



Church with Chapel Brampton Parish Housing Needs Survey Report

April 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 Church with Chapel Brampton, undertaken in October/November 2011.

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 Church with Chapel Brampton 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 Church with Chapel Brampton 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 Church with Chapel Brampton, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The DDC Community Projects Officer sent out the Survey Questionnaire, with a covering letter explaining the survey and a freepost return envelope to all residences of Church with Chapel Brampton Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 25th October 2011 and closing on 25 November 2011.

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

Church with Chapel Brampton 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 Church with Chapel Brampton Parish



The villages of Church Brampton and Chapel Brampton make up the Parish of Church with Chapel Brampton. The two villages are located in the District of Daventry, Northamptonshire. The parish population is 721 according to the 2001 Census.

Church Brampton is situated 11.4 miles east of Daventry Town and 5 miles north-west of Northampton. Chapel Brampton is located 1.1 miles to the north-east of Church Brampton.

The Parish of Church with Chapel Brampton contains 329 Occupied properties (Source: Council Yearbook) of which 11 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 363 Housing Needs Surveys were sent out to residents of Church with Chapel Brampton in October 2011, of which 108 were returned, giving a response rate of 30%.

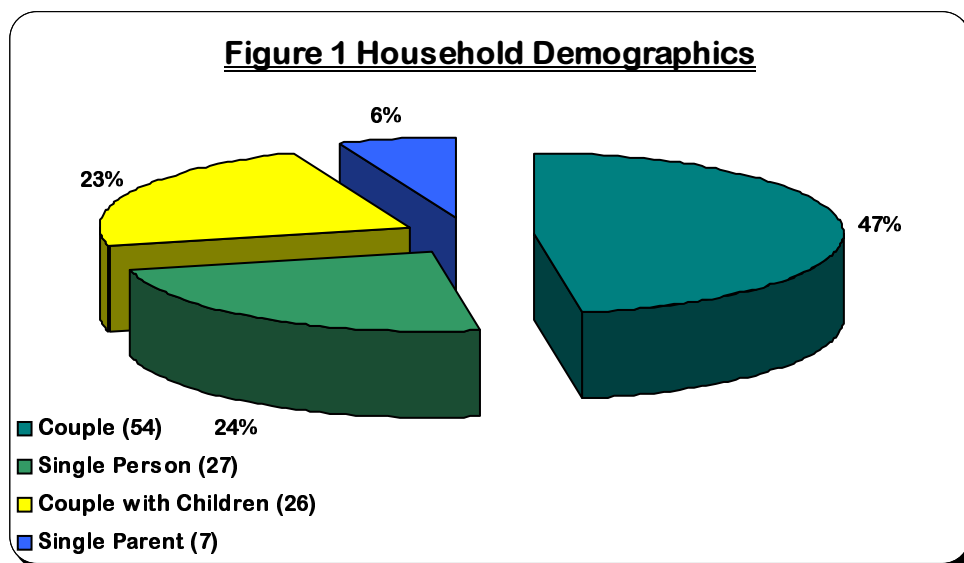
The survey questionnaire itself is split into 3 parts:
Section A ("About You and Your Neighbourhood"),
Section B ("Housing Need") and
Section C ("Equality Monitoring").

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.

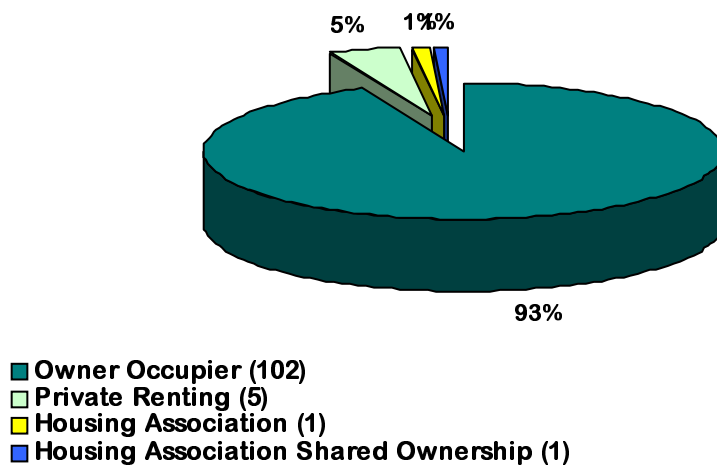
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples* (54).



Tenure & Property Types

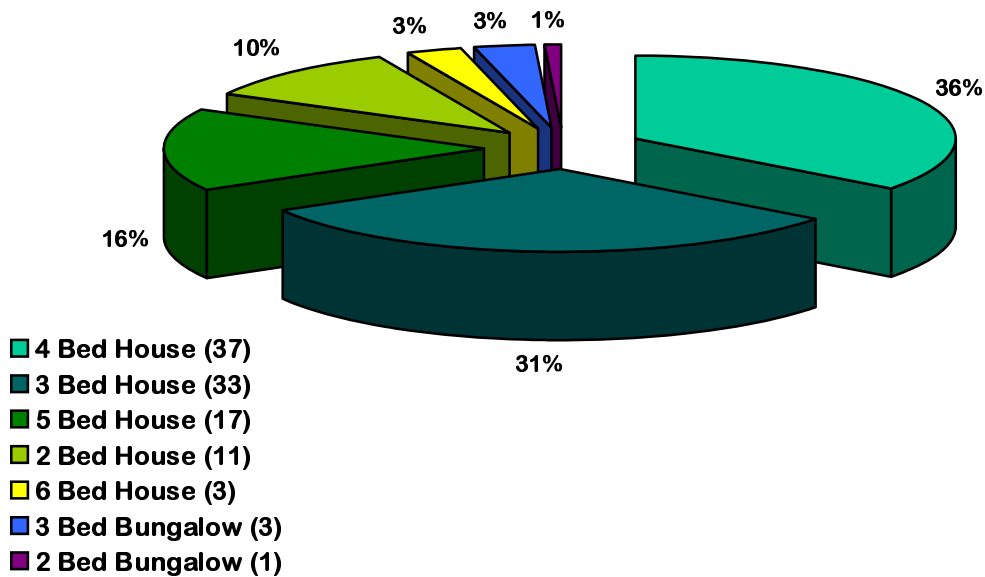
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 4 bedroom houses.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

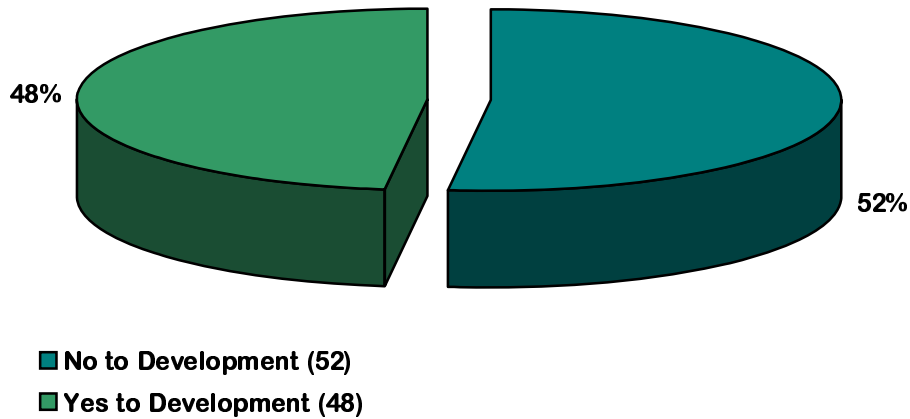


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

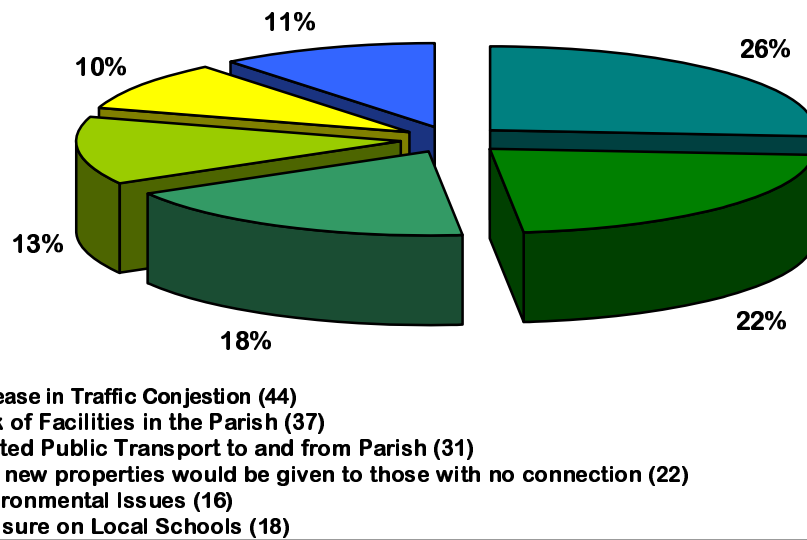
Of the 108 survey questionnaires received, 100 (93%) answered the question regarding future housing development in Church with Chapel Brampton. 48 (48%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 52 (52%) disagreed 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 *Lack of facilities in the Parish*.

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

- The village is big enough and peaceful enough as it is, leave it alone.*
- This is a small village and quiet.*
- Traffic is already at a dangerous level on Pitsford Rd, especially at rush hour - narrow road and unrestricted speeds.*
- No need declared locally.*
- Reduce the value of housing in the area.*
- 1,000's of houses already being built in Duston, Kingsthorpe etc.*

How local? When are they local?

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>We do not need any further development in the parish.</i>
<i>For a small village the number of vehicles and their speed is not acceptable at present, there are very few buses which only run on certain days. There are no shops. The only spaces we had have now been built on.</i>
<i>It should be predicated on having a local village store. This would reduce the journeys to Kingsthorpe or Brixworth. It should be on one of the main roads in order to catch the commuter traffic to make it viable.</i>
<i>Very worried about the proposed new housing at Buckton Fields as we do not think the infrastructure is in place for increased traffic. There is already a huge amount of traffic that uses Church Brampton as link to Kingsthorpe/ town.</i>
<i>Low cost rental is important, the last development has not lead to a movement of people, but it needs to be checked that no sub letting occurs.</i>
<i>Housing here is fine, if Daventry Council wish to build housing then build it near Daventry NOT on land in Northampton/Kingsthorpe.</i>
<i>I am for small development as there is a clear need for housing in the UK. But villages should stay as villages. They are generally prestige areas to live in and all of us who live here have worked very hard to be able to afford to be part of the community. I say yes to small developments of good class and quality. No to social and affordable housing this is not the area for that.</i>
<i>Little if any housing for first time buyers with limited resources.</i>
<i>More bungalows for retired people.</i>
<i>Prefer housing association development.</i>
<i>Increase in anti social behaviour.</i>
<i>Traffic, traffic, traffic! It is increasingly dangerous to walk my children to school. Vehicles constantly driving far too quickly for the narrow roads and ill-maintained pavements. Hedges not being maintained along Halfway Thorn also make the pavements increasingly narrow.</i>
<i>I do think affordable housing should be provided for local people but not without considerable thought to the local infrastructure. Jobs, roads and public transport all fall within this.</i>
<i>Oppose completely the Buckton Fields development, absolutely outrageous.</i>
<i>No need.</i>
<i>A number of affordable bungalows are needed (2 or 3 bedroom).</i>
<i>Church Brampton could easily absorb about 12 houses and far better to increase each village than new developments like Buckton Fields which gives rise to horrendous traffic problems.</i>
<i>The future of the village, particularly with regard to traffic congestion will be greatly compromised by the inappropriate decision of DDC planning department re: Buckton Fields.</i>
<i>Any developments should be in keeping with the character of the parish in order to retain the community and not create a destructive environment.</i>

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Any housing development involving substantial number of dwellings should not be undertaken before appropriate improvements in infrastructure, particularly roads/traffic control.

It is dangerous enough as it is, for my children to be able to play and ride bikes around the village. It is already a cut through for all types of vehicles. No facilities available for children.

Chapel Brampton - optimum size as no local amenities.

I like living in a village. I want to continue to live in a village. Increased residential homes would adversely affect the quality of life for the village, due to the need for the associated increase in infrastructure required.

The "Prescott" experiment does not work - social housing puts huge pressures on existing communities.

Require for older residents to downsize whilst staying in the village.

I would not support housing development on rural land around the village.

We moved here 6 years ago to get away from housing developments and extensive "affordable" housing developments, to have a quiet life amongst similar people. Who prefer the life in a relatively small town. We could afford it and were able to pay a little extra for peace of mind that we were safe from development and were amongst people who had also worked hard to get where they were in life.

Yes - there is a great need for affordable housing and more houses for renting with housing associations.

Any requirement would require a detailed look at the roads in the village.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Church with Chapel Brampton Parish from October 2009 to December 2011. There were 27 properties sold altogether with the cheapest of the homes selling for £123,000 and the most expensive selling for £1,075,000

Table 1: House Sales in Church with Chapel Brampton Parish October 2009 to December 2011

Year of Sale	House Type	Price
2011	Detached	£285,000
2011	Flat	£123,000
2011	Maisonette	£150,000
2011	Detached	£145,000
2011	Terraced	£304,000
2011	Detached	£300,000
2011	Semi-detached	£215,000
2011	Detached	£785,000
2010	Detached	£1,075,000
2010	Detached	£585,000
2010	Detached	£237,500
2010	Semi-detached	£426,000
2010	Flat	£129,950
2010	Terraced	£232,000
2009	Semi-detached	£200,000
2009	Detached	£235,000
2009	Terraced	£222,500
2009	Detached	£685,000
2009	Detached	£670,000
2009	Detached	£490,000
2009	Detached	£520,000
2009	Detached	£842,500
2009	Detached	£710,000
2009	Semi-detached	£145,000
2009	Detached	£315,000
2009	Semi-detached	£175,000
2009	Flat	£195,000

Source – Zoopla.co.uk

At the time of writing this report, there were 10 properties for sale and 1 property for rent within Church with Chapel Brampton Parish. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Church with Chapel Brampton Parish

Year	House Type	Price
2012	Detached	£1,085,000
2012	Detached	£1,075,000
2012	Detached	£850,000
2012	Detached	£799,500

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2012	Detached	£715,000
2012	Bungalow	£345,000
2012	Detached	£299,500
2012	Detached	£250,000
2012	Terraced Bungalow (55+)	£210,000
2012	Terraced (55+)	£190,000

Source – rightmove.co.uk

Table 3: Properties for rent in Church with Chapel Brampton Parish

Year	House Type	Price
2012	Detached	£975 pcm

Source – rightmove.co.uk

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 2 (excluding the 55+ developments), a household would need to earn at least £64,285 per year and have a 10% deposit of £25,000 to be able to afford the lowest priced property in Church with Chapel Brampton 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 in table 3 of £975, for the same size family to rent in Church with Chapel Brampton, they would require an average income of around £3388 per month.

Three households responded to the income question and none of these households would be able to afford to buy the lowest priced property currently for sale in Church with Chapel Brampton 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 Households in Housing Need

Of the 108 questionnaires received, 3 households 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 in Church with Chapel Brampton Parish either live or have previously lived in the area and have close family still in the area.

	Current Situation	Property Type		Connection	Preferred Tenure	Eligible Property Type		Need
1	Current property to big	4	House	Live in Parish	Buy on open market	2	House	No
2	Living somewhere else		House	Previously lived in Parish & close family in the area	Shared Ownership	2	House	Yes
3	Living with Family	3	Housing Association	Live in Parish	Rental	2	House	Yes

Conclusions

The analysis done by this survey identified two households in need of affordable housing as follows in Church with Chapel Brampton Parish:

- 1 x 2 Bed House
- 1 x 2 Bed Shared Ownership

The survey also identified one household that would like to downsize and 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.

Church with Chapel Brampton 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 6 & 7 show the responses received.

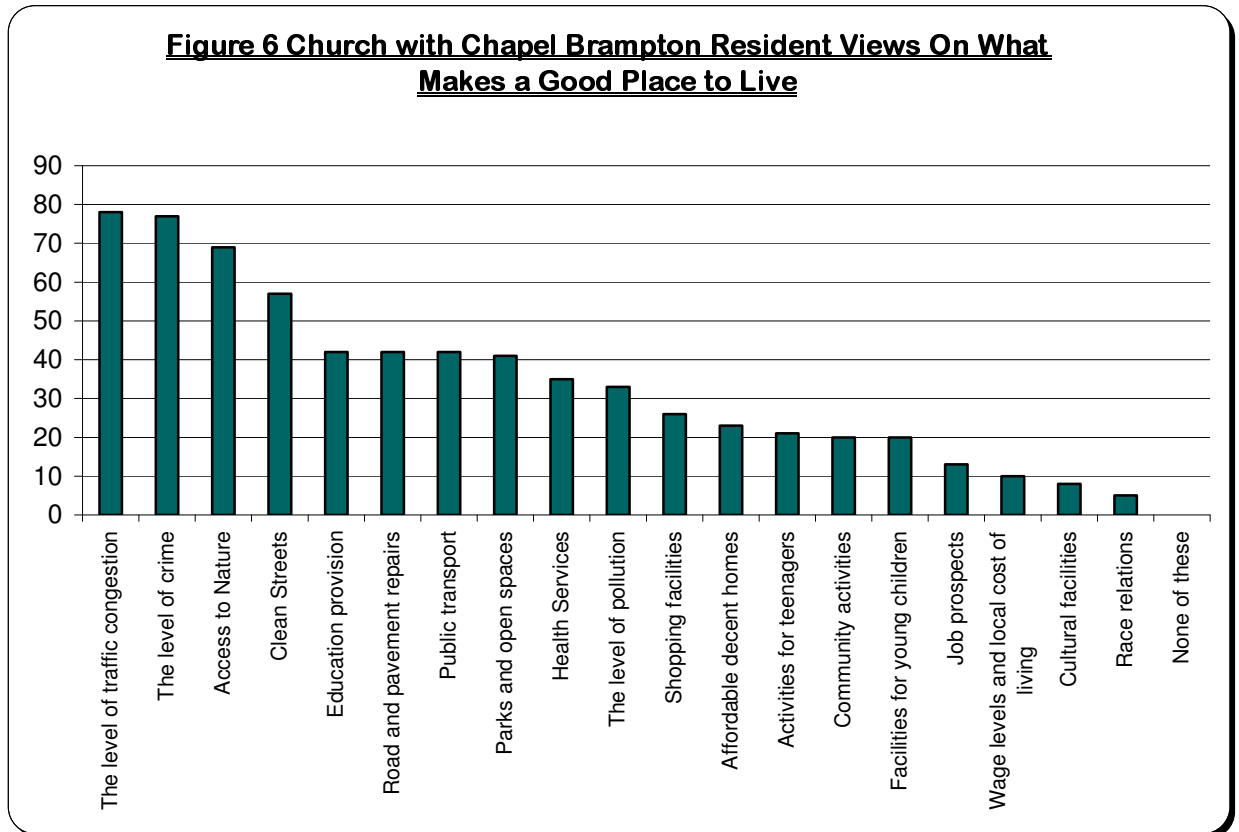


Figure 7 Church with Chapel Brampton Resident Views On What Needs Improving

