

**A DETAILED INVESTIGATION
INTO THE HOUSING NEEDS OF
MARKET BOSWORTH**



ANALYSIS REPORT

PRODUCED BY

MIDLANDS RURAL HOUSING

ON BEHALF OF HINCKLEY & BOSWORTH BOROUGH COUNCIL

NOVEMBER 2020



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1. Summary

In October 2020, on behalf of Hinckley and Bosworth Borough Council, Midlands Rural Housing carried out an independent housing needs survey in the Parish of Market Bosworth. The survey was carried out with the support and understanding of the Parish Council.

The Borough Council provided a postal address list of 968 households in the Parish. These were sent via Royal Mail, with a response date of 6th November 2020.

Royal Mail returned a total of 36 questionnaires which were not able to be delivered for the following reasons:

- 31 questionnaires addressed to properties that have been demolished
- 5 questionnaires where the addressee gone away.

Therefore, 932 households received a questionnaire. 261 households completed a return, giving a response rate of 28%. 50 returns were completed online, and 211 by returning a paper questionnaire.

The survey identified a need for 9 new homes of affordable tenures, as illustrated in Table 1. The Local Authority confirmed that there are 122 people on the housing register, of whom 19 have a local connection to Market Bosworth and would be eligible for affordable housing in the Parish. This data is presented at Table 2. One of those applicants has been accounted for within the survey analysis and has therefore not been counted twice. Consequently, the total number of affordable homes required is 26.

These new homes could be developed on a rural exception site, should one become available and subject to having local support. Subject to planning rules, open market homes could be used to cross-subsidise the costs of building homes for affordable tenures.

Property Type	Affordable / Social Rent	Shared Ownership
1 / 2 bed home	2	-
2 bed house	1	1
3 bed house	-	3
2 bed bungalow (sheltered housing)	2	-
Totals	5	4

Table 1: Property types required as identified by the survey

Property Size	General Waiting List	Local Connection
1 bed	64	10
2 bed	35	8
3 bed	15	0
4 bed	8	1
Total	122	19

Table 2: Local authority housing register applicants

When defining the property type required, the word 'home' is used in instances where single person households or couples are assessed as being eligible for an affordable or social rented property but, in accordance with the Local Authority's Housing Allocations Policy may only be eligible for a home with 1 bedroom. This may not necessarily be a house.

In addition to the property types required to meet the needs of those in housing need, the survey also identified 15 households with a preference for open market housing. Details of the overall analysis are provided within Appendix 1.

The analysis also captured details of people's household composition, and their views on what they think about the area as a place to live. Statistical data to support this evidence is provided within Appendix 2.

Introduction to Midlands Rural Housing

Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose organisation that works to promote and enable the provision of homes in rural settlements. We do this by working closely with local authorities, town and Parish councils, registered providers and local communities in order to investigate the need for affordable housing.

MRH is the appointed Rural Housing Enabler Strategic Partner for several local authorities across the Midlands. Local authorities have a duty to assess the level of housing need in their rural settlements, and one way of doing this is through Housing Needs Surveys. MRH provides essential support in this work, by carrying out an agreed program of Housing Needs Surveys, and producing robust, independent analysis reports.

In addition to the above, MRH also undertakes work by commission, on behalf of land owners, private developers, planning consultants, Parish Council's and Neighbourhood Plan groups.

The organisation follows established and approved best practice methodology when undertaking survey work. On adoption of the findings, the results of these surveys are shared with the relevant Local Authority and Parish Council.

MRH can be contacted at:

Whitwick Business Centre

Stenson Road

Leicestershire

LE67 4JP

Email: Philippa.mckenna@midlandsrural.org.uk

Web: www.midlandsrural.org.uk

2. Issues Facing Rural Communities

According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

However, regionally, these figures increase or decrease dramatically depending on the locality. For example, figures for the East Midlands show a 38% increase in rural average house prices since 2012. This equates to a rural housing premium of £55,426, compared to urban locations. The local authority districts of Derbyshire Dales and South Northamptonshire have the lowest number of first-time buyers in rural areas, with 29% and 30% respectively.

In the West Midlands, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has an average rural housing premium of 9% or £27,765.

Data from the review shows that first time buyers have more or less found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas. In 2018, the National Housing Federation stated that 'the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas (National Housing Federation, 2018).

There is often much less housing association and council housing in rural areas, and a higher proportion of non-decent homes, and homes which are energy inefficient. Many areas do not have access to mains gas, which could lead to higher construction and living costs.

In some rural areas, communities have experienced a breakdown in social networks, and this has resulted in an increase in social exclusion and loneliness. This particularly affects the elderly, who are often less mobile and more reliant upon social networks such as day centres, lunch clubs etc. This can lead to a direct impact on health and wellbeing, both physical and mental.

For younger people, living in rural areas can prove to be problematic when it comes to sourcing gainful employment. Work is often low paid, and sometimes seasonal which leads to periods of intermittent employment and unreliable income streams. As a result, younger people often move away from their rural settings in favour of larger towns and cities.

3. Affordable Housing

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market. It includes housing that provides a subsidised route to home ownership and/or is essential for local workers. To be acceptable as a form of affordable housing, the tenure must comply with one or more of the following definitions, as set out within the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2019).

- a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- b) First Homes:** is a new policy set to be introduced early in 2021. It will provide discounted homes to first time buyers in England who otherwise wouldn't be able to afford one. Under this scheme, first time buyers will be able to buy a new-build home in their community at a discount of 30% on the market price. Across England, but outside of London, property prices will be capped at £250,000 and buyers will be subject to a household income cap of £80,000. The policy will replace **Starter homes**, which is still cited in the current NPPF definition, but has been withdrawn.
- c) Discounted market sales housing:** is that sold at a discount of at least 20% below market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount or future eligible households.
- d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

4. Market Bosworth Parish Information

Market Bosworth is a small market town and civil parish in western Leicestershire. It includes the settlement of Far Coton. At the time of the 2011 Census, the Parish had a population of 2,097.

According to Local Authority records, there are currently 968 households in the Parish, with 932 of these situated in Market Bosworth itself. The remainder are in Far Coton and small farmsteads surrounding the Parish. (Market Bosworth Parish Council, 2014).

At the time of the Census in 2011, the housing stock profile for the Parish was in accordance with Table 3. Most properties were detached, and semi-detached houses followed by bungalows.

Accommodation Type	Number
House or bungalow – detached	458
House or bungalow – semi-detached	274
House or bungalow – terraced	127
Flat, maisonette or apartment – purpose-built block	82
Flat, maisonette or apartment – part of a converted or shared house	6
Flat, maisonette or apartment – in a commercial building	13
Caravan or other mobile or temporary structure	3

Table 3: Housing stock profile in the Parish, 2011 Census

Table 4 illustrates the tenure of households at the time of the Census. Most homes in the Parish were either owned outright or owned with a mortgage or loan. 110 households were recorded as living in social housing, and 4 households were in shared ownership accommodation. 100 households were in some form of private rented accommodation (Office for National Statistics, 2020).

Household Tenure	Number
Owned – owned outright	422
Owned – owned with a mortgage or loan	276
Shared ownership (part owned part rented)	4
Social rented – rented from the council	95
Social rented – other social rented	15
Private rented – private landlord or lettings agency	92
Private rented – Other	8
Living rent free	12

Table 4: Household tenure in the Parish, 2011 Census

It should be noted that whilst information drawn from the Census is useful data, it may not be wholly accurate given the time that has elapsed since it was undertaken.

5. House Price Data

Buying a home on the open market in rural locations can be expensive and a prospect possibly out of reach for many.

Mortgage lenders base the amount a person can borrow on a multiple of their income, otherwise known as the loan to income ratio. In most circumstances, lenders will cap loans between 3.5 and 4.5 times the annual salary. Additionally, they will look for a deposit between 10% and 20% of the property selling price.

Over the last 5 years, the Parish of Market Bosworth has seen substantial increases in open market property values, across all property types. As illustrated in Table 5, Zoopla estimates indicate that prices have increased by £49,964; a rise of just over 14%. A total of 165 sales have completed in the last 5 years.

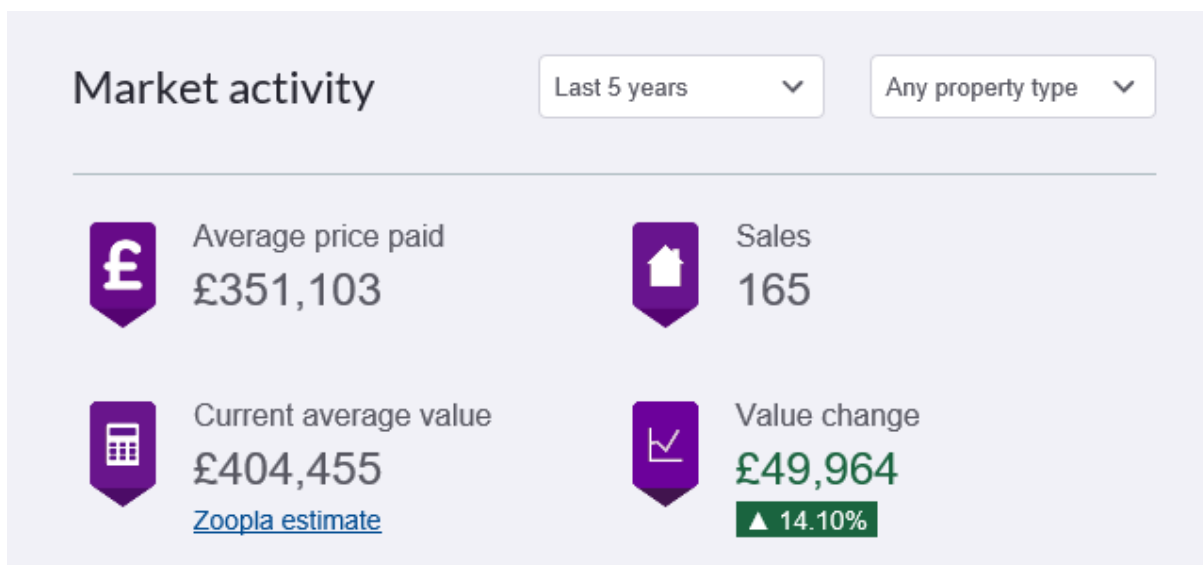


Table 5: House price data for Market Bosworth, 2015 – 2020

Table 6 presents the estimated market activity over the last 5 years in Far Coton. It also has seen increases in open market property values, across all property types, with a value change of £62,784; a rise of almost 17%. Research suggests that properties rarely come to the market in Far Coton, with just 2 sales occurring in the last 5 years.

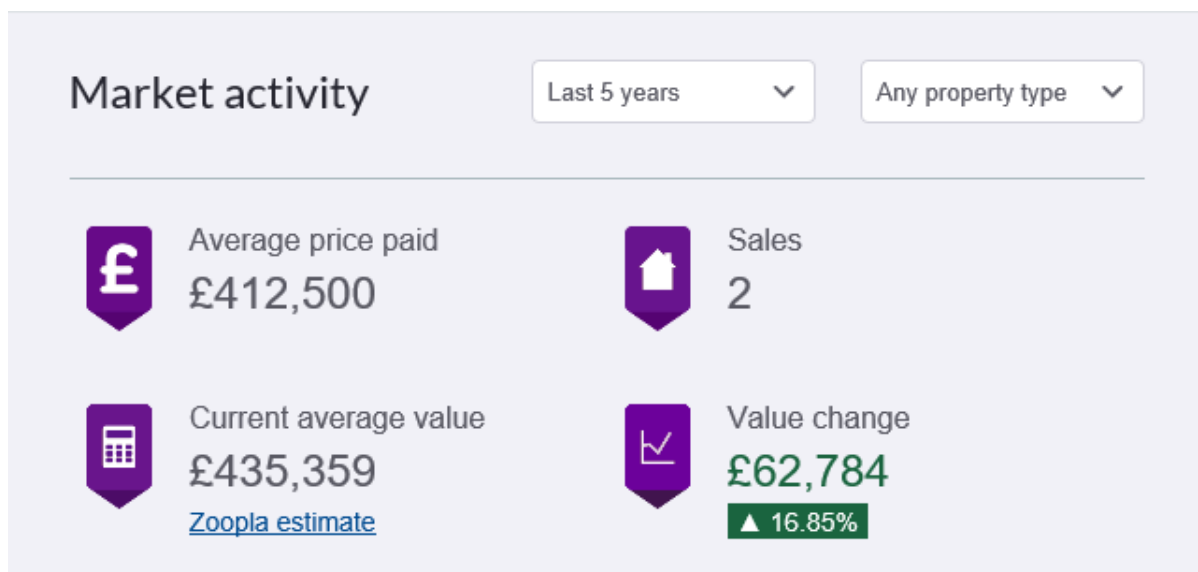


Table 6: House price data for Far Coton, 2015 – 2020

Tables 7 and 8 present an account of property values, sale prices and number of sales for detached, semi-detached, terraced homes and flats in Market Bosworth (Table 7) and Far Coton (Table 8) for the period August - October 2020.

Evidence shows that all property types in Market Bosworth have increased in value. There have been no market sale completions in the last 3 months (Zoopla, 2020).

In Far Coton, prices have increased for detached and terraced homes but have fallen for semi-detached properties and flats (Zoopla, 2020).

It should be noted that due to the current pandemic and its effect on the property market, the above information may not be typically representative of the housing market in the area.

Taking the stated values into account, and using the loan to income ratio method used by mortgage lenders with the loan capped at 3.5 times annual income, at the high end of the market in Market Bosworth, a house buyer would need a deposit of £51,065 (10%) or £102,131 (20%) and an annual income (sole or combined) of £131,311 (with a 10% deposit) and £116,720 (with a 20% deposit) in order to afford a detached property valued at £510,654.

At the high end of the market in Far Coton, a house buyer would need a deposit of £44,262 (10%) or £88,525 (20%) and an annual income (sole or combined) of £113,818 (with a 10% deposit) and £101,172 (with a 20% deposit) in order to afford a detached property valued at £442,628.

At the lower end of the market, a 10% deposit of £20,179 and a sole or combined annual income of £51,890, or a 20% deposit of £40,359 and a sole or combined income of £46,125 would be required to purchase a flat in Market Bosworth, with a value of £201,797.

The lowest value properties in Far Coton is terraced homes. To purchase a property with a value of £201,105, a 10% deposit of £20,179 and a sole or combined annual income of £51,712, or a 20% deposit of £40,221 and a sole or combined income of £45,966 would be required.

Property Type	Current Average Value	Average Price Paid	Number of Sales	Value Change
Detached	£510,654	-	0	↓ £2,122
Semi-detached	£255,793	-	0	↓ £343
Terraced	£241,582	-	0	↓ £1,994
Flats	£201,797	-	0	↑ £371

Table 7: Actual property values and sales data in Market Bosworth, August - October 2020

Property Type	Current Average Value	Average Price Paid	Number of Sales	Value Change
Detached	£442,628	-	0	↑ £756
Semi-detached	£375,856	-	0	↓ £1,545
Terraced	£201,105	-	0	↑ £321
Flats	£221,262	-	0	↓ £931

Table 8: Actual property values and sales data in Far Coton, August - October 2020

6. Survey Methodology and Purpose

In October 2020, a Housing Needs Survey questionnaire was delivered to every household in the Parish of Market Bosworth, with 6th November 2020 being the deadline date for responses. Pre-paid envelopes were provided for the return of survey forms directly to MRH, and the questionnaire was also made available online.

The survey questionnaire is divided into 2 sections:

- Section 1 – General Information
- Section 2 – Specific housing requirements

Section 1 sought to discover general information about household members, their current housing situation and their connection to the Parish. Section 2 was all about identifying the future housing requirements of all household members, and the reasons why they considered themselves to be in housing need either now, or within the next 5 years.

The survey was conducted in order to obtain clear evidence of any local housing need across a range of tenures for residents in the Parish. The information can be used positively in the planning process and provides a foundation on which 'planning gain' opportunities can be negotiated with developers.

The information obtained from a housing needs survey is invaluable at a local level, particularly in relation to local authority, Parish council and neighbourhood planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues. In short, it gives planners and village 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.

7. Conclusion

MRH has conducted a detailed study into the current housing needs in the Parish of Market Bosworth. This study has not only investigated the actual affordable housing needs of the Parish, but also for shared ownership and open market housing. In addition, the survey ascertained resident's views about living in the Parish and support for new housing for local people to help sustain local communities. The overall requirement for those in housing need is for 26 new affordable homes, and 15 new homes for those wishing to buy on the open market.

**THERE IS AN IDENTIFIED NEED FOR
26 AFFORDABLE HOMES
AND A PREFERENCE FOR 15 OPEN MARKET HOMES
IN THE PARISH OF
MARKET BOSWORTH
*FOR THOSE WITH A LOCAL CONNECTION***

Appendix 1 - Housing Needs Analysis

In order to identify the actual housing need that exists in the Parish at the current time, a two-step research process was followed. The first was to analyse the data that came as a direct result of the survey. The second was to verify with the Local Authority, that those declaring a need for affordable or social rented accommodation were on the Housing Register, and to make sure that any additional households considered eligible for housing were included.

Out of the 261 surveys returned, 45 respondents classed themselves as being in housing need either now, or at some time within the next 5 years.

Respondents were asked to clarify their need in terms of property type and size, together with a preferred tenure type. In assessing the stated need, income levels and estimated property prices are considered to ensure that any proposed future housing development will indeed meet the needs of those to be housed. Therefore, a 'likely allocation/purchase' is suggested to outline what any housing provision could realistically look like.

18 of the households who declared a need either did not enter sufficient details to allow a full assessment to take place or failed to respond to MRH's requests to clarify their circumstances. Therefore, the need of those households is unclear and cannot be determined. A further 15 households expressed a preference to purchase their own homes. These households are not considered to have a housing need as such as their preferences could be met by the market. 3 households were assessed as being adequately housed in their current accommodation, and not in housing need. The tables across pages 16-26 present the analysis from the housing needs survey.

The property types and tenures required by those determined as having a housing need is as follows:

a) Affordable or Social Rent

- 2no 1 or 2 bedroom home (this could be a house, flat or bungalow)
- 1no 2 bedroom house
- 2no 2 bedroom bungalow (sheltered housing)

b) Shared Ownership

- 1no 2 bedroom house
- 3no 3 bedroom house

As stated earlier, when defining the property type required, the word 'home' is used in instances where single person households or couples are assessed as being eligible for an affordable or social rented property but, in accordance with the Local Authority's Housing Allocations Policy may only be eligible for a home with 1 bedroom. This may not necessarily be a house.

The property types desired by those wishing to buy their own home are as follows:

- 1no 1 bedroom bungalow
- 5no 2 bedroom bungalow
- 2no 2 or 3 bedroom bungalow
- 1no 2 or 3 bedroom house
- 3no 3 bedroom house
- 1no 3 or 4 bedroom house
- 1no 4 bedroom house.

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
1	Lived in the Parish for 5 – 10 years	No	Family with children - 4 bedroom house	Owned with a mortgage	Present home too small	Now	4 bedroom house - Open market purchase - Self-build	Suitably housed at present
2	Lived in the Parish for 5 - 10 years	Private Lettings Agency	Family with children - 3 bedroom house	Private rent	Renting but would like to buy - Family break up	Within 12 months	4 bedroom house - Open market purchase - Self-build	Insufficient details provided - Unable to assess at present
3	Lived in the Parish for more than 10 years	No	Family with children - 3 bedroom bungalow	Renting from a private landlord	Renting but would like to buy - Present home in poor condition	Now	3 bedroom house - Shared ownership	3 bedroom house - Shared ownership
4	Lived in the Parish for more than 10 years	No	Household member living in the family home	N/A	First independent home	Within 5 years	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
5	Lived in the Parish for 2 - 5 years	No	Family with children - 3 bedroom house	Private rent	Renting but would like to buy - Present home too small	Within 12 months	4 bedroom house - Open market purchase	3 bedroom house - Open market purchase
6	Lived in the Parish for more than 10 years	No	Family with children - 5 bedroom house	Owned with a mortgage	Present home too expensive - Family break up	Within 3 years	3 bedroom house - Open market purchase	Insufficient financial information provided - Unable to assess
7	Lived in the Parish for more than 10 years	No	Household member living in the family home	N/A	First independent home	Within 5 years	2 bedroom house/bungalow - Open market purchase	2 bedroom house - Shared Ownership
8	Lived in the Parish for more than 10 years	No	Couple - 4 bedroom house	Owned outright	Downsizing	Within 3 years	2 / 3 bedroom house / bungalow - Open market purchase	2 / 3 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise	Preferred Home and Tenure	Likely Allocation or Purchase
9	Lived in the Parish for Less than 2 years	Private Lettings Agency	Single person - 2 bedroom house	Private rent	First independent home/couple setting up home	Within 3 years	2 / 3 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
10	Lived in the Parish for more than 10 years	Did not specify	Single person - 3 bedroom house	Owned outright	Disabled, needs adapted or ground floor property - Cannot manage stairs	Within 12 months	1 bedroom bungalow or adapted property - Discounted home ownership	1 bedroom bungalow - Open market purchase
11	Lived in the Parish for more than 10 years	No	Couple - 3 bedroom house	Owned outright	Downsizing	Within 3 years	2 3 bedroom bungalow - Discounted home ownership	2 bedroom bungalow - Open market purchase
12	Lived in the Parish for more than 10 years	No	Family with children - 3 bedroom house	Owned with a mortgage	Moved away but wishes to return	Now	3 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
13	Lived in the Parish for more than 10 years	Did not specify	Couple - 2 bedroom house	Owned outright	Cannot manage stairs	Within 5 years	2 bedroom bungalow - Sheltered housing	2 bedroom bungalow - Sheltered housing
14	Lived in the Parish for more than 10 years	Did not specify	Single person - 4 bedroom house	Owned outright	Present home too expensive	Within 12 months	3 / 4 bedroom house - Open market purchase	2 / 3 bedroom house - Open market purchase
15	Lived in the Parish for 2 – 5 years	Did not specify	Family with children - 5 bedroom house	Owned with a mortgage	Present home too expensive - Present home too large	Within 3 years	3 bedroom house - Open market purchase	3 bedroom house - Open market purchase
16	Does not currently live in the Parish - Was born in the Parish and close family live here	No	Family with children - 3 bedroom house	Owned with a mortgage	Moved away due to marriage - Wishes to return due to separation	Within 2 years	3 bedroom house - Shared ownership	3 bedroom house - Shared ownership

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
17	Lived in the Parish for more than 10 years	No	Couple - 5 bedroom house	Owned outright	Present home too large	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
18	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too small - To be closer to parent or other family member - Moved away but wish to return	Within 5 years	3 bedroom house - Open market purchase	3 bedroom house - Open market purchase
19	Lived in the Parish for less than 2 years	Private Lettings Agency	Single person - 1 bedroom flat	Private rent	Present home too small - Renting but would like to buy - Family break up	Within 12 months	3 bedroom house - Open market purchase	1 bedroom home - Affordable / Social rent
20	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too large	Within 5 years	2 / 3 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
21	Lived in the Parish for more than 10 years	No	Couple - 5 bedroom house	Owned outright	Present home too large	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
22	Lived in the Parish for 5 - 10 years	Yes	Family with children - 2 bedroom house	Private rent	Present home too small	Within 12 months	3 bedroom house - Renting from a Housing Association - Shared ownership	2 bedroom house - Affordable / Social Rent
23	Lived in the Parish for more than 10 years	Did not specify	Household member living in the family home	N/A	First independent home	Within 5 years	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
24	Lived in the Parish for more less than 2 years	Did not specify	Couple - 3 bedroom bungalow	Private rent	Renting but would like to buy	Within 12 months	2 / 3 bedroom house / bungalow - Open market purchase	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
25	Lived in the Parish for more than 10 years	Did not specify	Household member living in the family home	N/A	First independent home	Within 5 years	1 / 2 bedroom house / flat - Open market purchase	Insufficient details provided - Unable to assess at present
26	Lived in the Parish for more than 10 years	Did not specify	Couple - 5 bedroom house	Owned outright	Present home too large	Within 3 years	3 / 4 bedroom house - Open market purchase	3 / 4 bedroom house - Open market purchase
27	Does not currently live in the Parish - Was born in the Parish and close family live here	Did not specify	Did not specify	Did not specify	Moved away but wishes to return	Within 3 years	4 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
28	Did not specify	Did not specify	Did not specify	Did not specify	Disabled, needs adapted or ground floor property	Now	1 / 2 bedroom bungalow / flat - Renting from a Housing Association	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
29	Lived in the Parish for 2 - 5 years	Did not specify	Couple - 2 bedroom other	Private rent	Present home in poor condition - Renting but would like to buy	Within 5 years	3 bedroom bungalow - Open market purchase	1 / 2 bedroom home - Affordable / Social Rent
30	Lived in the Parish for more than 10 years	Did not specify	Couple - 3 bedroom house	Owned outright	Disabled, needs adapted or ground floor property - Cannot manage stairs	Within 3 years	3 bedroom bungalow - Open market purchase	Insufficient details provided - Unable to assess at present
31	Lived in the Parish for less than 2 years	Did not specify	Single person - 1 bedroom house	Private rent	Present home too expensive - Disabled, needs adapted or ground floor property - Needs permanent accommodation	Within 12 months	1 bedroom bungalow - Renting from a Housing Association - Sheltered housing	2 bedroom bungalow - Sheltered housing
32	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Renting but would like to buy - (Owner occupier given as current status)	Within 5 years	2 / 3 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
33	Lived in the Parish for more than 10 years	Did not specify	Couple - 5 bedroom house	Owned outright	Present home too expensive - Renting but would like to buy	Within 3 years	2 / 3 bedroom house / bungalow - Open market purchase	2 / 3 bedroom bungalow - Open market purchase
34	Lived in the Parish for more than 10 years	Did not specify	Couple - 3 bedroom house	Owned outright	Disabled, needs adapted or ground floor property - Cannot manage stairs	Within 3 years	3 bedroom bungalow - Open market purchase	Insufficient details provided - Unable to assess at present
35	Lived in the Parish for less than 2 years	Did not specify	Single person - 2 bedroom bungalow	Renting from the Council	Disabled, needs adapted or ground floor property - Cannot manage stairs	Within 3 years	2 bedroom bungalow / adapted property - Renting from a Housing Association - Sheltered housing	Suitably housed at present
36	Lived in the Parish for 2 - 5 years	Did not specify	Family with children - 3 bedroom house	Owned with a mortgage	Present home too small	Within 3 years	4 bedroom house - Open market purchase	4 bedroom house - Open market purchase

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
37	Lived in the Parish for more than 10 years	Did not specify	Couple - 3 bedroom house	Owned outright	Present home too large	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
38	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too small - Renting but would like to buy (owner occupier given as current status)	Within 3 years	2 bedroom bungalow - Open market purchase	Insufficient details provided - Unable to assess at present
39	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Present home too expensive	Within 5 years	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
40	Lived in the Parish for more than 10 years	Did not specify	Household members living in the family home	N/A	Family break up	Within 12 months	3 bedroom house - Open market purchase - Shared ownership	3 bedroom house - Shared ownership

Ref	Local Connection	On Housing Register	Household Details	Tenure	Reason for Need	How Soon Will the Need Arise?	Preferred Home and Tenure	Likely Allocation or Purchase
41	Lived in the Parish for more than 10 years	No	Household member living in the family home	N/A	First independent home	Within 5 years	2 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
42	Lived in the Parish for more than 10 years	Did not specify	Household member living in the family home	N/A	First independent home	Within 5 years	1 bedroom house - Open market purchase	Insufficient details provided - Unable to assess at present
43	Lived in the Parish for more than 10 years	Did not specify	Couple - 2 bedroom flat	Owned outright	Present home too small	Within 3 years	3 bedroom house - Self build	Suitably housed at present
44	Lived in the Parish for more than 10 years	Did not specify	Couple - 4 bedroom house	Owned outright	Moved away but wishes to return	Within 12 months	1 bedroom house / bungalow - Renting from a Housing Association	Insufficient details provided - Unable to assess at present
45	Lived in the Parish for more than 10 years	Did not specify	Single person - 1 bedroom other	Private rent	Present home in poor condition	Within 12 months	1 / 2 bedroom flat -	Insufficient details provided - Unable to assess at present

Table 9: Housing needs survey analysis for residents in the group Parish

Appendix 2 – Analysis of Survey Part 1

Questions 1 asked people how long they had lived in the Parish. 259 respondents answered this question and the results are depicted in Figure 1.

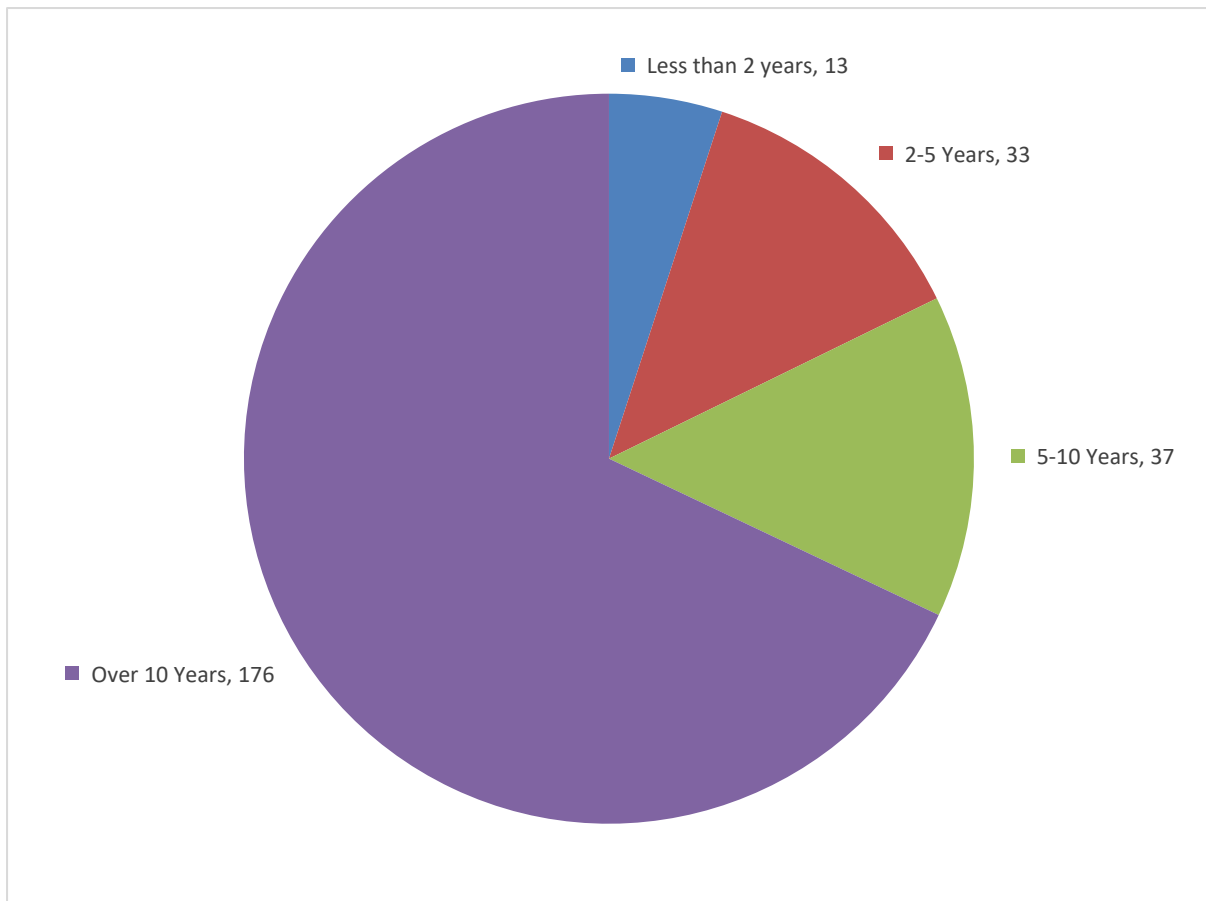


Figure 1: Length of residency

The majority of respondents are long standing residents, having lived in the Parish for more than 10 years. Just 13 respondents have lived in the area for less than 2 years.

Question 2 looked at the composition of the households that responded to the survey. 259 of the 261 respondents answered the question. Most households are couples, followed by families with children (households with 1 or 2 parents).

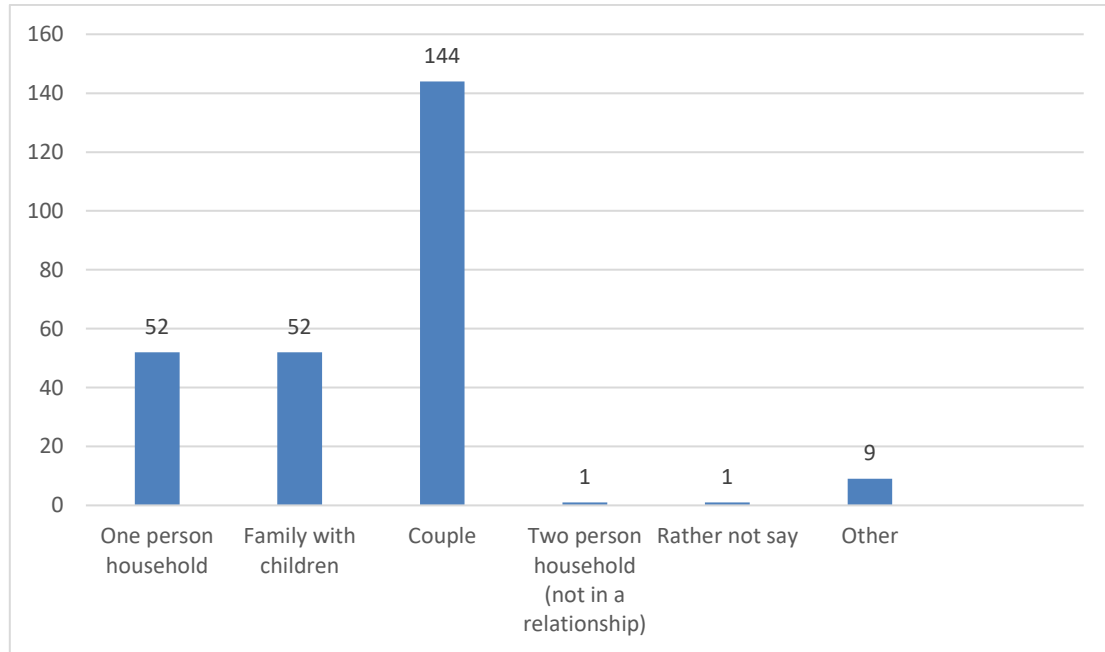


Figure 2: Household composition

Question 3 asked participants to list the individual members currently living in the household. This information feeds into the housing needs analysis which is presented at table 9. Therefore, these responses are not included in this section of the report.

Questions 4 and 5 asked about the tenure, size and type of home in which people live. The tenure of the homes in which people live are shown in Figure 3.

Most people who responded to the survey own their own home, either outright or with a mortgage. The number of respondents living in the rented sector is relatively low; just 8 households live in affordable/social rented housing and 18 live in the private rented sector.

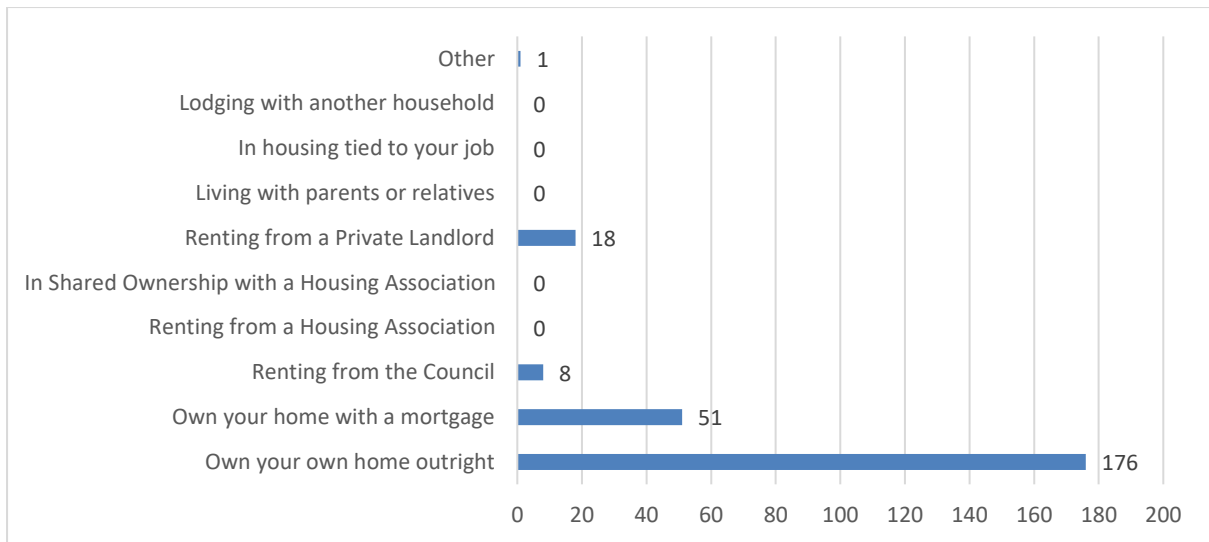


Figure 3: Tenure of respondents

Figure 4 illustrates the type and size of home. Houses with 3 or 4 bedrooms were the predominant property types.

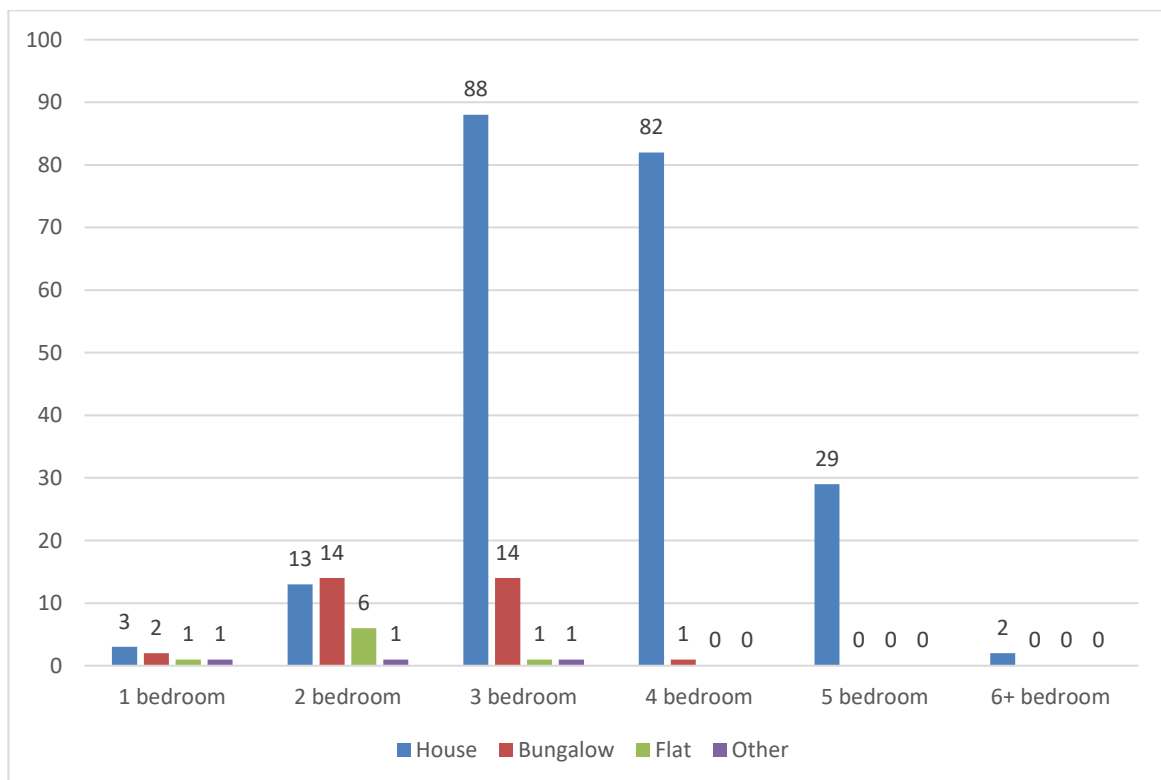


Figure 4: Property types and number of bedrooms

Question 6 asked people to identify the type of housing they think the Parish needs, in addition to its current stock. This question allows for multiple answers; however, it can be assumed that those selecting ‘no further homes are needed’ would not then go on to select any further choices. It can therefore be determined that 92 (or 37%) of the 253 people who answered this question think no further homes are needed. The remaining 63% think housing in one form or another is required. 8 respondents did not answer this question.

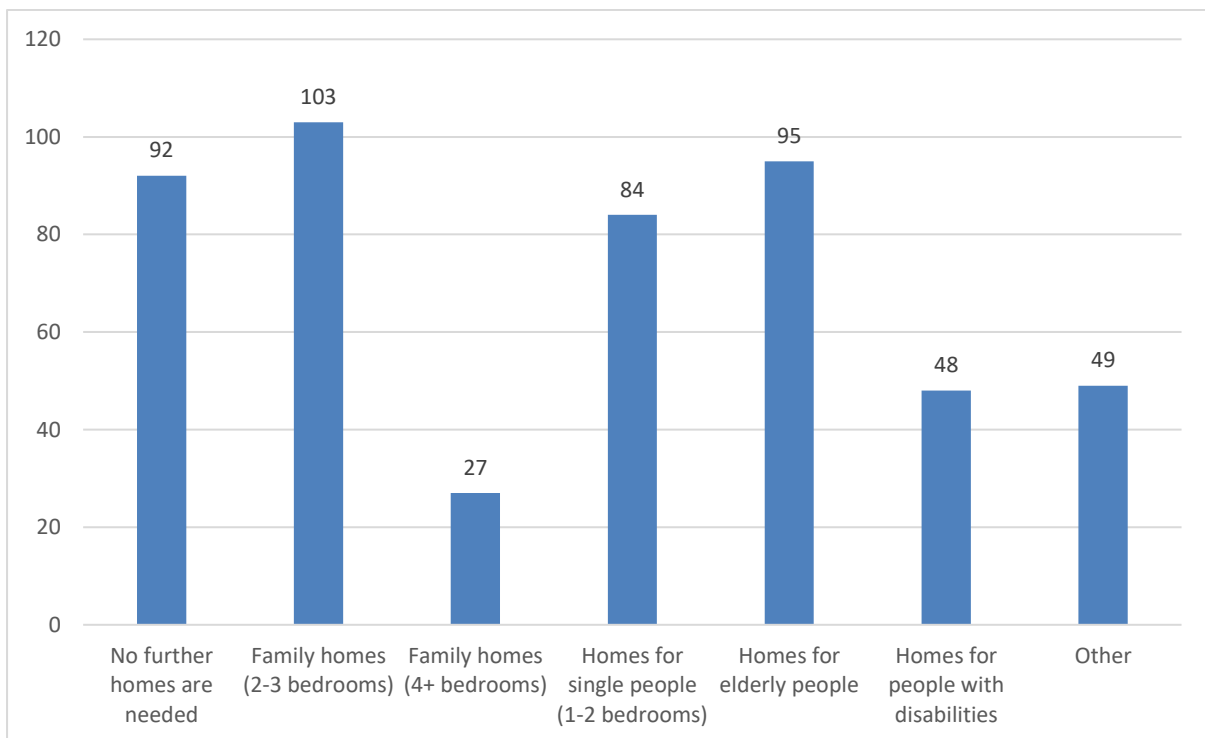


Figure 5: Type of home people think the Parish needs

Question 7 asked whether people would support the development of new homes to meet the needs of local people. 10 people did not answer this question. The responses from the 251 who did are illustrated at Figure 6. 141 of those responding agreed that new homes for local people are needed, 66 said no, and 44 didn't know.

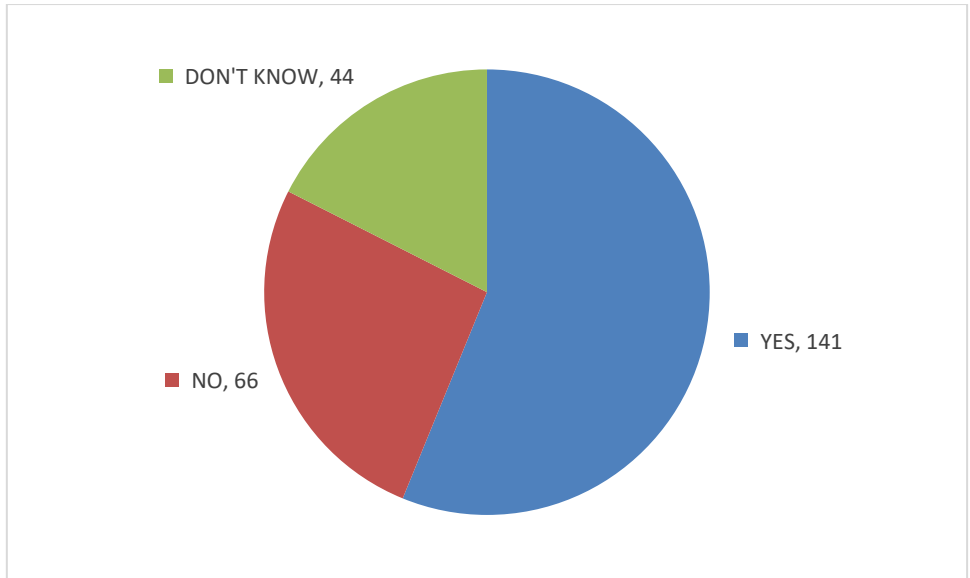


Figure 6: Support for the development of new homes for local people

Questions 8 and 9 asked residents if any members of their household left the Parish over the last 5 years and the reasons for them doing so. 245 respondents answered question 8, and as shown at Figure 7, 194 of these said a member of their household had left the Parish in the last 5 years. whilst 49 respondents answered question 9.

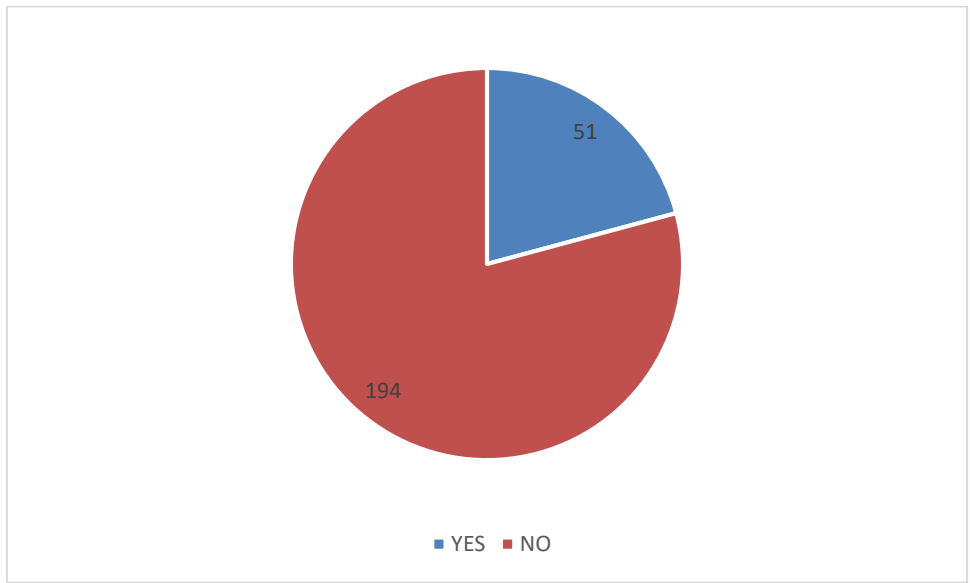


Figure 7: Number of households with a member who has left the Parish

Table 10 shows a breakdown of their answers to question 9, which asked for the reasons why people were known to have left the Parish. 49 respondents answered this.

Reason for leaving	1 Person	2 People	3+ People	Total
For employment elsewhere	10	8	0	18
Marriage or separation	7	4	1	12
Lack of affordable homes	13	6	3	22
To go to University or College	10	5	1	16
Lack of facilities	3	1	0	4
Total	43	24	5	72

Table 10: Reasons for leaving the Parish

The responses to questions 10 - 19 feed into the housing need analysis. Therefore, these responses are not broken down in this section of the report.

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