



# **Dodford Parish Housing Needs Survey Report**

**October 2011**

## **Dodford Housing Needs Survey Contents**



<b>Introduction</b>	<b>Page 3</b>
<b>Methodology</b>	<b>Page 4</b>
<b>About Dodford</b>	<b>Page 5</b>
<b>Survey Results</b>	<b>Page 6</b>
<b>Local Housing Market &amp; Affordability</b>	<b>Page 10</b>
<b>Housing Needs Analysis</b>	<b>Page 11</b>
<b>Appendix</b>	<b>Page 12</b>

## 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 Dodford undertaken in May 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 Dodford Housing Needs Survey was produced can be broadly summarised in the figure below:



### *Stage 1 – Consultation & Identification*

DDC Officers contacted Dodford 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 Dodford, the Parish Council chose not to add anything further to the questionnaire.

### *Stage 3 – Delivery of the Survey*

Surveys were posted to all residents of Dodford, which included a freepost envelope for the surveys to be returned in.

The survey period ran from the 9<sup>th</sup> May 2011 until the 3<sup>rd</sup> June 2011.

### *Stage 4 – Collection & Analysis*

The completed surveys were analysed and a draft report compiled

### *Stage 5 Review and Publication*

Dodford 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 Dodford



Dodford is a Parish within the ward of Weedon in Daventry District. It has a population of 160 (Census 2001) and is situated about 4 miles from Daventry Town and 10 miles from Northampton

The village of Dodford is made up of 70 occupied properties excluding exempted homes (Daventry District Council Year Book 2011/2012). An average band D Council Tax would be in the region of £1376.21

There are limited services within the village so most are usually sought from Daventry Town or Northampton. The parish does however, benefit from close links to major road networks such as the A5, A45 and the M1.

Currently Dodford has 2 units of affordable housing accommodation, which are owned by one Registered Provider (also known as housing associations). At the time of writing this report the current housing register waiting list for Dodford stood at 102 households.

## Survey Results

### Response Rate

A total of 65 Housing Needs Surveys were sent out to the residents of Dodford in May 2011, of which 15 responses were returned, giving a response rate of 23%.

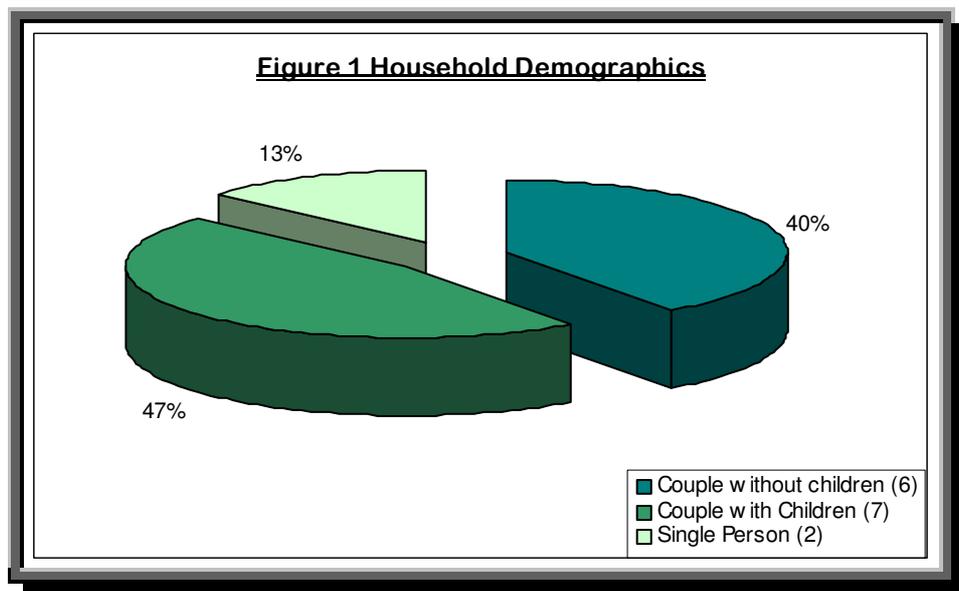
The survey questionnaire itself is split into 3 parts:  
 Section A (“About You and Your Neighbourhood”),  
 Section B (“Housing Need”) and  
 Section C (“Equality Monitoring”).

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

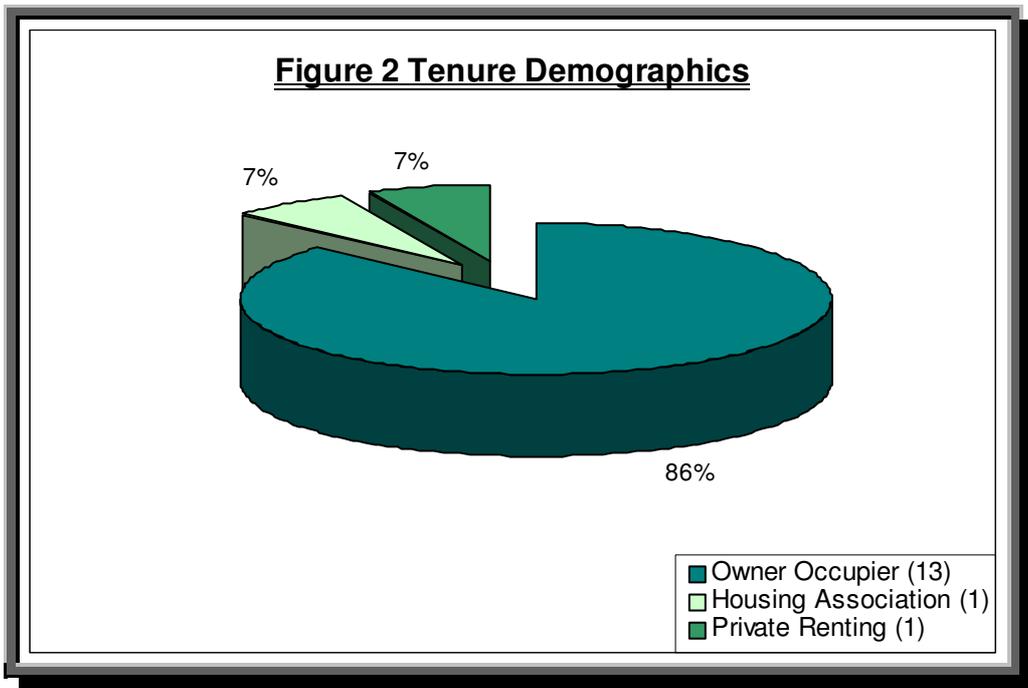
To determine household types, the survey asked residents to describe who lived in their household with them.

From Figure 1 below, it can be seen the most common household types, amongst those who responded to the survey, were ‘Couples with Children living with them’ (7) and ‘Couples without children living with them’ (6)

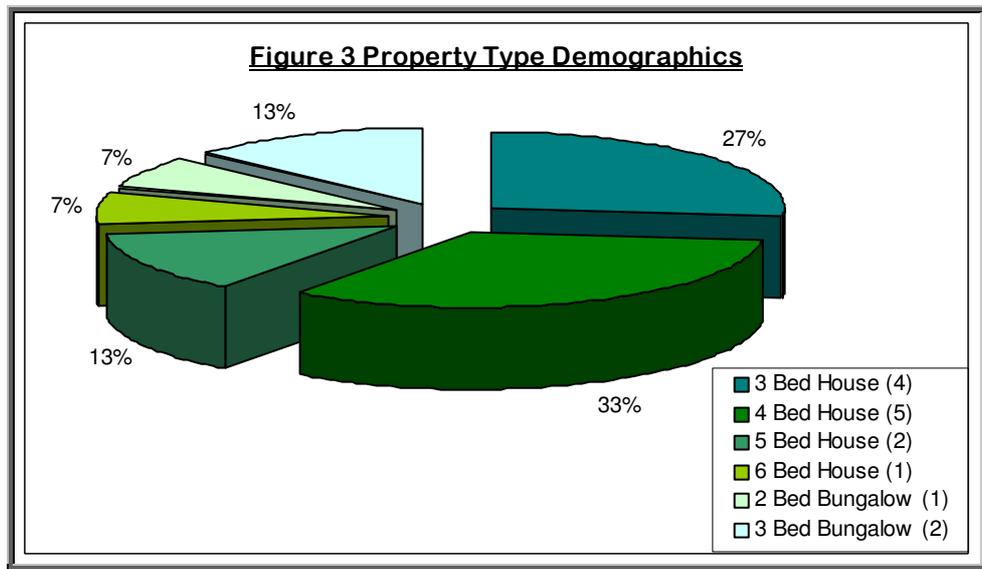


### Tenure and Property Types

Dodford contains a mix of property types with the majority of respondents living in either 3 or 4 bedroom owner occupied houses. A breakdown can be seen in Figures 2 and 3 below



Note: Numbers in brackets represent the actual number of responses



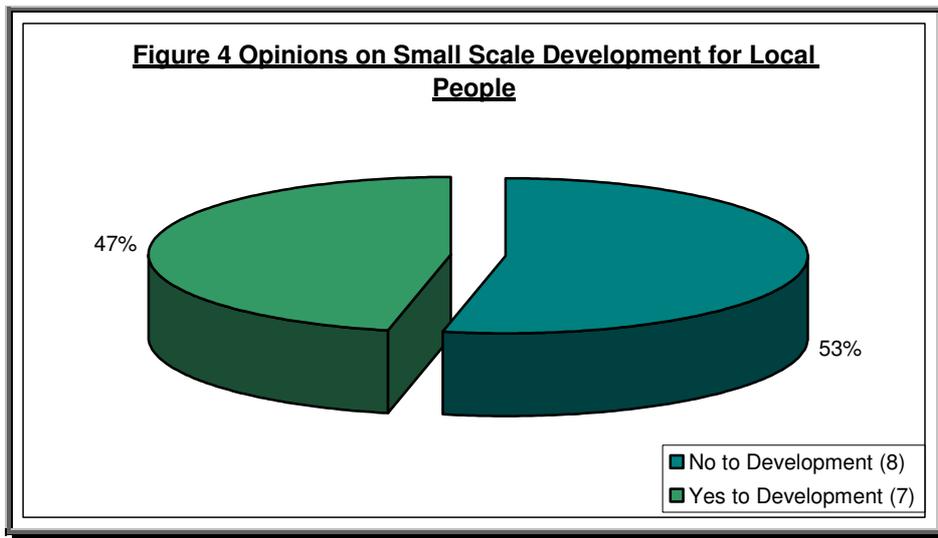
Note: Numbers in brackets represent the actual number of responses

### *Opinions of Future Development*

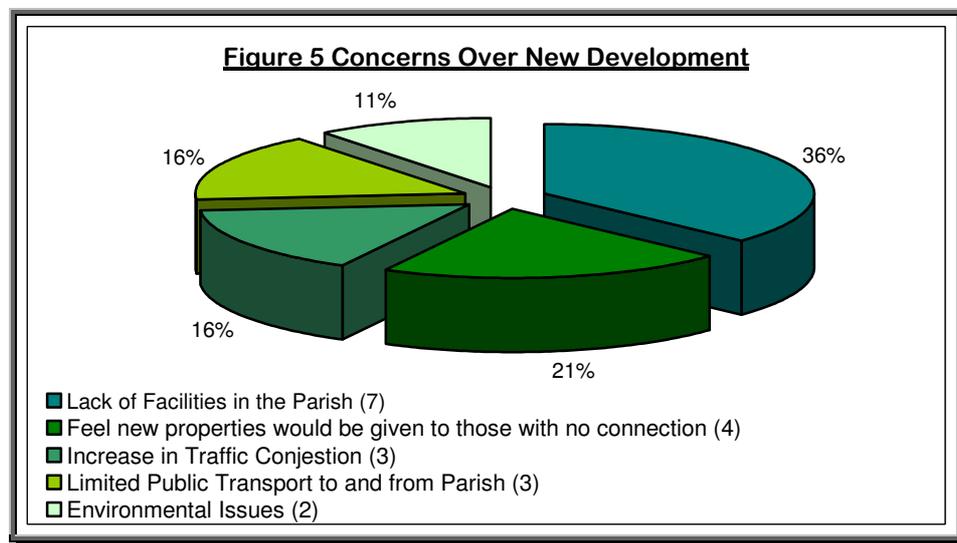
Of the 15 respondents who answered the question regarding future housing development in Dodford, it can be seen from figure 4 that opinion was split.

7 (47%) of responders agreed in principle that they would be in favour of a small housing development for local people with a proven need and 8 (53%) were not in favour of a small housing development.

The main reason for this was due to lack of facilities within the village. All the reasons listed can be seen in figure 5 below.



Note: Numbers in brackets represent the actual number of responses



Note: Numbers in brackets represent the actual number of responses

As can be seen, most of the concerns were regarding 'Lack of Facilities in the Parish' (7) followed by 'Feel new properties would be given to those with no connection' (4)

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

- Plenty of space to build at least 5 homes in Dodford - village needs to expand
- Dodford is a restricted infill village and should remain so

### Respondent Comments on Housing Need and Provision

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

- I do not believe that there is any need to provide further housing in the village. Council should look at 'brown sites' and inner town development before filling up the countryside with unwanted social housing

- |   |
|---|
| <ul style="list-style-type: none"><li>▪ Illegible first sentence - It is a fact that more homes are needed and more people in the village is not a bad thing.</li></ul>   |
| <ul style="list-style-type: none"><li>▪ it would depend on where the development was located.</li><li>▪ A small play park for younger children as we have no central meeting or focal point other than the village hall which is only available at certain events</li></ul> |

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Dodford from April 2008 to March 2011. There were only 2 properties sold with the cheapest home selling for £240,000 and the most expensive selling for £259,000.

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

Year of Sale	House Type	Price
2009	House	£259,000
2010	House	£240,000

Source: Land Registry House Sales

At the time of writing this report, there were only two four-bedroom properties for sale in Dodford and no properties for private rental. These are summarised in table 2 below

**Table 2 Properties for sale in Dodford**

Year	House Type	Price
2011	House	£320,000
2011	House	£235,000

Source: Rightmove

Therefore, based on the following calculation (using current lending criteria)

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

A household would need to earn at least £60,500 and have a 10% deposit of £23,500 to be able to afford the lowest priced property in Dodford.

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

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 Dodford are estimated at around £190 per week.

Therefore, for the same size family to rent in Dodford, they would require an average income of around £3240 per month.

## Section B Analysis of Housing Need

This section analysis the answers given within Section B of the survey. Households who considered themselves to be in housing need were asked to complete this section in order for the level of need to be determined

### Section B Household Types

Of the 15 responses received, only one household filled out the Housing Needs Section (Section B) of the response form, indicating that they are in housing need. Their Household Type can be broken down into a single person living with family in Dodford. .

A number of reasons were given by the household for needing to move including to gain independence and could not afford to buy in the parish.

### Local Connection

“Local Connection” is a term that refers to the level of connection a person has to an area. It is assessed on the following four criteria listed in order of priority: -

- Currently living in area,
- Previously lived in area,
- Close family in the area i.e. Parents, children, siblings, grandparents, grandchildren (and the step equivalent of any of these relationships) husband, wife, civil partners
- Working in area

The household who stated they were in housing need in Dodford lived in the village.

### Conclusion

The analysis done by this survey identified one household in need of affordable housing as follows in Dodford

1 x 2 Bed Flat

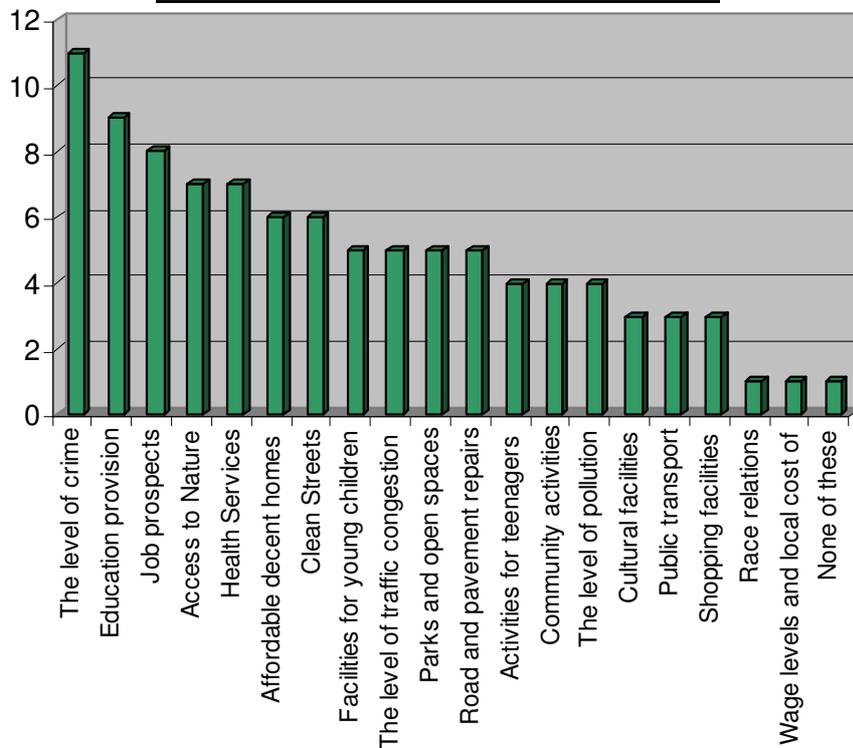
## Appendix A

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

### Dodford Resident Views on the Parish

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

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



**Figure 7 Resident Views On What Needs Improving In Dodford**

