detached	£261,676	-	3.2	£237,250
Terraced	-	-	-	-
Flats	-	-	-	-

## Property value data/graphs for Barsby

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£442,481	£217	4.0	£360,000
Semi-detached	£242,240	-	2.4	-
Terraced	£165,462	-	2.2	-
Flats	-	-	-	-

## Property value data/graphs for Ashby Folville

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£594,773	£228	4.3	-
Semi-detached	£223,408	-	-	-
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 32 sales in the last 5 years; 21 of which were in Gaddesby; 7 of which were in Barsby; and 4 were in Ashby Folville.

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 Gaddesby (£261,676) would require a deposit of over £52,000 and income of almost £60,000 per annum. To afford the average valued terraced house in Barsby (£165,462) would require a deposit of over £33,000 and an income of almost £38,000 per annum. To purchase a semi detached house at the average value in Ashby Folville (£223,408) would require a deposit of over £44,500 and income in excess of £51,000 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 322 survey forms were distributed (187 to Gaddesby; 83 to Barsby; and 52 to Ashby Folville) and 116 were received in return (67 from Gaddesby; 32 from Barsby; and 17 from Ashby Folville), giving an overall return rate of 36% against the number distributed. Individual village response rates were 36% in Gaddesby; 39% in Barsby; and 33% in Ashby Folville.

In our experience these are good levels of responses 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.

#### GADDESBY

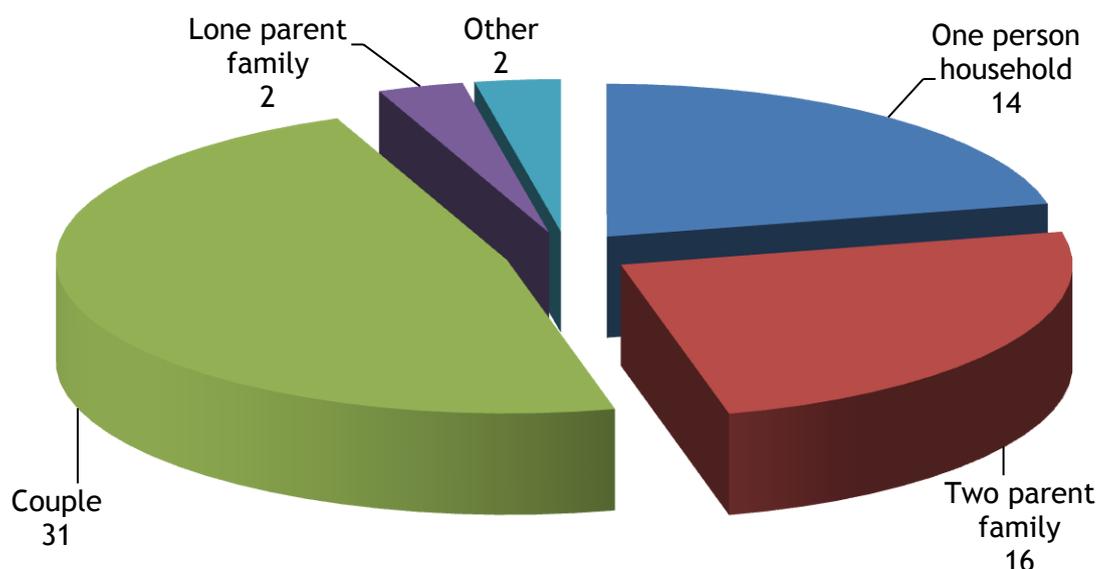


Fig 1.1a - Household type (Gaddesby)

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; 46% of total responses were from this group.

27% of responses came from families (24% were two parent families and 3% were lone parent families). 21% of completed surveys came from one person households.

**BARSBY**

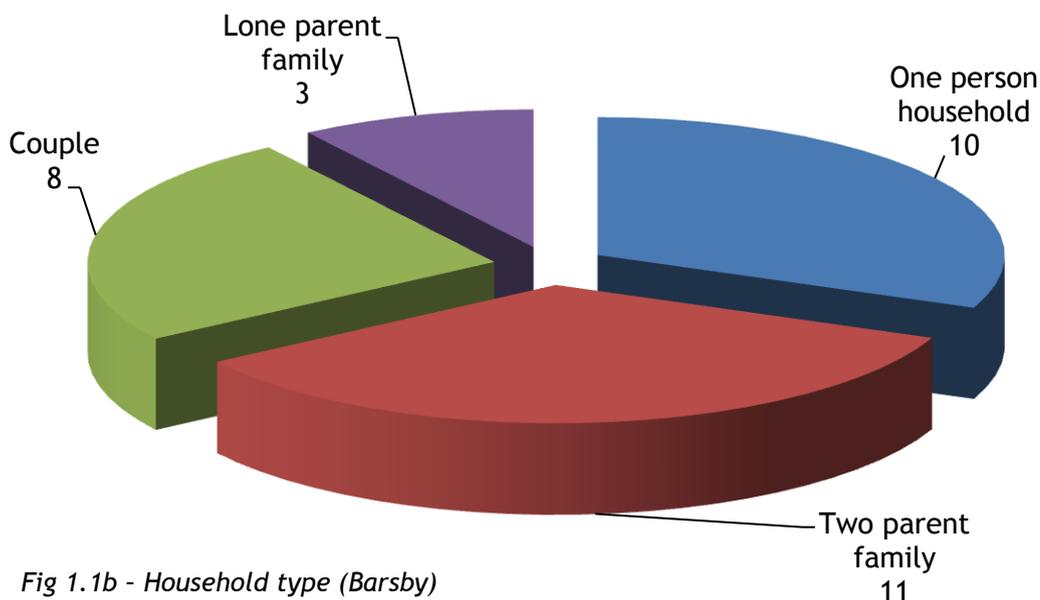


Fig 1.1b - Household type (Barsby)

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

The largest number of responses was from family households; 44% of total responses were from this group (34.5% two parent families; 9.5% lone parent families).

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

**ASHBY FOLVILLE**

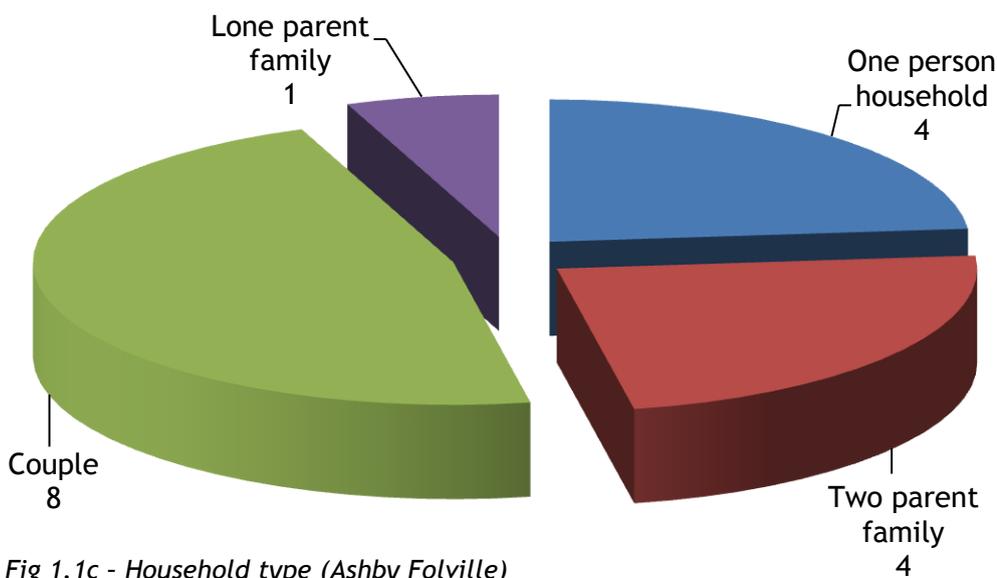


Fig 1.1c - Household type (Ashby Folville)

Fig 1.1c, above, shows the household makeup of responses that were received from Ashby Folville.

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

### GADDESBY

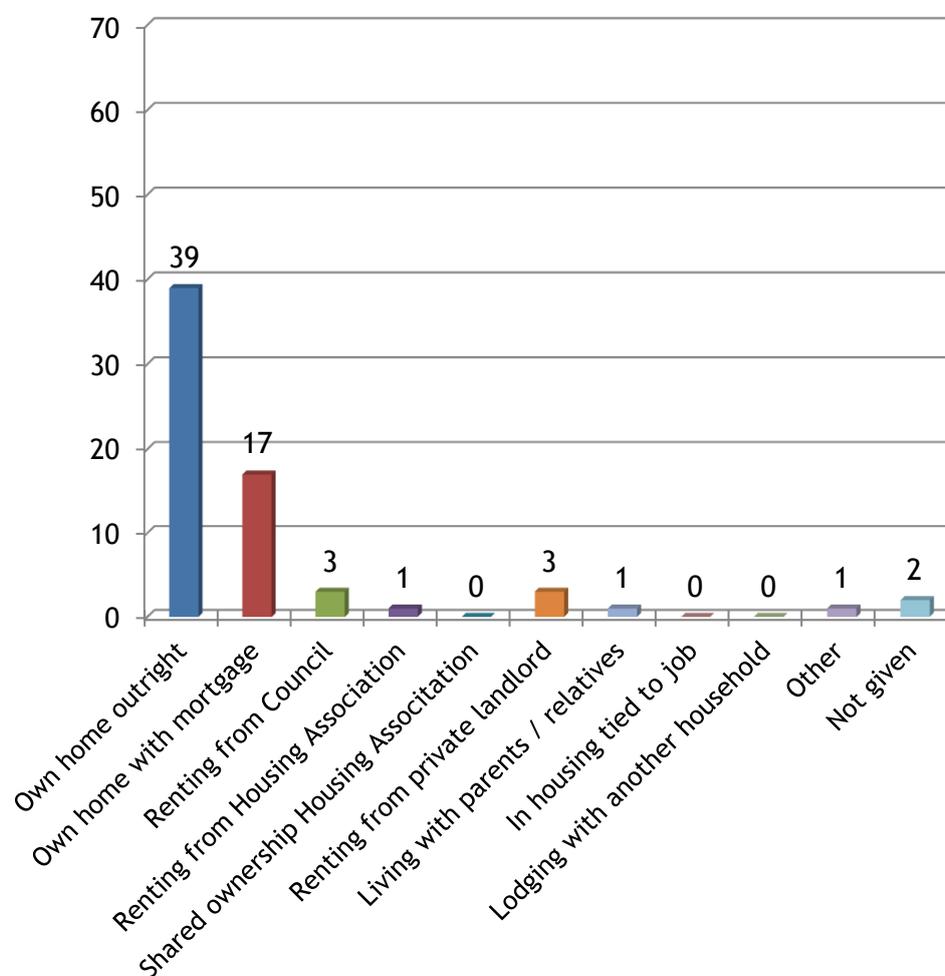
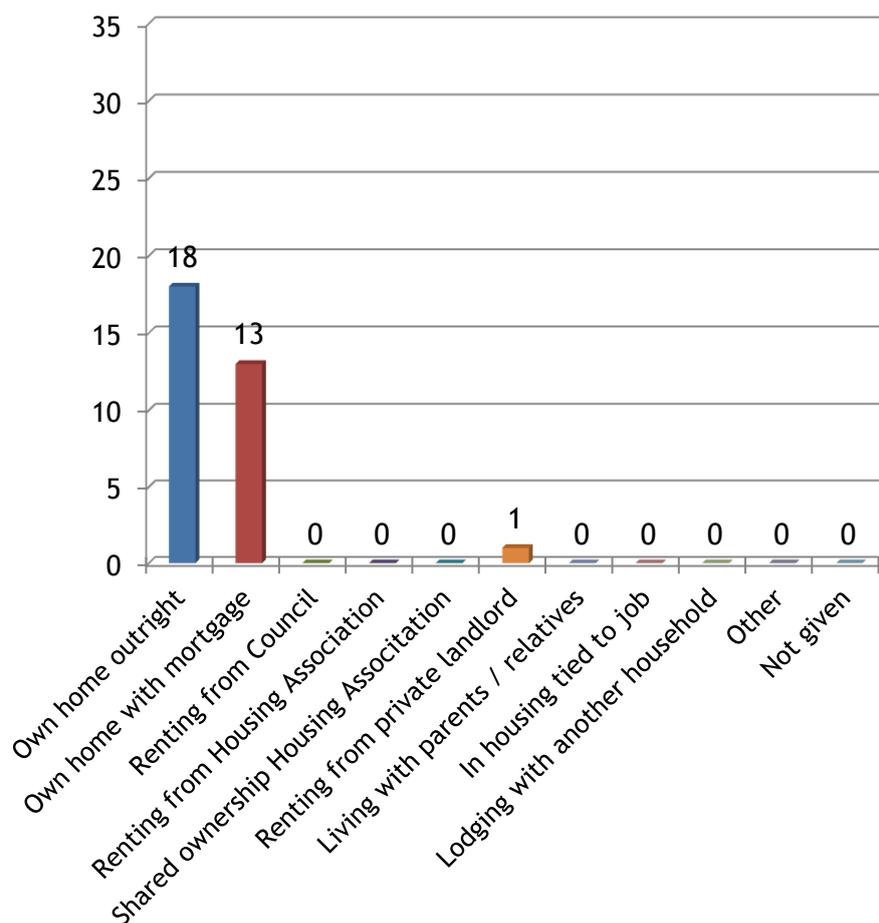


Fig 1.2a - Tenure of respondents (Gaddesby)

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 84% of replies (58.5% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 25.5% have a mortgage on their home).

4% of responses came from those living in a rented council house and 4% of respondents live in privately rented accommodation.

## BARSBY

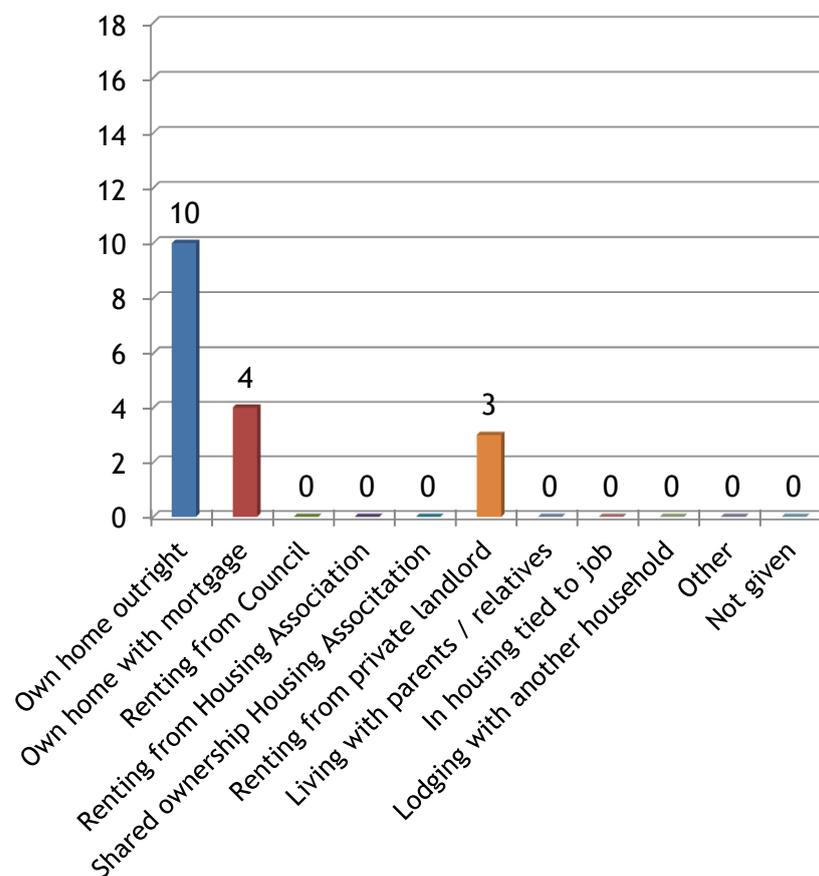


*Fig 1.2b - Tenure of respondents (Barsby)*

The largest number of responses came from owner occupiers with 97% of responses coming from this tenure group (56% of total responses came from those that owned their home outright whilst 41% of total responses were from households that own their home and have a mortgage).

The remaining response (3%) came from a household who rent privately.

## ASHBY FOLVILLE



*Fig 1.2c - Tenure of respondents (Ashby Folville)*

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:

#### GADDESBY

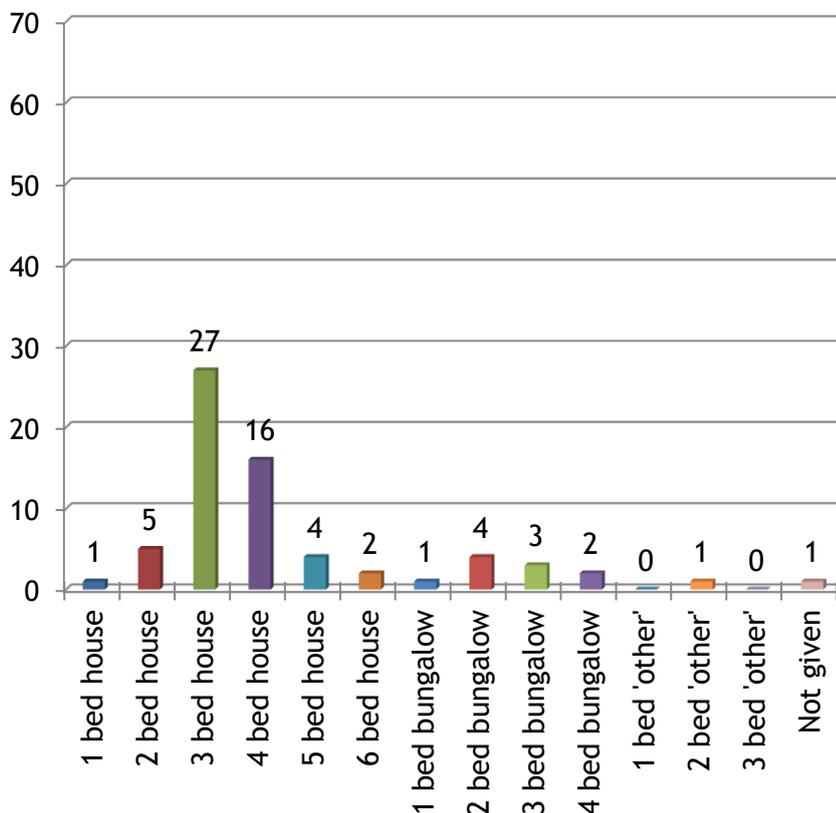


Fig 1.3a - Property types (Gaddesby)

Fig 1.3a shows that 82% live in a house, 15% live in a bungalow and 1% live in a property they categorised as 'other'.

Those living in 3 bedroom houses were the largest group (40%), followed by those living in 4 bedroom houses (24%).

## BARSBY

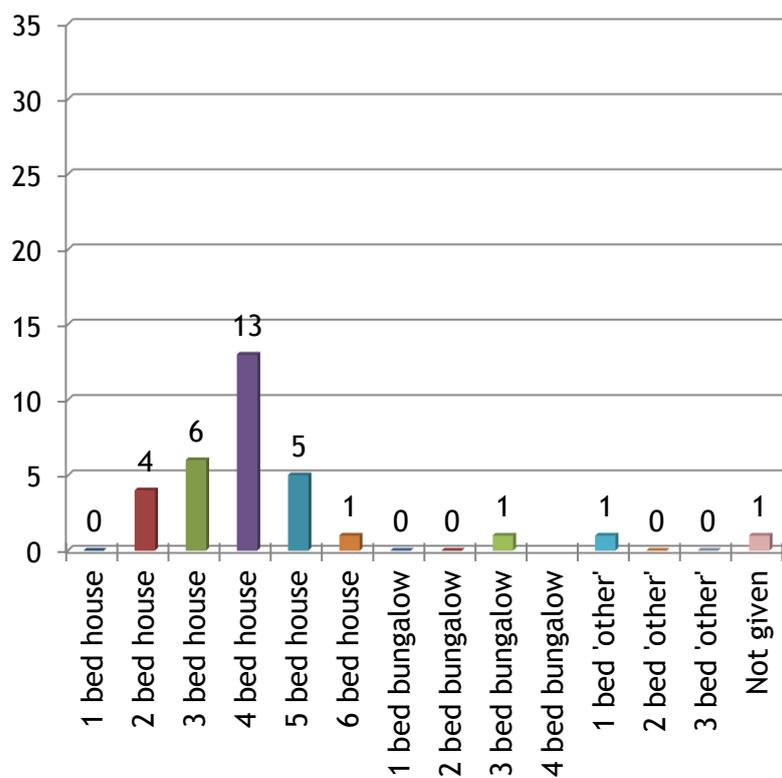


Fig 1.3b - Property types (Barsby)

Fig 1.3b shows that 91% live in a house; 3% live in a bungalow; and 3% live in a home they describe as 'other'.

Those living in 4 bedroom houses were the largest groups (41%), followed by those living in 3 bedroom houses (19%).

## ASHBY FOLVILLE

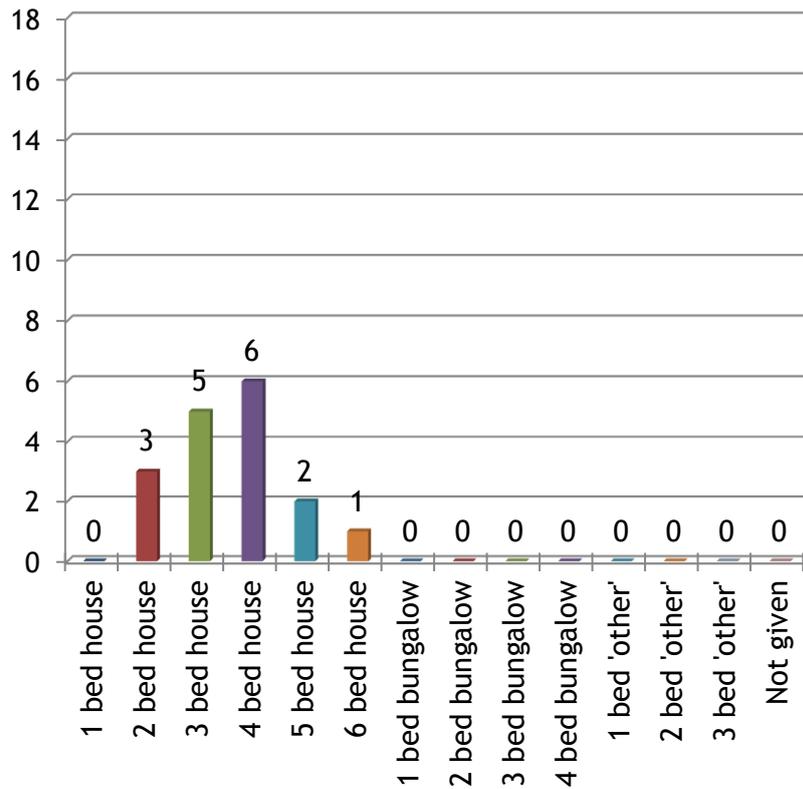


Fig 1.3c - Property types (Ashby Folville)

It can be seen 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:

**GADDESBY**

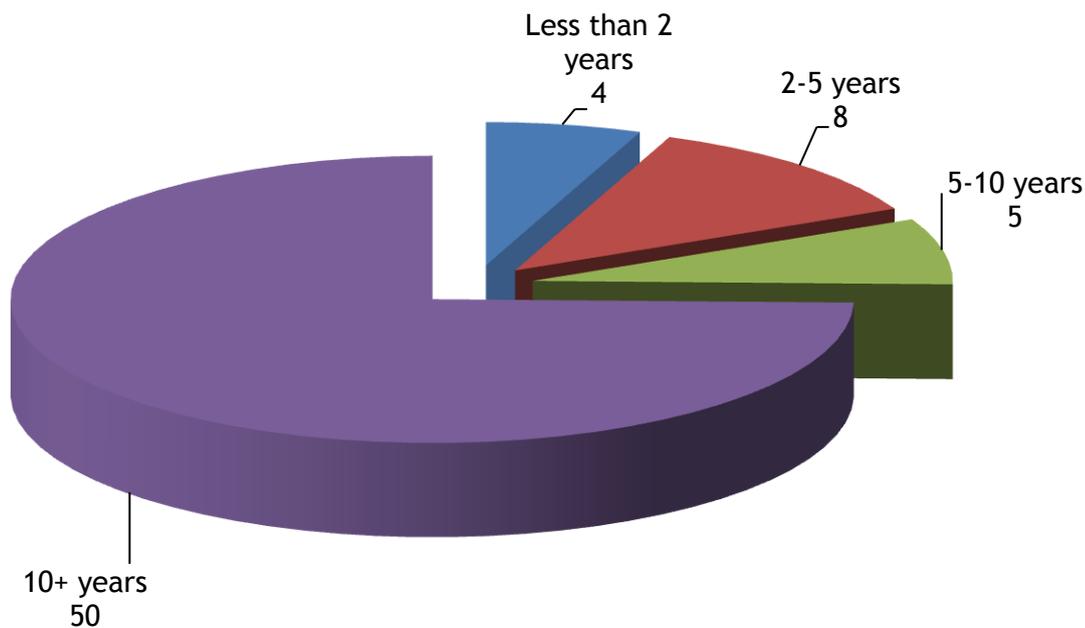


Fig 1.4a - Length of residence in village (Gaddesby)

Fig 1.4a shows that 75% of completed surveys came from households that have lived in the village for over 10 years.

7% of respondents have lived in Gaddesby for between 5 and 10 years, 12% have been there for between 2 and 5 years and 6% of responses came from those who have lived in the village for less than 2 years.

**BARSBY**

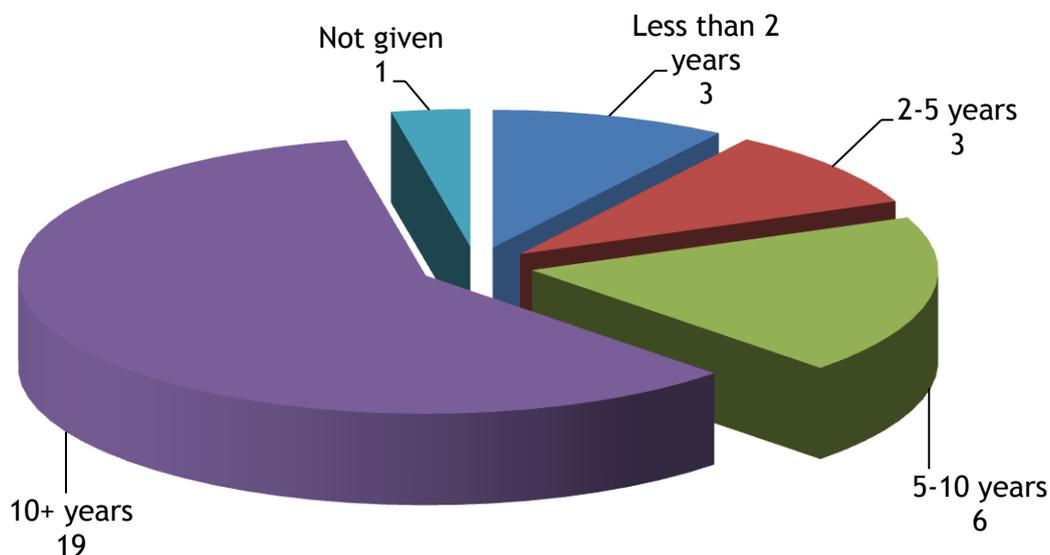
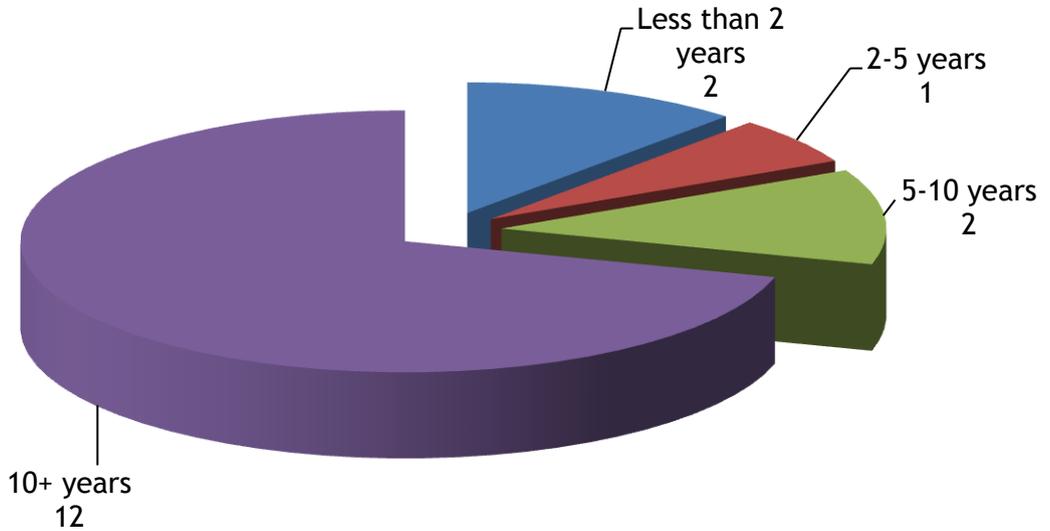


Fig 1.4b - Length of residence in village (Barsby)

It can be seen from fig 1.4b that 59% of respondents have lived in Barsby for over 10 years.

19% have lived in Barsby for between 5 and 10 years; 9% have done so for 2-5 years and 9% have for less than 2 years.

**ASHBY FOLVILLE**



*Fig 1.4c - Length of residence in village (Ashby Folville)*

Respondents that have lived in Ashby Folville for more than 10 years accounted for 71% of responses.

Fig 1.4c also shows that 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 Barsby 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.*

### GADDESBY

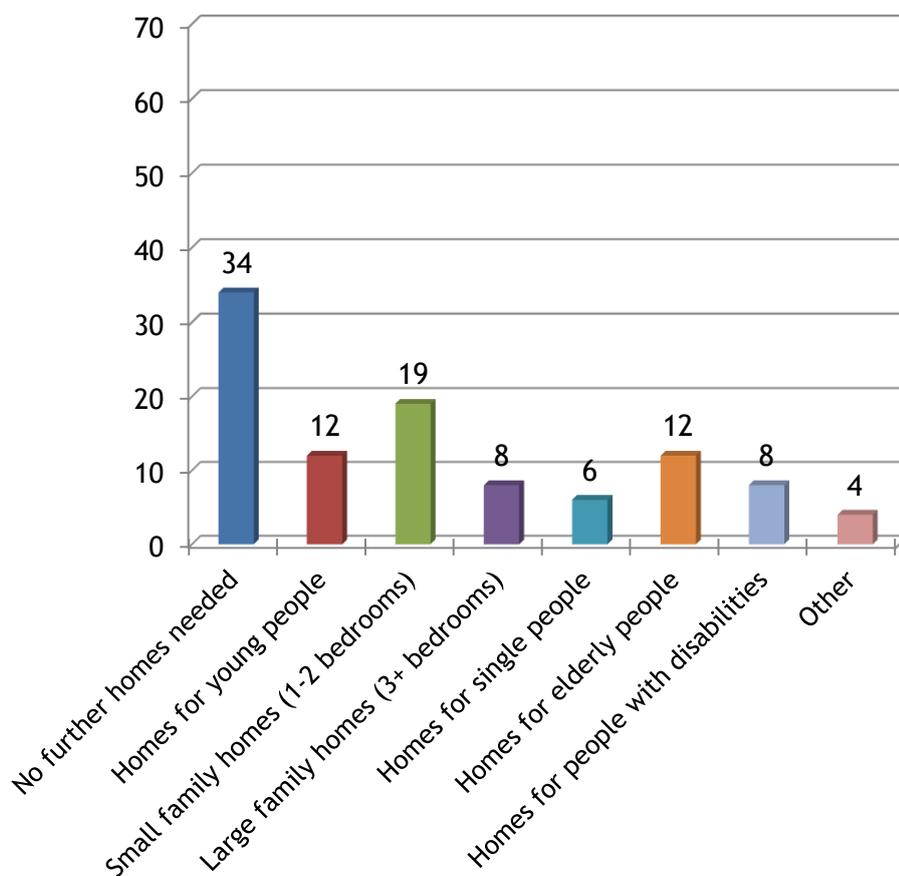


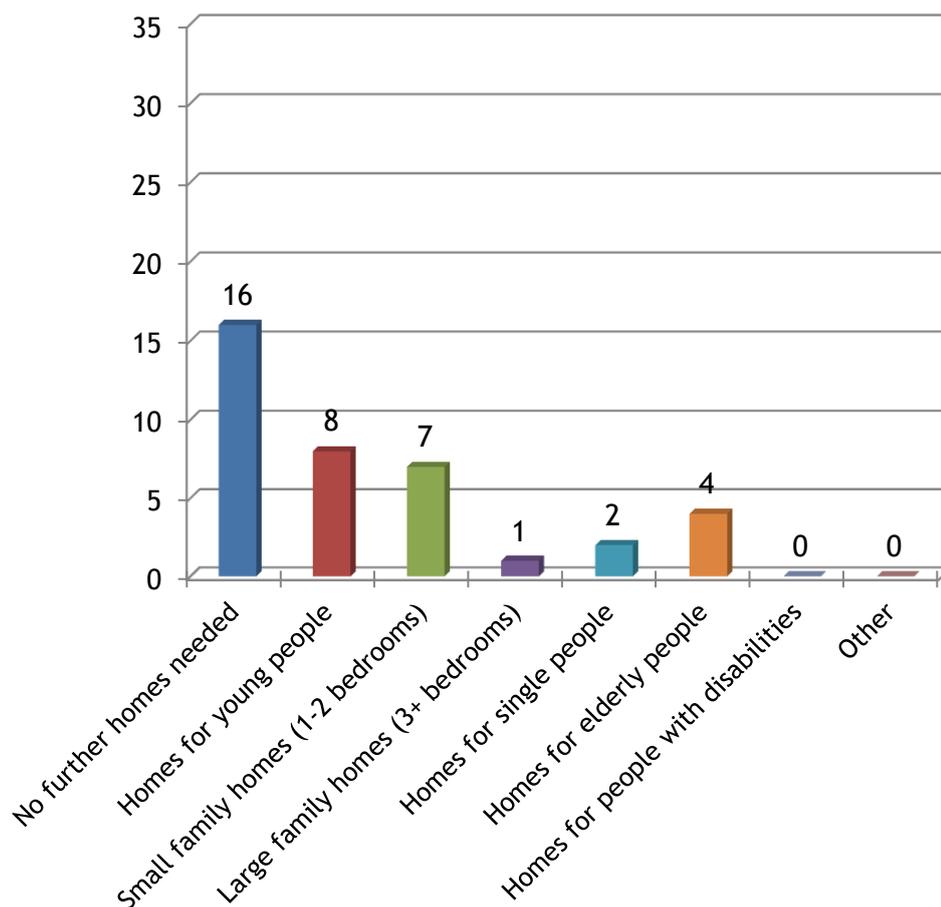
Fig 1.5a - Type of housing needed in the village (Gaddesby)

Fig 1.5a shows that 51% of respondents thought that no further homes were needed in Gaddesby.

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

- Small family homes (28%)
- Homes for elderly people (18%)
- Homes for young people (18%)

## BARSBY



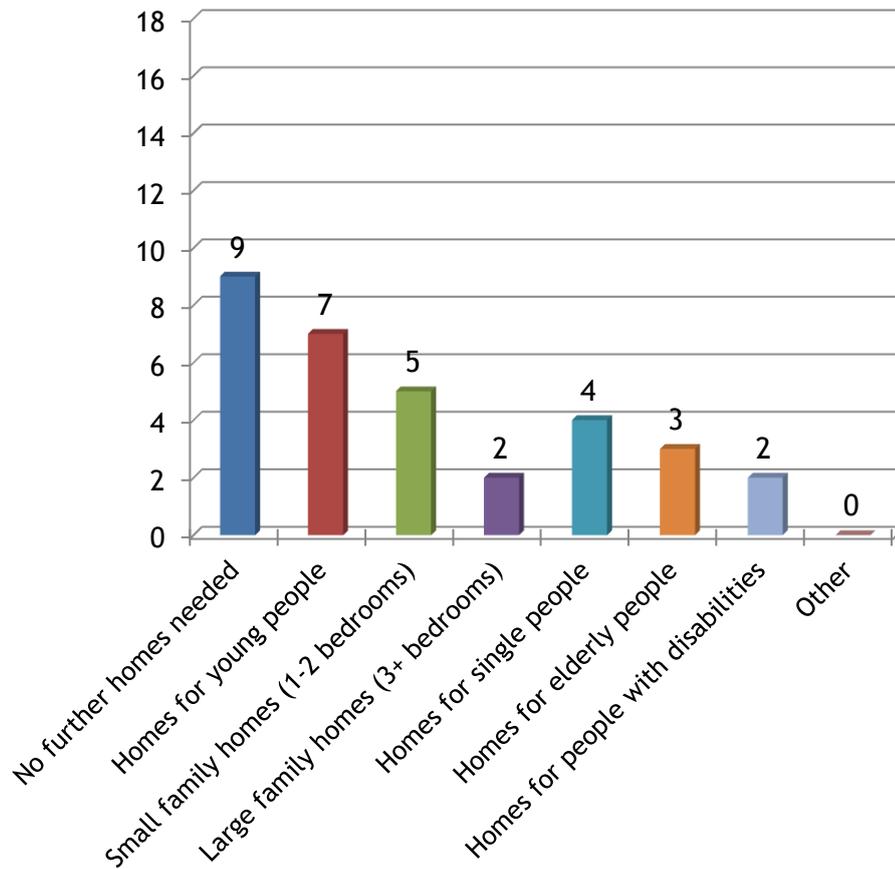
*Fig 1.5b - Type of housing needed in the village (Barsby)*

Fig 1.5b shows that 50% of respondents from Barsby thought that no further homes were needed in the village.

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

- Homes for young people (25%)
- Small family homes (22%)
- Homes for elderly people (13%)

## ASHBY FOLVILLE



*Fig 1.5c - Type of housing needed in the village (Ashby Folville)*

53% of respondents thought that no further homes were needed in Ashby Folville.

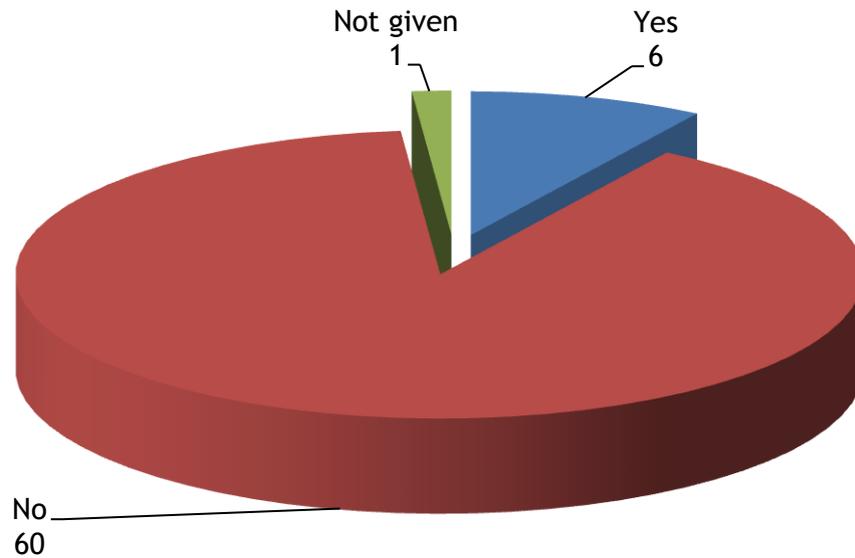
Of those that believed more homes were needed, the most popular choice was:

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

vi) **Requirements for new homes**

Respondents were asked at question 8 whether anyone living in their household has a need to set up home separately in the village in the next 5 years.

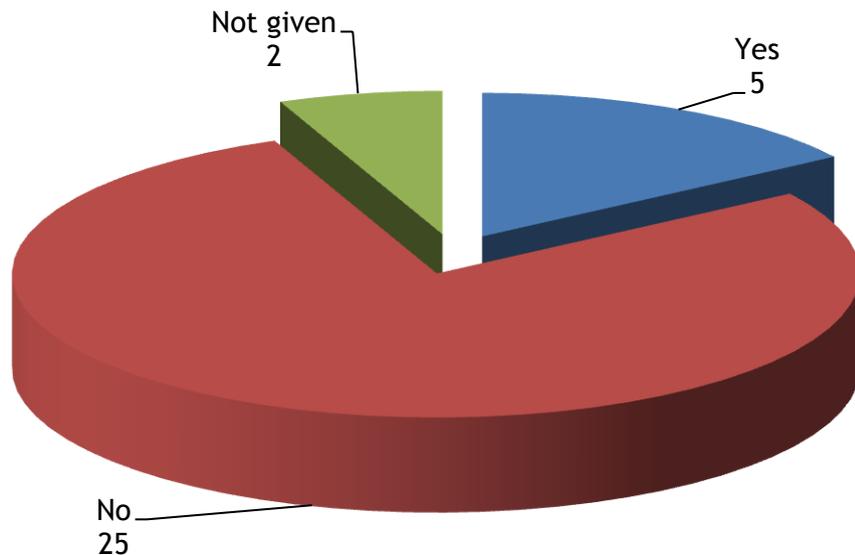
**GADDESBY**



*Fig 1.6a - New homes required from within household - (Gaddesby)*

It can be seen from fig 1.6a, above, that 6 of the respondents felt that someone within their household has a need to set up a separate home in the village in the next 5 years.

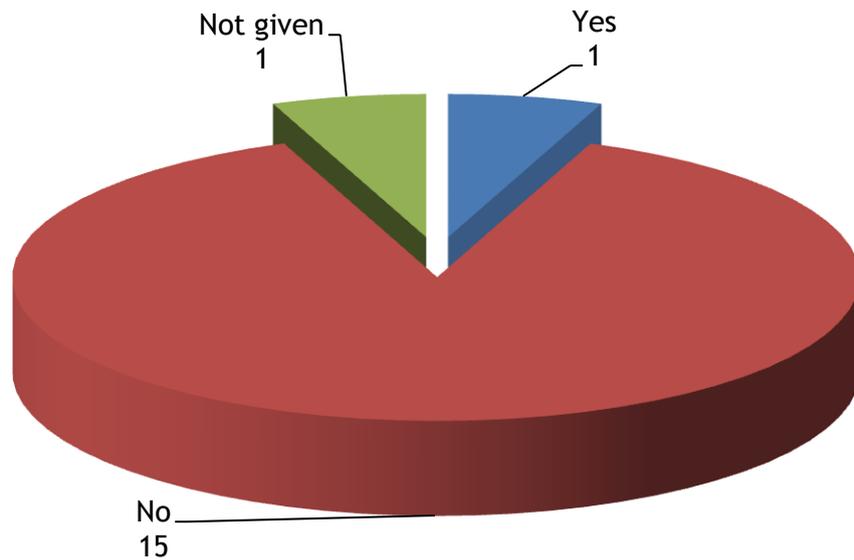
**BARSBY**



*Fig 1.6b - New homes required from within household - (Barsby)*

Fig 1.6b, above, shows that 5 respondents felt that someone within their household has a need to set up a separate home in the village in the next 5 years.

**ASHBY FOLVILLE**



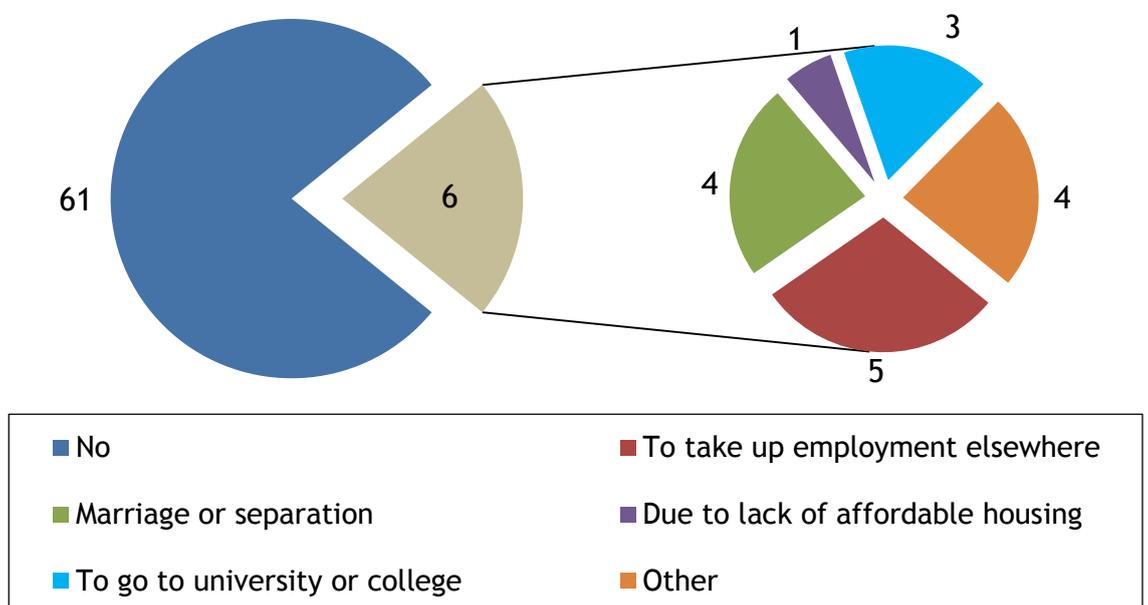
*Fig 1.6c - New homes required from within household - (Ashby Folville)*

The chart above, fig 1.6c, shows that only 1 of respondent felt that someone within their household has a need to set up a separate home in the village in the next 5 years.

**vii) 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.

**GADDESBY**

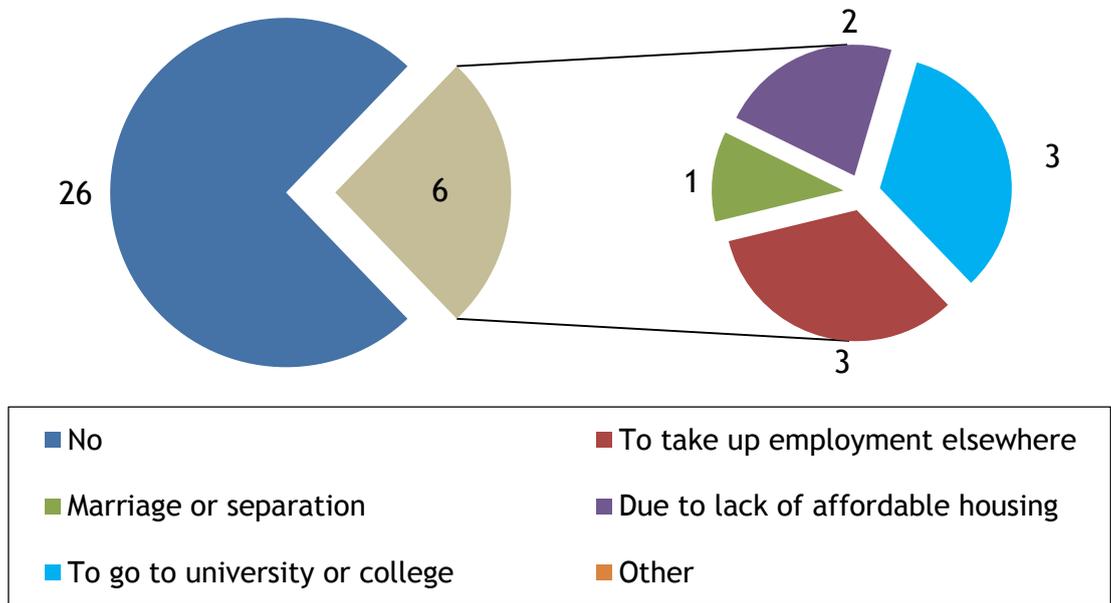


*Fig 1.7a - Migration and reasons for leaving (Gaddesby)*

Fig 1.7a shows that 9% 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 1 case involved a lack of affordable housing.

**BARSBY**

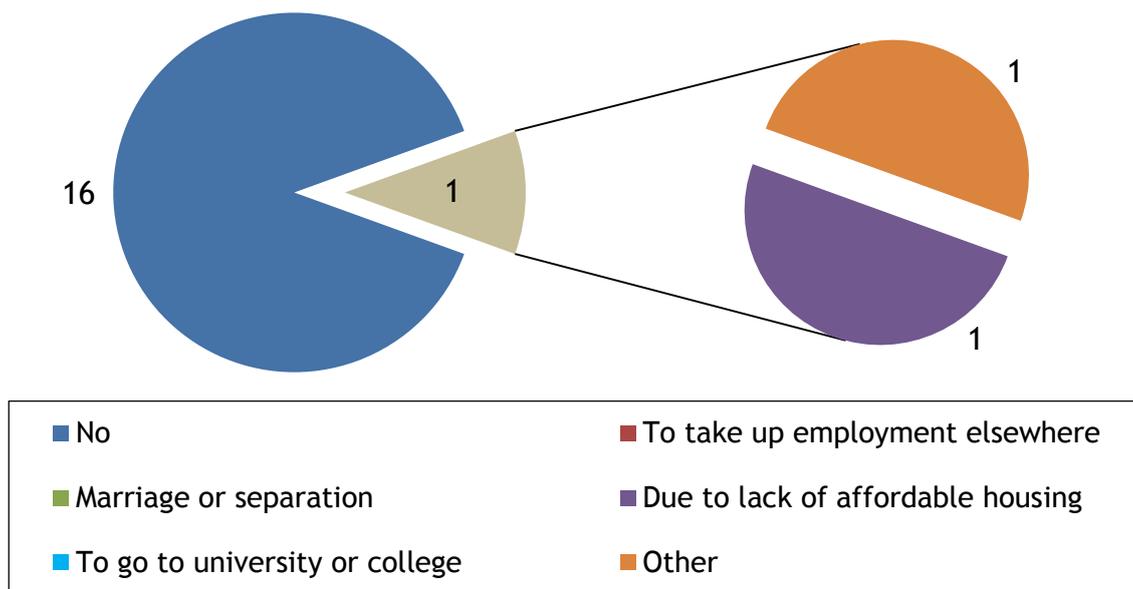


*Fig 1.7b - Migration and reasons for leaving (Barsby)*

Fig 1.7b shows that 19% 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 2 cases cited a lack of affordable housing.

**ASHBY FOLVILLE**



*Fig 1.7c - Migration and reasons for leaving (Ashby Folville)*

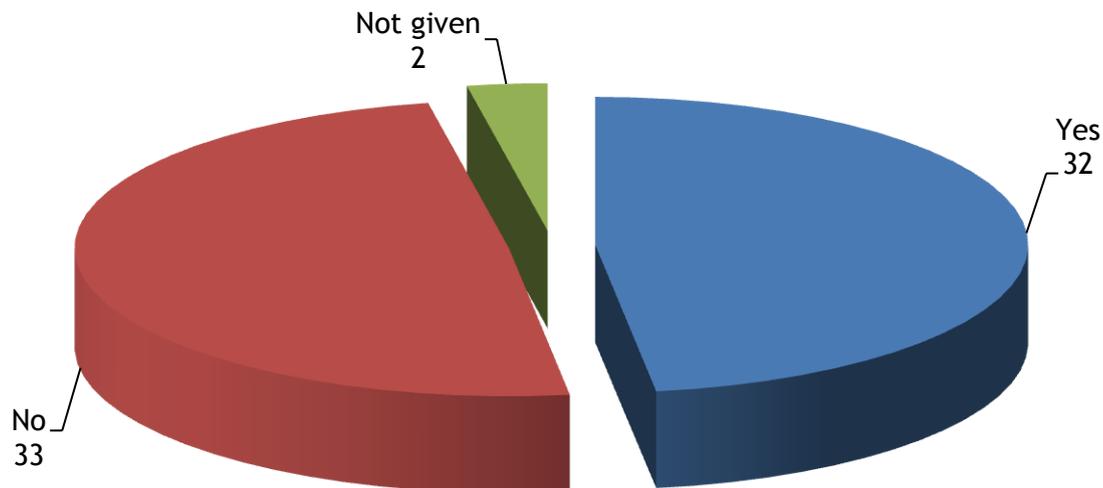
It can be seen on Fig 1.7c, above, that 6% of village residents who returned questionnaires were aware of other household members who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above and it is worth noting that the one case stated that a lack of affordable housing played a part.

viii) **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.

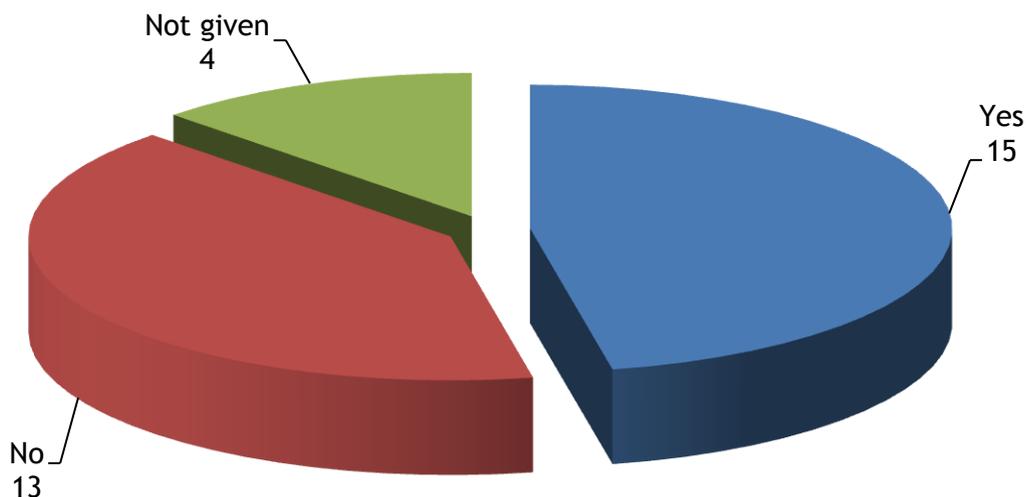
**GADDESBY**



*Fig 1.8a - Support for homes for local people (Gaddesby)*

Fig 1.8a shows that 48% of respondents are in support of a small number of homes to meet local peoples' needs, while 49% said that they are not in support. 3% did not provide an answer to this question.

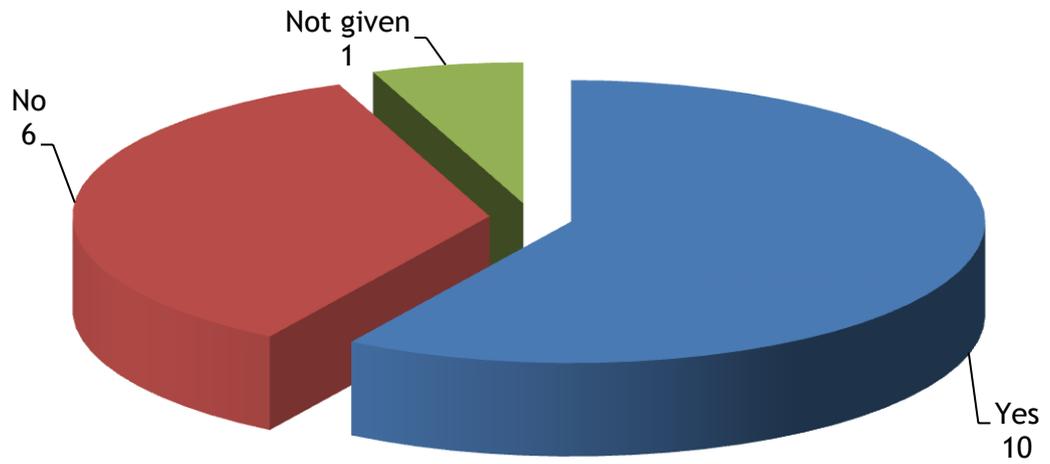
**BARSBY**



*Fig 1.8b - Support for homes for local people (Barsby)*

It can be seen that 47% of respondents are in support of a small number of homes to meet local peoples' needs, while 41% said that they are not in support.

**ASHBY FOLVILLE**



*Fig 1.8c - Support for homes for local people (Ashby Folville)*

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.

ix) 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.

**GADDESBY**

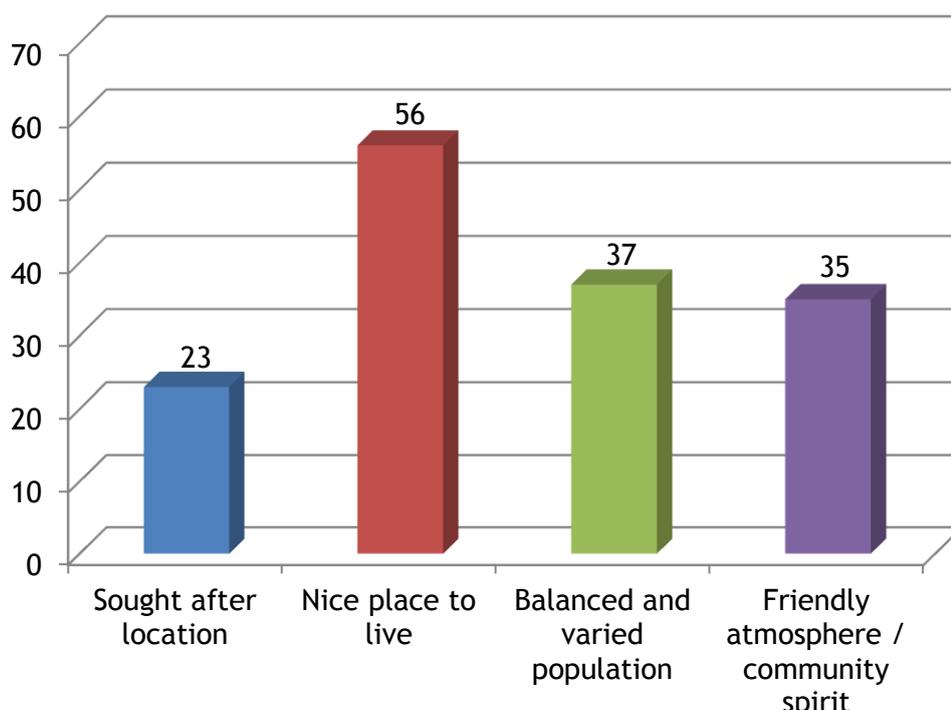


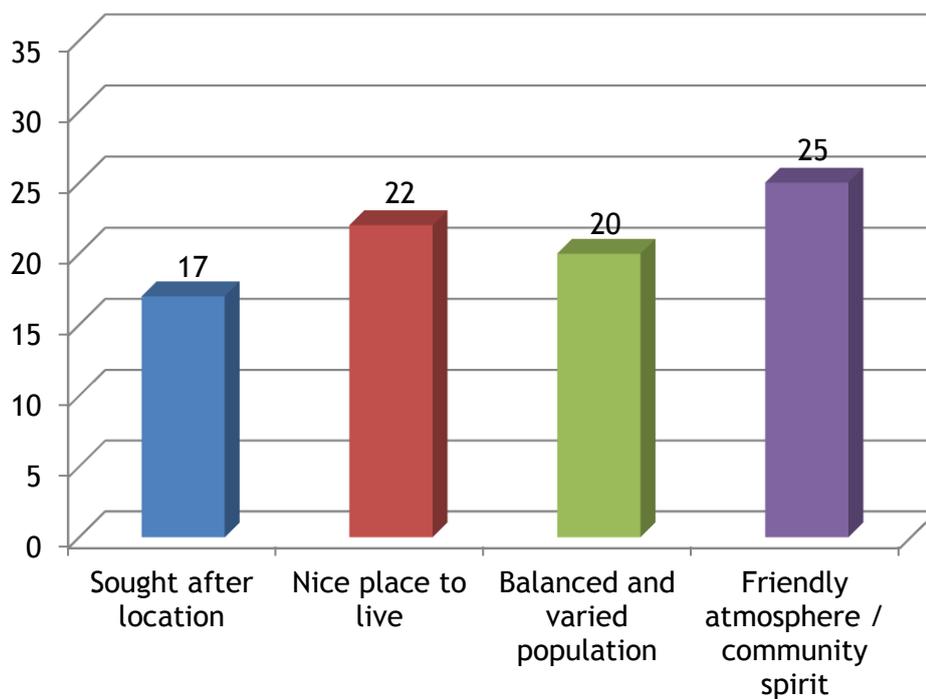
Fig 2.0a - Life in the village - positive factors (Gaddesby)

From fig 2.0a, above, it can be seen that many respondents hold positive views about life in Gaddesby, with 84% believing that the Parish is a nice place to live.

52% believe it has a friendly atmosphere/community spirit; 55% believe it has a balanced and varied population

34% believe it is a sought after location in which to live.

## BARSBY

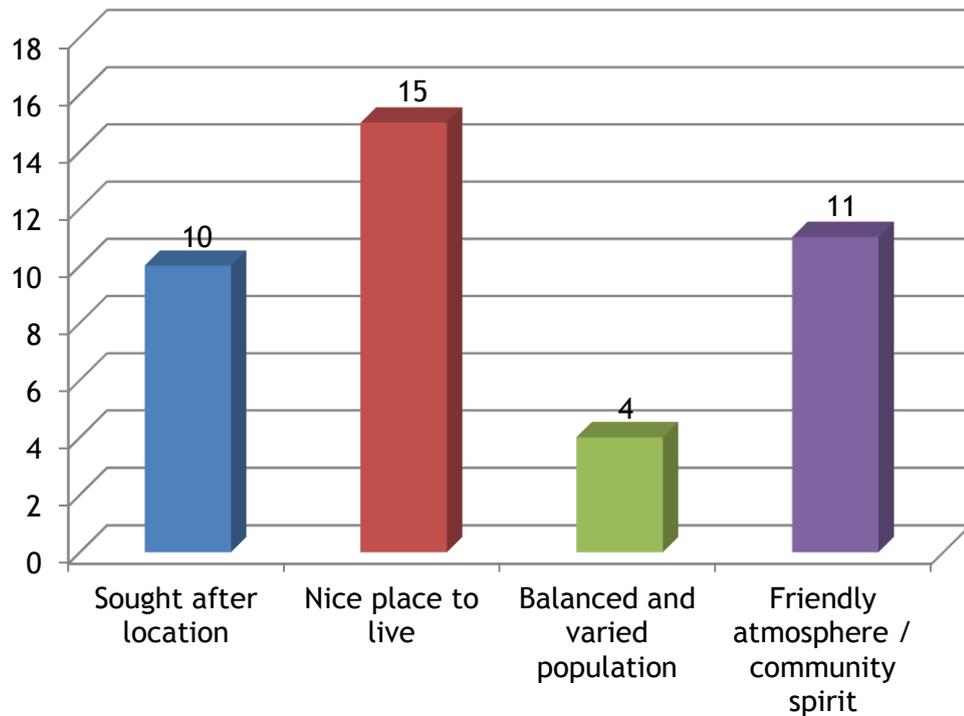


*Fig 2.0b - Life in the village - positive factors (Barsby)*

Fig 2.0b shows that there is generally a positive feeling about life in Barsby.

78% of responses believe it has a friendly atmosphere/community spirit; 69% felt that the village is a nice place to live; 63% believe it has a balanced and varied population; and 53% believe it is a sought after location.

## ASHBY FOLVILLE



*Fig 2.0c - Life in the village - positive factors (Ashby Folville)*

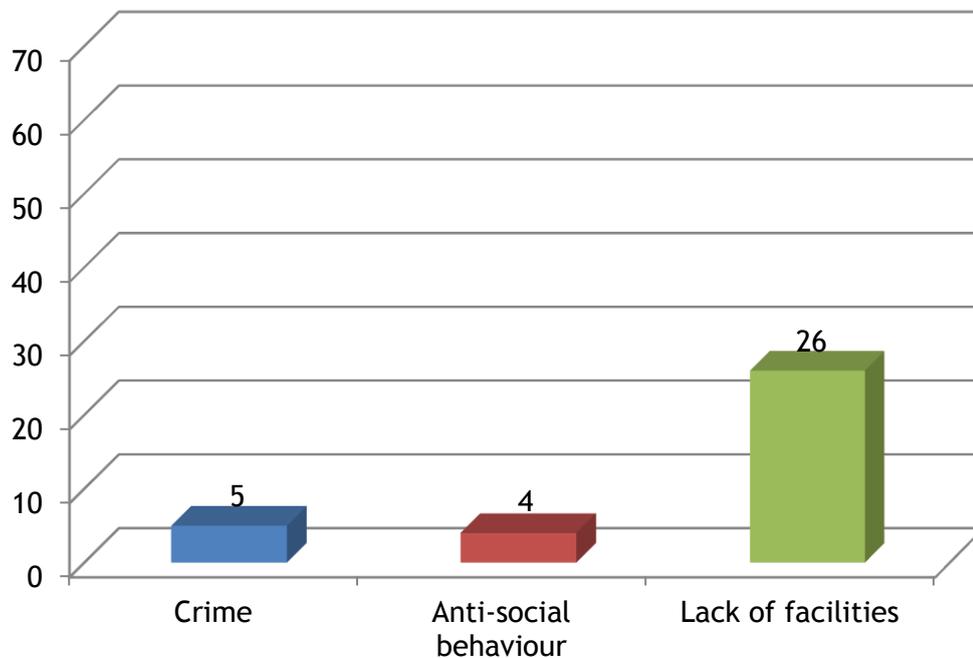
Responses shown on the chart above, fig 2.0c, give a picture of mostly positive views about life in Ashby Folville.

88% of responses came from those who believe that the village is a nice place to live and 65% came from those that feel Ashby Folville 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.

### GADDESBY



*Fig 2.1a - Life in the village - negative factors (Gaddesby)*

As can be seen from fig 2.1a above, some respondents consider that Gaddesby suffers from some of the 'negative factors' around a lack of facilities that affect many communities.

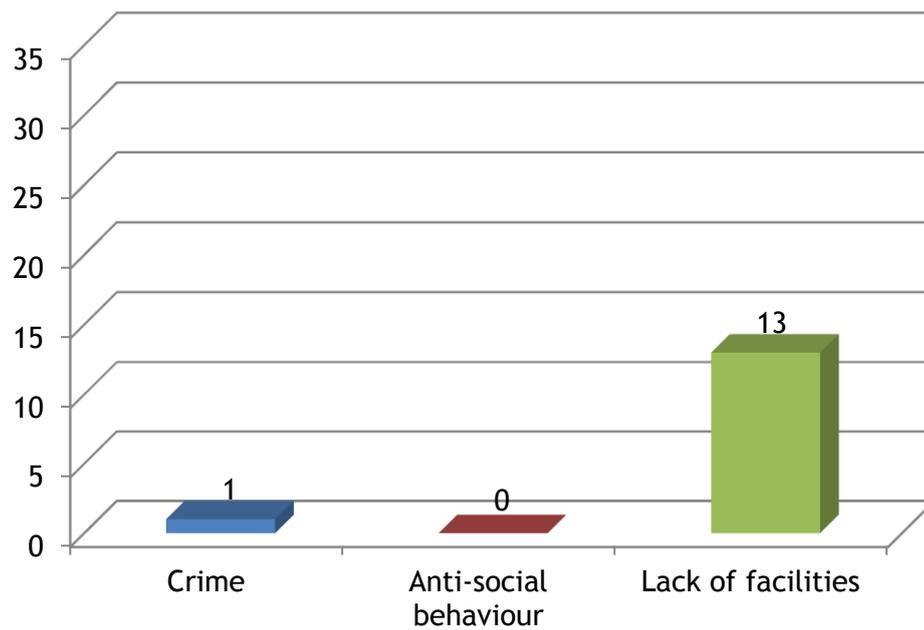
39% of respondents stated that there is a lack of facilities in the village.

Only 7% think that crime is a factor and just 6% believe that anti-social behaviour is a problem.

Some respondents provided further details around their thoughts on this question. Seven 'negative factors' were given in the responses and they were:

- The need for a village shop (18 cases)
- The need for an improved bus service (14 cases)
- The need for Post Office services (10 cases)

## BARSBY



*Fig 2.1b - Life in the village - negative factors (Barsby)*

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

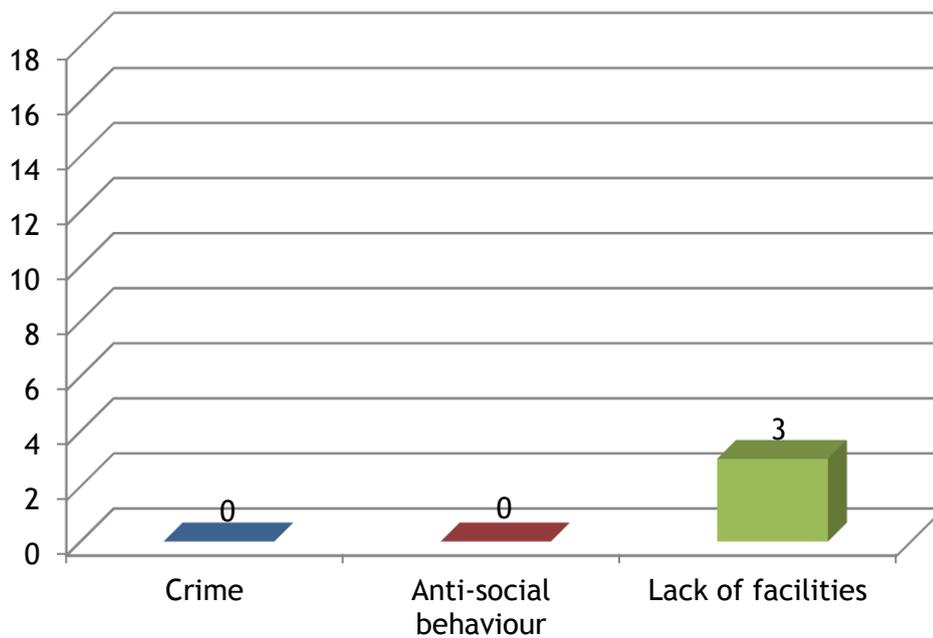
41% of respondents stated that there is a lack of facilities in Barsby.

Only 3% think that crime is a problem and nobody felt that anti-social behaviour is an issue.

Some respondents provided further details around their thoughts on this question. Seven 'negative factors' were given in the responses and they were:

- The need for an improved bus service (4 cases)
- The need for a village shop (3 cases)
- The need for a pub (3 cases)

## ASHBY FOLVILLE



*Fig 2.1c - Life in the village - negative factors (Ashby Folville)*

A small number of respondents consider that Gaddesby suffers from some of the 'negative factors' as can be seen by fig 2.1c, above.

18% of respondents stated that there is a lack of facilities in the village, but nobody thought that crime or anti-social behaviour are problems in Ashby Folville.

Some respondents provided further details the issues they were alluding to when they flagged up that there was a lack of facilities in the village:

- The need for a shop (2 cases)
- The need for an improved bus service (1 case)

x) Adequate housing in the village

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

**GADDESBY**

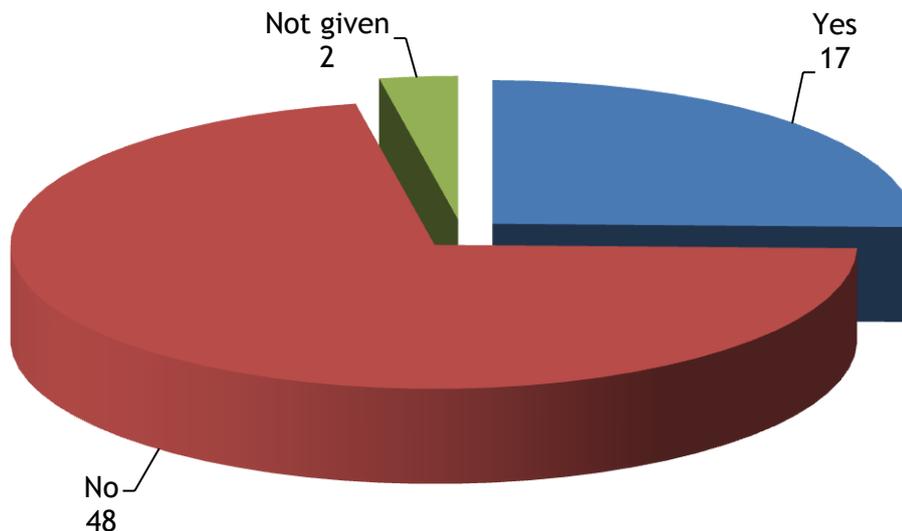


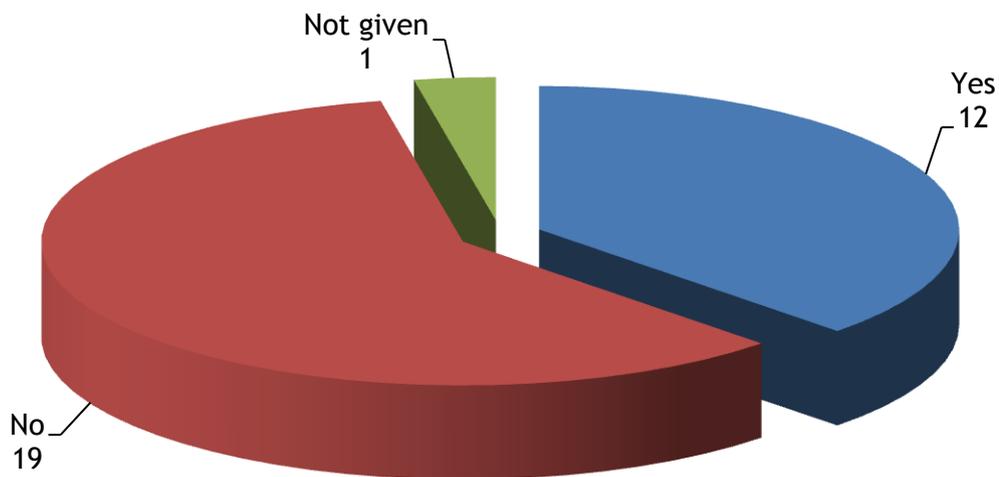
Fig 2.3a - A lack of adequate housing in the village (Gaddesby)

Fig 2.3a shows that 25% of respondents believe that there is a lack of adequate housing in Gaddesby, with 72% of respondents believing that there is not a lack of adequate housing.

Of the 17 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):

Housing Ladder Suitable Starter Homes  
School Families Cheap Village Sized  
Affordable Facilities Bungalows Built

**BARSBY**



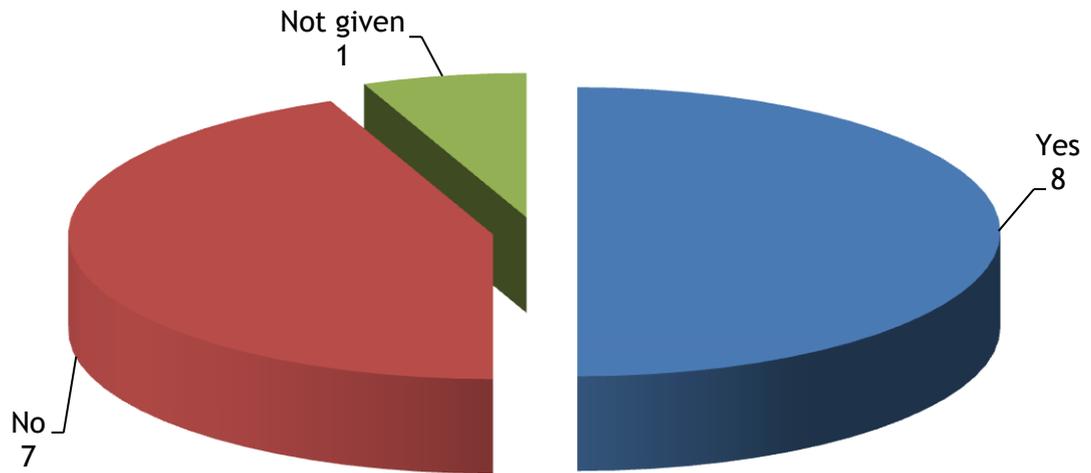
*Fig 2.3b - A lack of adequate housing in the village (Barsby)*

Only 38% of respondents believe that there is a lack of adequate housing in Barsby, whilst 59% of respondents believing that there is not a lack of adequate housing.

Of the 12 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):

Small Affordable Smaller Houses Low  
Children

## ASHBY FOLVILLE



*Fig 2.3c - A lack of adequate housing in the village (Ashby Folville)*

47% of respondents believe that there is a lack of adequate housing in Ashby Folville, 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

### Midlands Rural Housing

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