



Spratton Parish Housing Needs Survey Report

September 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 Spratton, undertaken in July 2012-August 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.

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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 Spratton 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 Spratton 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 Spratton, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The Survey was posted to all households within Spratton, and 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 16th July 2012 and closing on the 13th August 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

Spratton 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 Spratton Parish



Spratton Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 1099 according to the 2001 Census.

Spratton is situated approximately 11 miles from Daventry Town and 7 miles from Northampton.

The Parish of Spratton contains 484 Occupied properties (Source: Council Yearbook) of which 58 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 499 Housing Needs Surveys were sent out to residents of Spratton in July 2012, of which 179 were returned, giving a response rate of 36%.

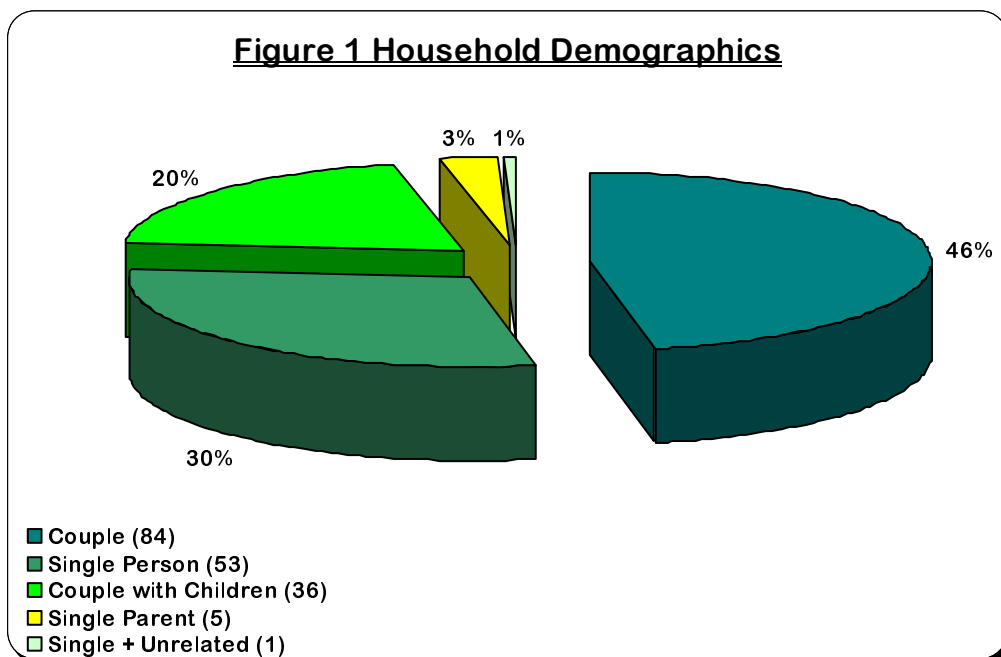
The survey questionnaire itself is split into 3 parts:
 Section A (“*About You and Your Neighbourhood*”),
 Section B (“*Housing Need*”) and
 Section C (“*Equality Monitoring*”).

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 (84)*.

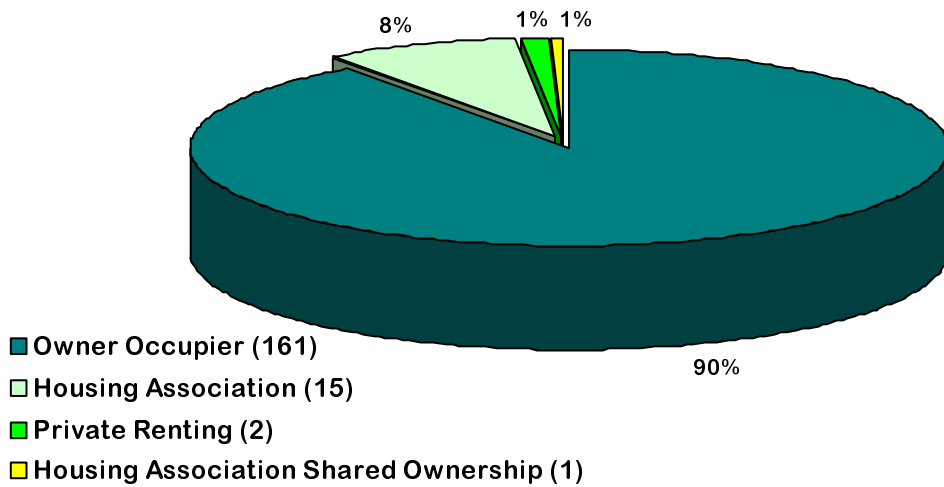


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

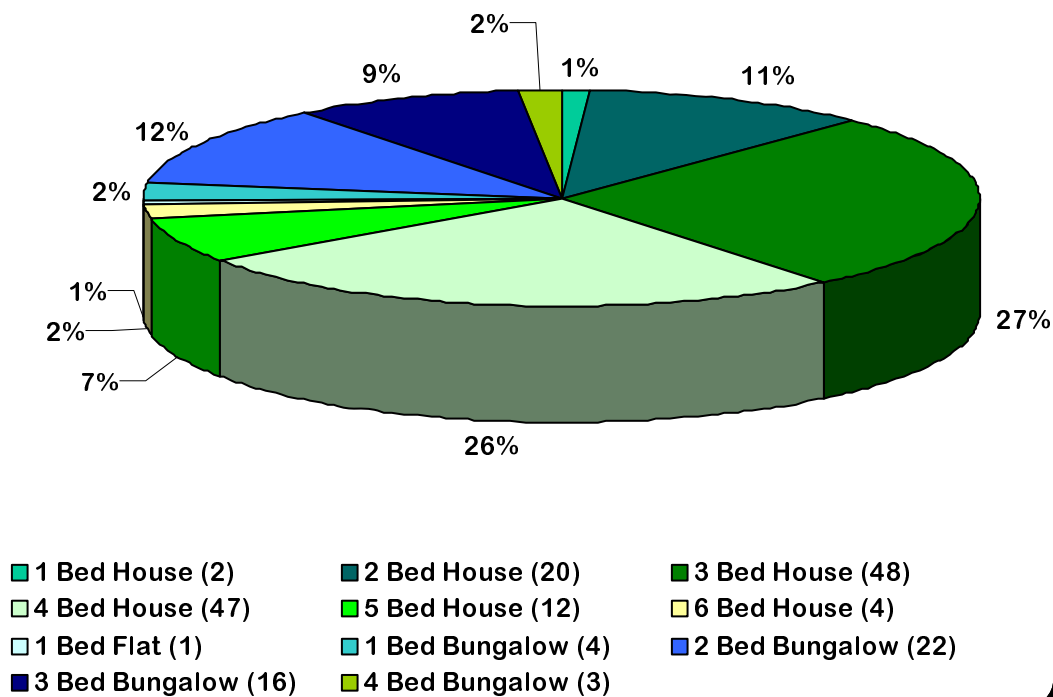
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied houses. It can also be seen the most popular bedroom size was either 3 or 4.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics



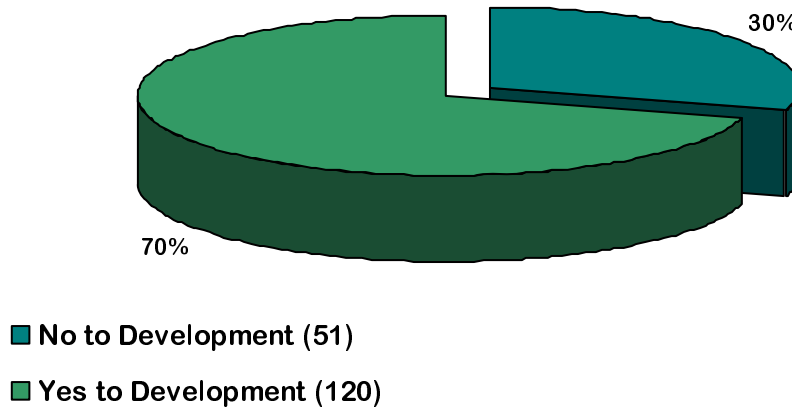
Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

Of the 179 survey questionnaires received, 171 (96%) answered the question regarding future housing development in Spratton. 120 (70%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 51(30%) disagreed with this. This is illustrated in Figure 4 with Figure 5 showing a further breakdown

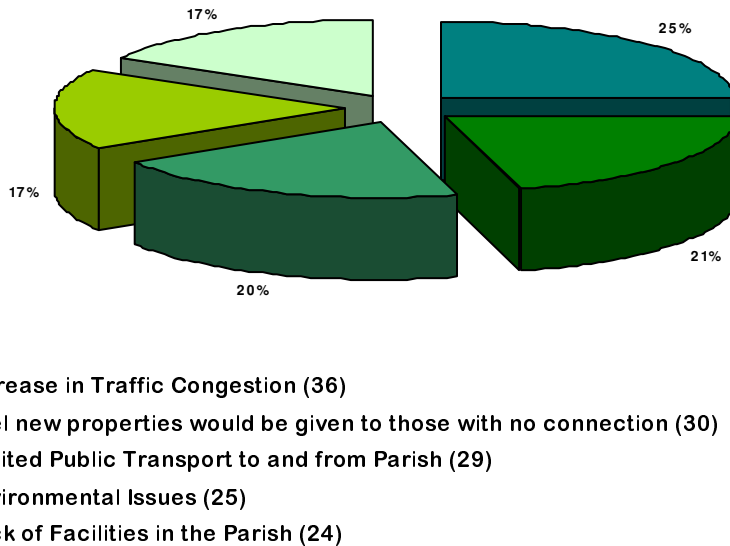
of reasons given for not supporting a small-scale development within the village.

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 followed by *Feel new properties would be given to those with no connection*. Other comments made in respect of this question included the following:-

I feel strongly that Spratton has plenty of affordable housing compared to other villages in the area, eg - we bought this 3 years ago for £109,500 and others were available.

may attract anti social types

*It would depend how small, I would not support one which is too large
congestion in local villages (these do not want to become towns)
insufficient facilities and infrastructure
Not needed as the village needs to grow naturally.*

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:-

If more houses are built and therefore more traffic created something needs to be done to lessen/divert the traffic to Spratton Hall School.

As congestion on the roads, particularly at point where Brixworth Road meets the A5199 - consideration needs to be given to infrastructure and parking provision at the aforesaid junction by creating parking space in the Westward direction - it can be easily provided now, on the north side in front of houses where parked cars cause the congestion.

Village atmosphere could be changed, personally opted for a village environment for my son growing up.

No more 4 bedroom mansions and larger. Sensible 1 -2 bed starter home provision is badly needed.

Limited or no jobs available in the village.

We do seem to be getting too many very large properties that are beyond to reach of most working people, particularly young couples.

Low cost housing needed desperately

I would like this small development to blend in with the village.

Too many council houses now sold off and/or have over 60's living in family homes of 2 or more bedrooms.

Spratton has plenty of affordable housing.

But traffic and schooling, transport must be developed.

There should be more new mixed housing, not big 5 bedroom detached houses.

only that I would like to see affordable housing - that did n't happen in the village that I used to live in, even though it was promised, I would like to know what price affordable if the houses are to be sold.

Need for starter homes.

Village perimeter should be extended to the south.

If there is more housing - we only have one general shop, only narrow road through village, telephone signal in village is bad.

Only agree in principal as long as traffic / facilities in place to accommodate.

I'm 87 and have many health problems, my daughter who is disabled lives in Sheltered accommodation at Brixworth, would like to be in Spratton to help me more. She's registered on the list and will try to get a move but there is so few bungalows it seems unlikely to happen,

As above - increase in traffic volume, especially Brixworth Road which is used as a rat run to/from Brixworth.

I agree to a small development built in the style of the older properties, not typical council style.

*Properly affordable housing should be provided, not £100k and costing units
Need small development of 2/3 bedroom starter homes with small garden ie
less than £130,000.00*

The more the people and homes the better.

*I am extremely concerned about the concept of "exception sites" if more
homes are required in the village there are infill and brown site opportunities
where normal planning rules should apply.*

*I think that the need will always be greater than what is shown up by this
survey.*

*Best placed of Brixworth Road to the East, in low lying land on North side -
this is the only area I would approve of in Spratton. No infill would seem
appropriate.*

*If you can't afford to live in the village look somewhere else or save a bit
harder. There are 3 affordable houses for sale near our house, that have
been up for 3 - 6 months - we do not need any more, keep our village a
village!*

*Spratton should grow to provide housing for young families to support local
services*

*Any development should be attractive and not insultingly ugly because it is for
low income people.*

*I am currently renting a 3 bedroom property. Wish to rent more affordable
smaller property within the village.*

More housing for single people.

*Any land "earmarked" for housing needs, should be found within the village
framework and not be land outside of the existing village envelope. The real
need is for affordable housing to allow young village people to stay in the
village*

*Affordable housing is only usually affordable to the first purchaser! It is then
inevitable that all future purchasers are paying full market purchase value!!*

Profitable but not the developer builder or charity.

*Would prefer the village to stay as it is for aesthetic and environmental
reasons, however, if only a small development then it would be acceptable
and more facilities may be required, such as improvement to primary school
funding and health care locally.*

Low cost housing for first time buyers

*Parking is an increasing problem, any housing development has to take this
into account. Allowing space per household is not enough.*

Opportunities to develop brownfield sites missed - factory in Spratton.

*Parish is large enough as it is and certainly does not need further local
authority/housing association properties as it has more than its fair share
already.*

*Until the infrastructure is improved - especially roads to Northampton, no
more houses should be built.*

If low price properties are built, this will attract non professional families.

*It would be good to have some more youngsters in Spratton, but with poor
transport, jobs and recession, is it economical? Building on the far side of
the recreation ground and in Brixworth Road would be ideal to help the
housing and improve access to Spratton Hall School*

*Affordable houses for the young first time buyers, bungalows for elderly -
affordable. Need to cater for all ages to stop people moving away from their
birth place.*

As above I am in favour of small development or filling in spaces which would support local facilities not change the character of the community too much. It is important to retain a sense of community and keep the village a vibrant place rather than a "commuter" village ie housing needs to suit all ages and financial status combined with supportive services for education and transport as well as shops and community facilities such as recreation ground. Not many places to build. Would not want any green spaces built on or boundary moved any further. We would wish for a further room but could not afford to move or to extend currently, due to the prices of building and current house prices.

Housing that is available is not affordable

As above, there is too much traffic coming to Spratton each day to the Hall School in Smith Street. Would make too much traffic in village. Also we only have a small school which would struggle with lots of houses. Also the environment in the area would disappear..

Housing should be aimed at first time buyers and young families across the social spectrum

I am in favour of a small development as above as long as it is within the village and is not built on agricultural land.

Parish of Spratton is big enough.

Your leaflet states that affordable houses will be designed to fit in with existing dwellings - which ones? The 300 year old thatched cottages and houses, the georgian houses? The red brick houses or the 1960's estates or eyesore bungalows?

Please keep Spratton as a village. Don't allow it to become too big.

There are enough people and housing, further development would have a detrimental effect on the area.

If there are areas within the village which can be developed, then why not develop these areas such as empty factories etc.

Reasonable small scale development is happening anyway - eg planning permission for 11 houses already granted in centre of village, 4 new bungalows just completed and other small scale development in pipeline.

Affordable housing

cheap retirement bungalows

There is a pressing need for more housing for rent for people on low incomes. It would be nice to have more housing specifically designated for older people to downsize into.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Spratton Parish from August 2009 to August 2012. There were 42 properties sold altogether with the cheapest of the homes selling for £108,000 and the most expensive selling for £620,000

Table 1: House Sales in Spratton February 2010 to February 2012

Year of Sale	House Type	Price (£)
2012	Detached	315,000
2012	Detached	460,000
2012	Semi-Detached	125,000
2012	Detached	480,000
2012	Detached	290,000
2012	Detached	337,000
2012	Detached	425,000
2011	Semi-detached	249,950
2011	Semi-detached	480,000
2011	Detached	420,000
2011	Link-detached	310,000
2011	Semi-detached	142,000
2011	Semi-detached	198,000
2011	Detached	305,000
2011	Detached	289,000
2011	Detached	240,000
2011	Semi-detached	125,000
2011	Semi-detached	186,500
2011	Semi-detached	195,500
2011	Detached	365,000
2010	Detached	180,000
2010	Semi-detached	108,000
2010	Detached	249,995
2010	Terraced	620,000
2010	Detached	420,000
2010	Detached	200,000
2010	Detached	330,000
2010	Terraced	170,000
2010	Terraced	130,000
2010	Semi-detached	272,000
2010	Semi-detached	173,500
2010	Detached	289,995
2010	Semi-detached	187,000
2010	Detached	145,000
2010	Semi-detached	411,000
2009	Detached	146,000
2009	Detached	275,000
2009	Detached	225,000
2009	Detached	367,500
2009	Semi-detached	132,500
2009	Town House	235,000
2009	Terraced	140,000

Source – Zoopla.co.uk

At the time of writing this report, there were 11 properties for sale and 7 properties for rent within Spratton Parish. These are summarised in table 2 below.

Table 2: Properties for sale in Spratton October 2012

Year	Bedrooms	House Type	Price (£)
2012	1	Cottage	75,000
2012	3	Semi-detached	245,000
2012	3	Terrace	150,000
2012	3	Semi-detached	185,000
2012	2	Semi-detached	145,000
2012	3	Semi-detached	160,000
2012	3	Detached	250,000
2012	3	Bungalow	145,995
2012	2	Semi-Detached	164,950
2012	4	Detached	550,000
2012	5	Semi-Detached	895,000

Source: Rightmove

Table 3: Properties for rent in Spratton October 2012

Year	Bedrooms	House Type	Price (£ pw)	Price (£ pcm)
2012	2	Flat	155	670
2012	3	Terrace	183	795
2012	2	Flat	155	670
2012	4	Detached	196	850
2012	2	Flat	155	670
2012	3	Semi-detached	183	795
2012	2	Bungalow	144	625

Source: Rightmove

Based on the following calculation (using current lending criteria)

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

and using the cheapest three bedroom property for sale in Table 2, a household would need to earn at least £38,571 per year and have a 10% deposit of £15,000 to be able to afford the property currently for sale in Spratton 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 £795pcm for the cheapest 3 bedroom property in table 3, for the same size family to rent in Spratton, they would require an average income of around £3,206 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	£15-£19,999	£25k-£29,999	£30k-£39,999	No Answer
2	1	0	0	0

As can be seen none of the households who responded to the Income Question could afford to either buy or rent within Spratton parish.

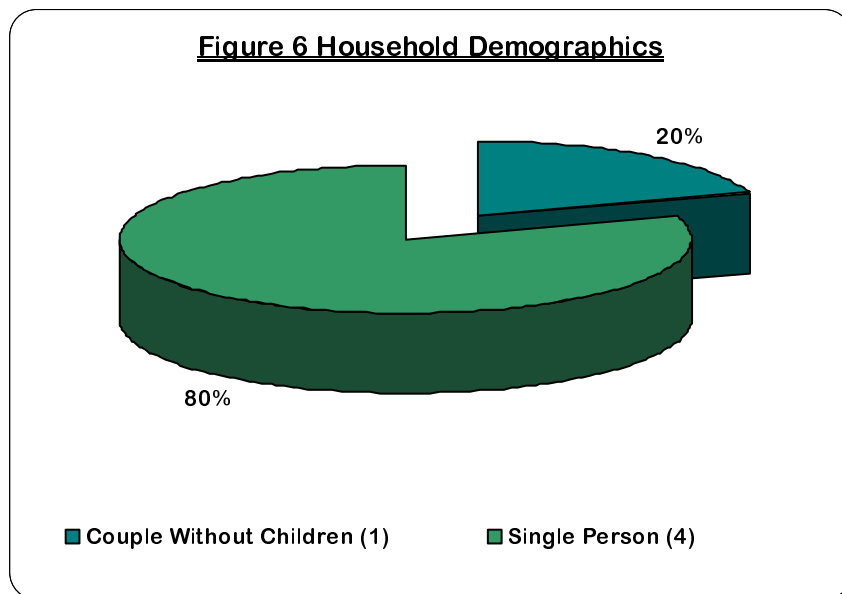
Section B Analysis of Housing Need

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

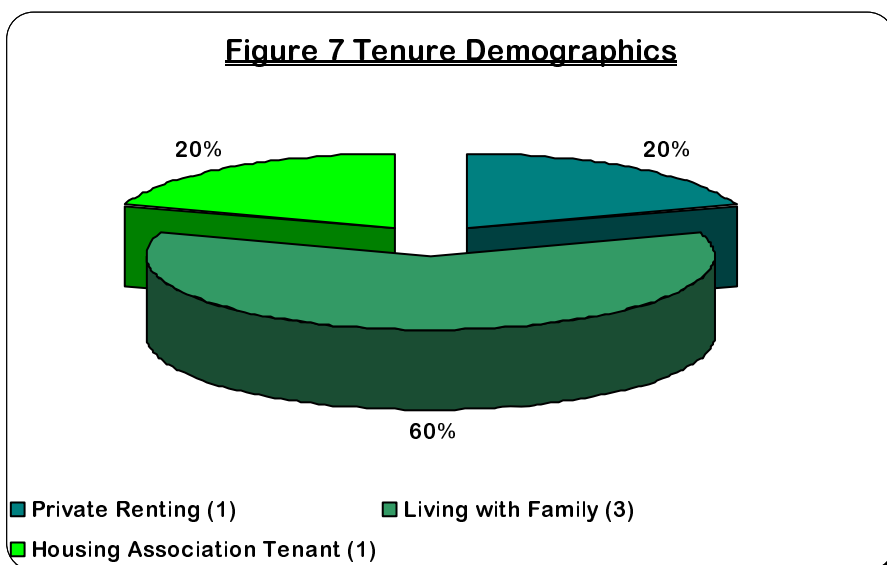
Section B Household Types

Of the 179 questionnaires received, four households (2%) filled out the Housing Needs Section of the response form, indicating that they or a member of their household were in housing need and wished to be considered for housing that may be developed as a result of the survey. One of the four households included two family members with individual needs hence the results showing five individuals.

Their Household and Tenure Type is broken down in Figure 6 & 7 below



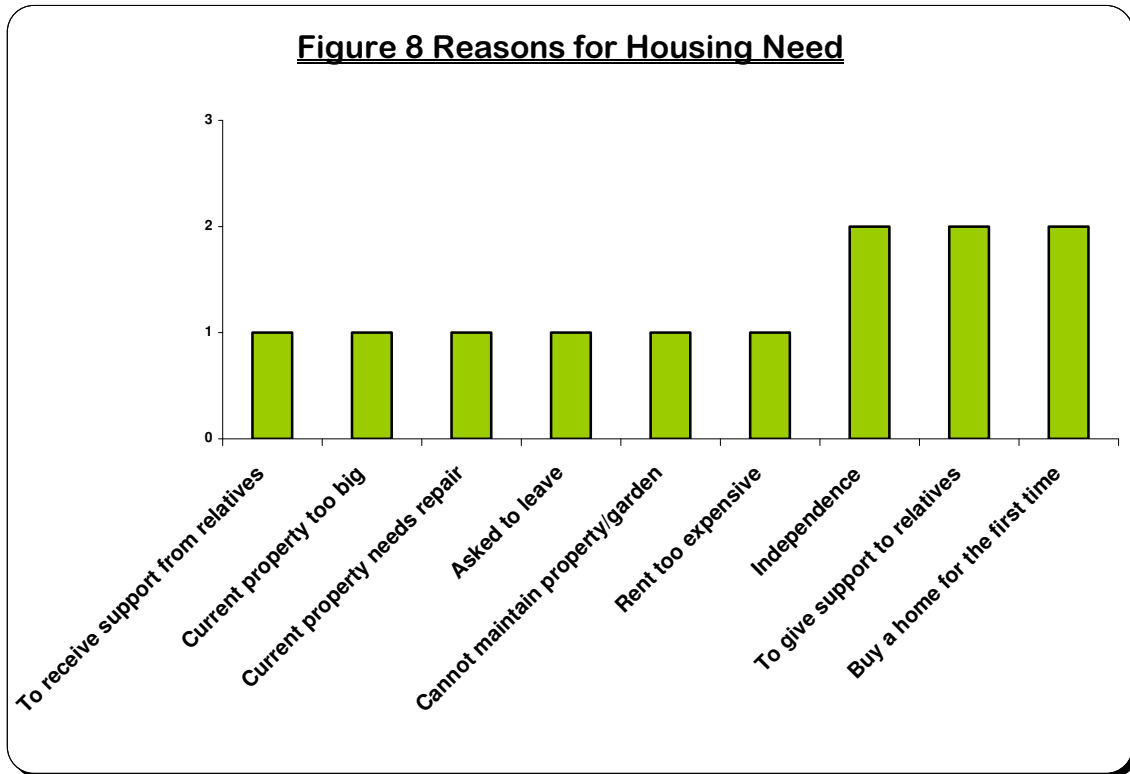
Note: Numbers in brackets represent the actual number of responses



Note: Numbers in brackets represent the actual number of responses

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 to *buy a home for the first time* followed by *independence* and *rent too expensive*.



Housing Need Analysis

Table 5 below summarises the households expressing a housing need.

Table 5: Outline of Respondents in Housing Need as identified by the Housing Needs Survey

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Living with Family	6+	House	Living in Parish	Open Market	1	Flat	No
2	Living with Family	6+	House	Living in Parish	Open Market	1	Flat	No
3	Living with Family	4	House	Living in Parish	Open Market	1	Flat	No
4	Private Rental	3	House	Living in Parish	Renting from a Registered Provider	1	Flat	Yes

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5	Yourself	2	Bungalow	Living in Parish	Renting from a Registered Provider	2	Bungalow	No
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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

Housing Register Analysis of Housing Need in Spratton

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 Spratton and a housing need has been captured within this survey, the Housing Register has been analysed.

This process identified an additional nine households which are listed below.

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	Housing Association	2	Bungalow	Family in Spratton	Housing association	2	Bungalow	Yes
2	Private Tenant	2	House	Living in Spratton	Housing association	2	Bungalow	Yes
3	Private Tenant	2	House	Living in Spratton	Housing association	4	House	Yes
4	Private Tenant	2	House	Living in Spratton	Housing association	2	House	No
5	Living with Family	3	House	Family in Spratton	Housing association	1	Flat	Yes
6	Other	0	Caravan	Living in Spratton	Housing association	1	Flat	Yes
7	Private Tenant	2	House	Living in Spratton	Housing association	1	Flat	Yes
8	Other	3	House	Living in Spratton	Housing Association	2	Bungalow	Yes
9	Housing Association	2	Bungalow	Family in Spratton	Housing Association	2	Bungalow	Yes

Conclusions

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

- 4 x 1 bed flats
- 1 x 4 bed house
- 4 x 2 bed bungalows

The survey also identified 3 people who were interested in buying 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.

Spratton 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 Spratton Resident Views On What Makes a Good Place to Live

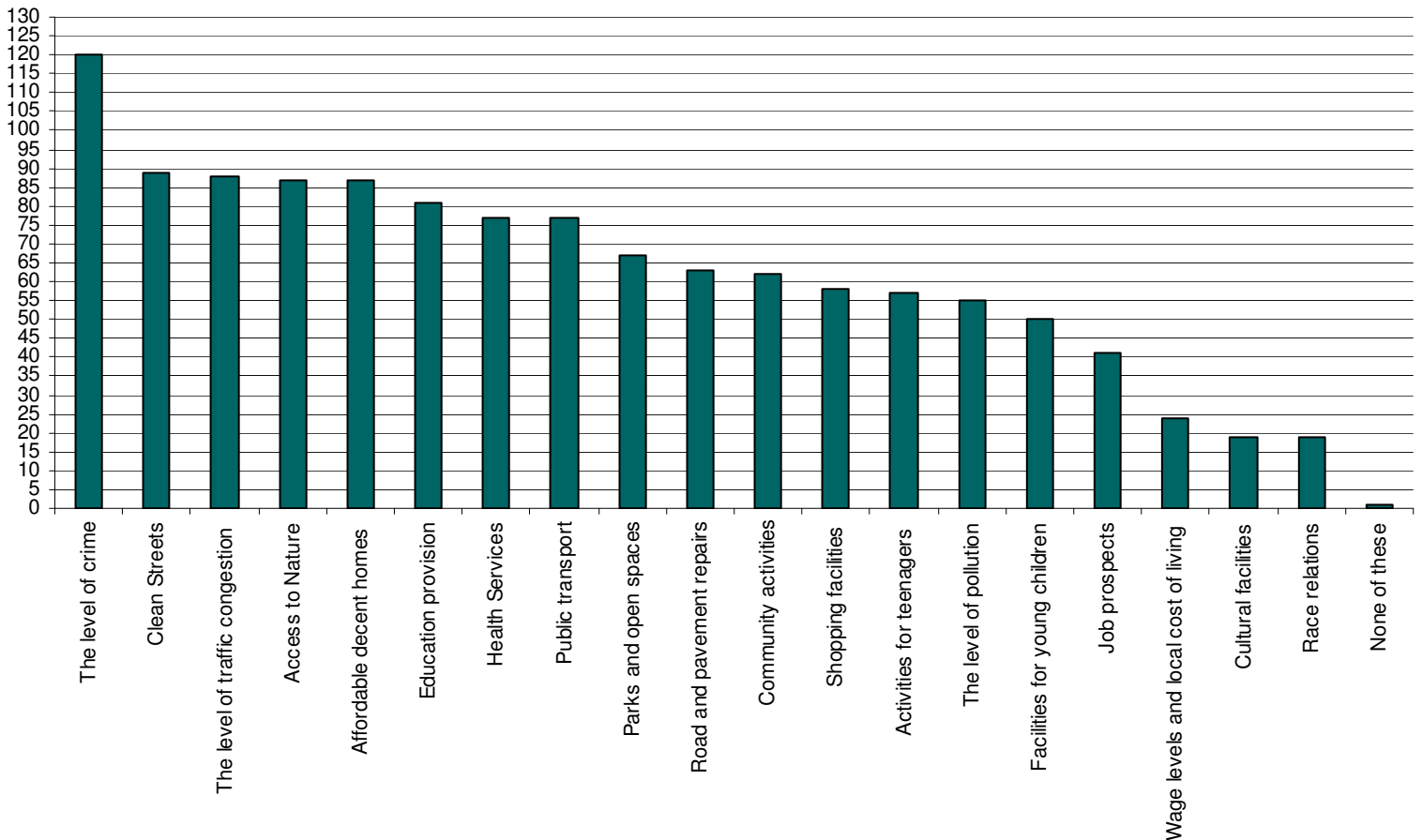


Figure 10 Spratton Resident Views On What Needs Improving

