



Whilton Parish Housing Needs Survey Report

December 2011

Whilton Housing Needs Survey Contents



Introduction	Page 3
Methodology	Page 4
About Whilton	Page 5
Survey Results	Page 6
Local Housing Market & Affordability	Page 10
Section B Analysis of Housing Need	Page 11
Appendix	Page 12

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 undertaken a rolling 3-year programme of Housing Needs Surveys.

This report summarises the findings of the Housing Needs Survey in Whilton, undertaken in July 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 planning policy is set out in Planning Policy Statement 3 which as well as defining the term affordable, allows the use of exception site policies which enables delivery of homes for local people in circumstances where normal open market housing would not be permitted.

Methodology

The process of how the Whilton Housing Needs Survey was produced can be broadly summarised in the figure below:



This process is outlined below:

Stage 1 – Consultation

DDC Officers contacted Whilton Parish Council to deliver a presentation on affordable housing and housing needs surveys

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

Stage 3 – Survey

Surveys were posted to all residents which included a freepost envelope for the surveys to be returned in.
The survey period ran from 1st July 2011 until 29th July 2011.

Stage 4 – Collection & Analysis

The completed surveys were analysed and a draft report compiled

Stage 5 Review and Publication

Whilton Parish Council was given the opportunity to comment on the draft report prior to publication. The comments received have been reflected in this final report.

About Whilton



Whilton Parish is made up of both Whilton and Whilton Locks, which lie about a mile from one another. It is located within the Ward of Flore within Daventry District, Northamptonshire and has a population of 296 (Census 2001). The Parish is situated about 4.5 miles East of Daventry Town and 9.7 miles West of Northampton Town.

The parish has close links to major road networks such as the A5 & A45, with the M1 located 6 miles from the parish. The parish also benefits from the Whilton Locks Marina.

Whilton is made up of 121 occupied properties excluding exempted homes (Daventry District Council Year Book 2011/2012). An average band D Council Tax would be in the region of £1391.86.

Services available within the Parish are limited and are usually sought from neighbouring villages, Daventry Town and Northampton Town.

In May 2008 Daventry District Council adopted the Whilton Parish Design Statement as a Supplementary Planning Document.

At the time of writing this report, Whilton has 2 units of affordable housing accommodation and 82 people on the waiting list

Survey Results

Response Rate

A total of 137 Housing Needs Surveys were sent out to residents of Whilton in July 2011, of which 40 were returned, giving a response rate of 29%. The survey questionnaire itself is split into 3 parts:

Section A (“*About You and Your Neighbourhood*”),

Section B (“*Housing Need*”) and

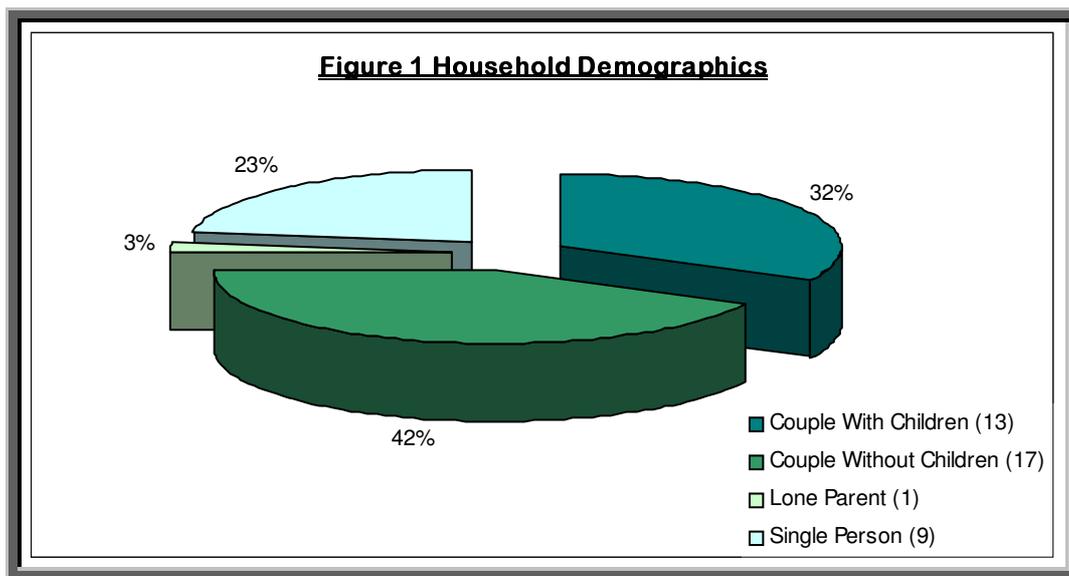
Section C (“*Equality Monitoring*”).

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.

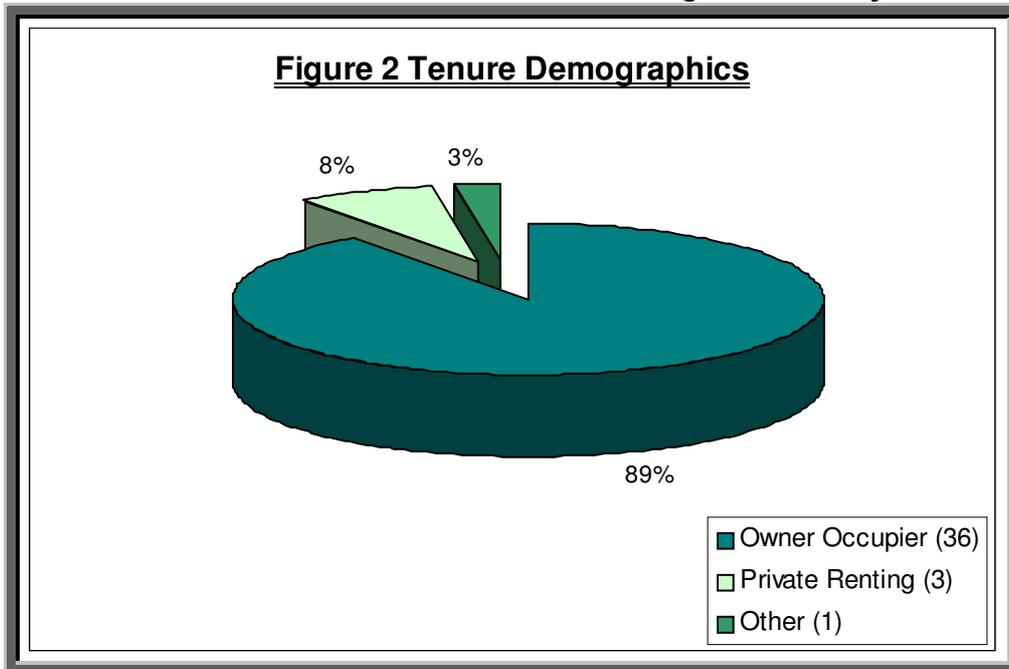
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, were *Couples without Children* (17)



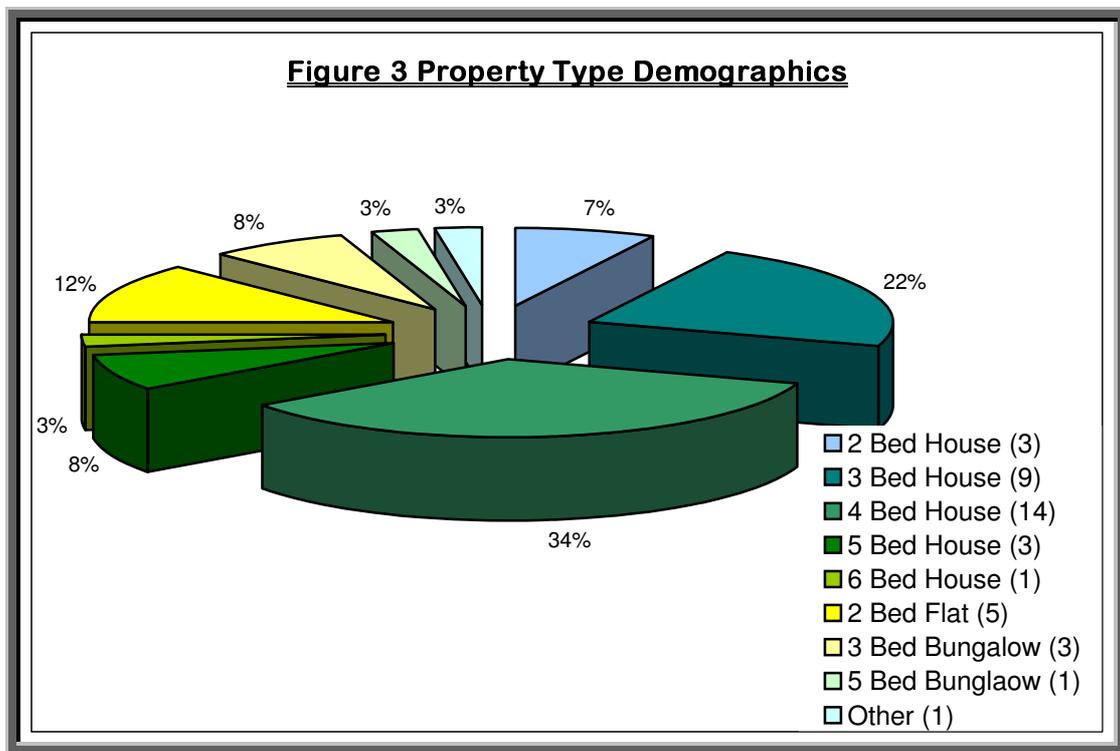
Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

Whilton contains a mix of property types. The majority of respondents lived in owner-occupied homes houses. A breakdown of all results can be seen in figures 2 & 3 below.



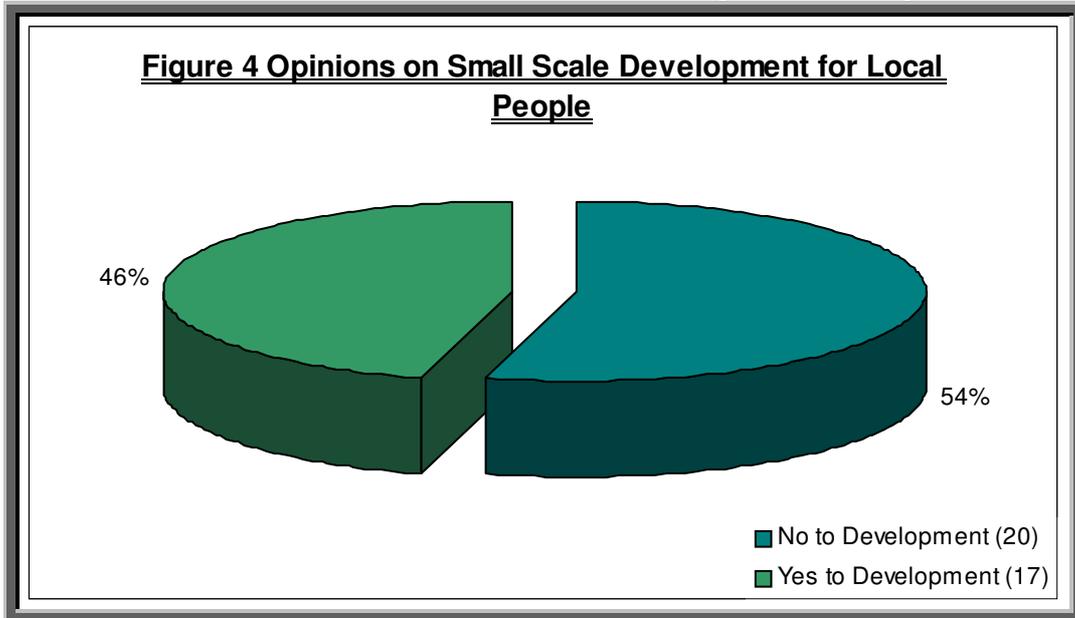
Note: Numbers in brackets represent the actual number of responses



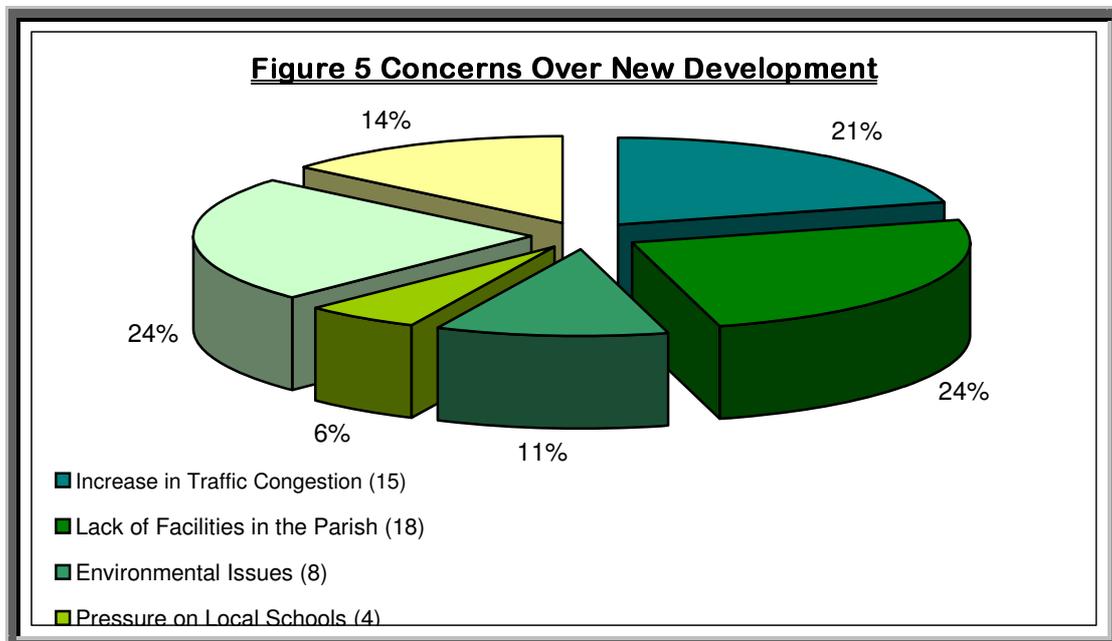
Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

Of the 40 survey questionnaires received 37 (92.5%) answered the question regarding future housing development in Whilton. 17 people (46%) agreed in principle that they would be in favour of a small housing development for local people with a proven need and 20 (54%) 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.



Note: Numbers in brackets represent the actual number of responses



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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:-

- *Would destroy the pleasant character of Whilton*
- *Whilton is tiny village with no facilities apart a phone box & Village Hall/Church*

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:-

- *Careful planning would need to take place as there is little in the way of local amenities (ie: no local shop & infrequent buses or play park.*

<p><i>However I do encourage future children to enrol at Brington School, the local area is not really suited to teen</i></p>
<ul style="list-style-type: none"> ▪ <i>The road situation definitely needs looking into at present yet alone if there are to be more houses</i>
<ul style="list-style-type: none"> ▪ <i>I wouldn't object to a small housing development in the village although I know a lot of people who would.</i>
<ul style="list-style-type: none"> ▪ <i>A conservation and special area - rural community not even big enough to be called anything but a settlement and notable for being one of the smallest in the country</i>
<ul style="list-style-type: none"> ▪ <i>Bungalows for elderly people. People tend to live in Whilton for many years but are then forced to move if unable to cope in a house or wish to downsize.</i>
<ul style="list-style-type: none"> ▪ <i>I have a son 35 years old working on family farm, who is unable to get a mortgage to buy a house in Whilton. This sort of housing would be ideal for his situation because he would be on the spot to help me with the farming.</i>
<ul style="list-style-type: none"> ▪ <i>Homes do become available but at a very high price. This does not bring any young couples to the village</i>
<ul style="list-style-type: none"> ▪ <i>We have lived in this parish for only a few weeks and therefore cannot offer any considered opinions.</i>
<ul style="list-style-type: none"> ▪ <i>Whilton is a restricted infill only village. Any housing development would therefore be in contradiction to the approved parish design statement</i>
<ul style="list-style-type: none"> ▪ <i>We have lived here for over 30 years. All of the children who were born at that time and after have had to move away because there is no affordable housing. Any house built has always been sold for a six figure sum. Some of the parents including ourselves still live here and our children would have liked to have settled here toll. We are the fifth generation to live in the property here.</i>
<ul style="list-style-type: none"> ▪ <i>Whilton has no bus service, shop, pub or any facilities. Need to be car owners</i>
<ul style="list-style-type: none"> ▪ <i>There is no logic to building affordable housing in an area where facilities)doctors, schools, public transport etc) are so absent. We have two buses a week!</i>
<ul style="list-style-type: none"> ▪ <i>Whilton is a rural area without any amenities & is considered unsuitable for development. The recent Parish/Village Design Statement confirms this. I would not want any infilling/backbuilding outside the village envelope Villages with shops, schools, library, and public transport, such as Long Buckby – very close to Whilton should adequately serve any social and affordable housing needs for Whilton</i>
<ul style="list-style-type: none"> ▪ <i>A village should always change and there should always be the possibility of small development of suitable housing. When we came here there were 10 council houses - now there are only 2. You would have to be high earners to buy any of the new owner owned 8. This is distorting village life</i>

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Whilton from April 2008 to March 2011. There were 5 properties sold altogether with the cheapest of the homes selling for £189,995 and the most expensive selling for £575,000

Table 1: House Sales in Whilton April '08 to March '11

Year of Sale	House Type	Price
2008	Detached	£575,000
2009	Detached	£189,995
2009	Detached	£360,000
2010	Detached	£345,000
2010	Detached	£359,000

Source: Land Registry House Sales

At the time of writing this report, there were two properties for sale in Whilton as shown in the table 2 below.

Table 2 Properties for sale in Whilton as at November 2011

Year	House Type	Price
2011	House	£360,000
2011	House	£165,000

Source: Zoopla

Table 3 Average Estimated Rental Values in Whilton as at November 2011

Year	House Type	Price
2011	Unknown	£710pcm

Source: Zoopla

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 over £40,000 and have a 10% deposit of £16,500 to be able to afford the lowest valued property in Whilton.

To add further to the lack of housing for sale, there was also no housing for rent in Whilton either.

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.

According to the Zoopla website Rents around Whilton are estimated at £164 per week.

Therefore, for the same size family to rent in Whilton they would require an average income of around £3125 per month.

Section B Analysis of Housing Need



This section analysis 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 40 responses received, only one household filled out the Housing Needs Section (Section B) of the response form, indicating that they are in housing need. Their Household Type can be broken down into a '*single person living with family in Whilton*' .

A number of reasons were given by the household for needing to move including Mortgage too expensive and could not afford to buy in the parish.

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 who stated they were in housing need in Whilton lived in the village.

Conclusion

The analysis done by this survey identified one household in need of affordable housing as follows in Whilton

1 x 2 Bed Flat

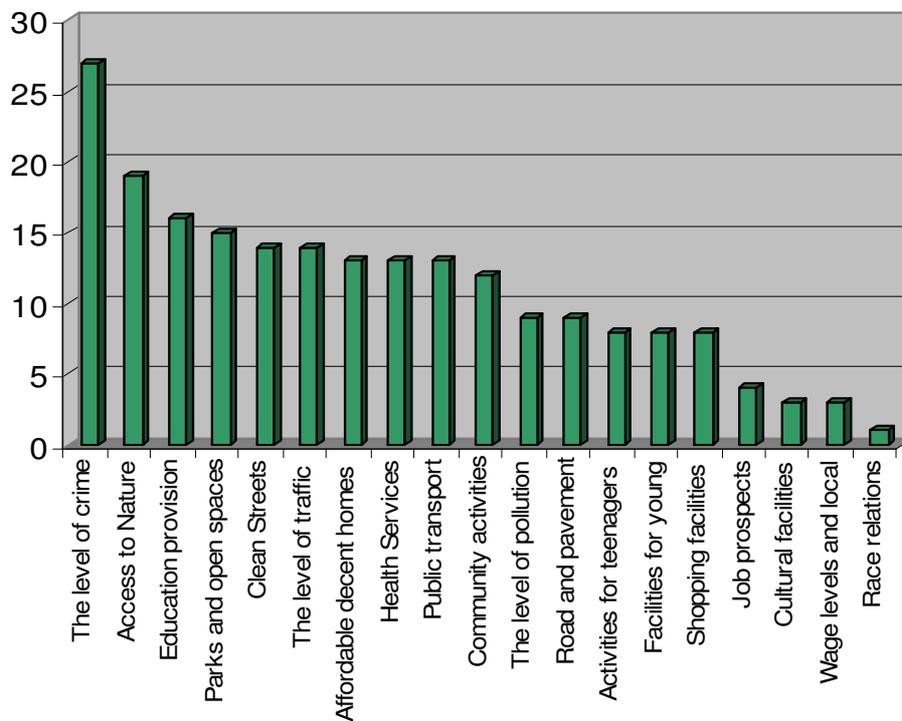
Appendix A

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.

Whilton Resident Views on the Parish

Respondents were asked what they thought makes a good place to live and what they felt needed improving in their parish. Figures 7 & 8 show the responses received.

Figure 6 Whilton Resident Views on What Makes a Good Place to Live



**Figure 7 Resident Views on
What Needs Improving in Whilton**

