



Creaton Parish Housing Needs Survey Report

December 2012

Contents



Introduction	Page 3
Methodology	Page 5
About Creaton	Page 6
Survey Results	Page 7
Local Housing Market & Affordability	Page 13
Section B Analysis of Housing Need	Page 16
Housing Register Analysis of Need	Page 19
Appendices	Page 20

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 Creaton, undertaken in July/August 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.

Creaton Parish Housing Needs Survey September 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 Creton 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 Creton 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 Creton, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The Survey was posted to all households within Creton, and 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 16th July 2012 and closing on the 13th August 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

Creton 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 Creaton Parish



Creaton Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 488 according to the 2001 Census.

Creaton is situated approximately 8 miles north-west of Northampton.

The Parish of Creaton contains 203 Occupied properties (Source: Council Yearbook) of which 13 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 226 Housing Needs Surveys were sent out to residents of Creaton in July 2012, of which 84 were returned, giving a response rate of 37%.

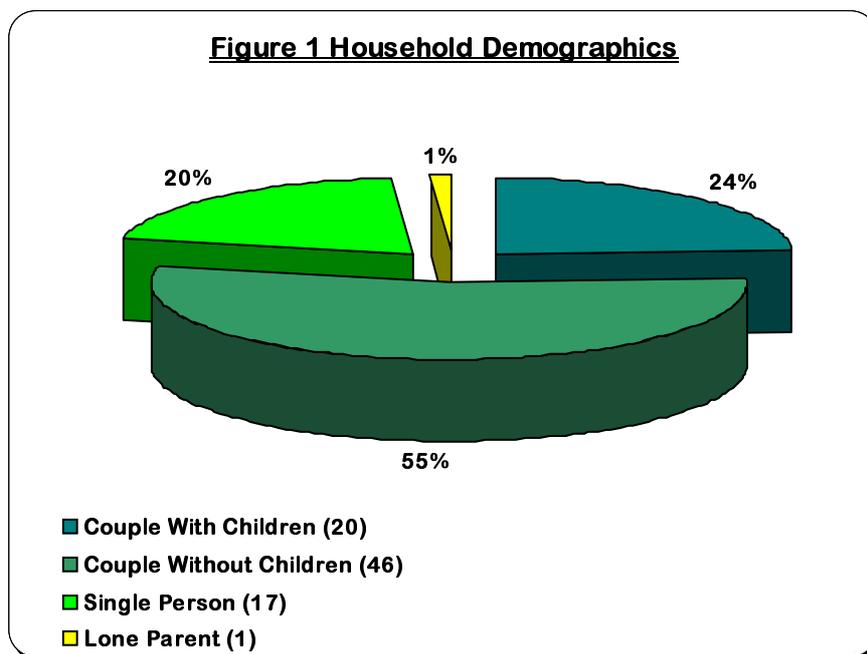
The survey questionnaire itself is split into 3 parts:
Section A ("*About You and Your Neighbourhood*"),
Section B ("*Housing Need*") and
Section C ("*Equality Monitoring*").

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 *Couple without Children* (46).

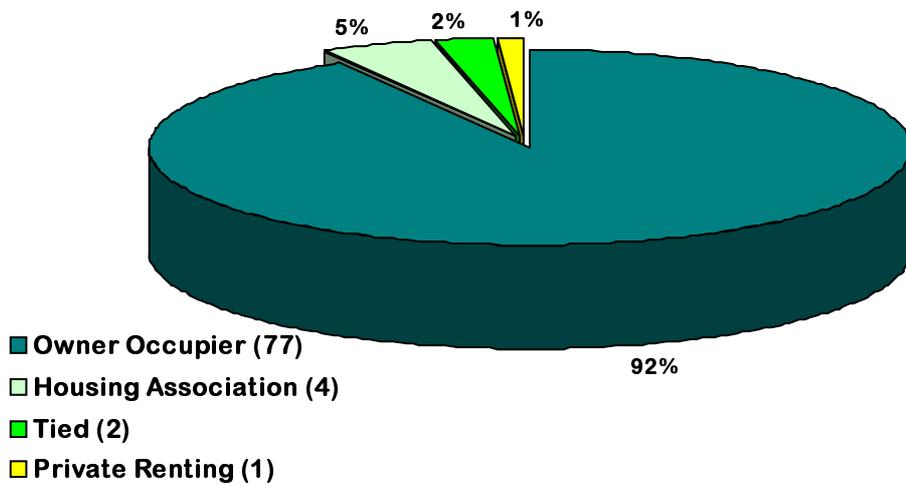


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

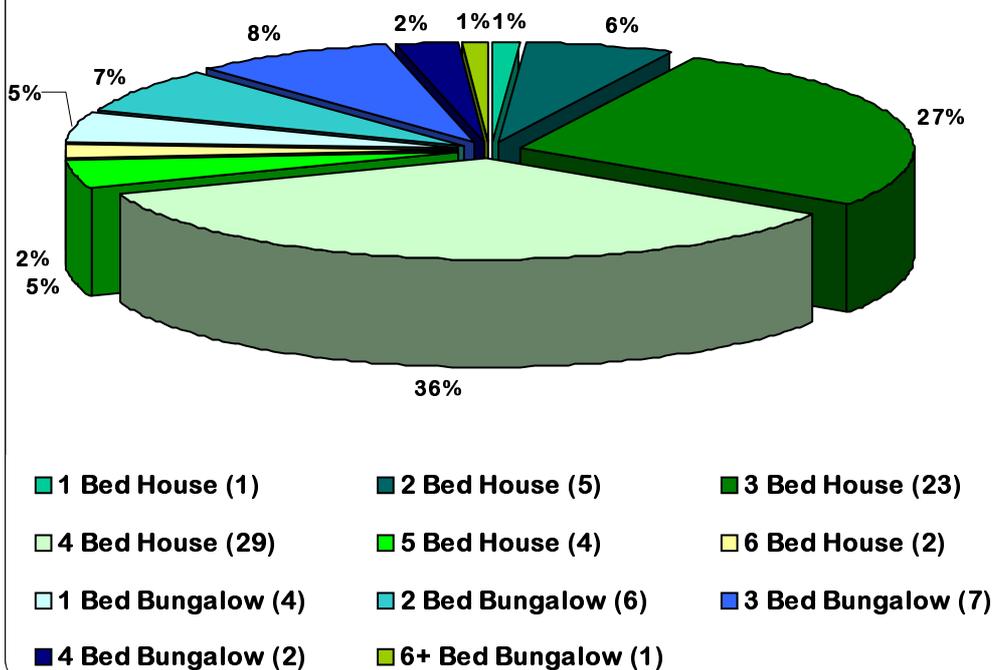
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied houses. It can also be seen the most popular bedroom size was 4 beds.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

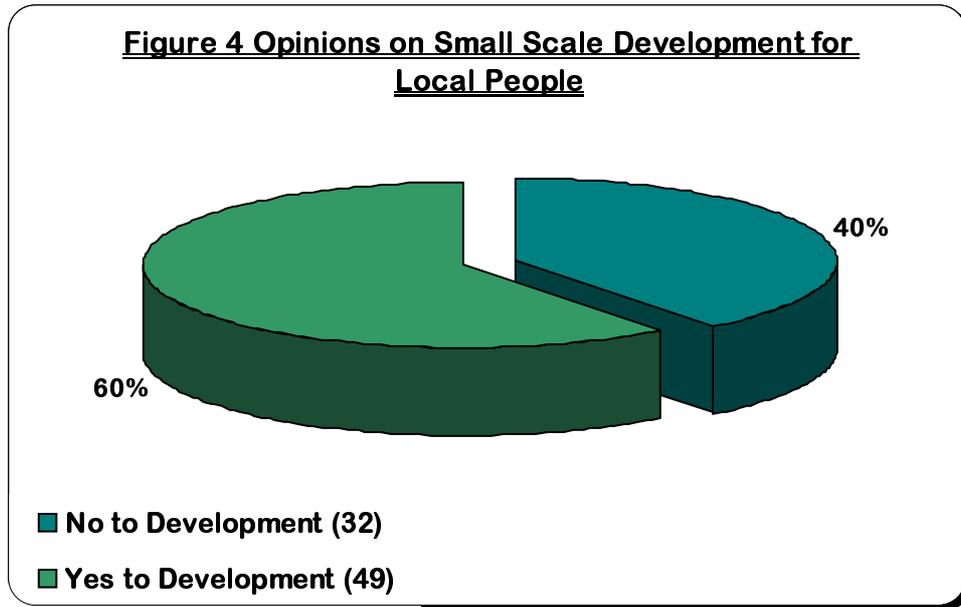


Note: Numbers in brackets represent the actual number of responses

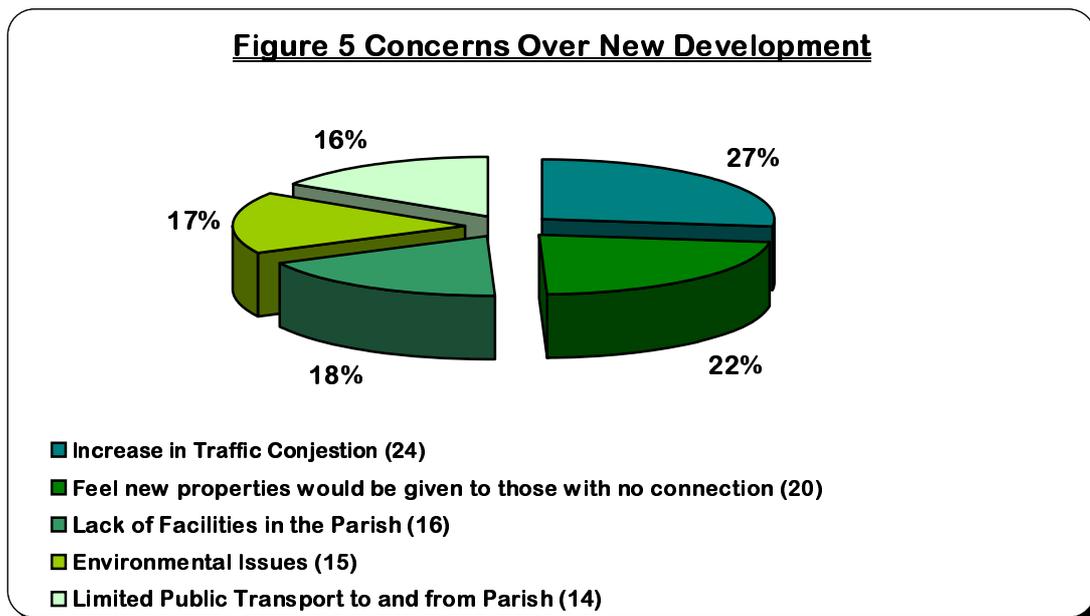
Opinions of Future Development

Of the 84 survey questionnaires received, 81 (96%) answered the question regarding future housing development in Creaton. 49 (60%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 32 (40%) 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



Note: Numbers in brackets represent the actual number of responses

As can be seen, *Increase in traffic congestion* was the most prominent followed by *Feel new properties would be given to those with no connection*.

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

<i>I do not believe that there us any need for additional housing in the village</i>
<i>Definitely not</i>
<i>I had to save a deposit for my first house, so should this generation. People want something for nothing</i>

It is not required, chudleys would like to make money and blot landscape.

I came to Creaton to live in this village not a town.

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 very little rented housing in Creaton. The "local connection" idea is rather spurious - we had no local connection when we moved here 30 years ago. If there was a major development the current facilities would not cope - e.g. school, shop.

There appears to be no plans for provision of sheltered accommodation so older residents can remain in the village

I do not know of a single individual resident (in the village) who has expressed a need for additional housing to me during the 20 years I have lived in the village so I do not believe there is any need for any extra housing in this village.

There is a need for some more modest homes in a reasonable price bracket

There are houses in the village that are up for sale and they are not sold in a hurry, so there does not seem a great need.

They would have to travel into town to work, adding to the traffic

In my view, people don't have an automatic "right" to remain in the Parish if they cannot afford to do so. Building new properties to house these individuals will not encourage them to work hard to purchase their own properties. This kind of development is ill-considered - "social engineering"

Infill in preference to greenfield development.

We have lived in Creaton for 26 years and moved once within the village to downsize. Our needs have now changed i.e. health of myself and my wife's disabilities and our ages, we don't want to leave the village

Historically planning permission has been given for large houses rather than two or three more modest ones

Banks have a lot to answer for in making homes too expensive, they did this by allowing too high mortgage loans which fuelled house prices, therefore pricing people out of their own localities

We don't see any housing need here - the village is already a "dormitory" village. The infrastructure and jobs do not exist to engender housing needs. Young people cannot wait to leave for the towns and cities.

If people can't afford to live here they will not be able to afford cars to drive into town - shops, etc. There should always be villages, towns etc where you work towards earning enough money to buy your own property and not keep giving and rewarding people for not working and thinking that everything should be given to them for nothing.

Having lived in the village for 37 years, I would welcome the opportunity for my own family, the chance to move into the village, equally other friends and family members, with the current house prices connected to the village it is almost impossible.

I have a granddaughter who works so does her boyfriend, living with their parents at 22 years of age because they just cannot afford to even rent in our villages. We desperately need affordable houses for our younger generation. This is the third survey I have filled in and no progress has been made in the past 10 years, so it is becoming a bit of a joke really.

We live in this area because it is not built up, any housing developments would force us to move to a quiet less built up area. The population is high enough for a village. Villages should be protected. There is always a struggle for placements in the local schools, any more people moving into this area would jeopardise this. We also do not need any more traffic in the area.

I believe that the village that I live in is fully developed, I believe that questions 3 and 4 above are loaded and that the council is pushing its own agenda regardless of local sentiment, this should already be obvious to the council given the reaction from the residents of brixworth to the councils development proposals. Where is the evidence of redevelopment and brown field development within Daventry. The existing volume of traffic particularly from heavy vehicles, causes my home to shudder when vehicles pass by, previous planning policy is largely responsible for this.

Creaton Parish Housing Needs Survey September 2012

<p><i>There is a need for affordable housing for young families with children. There are fewer local children to attend the local school - putting it under threat</i></p>
<p><i>This is a small village any housing development would be detrimental to the area. It should remain a village with no built up areas. We do not need any more traffic congestion. There are many old properties that shake when vehicles drive past. any more traffic congestion. There are many old properties that shake when vehicles drive past. Any more traffic would affect foundations of such properties. The countryside should be protected for wildlife etc</i></p>
<p><i>Just leave it as it is, look at Moulton or Brixworth for the mess/lack of respect/youths etc causing mayhem. No more building!</i></p>
<p><i>Housing may begin by being affordable, but inevitably market pressures eventually take effect i.e. Council Housing being sold off. Greenfield open/spaces which help to maintain the beauty and character of the village are therefore lost forever and the pressure will then be on for further building and provision so another field will then disappear.</i></p>
<p><i>The main need within this parish is for a smallish number (up to 12) of modestly priced houses suitable for young families. This would help to maintain the school, the pre-school and the shop and reinvigorate the population. We do not need any more large executive style residences.</i></p>
<p><i>Very careful consideration would have to be given to the location of these houses, in order that the premium price that residents paid for their homes are not affected by their location - eg spoiling rural views etc</i></p>
<p><i>A small development is ok school will need funding Where do people work? Playing areas need funding.</i></p>
<p><i>Support controlled development to include social housing</i></p>
<p><i>Owing to our age we will not be able to continue maintenance here, we will need a bungalow because of steps (living on the side of a hill), we would like our daughter to buy our home and to be given permission to build for our use a single storey accomoda</i></p>
<p><i>Housing Association Homes for single people, there are currently only 3 properties in the village.</i></p>
<p><i>I am sure there are needs but my concern is that problem families will be allocated accommodation. If there is insufficient take up from locals, this will have a detrimental affect on a lovely rural village.</i></p>
<p><i>Only to be rented to families where employment is local and links are local, not to families from other areas with little or no link. Needs to be a working family, not DSS clients. They would need to be prepared to become involved in the community.</i></p>
<p><i>There is a housing need for young married/couples to have housing available in the village or nearby to where they were raise. This needs to be affordable but necessarily for long term ie greater than 7 years</i></p>
<p><i>More housing would change the dynamic of such a lovely village, why destroy this beautiful countryside?</i></p>
<p><i>Housing in village very expensive, local children have to move away we really need low cost housing for village children</i></p>
<p><i>We feel that housing development should be concentrated around the large ?? Which have the infrastructure to cope. Small rural villages should not be subject to creeping development.</i></p>
<p><i>I have lived in Creaton for 39 years without my husband's income there is no way I could afford to live here. Some people in this village have a terrible attitude to affordable housing believing that as they have bought their trophy house, they own Creaton - they don't! I whole-heartedly support housing development for local people on lower incomes, they are a vital part of our community.</i></p>

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Creaton Parish from October 2009 to November 2012. There were 8 properties sold altogether with the cheapest of the homes selling for £160,000 and the most expensive selling for £715,000

Table 1: House Sales in Creaton October 2009 to October 2012

Year of Sale	House Type	Price (£)
2012	Detached	715,000
2011	Semi	160,000
2011	Detached	208,000
2011	Detached	362,500
2010	Detached	580,000
2010	Detached	335,000
2010	Terraced	364,950
2009	Detached	349,500

Source – Zoopla

At the time of writing this report, there were 6 properties for sale within Creaton Parish. These are summarised in table 2 below. There were no properties for rent within the Parish.

Table 2: Properties for sale in Creaton November 2012

Year	Bedrooms	House Type	Price (£)
2012	3	Detached	279,500
2012	6	Detached	625,000
2012	5	Detached	369,950
2012	3	Bungalow	350,000
2012	6	Detached	625,000
2012	5	Detached	640,000

Source: Zoopla

Based on the following calculation (using current lending criteria)

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

and using the cheapest three bedroom property for sale in Table 2, a household would need to earn at least £71,871 per year and have a 10% deposit of £27,950 to be able to afford the property currently for sale in Creaton 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 £795pcm for the cheapest 3-bedroom property for sale in table 2, for the same size family to rent in Creaton, they would require an average income of around £3,207 per month.

Creaton Parish Housing Needs Survey September 2012

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 3 Income Bands of Respondents in Housing Need

Below £14,999	£15-£19,999	£25k-£29,999	£30k-£39,999	No Answer
0	1	0	0	0

As can be seen none of the households who responded to the Income Question could afford to either buy or rent within Creaton parish.

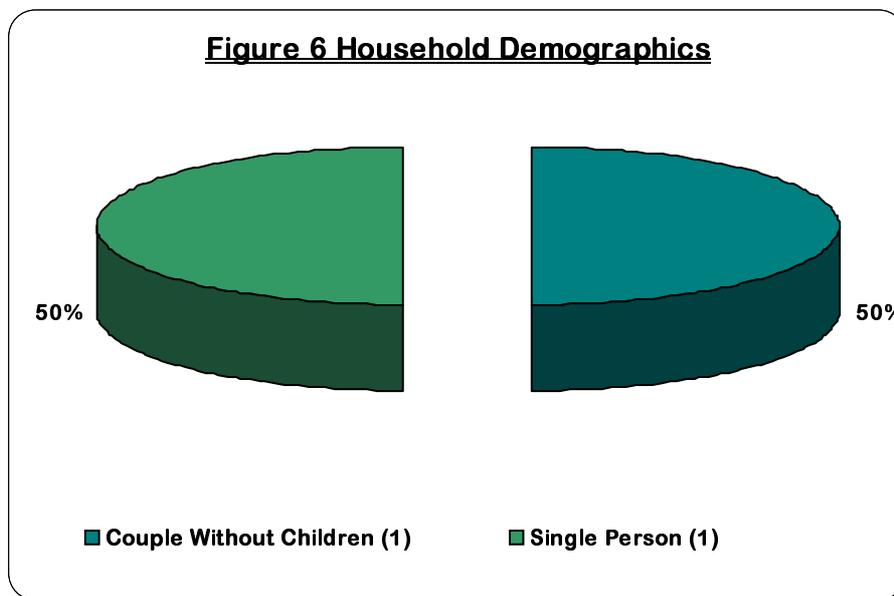
Section B Analysis of Housing Need

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

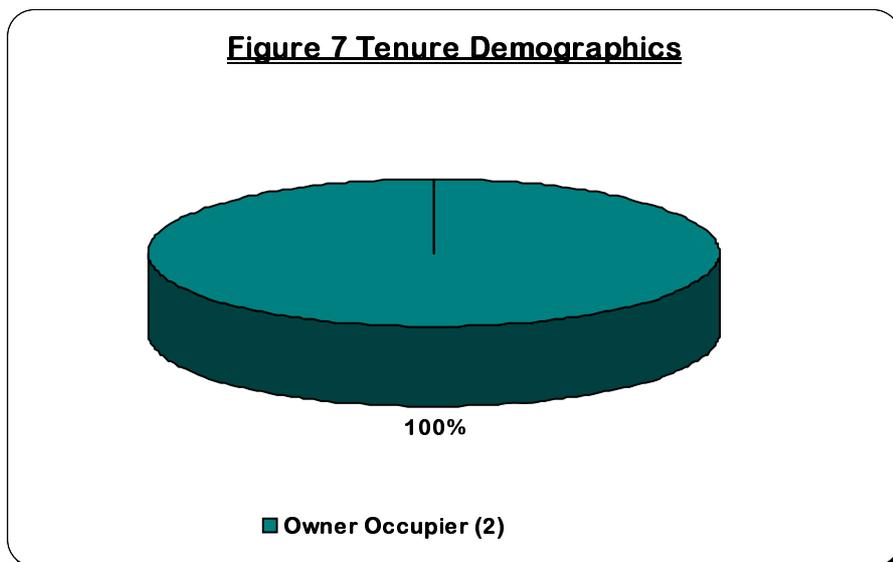
Section B Household Types

Of the 84 questionnaires received, two households (2%) filled out the Housing Needs Section of the response form, indicating that they or a member of their household 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 which can be seen in Figure 8

Housing Need Analysis

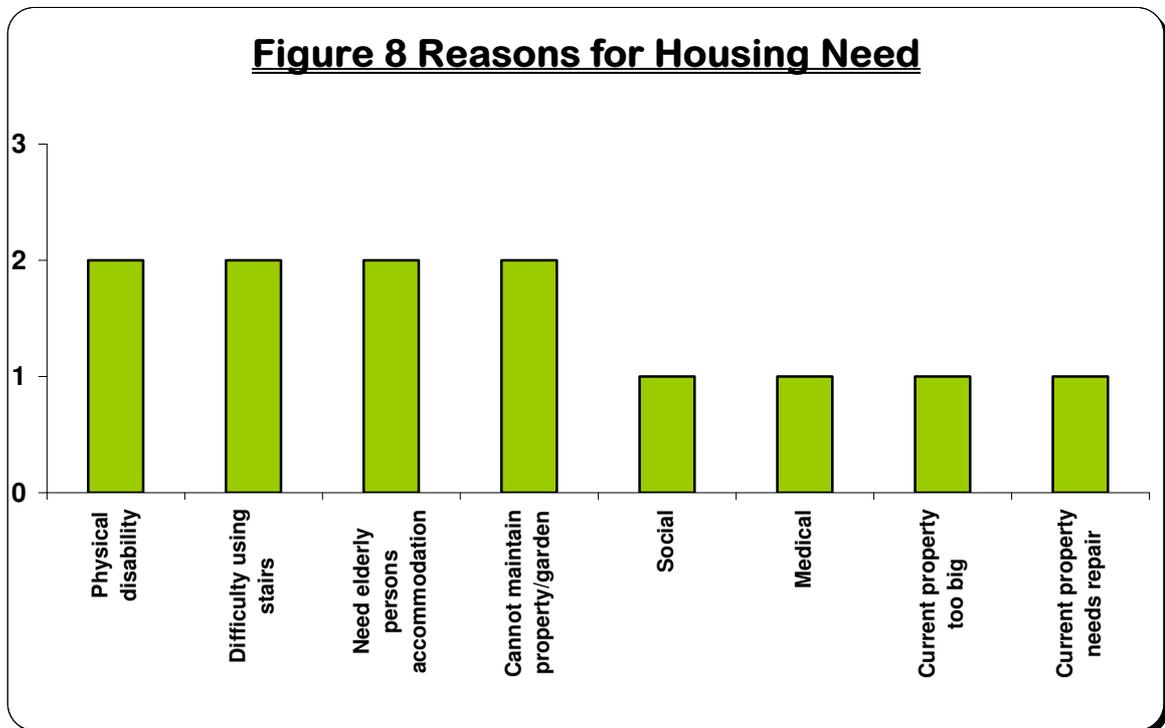


Table 4 below summarises the households expressing a housing need.

Table 4: Outline of Respondents in Housing Need as identified by the Housing Needs Survey

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Owner Occupier	3	House	Living in Parish	Renting from a Registered Provider	2	Bungalow / Sheltered Flat	Yes
2	Owner Occupier	3	House	Living in Parish	Renting from a Registered Provider	2	Bungalow / Sheltered Flat	Yes

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

Housing Register Analysis of Housing Need in Creaton

Due to the high demand for social housing, Daventry District Council keeps a register of all applicants wishing to be housed . The applicants are prioritised into Bands according to their housing need and are able to 'bid' on suitable properties. Further details can be found in the Choice Based Lettings Policy available on the Daventry District Council Website.

To ensure that everyone with a local connection to Creaton and a housing need has been captured within this survey, the Housing Register has been analysed.

This process identified an additional nine households which are listed below.

Table 5 Outline of Respondents in Housing Need as identified by Daventry District Council's Housing Register

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Private Tenant	2	House	Family in Creaton	Housing association	2	House	Yes

Conclusions

The analysis done by this survey identified three potential households in need of affordable housing as follows in Creaton:

- 1 x 2 bed house
- 2 x 2 bed bungalows

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.

Creaton 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 9 Creaton Resident Views On What Makes a Good Place to Live

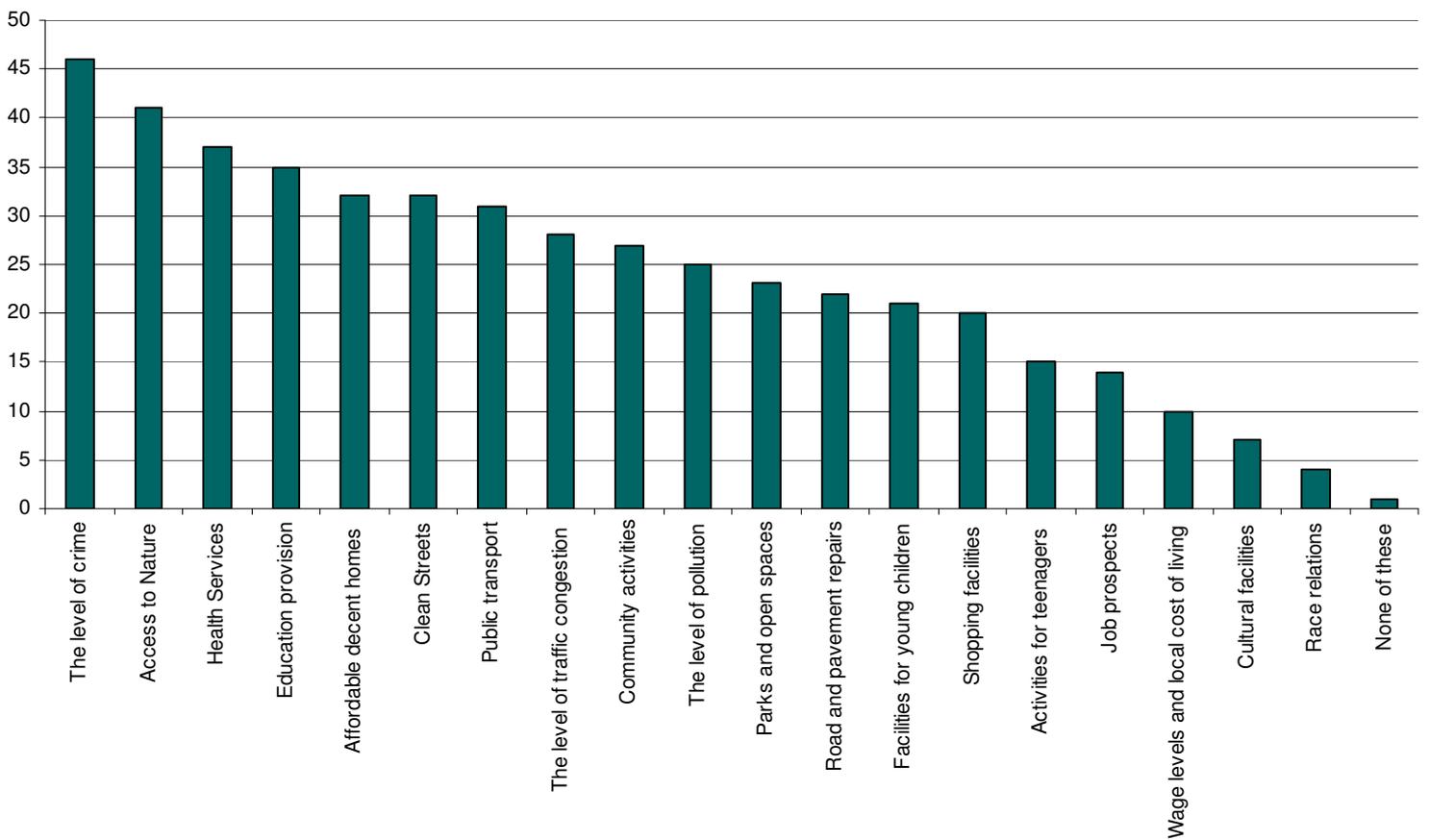


Figure 10 Creaton Resident Views On What Needs Improving

