



Brington Parish Housing Needs Survey Report

April 2012

Contents



Introduction	Page 3
Methodology	Page 5
About Brington	Page 6
Survey Results	Page 7
Local Housing Market & Affordability	Page 12
Section B Analysis of Housing Need	Page 14
Appendices	Page 17

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 Brington, undertaken in August 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.

Brington 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 Brington Housing Needs Survey was produced can be broadly summarised in the below figure:



This process outlined in detail below:

Stage 1 – Consultation

Brington Parish Council was contacted to discuss the possibility of The DDC Community Projects Officer delivering a presentation to the Parish Council at an open public meeting.

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 Brington, 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 Brington Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 5th August 2011 and closing on 2nd September 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 result and some external data.

Stage 5 Review and Publication

Brington 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 Brington Parish



Brington Parish is located in the District of Daventry, Northamptonshire. It is made up of Great Brington, Little Brington and Nobottle with a parish population of 492 according to the 2001 Census.

It is situated 7 miles East of Daventry Town and 7 miles North-West of Northampton.

The Parish of Brington covers approximately 1241.5 Hectares and contains 205 Occupied properties (Source: Council Yearbook) of which 13 are affordable housing units owned by Registered Providers.

Most services are sought from Daventry or Northampton Town.

The parish also benefits from close links to major road networks; with the A5 and the M1, situated about 5 miles away. The nearest rail link is Long Buckby Rail Station, approximately 3 miles north east of the parish.

Survey Results

Response Rate

A total of 219 Housing Needs Surveys were sent out to residents of Brington in August 2011, of which 76 were returned, giving a response rate of 35%.

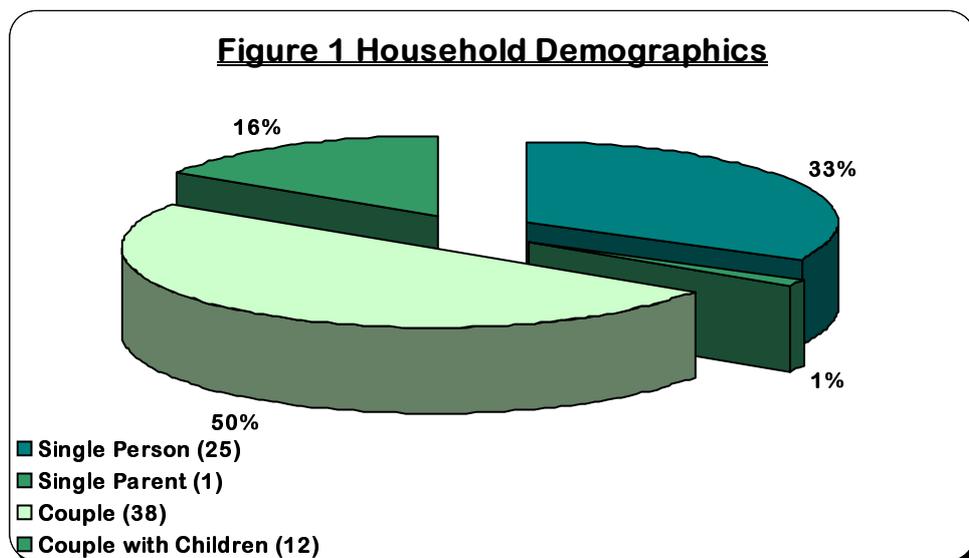
The survey questionnaire itself is split into 3 parts:
 Section A (“*About You and Your Neighbourhood*”),
 Section B (“*Housing Need*”) and
 Section C (“*Equality Monitoring*”).

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 (38)*.

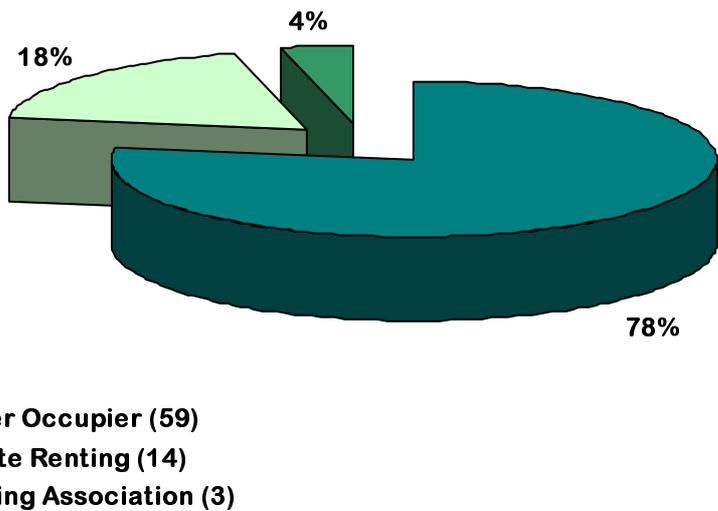


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

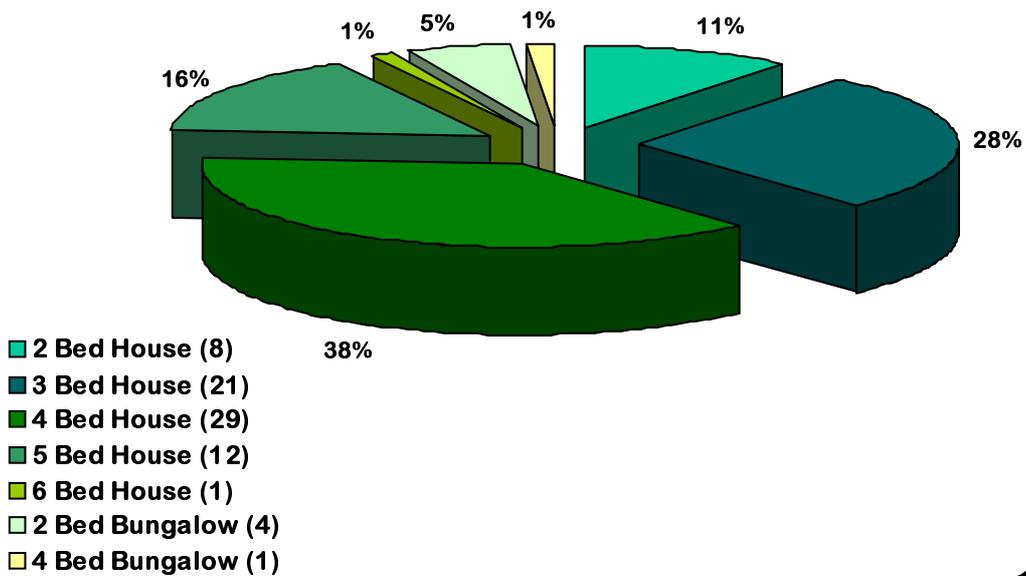
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied 4 bedroom houses.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

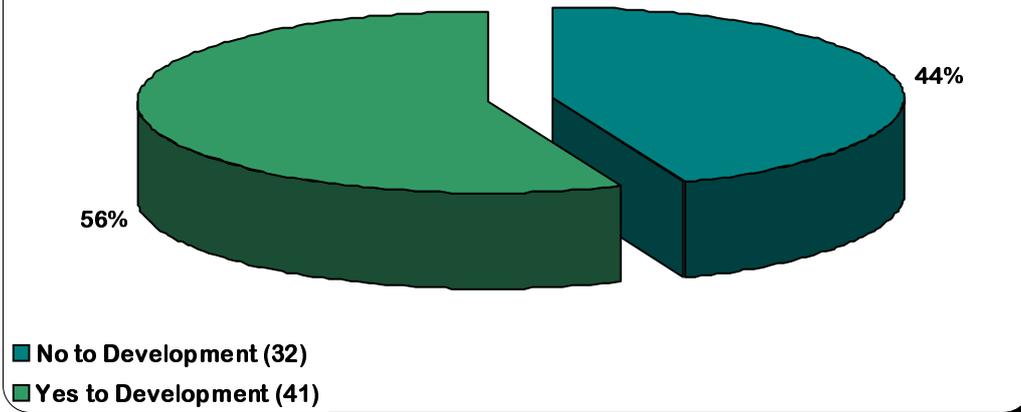


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

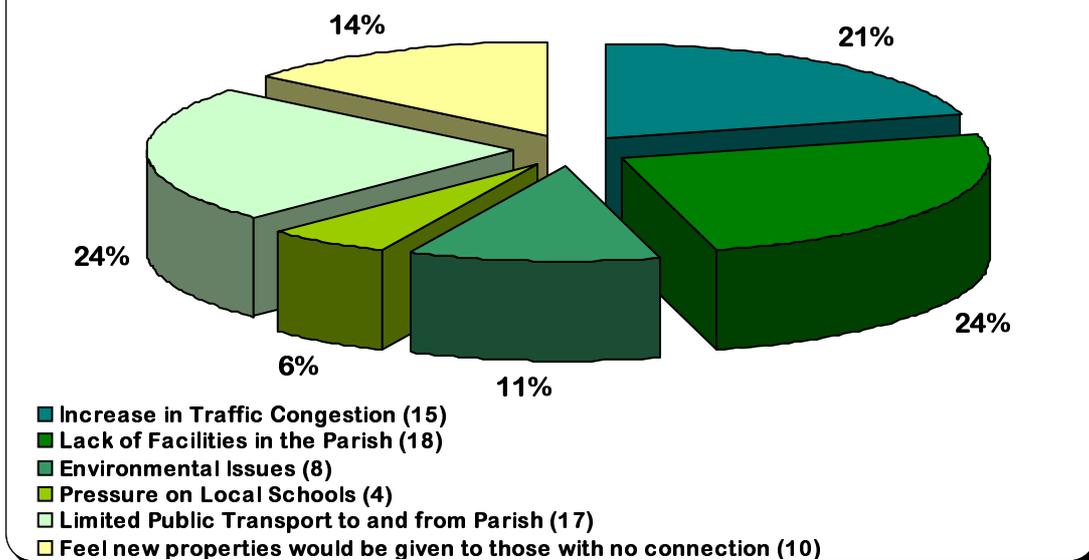
Of the 76 survey questionnaires received, 73 (96%) answered the question regarding future housing development in Brington. 41 (56%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 32 (44%) disagreed with this. This is 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, *Lack of Facilities* was the most prominent followed by *Increase in Traffic Congestion*

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

<i>Too much development already.</i>
<i>None.</i>
<i>Potential disrespect of neighbours & neighbourhood parking limitations within the village property devaluation, outlook impact.</i>
<i>Designated conservation area. Lack of infrastructure. Already problems with no action taken to address them.</i>
<i>Already have bungalows with housing assoc.</i>
<i>We already have one.</i>

Housing association homes are never in keeping with local tradition/styles as far as I've seen

Any new housing should be available to anyone.

There are planning policies in place, which designate the village as limited in fill. No need to change!!!

There is already a development like this which is not used properly Wardles Court.

Bungalows were built and less than half are occupied by locals.

No obvious space for such a development.

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:-

There is a bias in this questionnaire produced by someone with a keenness for affordable housing.

Regular buses are required as there are none meaning that I have to have a car to get to school (children) and to work (me).

Need for more allotments rather than housing!

The last lot of affordable housing was to people with no connections with the village.

Concerned about ability to continue to pay private rent on reduced private pension and state pension entitlement, on retirement. What consideration is the Council giving to people in this situation.

The small business that was allowed to occupy the old church in Little Brington has already created an on-road parking problem with consequent traffic hazard. On road parking outside the Fox & Hounds in Great Brington causes traffic obstructions. The parking (including on hatched yellow lines), lack of crossing, lack of speed restrictions and traffic control, causes a hazardous and dangerous situation outside Little Brington primary School.

Housing affordable for young people who wish to remain in village i.e. establish a good ratio between young and old. There seems to be an imbalance at the moment.

I think the housing provision is fine at the moment. Transport should be increased e.g. bus service before increase in housing for first time buyers.

Very difficult for youngsters to become residents in village due to house prices and lack of properties at affordable rent.

Planning authorities refusal to give small schemes (i.e. under 4 units) planning permission is pathetic. Small natural growth of villages should be encouraged to provide sustainability of population.

We have no buses, no shops.

When social housing was built in Brington there was little local take up.

It would put pressure on roads and schools.

No employment within village no local public transport from village to places of work no local demand.

Would need to be small - few facilities/little infrastructure in the village and v.little public transport.

We already have one.

It would be very important that any new housing development is in keeping in

how it looks to neighbouring houses - not an eyesore.

This is a conservation area - I would be happy to see new homes here if there were built accordingly within the limits put upon present villages for extensions etc. Rent could reflect increased construction prices as 'affordable housing' in this village

You should not change planning policies to suit residential tenure!!

If all the council houses had been retained instead of sold off we shouldn't need this questionnaire.

It would be really nice if there were to be some affordable village houses. We waited for ages for a small cottage we could afford until one came up. If the development was small say 3 houses in each block and in local stone that would be great I think.

The quality of life of a small village would be adversely affected by an increase in the local population where there are already minimal resources - no public transport links, no shops etc.

There is a need for decent affordable housing in the Bringtons, but as ticked above, there is a lack of public transport, and in Lt. Brington far too many rented properties for the size of the village.

In the past housing developments haven't been in keeping with existing properties within the area.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Brington Parish from April 2008 to March 2011. There were 17 properties sold altogether with the cheapest of the homes selling for £215,000 and the most expensive selling for £1,100,000

Table 1: House Sales in Great Brington & Little Brington April '08 to March'11

Year of Sale	House Type	Price
2008	Semi-Detached	£425,000
2008	Semi-Detached	£1,100,000
2009	Semi-Detached	£240,000
2009	Terraced	£238,000
2009	Detached	£479,882
2009	Detached	£1,100,000
2010	Detached	£420,000
2010	Detached	£450,000
2010	Semi-Detached	£250,000
2010	Detached	£470,000
2011	Detached	£410,000
2011	Terraced	£420,000
2011	Detached	£475,160
2011	Detached	£582,500
2011	Detached	£600,000
2011	Terraced	£215,000
2011	Semi-Detached	£249,999

Source - Zoopla

At the time of writing this report, there were no properties for sale within Brington 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 £55,300 per year and have a 10% deposit of £21,500 to be able to afford the lowest priced property in Brington Parish.

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 4.

To add further to the lack of housing for sale, there was also no housing for rent in Brington 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 £736 for the same property used in the above calculation (source Zoopla), for the same size family to rent in Brington, they would require an average income of around £3150 per month.

Table 2 Income Bands of Respondents in Housing Need

Below £14,999	£25k-£29,999	£30k-£39,999
1	1	1

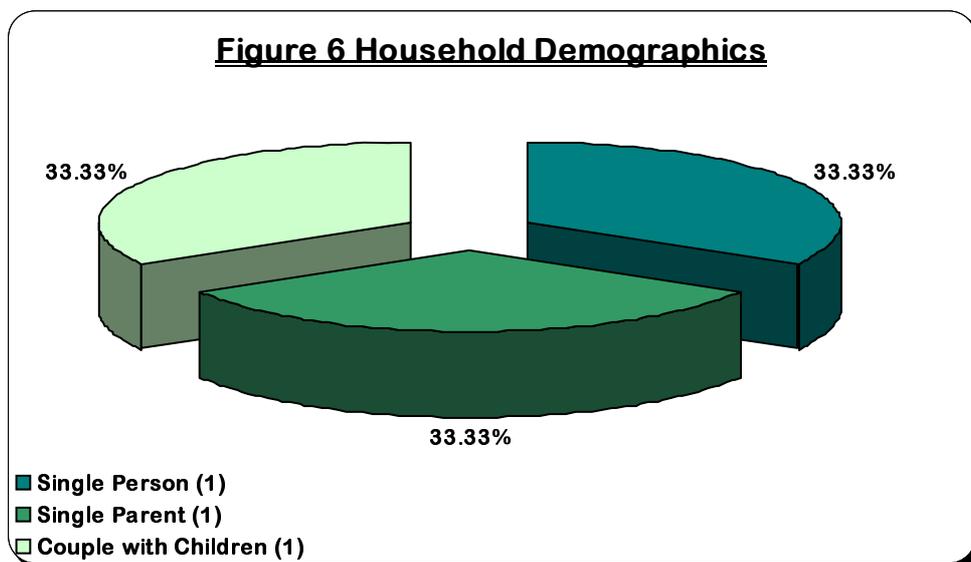
As can be seen from table 2, none of the households that had stated they were in housing need could afford to buy any of the properties for sale in Brington but one household could afford to rent.

Section B Analysis of Housing Need

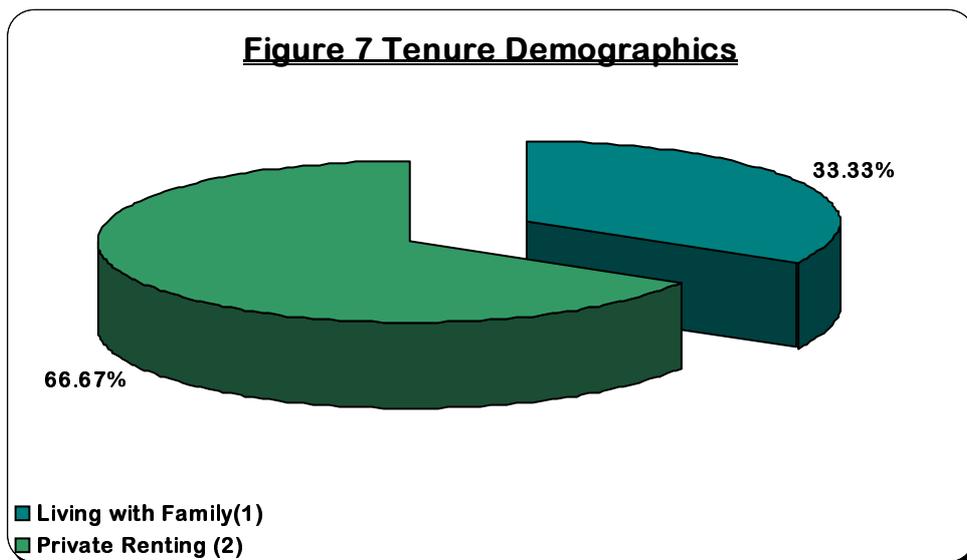
This section analyses the answers given within Section B of the survey. Households who considered themselves to be in housing need were asked to complete this section in order for the level of need to be determined

Section B Household Types

Of the 76 questionnaires received, 3 (4%) people 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 is broken down in Figure 6 & 7 below



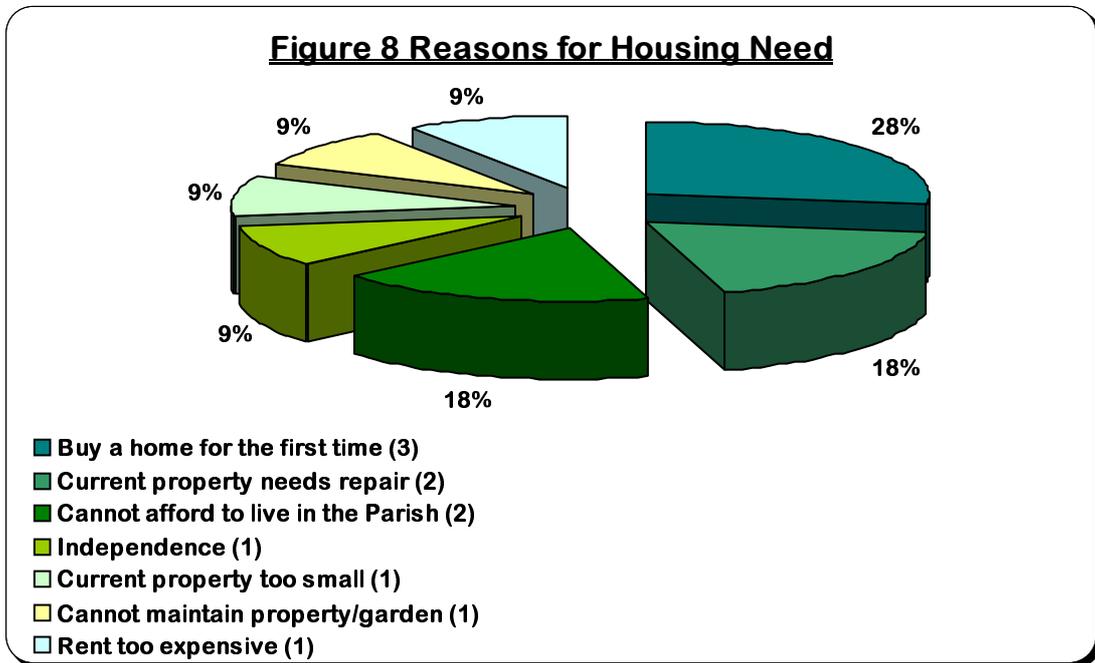
Note: Numbers in brackets represent the actual number of responses



Note: Numbers in brackets represent the actual number of responses

Reasons for Housing Need

All households completing Section B of the survey form were asked to give reasons why they felt they were in housing need. Respondents were allowed to state more than one reason. As can be seen from Figure 8 below the main reasons given for housing need was to buy a home for the first time.



Note: Numbers in brackets represent the actual number of responses

Housing Need Analysis

Table 6 below summarises the households expressing a housing need.

Table 3: Outline of Respondents in Housing Need

	Current Tenure & Bedroom Size			Local connection	Preferred Tenure	Actual Tenure & Bedroom Size		Need
1	Private Rental	3	House	Living in Brington Parish	Shared Ownership	3	Shared Ownership House	Need Identified
2	Private Rental	2	House	Living in Brington Parish	Open Market	2	Shared Ownership House	Need Identified
3	Living with family	3	House	Living in Brington Parish	Housing Association Rental	2	Flat/House	Need Identified

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

All three households who stated they were in housing need in Brington lived in the parish

Conclusions

The analysis done by this survey concludes that of the three respondents who indicated a housing need, all have been assessed as in need of affordable housing.

The Brington Parish Housing Need Survey identified the need for the following properties:

- 1 x 2 Bed Flat or House for rent
- 1 x 2 Bed House for shared ownership
- 1 x 3 Bed House for shared ownership

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.

Brington 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 7 & 8 show the responses received.

Figure 9 Brington Resident Views On What Makes a Good Place to Live

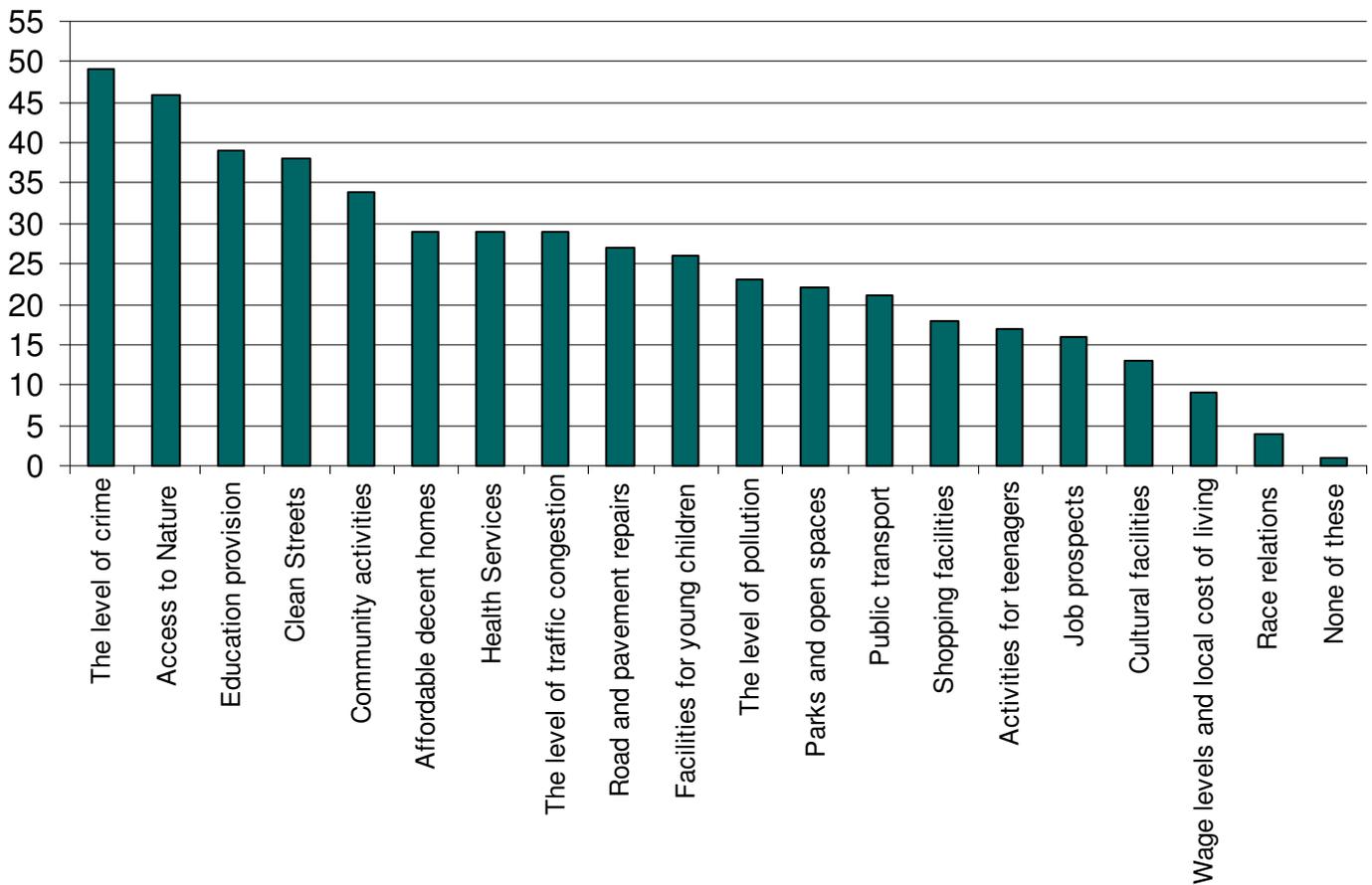


Figure 10 Brington Resident Views On What Needs Improving

