



# **Holdenby Parish Housing Needs Survey Report**

**August 2012**

## Contents



|   |                |
|---|----------------|
| <b>Introduction</b>                             | <b>Page 3</b>  |
| <b>Methodology</b>                              | <b>Page 5</b>  |
| <b>About Holdenby</b>                           | <b>Page 6</b>  |
| <b>Survey Results</b>                           | <b>Page 7</b>  |
| <b>Local Housing Market &amp; Affordability</b> | <b>Page 11</b> |
| <b>Section B Analysis of Housing Need</b>       | <b>Page 12</b> |
| <b>Appendices</b>                               | <b>Page 13</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 Holdenby Parish, 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.

**Holdenby 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 Holdenby Parish 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 Holdenby 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 Holdenby, the parish council chose not to add anything further to the questionnaire.

### *Stage 3 – Survey*

The survey was 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 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*

Holdenby 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 Holdenby Parish



Holdenby Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 100 according to the 2001 Census.

Holdenby Parish is located approximately 10 miles east of Daventry and 5.5 miles north-west of Northampton.

The Parish of Holdenby contains 39 Occupied properties (Source: Council Yearbook 2012). There are no affordable housing units owned by Registered Providers located in the Parish.

## Survey Results

### Response Rate

A total of 34 Housing Needs Surveys were sent out to residents of Holdenby in March 2012, of which 7 were returned, giving a response rate of 21%.

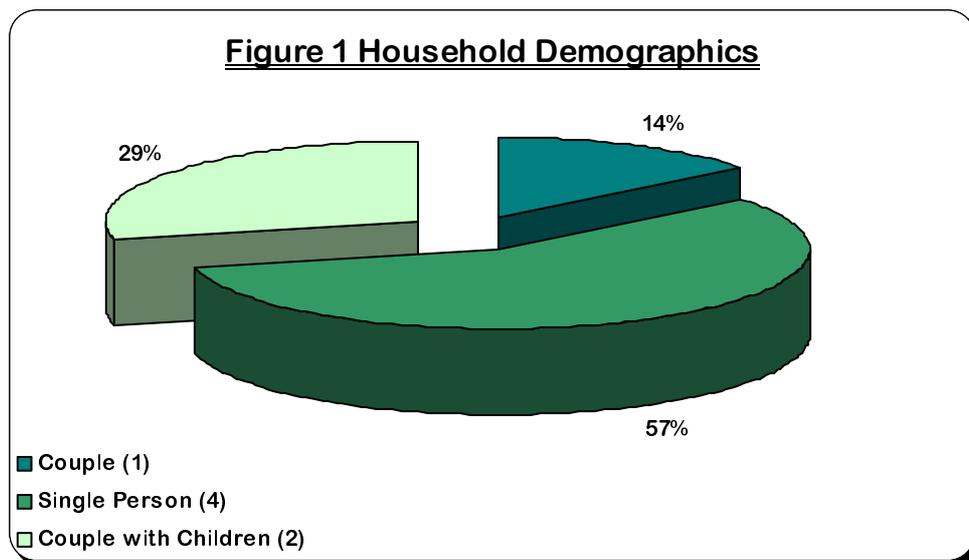
The survey questionnaire itself is split into 3 parts:  
Section A ("*About You and Your Neighbourhood*"),  
Section B ("*Housing Need*") and  
Section C ("*Equality Monitoring*").

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 *Single Person (4)*.

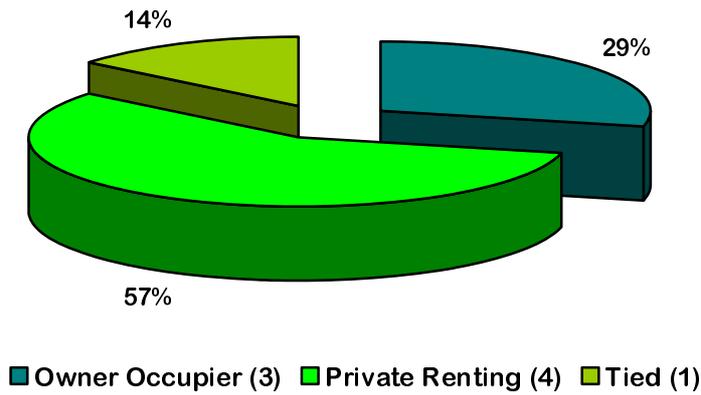


Note: Numbers in brackets represent the actual number of responses

### Tenure & Property Types

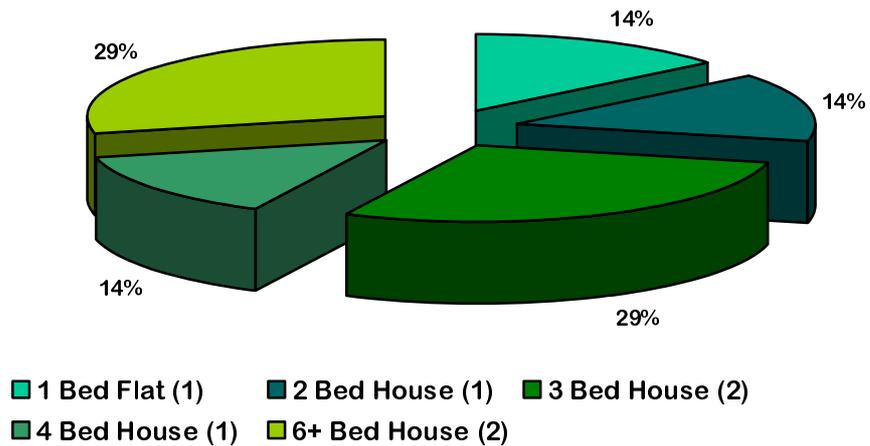
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in private rented accommodation with a range of bedroom sizes.

**Figure 2 Tenure Demographics**



Note: Numbers in brackets represent the actual number of responses

**Figure 3 Property Type Demographics**

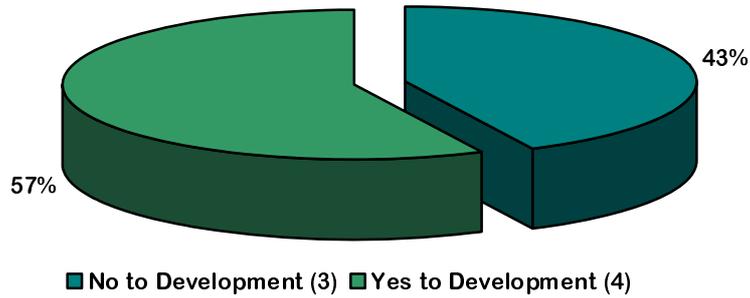


Note: Numbers in brackets represent the actual number of responses

**Opinions of Future Development**

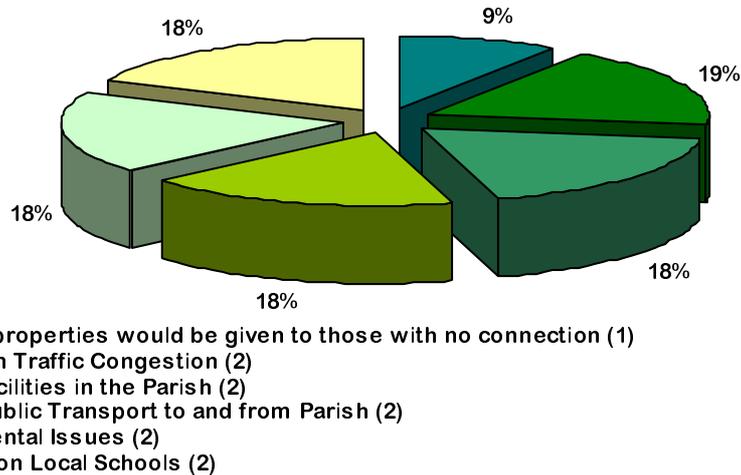
Of the 7 survey questionnaires received, all of them answered the question regarding future housing development in Holdenby. 4 (57%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 3 (43%) disagreed with this. This is 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, there was a fairly even spread of concerns over any new development.

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

*The immediate surroundings are agricultural and in use and are beautiful, outlying villages may have space, where here is already a 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:-

*There are no facilities of any kind in the Parish.  
This area is not well serviced by buses and shops so is not very suitable for developments. Better to allow one or two properties to be built. Planning refuses and preferred large developments. It is a mad policy, better to allow one or two*

**Holdenby Parish Housing Needs Survey August 2012**

*houses which do not overload infrastructure.*

*We have both lived and worked in the parish for 16 years and there is little or no affordable housing within the parish, therefore property ownership is all but a dream within our postcode with the majority of sold houses bought by city commuters*

*There is no low cost housing in our parish, it makes it difficult for young families to live here unless they have a good income.*

*No housing needs.*

## Local Housing Market & Affordability – Holdenby

Table 1 shows a list of properties sold in Holdenby from August 2009 to July 2012. There were 2 properties sold altogether with the cheapest of the homes selling for £327,000 and the most expensive selling for £825,000.

**Table 1: House Sales in Holdenby August 2009 to July 2012**

| Year of Sale | House Type | Price    |
|--------------|------------|----------|
| 2010         | Terraced   | £327,000 |
| 2009         | Detached   | £825,000 |

Source – Zoopla.co.uk

At the time of writing this report, there were no properties for sale or rent within Holdenby.

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 £84,085 per year and have a 10% deposit of £32,700 to be able to afford the lowest priced property in Holdenby.

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 £1461pcm for the same property used in the above calculation (source Zoopla), for the same size family to rent in Holdenby, they would require an average income of around £3874 per month.

The household that responded to the housing needs section of the survey could not afford to buy or rent the lowest priced property previously sold in Holdenby.

## 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 7 questionnaires received, 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 a couple with children living in tied accommodation

### 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 in Holdenby live and work in the Parish.

### Conclusions

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

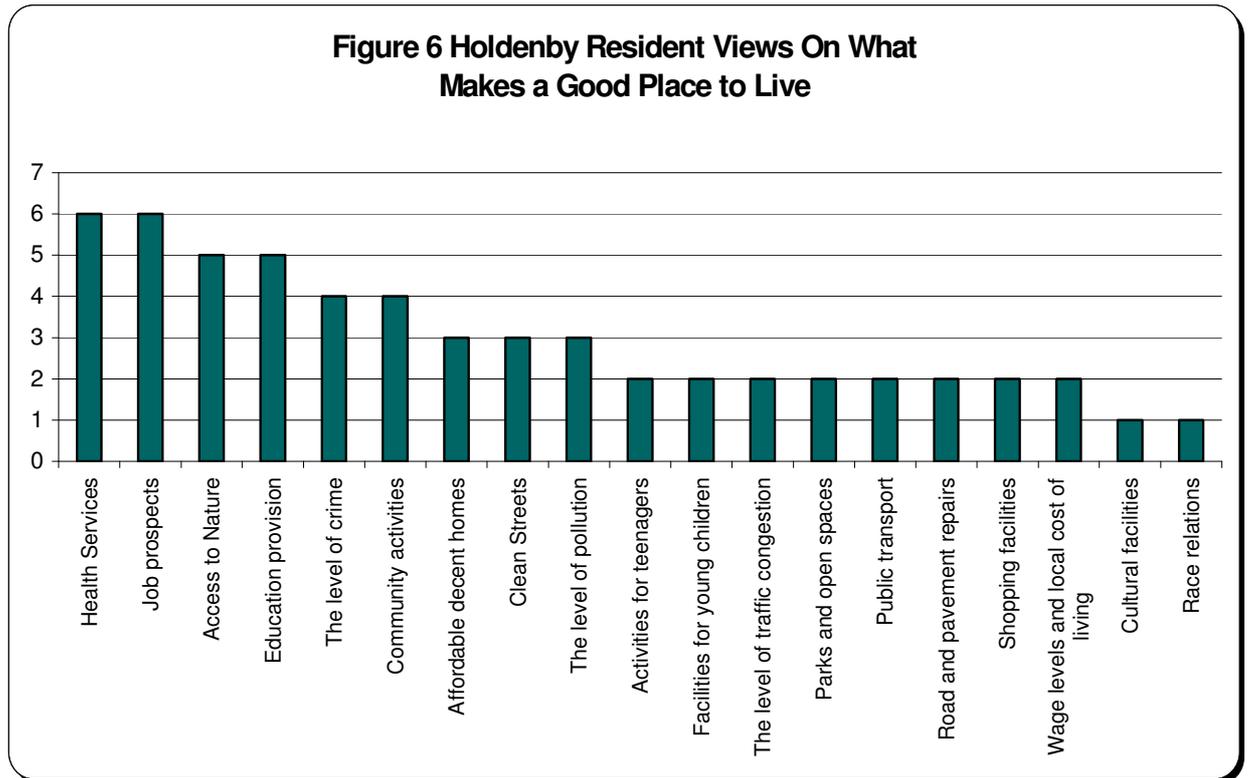
- 1 x 2 Bed House

## 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.

### Holdenby 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 7 & 8 show the responses received.



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

