



Thornby 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 Thornby, undertaken in July and 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.

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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 Thornby 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 Thornby 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 help shape the survey.

Stage 3 – Survey

A survey was posted 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 10th July 2012 – 4th 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

Thornby 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 Thornby Parish



Thornby Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 162 according to the 2001 Census.

Thornby is situated approximately 5 miles south-east of Rugby and six miles north of Daventry Town.

The Parish of Thornby contains 65 Occupied properties (Source: Council Yearbook) of which None are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 66 Housing Needs Surveys were sent out to residents of Thornby in January 2012, of which 17 were returned, giving a response rate of 26%.

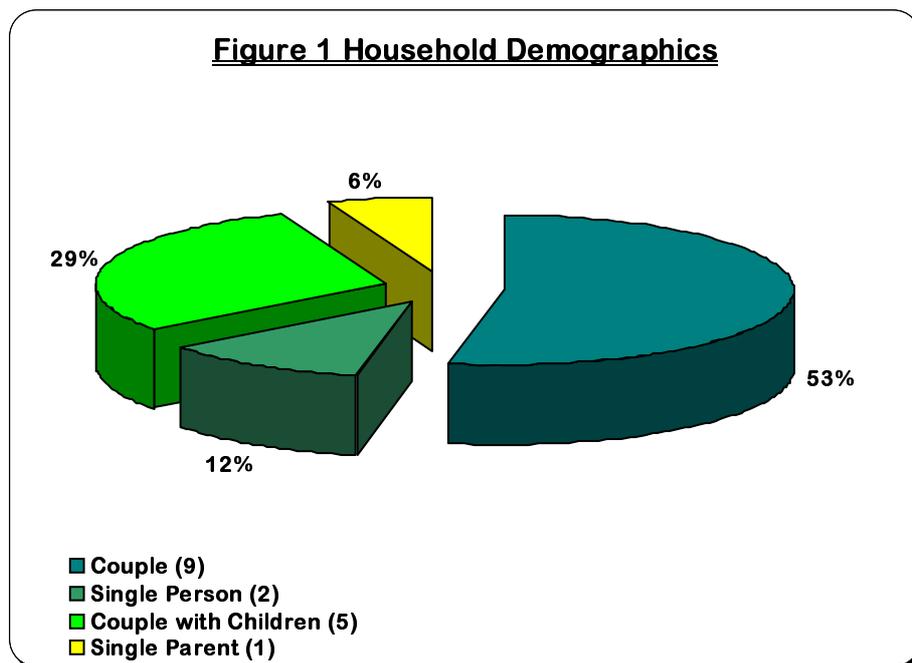
The survey questionnaire itself is split into 3 parts:
Section A (“*About You and Your Neighbourhood*”),
Section B (“*Housing Need*”) and
Section C (“*Equality Monitoring*”).

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* (9).

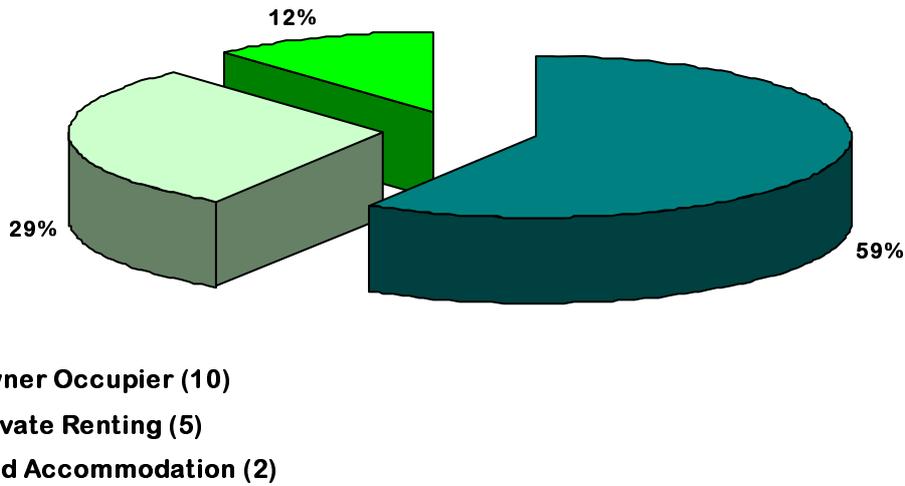


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

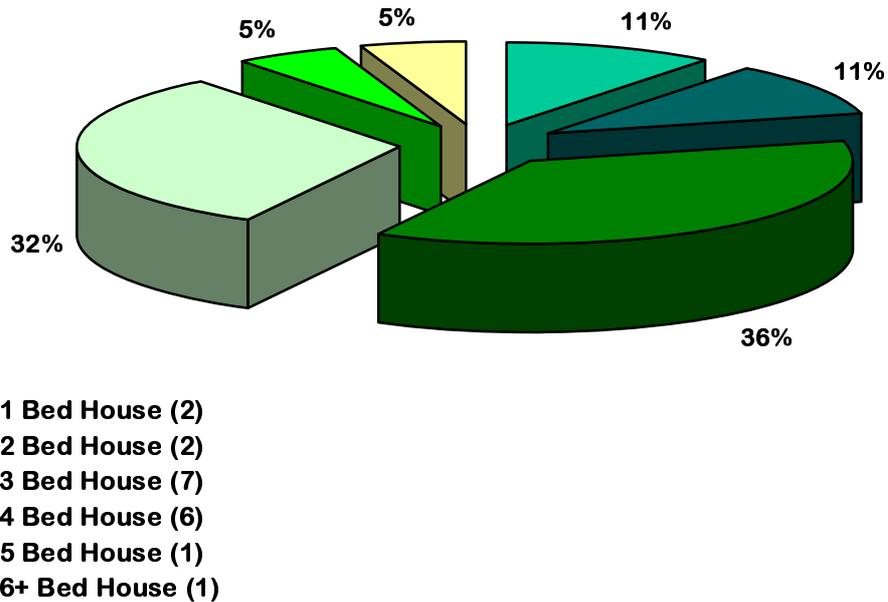
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below it can be seen that the majority of applicants lived in owner-occupied homes but the majority property size was 3 bedrooms.

Figure 2 Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

Figure 3 Property Type Demographics

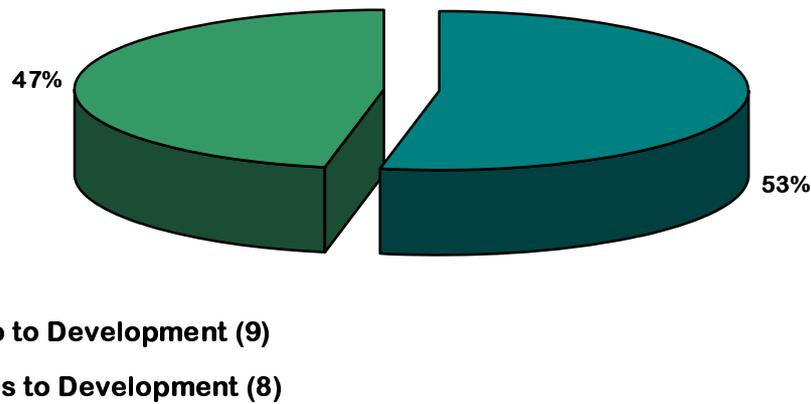


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

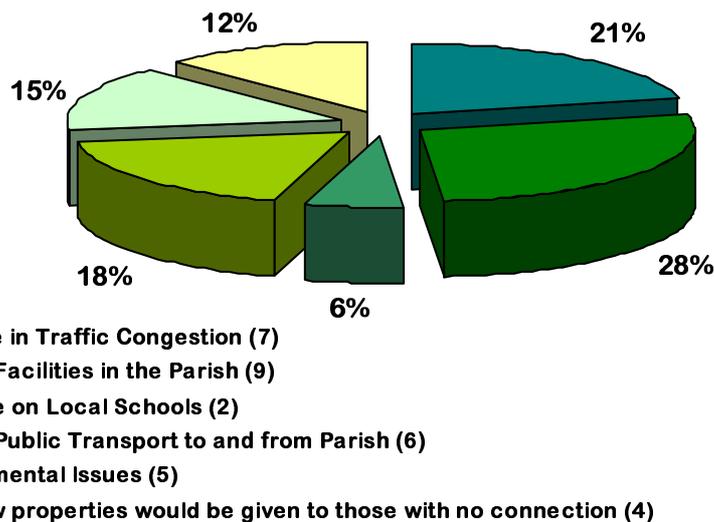
All of the 17 survey questionnaires received answered the question regarding future housing development in Thornby. 8(47%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 9 (53%) disagreed with this. This is illustrated 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 (9)* was the most prominent followed by *Increase in traffic congestion*.

No other comments made in respect of this question.

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:-

Starter homes for young couples/families or those with less income who want to stay within the parish they grew up in. More recreation for children, no facilities within Thornby at all.

In relation to Q5 please define "small" in terms of quantity. Government relaxation of planning regulations combined with development of the

countryside in preference to building on brownfield sites or housing stock refurbishment are cause for serious concern

There is no land available for housing, all land is farmed - plus the various points above.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Thornby Parish from February 2010 to February 2012. There were 28 properties sold altogether with the cheapest of the homes selling for £118,500 and the most expensive selling for £600,000

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

Year of Sale	House Type	Price
2011	Detached	412,500
2011	Detached	185,000
2011	Detached	325,000
2010	Detached	695,000
2010	Detached	425,000
2007	Semi detached	242,000
2007	Terraced	297,500
2007	Detached	286,000
2007	Detached	374,000

Source – Zoopla.co.uk

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

Table 2: Properties for sale in Thornby April 2012

Year	House Type	Price
2012	Detached	425,000
2012	Detached	425,000

Source: Rightmove

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 for sale in Table 2, a household would need to earn at least £109,285 per year and have a 10% deposit of £42,500 to be able to afford the property currently for sale in Thornby 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 £1365pcm for the cheapest property in table 2, for the same size family to rent in Thornby, they would require an average income of around £3,778 per month.

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
1				

One household responded to the income question. As can be seen from table 3, this household could not afford to buy or rent the cheapest property currently on the market in Thornby.

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 17 questionnaires received, two households (12%) 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.

The households can be broken down into Couple with Children and a Lone Parent. Both households are privately renting

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. The Two Households cited the following reasons:

- Neighbour problems
- Too noisy on road as traffic speeds through
- Current Property too big
- Renting

Housing Need Analysis

Table 4 below summarises the households expressing a housing need.

Table 4: Outline of Respondents in Housing Need

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Private Rent	3	House	Living in Parish	Rental	³ / ₄	House	Yes
2	Private Rent	3	House	Living in Parish	Open Market	2	House/Bungalow	No

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 four households in need of affordable housing as follows in Thornby:

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.

Thornby 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.

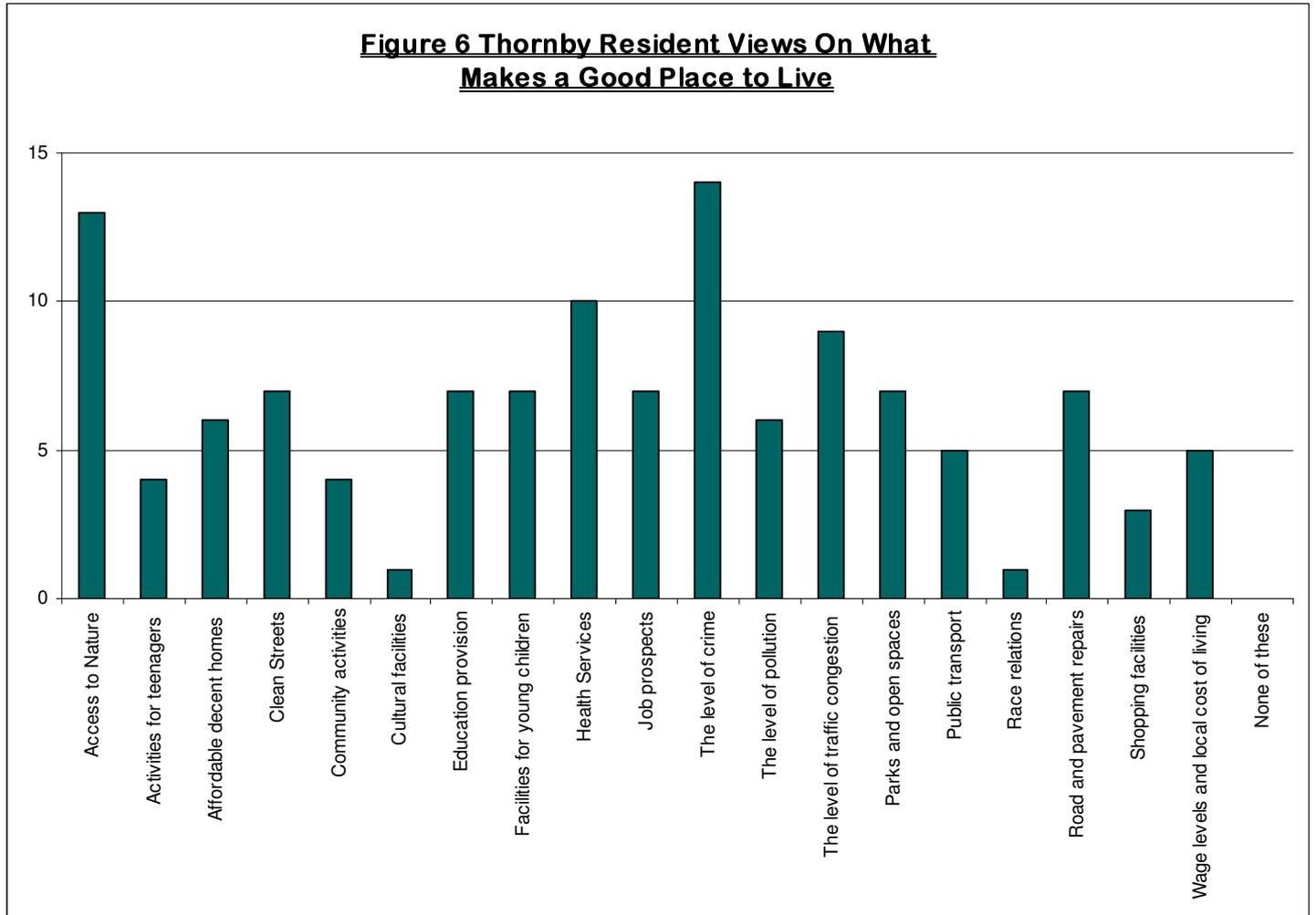


Figure 7 Thornby Resident Views On What Needs Improving

