

HOUSING NEEDS SURVEY OF EAST CARLTON



PRODUCED FOR CORBY BOROUGH COUNCIL



BY MIDLANDS RURAL HOUSING



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1. Executive summary

- A Housing Needs Survey was carried out in the Parish of East Carlton in October 2017.
- Results obtained showed there was no need for affordable homes or open market (sale) homes for local people enabling them to be suitably housed within the community in the next 5 years.
- The evidence will be provided to East Carlton Parish Council, the local community and Corby Borough Council.

2. Introduction

Corby Borough Council has asked Midlands Rural Housing to assess the housing needs of people in the villages of the Borough. This independent rural housing enabling work Corby Borough Council commissioned Midlands Rural Housing (MRH) to assess the housing needs of people in the villages of the Borough. This independent rural housing enabling work across every village will provide up to date and robust local housing needs evidence for the Council's Local Plan and East Carlton's Neighbourhood Plan.

The information from this kind of survey is used to make sure that any new homes built reflect what is needed by existing local residents who have a connection to the particular area. The evidence gathered will be used to inform the Council's Housing Strategy and Planning Policy and ensure that resources are being effectively targeted. In addition, the Housing Needs Survey will provide a credible evidence base which will identify the need for rural housing across type, tenures and size supporting the Council's emerging Part 2 Local Plan as well as Neighbourhood Development Plans prepared by the Parish Councils and Neighbourhood Plan Groups. MRH worked with East Carlton 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. 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 East Carlton.

Consultation

The East Carlton Housing Needs Survey questionnaires were delivered to every household in the Parish in early October. The return date for the survey was 31st October and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the Parish as well as to those who contacted MRH to say that they had moved away from East Carlton or had a strong connection to the Parish and wished to complete a form. In total 123 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 East Carlton residents. This evidence will be made available to Corby Borough Council and East Carlton Parish Council; used to inform the Council's Local Plan, Housing Strategy and Neighbourhood Plan; and provide clarity on what types, size and tenures of housing are 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 2017 - "a house in a rural area costs £263,050 on average, which is 20% more than the typical cost of a property in an urban area at £162,986."

³ National Housing Federation, Rural housing research report 2016

4. Conclusion

MRH has conducted a detailed study of the housing needs of East Carlton 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 no need for affordable and open market properties to be delivered locally in the next 5 years for those with a connection to East Carlton.

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

- 0 were assessed as being in need of open market housing (for local people) to purchase.
- 0 were assessed as being in need of affordable housing for rent and shared ownership in East Carlton.

The one case of housing need that was identified is looking for a home closer to, or in, Corby.

These results were cross referenced with the Corby Borough Council Housing Register (Keyways). Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again (so no double counting has taken place), and there were no further 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.

THERE IS NO IDENTIFIED NEED FOR EITHER
OPEN MARKET HOMES OR AFFORDABLE HOMES IN
EAST CARLTON FOR THOSE WITH A LOCAL CONNECTION

Appendix 1 - Housing Need Analysis

The vast majority of the 35 returns were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing and comments on life in the village. It was, therefore, not necessary to process these in the 'housing needs analysis' as they had not indicated a housing need for the next 5 years.

i) Respondent analysis

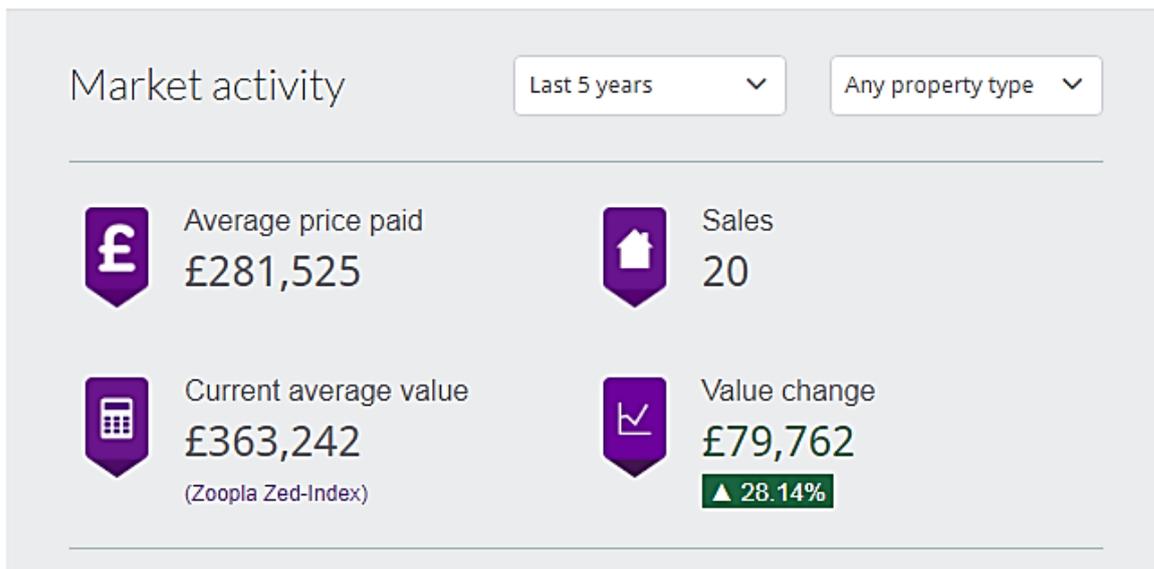
The following tables list details of the respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on CBC's Housing Register. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred 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
09.04.36.13.	Yes	Yes (CBC register)	Single person living in privately rented home	Present home too large	1 bed home - Affordable rented home in Corby	Housing need not for East Carlton

RESPONDENTS THAT ARE ON CORBY BOROUGH COUNCIL'S HOUSING REGISTER (KEYWAYS) AND HAVE BEEN ASSESSED AS BEING IN HOUSING NEED					
	Local Connection?	On Housing Register?	Household details	Reasons for need	Eligible allocation
CBC 1	Yes	Yes (CBC register)	Elderly single	Unsuitably housed	Already captured through survey (ref 09.04.36.13.)

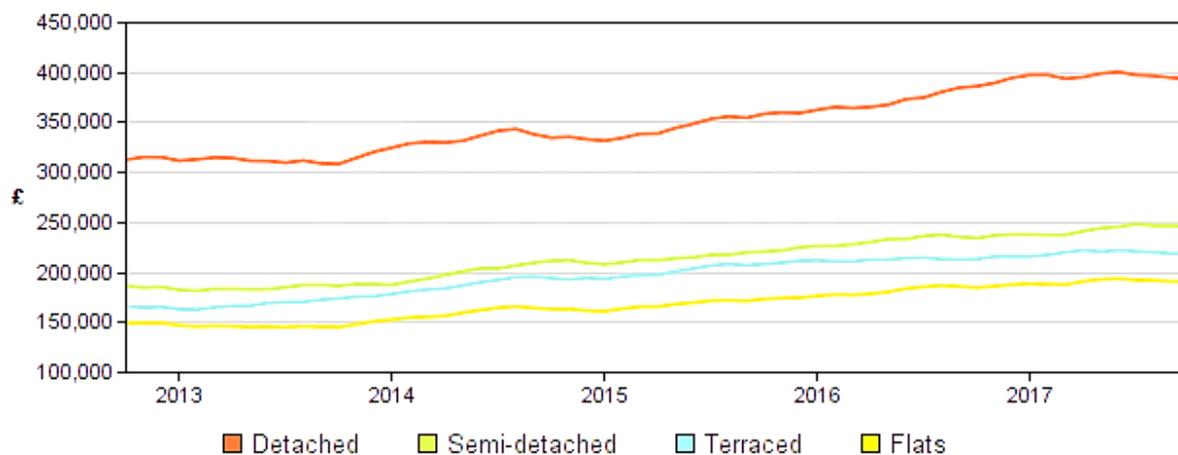
ii) House price trends

Area guide for East Carlton, Leicestershire



Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 28.14% (£79,762).

Value trends in East Carlton, Market Harborough



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 East Carlton in October 2017 (source: www.zoopla.com).

Current asking prices in East Carlton, Leicestershire

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

Current asking rents in East Carlton, Leicestershire

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

There are currently no properties for sale or rent in East Carlton.

iv) Local context - properties sold

Property value data/graphs for East Carlton, Leicestershire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£392,602	£246	3.8	£288,125
Semi-detached	£245,616	-	2.8	£246,000
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 in the last 12 months can be seen on the right hand column of the chart above. Based on the affordability criteria explained above, to purchase a semi detached house at the average price paid since November 2016 (£246,000) would require a deposit of over £49,000 and income in excess of £56,000 per annum.

Appendix 2 - Respondent details

A total of 123 survey forms were distributed and 35 were received in return, giving a return rate of 28% 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 Parish residents to indicate the type of household they are.

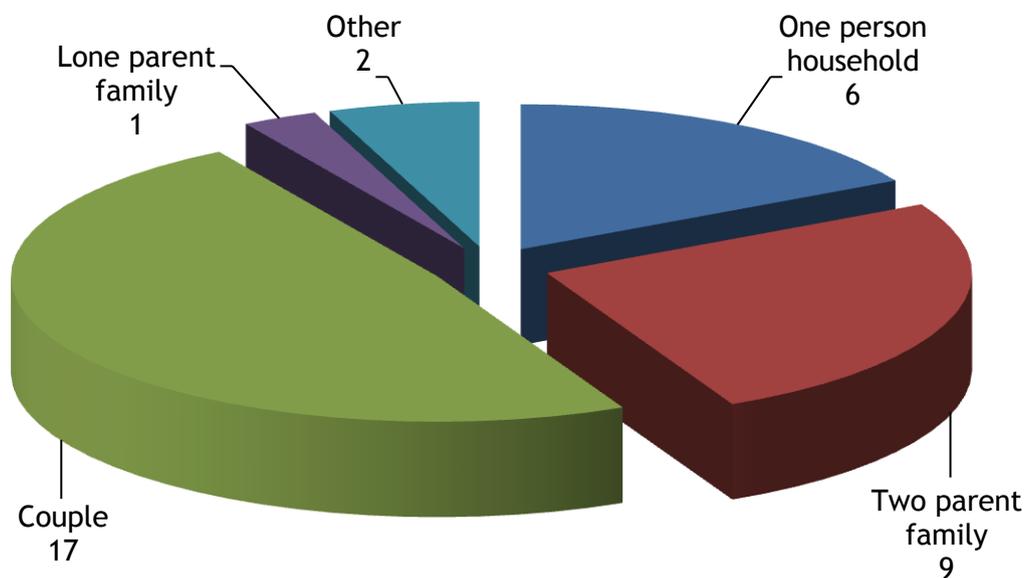


Fig 1.1 - Household type

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; 48% of total responses were from this group.

29% of responses came from families (26% from two parent families and 3% from lone parent families); 17% from one person households and 6% of responses described their household composition as 'other.'

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):

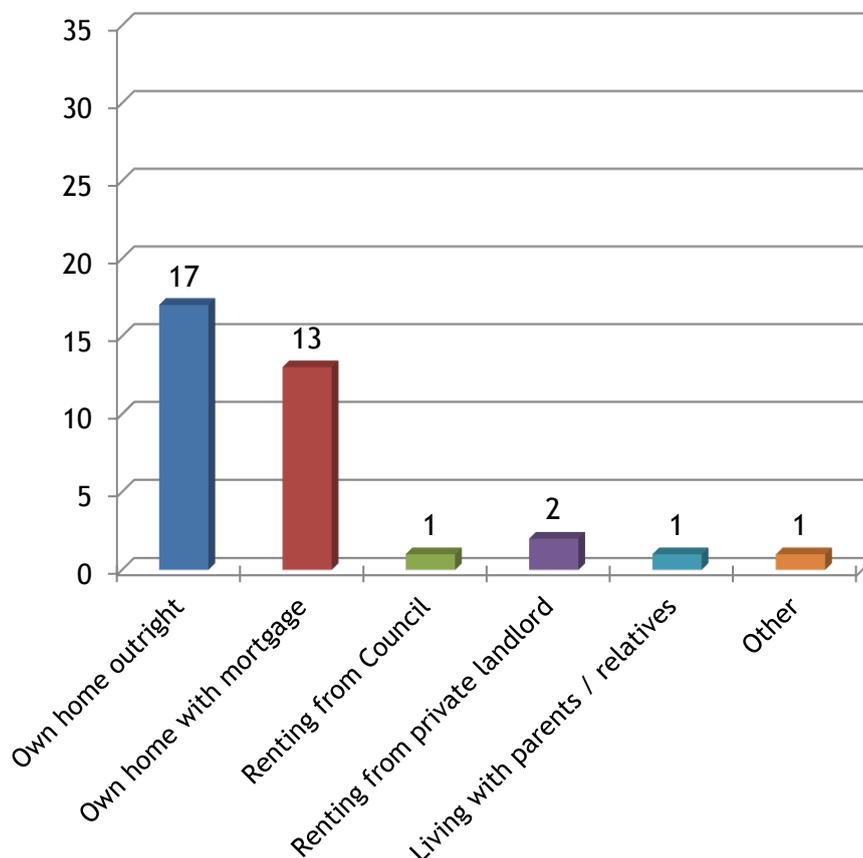


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 86% of replies (49% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 37% have a mortgage on their home).

9% of respondents live in rented accommodation (3% rent from the Council and 6% rent privately). 3% of responses came from those living with parents/relatives.

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:

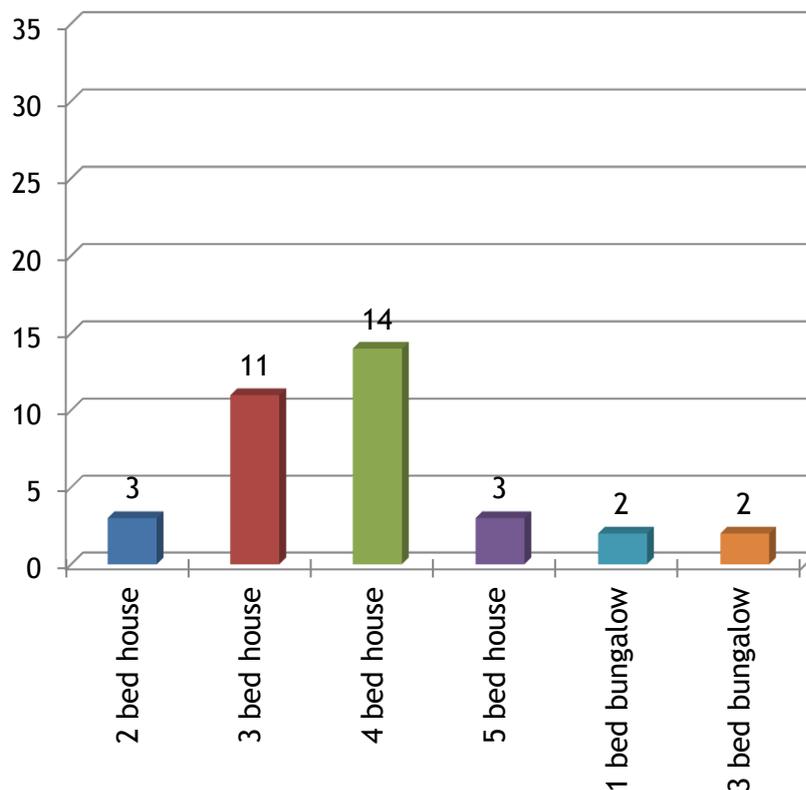


Fig 1.3 - Property types

Fig 1.3 shows that 89% live in a house and 11% live in a bungalow.

Those living in 4 bedroom houses were the largest group (40% of responses), followed by those living in 3 bedroom houses (31%).

iv) Length of residence in Parish

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

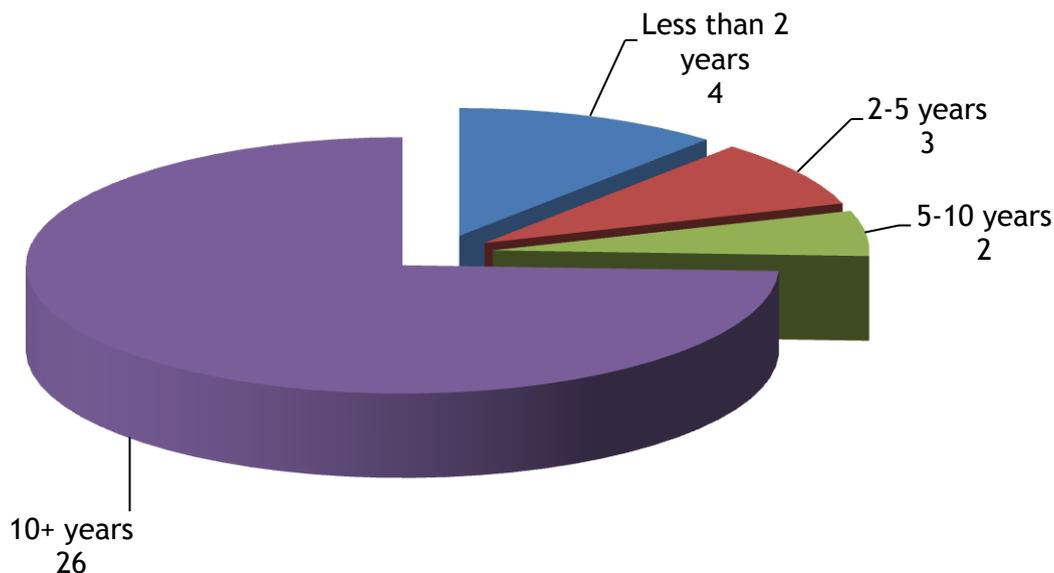


Fig 1.4 - Length of residence in Parish

Fig 1.4 shows that 74% of completed surveys came from households that have lived in the Parish for over 10 years.

6% of respondents have lived in East Carlton for between 5 and 10 years, 9% have been there for between 2 and 5 years and 11% of responses came from those who have lived in the Parish for less than 2 years.

v) Type of housing required in the Parish

Question 7 of the survey asked for opinions on the types of housing that respondents believe are needed in the Parish. The results are given in the chart below (fig 1.5):

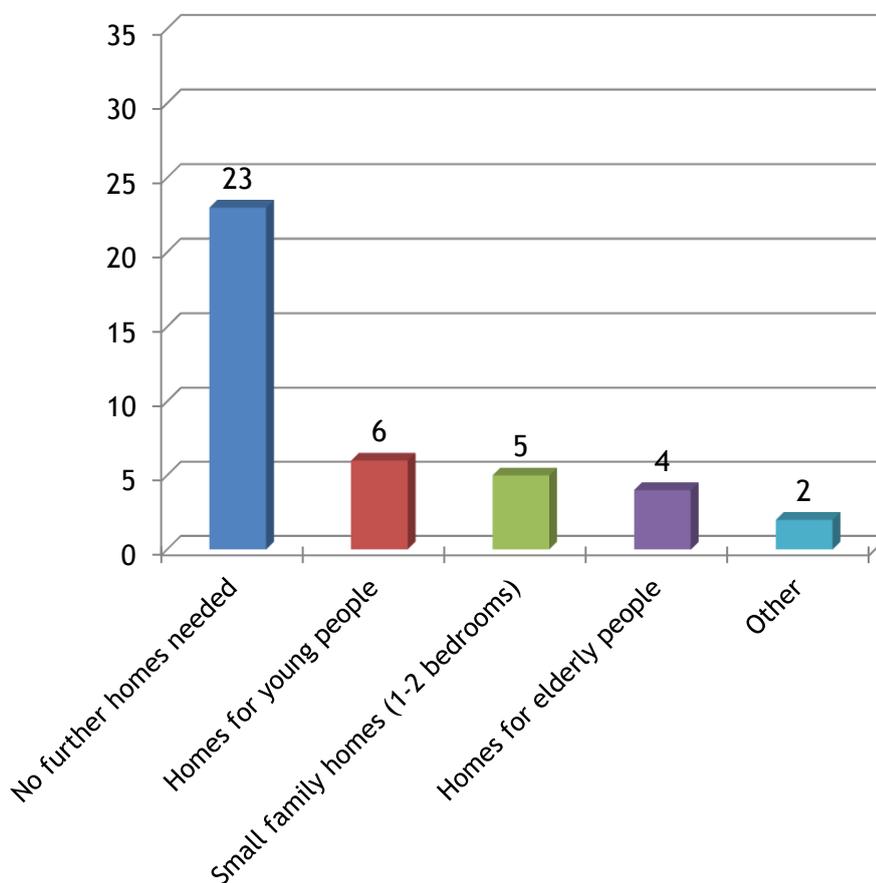


Fig 1.5 - Type of housing needed in the Parish

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

Fig 1.5 shows that 66% of respondents thought that no further homes were needed in East Carlton.

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

- Homes for young people (17%)
- Small family homes (14%)
- Homes for elderly people (11%)

vi) **Migration and reasons for leaving**

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

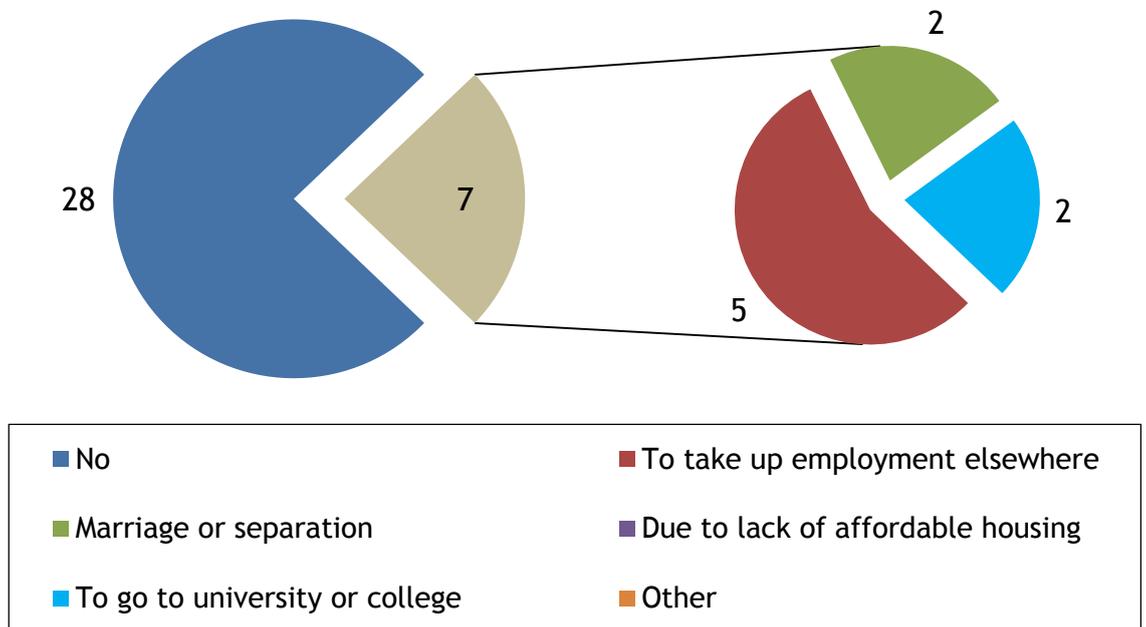


Fig 1.6 - Migration and reasons for leaving

Fig 1.6 shows that 20% 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 were varied but it is worth noting that no cases involved a lack of affordable housing.

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

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

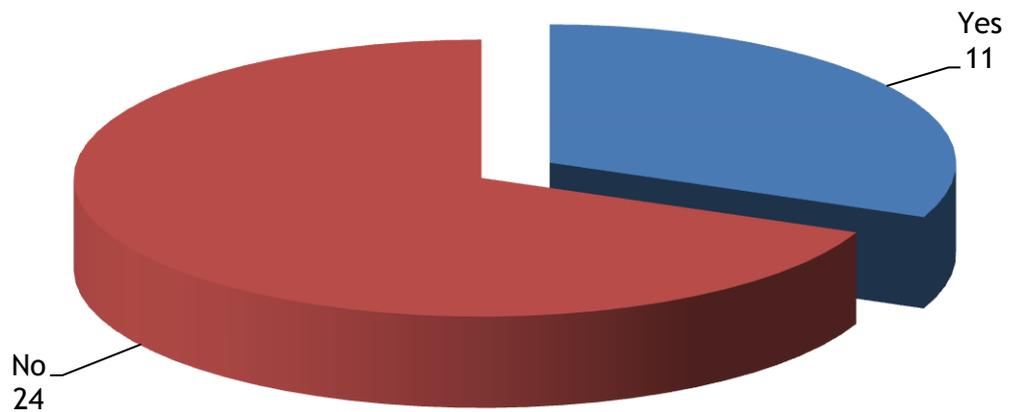


Fig 1.7 - Support for homes for local people

Fig 1.7 shows that 69% said that they are not in support of a small number of homes to meet local peoples' needs, while 31% of respondents are in support.

viii) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether a Parish can be considered desirable and sustainable. Ensuring that people will want to take up residency and live in a Parish both now and in the future are important factors when considering the provision of new homes.

The first question (question 20) asked which of the 'positive' factors of life in the Parish best described East Carlton.

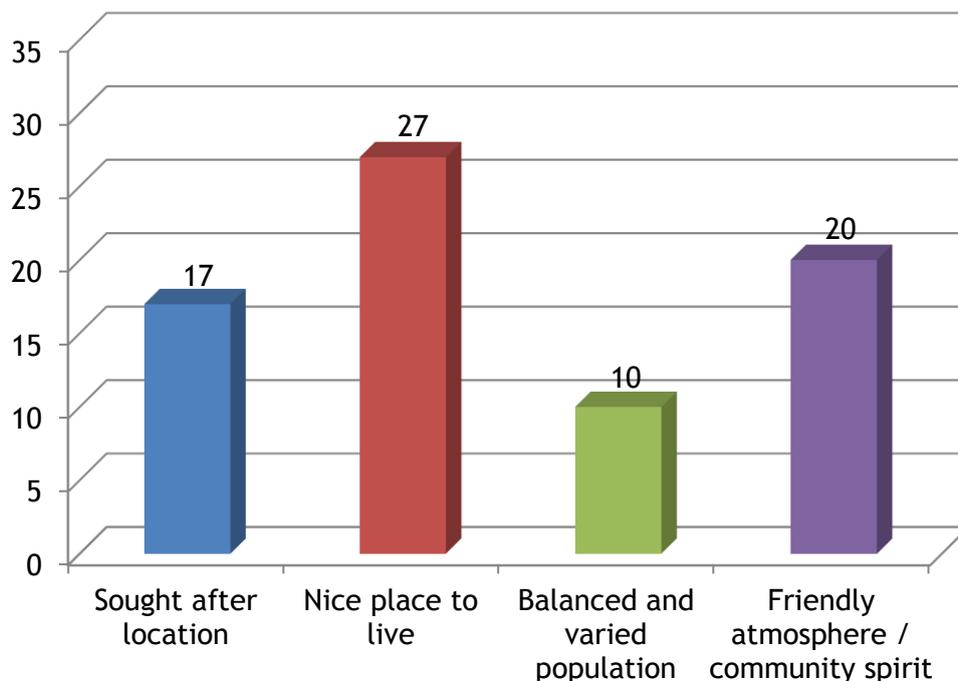


Fig 1.8 - Life in the Parish - positive factors

From fig 1.8, above, it can be seen that many respondents hold positive views about life in East Carlton, with 77% believing that the Parish is a nice place to live.

57% believe it has a friendly atmosphere/community spirit and 49% believe it is a sought after location in which to live.

29% believe that the Parish has a balanced and varied population.

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

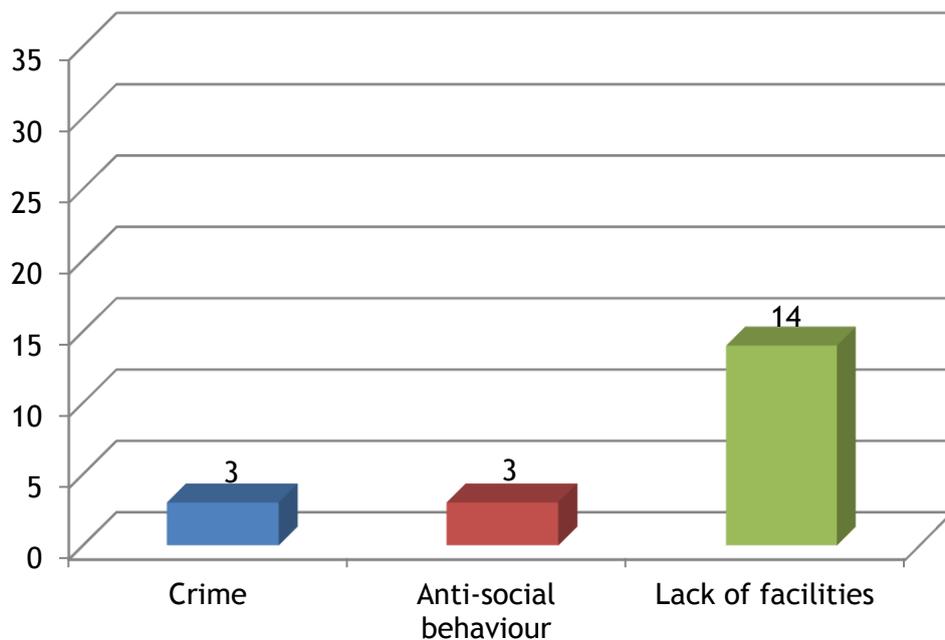


Fig 1.9 - Life in the Parish - negative factors

As can be seen from fig 1.9 above, some respondents consider that East Carlton suffers from some of the 'negative factors' that affect many communities.

29% of respondents stated that there is a lack of facilities in the Parish.

Only 9% think that crime is a problem and just 9% believe that anti-social behaviour is a factor.

Some respondents provided further details around their thoughts on this question. These can be found in the word cloud below:

Village Library Public Transport
East Carlton Facilities Pub Park

Of the 14 responses who felt that the Parish lacked facilities the highest numbers referred to the need for improved public transport, facilities and the park.

ix) Adequate housing in the village

Question 22 asks respondents if they felt that there was a lack of adequate housing.

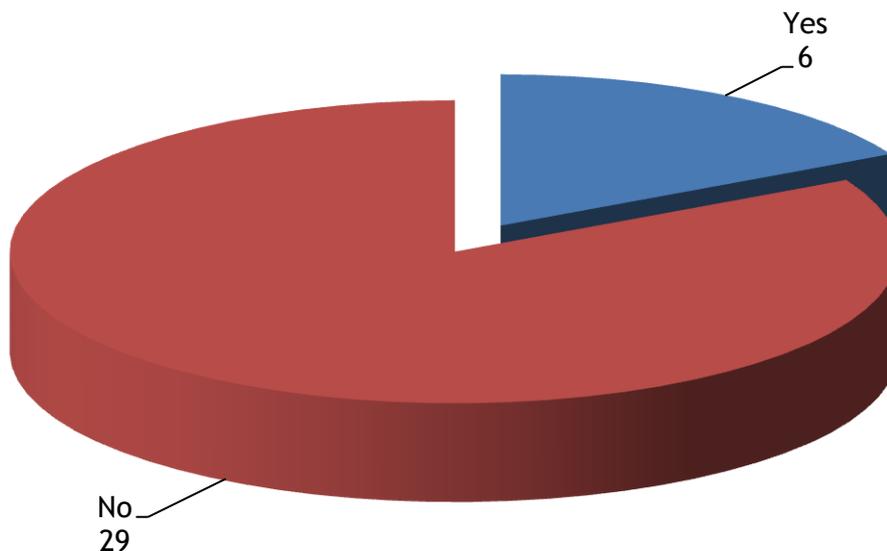


Fig 2.0 - Perceptions on the provision of adequate housing in the village

Fig 2.0 shows that 17% of respondents believe that there is a lack of adequate housing in East Carlton, with 83% of respondents believing that there is not a lack of adequate housing.