



Preston Capes 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 Preston Capes, undertaken in January/February 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.

Preston Capes Parish Housing Needs Survey April 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 Preston Capes 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 Preston Capes 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 Preston Capes, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The Survey Questionnaire and covering letter explaining the survey and a freepost return envelope was delivered to all residences of Preston Capes Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 30th January 2012 and closing on 29th February 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

Preston Capes 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 Preston Capes Parish



The Parish of Preston Capes includes the villages of Preston Capes and Little Preston. The Parish is located in the District of Daventry, Northamptonshire and has a parish population of 188 according to the 2001 Census.

Preston Capes is situated approximately 6 miles south of Daventry Town.

The Parish of Preston Capes contains 78 Occupied properties (Source: Council Yearbook) of which 15 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 78 Housing Needs Surveys were sent out to residents of Preston Capes in January 2012, of which 29 were returned, giving a response rate of 37%.

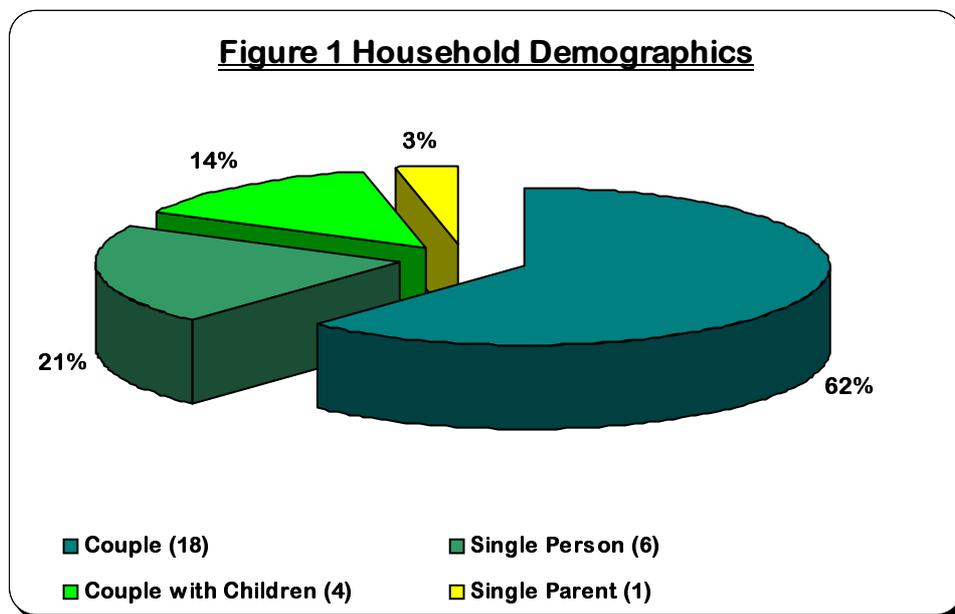
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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.

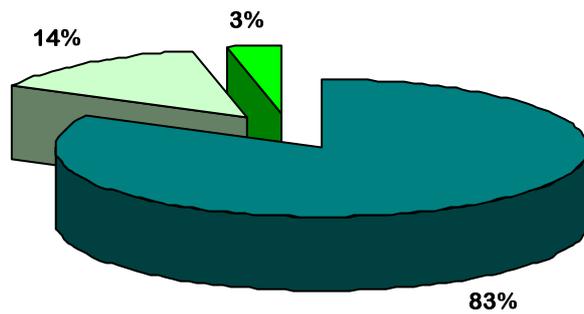
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples (18)*.



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.

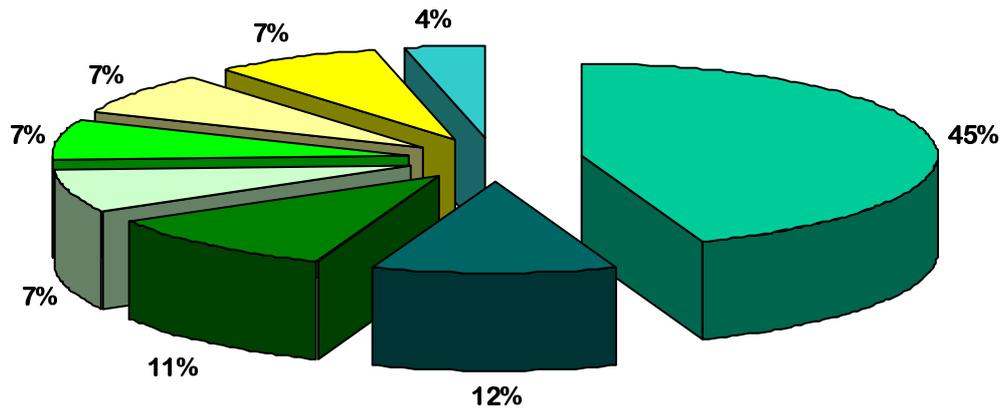
Figure 2 Tenure Demographics



- Owner Occupier (24)
- Housing Association (4)
- Private Renting (1)

Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics



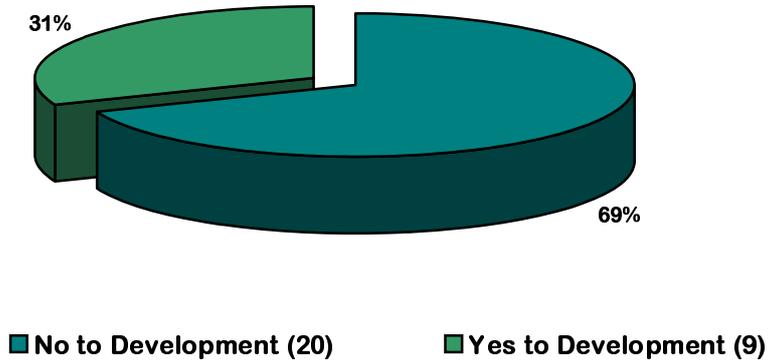
- 3 Bed House (12)
- 4 Bed House (3)
- 5 Bed House (3)
- 2 Bed House (2)
- 6 Bed House (2)
- 2 Bed Bungalow (2)
- 3 Bed Bungalow (2)
- 2 Bed Flat (1)

Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

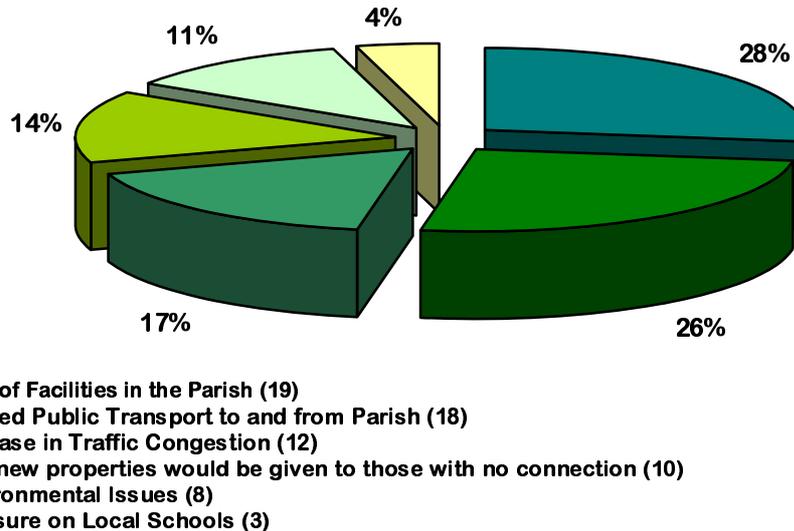
Of the 29 survey questionnaires received, 29(100%) answered the question regarding future housing development in Preston Capes. 9 (31%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 20 (69%) disagreed with this. This 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 followed by *Limited public transport to and from parish*. Other comments made in respect of this question included the following:-

<i>Conservation area.</i>
<i>Limited public transport to and from the village.</i>
<i>Away from listed buildings.</i>
<i>Any extra houses would ruin the village.</i>
<i>Adequate housing already available.</i>
<i>Not every small village in the UK needs a new development. Some should stay as historic hamlets.</i>

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>Limited OAP accommodation.</i>
<i>Preston Capes is a village, full of elderly people - it is in need of young people.</i>
<i>Rural villages are not ideal locations for people with limited financial means - local towns are better able to offer a higher quality of life. You need a car to live in a rural village, cars are expensive to run - driving the poverty issue.</i>
<i>Daventry has been ruined, don't ruin the villages!</i>
<i>Parish has many large houses including several enlarged beyond their natural size, far too much wasted accommodation already. Public policy should encourage use of the capacity rather than wasting resources building/maintaining new.</i>
<i>Any development should be sympathetic to the character of the built environment.</i>
<i>Being in a conservation area it would be totally inappropriate to build new modern houses.</i>
<i>A need for cheaper more affordable housing.</i>
<i>Modern building standards and designs are incapable of producing anything that would enhance the village. Bolted on carbuncle would be the best we would expect. It's a tiny village, lets keep it that way.</i>
<i>Public transport = at present there is no public transport.</i>

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Preston Capes Parish from March 2009 to April 2012. There were 3 properties sold altogether with the cheapest of the homes selling for £228,000 and the most expensive selling for £640,000

Table 1: House Sales in Preston Capes March 2009 to April 2012

Year of Sale	House Type	Price
2010	Detached	£640,000
2009	Detached	£228,000
2009	Detached	£274,000

Source – Zoopla.co.uk

At the time of writing this report, there was 1 property for sale and 1 property for rent within Preston Capes Parish. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Preston Capes April 2012

Year	House Type	Price
2012	Detached	£525,000

Source: Rightmove

Table 3: Properties for rent in Preston Capes April 2012

Year	House Type	Price
2012	1 Bed Flat	£895pcm

Source: Rightmove

Based on the following calculation (using current lending criteria)

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

and using the property for sale in Table 2, a household would need to earn at least £135,000 per year and have a 10% deposit of £52,500 to be able to afford the property currently for sale in Preston Capes 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 £895pcm for the property in table 3, for the same size family to rent in Preston Capes, they would require an average income of around £3308 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

Of the 29 questionnaires received, no households filled out the Housing Needs Section of the response form.

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 did not identify any households in need of affordable housing.

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.

Preston Capes 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.

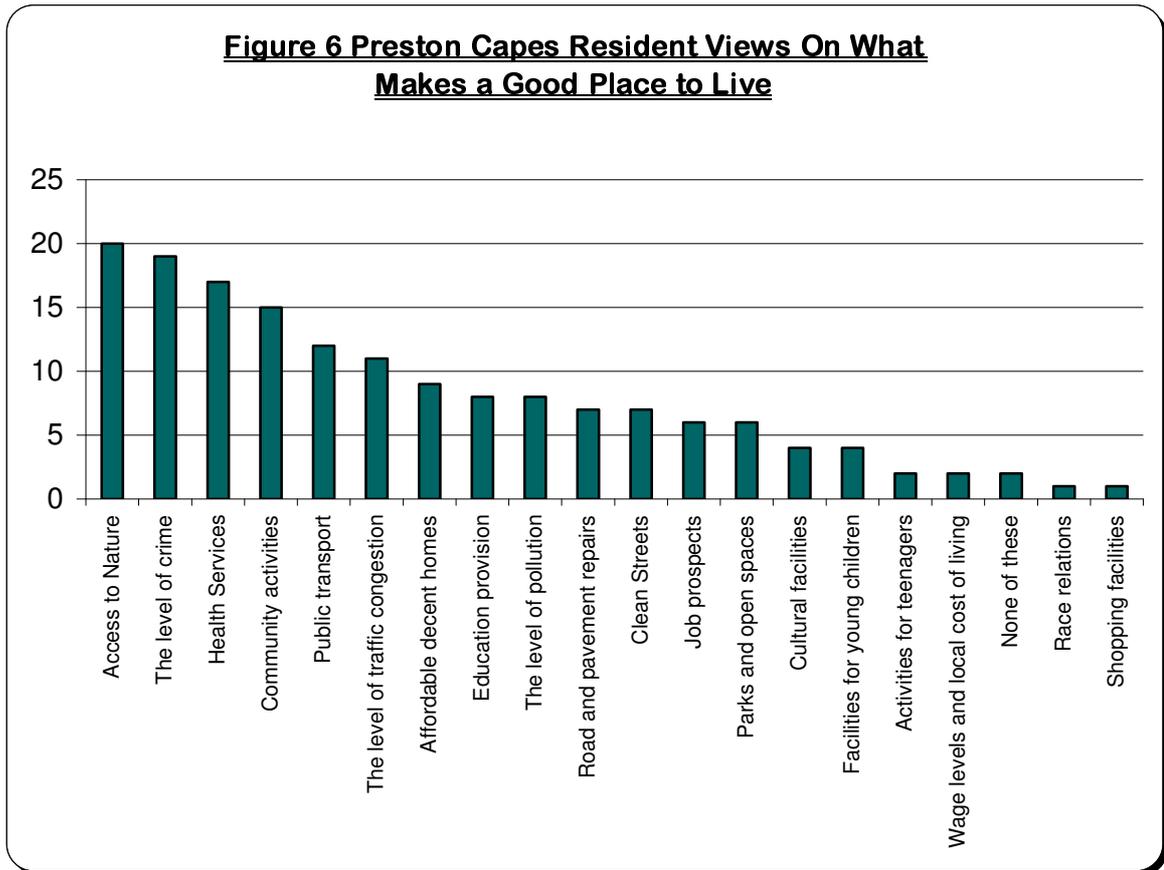


Figure 7 Preston Capes Resident Views On What Needs Improving

