



# **MORLEY**

# **HOUSING NEEDS**

# **SURVEY**

Midlands Rural Housing  
in partnership with  
Erewash Borough Council  
2010



Thank you to the residents of Morley parish for their help and support with this survey.



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## **Executive Summary**

Midlands Rural Housing completed a Housing Needs Survey in Morley during March 2010, to assess the housing need in the parish. As well as requesting specific housing information, the survey asks some general questions relating to the quality of life in the parish.

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people. Affordable housing may be provided through both rental and shared ownership schemes and is for people with a strong connection to the parish.

Morley is an affluent parish with higher than average house prices and a high level of owner-occupation. Low cost housing for purchase or rent is largely unavailable, making Morley unaffordable for people on low incomes.

Morley has a reasonably balanced population in terms of age and has a fairly balanced housing stock. Respondents did not indicate that affordable housing is a major issue and support for a small scheme is low.

Respondents have indicated that Morley is a pleasant and popular place to live. They have no major concerns although there is some evidence of minor issues.

One elderly respondent has indicated a need for single storey housing, adapted, due to health issues. The resulting breakdown is:-

**1 x 2 bed bungalow (adapted) ----- for rent.**

**Our recommendation is that consideration is given to the development of one affordable dwelling should be considered.**



## 1. Introduction

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people in rural areas. In 2005 MRH established the Trent Valley Partnership to work closely with authorities in the East Midlands region.

Erewash Borough Council has commissioned Midlands Rural Housing to undertake Housing Needs Studies in rural villages and working with Waterloo Housing and East Midlands Housing, identifying opportunities for the development of affordable housing within the rural villages.

Morley has a population of 377, in 186 households (2001 census). 186 survey forms were produced for distribution to households throughout the parish.

During March 2010, Midlands Rural Housing and Erewash Borough Council worked together to deliver a Housing Needs Survey form to every household in the village. The return date for the survey was 31<sup>st</sup> March 2010 and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

## 2. Purpose of the Survey

The aim of the survey was to assess the current and future housing needs in the parish of Morley, in order to provide Erewash Borough Council with the information it requires to formulate plans and anticipate future housing requirements.

### 3. Housing Costs

#### Property Values: 2009 - Erewash

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
<b>East Midlands</b>	£ 218,831	£ 129,869	£ 110,899	£ 104,000	£ <b>153,601</b>	27,978
<b>Derbyshire</b>	225,975	125,956	99,761	95,048	<b>149,598</b>	6,052
<b>Erewash</b>	202,879	117,002	95,705	93,044	<b>133,756</b>	1,380
Source: Land Registry						

The table above provides an indication of the property prices within the East Midlands Region, the county of Derbyshire and Erewash Borough. It shows that, across the board, prices in Erewash are just below the averages for the region and the county. A family wanting to purchase an average terrace house would need to be earning approximately £29,000 per annum to secure a mortgage with a 10-15% deposit.

Within Erewash, however, there is a marked difference between the house prices in the urban and the rural areas. House prices in the rural villages as at February 2010, show the minimum price to purchase a 2 bed roomed house was about £150,000 and there were very few properties for sale at this 'lower end of the market'. In reality a first time buyer would need an income of around £45,000 per year to buy a property in a rural village. More than 70% of households in these villages are earning less than £45,000 per annum – most households earn between £20,000 and £30,000.

The shortage of entry level properties in rural villages suggests that first time buyers and single income households will face additional difficulties in accessing the owner-occupied sector. As a result, most properties would be unaffordable to people on low incomes.



## 4. Availability of Affordable Housing in Erewash

Housing costs in Erewash are below average for the East Midlands Region, County of Derbyshire and the Local Housing Market Area. However, there are still many issues of affordability for many people in the borough, particularly new entrants to the housing market.

House prices in Erewash rose steadily in the ten year period to 2007 and continued to rise at a slower rate up to 2009. In February 2010 the average Erewash house price stood at £134,352. House prices in the rural villages are considerably higher and a minimum house price is nearer £150,000. Few such entry level properties become available.

The 2009 Strategic Housing Market Assessment update estimates that 36% of all households in Erewash are unable to afford the entry level owner-occupation price of £95,000 (based on a 90% mortgage on a lower quartile flat/apartment). The price of a family home is considerably higher.

The Borough's private rented sector does not offer much assistance in meeting affordable housing costs. Few properties become available for rent and an estimated 24% of all households would be unable to afford lowest quartile market rents.

There is little housing available in terms of affordable rented housing or low cost home ownership provided by Housing Associations in the rural villages. Such housing is usually under long-term occupancy and properties rarely become available for re-let or resale.

## 5. Planning Context

Erewash Borough is an area of markedly contrasting urban and rural environments. 90% of households are located in the urban areas centred around Long Eaton and Ilkeston. 72% of the Borough is covered by Green Belt and the western and central areas are largely rural.

Planning policy at national, regional and local levels imposes strict restraints on new housing development in rural areas. However in exceptional circumstances, consideration for affordable housing in rural areas, where the Council is satisfied that local need exists, may be permitted. This Housing Needs Survey will provide robust evidence regarding the existence of local need.

The provision of any housing that may be provided as a result of the survey would be subject to conditions of occupation that would give priority to people with a local connection to the village/parish, who are in housing need.

## 6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during March 2010, in Morley parish.

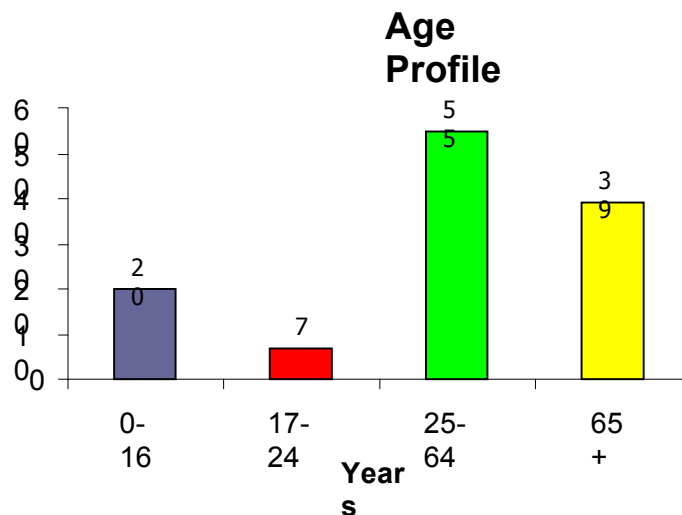
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

The following results are a snapshot in time and provide the village and Erewash Borough Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

A total of 52 survey forms were received, giving a return rate of 28%. This is considered a low response and takes into consideration that only people who have a housing need, or those who are interested in commenting on local matters, are likely to respond.

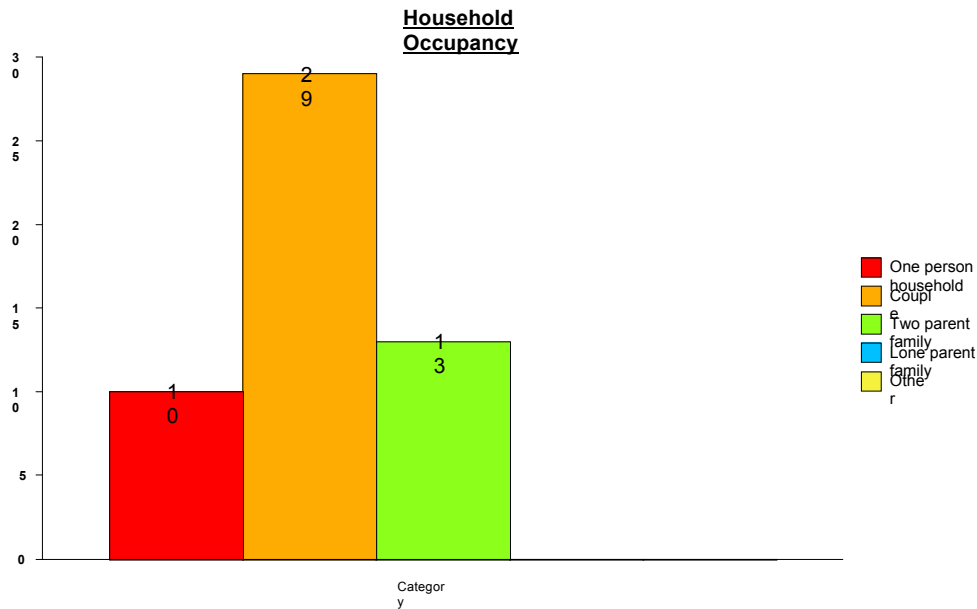
### 6.1 Age Profile

The chart below shows the age profile of the 121 people captured on the 52 survey forms returned. The responses show that the largest single group of the population in Morley, representing 45%, are adults of working age. There is a young generation up and coming, with children under 16 representing almost 17% of the population.



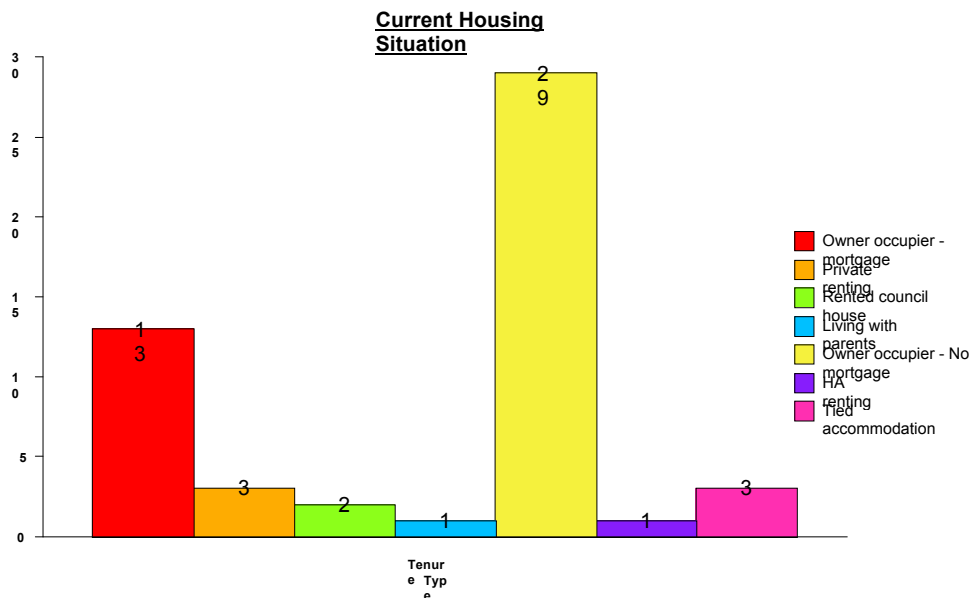
## 6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. Those households containing single occupants and couples amounted to 75% of respondents, while households containing families with children represented 25% of total households.



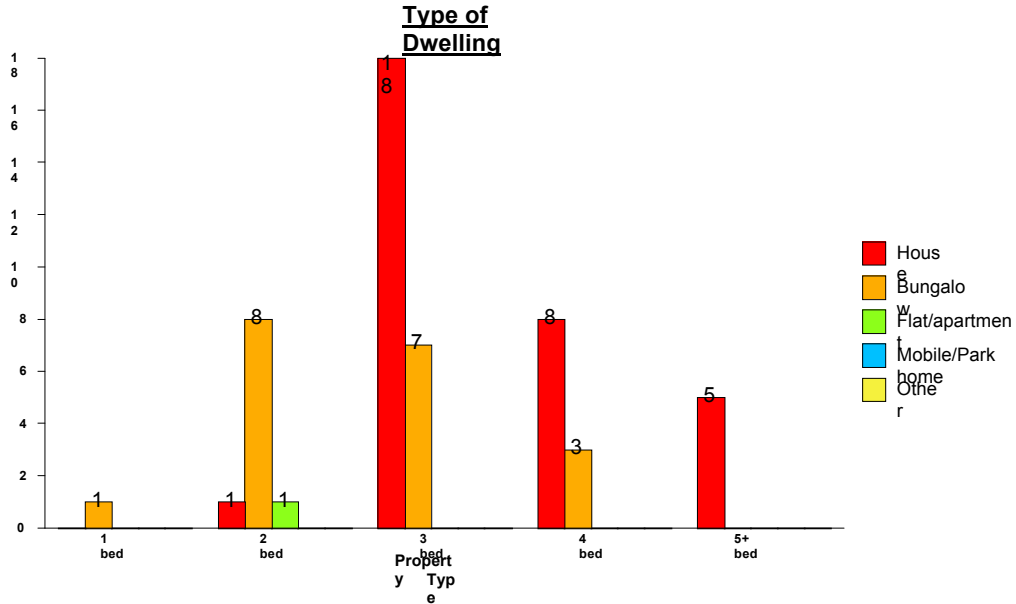
## 6.3. Tenure of all Respondents

The following chart shows the current household tenure of all respondents. Owner-occupiers make up over 80% of households, with almost 70% of those having no mortgage. Privately rented accommodation makes up less than 6% of total households, the same as social rented housing.



## 6.4. Property Types

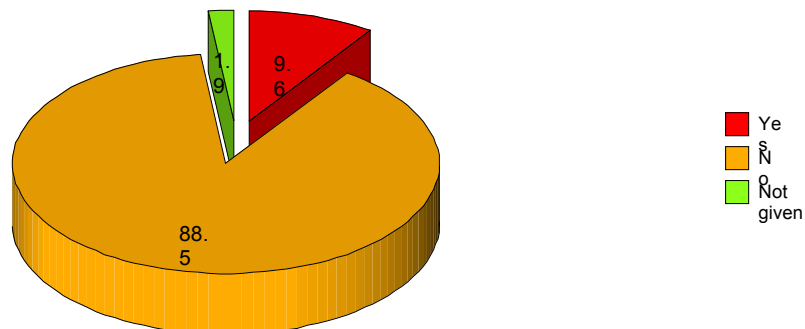
The following chart details the types of property that respondents currently live in. 79% of respondents live in family sized properties with three or more bedrooms, with 21% living in 1 or 2 bed roomed accommodation.



## 6.5. Migration

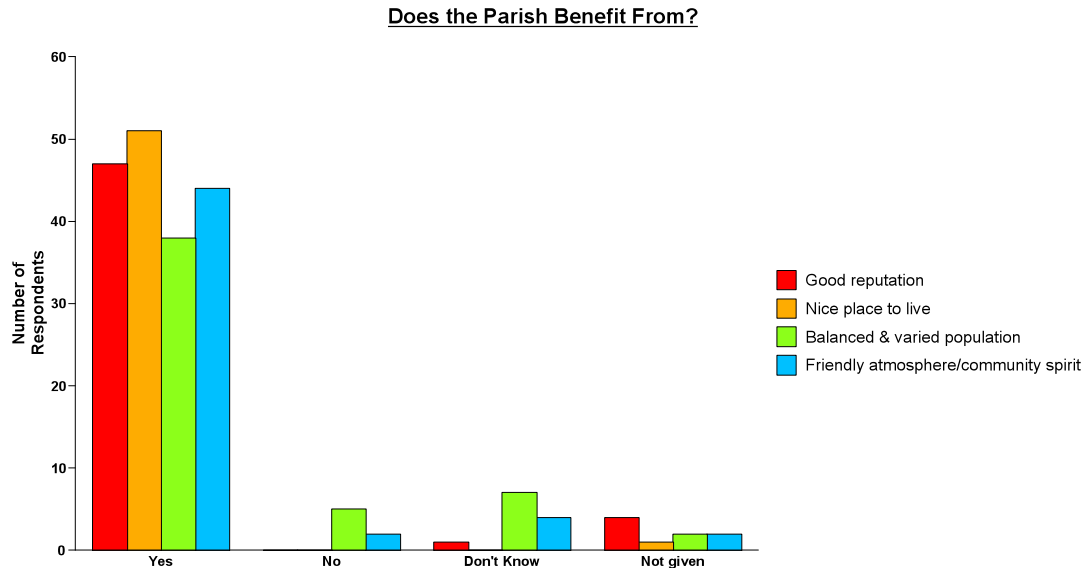
The chart below indicates that a number of local people have been forced to move out of the village in order to secure suitable housing. Almost 10% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

**Migration - % Leavers in Last 5 Years**

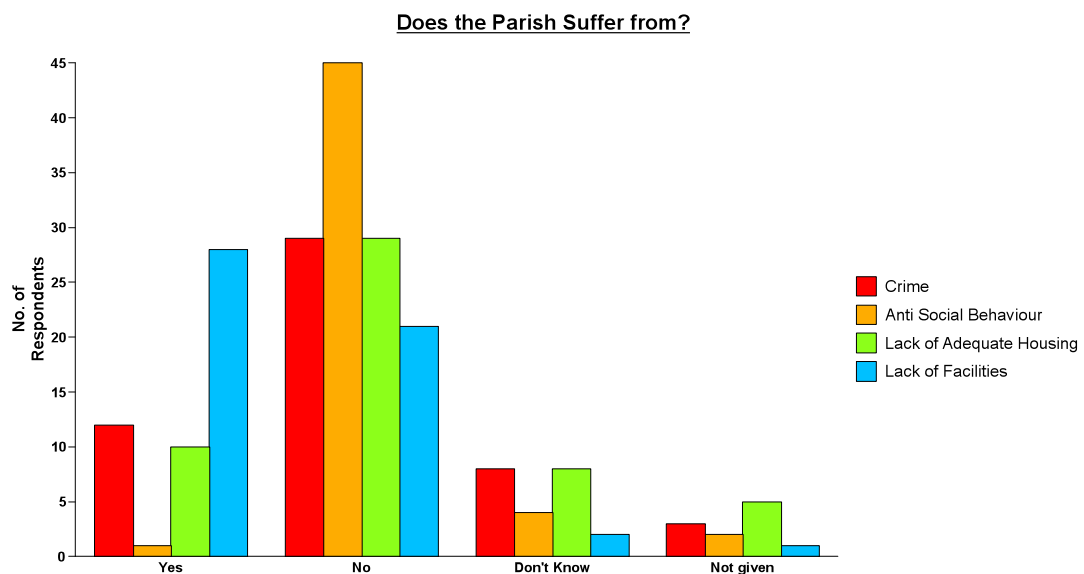


## 7. Sustainability Issues

Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Morley. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the village. The following two charts detail respondents' answers, from which we can gain an indication whether any affordable housing provided in the village will be sustainable in the future, i.e. will people want to live there in the future?



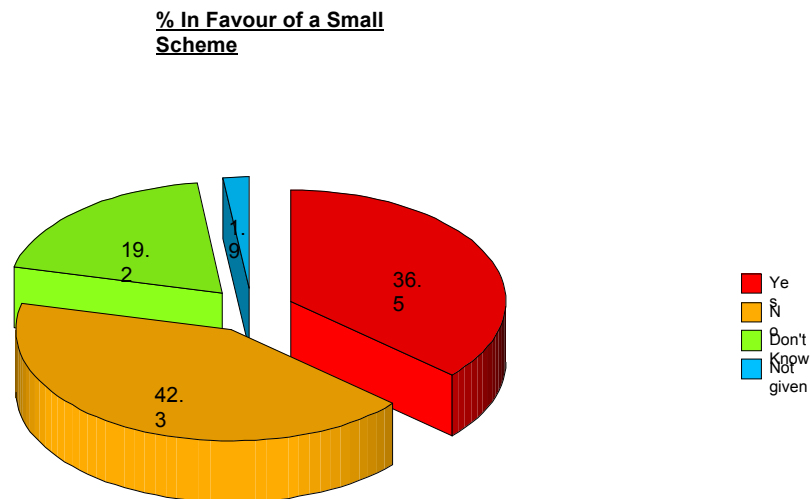
From the chart above it can be seen that the vast majority of residents consider that Morley has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.



The second chart above gives a mixed picture. Although the majority of respondents felt that Morley does not suffer from crime, anti-social behaviour or lack of housing, there were significant numbers who disagreed with this view or were unsure. 23% felt crime was an issue, almost 20% felt there is a lack of adequate housing and 54% felt Morley suffers from a lack of amenities.

## 8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish.



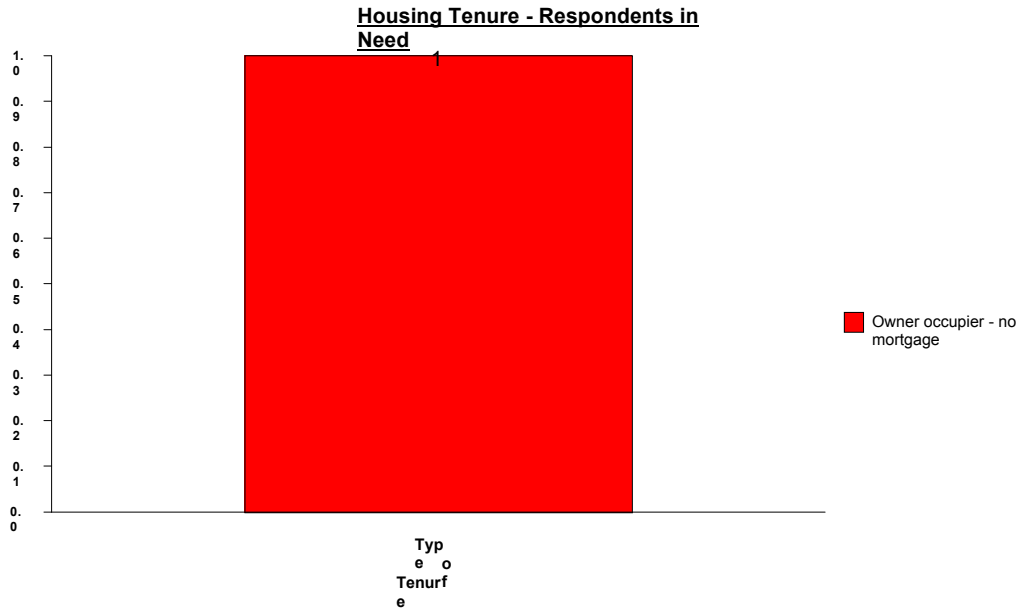
## 9. Housing Needs Analysis

Of the 52 returns, 51 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a survey form primarily to offer their support or objection towards a 'local needs' housing development, as well as to give their comments regarding the sustainability of Morley and comment on its facilities. These were therefore discounted from the rest of the analysis.

Accordingly, as far as the requirement for affordable housing is concerned, there is one return detailing a housing need.

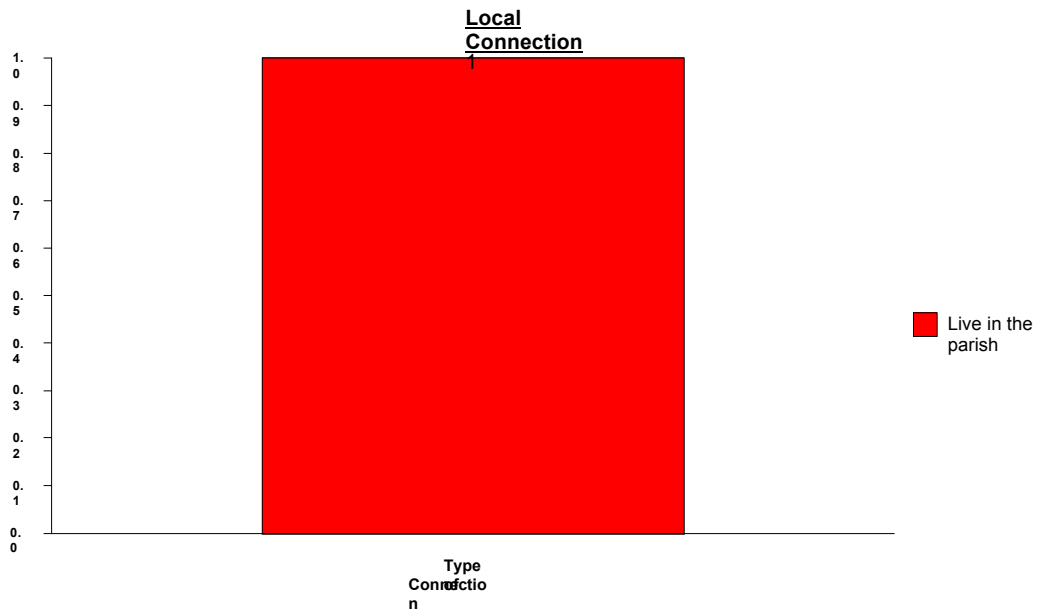
## 9.1. Local Connection

The graph below shows the type of local connection held by the respondent with a specific housing need.



## 9.2. Housing Tenure

The chart below shows the current housing circumstances of the respondent with a specific housing need.



### 9.3. Respondents in Need Details

The following table lists the respondent who has expressed a housing need, what type of housing they would prefer, and our assessment of their need.

#### **Elderly**

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple living in own 4 bed property. Health problems necessitate smaller, physically adapted accommodation within 2 years.	2 bed bungalow. Rented.	2 bed bungalow, adapted. Rented.

Therefore the housing need derived directly from the survey is:

**1 x 2-bed bungalow (adapted) ----- for Rent**

## 10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Erewash Borough Council, has conducted a detailed study of the housing needs of the parish. This study has not only investigated the actual housing needs, but has also ascertained residents' views with regard to living in the village, and has identified the level of local support for a development to meet local needs.

Morley is a small and sparsely populated parish in close proximity to Derby which provides amenities and local employment opportunities. It is an affluent parish where property prices are higher than average for the area. There is a high level of owner-occupation. Purchase prices would be unaffordable for people on low incomes and the supply of low cost rented accommodation is lower than the national average. 10% of respondents were aware of somebody who has had to leave the parish in order to find suitable, affordable housing.

There was a reasonable response to the questionnaire. The responses show that Morley has a fairly balanced population in terms of age. There is also evidence of a balanced housing stock. A high proportion of properties are occupied by single people and couples which may indicate some under-occupation.

Respondents have indicated that they find Morley a pleasant, friendly place to live, although some indicated minor problems with crime, anti-social behaviour and lack of amenities. There were no comments relating to life in the village or to housing issues to indicate any specific areas for concern. Less than 50% of respondents supported the development of a small scheme of affordable houses.

Only one respondent has indicated a need for affordable housing. Their need relates specifically to a requirement for a smaller, more manageable home with special adaptations due to health related issues. There is no indicated need for starter homes for young people and this may reflect the availability of this type of accommodation nearby in Derby city.

**Our recommendation is that consideration should be given to providing one two bedroom bungalow to alleviate the current housing needs in Morley.**



## 11. Contact Details

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## Appendix A: Comments Regarding Facilities

The following is a list of general improvements to the quality of life in the parish, requested by several respondents to the Housing Needs Survey:

- There were no comments from respondents.

## Appendix B: Comments Regarding a Small-Scale Development of Affordable Housing for Local People.

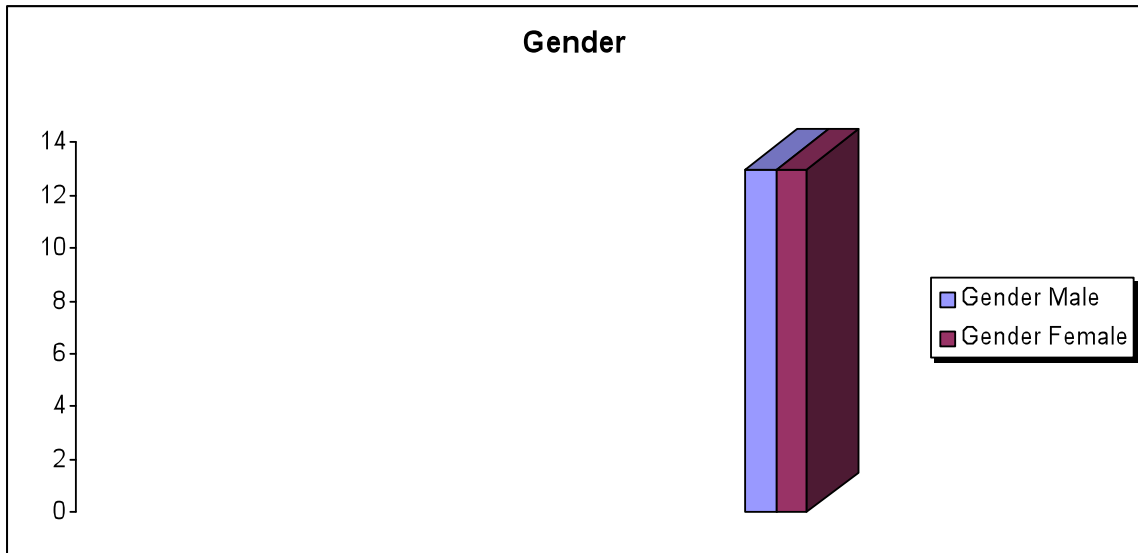
The following comments were received from respondents and give a general indication of their concerns for and against an affordable housing scheme. A random selection of comments has been reproduced.

- There were no comments from respondents.

## Appendix C: Diversity & Equality Questionnaire

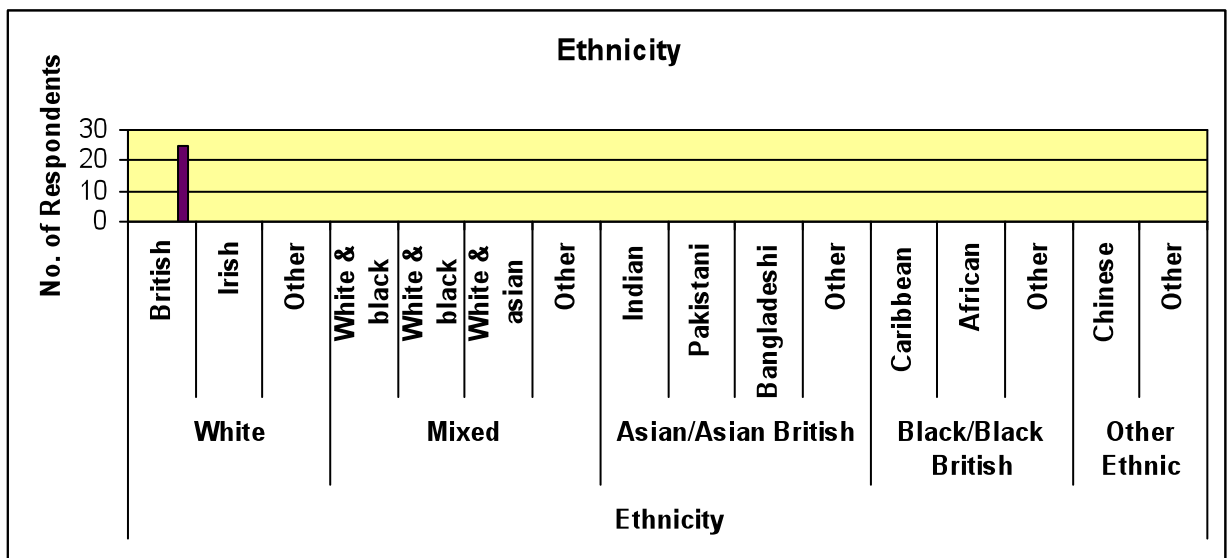
The majority of respondents chose not to complete the personal questions relating to diversity and equality. Those answers received gave the following results –

### 1. Gender



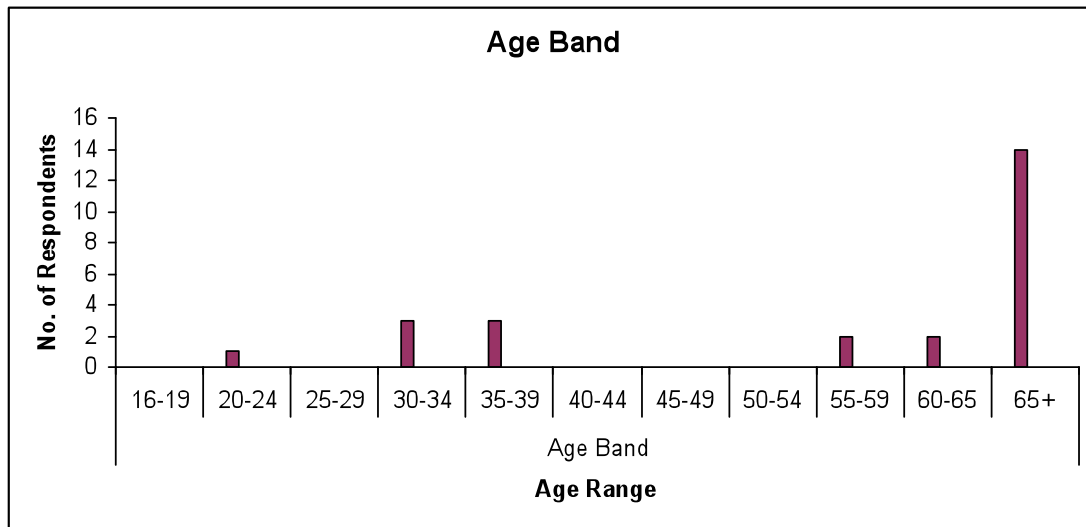
There were an equal number of male and female respondents.

### 2. Ethnic Group

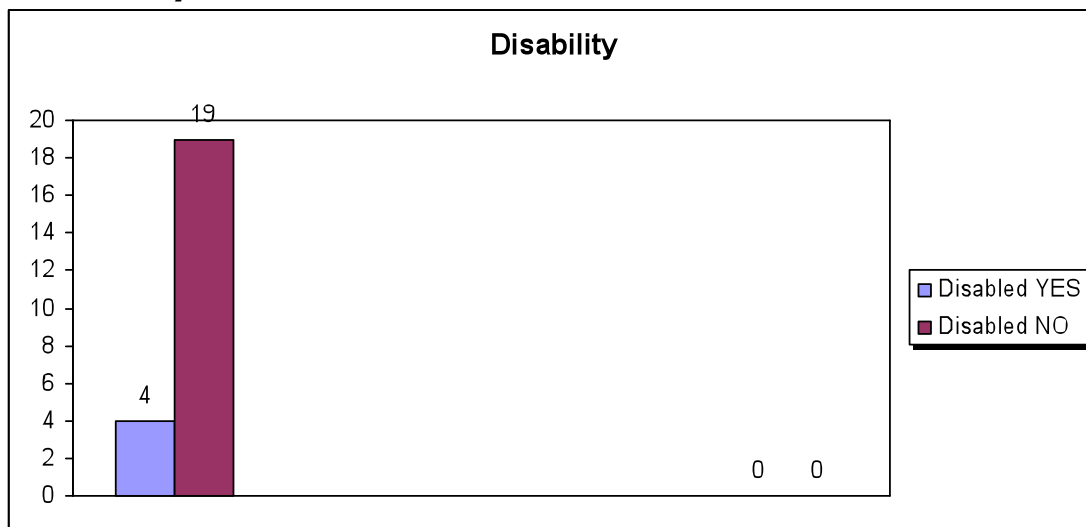


The demographic shows that the population is entirely white British.

### 3. Age Band



### 4. Disability



### 5. Religion

