



# Althorp Parish Housing Needs Survey Report

January 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 Althorp Parish undertaken in August 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 Althorp Parish Housing Needs Survey was produced can be broadly summarised in the figure below:



### *Stage 1 – Consultation & Identification*

DDC Officers contacted Althorp 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 bespoke questions to the survey. In the case of Althorp, the parish council chose not to add anything further to the questionnaire.

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

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

The survey period ran from the 5<sup>th</sup> August 2011 till the 2<sup>nd</sup> September 2011

### *Stage 4 – Collection & Analysis*

The completed surveys were analysed and a draft report compiled

### *Stage 5 Review and Publication*

Althorp Parish Council were asked for their comments on the draft before the report was finalised and made available for public viewing on the Daventry District Council Website.

## About Althorp



Althorp Parish is located within the district of Daventry in Northamptonshire. It has a parish population of 24 according to the 2001 census.

It is situated 8 miles East of Daventry Town and 6 miles North-West of Northampton.

The Parish of Althorp covers approximately 327 Hectares and contains 14 Occupied properties (Source: Council Tax Data) of which none are affordable housing units owned by Registered Providers.

## Survey Results

### Response Rate

A total of 15 Housing Needs Surveys were sent out to the residents of Althorp in August 2011, of which 3 responses were returned, giving a response rate of 20%

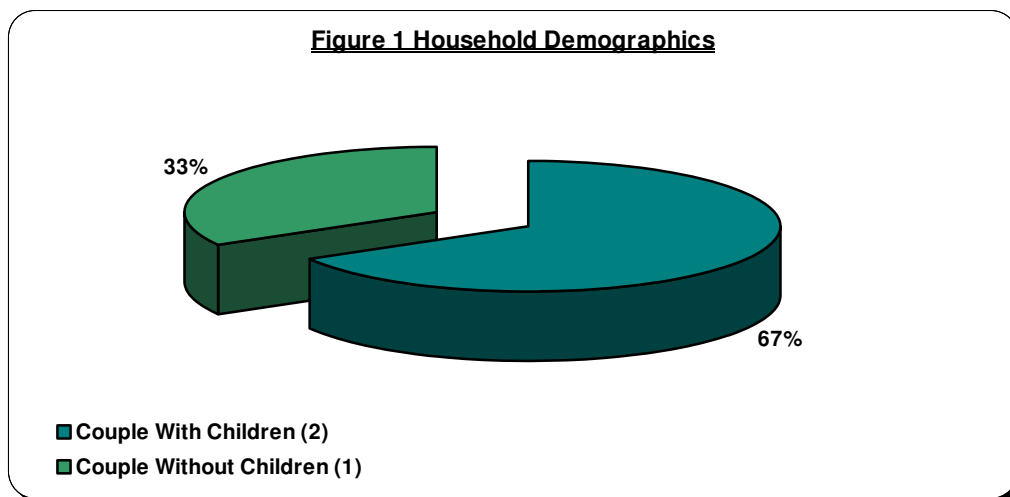
The survey questionnaire itself is split into 3 parts:  
 Section A ("*About You and Your Neighbourhood*"),  
 Section B ("*Housing Need*") and  
 Section C ("*Equality Monitoring*").

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.

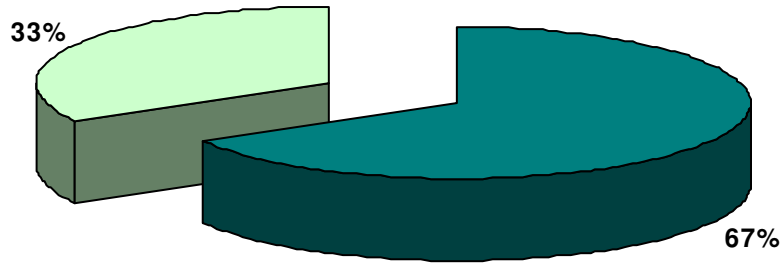
From Figure 1 below, it can be seen the most common household types, amongst those who responded to the survey, were '*Couples with Children living with them*' (2) followed by '*Couples without Children living with them*' (1).



### Tenure and Property Types

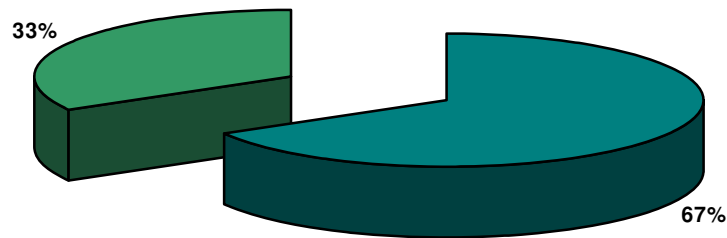
As can be seen in Figure 2, 2 responses were received from households living in tied accommodation and the third household lived in privately rented accommodation. A breakdown of property type and bedroom numbers can be seen in Figure 3 below.

**Figure 2 Tenure Demographics**



■ Tied Accommodation (2)  
■ Private Renting (1)

**Figure 3 Property Type Demographics**

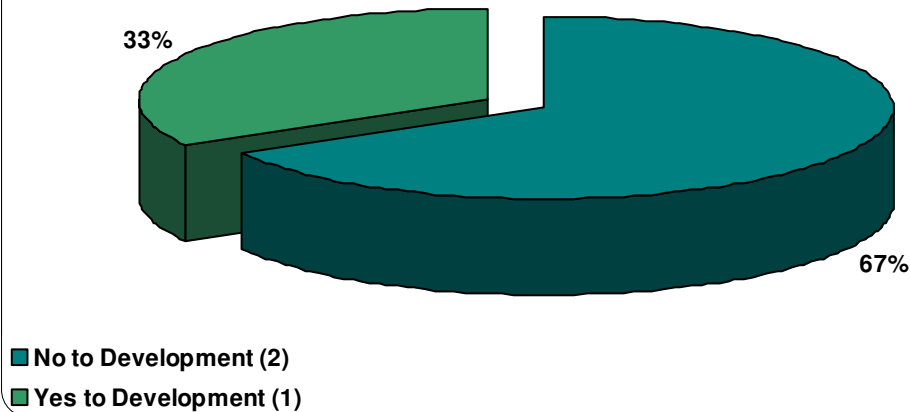


■ 3 Bed House (2)  
■ 5 Bed House (1)

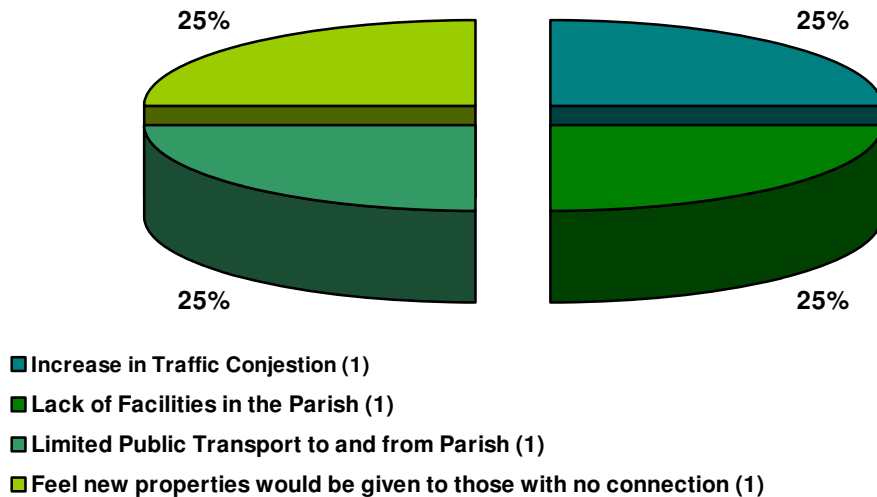
**Opinions of Future Development**

Of the 3 respondents who answered the question regarding future housing development in Althorp 1 (33%) respondents agreed in principle that they would be in favour of a small housing development for local people with a proven need and 2 (67%) were not in favour of a small housing development. This is illustrated in Figure 4. The reasons for this can be seen in figure 5 below.

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



**Figure 5 Concerns Over New Development**



The only other comment received for this question was:-

- Not possible to develop within Parish of Althorp

**Respondent Comments on Housing Need and Provision**

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

- Vast majority of housing privately owned by Althorp Estate which provides affordable /free housing to staff

The residents surveyed were also asked if they knew anyone who had had to move away from the village in the past few years and all responded 'No'.



## **Local Housing Market & Affordability**



At the time of writing this report no local information was available for sale or rental properties within Althorp. Affordability within the village could therefore, not be determined.

## Section B Analysis of Housing Need



### **House Holds in Housing Need**

Of the 3 responses received, no households filled out the Housing Needs Section (Section B) of the response form.

No need was therefore identified in Althorp.

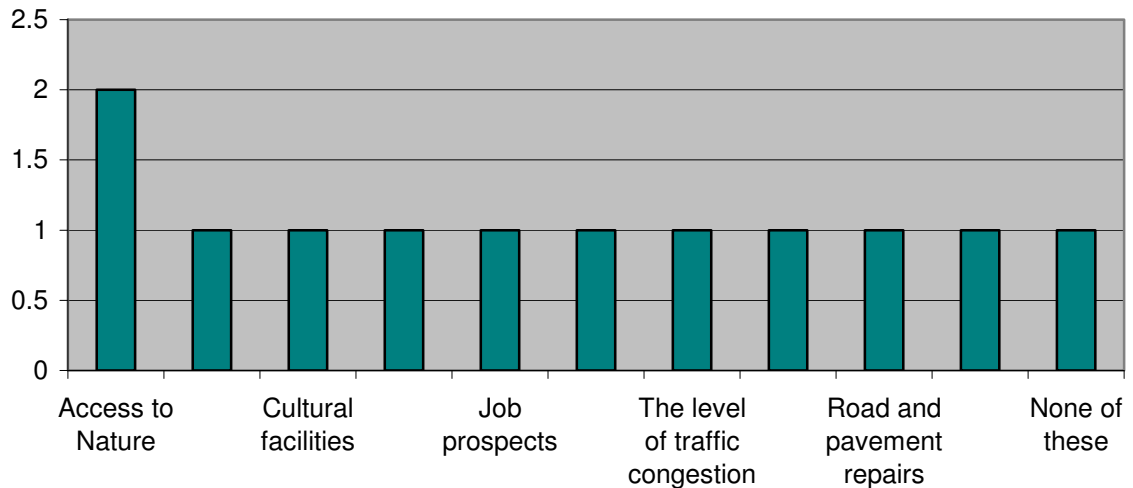
## Appendix A

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

### Althorp 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 Althorp Resident Views On What Makes a Good Place to Live**



**Figure 7 Althorp Resident Views On What Needs Improving**

