

Affordable Rural Housing Workshop

Thursday 18th September 2008

The Royal Arms, Main Street, Sutton Cheney

Welcome

Please help yourself to refreshments and the buffet



Programme

Introduction - Mr Kevin Morrell

Welcome - Mrs Lesley Pendleton

Short film - Rural Housing – a place in the countryside?

Bosworth Community Forum - profile

Workshops

- The process of delivering affordable rural housing
- Lettings policies – allocating affordable housing

Feedback

Close and networking

Introduction

Cllr Kevin Morrell

**Chairman, Bosworth Community Forum
Borough Councillor, Twycross and Witherley with Sheepy**



Welcome

and launch of new affordable rural housing guides

Mrs Lesley Pendleton

**Chairman, Leicestershire Rural Partnership
Leicestershire County Council Cabinet Member for Rural Affairs**



Bosworth Community Forum - Profile

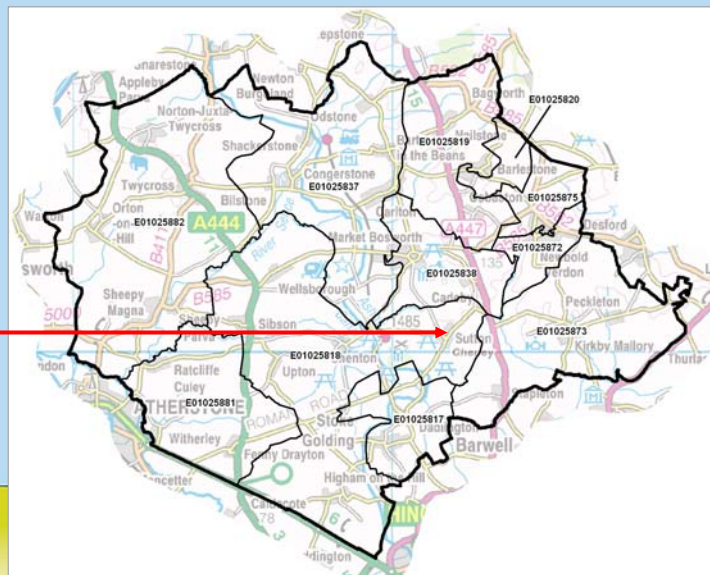
Matthew Kempson
Policy Officer, Leicestershire County Council

Content

- Demography and community
- House prices and incomes – market housing
- Affordable housing demand and supply



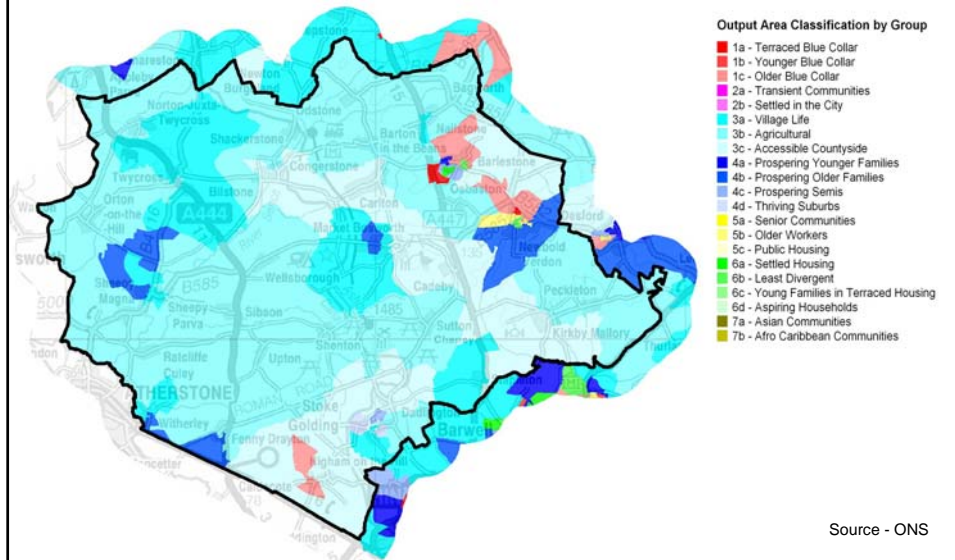
The Bosworth Community Forum area



You are here



Defining characteristics of the Forum

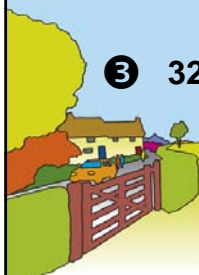


What is the current population of the
Bosworth Community Forum? (2004)

❶ 13,400

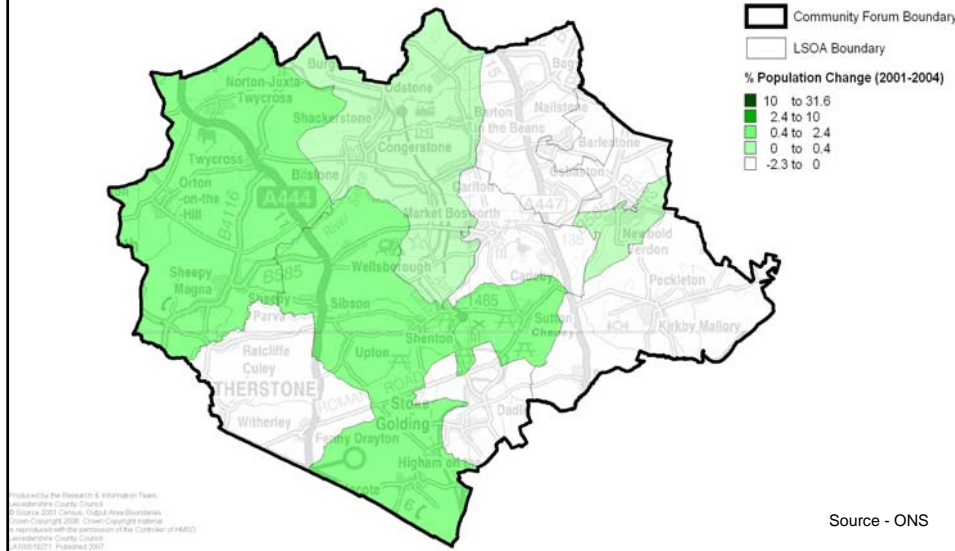
✓ ❷ 17,550

❸ 32,400



Source - ONS

Population change (2001-04)



According to the recent Halifax House Price Index
what is the average house price in Hinckley and Bosworth?

① £167,000

② £177,000

③ £187,000 • £136,000 (2003) – increase of 37%



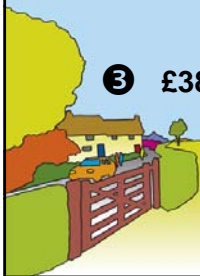
Source – Halifax House Price Index 2008

What is the average house price within the Bosworth Community Forum area?

❶ £189,000

✓ ❷ £289,000 **Household income required to purchase - £74,000**

❸ £389,000



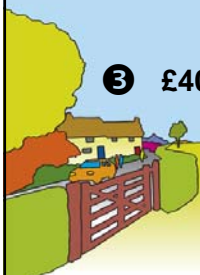
Source – Land Registry (2005-06)

What is the average annual household income within the Bosworth Community Forum area?

❶ £30,087

✓ ❷ £35,850

❸ £40,768



Source – CACI 2006

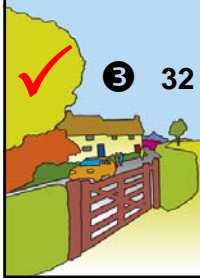
Through Housing Needs Surveys conducted within the Bosworth Community Forum area what was the identified need for local affordable rented and shared-ownership properties?

① 15

② 20

③ 32

c.10 properties per settlement. c.f. ARHC



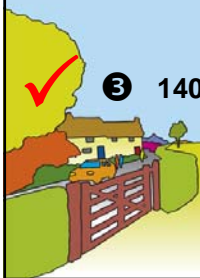
Source – Leicestershire and Rutland Rural Housing Enabler

How many households, currently on the the Borough Council's Housing Waiting List have expressed demand for housing within the Bosworth Community Forum area?

① 600

② 1000

③ 1400



Source – Hinckley and Bosworth Borough Council (August 2008)

And finally, what is the current stock of affordable housing within the Bosworth Community Forum?

❶ 350 properties

✓ ❷ 450 properties

❸ 550 properties

Source – Hinckley and Bosworth Borough Council (August 2008)

Leicestershire
Forums

Conclusion

What have we learnt...

- **Market housing in the Bosworth Community Forum is very expensive**
- **Average incomes are not sufficient to obtain a mortgage**
- **Currently there is insufficient supply of affordable housing to meet existing demand**
- **Within the workshops we will explore the opportunities to act**

Workshops

- **Lettings policies – allocating affordable housing**
Valerie Bunting (Hinckley and Bosworth Borough Council)
- **Process of providing affordable rural housing**
Richard Windley (Leicestershire and Rutland Rural Housing Enabler)



Workshop feedback

Chaired by Cllr Kevin Morrell



**Thank you for attending and we
hope you have found the event
informative and useful**

Please have a safe journey home

