A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF RYHALL PARISH

PRODUCED BY

MIDLANDS RURAL HOUSING

ON BEHALF OF

RUTLAND COUNTY COUNCIL

OCTOBER 2024

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1. Introduction

During September 2024, Midlands Rural Housing (MRH) carried out an independent rural housing needs survey in Ryhall Parish. The survey was conducted on behalf of Rutland County Council (RCC), with the indispensable support of Ryhall Parish Council.

The aim of the survey was to understand whether there is a need for any new housing in the Parish for people who have a local connection. RCC is committed to working with partners to provide genuinely affordable housing of various tenures for people with a local connection to rural settlements within the district.

Housing need survey results may be used to support a planning application. But before any formal applications can be made, there must be enough evidence to demonstrate that there is sufficient need amongst local residents to justify any form of development, and to help inform the mix of housing types and tenures needed by local people whose housing needs are not currently being met by the housing stock available at this time in the parish.

Rural exception sites are generally subject to having local support from the Parish Council and the community. Subject to local planning rules, open market homes may sometimes be used to cross-subsidise the costs of building homes for affordable tenures. Alternatively, the affordable homes could be provided as part of a larger scale development through a s106 agreement. Any open market housing on such developments could be informed by any open market preferences found in this report. Both options are subject to local authority planning policy.

Whilst the information gleaned from this survey is representative of a snapshot in time, the results of housing need surveys can be considered valid for up to five years. Therefore, the findings from this survey can be relied upon until October 2029 unless there are any significant changes in the area, or to the individual circumstances of those responding and considered at this time to be in housing need.

2. Key Findings

A housing need survey questionnaire and covering letter was delivered to 758 residential properties in the parish by the Parish Council. A total of 180 responses were received, giving an overall response rate of 24%.

Sixteen respondents said that they or a member(s) of their household needed an alternative home, but three did not provide enough information to be included in the analysis. Table 1 provides a summary of the housing types and tenure required to meet those needs.

Data was also taken from RCC's housing register, to ensure the needs of those registered for housing could be considered. This information is summarised in Table 2. One person who was found to be in housing need is registered with RCC for housing. They have not been counted twice in the analysis. It should be noted that housing register applicants do not have their local connection verified until the point of being shortlisted for a property.

Amongst those with a housing need, the most cited barriers to being able to move were a lack of suitable size or type of housing, and a lack of affordable housing to rent or buy. Twelve of the sixteen respondents with a housing need said that they were unable to move at the present time due to these reasons. One of those in housing need wants to move to the parish so they can be supported by their family. They are unable to because of the current lack of affordable housing to rent or buy.

Home ownership is very high in the parish. Just 30 of the 180 respondents do not own their home.

Question 9 – 'would you support the development of new homes if these were for local people?' was answered by 163 respondents. Of these, 131 said yes, they would.

Out of all households that responded to the survey, 38 of these have children living at home. These children could form emerging households in the future, therefore increasing the need for additional homes of various tenures in future years.

THERE IS AN IDENTIFIED NEED
FOR 60 NEW HOMES
IN RYHALL & BELMESTHORPE
FOR THOSE WITH A LOCAL CONNECTION

Property Type	Affordable/Social Rent	Shared Ownership	Shared Ownership older persons	Open Market	Totals
1 bed bungalow	3	-	-	-	**3**
1 or 2 bed bungalow	2	-	-	-	**2**
2 bed bungalow	1	-	-	-	**1**
1 bed house	1	-	-	-	**1**
3 bed bungalow	-	-	1	-	**1**
2 bed house or GF flat	1	-	-	-	**1**
3 bed house	-	2	-	-	**2**
3 or 4 bed house	-	-	-	1	**1**
5 bed house	1	-	-	-	**1**
Totals	**9**	**2**	**1**	**1**	**13**

Table 1: Housing need arising from the survey

Bedroom Need	Number of Applicants
1	19
2	16*
3	7
4	3
4 +	1
Total	**47**

Table 2: Housing register data

*The actual number of people on the housing register in need of two bed accommodation is 17. The number has been reduced so as not to double count survey respondents with housing register data. Housing register applications are not fully verified until the point at which a housing allocation is being considered. This number is therefore subject to change.

3. Definitions of 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 Annex 2 of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023).

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) **Starter homes** are as specified in sections 2 and 3 of the Housing and Planning Act [It should be noted that Starter Homes are no longer part of government housing policy].

c) **Discount market sales housing** is that sold at a discount of at least 20% below market value. Eligibility is determined about local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership** are homes provided for sale that provide a route to ownership for those who could not achieve it through the market. These include 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.

The NPPF states that “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this”.

Housing Need Surveys do not assess housing need for affordable/social rented housing alone. They also seek to establish preferences for homes that can be bought on the open market (an affordable housing product such as discounted market sale or full market value), shared ownership, and the requirements of respondents who may wish to pursue self/custom build projects.

4. Issues Facing Rural Communities

The following infographic from English Rural clearly demonstrates some of the issues faced by those who live in rural communities.

Figure 1: Rural community statistics

Source: (English Rural, 2024)

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.

5. The Parish of Ryhall

Ryhall is a village and civil parish in the county of Rutland. It sits approximately two miles north of Stamford, close to the eastern boundary of the county. Ryhall is bounded to the west by the A6121 main road from Stamford to Bourne, and on the other three sides by the River Gwash. The parish also includes the hamlet of Belmesthorpe, which is just south of Ryhall itself.

At the time of the 2011 census, the population of the parish was 1,614, making it one of the largest in Rutland. By the time of the 2021 census, the population increased slightly to 1,637.

Within the hierarchy of settlements established in RCC's Local Plan, Ryhall village is classified as a Local Service Centre. It has two pubs, a library, a well-attended school, a church, a very well-equipped village hall, a village store and post office, playing fields and allotment plots. The village is also served by a regular bus service. Belmesthorpe is classed as a Smaller Village. There are very few facilities here, but the village does have a traditional country pub.

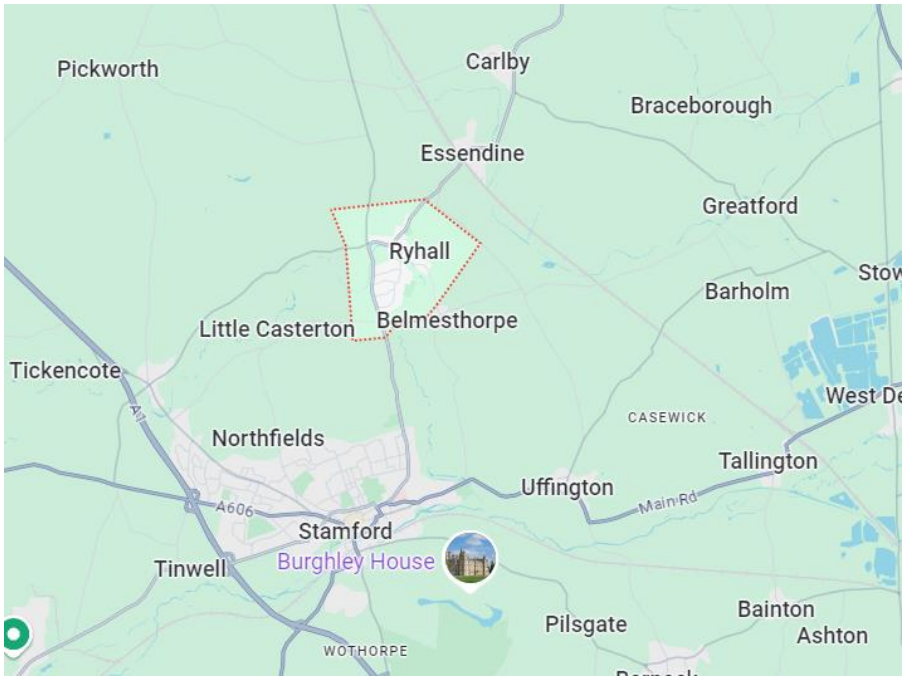
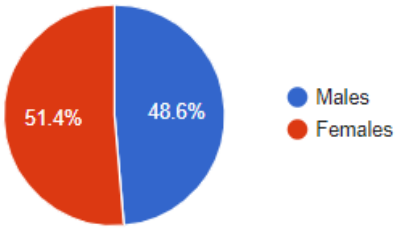


Figure 2: Location of Ryhall Parish

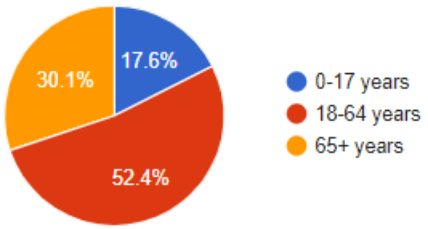
Source: (Google Maps, 2024)

The 2021 census recorded a population of 1,637 people, with a structure of 837 (51.4%) females and 792 (48.6%) males. The population has increased by 0.14% from the 2011 census, which recorded a population of 1,614 (City Population, 2024).



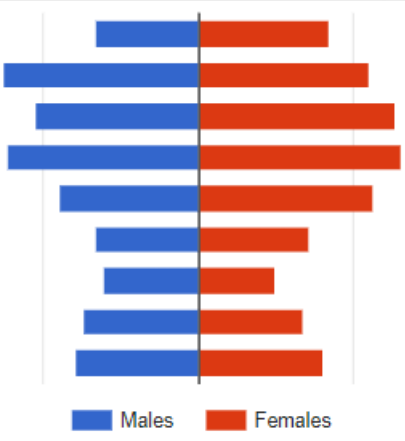
Gender (C 2021)	
Males	792
Females	837

Figure 3: Gender (c.2021)



Age Groups (C 2021)	
0-17 years	286
18-64 years	853
65+ years	490

Figure 4: Age groups (c.2021)



Age Distribution (C 2021)	
80+ years	151
70-79 years	236
60-69 years	232
50-59 years	255
40-49 years	203
30-39 years	138
20-29 years	112
10-19 years	142
0-9 years	160

Figure 5: Age distribution (c.2021)

Tables 3 and 4 illustrate the property types and forms of tenure that were recorded during the last Census (The Parish.UK Network, 2024).

Detached homes form the majority. A large proportion of homes in the parish (569) are owned either outright or with a mortgage or loan. This equates to 78% of homes throughout the parish, and includes homes occupied on a shared ownership basis.

Accommodation Type	Number
House or bungalow – Detached	329
House or bungalow – Semi-detached	289
House or bungalow – Terraced	87
In a purpose-built block of flats	21
Other	20
Total	**758**

Table 3: Housing stock profile (c.2021)

Tenure Type	Number
Owned outright	356
Owned with a mortgage or loan (inc shared ownership)	213
Social rented	94
Private landlord or letting agency	50
Private rented – Other	11
Other	34
Total	**758**

Table 4: Tenure type (c.2021)

6. House Prices and Rents Data

The average house price in rural England was £419,000 in quarter four of 2022, compared to average earnings of £25,600. While house prices in rural areas have seen a greater increase (29%) over the past 5 years than their urban counterparts (21%), workplace based rural annual earnings have not seen the same level of increase. In 2017, rural wages were £21,400, equating to a 19.6% increase over the same period (CPRE: The Countryside Charity, 2023).

This represents a 10% gap between rural house prices and wages, proving that buying a home on the open market in rural locations is not only expensive, but it is a prospect possibly out of reach for many.

Broadly speaking, 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 at four and a half times the sole (or joint) gross annual income of the person(s) applying for the mortgage. Additionally, they will look for a deposit of at least 10% of the property selling price.

Out of 40 parishes with at least ten sales since 2018, Ryhall is the 31st most expensive parish in Rutland (Parish UK Network, 2024).

According to Rightmove, properties in Ryhall had an overall average price of £422,900 over the last year. Most sales during the last year were detached properties, selling for an average price of £495,875. Semi-detached properties sold for an average of £350,250, with terraced properties fetching £275,000. Overall, sold prices in Ryhall over the last year were 2% up on the previous year and 9% up on the 2021 peak of £387,966.

During the last five years, there were 103 residential property sales in the village. Prices range from £180,000 to £920,000. At the time this report was written, there were six homes for sale in Ryhall. Prices range from £430,000 for a three-bedroomed detached bungalow, to £249,995 for a three-bedroomed terraced property. There was also an opportunity to purchase a plot with full planning permission for a self-build project, with a guide price of £475,000.

At the time of writing, there were no properties available for private rent.

Properties in Belmesthorpe had an overall average price of £650,000 over the last year. Overall, sold prices in Belmesthorpe over the last year were 10% up on the previous year and 14% down on the 2008 peak of £756,500.

During the last five years, there have been nine residential property sales, with prices ranging from £180,000 to £705,000.

At the time this report was written, two opportunities were advertised for sale in the village. One of these was a four-bedroomed detached home, asking for offers over £750,000. The other is a plot with full planning permission, with a guide price of £600,000.

There were no properties available for private rent.

Table 5 provides an example of the estimated income required to service a mortgage based upon the standard assumptions of a 10% deposit and a 4.5 income multiplier, if purchasing the most and least expensive properties currently available to buy in the parish. It should be noted that where larger deposits are available (either from savings, equity, or family borrowing), the size of the loan will be reduced, and the required income will also fall. Estimates for the costs of buying building plots have not been provided due to the complexities around land purchases.

Finance required to purchase in Ryhall	**£**	**£**
Asking price	430,000	249,995
Minimum deposit (10%)	43,000	24,999
Mortgage required	387,000	224,996
Annual gross household income required to service the mortgage	86,000	49,999
Finance required to purchase in Belmesthorpe	**£**	**£**
Asking price	750,000	-
Minimum deposit (10%)	75,000	-
Mortgage required	675,000	-
Annual gross household income required to service the mortgage	150,000	-

Table 5: Finances required to purchase property in the parish

Local Housing Allowance Rates (LHA) are used by local authorities to determine how much a private renter can claim in Housing Benefit to help with their rental costs. Rates are based on the area and are calculated using a '30th percentile' methodology. These are called reference rents and are the maximum amount of benefit that will be paid to a claimant. A claimant may rent a dwelling larger than needed at a higher rent, however the maximum amount of benefit is based upon the reference rent for the size of dwelling that the claimant's household needs. The difference must be paid out of the tenant's other income. It should also be noted that single people under the age of 35 are only entitled to the shared accommodation rate.

Ryhall parish is in the Peterborough Broad Rental Market Area (BRMA). Table 6 shows the values of the local housing allowance (LHA) rates that apply to the parish as of November 2024.

Weekly LHA Rate £	Shared Accommodation	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Peterborough BRMA	£79.36	£132.33	£161.10	£186.41	£241.64

Table 6: LHA rates as of November 2024

At the time this report was written there were no properties available for private rent in the parish.

7. Survey Methodology and Purpose

MRH has conducted a detailed study into the current housing requirements for the parish of Ryhall, across a variety of tenures. These include affordable rent, affordable home ownership, self/custom build and open market sale.

A Housing Needs Survey questionnaire was delivered to 758 residential households in the parish by the Parish Council, with a return date of 30th September 2024. Households could either return the survey via pre-paid post or complete an electronic version online.

The survey was conducted on behalf of Rutland County Council, who are seeking to establish what housing needs exist in the parish for people with a local connection.

The information obtained from a housing needs survey is invaluable at a local level for 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.

A total of 180 valid responses were received, 148 of which were paper copies returned by free post. The overall response rate for this survey is 24%.

The survey questionnaire was divided into 2 parts:

- Part 1 – General information
- Part 2 – Your housing requirements.

Part 1 sought to discover general information about household members, their current housing situation, and their connection to the village.

Part 2 looked to identify the future housing requirements of those household members who consider they have a housing need, either now or within the next 5 years.

8. Part One - Analysis of survey responses

This section of the report presents the data from the responses to Part One of the survey questionnaire.

It is important to note that where respondents had the opportunity to leave comments as part of the answer to any question, these are in respect of their personal views and may not be representative of the wider community. In the interests of transparency, and where comments are wide ranging in their detail, these may be included in the appendices of this report. Where there have been concerns of potential disclosure of a respondent's identity, comments have not been included.

Question 1. How long have you lived in this parish?

All but one of the 180 respondents answered this question. Most people have lived in the parish for five years or more, whilst just 33 have lived in the parish for less than five years.

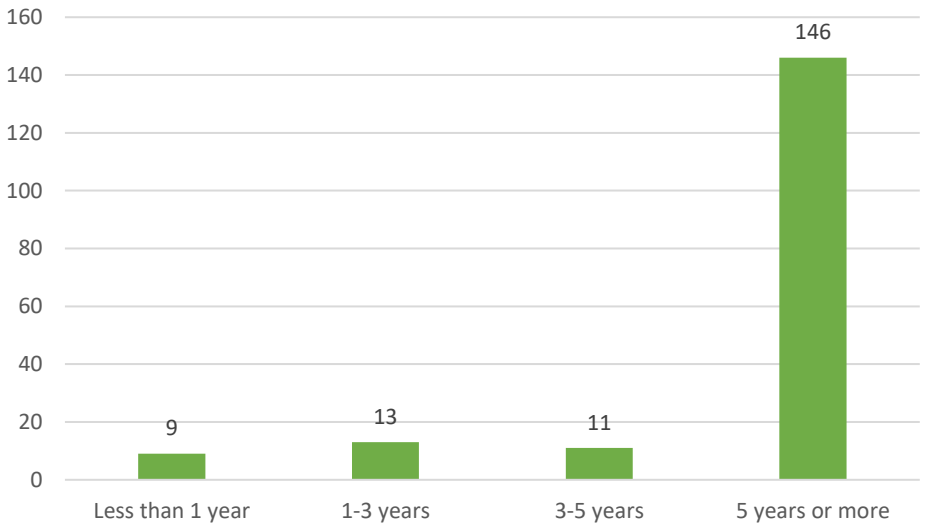


Figure 6: Length of residency

Question 2. Which category best describes your household? (please tick one box only)

Again, all but one of the 180 respondents answered this question. Most households are made up of couples and single people. Overall, there are 39 households with children living at home. This could lead to a greater need for housing in the future to accommodate new households that might emerge over time.

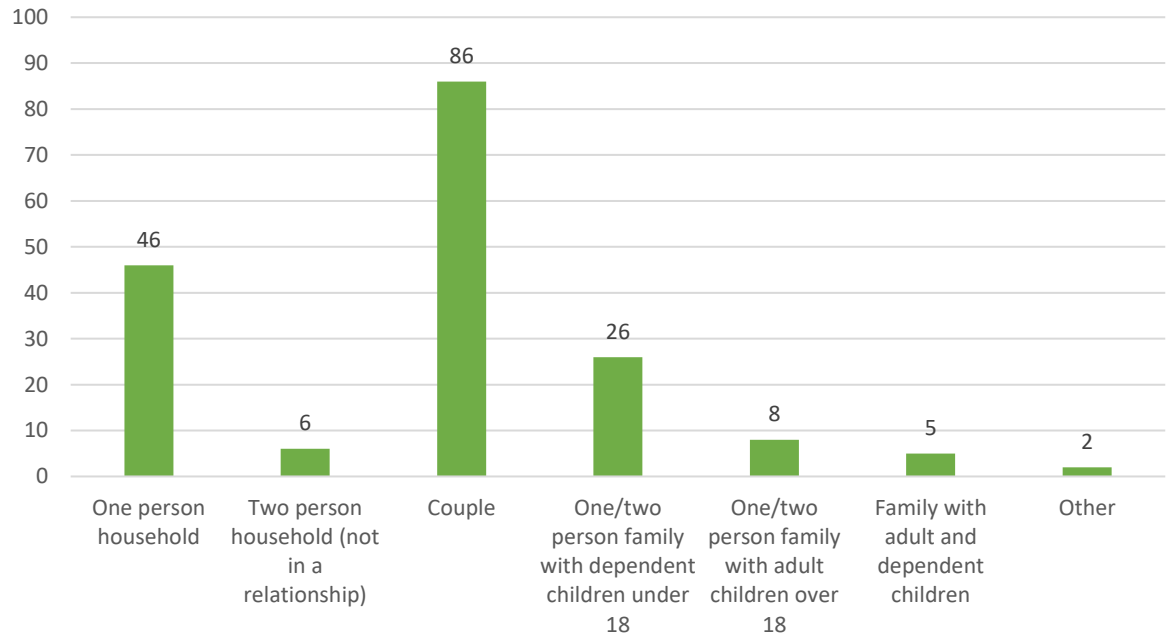


Figure 7: Household composition

Question 3. Please complete the table below for all those currently living in your household.

As this information feeds into the housing needs analysis presented at Table 7, it is not included in this section of the report.

Question 4. Which of the following best describes your current accommodation?

Out of 180 respondents, 177 answered this question. Home ownership in the parish is high, with 146 of respondents owning their home, either outright or with a mortgage. In the affordable housing sector, 16 respondents rent from a Housing Association, and one lives in shared ownership accommodation. Fourteen respondents live in the private rented sector, which is generally considered insecure accommodation.

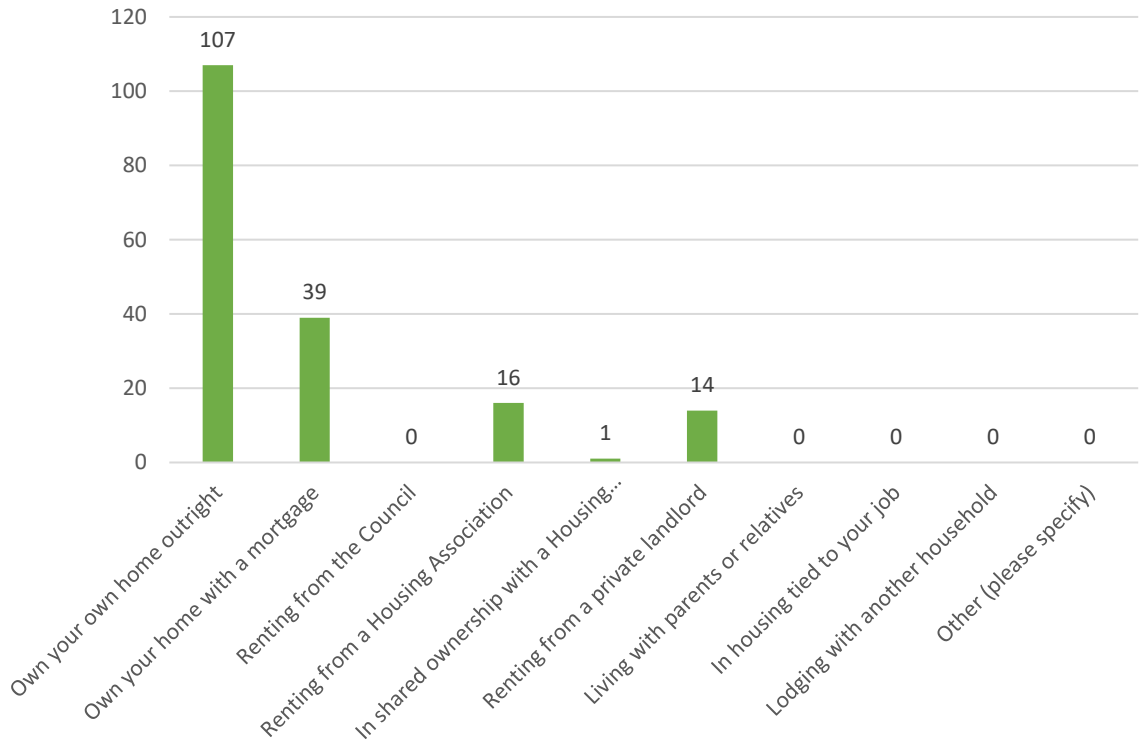


Figure 8: Tenure of respondents

Question 5. What type of home do you live in and how many bedrooms do you have?

176 out of 180 respondents answered. Most people live in houses with three or four bedrooms, followed by two-bedroom houses and three-bedroom bungalows.

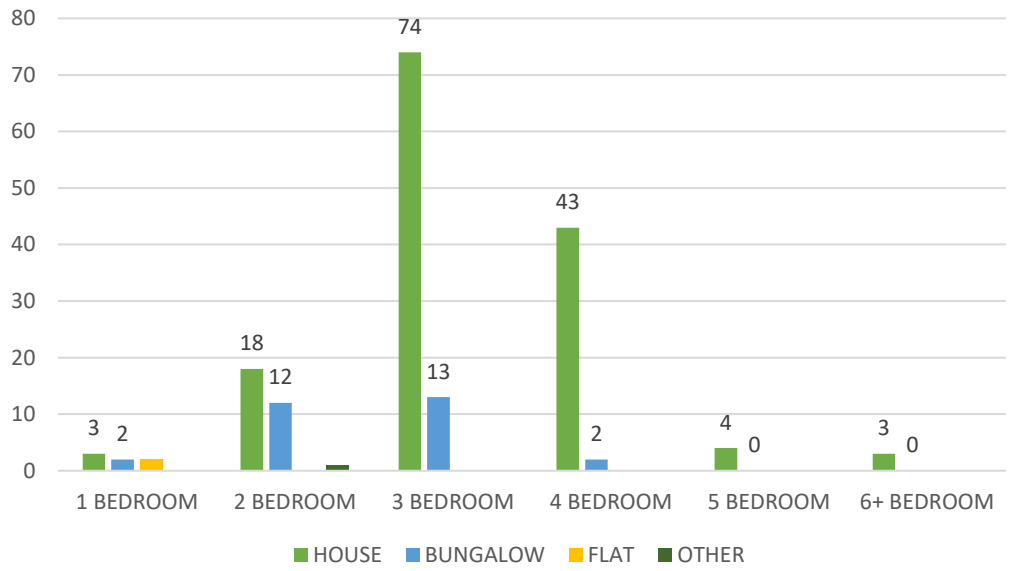


Figure 9: Property type and number of bedrooms

Question 6. Do you think any of the following types of housing are needed in the parish? (please tick all that apply)

As this was a multiple-choice question, respondents could select more than one option when answering the question. Of the 180 respondents, 154 gave their view and 26 chose not to answer.

Family homes with two or three bedrooms and homes with one or two bedrooms for single people received the highest number of responses. Larger family homes with four or more bedrooms were seen as a lesser priority.

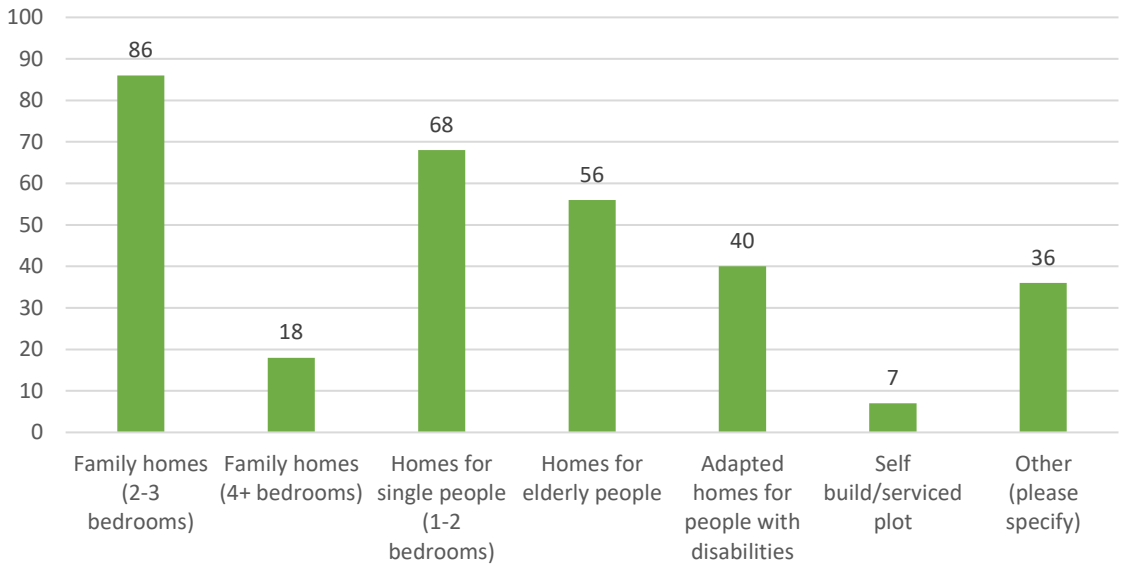


Figure 10: Housing types residents think are needed

There were 36 respondents who ticked 'other' and left comments. Fifteen respondents gave a variety of views about different house types they think are needed, whilst 7 respondents felt they didn't know enough to be able to comment. Twelve respondents didn't think the parish needs any new homes.

A couple of respondents to the housing need survey commented that the parish has seen enough new housing development in recent years, and that there is now adequate housing available for all.

There are two rural exception sites in Ryhall. One is St Eabba's Close, off the Essendine Road, which completed around 2012. The site was chosen after joint working with the Parish.

The scheme delivered the following:

- Two homes for shared ownership
- Six homes for rent

The other is in Flint Close, and was constructed in the early 1990's. This scheme delivered nine homes.

- Five homes for rent
- Four homes for shared ownership

There are 2 recent consents for market housing off Belmesthorpe Lane, at or adjacent to the trout farm. One site has an affordable housing requirement for three homes. Two of these will be First Homes (a form of discounted market sales housing), and the local authority has accepted a commuted sum in lieu of the third. The other also has an affordable housing requirement for three homes, two of which are required to be rented and one a First Home.

Altogether, there are just over 100 affordable homes in Ryhall, with many of them being for older people.

Question 7. Have any members of your household moved out of the parish over the last five years?

Out of 180 respondents, 174 answered this question and 30 said a member(s) of their household had left the parish.

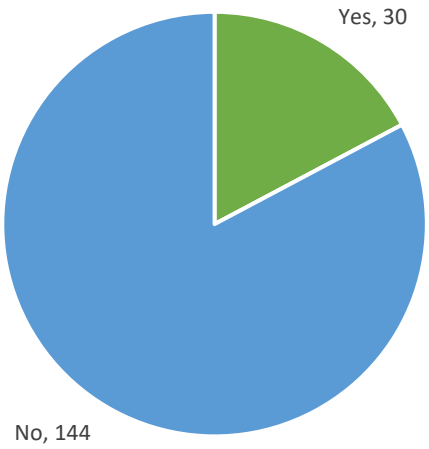


Figure 11: Number of respondents with a household member who has left the parish

Question 8. If yes, please indicate how many members of your household have moved and why.

Out of the 30 respondents who answered yes to the previous question, 28 went on to give the reasons why family members had left the parish. Most people leaving did so for employment or to continue with their education. People are known to have left due to a lack of affordable housing to rent or buy, and a lack of suitable housing.

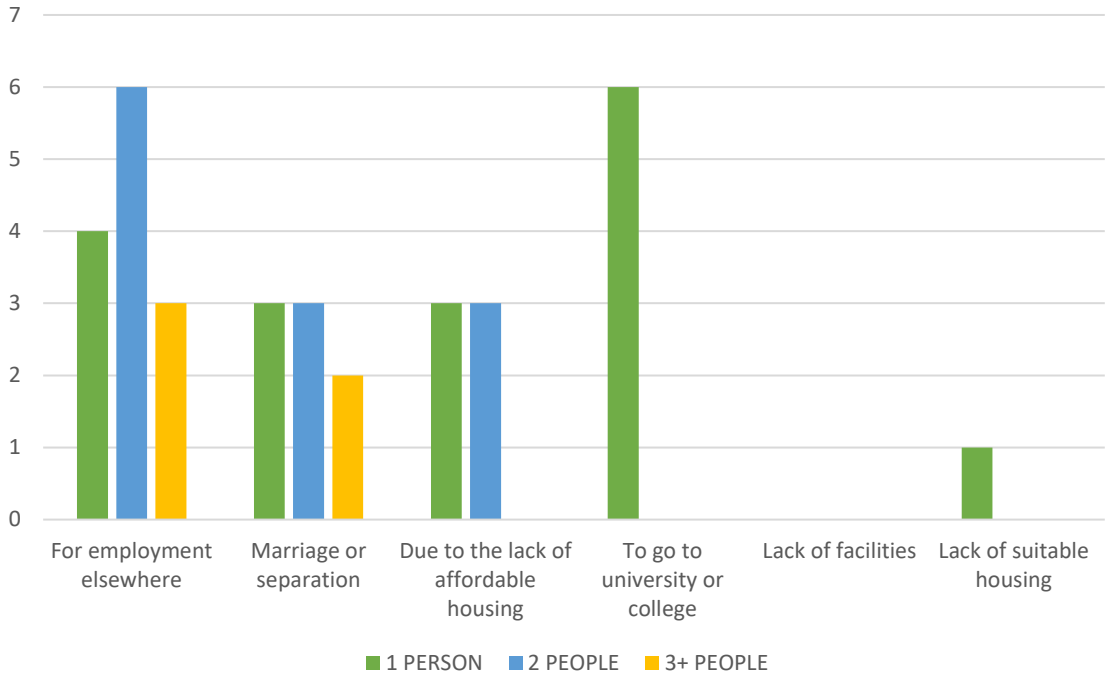


Figure 12: Reasons for leaving the parish

Question 9. Would you support building new homes in the parish to meet the needs of local people?

Out of 180 respondents, 163 respondents answered this question, and 131 (80%) of them said yes, they would support development of homes for local people.

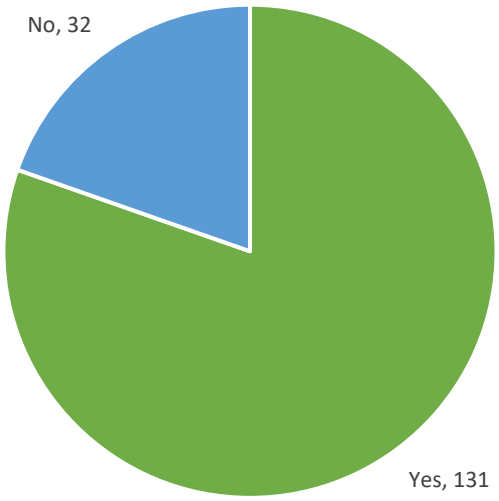


Figure 13: Support for new development

9. Part Two – Analysis of survey responses

Out of the 180 valid surveys returned, sixteen respondents said that they or a member of their household classed themselves as being in housing need either now, or at sometime within the next five years. Table 7 provides further details about their circumstances and how they have been assessed.

Our assessment determined that three households did not provide enough information to allow us to clarify their housing need. Two of these did not provide contact details and another did not respond to voice mails asking them to call back.

We asked respondents to tell us how soon they would need new accommodation. One respondent did not specify this. The others answered as follows:

- In need now 2
- Within 12 months 5
- 1-3 years 5
- 3-5 years 3

Housing register data was obtained from the Local Authority and a verification exercise took place to ensure housing register applicants (if any) with eligibility for affordable rented housing in the area were included in the analysis, but not double counted with anyone who had responded to the survey. Checks were also undertaken to verify that likely allocations suggested by MRH were in alignment with the council's Allocations Policy. It should be noted that housing register applicants do not have their local connection verified until the point where they are shortlisted for a property and an allocation is being considered. Therefore, at this early stage, the number of housing register applicants who would be eligible for a new home should a rural exception site be delivered, is unverified.

Developers looking to meet housing needs should contact Rutland County Council's Housing Strategy and Enabling Officer for an updated position on the Housing Register due to fluctuations in local needs.

Question 9. If you want Midlands Rural Housing to include your housing need in our analysis and are happy for us to use the information given in Part Two, then you must tick this box.

All the respondents who said they were in need consented to their information being used.

Question 20. What are the barriers preventing you from moving?

Of all the people saying they have a need for housing, most said the biggest barrier to moving is the lack of affordable housing, and housing of a suitable size or type.

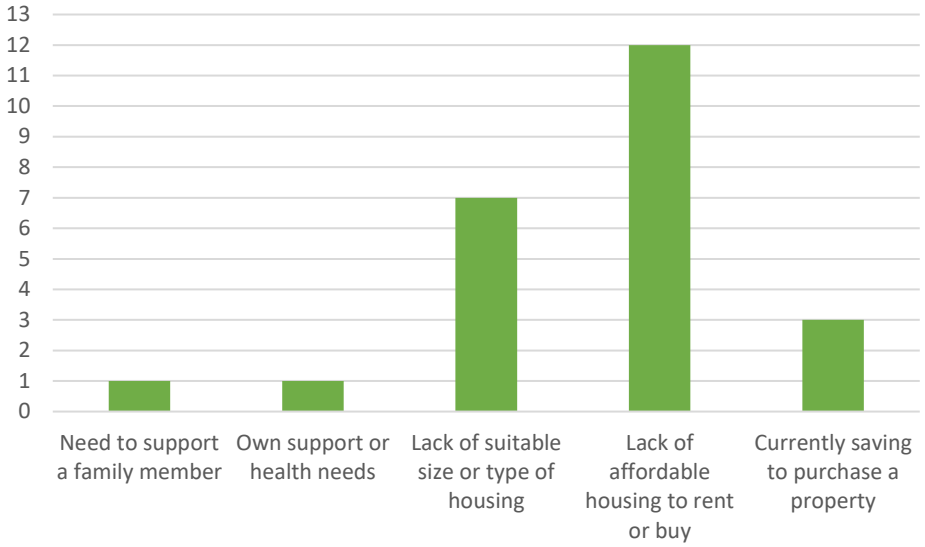


Figure: Barriers to moving

Ref	Local Connection	On Housing or Self Build Register	Household Details And Tenure	Reason for Need	Need Will Arise	Preferred Home and Tenure	Barriers to Moving	Likely Allocation or Purchase
1	Has been resident in the parish for three out of the last 5 years, or has immediate family member resident for the past 3 years	No	Family with dependent children - Mortgaged	Did not specify	Did not specify	Did not specify	Did not specify	Insufficient information provided - Unable to assess
2	Lived in the parish for at least 9 of the last 12 months	No	Family with dependent child - Mortgaged	Family break up	Within 1-3 years	2 or 3 bed house - Open market	Lack of affordable housing to rent or buy	3 bed house - Shared ownership
3	Has been resident in the parish for three out of the last 5 years, or has immediate family member resident for the past 3 years	No	Family with dependent children - Private rent	Renting but would like to buy - Couple setting up home together	Within 3-5 years	2 or 3 bed house - Shared ownership - Discounted market sale - First homes	Lack of affordable housing to rent or buy	3 bed house - Shared ownership

Ref	Local Connection	On Housing or Self Build Register	Household Details And Tenure	Reason for Need	Need Will Arise	Preferred Home and Tenure	Barriers to Moving	Likely Allocation or Purchase
4	Has been resident in the parish for three out of the last 5 years, or has immediate family member resident for the past 3 years	No	Couple - Private rent	Present home too large - Needs permanent accommodation - Needs longer term/more secure tenancy	Within 12 months	2 bed house/bungalow/ adapted property - Housing Association	Lack of suitable size/type of housing - Lack of affordable housing to rent or buy	2 bed bungalow - Affordable rent
5	Did not specify - Have lived in the parish for less than 1 year	No	Couple - Private rent	To be closer to employment - To be closer to family member to give/receive support - Present home in poor condition - Needs longer term/more secure tenancy	Within 1-3 years	3 bed bungalow/adapted property - Open market	Lack of suitable size or type of housing - Lack of affordable housing to rent or buy	3 bed bungalow - Shared ownership for older people
6	Been living in the parish for at least 9 out of the previous 12 months - Been employed in the parish for at least 9 out of the previous 12 months	No	Couple - Private rent	Renting but would like to buy - Present home too small	Within 1-3 years	2/3 bed house/bungalow/ adapted property - Housing Association - Shared ownership	Currently saving to purchase property - Lack of affordable housing to rent or buy	1/2 bed bungalow - Affordable rent

Ref	Local Connection	On Housing or Self Build Register	Household Details And Tenure	Reason for Need	Need Will Arise	Preferred Home and Tenure	Barriers to Moving	Likely Allocation or Purchase
7	Been living in the parish for at least 9 out of the previous 12 months	No	Family with dependent children under 18 - Housing Association	Present home too small - Cannot manage stairs	Now	4 bed house/bungalow - Housing Association - Discounted market sale or First homes	Lack of suitable size or type of housing	5 bed house - Affordable rent
8	Been resident in the parish for 3 out of the previous 5 years, or has immediate family resident in the parish for the past 3 years - Has moved or wishes to move to the parish to care for elderly or infirm members of the family who live in the parish	RCC	Family with dependent child - Private rent	Present home too expensive - To be closer to parent or other family member to give/receive support - Need permanent accommodation	Within 12 months	2 bed house/bungalow/ Flat - Housing Association	Own support or health needs - Lack of affordable housing to rent or buy	2 bed ground floor flat/house - Affordable rent

Ref	Local Connection	On Housing or Self Build Register	Household Details And Tenure	Reason for Need	Need Will Arise	Preferred Home and Tenure	Barriers to Moving	Likely Allocation or Purchase
9	Has moved or wishes to move to the parish to care for elderly or infirm members of the family who live in the parish	No	Family member living outside of the parish - Current property details unknown	To be closer to family to receive support	Within 3-5 years	2 bed house/bungalow - Open market	Lack of affordable housing to rent or buy	1 bed bungalow - Affordable rent
10	Been living in the parish for at least 9 out of the previous 12 months	Did not specify	Single person - Private rent	Present home too expensive	Within 12 months	1/2 bed house/bungalow/ flat - Housing Association - Sheltered housing	Other (affordability)	1 bed bungalow - Affordable rent
11	Been living in the parish for 3 out of the last 5 years, or has immediate family resident in the parish for the past 3 years	RCC	Family member looking to move	First independent home - To be close to parent or family member to give/receive support - Need permanent accommodation	Within 12 months	1 bed house/bungalow	Other (bereavement)	1 bed house - Affordable Rent - Shared ownership (subject to funding deposit)
12	Been living in the parish for 3 out of the last 5 years, or has immediate family resident in the parish for the past 3 years	No	Siblings looking to move	First independent home - Setting up home together	Within 1-3 years	3/4 bed house - Discounted market sale or First homes	Lack of affordable housing to rent or buy - Lack of suitable size/type of housing	Insufficient information provided - Unable to assess

Ref	Local Connection	On Housing or Self Build Register	Household Details And Tenure	Reason for Need	Need Will Arise	Preferred Home and Tenure	Barriers to Moving	Likely Allocation or Purchase
13	Been living in the parish for 3 out of the last 5 years, or has immediate family resident in the parish for the past 3 years	RCC self-build register	Couple - Private rent	Present home too expensive	Within 3-5 years	2 bed house/bungalow - Housing Association - Private rent	Lack of affordable housing to rent or buy	1/2 bed bungalow - Affordable rent
14	Been living in the parish for at least 9 out of the previous 12 months	Did not specify	Single person - Private rent	First independent home	Within 12 months	1/2 bed house/bungalow/ flat - Housing Association - Sheltered housing	Other (affordability)	1 bed bungalow - Affordable rent
15	Been living in the parish for 3 out of the last 5 years, or has immediate family resident in the parish for the past 3 years	Did not specify	Single person - Owned outright	Present home too expensive/too large	Now	2/3 bed bungalow - Open market	Lack of affordable housing to rent or buy - Lack of suitable size/type of housing	Insufficient information provided - Unable to assess
16	Been living in the parish for at least 9 out of the previous 12 months	No	Family with independent child - Mortgaged	Present home too small	Within 1-3 years	4/5 bed house - Open	Lack of suitable size/type of housing	3/4 bed house - Open market

Table 7: Housing need analysis

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Appendix 1 - 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 to investigate the need for affordable housing.

Through the Trent Valley Partnership, MRH provides its rural housing enabling services across Nottinghamshire, Derbyshire and East Staffordshire. MRH is also the appointed consultant for Northamptonshire ACRE, Rural Action Derbyshire and RCC, Leicestershire & Rutland.

The organisation also acts as a managing agent for other providers of affordable housing who may not have the resources to manage their own stock in rural villages throughout Leicestershire, Northamptonshire, Warwickshire and the Peak District.

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 commissioning client, who may also choose to share the results with the relevant Parish Council.

MRH is a well-respected organisation, recognised for its expertise in this field. In addition to the work we do locally within communities across rural England, we are also a key lobbyist and influencer both nationally and regionally.

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