



Boughton Parish Housing Needs Survey Report

November 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 Boughton, undertaken in June/July 2012.

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.

Boughton Parish Housing Needs Survey September 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 Boughton 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 Boughton 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 Boughton, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

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

The survey period was set according to a standard response period of 4 weeks; opening on 6th June 2012 and closing on 4th July 2012.

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

Boughton Parish Council was given the opportunity to comment on the draft report prior to publication. All relevant comments received have been taken into account in this final report.

About Boughton Parish



Boughton Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 951 according to the 2001 Census.

Boughton is situated approximately 15 miles east of Daventry Town and 4 miles north of Northampton.

The Parish of Boughton contained 409 Occupied properties (Source: Council Yearbook) of which 3 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 414 Housing Needs Surveys were sent out to residents of Boughton in June 2012, of which 127 were returned, giving a response rate of 30%.

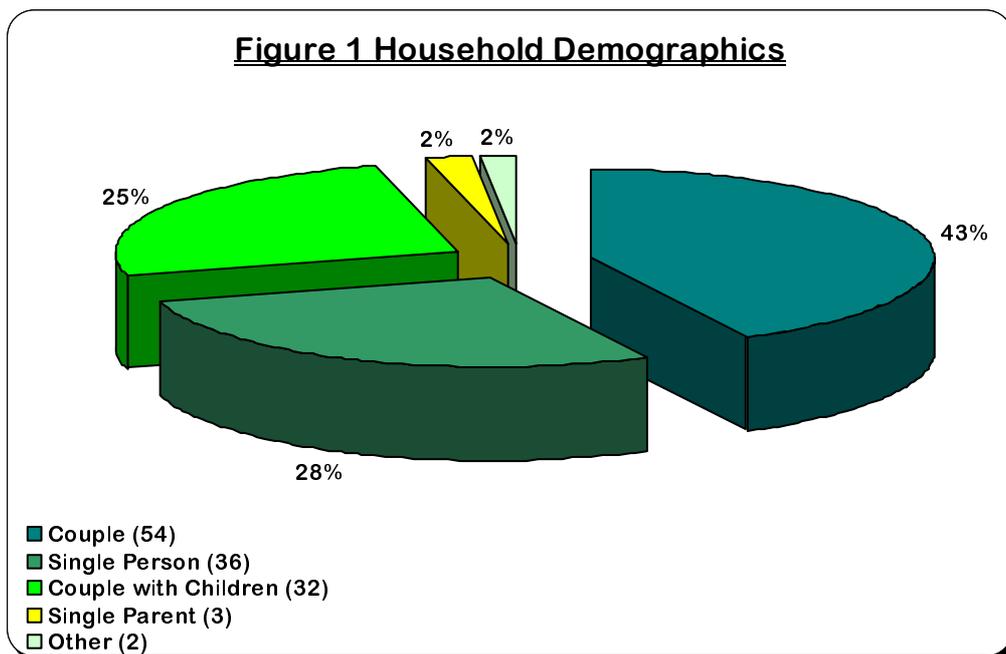
The survey questionnaire itself is split into 3 parts:
Section A (“*About You and Your Neighbourhood*”),
Section B (“*Housing Need*”) and
Section C (“*Equality Monitoring*”).

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 (54)*.

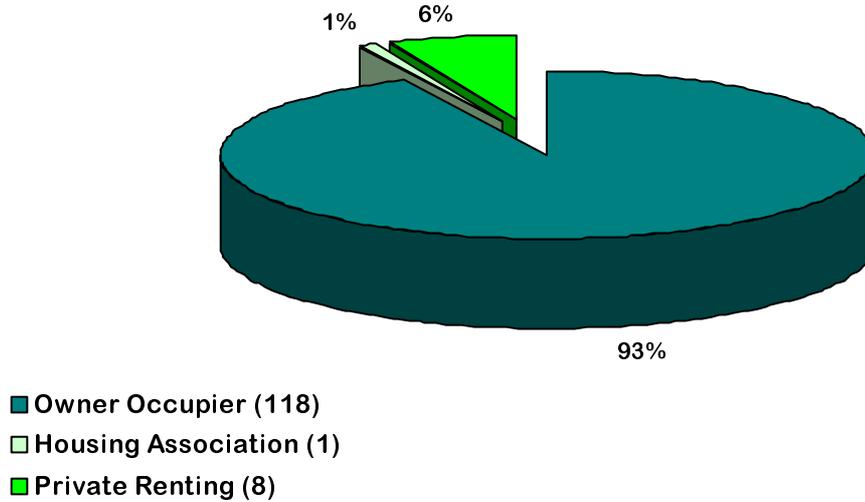


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

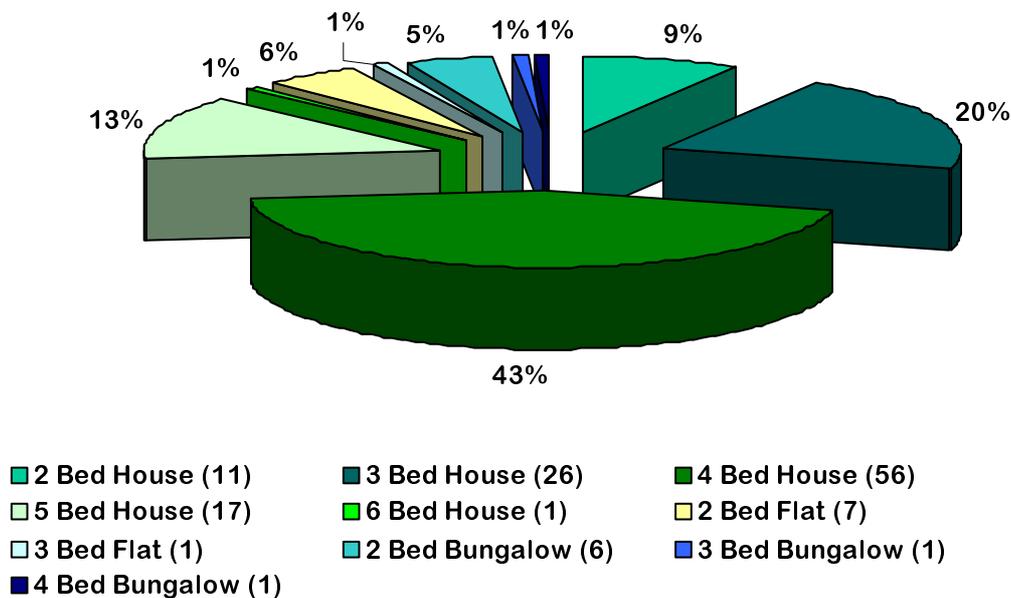
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 4 bedroom houses.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

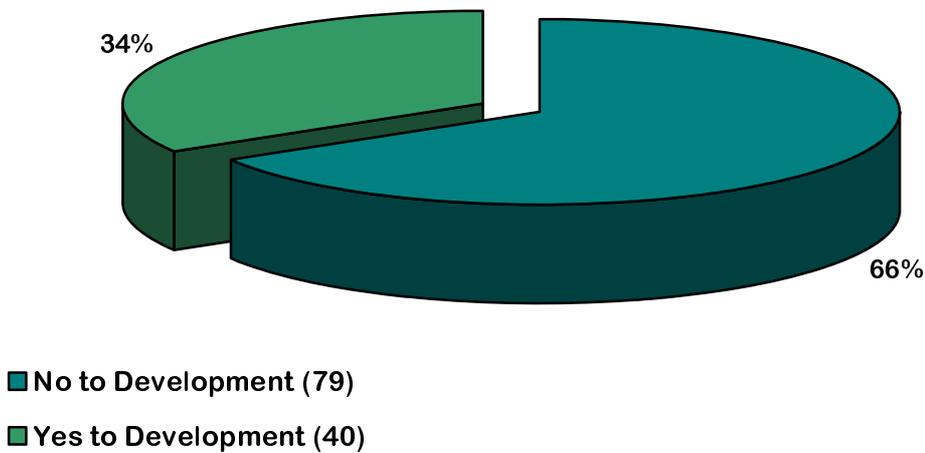


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

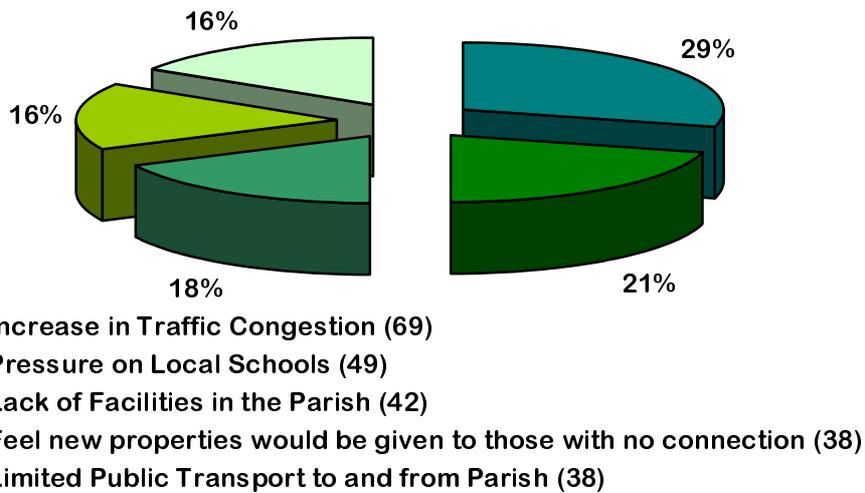
Of the 127 survey questionnaires received, 119 (94%) answered the question regarding future housing development in Boughton. 40 (34%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 79 (66%) disagreed with this. This is 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

As can be seen, *Increase in traffic congestion* was the most prominent reason given followed by *Pressure on Local Schools*.

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

- Detract from being a village*
- Will destroy the character of the village*
- Parish will build shared ownership properties which means poor/gypsy type people will move into the area.*
- Bus service cut so badly, hardly any transport out or back to the village.*
- Buckton Fields is to be built within the parish with access on affordable housing -*

so no need.

I don't believe there is a strong enough vetting process to who gets these homes. Village already used as a "rat run" with its proposed new development near Chapel Brampton having been granted this traffic will be terrible

Sufficient housing mix exists

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:-

Have you seen the parking at school collection/drop off times?? It's a joke that so many vehicles come from outside the village.

Any development should be mindful of the congestion in Kingsthorpe. As I am retired it does not effect me but had I still be working I would be seriously concerned about any increased traffic.

It is bad enough having the threat of large numbers of houses in Buckton Fields, Boughton should be left alone as a village

If development was small (i.e. approx 10 houses) I would say yes, but small developments can eventually extend to large developments, however if this would prevent planners and large developers applying "count me in on Yes"

No government houses or shared ownership houses. If you want build here then we want expensive 6/7 bedroom houses ONLY!!!

There is already enough traffic in Boughton Green Road. There is nowhere in area for children to play. Places in local school are given to children outside of local area. Public transport is too expensive, cheaper to use car

As we are threatened with estates of 500 to 1500 already, the above question is laughable. A small estate for local people would be welcomed but facilities would have to come as well and through (rat run) traffic curtailed.

No more houses could be built in our parish without the road infrastructure being improved to take the extra traffic. If Daventry council want to build more houses, build them to Daventry not the Northampton border.

Public transport is not adequate and shopping facilities. Roads very overcrowded without adding further housing.

I think there is a need for more affordable homes especially for the 20 - 30 year age group, I would not like to see the countryside to be spoilt by large buildings, but there is space for a few small estates.

You have already given planning consent for 11000 houses quite wrongly within 500 yards of our houses, traffic is impossible now, so what will it be like with approx another 1500 cars.

I totally disagree with the councils decision to proceed with the Buckton Fields housing development.

Buckton Fields has outline permission for 376 homes with further allocations for 1050 houses, including affordable housing - no doubt at 40% so there is no need or pressure for Boughton to have any more.

Buckton Fields will surely satisfy these needs.

There is enough housing in Kingsthorpe already as this area is already heavily congested I feel strongly that no extra housing is required in our area.

Totally inappropriate planning given to area around smiths farm.

Approval of a development at Buckton Fields despite huge resistance from

local people already, the road changes in Kingsthorpe have made no difference to congestion and the traffic through Boughton is getting worse. Only issue is increased traffic - Moulton Lane is a rat run for the industrial estate and 8.30 - 9am is a nightmare with mums dropping children off at school.

A shop

Everybody should have the right to a nice home. I've worked extremely hard to afford a nice house. In my personal experience affordable housing can impact property prices on homeowners in a negative fashion. Homes are not looked after and neighbourhood dynamics change

Proposed development of ? 1500 houses contiguous with village is afoot. Any further is ludicrous.

Houses are already being built near the university on Boughton Green Road on and already busy and congested area (which I am amazed were given planning permission!!) Further new houses will just add to this already congested area.

Restrict development to local need. Restriction of traffic through Boughton is essential

Restrict development to local need. Restriction of traffic through Boughton is essential

Keep the village a village and use up the brown areas in town.

If affordable housing is built, what will keep the prices down? Surely the value and rents would quickly fall in line with other properties in the area?

Adequate housing provided, local developer says here is a need and he's bullied council into granting planning permission against the strong opposition of local people.

There are many homes being altered/rebuilt to a size for exceeding the needs of their residents. Perhaps they should have their sites split and an additional dwelling created.

There have been many plans for new housing developments - particularly near the A508 by Whitehills, but there is no infrastructure, the roads are already jammed at peak times and environmentally it would be disastrous.

I cannot make any comments in relation to Parish of Boughton, by some quirk of a boundary line my house falls in the Parish. We class ourselves as living in Kingsthorpe, Northampton. The parish boundary needs to be changed, Boughton has no interest in our estate and makes not effort to include us within the Parish we are even excluded from the primary school there.

This parish has too many houses already

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Boughton Parish from June 2010 to June 2012. There were 19 properties sold altogether with the cheapest of the homes selling for £166,000 and the most expensive selling for £1.2 million

Table 1: House Sales in Boughton June 2010 to June 2012

Year of Sale	House Type	Price (£)
2012	Detached	250,000
2012	Detached	520,000
2012	Detached	450,000
2012	Semi-detached	167,500
2012	Terraced	167,500
2012	Detached	1,200,000
2011	Semi-detached	295,000
2011	Detached	575,000
2011	Detached	575,000
2011	Semi-detached	180,000
2011	Detached	255,000
2011	Detached	285,000
2011	Semi-detached	166,000
2011	Detached	690,000
2011	Detached	300,000
2010	Detached	711,000
2010	Detached	450,000
2010	Detached	285,000
2010	Detached	540,000

Source – Zoopla.co.uk

At the time of writing this report, there were 7 properties for sale and two properties for rent within Boughton Parish. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Boughton November 2012

Year	House Type	Price (£)
2012	Detached	2,500,000
2012	Detached	1,950,000
2012	Detached	1,100,000
2012	Detached	289,500
2012	Detached	1,199,900
2012	Detached	675,000
2012	Detached	349,950

Source: Zoopla.co.uk

Table 3: Properties for rent in Boughton November 2012

Year	House Type	Price (£)(pcm)	Price (£)(pw)
2012	Detached	2,500	577
2012	Detached	975	225

Source: Zoopla.co.uk

Based on the following calculation (using current lending criteria)

(House price- 10% deposit)

3.5 Mortgage Multiplier

and using the cheapest property for sale in Table 2, a household would need to earn at least £74,442 per year and have a 10% deposit of £28,950 to be able to afford the property currently for sale in Boughton 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 the rental income of £225 per week from table 3, for the same size family to rent in Boughton, they would require an average income of around £782.03 per week: £3,388 per month: £40,665 per annum.

Within the Section B analysis households were asked a question on their income. As can be seen from table 4, none of the households could afford to buy or rent properties currently on the market in Boughton.

Table 4 Income Bands of Respondents in Housing Need

£15-£19,999	£30k-£39,999	No Answer
1	1	1

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

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: -

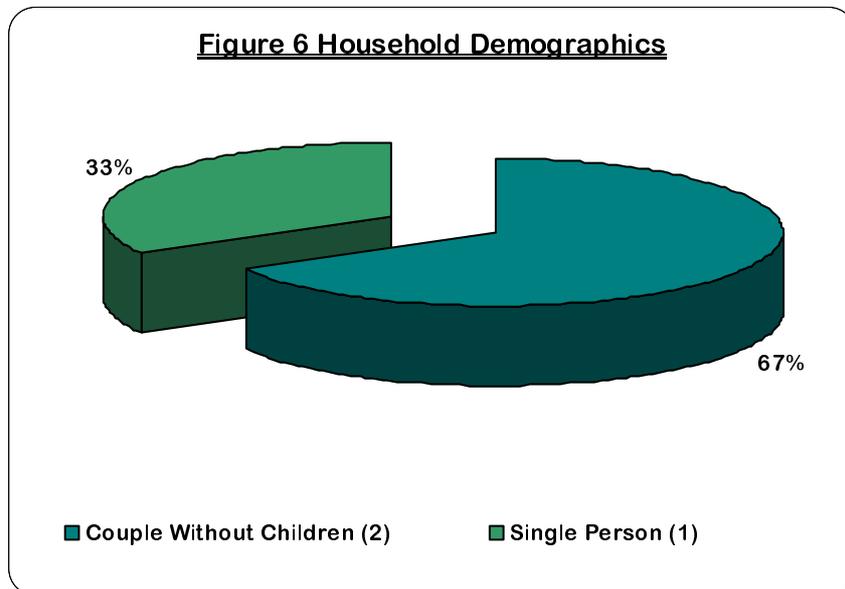
- Currently living in area,
- Previously lived in area,
- Close family in the area i.e Parents, children, siblings, grandparents, grandchildren (and the step equivalent of any of these relationships) husband, wife, civil partners
- Working in area

Only those applicants with a local connection to Boughton were considered in this section.

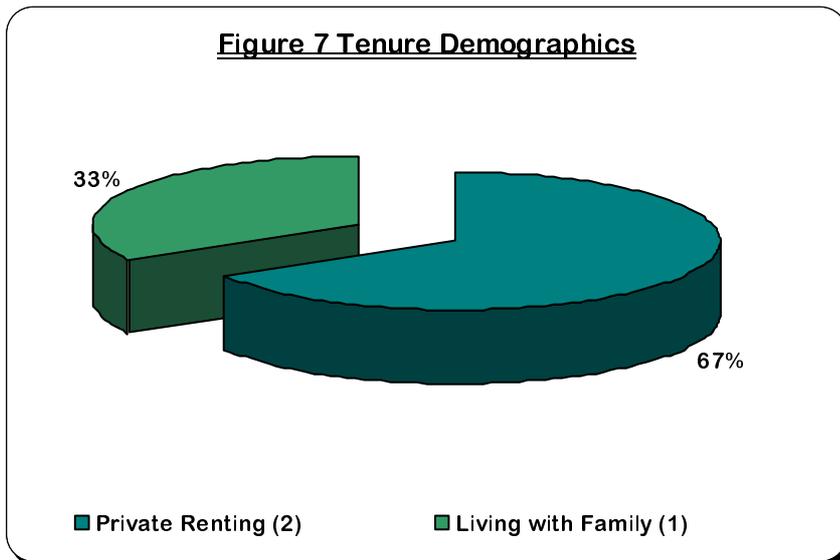
Section B Household Types

Of the 127 questionnaires received, three households (2%) 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 and Tenure Type is broken down in Figure 6 & 7 below



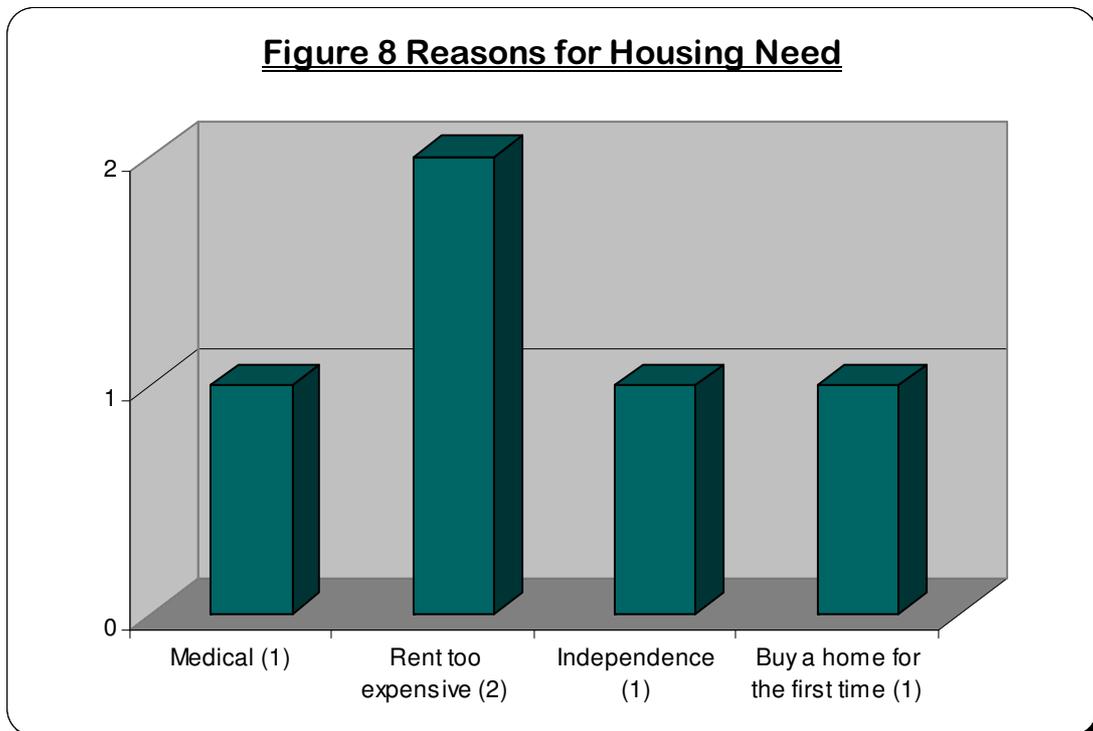
Note: Numbers in brackets represent the actual number of responses



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Reasons for Housing Need

All households completing Section B of the survey form were asked to give reasons why they felt they were in housing need. Respondents were allowed to state more than one reason. As can be seen from Figure 8 below the main reasons given for housing need was *rent to expensive*.



Note: Numbers in brackets represent the actual number of responses

Housing Need Analysis

Table 5 below summarises the households expressing a housing need.

Table 5: Outline of Respondents in Housing Need

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Private Rental	2	House	Living in Parish	Housing Association	2	Bungalow	Yes
2	Private Rental	2	House	Living in Parish	Housing Association	2	Bungalow	Yes
3	Living with family	4	House	Living in Parish	Shared Ownership	2	House	Yes

Housing Register Analysis of Housing Need in Boughton

Due to the high demand for social housing, Daventry District Council keeps a register of all applicants wishing to be housed. The applicants are prioritised into Bands according to their housing need and are able to 'bid' on suitable properties. Further details can be found in the Choice Based Lettings Policy available on the Daventry District Council Website.

To ensure that everyone with a local connection to Boughton with a housing need has been captured within this survey, the Housing Register has been analysed.

This process identified an additional three households of which two are in need of re-housing.

Table 6 Outline of Respondents in Housing Need as identified by Daventry District Council's Housing Register

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Private Tenant	2	House	Resident in Boughton	Housing Association	2	Bungalow	Yes
2	Other Local Authority	1	Bungalow	Family in Boughton	Housing Association	2	Bungalow	No
3	Private Tenant	2	Cottage	Resident in Boughton	Housing Association	2	Bungalow	Yes

Conclusions

The analysis done by this survey identified 5 potential households in need of affordable housing as follows in Boughton:

- 1 x 2 bed Shared Ownership house
- 4 x 2 bed bungalows

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.

Boughton 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 9 & 10 show the responses received.

Figure 9 Boughton Resident Views On What Makes a Good Place to Live

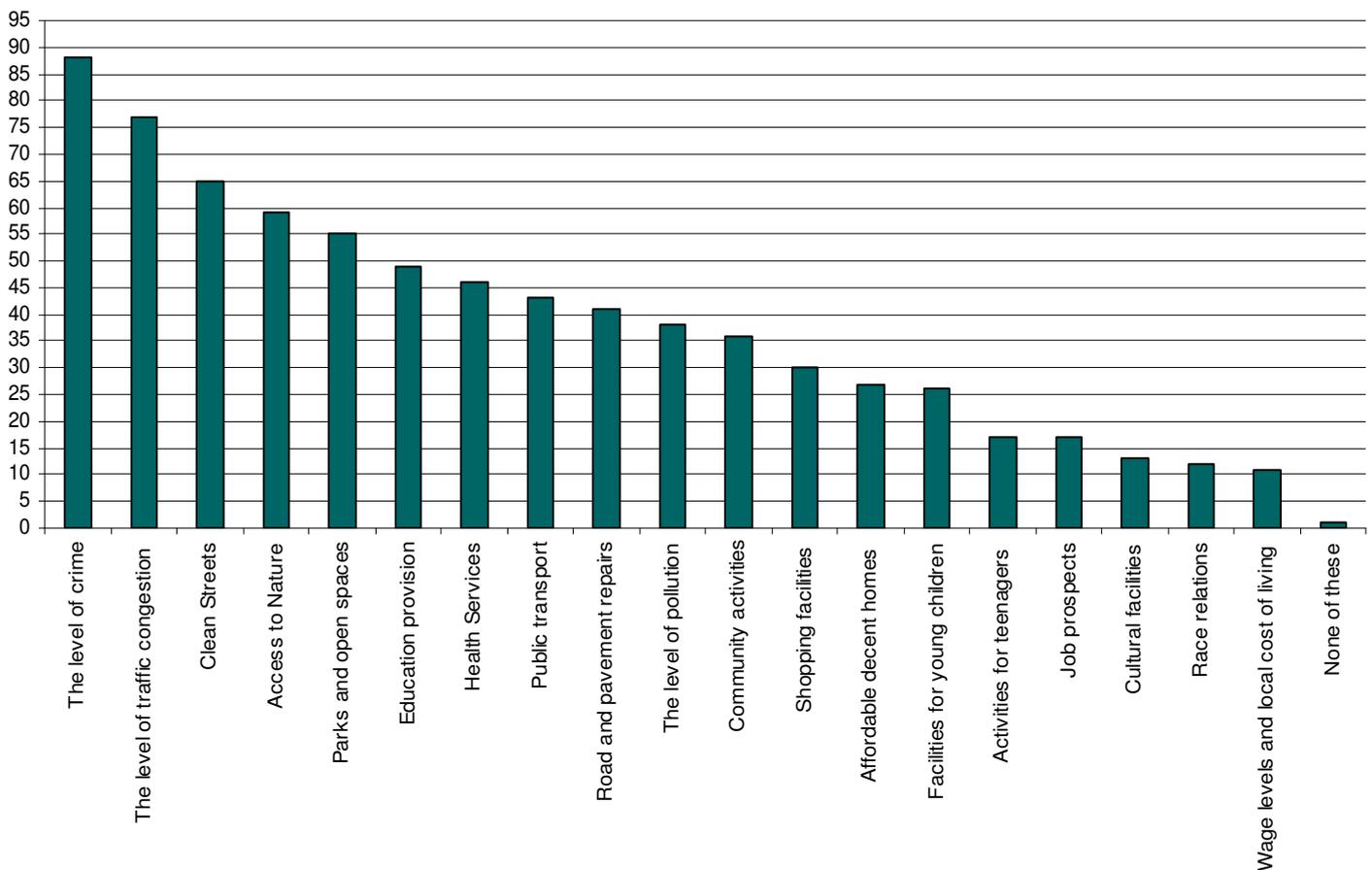


Figure 10 Boughton Resident Views On What Needs Improving

