



Stowe IX Churches Parish

Housing Needs Survey Report

October 2011

Stowe IX Churches Housing Needs Survey Contents



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Introduction



Housing Need in rural areas is a particularly complex issue that local authorities across the country are facing. With the rise of rural house prices in recent years and the lack of available properties, local people are being forced to move away from their community in order to find housing they can afford.

Daventry District has a growing population, to add to this the structure and size of households is also changing. When new households are formed or circumstances change, people may find their home unsuitable and it is therefore important that there is an adequate amount of housing to accommodate their needs.

The provision of affordable housing is high on Daventry District Council's agenda, as part of our vision to build a better district it is prioritised under the objective: "Healthy, Safe and Strong Communities and Individuals".

To this end The Council has been undertaking a rolling programme of affordable housing provision, which is based on robust evidence of housing need and local information – provided by Housing Needs Surveys.

This Report summarises the findings of the Housing Needs Survey in Stowe IX Churches undertaken in June 2011.

Strategic and Planning Context

Daventry District Council has a number of policies and Strategies to help deliver affordable housing in both planning policy and housing strategy terms. These include:-

- The Saved Policies from the Daventry District Local Plan 1997
- Supplementary Protocol on Affordable Housing (June 2003)
- The Pre-submission West Northants Joint Core Strategy
- The Housing Strategy 2010-2015
- The Sustainable Communities Strategy 2010-2016
- Affordable Housing Marketing & Communication Strategy 2010

In addition national planning policy is set out in Planning Policy Statement 3 which as well as defining the term affordable, allows the use of exception site policies which enables delivery of homes for local people in circumstances where normal open market housing would not be permitted.

Methodology

The process of how the Stowe IX Churches Housing Needs Survey was produced can be broadly summarised in the figure below:



Stage 1 – Consultation & Identification

DDC Officers contacted Stowe IX Churches Parish Council to deliver a presentation on affordable housing and housing needs surveys

Stage 2 – Planning and Review of Survey Format

The Parish Council was given the opportunity to add bespoke questions to the survey. In the case of Stowe IX Churches, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Delivery of the Survey

Stowe IX Churches Parish Council delivered the survey to all residents, which included a freepost envelope for the surveys to be returned in. The survey period ran from the 20th June 2011 till the 22nd July 2011

Stage 4 – Collection & Analysis

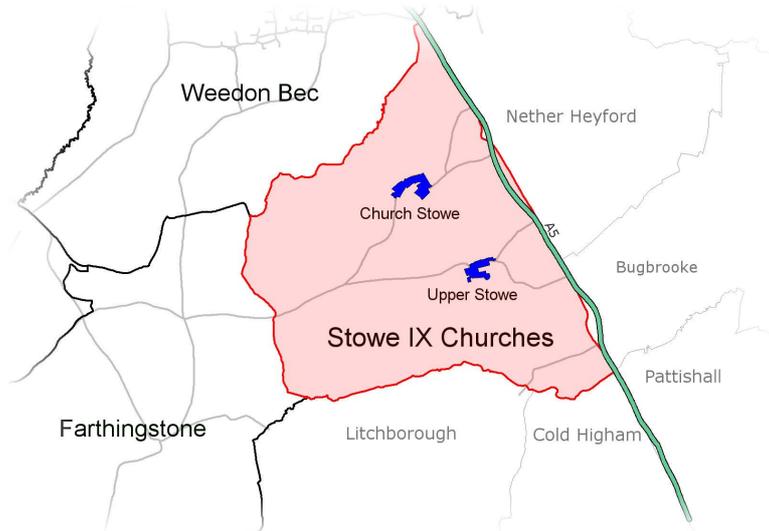
The completed surveys were analysed and a draft report compiled

Stage 5 Review and Publication

Stowe IX Churches Parish Council was given the opportunity to comment on the draft report prior to publication. The comments received have been reflected in this final report.

About Stowe IX Churches

Stowe IX Churches is a Parish made up of Church Stowe and Upper Stowe. It is located within the ward of Weedon in Daventry District and has a population of 248 (Census 2001). It is situated about 7 miles from Daventry Town to the south of Weedon.



Stowe IX Churches is made up of 106 occupied properties excluding exempted homes (Daventry District Council Year Book 2011/2012). An average band D Council Tax would be in the region of £1366.41

Services for the village are usually sought from Daventry Town and although the parish benefits from close links to major road networks such as A5, A45 and the M1, the village is not served by a direct bus to either Daventry or Northampton.

Currently Stowe IX Churches has 1 unit of affordable housing accommodation, which is owned by a Registered Provider (also known as a housing association). At the time of writing this report the current housing register waiting list for Stowe IX Churches stood at 81 households.

Survey Results

Response Rate

A total of 112 Housing Needs Surveys were sent out to the residents of Stowe IX Churches in June 2011, of which 38 responses were returned, giving a response rate of 34%

The survey questionnaire itself is split into 3 parts:

Section A ("*About You and Your Neighbourhood*"),

Section B ("*Housing Need*") and

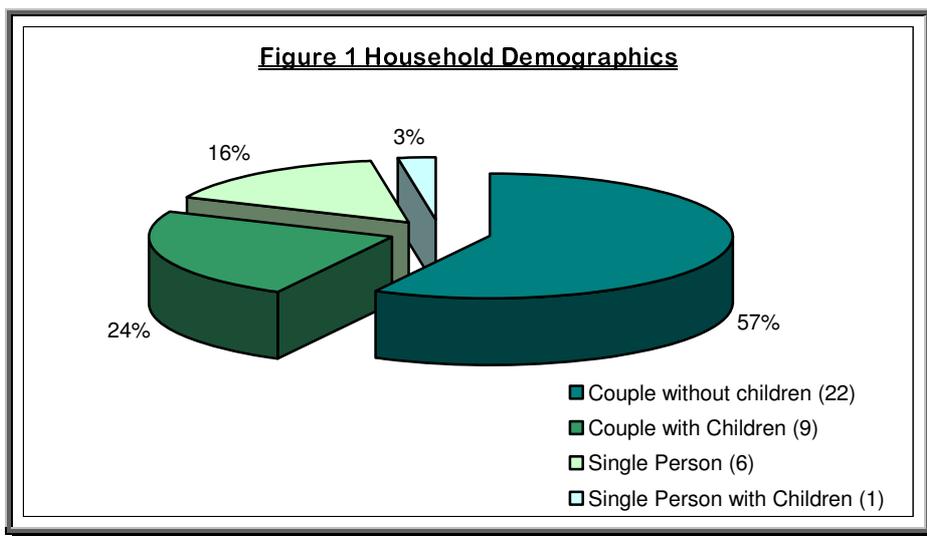
Section C ("*Equality Monitoring*").

All respondents were asked to complete sections A and C, whereas only those who felt themselves to be in housing need were asked to complete section B.

Household Type

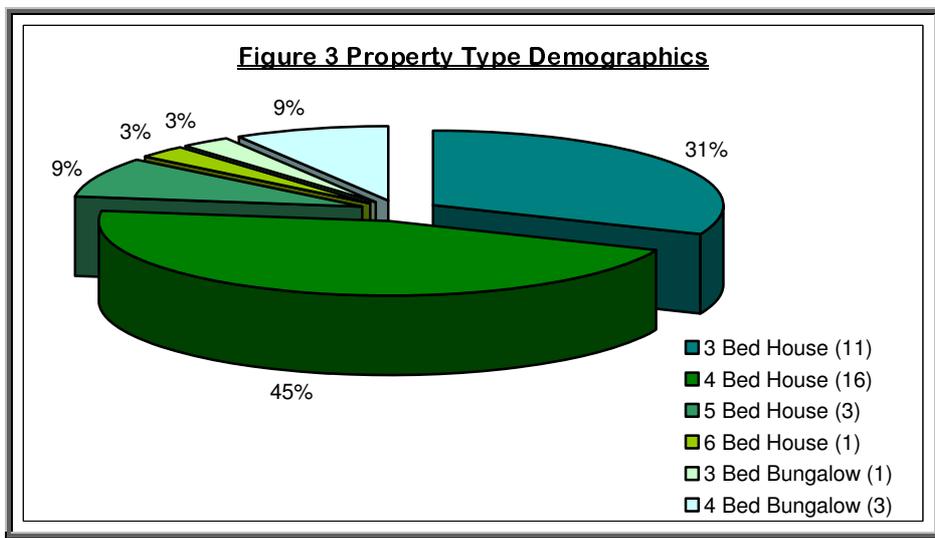
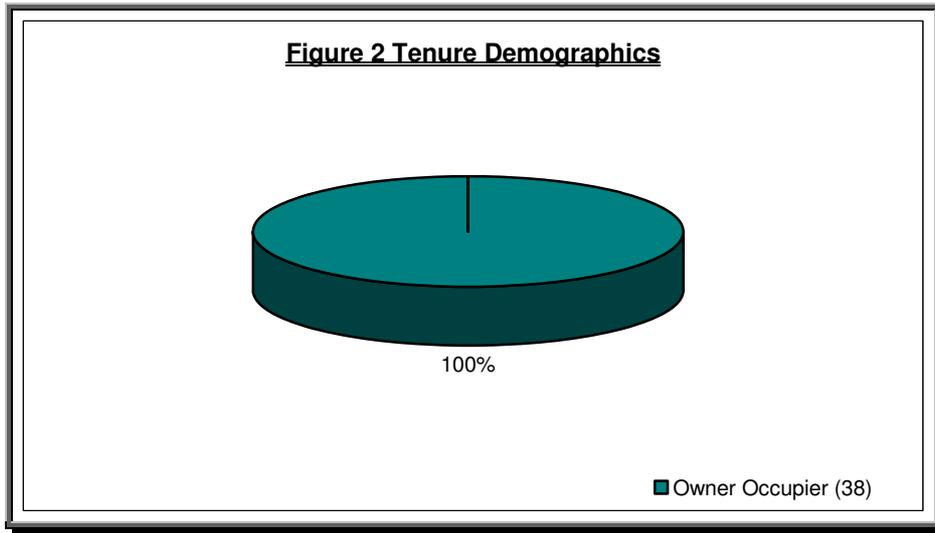
To determine household types, the survey asked residents to describe who lived in their household with them.

From Figure 1 below, it can be seen the most common household types, amongst those who responded to the survey, were '*Couples without Children living with them*' (22) and '*Couples with Children living with them*' (9).



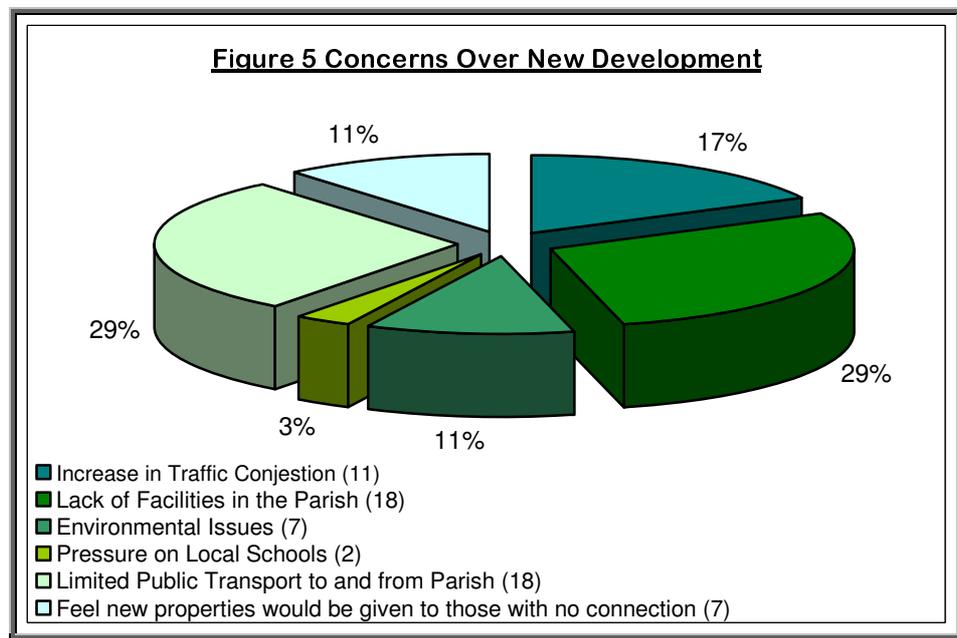
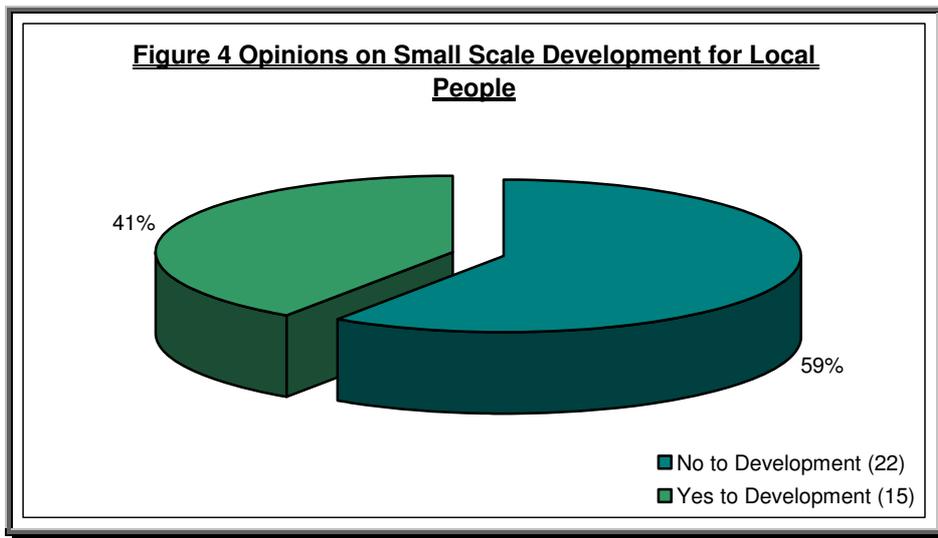
Tenure and Property Types

As can be seen in Figure 2 all responses received were from Owner Occupiers with the majority of respondents living in either 3 or 4 bedroom owner occupied houses. A breakdown can be seen in Figure 3 below.



Opinions of Future Development

Of the 37 respondents who answered the question regarding future housing development in Stowe IX Churches, it can be seen from figure 4 that opinion was split. 15 (41%) of responders agreed in principle that they would be in favour of a small housing development for local people with a proven need and 22 (59%) were not in favour of a small housing development. The main reasons for this was due to lack of facilities within the village and limited public transport to and from village. All the reasons listed can be seen in figure 5 below.



Other comments received on this question are listed below:-

- Development would ruin the rural nature of the parish which was/is the reason people choose to live here
- Utilities couldn't cope without massive investment. No sewer system, no gas.
- This is a very quiet and friendly small village. Any new development would be detrimental to the quality of life enjoyed by its residents.
- Limited local employment opportunity why build affordable housing in places where people cannot then afford to travel to work?
- Absolute against it

Respondent Comments on Housing Need and Provision

Respondents were also given the opportunity to comment on other aspects of housing. The following comments were received:-

- There is no transport provided here
- I've seen in Nether Heyford how once you agree to one development there is a constant push for more.

Find the development that was just built no longer counts towards the "quota" of houses that "have" to be built!

- Cannot have expansion without significant investment in infrastructure - especially public transport and local shops
- It is a lovely village - but too small for more houses to be built anymore. No facilities - buses rare.
- No other comments
- Need clarity on how to assess priority to local people with proven need
- it is very important that there is a variety of housing in this parish we Particularly need housing suitable for young families. Without young children this village is a dormitory/retirement development.
- Lack of housing available for young families. Child numbers have halved in our parish in the last 15 years.
- Affordable housing is presumably for people with limited budgets. It therefore makes sense to build it close to areas offering varied employment - otherwise you just lose the affordability of the housing by replacing it with unaffordable travel costs, which will only get worse.
- Don't need any more
- We don't want any further housing development
- The village has no facilities and we are all reliant on using a car in order to do anything or go anywhere
- Please leave us alone we live here because we like it like this

The residents surveyed were also asked if they knew anyone who had had to move away from the village in the past few years. Of the 38 applications received, 2 households said they knew someone who had had to move out of the village due to lack of suitable housing. Where information was supplied, surveys were sent to these households.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Stowe IX Churches from April 2008 to March 2011. There were 14 sales altogether with the cheapest of the homes selling for £97,500 and the most expensive selling for £1.8 million. Both of these properties were sold in 2008.

Table 1: House Sales in Stowe IX Churches April '08 to Mach'11

Year of Sale	Property Type	Sale Price
2008	Semi-Detached House	£296,000
2008	Detached House	£920,000
2008	Detached House	£97,500
2008	Detached House	£1,800,000
2008	Terraced House	£245,000
2009	Detached House	£465,000
2009	Detached House	£285,000
2009	Detached House	£310,000
2010	Detached House	£395,000
2010	Detached House	£465,000
2010	Detached House	£465,000
2010	Detached House	£470,000
2011	Terraced House	£237,500
2011	Detached House	£510,000

Source: Land Registry House Sales

At the time of writing this report, there were only four properties for sale in Stowe IX Churches and two properties for rental. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Stowe IX Churches September 2011

Year	House Type	Price
2011	House	£249,950
2011	House	£249,950
2011	House	£449,995
2011	House	£449,995

Source: Rightmove

Table 3: Properties for rent in Stowe IX Churches September 2011

Year	House Type	Price
2011	House	£925 pcm
2011	House	£925 pcm

Source: Rightmove

Based on the following calculation (using current lending criteria)

$$\frac{\text{(House price - 10\% deposit)}}{3.5 \text{ Mortgage Multiplier}}$$

and using the cheapest property in table 3, a household would need to earn at least £64,000 and have a 10% deposit of £24,995 to be able to afford the lowest priced property in Stowe IX Churches.

To add further to the lack of housing for sale, there was only limited housing for rent in Stowe IX Churches.

According to the study '*A minimum income standard for Britain: what people think*' undertaken by the Joseph Rowntree Foundation in 2008, a household made up of two adults and two children would need to have an income of £557.03 per week excluding rent.

Therefore, using the rent in Table 3, for the same size family to rent in Stowe IX Churches, they would require an average income of around £3340 per month.

Section B Analysis of Housing Need



House Holds in Housing Need

Of the 38 responses received, no households filled out the Housing Needs Section (Section B) of the response form.

No need was therefore identified in Stowe IX Churches.

Appendix A

This section contains a breakdown of information obtained in the Housing Needs Survey relating to people's opinions about live in the parish as well as their overall opinion of their local area,

Stowe IX Churches Resident Views on the Parish.

Respondents were asked what they thought makes a good place to live and what they felt needed improving in their parish. Figures 6 & 7 below show the responses received.

Figure 6 Stowe IX Churches Residents views on what makes a good place to live

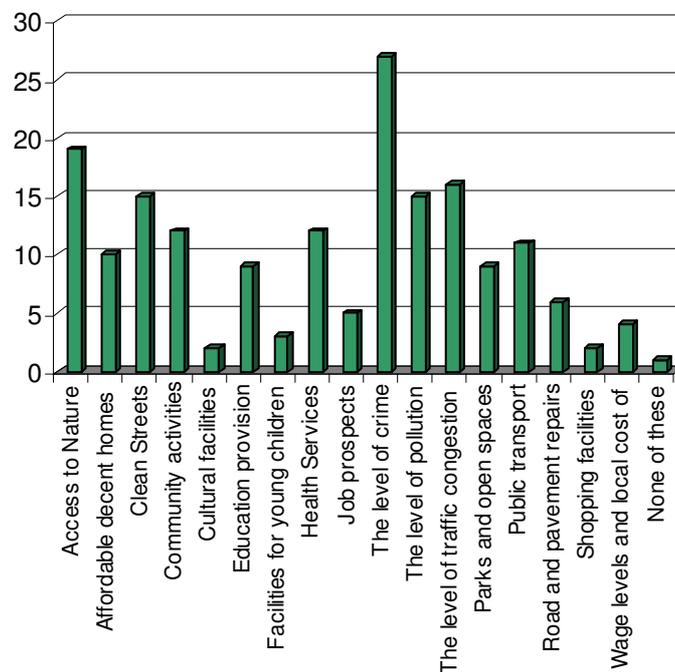


Figure 7 Residents Views on What Needs Improving in Stowe IX Churches

