



Winwick Parish Housing Needs Survey Report

September 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 Winwick, undertaken between June and July 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.

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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 Winwick 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 Winwick Parish Council to discuss carrying out a housing needs survey.

Stage 2 – Planning and Review of Survey Format

Winwick Parish Council were given the opportunity to discuss the survey form.

Stage 3 – Survey

The survey was distributed to all residents, which included a freepost envelope for the surveys to be returned in.

The survey period was set according to a standard response period of 4 weeks; opening on 18th June 2012 and closed on 13th July 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

Winwick 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 Winwick Parish



Winwick Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 85 according to the 2001 Census.

Winwick is situated approximately 3.5 miles from Junction 18 of the M1

The Parish of Winwick contains 41 Occupied properties (Source: Council Yearbook) of which none are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 48 Housing Needs Surveys were sent out to residents of Winwick in June 2012, of which 14 were returned, giving a response rate of 29%

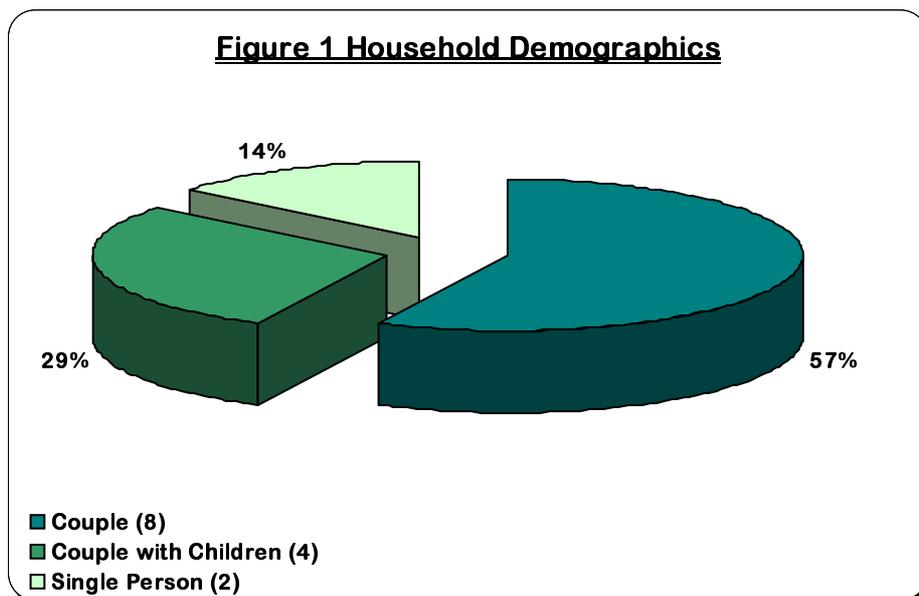
The survey questionnaire itself is split into 3 parts:
Section A ("*About You and Your Neighbourhood*"),
Section B ("*Housing Need*") and
Section C ("*Equality Monitoring*").

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, was *Couples* (8).

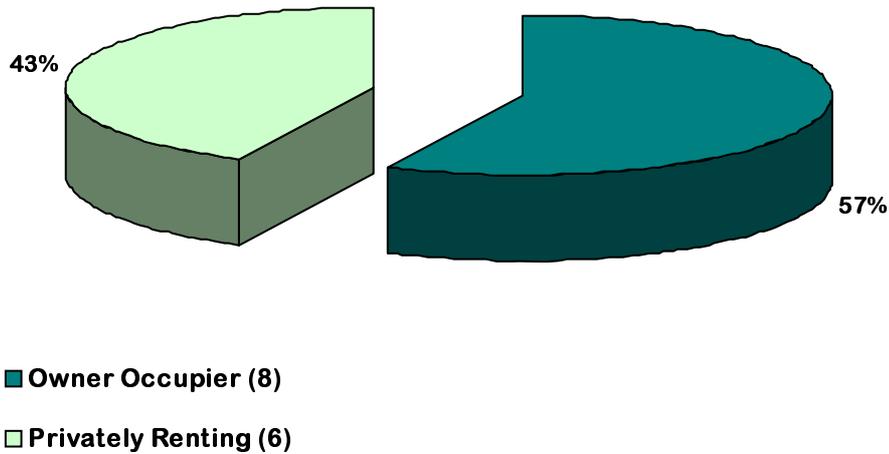


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

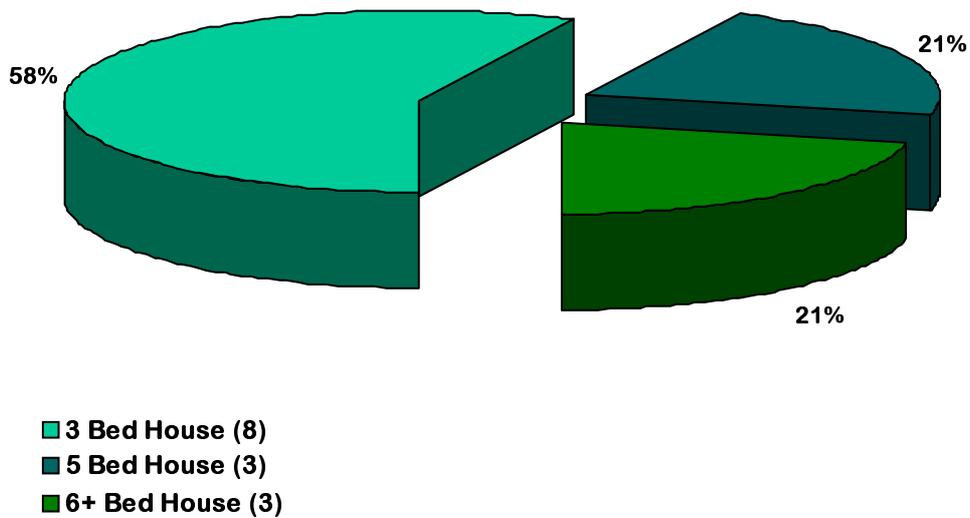
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied homes but the majority property size was 3 bedrooms.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

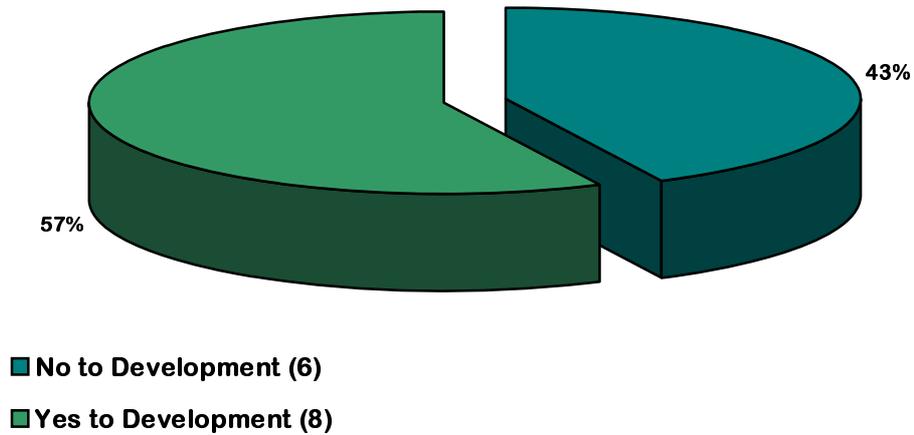


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

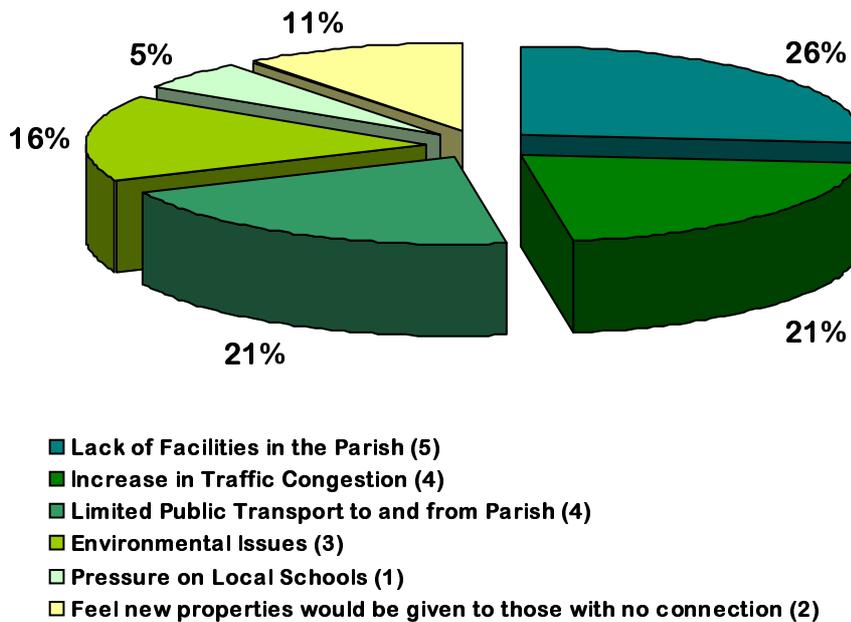
Of the 14 survey questionnaires received, 14 (100%) answered the question regarding future housing development in Winwick. 8 (57%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 6 (43%) disagreed with this. This is illustrated 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 *Increase in Traffic Congestion* and *Limited Public Transport*.

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

New development not in keeping with the village

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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As long as there us not too much development and not too many houses built and these are built on brown fill sites if possible. Rewiring and maintenance roofing pointing heating less running cost

Need cheaper housing, not built on green land though

Housing built should be in keeping with the with the present buildings. Plenty of space between bungalows for older community, smaller houses for families. Small developments.

The village needs planned growth to stay alive

Winwick is only a small hamlet with three large villages nearby which have large housing projects ongoing

Winwick is inappropriate for housing development

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Winwick Parish from April 2007 to September 2012. There were 5 properties sold altogether with the cheapest of the homes selling for £320,000 and the most expensive selling for £770,000

Table 1: House Sales in Winwick February 2010 to February 2012

Year of Sale	House Type	Price
2011	Semi Detached	£320,000
2011	Semi-Detached	£770,000
2008	Detached	£545,000
2007	Detached	£705,000
2007	Detached	£560,000

Source – Zoopla.co.uk

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

Based on the following calculation (using current lending criteria)

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

and using the cheapest sold in Table 1, a household would need to earn at least £82285 per year and have a 10% deposit of £32,000 to be able to afford the cheapest property sold in Winwick in 2011.

To assess how accessible the above house prices are, those who felt they were in need of housing in the parish were asked to supply some financial information as detailed in Table 3.

Table 2 Income Bands of Respondents in Housing Need

Below £14,999	£15-£19,999	£25k-£29,999	£30k-£39,999	£40k-£49,999
				1

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 £1308pcm for the cheapest property in table 1 for the same size family to rent in Winwick, they would require an average income of around £3,721 per month.

One household responded to the income question. As can be seen from table 2, the household could afford to rent in Winwick but not buy.

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 Household Types

Of the 14 questionnaires received, one 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.

Their Household and Tenure Type can be broken down into a couple living in privately rented accommodation in Winwick needing to move due to expensive rent and cannot afford to live in the village.

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 one households in need of housing but wanting to buy 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.

Winwick 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.

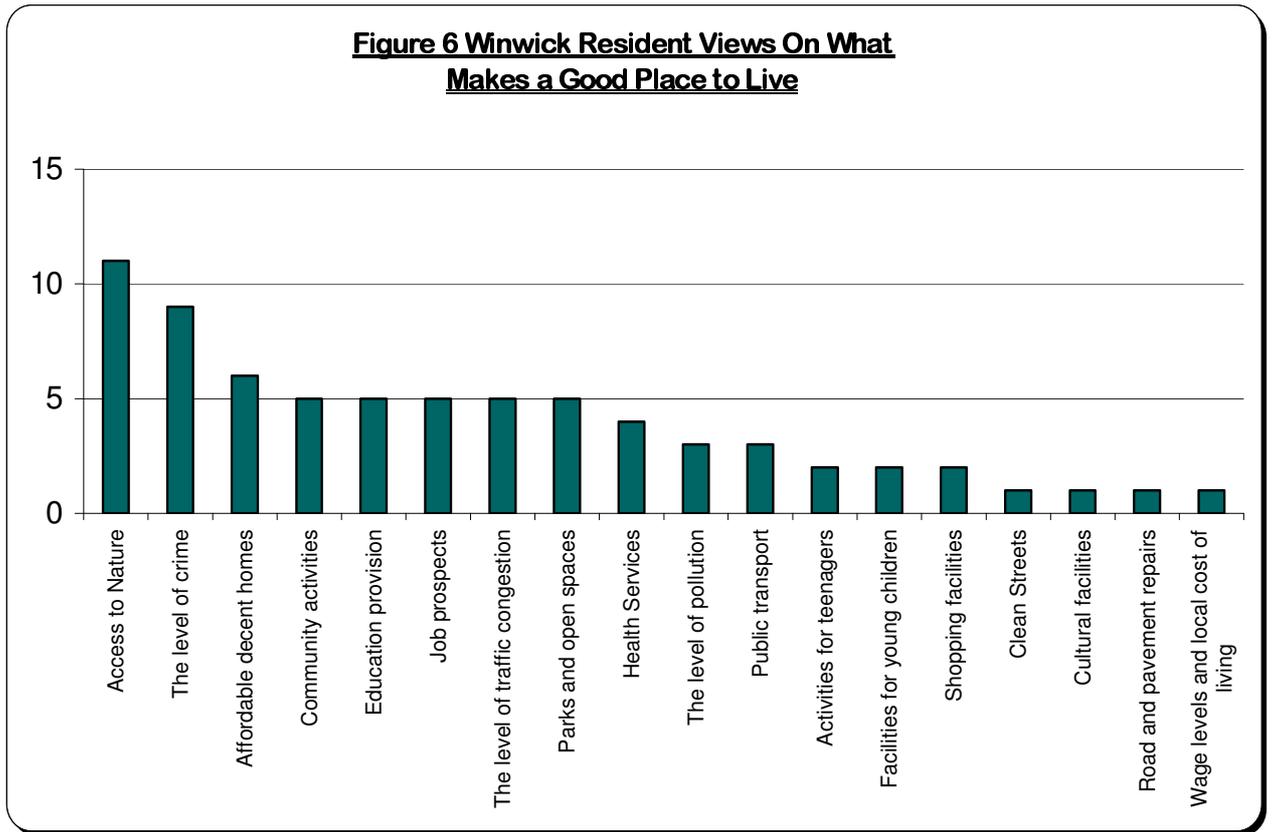


Figure 7 Winwick Resident Views On What Needs Improving

