



# **Ashby St Ledgers Parish Housing Needs Survey Report**

**April 2012**

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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 Ashby St Ledgers, undertaken in October/November 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 policy is set out in the National Planning Policy Framework (March 2012). This defines the term 'affordable' and provides for exceptions sites which can include an element of market housing where this is necessary to deliver the affordable housing.

**Ashby St Ledgers Parish Housing Needs Survey April 2012**

The Council is currently preparing an affordable housing Supplementary Planning Document which will update the Council's position on affordable housing taking account of the NPPF. When adopted it will replace the 2003 Protocol.

## Methodology

The process of how the Ashby St Ledgers Housing Needs Survey was produced can be broadly summarised in the below figure:



This process outlined in detail below:

### *Stage 1 – Consultation*

DDC offices contacted Ashby St Ledgers Parish Council to discuss carrying out a housing needs survey.

### *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 Ashby St Ledgers, the parish council chose not to add anything further to the questionnaire.

### *Stage 3 – Survey*

The DDC Community Projects Officer sent out the Survey Questionnaire, with a covering letter explaining the survey and a freepost return envelope to all residences of Ashby St Ledgers Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 17<sup>th</sup> October 2011 and closing on 11<sup>th</sup> November 2011.

### *Stage 4 – Collection & Analysis*

Daventry District Council's Local Strategy Service collated the completed surveys for analysis and a draft report was then compiled using the survey results and some external data.

### *Stage 5 Review and Publication*

Ashby St Ledgers Parish Council are now being asked for their comments on the draft report by Monday 14<sup>th</sup> May 2012 after which the report will be finalised and available for public viewing on the Daventry District Council Website.

## About Ashby St Ledgers Parish



Ashby St Ledgers Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 166 according to the 2001 Census. It is situated 3 miles South of Daventry Town and 5 miles north west of Rugby.

The Parish of Ashby St Ledgers contains 63 Occupied properties (Source: Council Yearbook). There are no affordable housing units in the parish.

## Survey Results

### Response Rate

A total of 65 Housing Needs Surveys were sent out to residents of Ashby St Ledgers in October 2011, of which 13 were returned, giving a response rate of 20%.

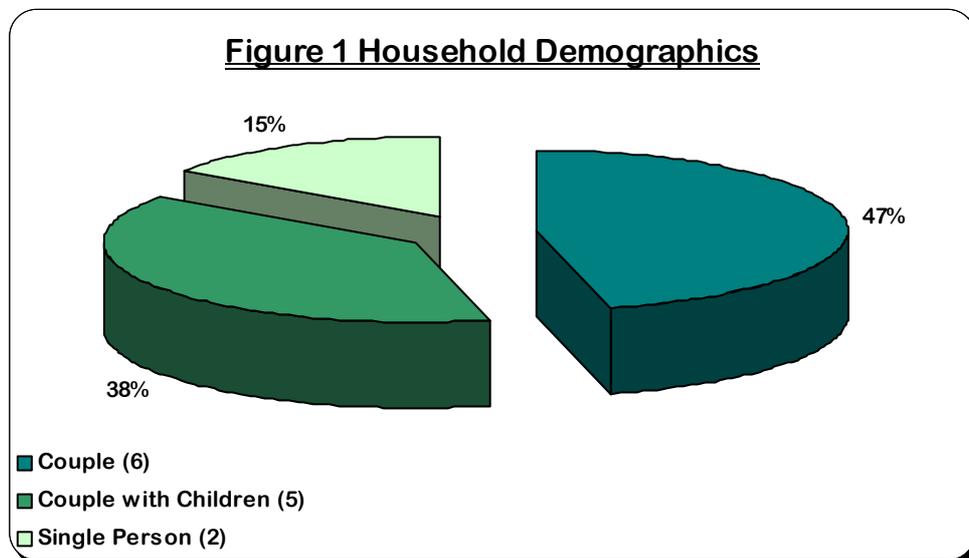
The survey questionnaire itself is split into 3 parts:  
Section A (“*About You and Your Neighbourhood*”),  
Section B (“*Housing Need*”) and  
Section C (“*Equality Monitoring*”).

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, was *Couples* (6) followed by *Couples with Children* (5).

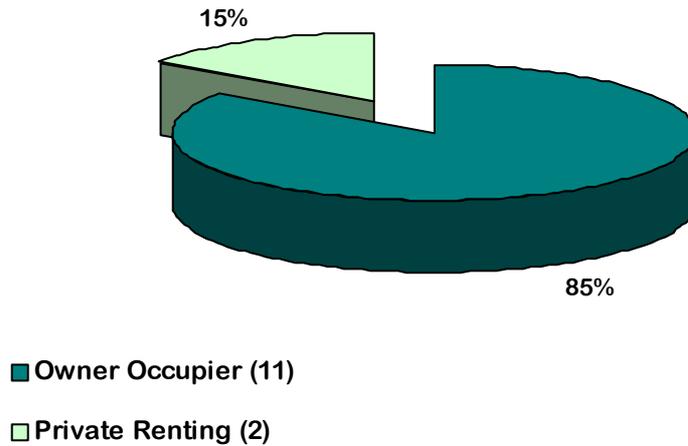


Note: Numbers in brackets represent the actual number of responses

### Tenure & Property Types

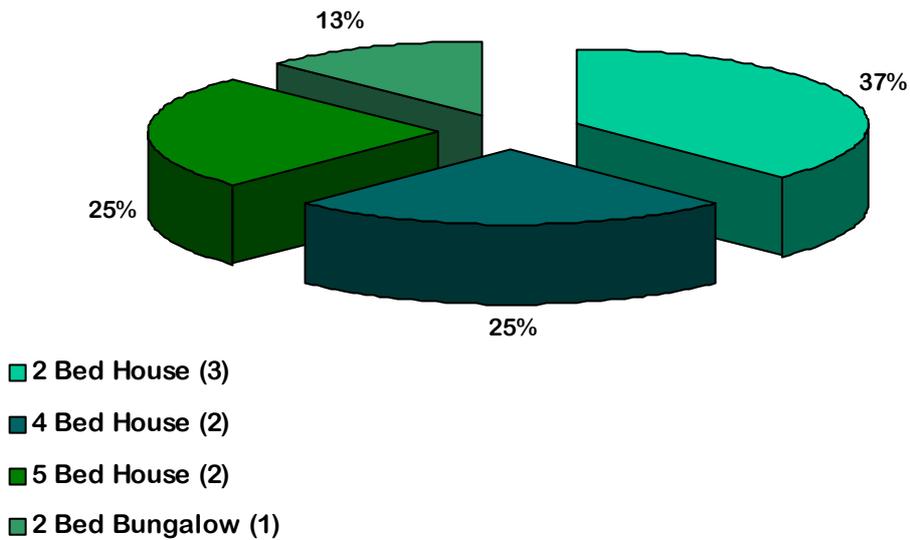
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 2 bedroom houses.

**Figure 2 Tenure Demographics**



Note: Numbers in brackets represent the actual number of responses

**Figure 3 Property Type Demographics**

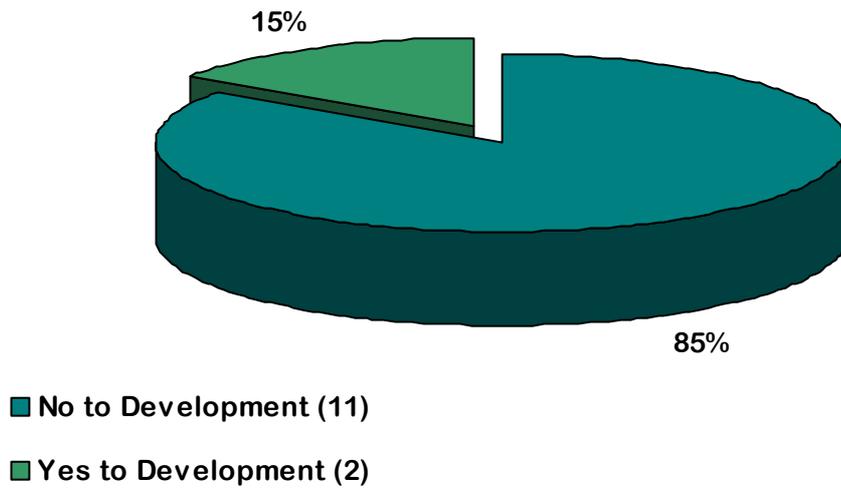


Note: Numbers in brackets represent the actual number of responses

### Opinions of Future Development

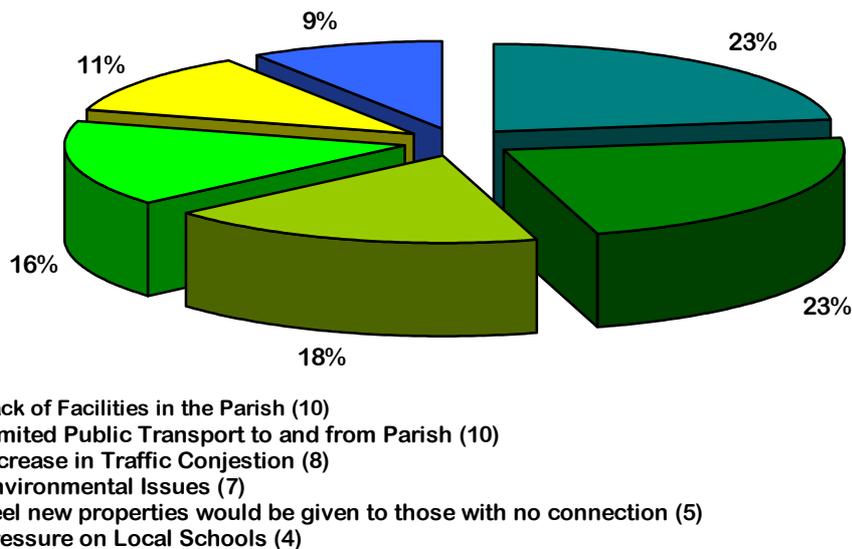
Of the 13 survey questionnaires received, all 13 answered the question regarding future housing development in Ashby St Ledgers. 2 (15%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 11 (85%) disagreed with this. This 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.

**Figure 4 Opinions on Small Scale Development for Local People**



Note: Numbers in brackets represent the actual number of responses

**Figure 5 Concerns Over New Development**



Note: Numbers in brackets represent the actual number of responses

N

As can be seen, *Lack of Facilities* and *Limited Public Transport to and from the Parish* were the most prominent.

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

*Conservation village not suited to development.*

*ASL is in a conservation area and of special interest.*

*Basic lack of services/capacity eg water supply/pressure.*

*This is a small conservation village with minimal facilities. Even a small development will upset the fine balance.*

*No facilities, no public transport. Villages have preservation status many houses - listed buildings.*

*Conservation village.*

### 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:-

*I would be very concerned about an increase in housing in the village, currently electricity, water, sewerage transport infrastructure would not support it.*

*Believe that there is only a 4" water main in the village - ran out of water in the village when our house caught fire 4 years ago.*

*The housing needs to be incorporated within the village design.*

*Although I would be in favour of a development, I would still have concerns outlined in section 6. Ashby is isolated and poorly served and crown Tenants are often an isolated group within this.*

*Services such as sewerage, water supply, telephone lines etc are stretched to the limit. Everyone who lives here does so because it's a safe environment for both young and old alike. It is important to maintain this status quo.*

*There is no public transport to or from Ashby, not ideal for someone who cannot drive, there are also no facilities - such as a shop or post office. People who live here do so for these reasons, it's a nice quiet place to live and I would like to keep it that way.*

*I feel there is sufficient empty properties within the Daventry Area. It is important that rural villages are kept rural and not swallowed by surrounding towns.*

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Ashby St Ledgers Parish from June 2010 to December 2011. There were 4 properties sold altogether with the cheapest of the homes selling for £220,000 and the most expensive selling for £450,000

**Table 1: House Sales in Ashby St Ledgers June 2010 to December 2011**

Year of Sale	House Type	Price
2011	Semi-detached	£220,000
2011	Terraced	£185,500
2011	Semi-detached	£249,950
2010	Detached	£450,000

Source – Zoopla.co.uk

At the time of writing this report, there were no properties for sale or rent within Ashby St Ledgers Parish.

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 1, a household would need to earn at least £56,571 per year and have a 10% deposit of £22,000 to be able to afford the lowest priced property in Ashby St Ledgers Parish.

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 an average rental income of £752 for the same property used in the above calculation (source Zoopla), for the same size family to rent in Ashby St Ledgers, they would require an average income of around £3195 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 were asked to complete this section in order for the level of need to be determined

### Section B Household Types

Of the 13 questionnaires received, only 1 household filled out the Housing Needs Section of the response form, indicating that they were in housing need and wished to be considered for housing that may be developed as a result of the survey. Their Household Type can be summarised as single person.

### 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 that stated they were in housing need currently live in Ashby St Ledgers and have children living in the parish

### Conclusions

The analysis done by this survey identified one household in need of affordable housing as follows in Ashby St Ledgers:

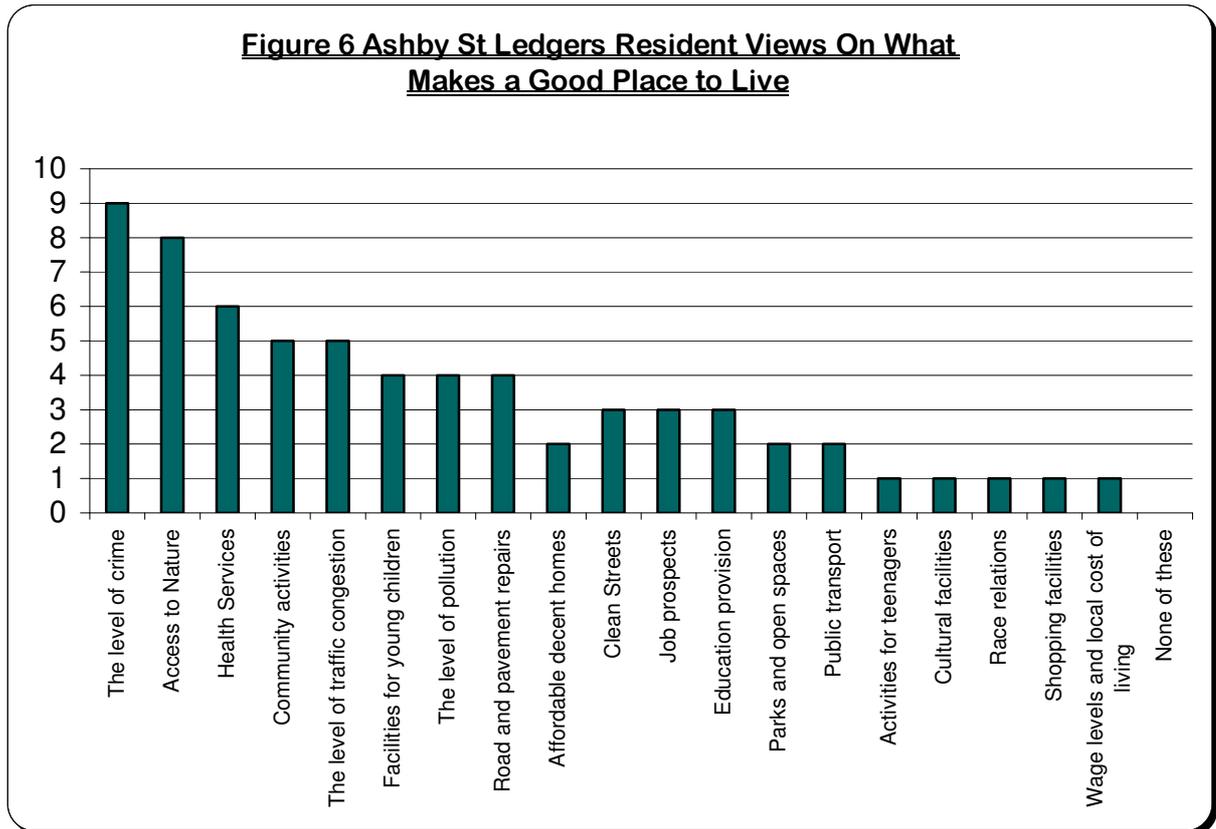
- 1 x 1 Bed Bungalow (possibly shared ownership)

## 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.

### Ashby St Ledgers Resident Views on the Parish

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



**Figure 7 Ashby St Ledgers Resident Views On What Needs Improving**

