



# **East Haddon Parish Housing Needs Survey Report**

**August 2012**

## Contents



<b>Introduction</b>	<b>Page 3</b>
<b>Methodology</b>	<b>Page 5</b>
<b>About East Haddon</b>	<b>Page 6</b>
<b>Survey Results</b>	<b>Page 7</b>
<b>Local Housing Market &amp; Affordability</b>	<b>Page 12</b>
<b>Section B Analysis of Housing Need</b>	<b>Page 14</b>
<b>Appendices</b>	<b>Page 15</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 East Haddon, undertaken in March/April 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.

**East Haddon Parish Housing Needs Survey August 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 East Haddon 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 East Haddon 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 East Haddon, the parish council chose not to add anything further to the questionnaire.

### *Stage 3 – Survey*

The Survey Questionnaire and covering letter explaining the survey and a freepost return envelope was delivered to all residences of East Haddon Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 26<sup>th</sup> March 2012 and closing on 20<sup>th</sup> April 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*

East Haddon 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 East Haddon Parish



East Haddon Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 651 according to the 2001 Census.

East Haddon parish is situated approximately 8 miles north-east of Daventry Town and 8 miles north-west of Northampton.

The Parish of East Haddon contains 293 Occupied properties (Source: Council Yearbook) of which 64 are affordable housing units owned by Registered Providers.

## Survey Results

### Response Rate

A total of 302 Housing Needs Surveys were sent out to residents of East Haddon in March 2012, of which 118 were returned, giving a response rate of 39%.

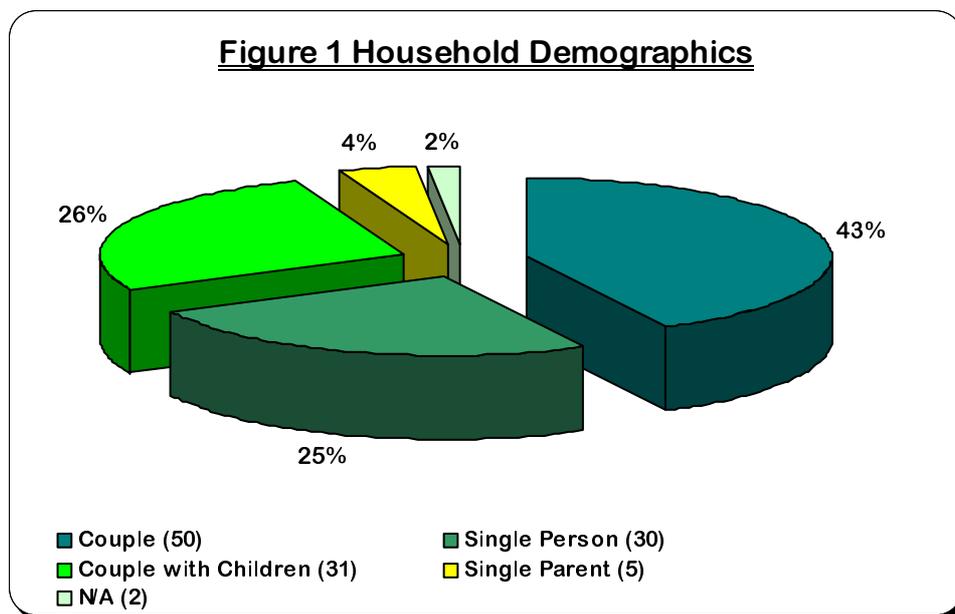
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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

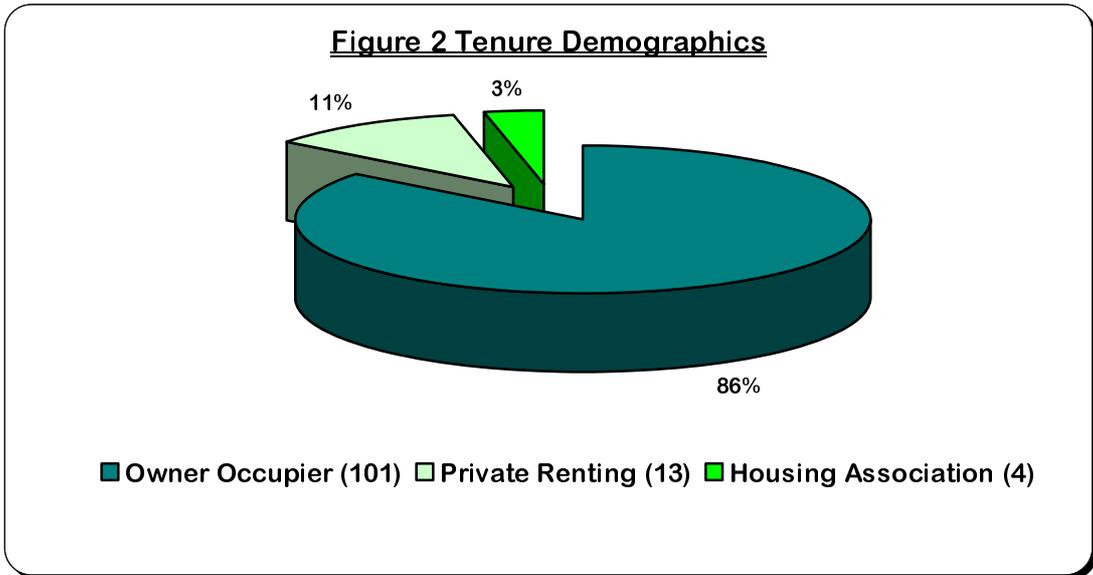
To determine household types, the survey asked residents to describe who lived in their household with them.

From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples (50)*.

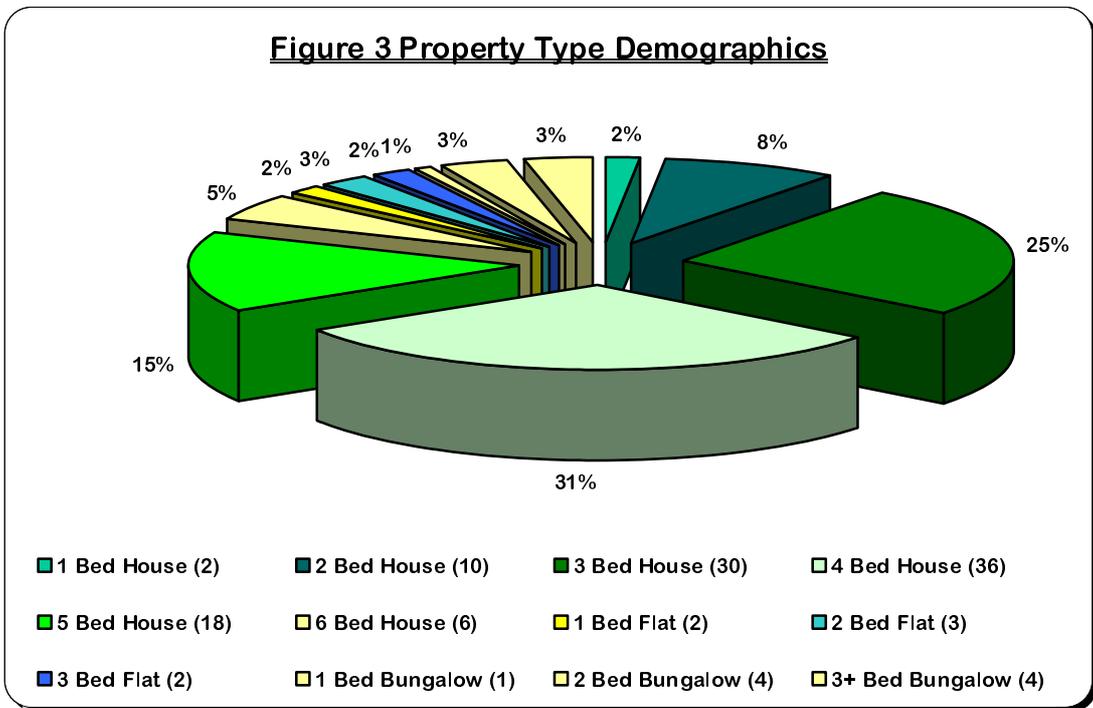


### Tenure & Property Types

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.



Note: Numbers in brackets represent the actual number of responses

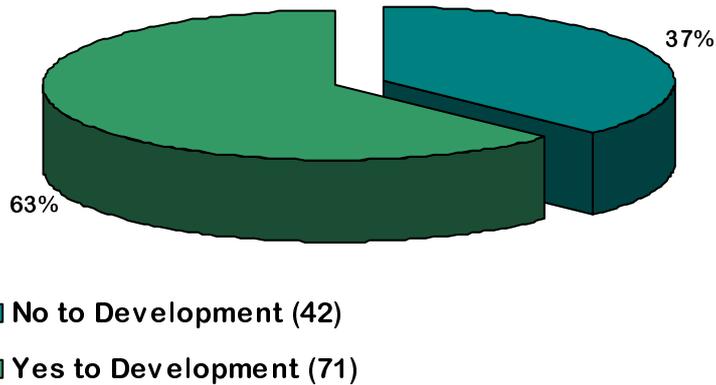


Note: Numbers in brackets represent the actual number of responses

### Opinions of Future Development

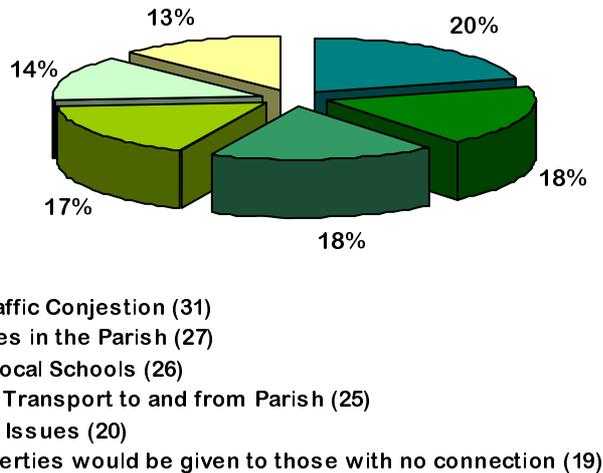
Of the 118 survey questionnaires received, 113 (96%) answered the question regarding future housing development in East Haddon. 71 (63%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 42 (37%) disagreed with this. This 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 response. Other comments made in respect of this question included the following:-

*The village amenities cannot support a new development. Through traffic is unacceptable already, school oversubscribed and no shop in the village. It will become a commuter society.*

*lack of suitable land*

*No infrastructure, no shops, poor bus service, over subscribed school*

*No suitable land*

*I don't agree with social engineering to distort market forces.*

*Currently are such properties available locally*

*Would not want planning permission given for land near me.*

*Aesthetic appearances of villages. Plenty of reasonably priced rented accommodation available*

*Lack of infrastructure ie Shop, no jobs in Local Area*

### 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>The road access cannot reasonably take any big (ie 200 houses in Long Buckby) on roads (width parking in village) too many lorries using its peripheral uses.</i>
<i>Generally small houses are being enlarged beyond first time buyer range. Would support small scale, sympathetically designed first time buyer accommodation.</i>
<i>The sewer and water must be capable of sustaining it and infill should be allowed</i>
<i>It is important to retain the character and size of East Haddon, development of a new housing estate would ruin the character of the village. There are many places close by, such as Long Buckby or Daventry or Northampton (all within 20 miles) which provide plenty of affordable housing.</i>
<i>Shops, bus service, post office</i>
<i>Must be within current housing area and not on greenbelt land.</i>
<i>Low density in keeping with the village</i>
<i>Council bungalows for one or two people</i>
<i>I live in rented accommodation and with average prices as they are now, I could not afford to buy in the village.</i>
<i>Update and modernisation of existing properties</i>
<i>We strongly feel that something needs to be done about the parking at the local school and parish hall, We also strongly feel that some kind of general store would be helpful for the less able bodied and the elderly.</i>
<i>Since 1988 there has been no low cost housing, the last was 8 in Northfield Green</i>
<i>There are no local facilities in the village, so it is not well suited to people with a proven need.</i>
<i>I believe new housing developments should be done on the edge of town and cities, less environmental danger, schools, banks and amenities all ready established, plus not too far from families. Moved out of Coventry because I looked to retire to a quiet isolated village in East Haddon.</i>
<i>Housing for elderly - possibly for those widowed</i>
<i>This question has been asked several times in the last several years. In the East Haddon village plan, a majority of residents did not want this type of development in the village. After that a further effort was made but fizzled out, why is this further survey being done?</i>
<i>Land suitable for affordable housing has been identified and then the objections of only one or two people has been enough to prevent building. These purely selfish objections should be over ruled.</i>
<i>The proposed site of the most recent housing needs survey seemed perfectly sited and a good proposal. It is unfortunate this never reached a good conclusion. Site was behind Tilbury Road, East Haddon.</i>

*Other local area housing schemes rapidly lose local element and get swallowed up into general housing sector with families/persons not from area that have caused problems in larger villages/towns and are then dumped on the local community in the "out of sight mind" and hard working families who deserve a chance are left on the list forever*

*Not more than 3 / 4 small houses*

*Village already losing character due to council housing infill policy. Soon with expansion there will be no traditional villages left.*

*This has been looked into at length twice in this village at some cost only to find on both occasions no suitable land*

*If there is a proven need for a small affordable housing development, which I am not aware of, I would be in favour of satisfying this need.*

*If DDC had retained its own housing provision there would be suitable accommodation for those with a need to stay in the area. Our local housing has been used to resolve issues in the borough rather than meeting any perceived local needs.*

*Parish council members have land and building interests*

*Living in a village such as East Haddon will always command a premium due to low crime, good school, low volume of traffic etc. If tax payers agree to fund low cost housing then it should be based on proof that low income families need (not want) to be housed in the area*

*Sadly in my experience, cheap or affordable housing and especially housing association homes = problems families!*

*People who require affordable housing would need to run 2 cars, in order to work, as there is no work in the village. They would be better off living in larger villages like Long Buckby or Duston/Kingsthorpe, with shops surgeries etc. Small villages should not be detrimentally expanded to meet the needs of transient people. They should be cherished as they have remained intact for centuries*

*In 2003 we were assured that no development would be allowed, only infill. Any development would alter the character and shape of the village. No land was available when the question of affordable housing was raised. In 2009 Parish Plan Survey, of those who responded 59% wanted no further development.*

*There is no need for any more housing in East Haddon, If people really want to live in the village there are already relatively cheap properties to rent and buy. Building more houses will only spoil the village.*

*More smaller homes for young couples*

*Can imagine exactly who would get in our village*

*I am strongly opposed to any affordable developments, firstly due to the aesthetic impact this has. Affordable housing developments are never truly in keeping with the village. Secondly I absolutely object to the notion that everyone has the right to live wherever they wish even if they cannot afford to. I disagree that housing should be made available to accommodate this request. People earn the right to live in more expensive houses in desirable areas by hard work and determination.*

*School is over crowded, no shop, poor bus service, too much traffic, very little safe parking*

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in East Haddon Parish from August 2009 to February 2012. There were 25 properties sold altogether with the cheapest of the homes selling for £95,000 and the most expensive selling for £637,500

**Table 1: House Sales in East Haddon August 2009 to February 2012**

Year	House Type	Price
2012	Terraced	£117,000
2012	Detached	£290,000
2011	Semi-detached	£257,000
2011	Detached	£195,000
2011	Detached	£637,500
2011	Bungalow	£288,000
2011	Detached	£430,000
2010	Detached	£475,000
2010	Detached	£210,000
2010	Detached	£310,000
2010	Terraced	£210,000
2010	Detached	£370,000
2010	Detached	£400,000
2009	Semi-detached	£164,000
2009	Detached	£165,000
2009	Detached	£290,000
2009	Detached	£290,000
2009	Detached	£355,000
2009	Detached	£250,000
2009	Detached	£355,000
2009	Detached	£148,000
2009	Detached	£320,000
2009	Detached	£215,000
2009	Terraced	£95,000
2009	Terraced	£156,000

Source – Zoopla.co.uk

At the time of writing this report, there were 5 properties for sale and 2 properties for rent within East Haddon Parish. These are summarised in table 2 and 3 below.

**Table 2: Properties for sale in East Haddon August 2012**

Year	House Type	Price
2012	7-Bed House	£1,850,000
2012	5-Bed House	£1,600,000
2012	6-Bed Cottage	£489,000
2012	2-Bed Detached	£370,000

2012	3-Bed Semi-Detached	£280,000
------	---------------------	----------

Source: Rightmove

**Table 3: Properties for rent in East Haddon August 2012**

Year	House Type	Price
2012	2-Bed Cottage	£795 pcm
2012	2-Bed Flat	£495 pcm

Source: Rightmove

Based on the following calculation (using current lending criteria)

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

and using the cheapest property for sale in Table 2, a household would need to earn at least £72,000 per year and have a 10% deposit of £28,000 to be able to afford the property currently for sale in East Haddon 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 £495pcm for the 2 Bed flat in table 3, for the same size family to rent in East Haddon, they would require an average income of around £2,908 per month.

To assess how accessible the above house prices are, those who felt they were in need of housing in the parish were asked to supply some financial information as detailed in Table 4.

**Table 4 Income Bands of Respondents in Housing Need**

Below £14,999	£15k-£19,999	£25k-£29,999
3	1	1

Five households responded to the income question. As can be seen from table 4, none of the households could afford to buy the lowest priced property for sale. Potentially 1 of the households could afford the lowest priced property for rent.

## 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 Households in Housing Need

Of the 118 questionnaires received, five (4%) 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.

### 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 households that stated they were in housing need all currently live in East Haddon Parish.

	Current Situation	Property Type		Connection	Preferred Tenure	Eligible Property Type		Need
1	Current rent too expensive	2 Bed	Private Rented Flat	Live in Parish	Rent	1-2 Bed	Flat/House	Yes
2	Want to buy 1 <sup>st</sup> home	2 Bed	Private Rented Bungalow	Live in Parish	Buying on open market	2 Bed	Flat/House	No
3	Current rent too expensive/ Want to buy 1 <sup>st</sup> home	2 Bed	Private Rented House	Live in Parish	Rent	2 Bed	Flat/House	Yes
4	Current property to small/needs repair	3 Bed	Housing Association House	Live in Parish	Rent	4 Bed	House	Yes
5	Living with family	-	-	Live in Parish	Shared Ownership	2 Bed	Flat/House	Yes

### Conclusions

The analysis done by this survey identified four households in need of affordable housing as follows in East Haddon Parish:

- 3 x 2 Bed House/Flat (one shared ownership)
- 1 x 4 Bed House

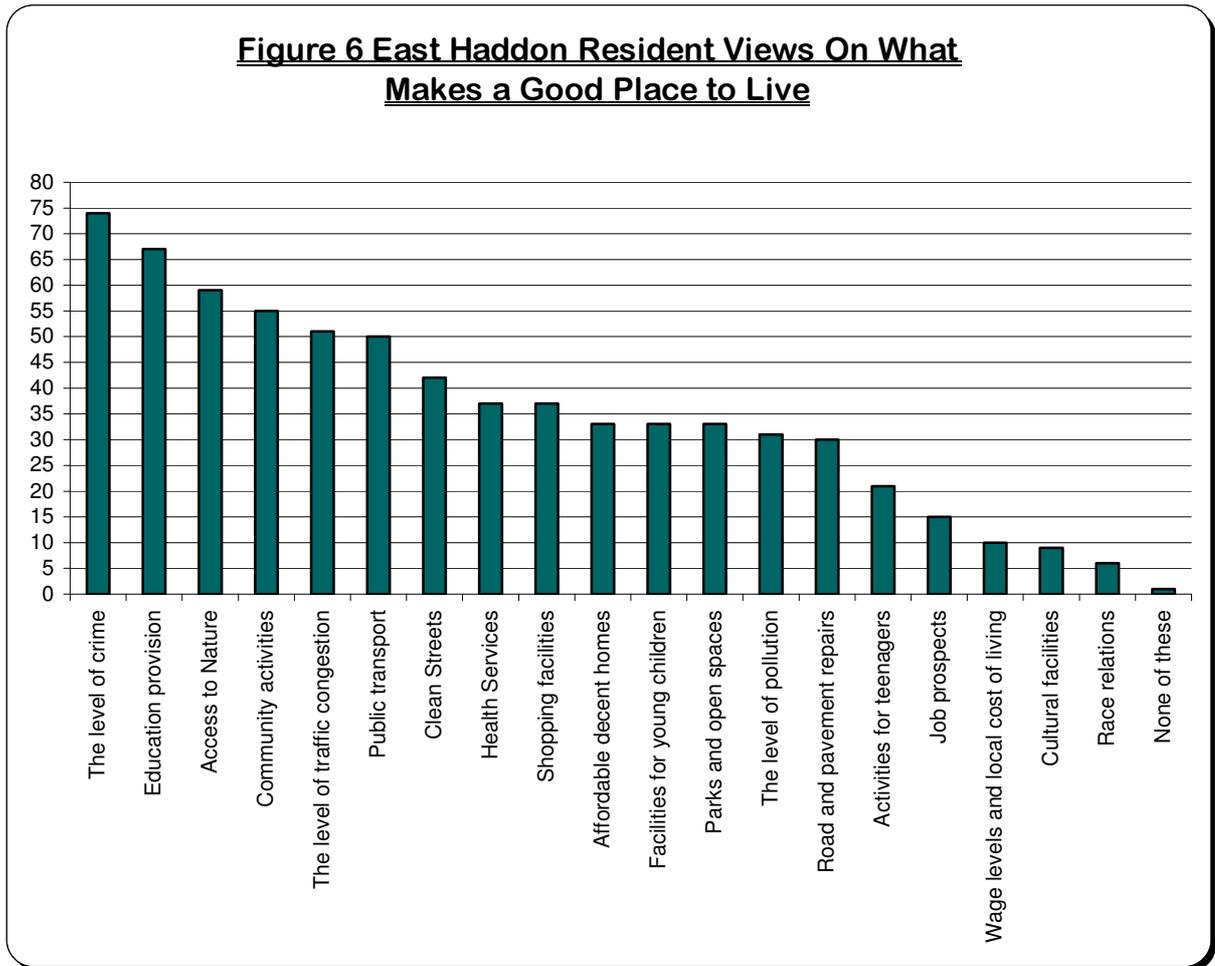
The survey also identified one household that would like to purchase a property on the open market.

## 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.

### East Haddon 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 7 East Haddon Resident Views On What Needs Improving**

