



Brockhall Parish Housing Needs Survey Report

October 2011

Brockhall 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 undertaken a rolling 3-year programme of Housing Needs Surveys.

This report summarises the findings of the Housing Needs Survey in Brockhall, undertaken in July 2011.

Strategic and Planning Context

Daventry District Council has a number of policies and strategies to help deliver 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 2010-2026
- Affordable Housing Marketing and Communication Strategy 2010, which sets out how the Council intends to engage with relevant stakeholders to try and secure delivery of affordable housing.

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 Brockhall Housing Needs Survey was produced can be broadly summarised in the figure below:



This process is outlined below:

Stage 1 – Consultation

DDC Officers contacted Brockhall 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 their own bespoke questions to the survey that they felt were pertinent to the local area. In the case of Brockhall, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

Surveys were posted to all residents which included a freepost envelope for the surveys to be returned in.
The survey period ran from 1st July 2011 until 29th July 2011.

Stage 4 – Collection & Analysis

The completed surveys were analysed and a draft report compiled

Stage 5 Review and Publication

Brockhall 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 Brockhall



Brockhall is a parish located within the Ward of Flore within Daventry District, Northamptonshire.

It has a population of 31 (Census 2001). It is situated about 6 miles East of Daventry Town and 9 miles West of Northampton Town.

Brockhall is made up of 28 occupied properties excluding exempted homes (Daventry District Council Year Book 2011/2012). An average band D Council Tax would be in the region of £1341.88.

The parish benefits from close links to major road networks such as the A5 & 45, with the M1 located 3.5 miles from the parish.

Services available within the Parish are limited and are usually sought from neighbouring villages, Daventry Town and Northampton Town.

At the time of writing this report, Brockhall has no units of affordable housing accommodation.

Survey Results

Response Rate

A total of 34 Housing Needs Surveys were sent out to residents of Brockhall in July 2011, of which 8 were returned, giving a response rate of 23%. The survey questionnaire itself is split into 3 parts:

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

Section B ("*Housing Need*") and

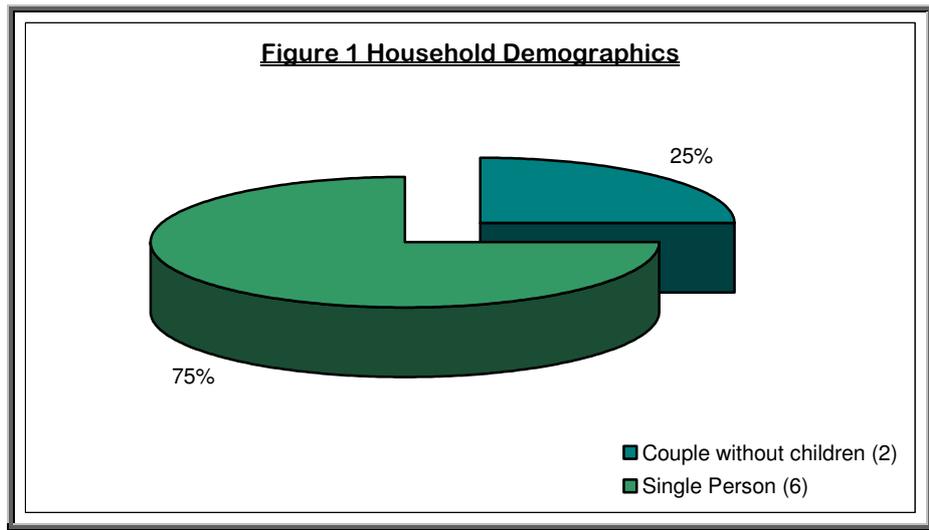
Section C ("*Equality Monitoring*").

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.

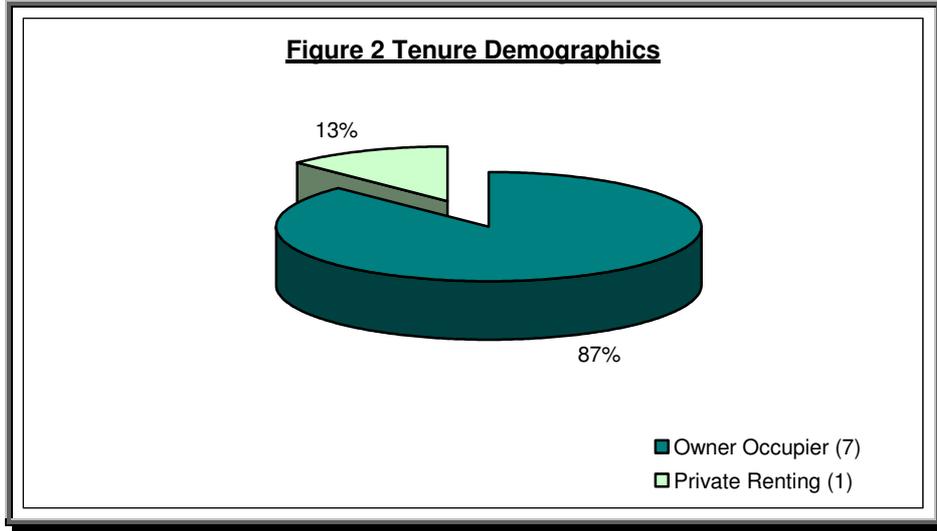
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, were '*Single person*' (6).



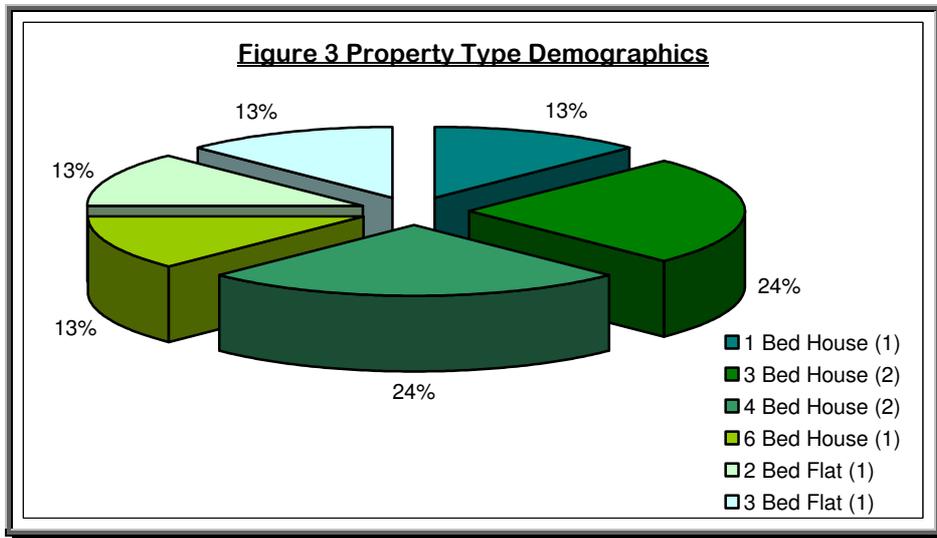
Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

Brockhall contains a mix of property types. The majority of respondents lived in owner-occupied homes containing a mix of flats and houses. A breakdown of all results can be seen in figures 2 & 3 below.



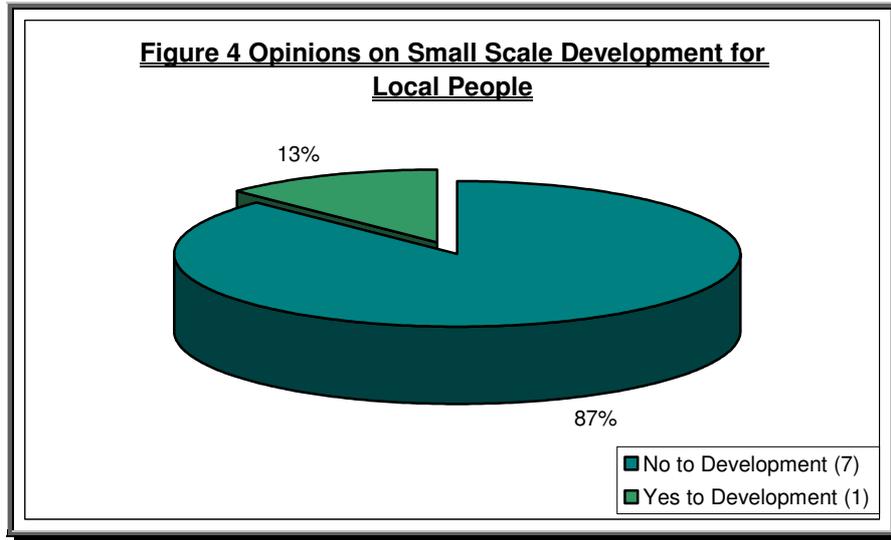
Note: Numbers in brackets represent the actual number of responses



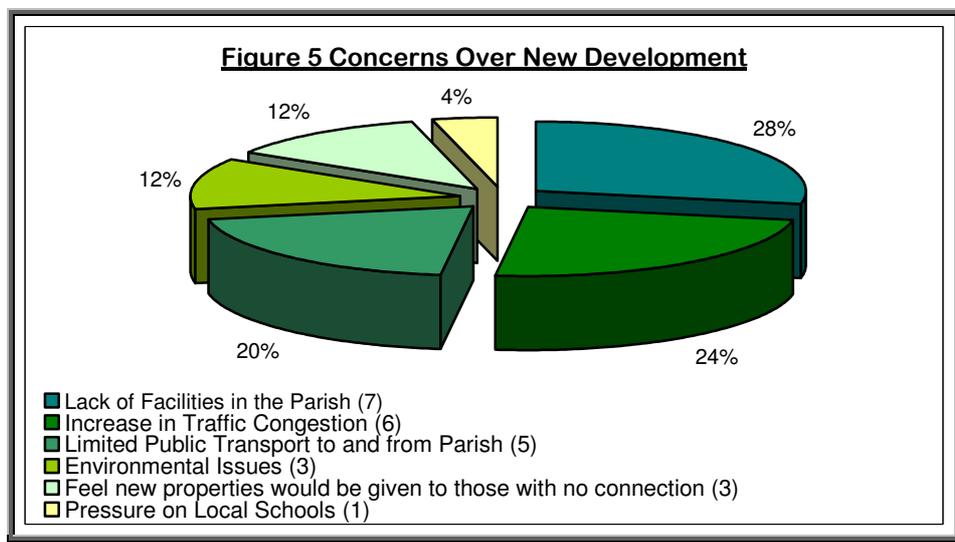
Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

Of the 8 survey questionnaires received 100% answered the question regarding future housing development in Brockhall. 1 person (13%) agreed in principle that they would be in favour of a small housing development for local people with a proven need and 7 (87%) disagreed with this. This is illustrated in Figure 4 with Figure 5 showing a further breakdown of reasons given for not supporting a small-scale development within the village.



Note: Numbers in brackets represent the actual number of responses



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As can be seen, 'Lack of Facilities in the Parish' was the most prominent followed by 'Increase in Traffic congestion'.

Other comments made in respect of this question included the following:-

- *Would spoil the village and increase crime*

Respondent Comments on Housing Need and Provision

Residents were also given the opportunity to make any other comments they had in relation to housing need and provision within the village. Comments made included the following:-

- *Brockhall is a self-sustaining hamlet much of which is Grade II listed. Other development is wholly inappropriate*
- *Further development would spoil SSSI (Site of Special Scientific Interest)*

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Brockhall from April 2008 to March 2011. There were 3 properties sold altogether with the cheapest of the homes selling for £150,000 and the most expensive selling for £229,995

Table 1: House Sales in Brockhall April '08 to Mach'11

	Year of Sale	House Type	Price
1	2010	Semi-detached	£150,000
2	2010	Flat	£229,995
3	2011	Flat	£220,000

Source: Land Registry House Sales

At the time of writing this report, there were no properties for sale in Brockhall. Estimated property values as at October 2011 are therefore shown in table 2.

Table 2 Estimated Property Values in Brockhall as at October 2011

Year	House Type	Price
2011	Maisonette	£388,179
2011	Flat	£433,517
2011	Detached	£374,254
2011	Detached	£1,026,281
2011	Semi-detached	£151,842
2011	Cottage	£286,950
2011	Detached	£391,998
2011	Semi-detached	£400,966
2011	Semi-detached	£400,947
2011	Flat	£405,627
2011	Flat	£220,000
2011	Flat	£266,031
2011	Detached	£384,809
2011	Detached	1,257,634
2011	Terraced	£332,443
2011	Detached	£229,995
2011	Semi-detached	£186,906
2011	Semi-detached	£367,678

Source: Zoopla

Table 3 Average Estimated Rental Values in Brockhall as at October 2011

Year	House Type	Price
2011	Unknown	£810pcm

Source: Zoopla

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 2, a household would need to earn around £40,000 and have a 10% deposit of £15,184 to be able to afford the lowest valued property in Brockhall

To add further to the lack of housing for sale, there was also no housing for rent in Brockhall either.

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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.

According to the Zoopla website Rents around Brockhall are estimated at £193 per week.

Therefore, for the same size family to rent in Brockhall, they would require an average income of around £3250 per month.

Section B Analysis of Housing Need



This section analyses the answers given within Section B of the survey. Households who considered themselves to be in housing need, and wished to be considered for housing that may be developed as a result of the survey, were asked to complete this section in order for the level of need to be determined

Section B Household Types

Of the 8 questionnaires received, no households filled out the Housing Needs Section (Section B) of the response form, indicating that they were in housing need.

No need has therefore been identified in Brockhall

Appendix A

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

Brockhall 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 7 & 8 show the responses received.

**Figure 6 Brockhall Resident Views On
What Makes a Good Place to Live**

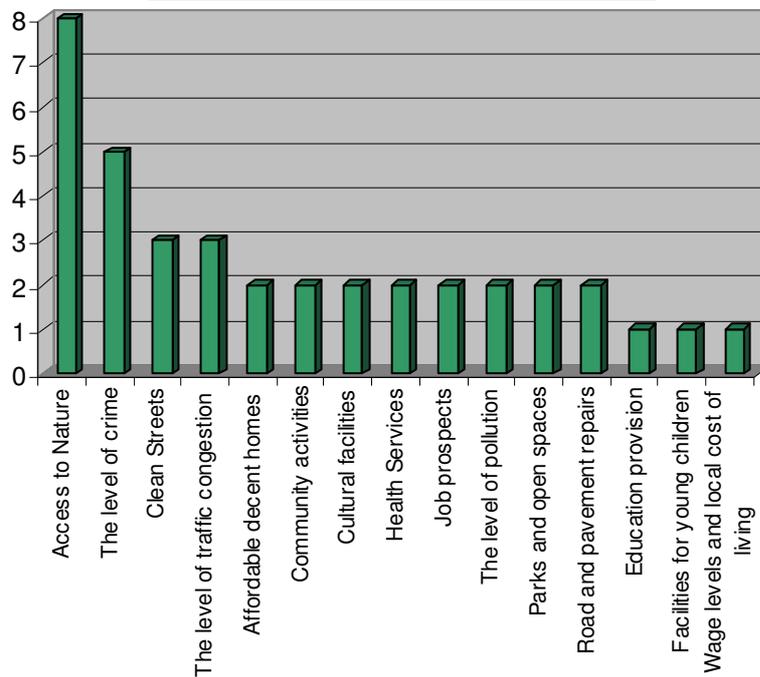


Figure 7 Resident Views On What Needs Improving In Brockhall

