



Farthingstone 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 Farthingstone, 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 Farthingstone 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 Farthingstone 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 Farthingstone, 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 Farthingstone Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 31st October 2011 and closing on 24 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

Farthingstone 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 Farthingstone Parish



Farthingstone is located in the District of Daventry, Northamptonshire. The parish population is 179 according to the 2001 Census.

Farthingstone is situated 6.6 miles south of Daventry Town and 8 miles north of Towcester.

The Parish of Farthingstone contains 77 Occupied properties (Source: Council Yearbook) of which 6 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 87 Housing Needs Surveys were sent out to residents of Farthingstone in October 2011, of which 31 were returned, giving a response rate of 34%.

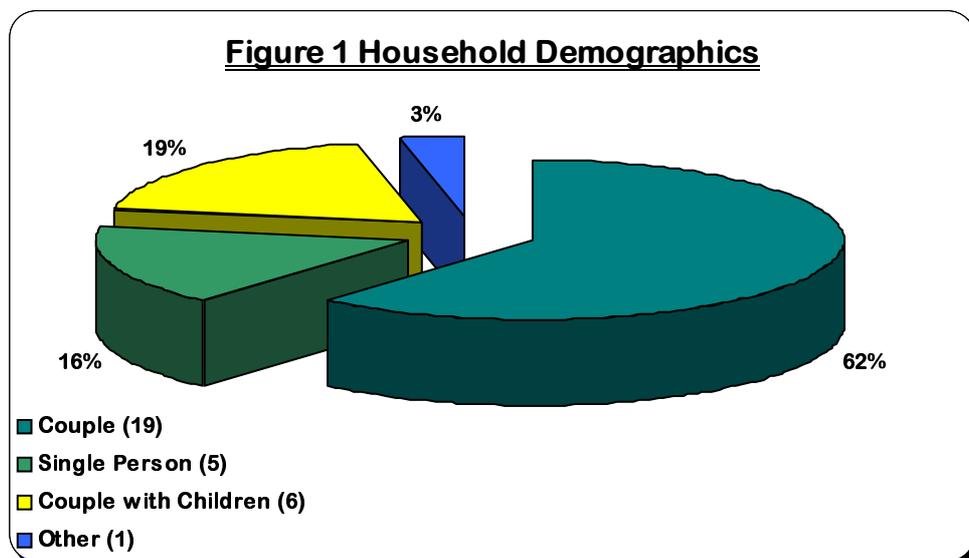
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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 (19)*.

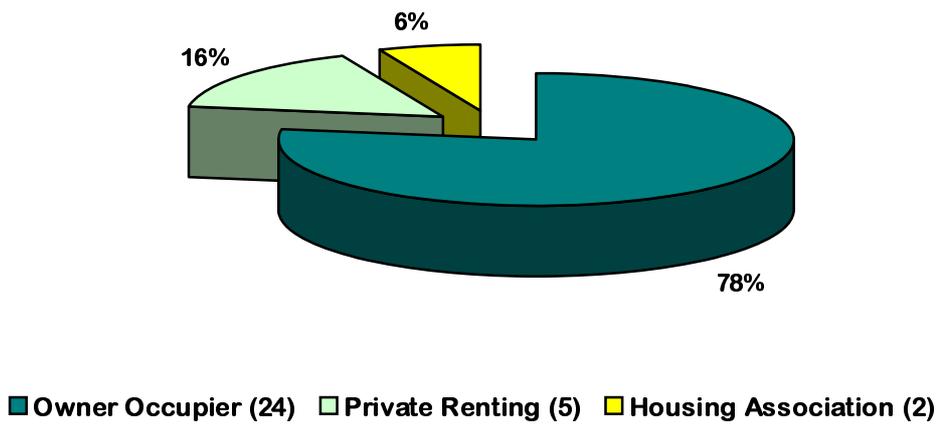


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

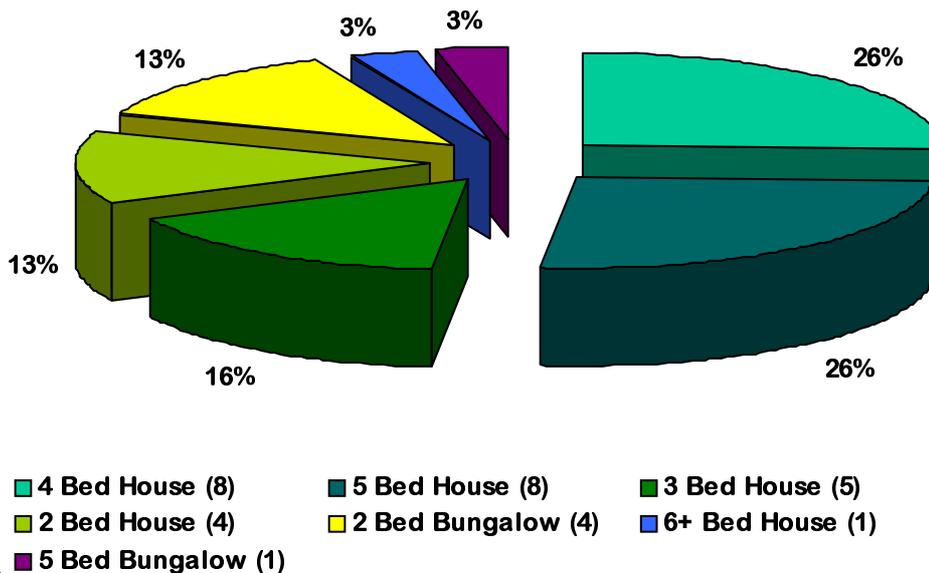
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 4 or 5 bedroom houses.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

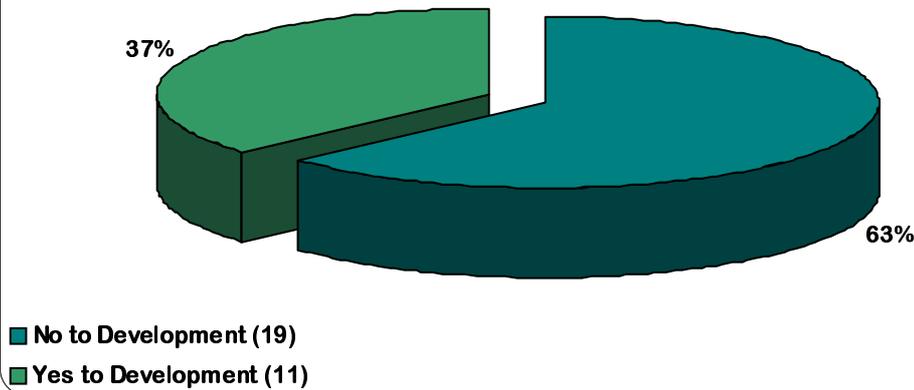


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

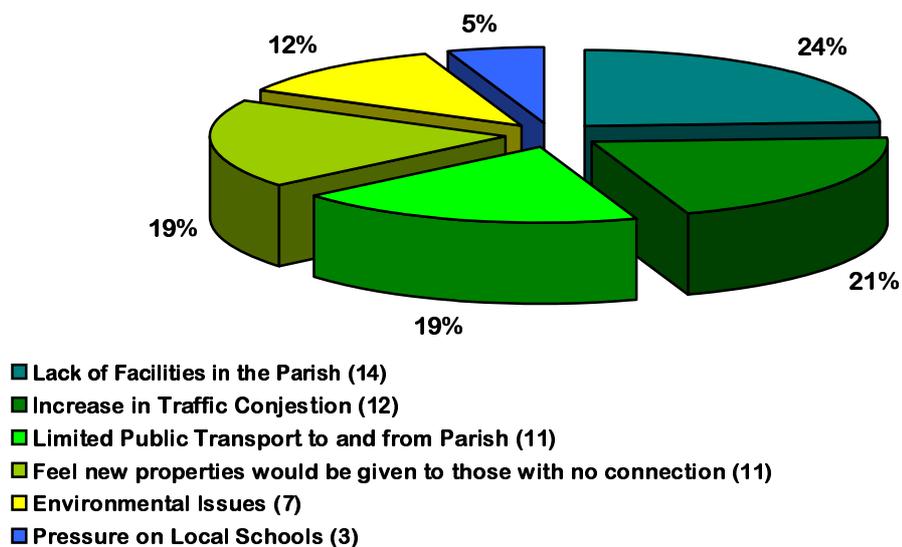
Of the 31 survey questionnaires received, 30 (97%) answered the question regarding future housing development in Farthingstone. 11 (37%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 19 (63%) disagreed with this. This 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, *lack of facilities in the parish* was the most prominent response. Other comments made in respect of this question included the following:-

Village should remain a "quiet" Northamptonshire village, there is no local school.
No transport / no school.
Utilities are already over stretched access onto village roads and lack of parking spaces.

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:-

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<p>New build costing £250,000 or under and not the £500,000 which remain unsold. The young and the old cannot afford the £500,000 or need 4/5 bedrooms.</p>
<p>I do not consider there is a substantial need. I believe it is very important to preserve our village and area as a place of outstanding beauty. It is surely desirable that affordable housing should be provided in much less sensitive areas such as the towns in the area where in any case the facilities would be better.</p>
<p>The housing needed in Farthingstone is low cost housing for young people not executive 4/5 bedroom properties.</p>
<p>Parish council reject all planning applications out of hand, old fart syndrome. It would be a shame to see yet another rabbit hutch development of tiny houses crammed together with no gardens. Affordable homes should not be new slums and should be spaced and built to resemble existing housing.</p>
<p>Water pressure already a problem, no shop, no bus service. Roads and pavements not maintained, damaged by the farm vehicles (often by having to avoid parked cars).</p>
<p>Depending on proposal.</p>
<p>The majority of the properties in the village are too large and expensive for young families to afford. We'd love to buy here but with only £200,000 we could not afford a property big enough (3 beds) here.</p>
<p>Farthingstone is an unsustainable village and is a specific linear character, so appropriate space for "in keeping" development is not available. No public transport, no shop, no school, no playing fields, no services such as water, drainage and even broadband under sewer pressure, no employment.</p>
<p>Small development implies a collection of dwellings, this parish can provide plots for infill with single dwellings. It would not be keeping with the local environment to introduce any collection of dwellings there is only ribbon development on this village not "Developments".</p>
<p>Do not want to ruin what this village is like.</p>

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Farthingstone Parish from October 2009 to April 2012. There were 8 properties sold altogether with the cheapest of the homes selling for £197,500 and the most expensive selling for £800,000

Table 1: House Sales in Farthingstone Parish October 2009 to April 2012

Year of Sale	House Type	Price
2011	Semi-detached	£197,500
2011	Detached	£445,000
2011	Detached	£580,000
2011	End of terrace	£675,000
2010	Detached	£461,000
2010	Detached	£576,500
2010	Terraced	£800,000
2009	Detached	£250,000

Source – Zoopla.co.uk

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

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 £50,785 per year and have a 10% deposit of £19,750 to be able to afford the lowest priced property in Farthingstone 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 £712pcm for the same property used in the above calculation (source Zoopla), for the same size family to rent in Farthingstone, they would require an average income of around £3125 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 31 questionnaires received, no 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

Conclusions

The analysis done by this survey identified that there were no households in need of affordable housing in Farthingstone Parish

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.

Farthingstone 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.

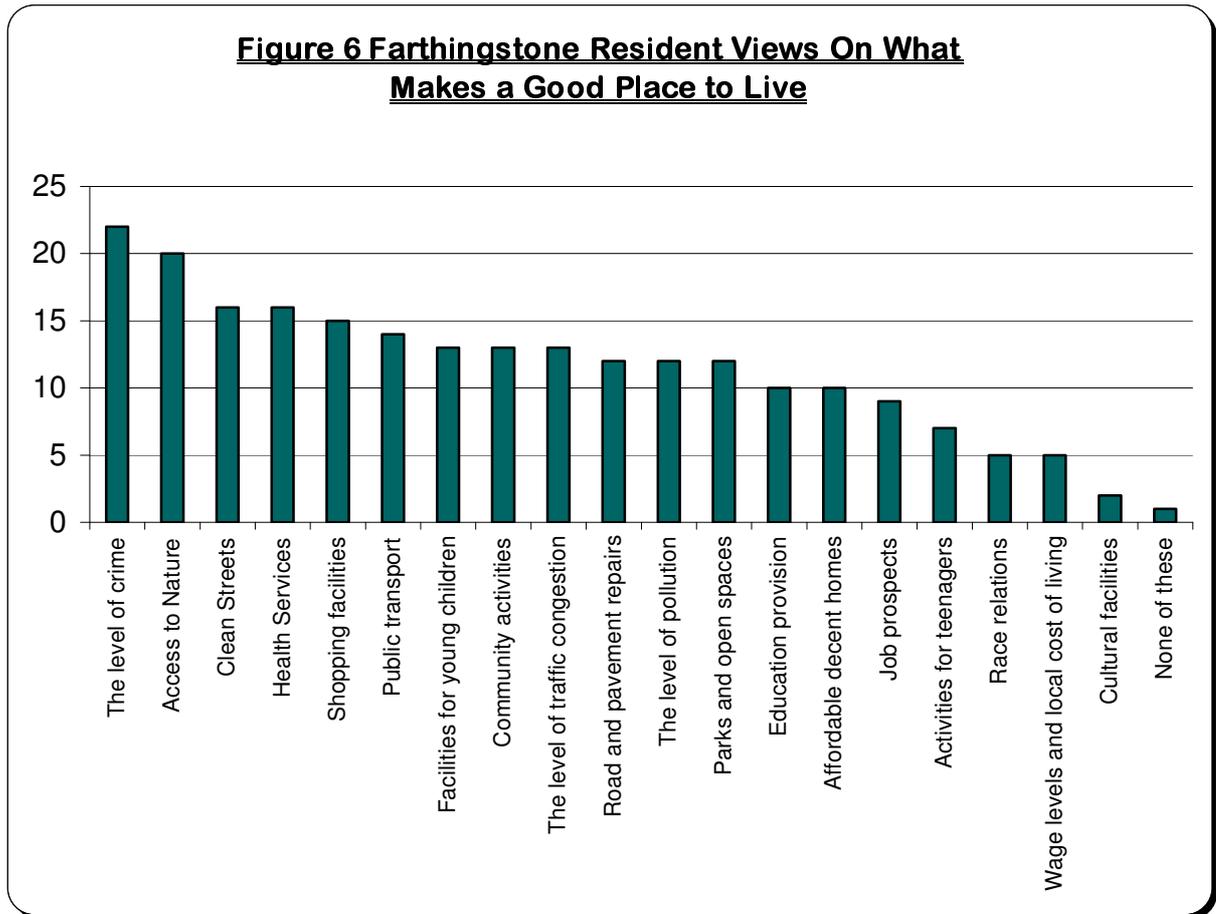


Figure 7 Farthingstone Resident Views On What Needs Improving

