

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF BOTTESFORD



PRODUCED BY
MIDLANDS RURAL HOUSING

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1. Summary

- A Housing Needs Survey was carried out in the Parish of Bottesford in July 2015.
- Results obtained showed there was a need in the next 5 years for up to 55 affordable homes and 33 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 Neighbourhood Plan Steering Group, Bottesford Parish Council, the local community, Melton Borough Council and Midlands Rural Housing.

2. Introduction

Midlands Rural Housing (MRH) are 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.

Early in 2015, Melton Borough Council (MBC) instructed MRH to investigate the local housing needs of the residents of Bottesford, 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 Bottesford Parish Council to agree and arrange the Housing Needs Survey of the 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 Bottesford.

The Bottesford Housing Needs Survey questionnaires were delivered to every household in the Parish at the end of June/beginning of July. The return date for the survey was 31st July and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households and businesses as well as to those who contacted MRH to say that they had moved away from Bottesford or had a strong connection to the Parish and wished to complete a form. In total 1,920 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 Bottesford residents. This evidence will be made available to Melton Borough Council, the Neighbourhood Plan Steering Group and Bottesford Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives 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 2014 - "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 2014

4. Conclusion

MRH has conducted a detailed study of the housing needs of Bottesford up to 2020. 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 affordable and open market properties in need in the next 5 years for those with a connection to Bottesford.

Of the 57 respondents who indicated a housing need in the next 5 years:

- **33 were assessed as being in need of open market housing (for local people) to purchase:**

1 x 2 bed flat	3 x 2 bed houses	11 x 2 bed bungalows
	8 x 3 bed houses	4 x 3 bed bungalows
	5 x 4 bed houses	
	1 x 5 bed house	

- **24 were assessed as being in need of affordable housing (for local people):**

1 x 2 bed flat - shared ownership	1 x 3 bed house - shared ownership
1 x 1 bed house - affordable rented	4 x 1 bed bungalows - affordable rented
7 x 2 bed houses - affordable rented	1 x 2 bed bungalow - affordable rented
6 x 2 bed house - shared ownership	
1 x 3 bed house - affordable rented	2 x 2 bed bungalows - shared ownership

These results were cross referenced with the Melton Borough Council Housing Register. Some respondents to the Housing Needs Survey were also on the Housing Register (and were, therefore, discounted so as not to be double counted), and there were a further 31 households who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to the Parish and their housing needs are as follows:

- **31 were assessed as being in need of affordable housing:**

16 x 1 bed house - affordable rented	6 x 3 bed house - affordable rented
9 x 2 bed houses - affordable rented	

THERE IS AN IDENTIFIED NEED FOR
33 OPEN MARKET HOMES AND 55 AFFORDABLE HOMES IN
BOTTESFORD FOR THOSE WITH A LOCAL CONNECTION

Appendix 1 - Housing Need Analysis

Of the 521 returns, 464 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 table lists details of the 57 respondents who stated that they are in housing need in the next 5 years as well as the 31 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 THAT IN THE NEXT 5 YEARS						
Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
2	Yes	No	Single person living in own home	Cannot manage stairs	2 bed flat - Affordable rented	2 bed flat - Shared ownership
17	Yes	No	Couple living in own home	Present home too large; need retirement property	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
40	Yes	No	Family with adult children, living in own home	First independent home	2 bed house / flat - Open market purchase	2 bed house - Open market purchase

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
42	Yes	Yes	Family living in privately rented home	Present home too large & expensive. Need permanent home, close to family.	2 / 3 bed house - Affordable rented	2 bed house - Affordable rented
46	Yes	No	Family living in own mortgaged home	Present home too small	3 bed house - Open market purchase	3 bed house - Open market purchase
75	Yes	No	Family living in own home	Present home too small	4 bed house - Open market purchase	4 bed house - Open market purchase
85	Yes	No	Single person living in Council rented home	Present home too large & expensive	2 bed bungalow - Affordable rented	1 bed bungalow - Affordable rented
96	Yes	No	Family living in privately rented home	Need permanent accommodation; renting but would like to buy	2 bed house / bungalow - Shared ownership	2 bed house - Shared ownership
112	Yes	No	Family living in privately rented home	Renting but would like to buy	2 / 3 bed house - Open market purchase	3 bed house - Shared ownership

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
114	Yes	No	Family with adult child, living in own home	Cannot manage stairs	2 bed bungalow - Affordable rented	2 bed bungalow - Shared ownership
115	Yes	No	Single person living in own home	Present home too large	2 bed house - Open market purchase	2 bed house - Open market purchase
140	Yes	No	Family living in own home	Couple setting up home together	4 bed house - Open market purchase	4 bed house - Open market purchase
149	Yes	Yes	Family living in privately rented home	Present home too small & expensive	2 bed house - Affordable rented	2 bed house - Affordable rented
155	Yes	No	Couple living in privately rented home	Renting but would like to buy	3 bed house - Open market purchase	3 bed house - Open market purchase
175	Yes	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
180	Yes	No	Couple living in own home	Present home too large; need to downsize	2 bed house / bungalow - Open market purchase	2 bed bungalow - Open market purchase

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
206	Yes	No	Couple living in privately rented home	Present home too expensive	2 bed bungalow - Affordable rented	1 bed bungalow - Affordable rented
234	Yes	No	Single person living in privately rented home	Present home too large & expensive	2 bed house / bungalow - Affordable / private rented	1 bed house - Affordable rented
237	Yes	No	Family with adult child living in own home	Present home too small	3 bed house - Open market purchase	3 bed house - Open market purchase
238	Yes	No	Extended family of living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
244	Yes	Yes	Family living in privately rented home	Present home too expensive	2 bed house / bungalow - Affordable rented	2 bed house - Affordable rented
246	Yes	No	Couple living in own home	Present home too large	3 bed house / bungalow - Open market purchase	3 bed house - Open market purchase

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
256	Yes	No	Family with adult child living in own home	First independent home; closer to employment	2 bed house - Shared ownership	2 bed house - Shared ownership
257	Yes	No	Couple living in own home	Couple setting up home together; first independent home	2 bed house - Shared ownership / affordable rented	2 bed house - Shared ownership
268	Yes	No	Family with adult child living in own home	First independent home	2 / 3 bed house / flat - Open market purchase	2 bed house - Open market purchase
280	Yes	No	Couple living in privately rented home	Renting but would like to buy	3 / 4 bed house - Open market purchase / private rent	3 bed house - Open market purchase
296	Yes	No	Family with adult children living in own home	Family circumstance change; present home too expensive and need to be closer to employment	3 bed house / bungalow Open market purchase	3 bed house - Open market purchase
304	Yes	No	Family with adult child living in own home	First independent home	1 / 2 bed house / flat - Shared ownership	2 bed house - Shared ownership

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
317	Yes	No	Couple living in own home	Present home too small and in poor condition	3 / 4 bed house - Open market purchase	4 bed house - Open market purchase
323	Yes	No	Family living in privately rented home	First independent home	3 bed house - Open market purchase / shared ownership / affordable rented	3 bed house - Affordable rented
342	Yes	No	Couple living with parent	Cannot manage stairs; need permanent accommodation close to family	2 bed bungalow - Shared ownership / affordable rented	2 bed bungalow - Shared ownership
345	Yes	No	Couple living in own home	Present home too large; cannot manage stairs	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
346	Yes	No	Single person living in privately rented home	Renting but would like to buy; cannot manage stairs; need to be close to family	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
357	Yes	No	Family living in own home	First independent home	1 / 2 bed house - Open market purchase / shared ownership	2 bed house - Shared ownership
358	Yes	No	Couple living in own home	Present home too large	2 bed bungalow / flat - Open market purchase	2 bed bungalow - Open market purchase
360	Yes	No	Family living in privately rented home	Renting but would like to buy	3 bed house / bungalow - Open market purchase	3 bed house - Open market purchase
370	Yes	No	Couple living in own home	Present home too large	2 bed flat - Open market purchase	2 bed flat - Open market purchase
380	Yes	No	Couple living in own home	Present home too large; cannot manage stairs	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
382	Yes	No	Extended family living in own home	First independent home; close to family	2 bed house - Affordable rented	2 bed house - Affordable rented

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
385	Yes	No	Family with adult child living in own home	Cannot manage stairs	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
386	Yes	Yes	Family living in temporary accommodation	Need permanent accommodation	2 bed house / bungalow - Affordable rent	2 bed house - Affordable rent
392	Yes	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
393	Yes	No	Couple living in privately rented home	Cannot manage stairs; need permanent accommodation	2 bed house / bungalow - Affordable rented	2 bed bungalow - Affordable rented
404	Yes	No	Family with adult child, living in own home	First independent home; moved away but wish to return	2 / 3 bed house - Open market purchase	2 bed house - Shared ownership
406	Yes	No	Couple living in own home	Present home too small; couple setting up home together	4 bed house - Open market purchase	4 bed house - Open market purchase

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
450	Yes	No	Family living in own home	Present home too small	5 bed house - Open market purchase	5 bed house - Open market purchase
413	Yes	No	Family living in own home	Present home too small	4 bed house - Open market purchase	4 bed house - Open market purchase
417	Yes	No	Couple living in privately rented home	Present home too expensive	2 bed bungalow - Affordable rented	1 bed bungalow - Affordable rented
435	Yes	No	Couple living in privately rented home	Present home too expensive	2 bed bungalow - Affordable rented	1 bed bungalow - Affordable rented
461	Yes	No	Single person living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
475	Yes	No	Family with adult children living in own home	First independent home; couple setting up home together	2 bed house - Private / affordable rented	2 bed house - Affordable rented

Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
484	Yes	No	Extended family living in own home	Family circumstance change	2 bed house - Private rented	2 bed house - Affordable rented
490	Yes	No	Family with adult child living in own home	Present home too large	3 bed house / bungalow - Open market purchase	3 bed house - Open market purchase
514	Yes	No	Couple living in own home	Present home too large	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
515	Yes	No	Couple living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
508	Yes	No	Couple living in own home	Present home too large	2 bed house / bungalow - Open market purchase	2 bed bungalow - Open market purchase
518	Yes	No	Single person living in own home	Cannot manage stairs	2 bed bungalow / flat - Open market purchase / private rented	2 bed bungalow - Open market purchase

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

	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
	Yes	Yes	Lone parent with 1 dependant	Unsuitably housed - private rented house	2 bed house - affordable rented
	Yes	Yes	Family with 1 dependant	Unsuitably housed - private rented house	3 bed house - affordable rented
	Yes	Yes	Single person (26-59)	Unsuitably housed - staying with friends	1 bed house - affordable rented
	Yes	Yes	Single person (26-59)	Unsuitably housed - private rented house	1 bed house (with support) - affordable rented
	Yes	Yes	Couple (60+)	Unsuitably housed - private rented house	1 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - private rented house	1 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - 'other'	1 bed house - affordable rented
	Yes	Yes	Single person (26-59)	Unsuitably housed - private rented house	1 bed house (with support) - affordable rented
	Yes	Yes	Lone parent with 3 dependants	Unsuitably housed - private rented house	3 bed house - affordable rented

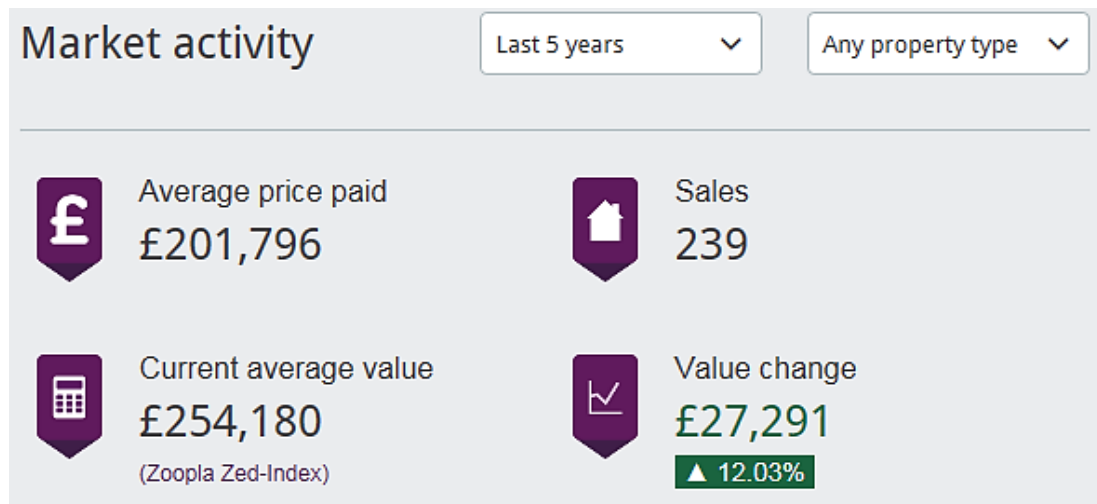
	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
	Yes	Yes	Lone parent with 1 dependant	Unsuitably housed - private rented house	2 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - private rented house	1 bed house - affordable rented
	Yes	Yes	Single person (26-59)	Unsuitably housed - staying with family	1 bed house - affordable rented
	Yes	Yes	Couple with 3 dependants	Unsuitably housed - private rented house	3 bed house - affordable rented
	Yes	Yes	Lone parent with 2 dependants	Unsuitably housed - 'other'	2 bed house - affordable rented
	Yes	Yes	Lone parent with 2 dependants	Unsuitably housed - private rented house	2 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - staying with friends	1 bed house - affordable rented
	Yes	Yes	Couple with 2 dependants	Unsuitably housed - council / housing association rent	2 bed house - affordable rented
	Yes	Yes	Couple with 1 dependant	Unsuitably housed - staying with family	2 bed house - affordable rented
	Yes	Yes	Couple (26-59)	Unsuitably housed - private rented house	1 bed house - affordable rented

	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
	Yes	Yes	Single person (60+)	Unsuitably housed - private rented house	1 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - owner occupier	1 bed house - affordable rented
	Yes	Yes	Single person (26-59)	Unsuitably housed - homeless	1 bed house - affordable rented
	Yes	Yes	Couple with 3 dependants	Unsuitably housed - private rented house	3 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - private rented house	1 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - council / housing association rent	1 bed house - affordable rented
	Yes	Yes	Single person (60+)	Unsuitably housed - owner occupier	1 bed house - affordable rented
	Yes	Yes	Lone parent with 1 dependant	Unsuitably housed - council / housing association rent	2 bed house - affordable rented
	Yes	Yes	Couple with 1 dependant	Unsuitably housed - council / housing association rent	2 bed house - affordable rented
	Yes	Yes	Lone parent with 3 dependants	Unsuitably housed - private rented house	3 bed house - affordable rented

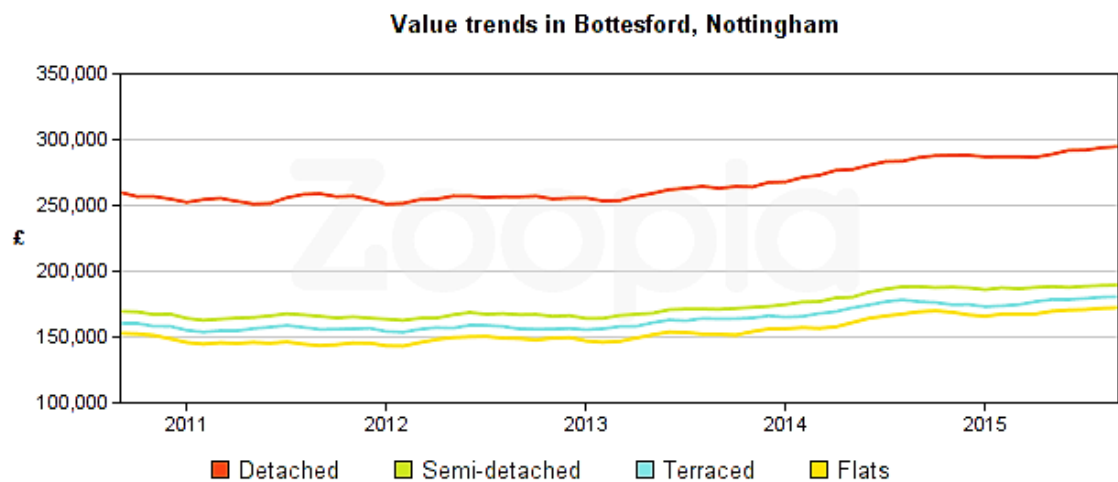
	Local Connection?	On Housing Register?	Household details	Reasons for need	Likely allocation
	Yes	Yes	Lone parent with 2 dependants	Unsuitably housed - private rented house	2 bed house - affordable rented
	Yes	Yes	Lone parent with 4 dependants	Unsuitably housed - private rented house	3 bed house - affordable rented

Those from the Housing Register have been cross referenced with the respondents of this survey to ensure that no duplication or double counting has occurred.

ii) House price trends



Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 12.03% (£27,291).



iii) Local context - properties for sale

By way of local context, the table below shows prices of properties that were for sale or private rent in Bottesford in September 2015 (source: www.zoopla.com).

Current asking prices in Bottesford

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£112,500 (1)	£258,317 (3)	£301,980 (5)	£425,000 (1)
Flats	-	-	-	-	-
All	-	£112,500 (1)	£258,317 (3)	£301,980 (5)	£425,000 (1)

Current asking rents in Bottesford

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£823 pcm (1)	-	-
Flats	-	-	-	-	-
All	-	-	£823 pcm (1)	-	-

There are currently 10 properties for sale in Bottesford and 1 property for rent.

Property For sale	Price (£)	Property To rent	PCM (£)
4 bed Cottage	475,000	3 bed semi-detached house	825
5 bed detached bungalow	425,000		
3 bed barn conversion	320,000		
4 bed Cottage	319,000		
3 bed detached house	289,950		
4 bed detached bungalow	285,000		
4 bed semi-detached house	220,000		
4 bed detached house	209,950		
3 bed semi-detached house	165,000		
2 bed terraced house	112,500		

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

Based on this affordability criteria it would require a deposit of £22,500 and an income in excess of £25,000 per annum to afford the 'cheapest' property currently available in Bottesford. The private rental market is currently only offering 1 property to rent in Bottesford.

iv) Local context - properties sold

Property value data/graphs for Bottesford, Nottingham

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£294,078	£182	3.4	£324,697
Semi-detached	£188,732	£211	3.0	£170,969
Terraced	£179,929	-	2.5	£117,250
Flats	£171,625	-	1.9	-

The average property price for actual sales since September 2014 (total 44 sales) can be seen on the right hand column of the chart above. Based on the affordability criteria explained earlier, to purchase a terraced house at average sale price over the past 12 months (£117,250) would require a deposit of over £23,000 and an income of almost £27,000 per annum. To purchase a semi-detached house at the average price paid since September 2014 (£170,969) would require a deposit of over £34,000 and an income of almost £40,000 per annum.

The left hand column shows the current average property value. Based on the affordability criteria explained earlier, to purchase a terraced house at current average value (£179,929) would require a deposit of £36,000 and an income of over £41,000 per annum. To purchase a semi-detached house at the average current value (£188,732) would require a deposit of almost £38,000 and an income of £43,000 per annum.

Appendix 2 - Respondent details

A total of 1,920 survey forms were distributed and 521 were received in return, giving a return rate of 27% against the number distributed. In our experience, this is an average level of response for a survey of this type in a settlement of this size.

i) Household type

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

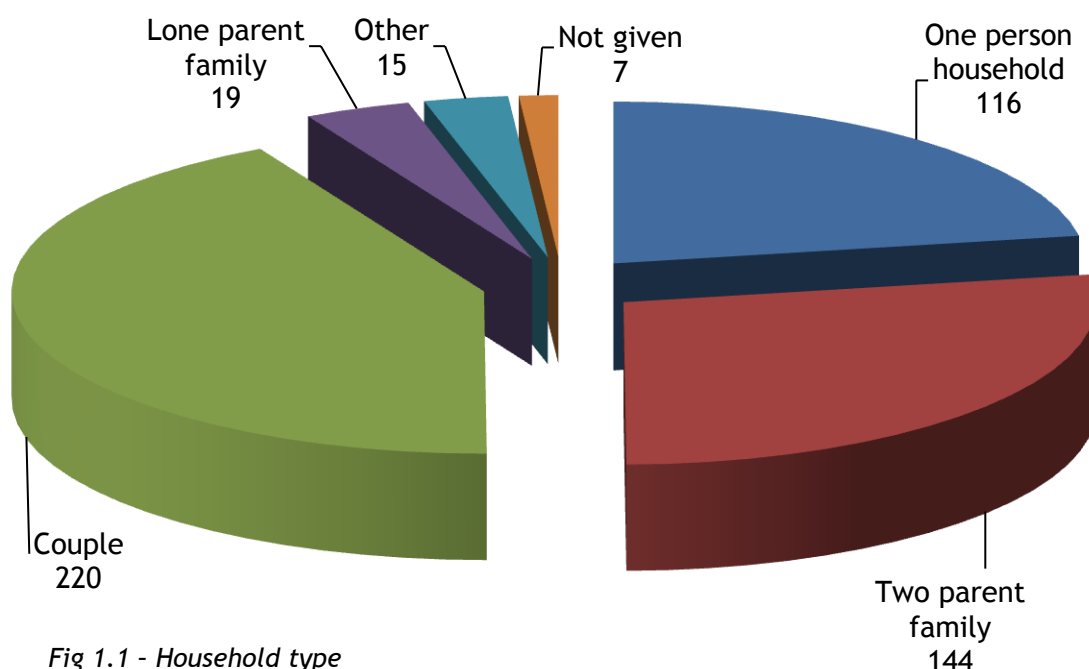


Fig 1.1 - Household type

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.

28% of responses came from two parent families and 22% from one person households.

4% of total responses were from lone parent families and 4% from 'other' types of household or not given.

ii) Tenure of all respondents

The current household tenure of respondents was asked at question 3 and the results are given in the chart below (fig 1.2):

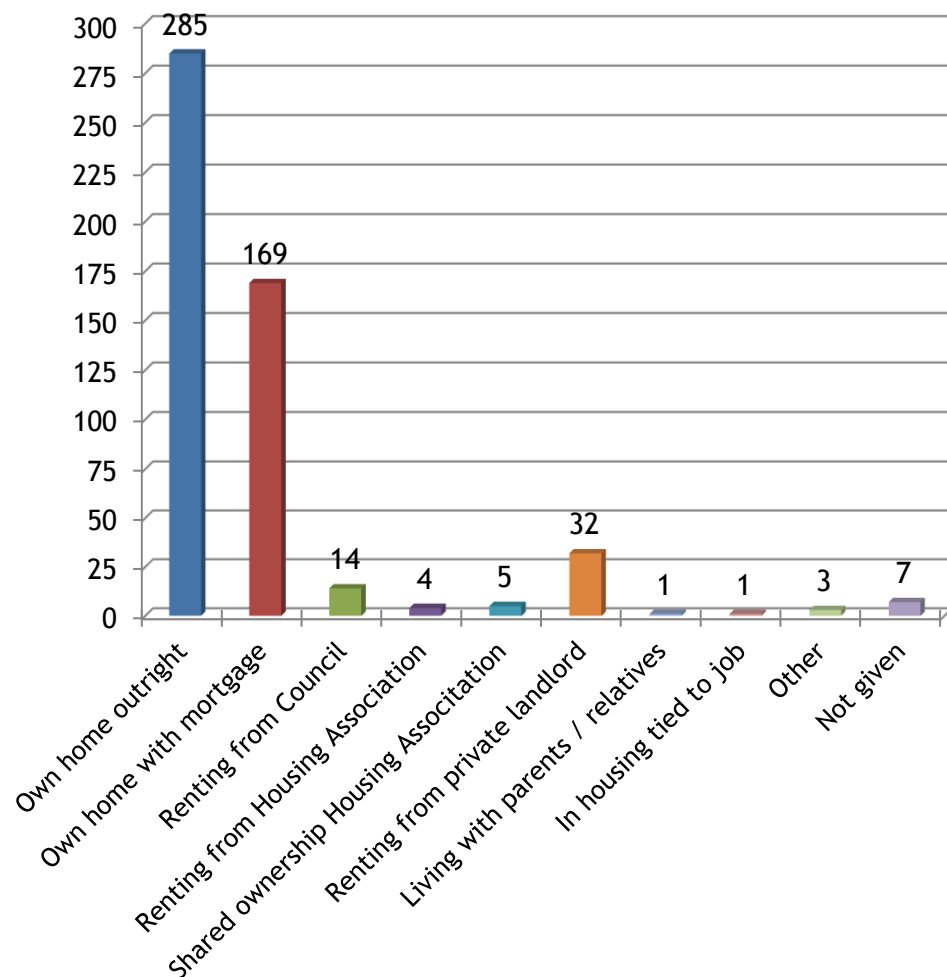


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 87% of replies (55% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 32% have a mortgage on their home).

10% of respondents live in rented accommodation (4% rent from a housing association or council and 6% rent privately) and 1% were living in shared ownership properties.

1 response came from a household living in accommodation tied to employment, 1 respondent was living with relatives, and 3 were households describing their tenure as ‘other.’ 1% of responses did not give an answer to this question.

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:

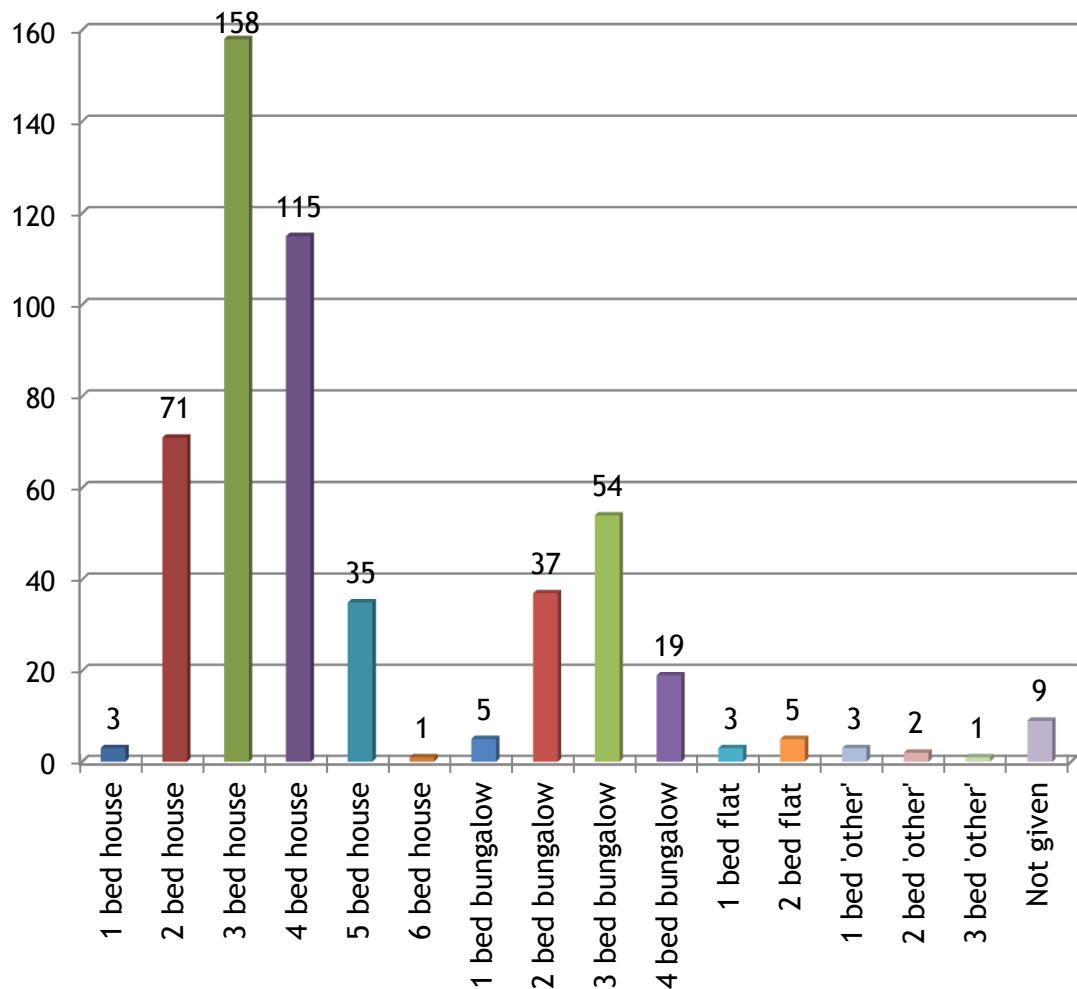


Fig 1.3 - Property types

Fig 1.3 shows that 74% live in a house; 22% live in a bungalow; 1% live in a flat; 1% live in a home they class as 'other'. 2% did not answer this question.

Those living in 3 bedroom houses were the largest group (30% of responses), followed by those living in 4 bedroom houses (22%) and 2 bedroom houses (14%)

iv) Length of residence in village

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

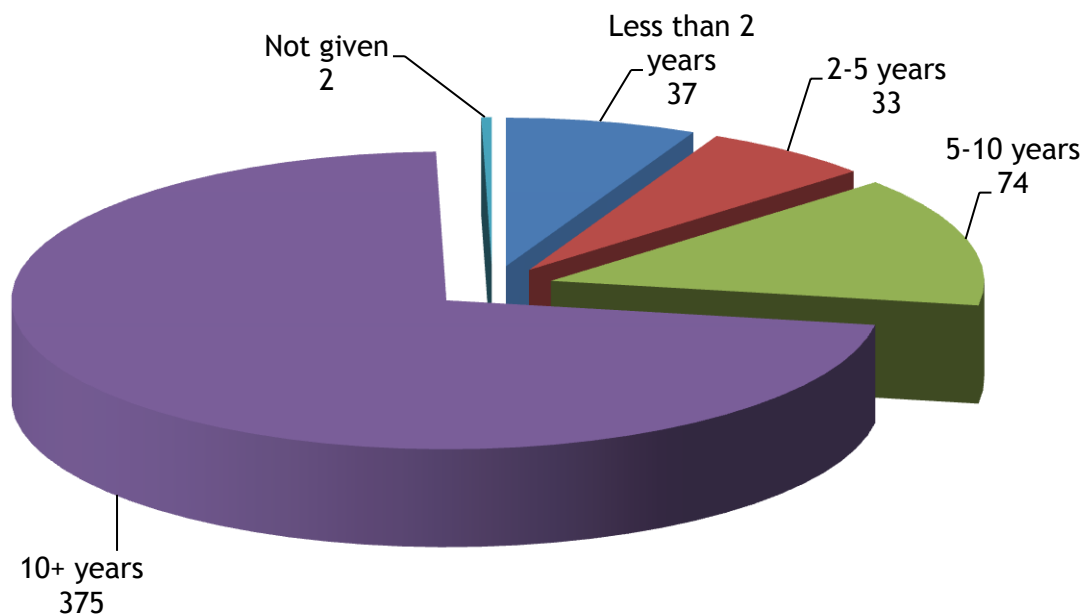


Fig 1.4- Length of residence in village

Fig 1.4 shows that 72% of completed surveys came from households that have lived in the Parish for over 10 years.

14% of respondents have lived in Bottesford for between 5 and 10 years, and 6% have been there for between 2 and 5 years. 7% of responses came from those who have lived in the village 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 village. The results are given in the chart below (fig 1.5):

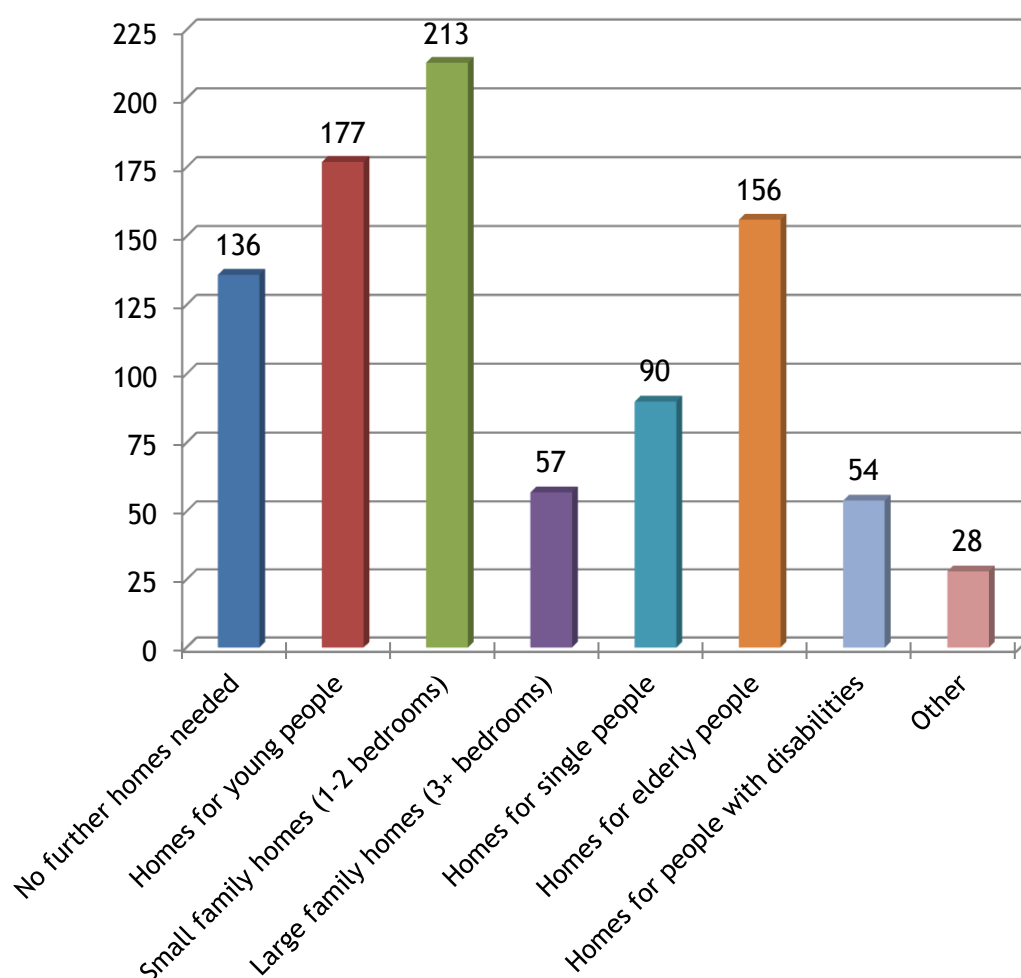


Fig 1.5 - Type of housing needed in Bottesford

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

Fig 1.5 shows that 26% of respondents thought that no further homes were needed in Bottesford.

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

- Small family homes
- Homes for young people
- Homes for elderly people

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.

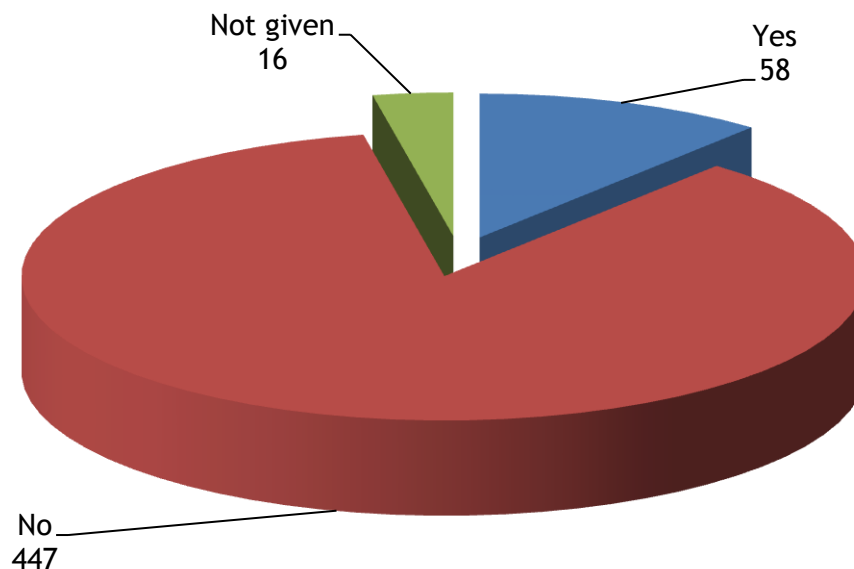


Fig 1.6 -New homes required from within household

It can be seen from fig 1.6, above, that 11% of respondents felt that someone within their household has a need to set up a separate home in the village in the next 5 years. 86% of responses felt that this was not the case and 3% did not provide an answer.

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.

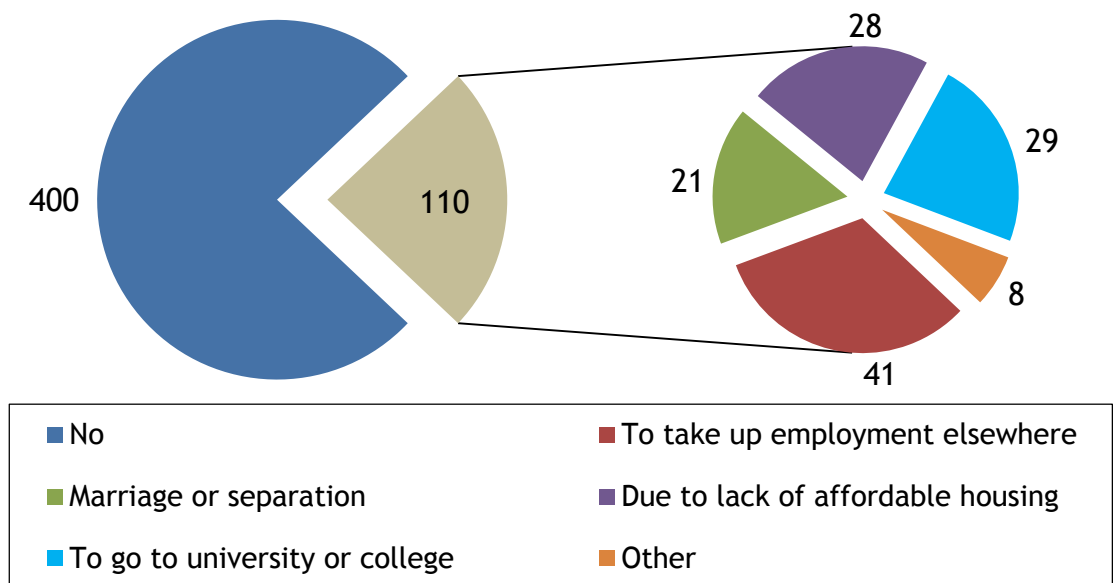


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 21% of Parish 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 28 cases involved those who have left due to a lack of affordable housing.

It should also be noted that some responses selected more than one reason for leaving hence the total number of reasons totals more than 110.

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 needs of local people.

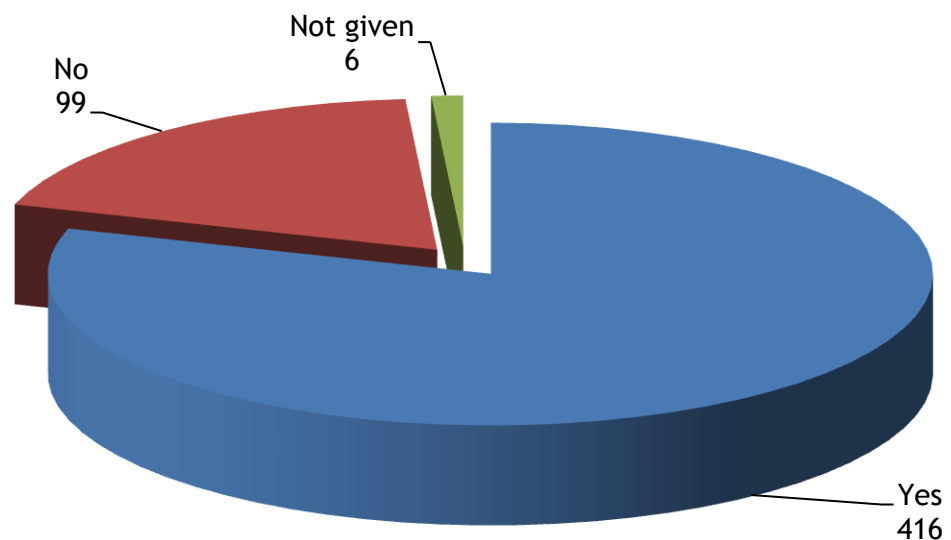


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 80% of respondents are in support of a small number of homes to meet local peoples' needs, while 19% said that they are not in support. 1% did not provide an answer to this question.

Those that answered 'no' and provided a comment have had the comments summarised as shown below:

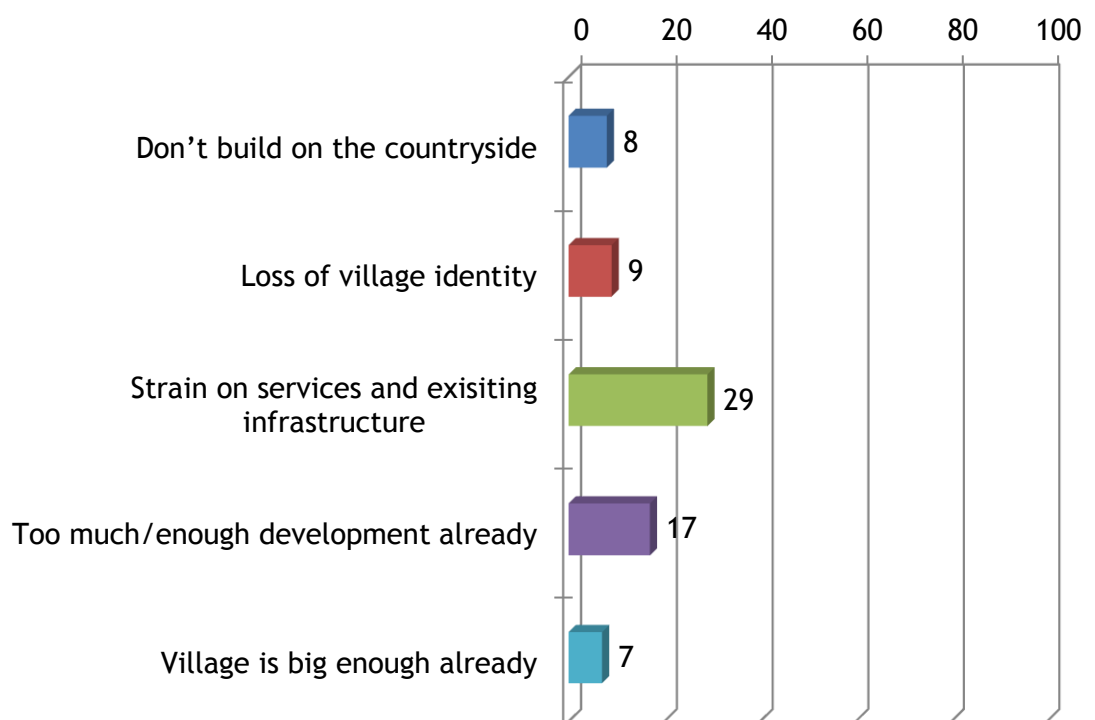


Fig 1.9 - Concerns over supporting small number of homes for locals

It can be seen that of the 99 respondents who answered 'no' the most commonly stated reasons were the strain on services and infrastructure and a belief that the village has had enough development already.

ix) **Support for a small number of homes for people wishing to move into the Parish**

Question 9 also asked whether people are in favour of a small number of new homes in the village which would be attractive to people who would like to move into the Parish from outside.

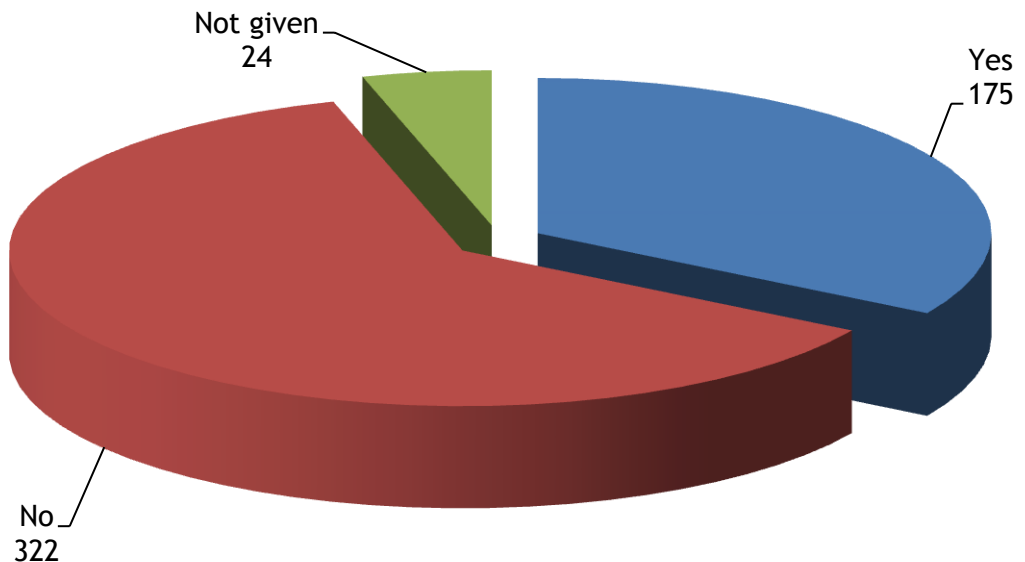


Fig 2.0 - Support for homes for local people

Fig 2.0 shows that 34% of respondents are in support of a small number of homes to meet the needs of those looking to move to the Parish, while 62% said that they are not in support. 5% did not provide an answer to this question.

Those that answered 'no' and provided a comment have had the comments summarised as shown below:

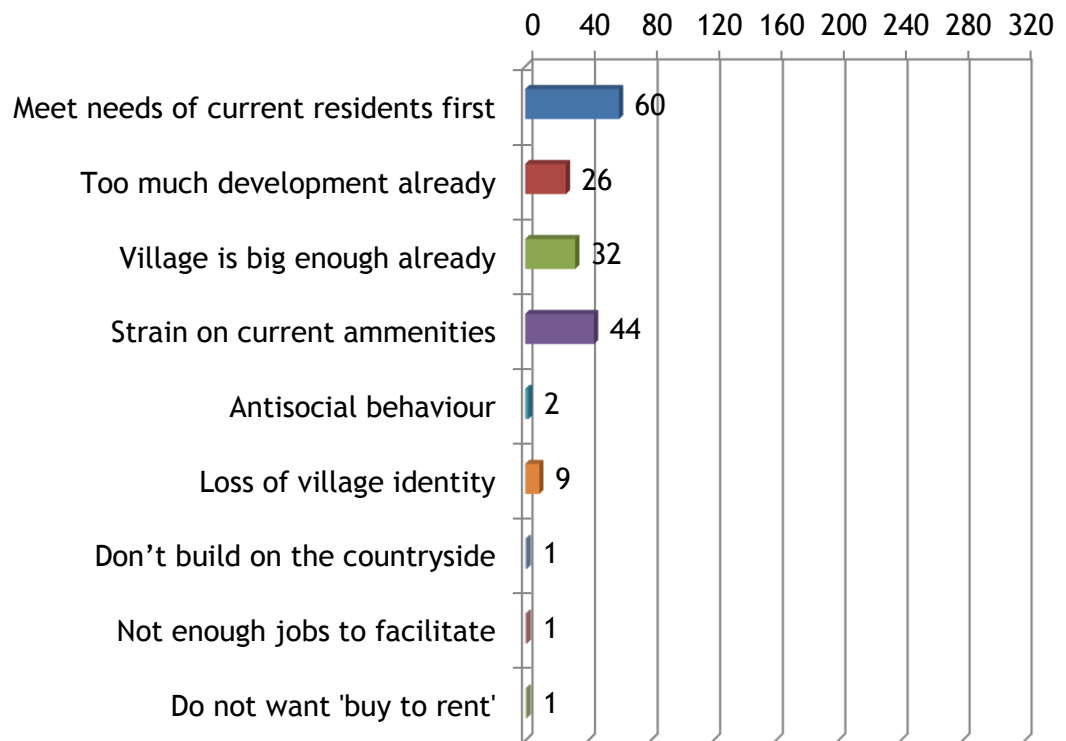


Fig 2.1 - Concerns over supporting small number of homes for 'incomers'

It can be seen that, of the 322 respondents who answered 'no', the most commonly stated reasons were based on concerns that the needs of current residents should be met first, that the village is big enough already and that further development will put a strain on its existing amenities.

x) 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 tenancy and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question (question 19) asked village residents which of the 'positive' factors of life in the village best described Bottesford.

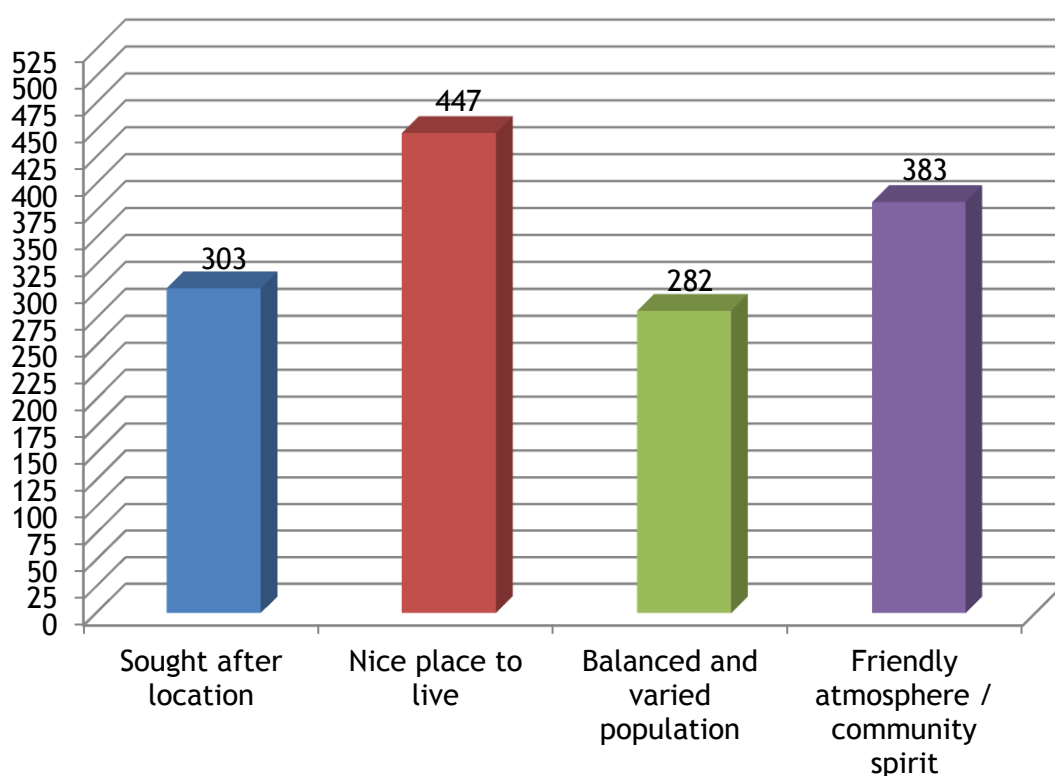


Fig 2.2 - Life in the village - positive factors

From fig 2.2, above, it can be seen that many respondents hold positive views about life in Bottesford. 86% believe that the Parish is a nice place to live; 74% believe it has a friendly atmosphere/community spirit; 58% think it is a sought after location in which to live; 54% believe it has a balanced and varied population.

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

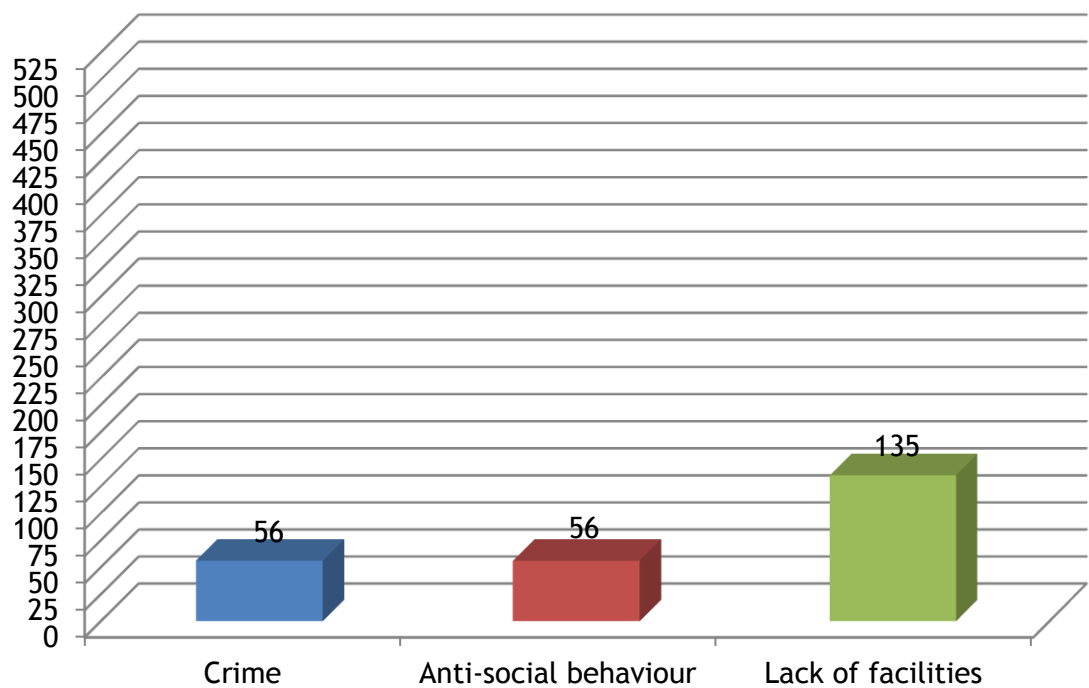


Fig 2.3 - Life in the village - negative factors

As can be seen from fig 2.3 above, some respondents consider that Bottesford suffers substantially from the 'negative factors' that affect many communities. 26% of respondents stated that there is a lack of facilities in the Parish; 11% think there is some anti-social behaviour; 11% feel that crime is a factor.

Some respondents provided further details around their thoughts on this question. These can be found below.

Do you feel that the Parish suffers from a lack of facilities? Those that answered 'yes' and provided a comment can be summarised as:

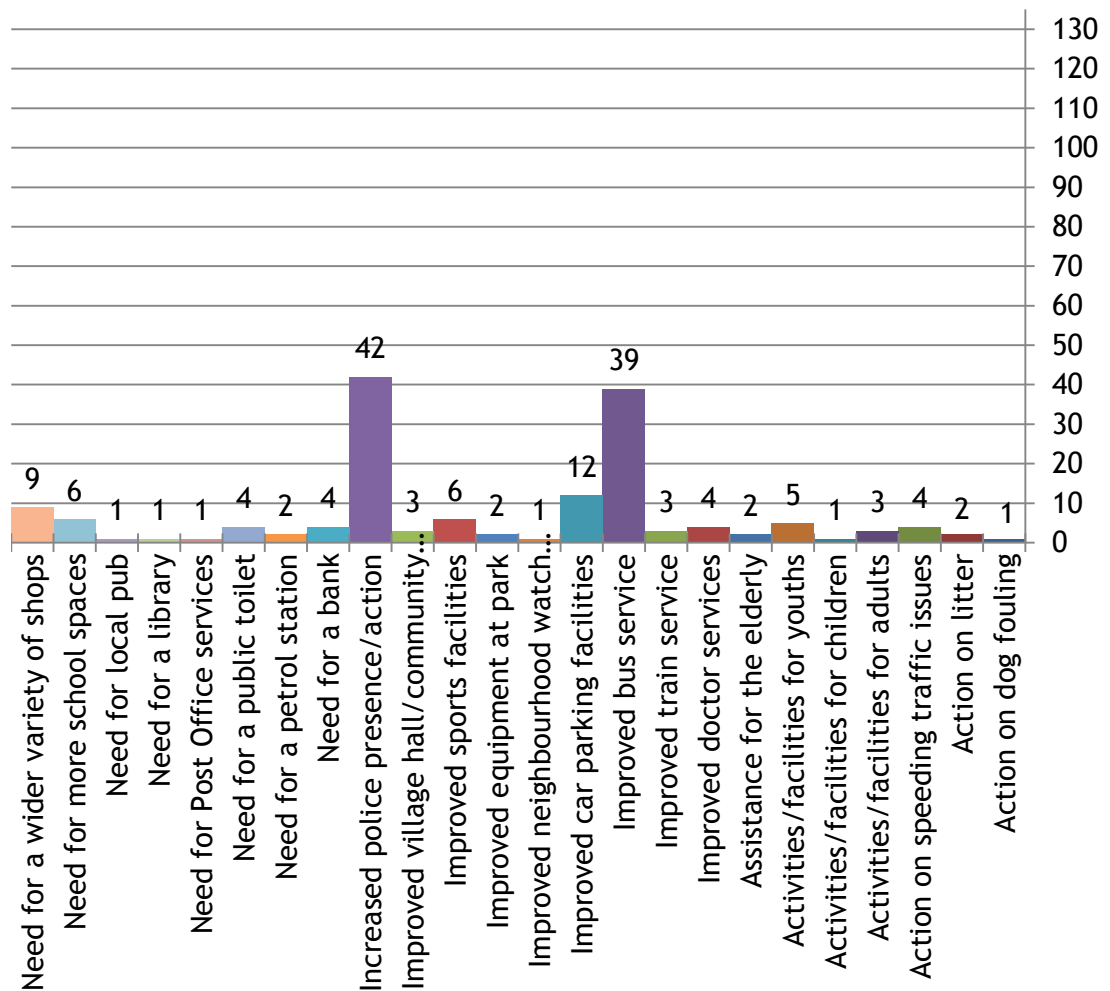


Fig 2.4 - Issues of concern / areas for improvement in the village

Of the 135 responses (26%) who felt that the Parish lacked facilities the majority of these were focused around increasing police presence and providing improved bus services.

xi) Adequate housing in the village

Respondents were asked at question 21 if they felt that there was a lack of adequate housing in the village.

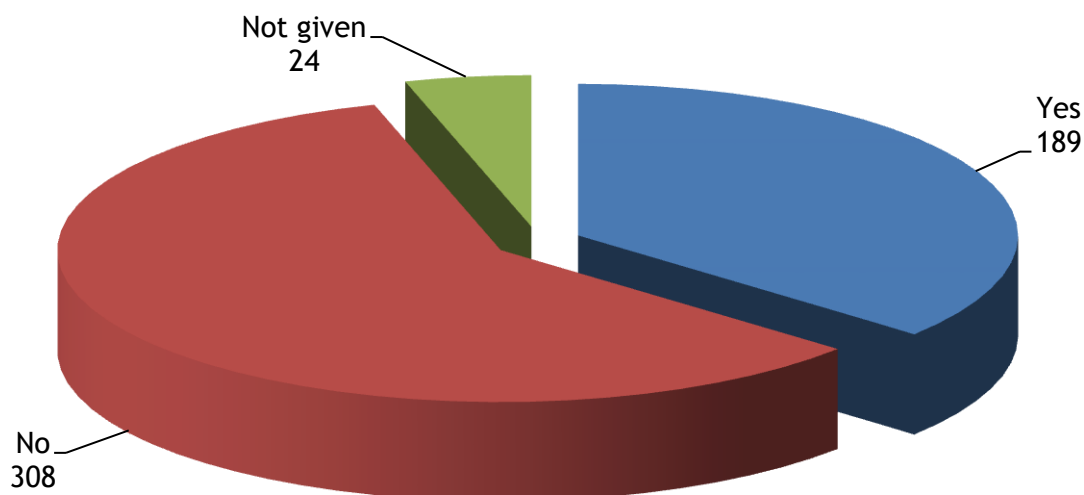


Fig 2.5 - Perceptions on the provision of adequate housing in the village

Fig 2.5 shows that 59% of respondents believe that there is not a lack of adequate housing in Bottesford, with 36% of respondents believing that there is a lack of adequate housing. 5% did not answer this question.

Those that answered 'yes' and provided a comment can be summarised as:

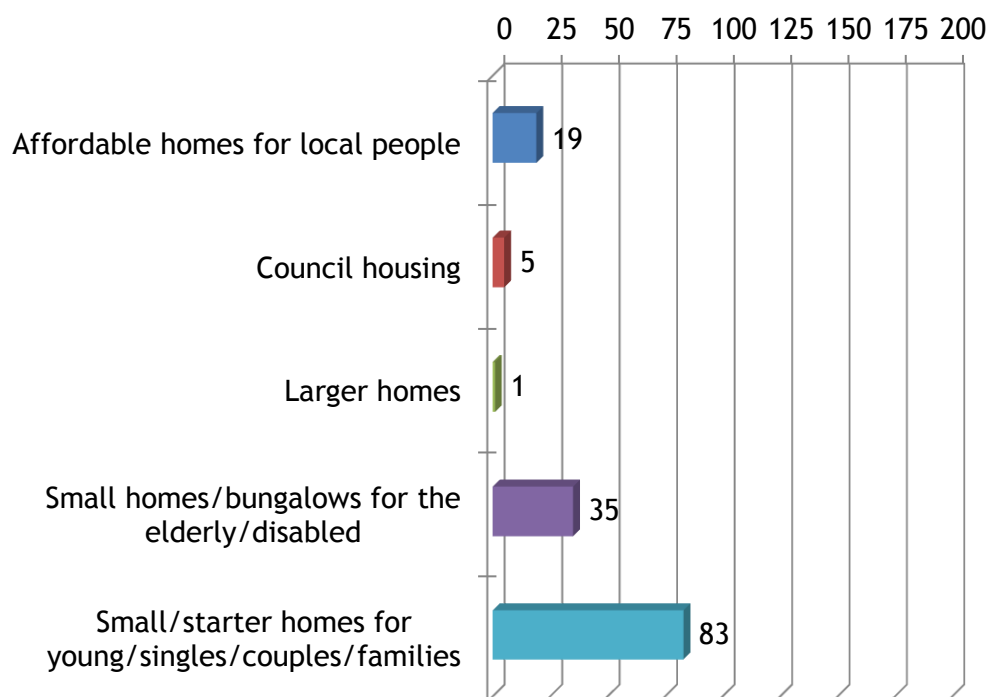


Fig 2.6 - Types of homes that are perceived to be needed in the village

Of the 189 responses (59%) who felt that the Parish had a lack of adequate housing, their specific comments show that small/starter homes are the type of housing felt to be most in need.

Appendix 3 - Contact information

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