



East Farndon Parish Housing Needs Survey Report

April 2012

Contents



| | |
|---|----------------|
| Introduction | Page 3 |
| Methodology | Page 5 |
| About East Farndon | Page 6 |
| Survey Results | Page 7 |
| Local Housing Market & Affordability | Page 11 |
| Section B Analysis of Housing Need | Page 14 |
| Appendices | Page 15 |

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 Farndon, 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.

East Farndon Parish Housing Needs Survey September 2011

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 Farndon 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 Farndon 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 Farndon, 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 East Farndon Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 24th October 2011 and closing on 25th 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

East Farndon 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 Farndon Parish



East Farndon Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 258 according to the 2001 Census.

East Farndon is situated close to the Leicestershire border and 1 mile south of Market Harborough and about 20 miles to the north east of Daventry Town.

The Parish of East Farndon contains 114 Occupied properties (Source: Council Tax Data) of which 12 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 129 Housing Needs Surveys were sent out to residents of East Farndon in October 2011, of which 57 were returned, giving a response rate of 44%.

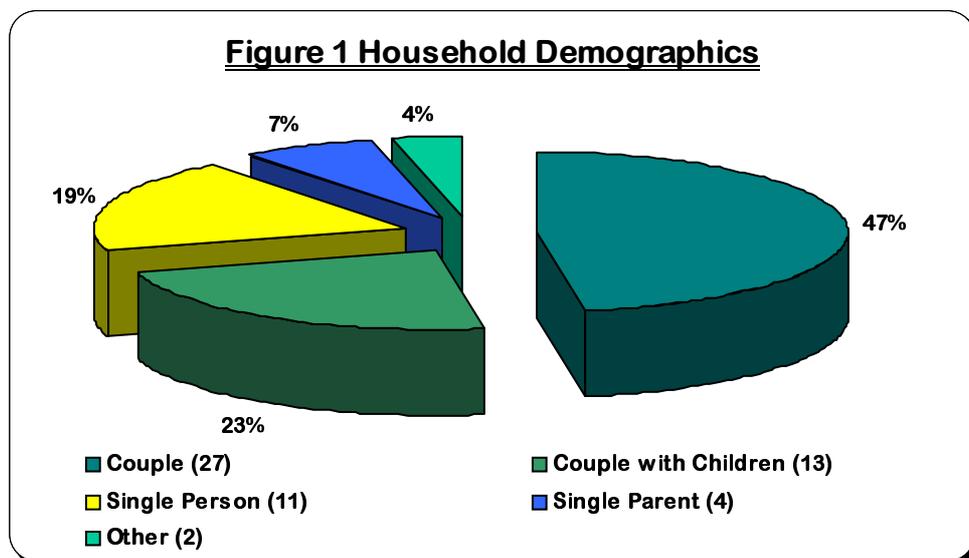
The survey questionnaire itself is split into 3 parts: Section A (“*About You and Your Neighbourhood*”), Section B (“*Housing Need*”) and Section C (“*Equality Monitoring*”).

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* (27).

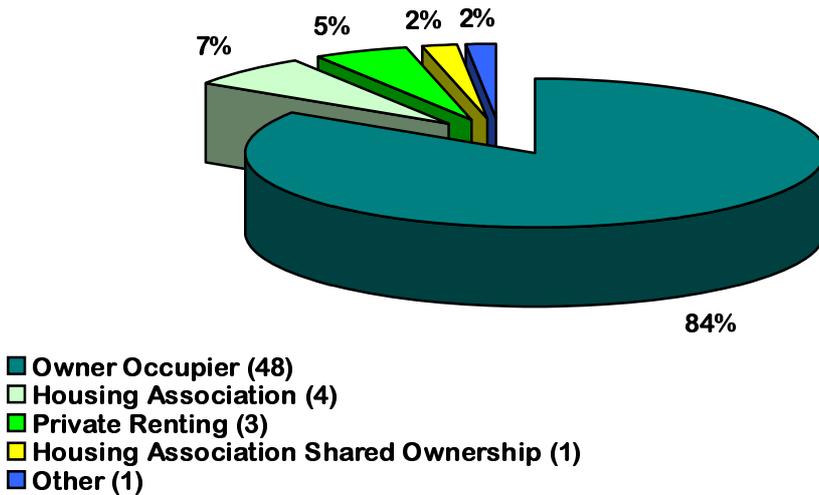


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

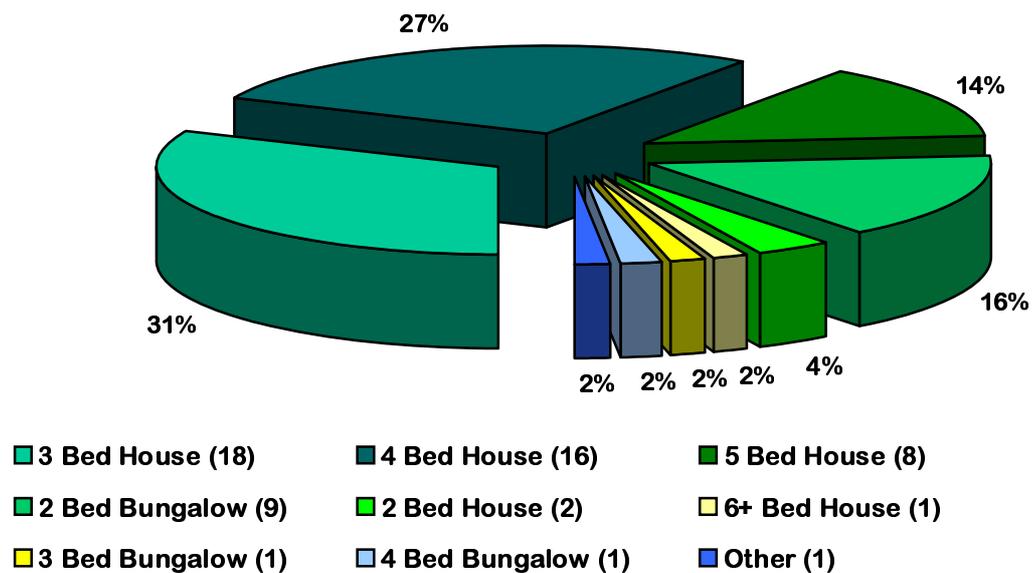
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

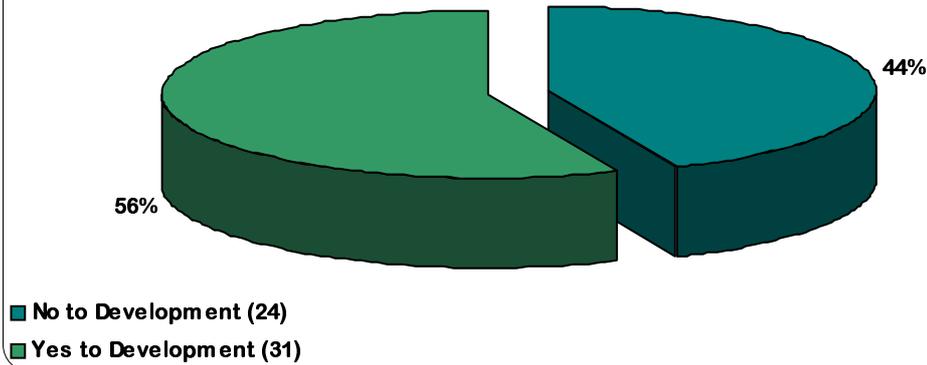


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

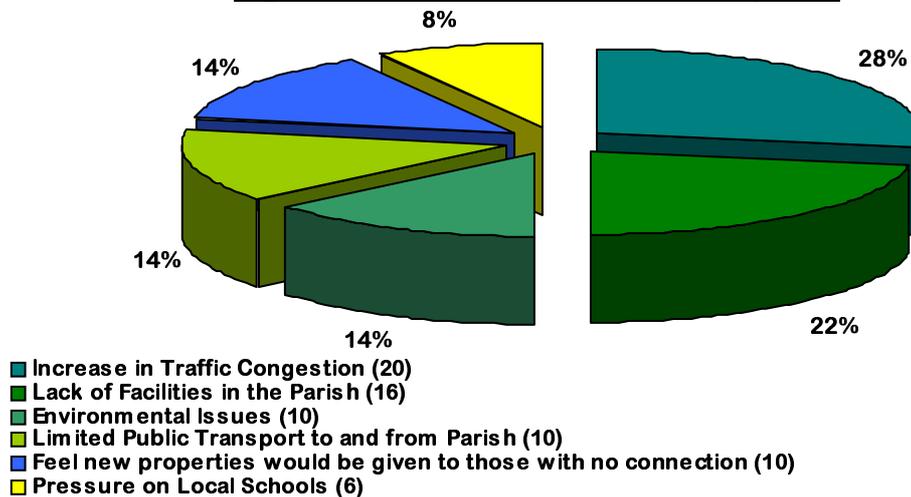
Of the 57 survey questionnaires received, 55 (96%) answered the question regarding future housing development in East Farndon. 31 (56%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 24 (44%) disagreed with this. This 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:-

Further housing stock in what is a small village risks taking away the reasons that we moved to East Farndon.

All 4 past developments in the village have resulted in huge 4 - 5 bed houses. Never any "affordable" housing why add an enclave if small houses to the enclaves of expensive large houses? One wanted to be gated!

Likely to be low cost homes and would devalue other properties.

Plenty of suitable developments, half mile down the road.

Bad design/ poor construction/choice of bricks etc.

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:-

Small 2 bed bungalows for 1st time buyers and local teenagers to pass onto elderly downsizers and free up 3 - 4 bedroom properties for 2nd time buyers. There would appear to be a large number of houses being built within 1km of East Farndon.

No thank you.

Any houses that has become available has been given recently to outsiders! Therefore do not consider affordable housing is required.

A lot will depend on the site chosen, also the type of buildings.

Why is it so difficult for an individual who has lived in E Farndon for many years to obtain a rental property in the village eg the bungalows in The Leyland for instance.

Young people wanting to get on housing ladder and retired people wishing to downsize all require smaller properties, developers are only interested in building enormous detached houses in the villages.

Homes can surely be constructed at a cost substantially less then the present "norm" for "affordable Housing" ie for first time buyers, young couples, homes costing no more than £80k can be built, these will be "prefab" types. Modest, certainly, but will provide a needed "foot on the property ladder" until they can work to provide an upgrade. At least the couple will have an affordable house to build their futures on.

Its just the new properties other built in is rubbish and within a few years need to do it up.

Part of the parish has very poor road access.

Although in favour in principle, all above are concerns - no mains gas/sewerage, no public transport etc.

In Farndon fields there is a very large development therefore we have seen an increase in traffic and housing for local people.

With 600 new homes being built just yards from East Farndon, I feel this is more than enough building also, our nearest town, Market Harborough don't have enough parking, doctor, dentists, schools etc - no bus services into Market Harborough is a big problem for residents.

Just leave villages as it is, as it should be, enough new homes going up in the next town.

*Affordable housing should be mixed or not at all, to avoid "Council estate" areas, the opportunity for affordable housing has been lost in this village * except possibly for Farrar Farm, where a terrace of houses was built - not sure how affordable they are.*

I would like to see planning permission granted for more smaller homes with larger gardens - most properties in village are large with large gardens and very expensive or have courtyard gardens and affordable.

With the increase in the average age of the population of East Farndon, I foresee a future need for smaller single storey housing, if people are to stay in the village in old age.

Lack of suitable housing for the elderly and disabled.

Most houses built here over the last few years have been large and very expensive, affordable housing is scarce (a few housing association properties remain, but only a few) and more are needed to keep a balance in the community.

There is a large development just one mile away in Market Harborough, I am keen for the parish to remain detached from a town in a rural location.

The provision of affordable housing for young people with families is a pressing local need.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in East Farndon Parish from June 2009 to April 2012. There were 9 properties sold altogether with the cheapest of the homes selling for £195,000 and the most expensive selling for £860,000

Table 1: House Sales in East Farndon Parish June 2009 to April 2012

| Year | House Type | Price |
|------|---------------|----------|
| 2011 | Detached | £395,000 |
| 2011 | Detached | £350,000 |
| 2011 | Detached | £860,000 |
| 2011 | Semi-detached | £195,000 |
| 2011 | Detached | £199,608 |
| 2010 | Detached | £198,000 |
| 2010 | Detached | £179,950 |
| 2010 | Detached | £242,500 |
| 2009 | Detached | £450,000 |

Source – Zoopla.co.uk

At the time of writing this report, there were 7 properties for sale and no properties for rent within East Farndon Parish. These are summarised in table 2 below.

Table 2: Properties for sale in East Farndon Parish

| Year | House Type | Price |
|------|-----------------|-----------|
| 2012 | Detached | £775,000 |
| 2012 | Detached | £750,000 |
| 2012 | Barn Conversion | £625,000 |
| 2012 | Detached | £475,000 |
| 2012 | Detached | £325,000+ |
| 2012 | Detached | £265,000 |
| 2012 | Detached | £170,000+ |

Source – rightmove.co.uk

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 in Table 2, a household would need to earn at least £43,714 per year and have a 10% deposit of £17,000 to be able to afford the lowest priced property currently for sale in East Farndon 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 an average rental income of £667 for the same property used in the above calculation (source Zoopla), for the same size family to rent in East Farndon, they would require an average income of around £3080 per month.

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 57 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.

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 currently lives in East Farndon Parish and would like to live in a shared ownership bungalow.

| | Current Situation | Property Type | | Connection | Preferred Tenure | Eligible Property Type | | Need |
|---|-------------------|---------------|-------|-----------------|------------------|------------------------|----------|------|
| 1 | Owner/Occupier | 2 | House | Lives in Parish | Shared Ownership | 2 | Bungalow | Yes |

Conclusions

The analysis done by this survey identified 1 household in need of affordable housing as follows in East Farndon Parish:

- 1 x 2 Bed Bungalow

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 Farndon 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.

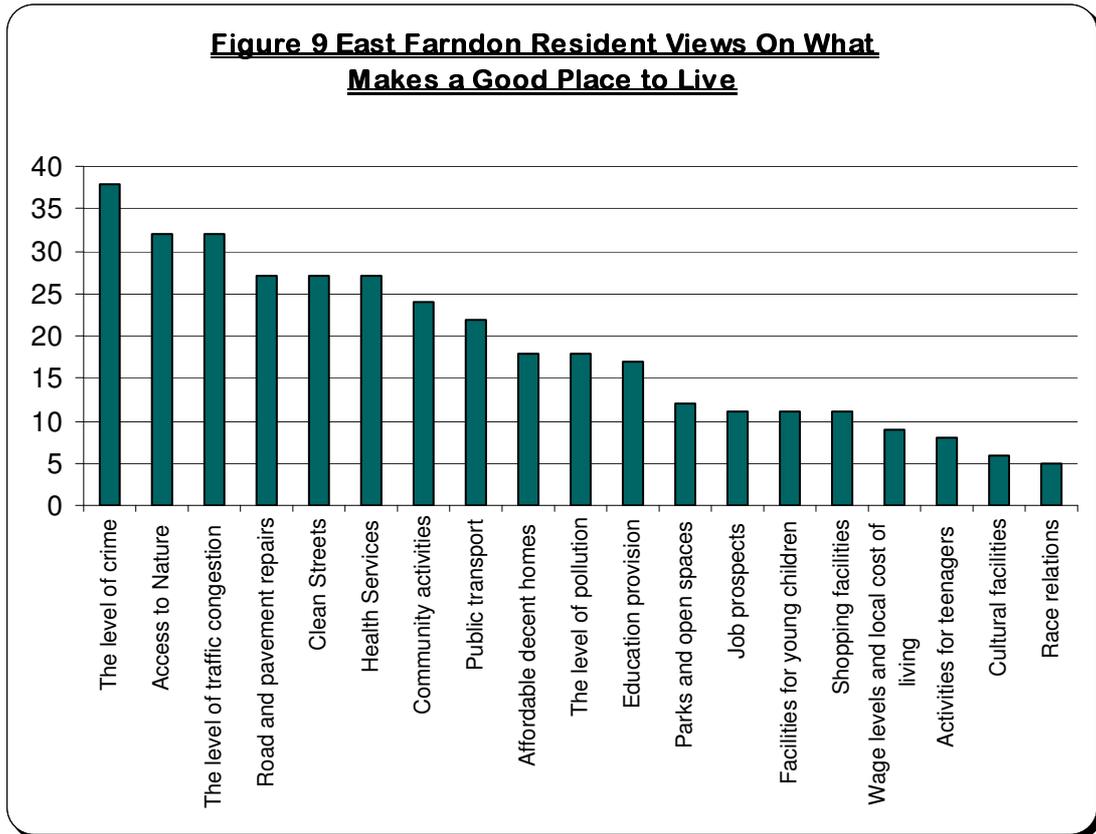


Figure 10 East Farndon Resident Views On What Needs Improving

