



Ravensthorpe Parish Housing Needs Survey Report

August 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 Ravensthorpe, undertaken in March/April 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 Ravensthorpe 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 Ravensthorpe 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 Ravensthorpe, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The Survey Questionnaire and covering letter explaining the survey and a freepost return envelope was delivered to all residences of Ravensthorpe Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 26th March 2012 and closing on 20th April 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

Ravensthorpe Parish Council were asked for their comments on the draft before the report was finalised and made available for public viewing on the Daventry District Council Website.

About Ravensthorpe Parish



Ravensthorpe Parish is made up of Ravensthorpe and Coton and is located in the District of Daventry, Northamptonshire. It has a parish population of 656 according to the 2001 Census.

Ravensthorpe parish is situated approximately 9 miles north-east of Daventry Town and 9.6 miles north-west of Northampton.

The Parish of Ravensthorpe contains 274 Occupied properties (Source: Council Yearbook) of which 16 are affordable housing units owned by Registered Providers.

Survey Results

Response Rate

A total of 272 Housing Needs Surveys were sent out to residents of Ravensthorpe and Coton, of which 104 were returned, giving a response rate of 38%.

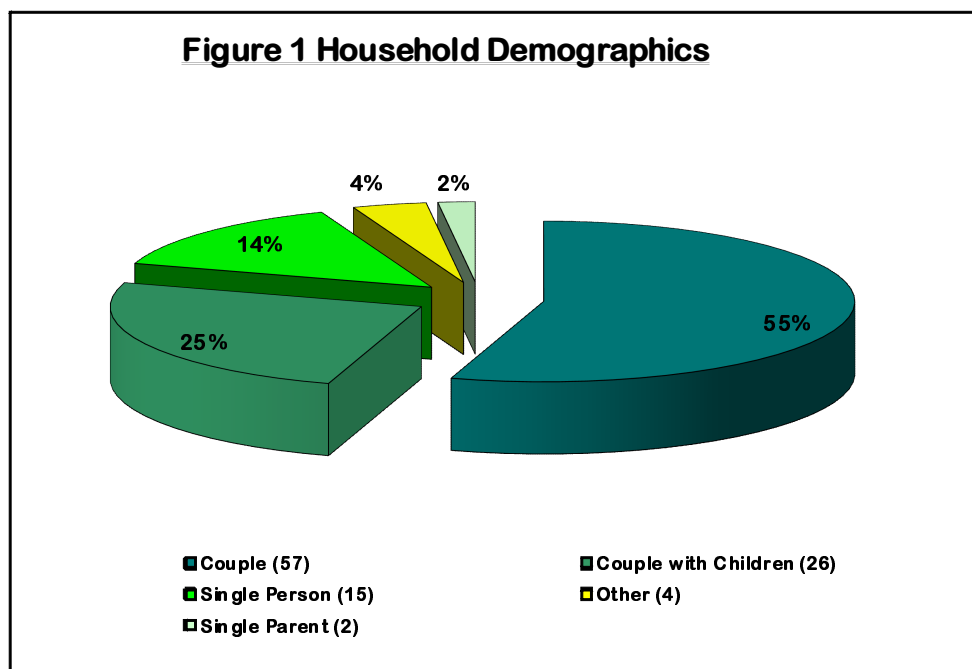
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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.

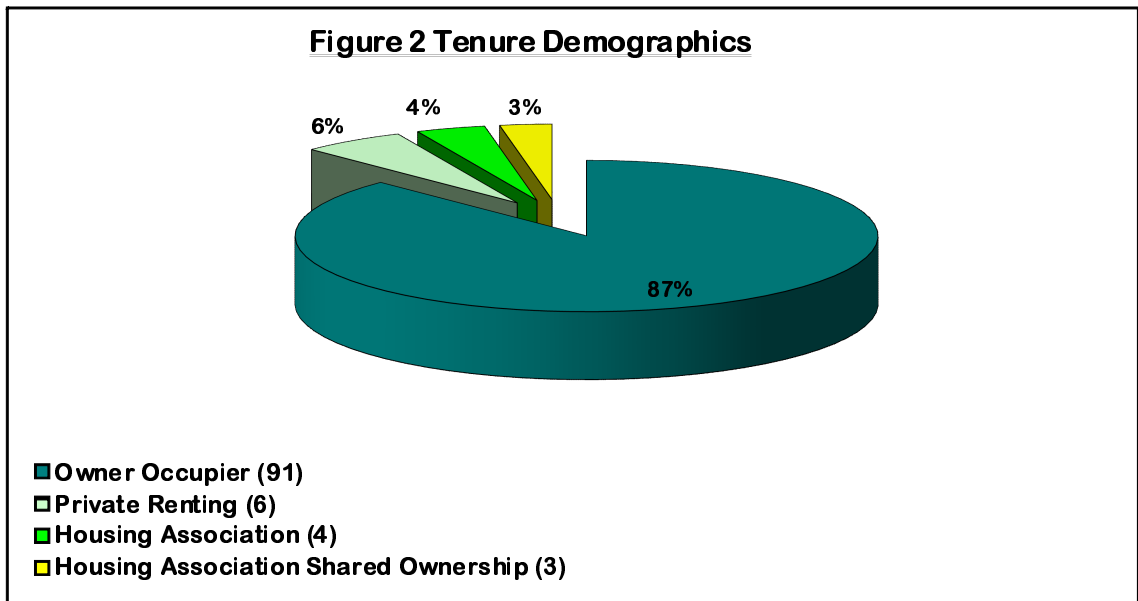
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples (57)*.



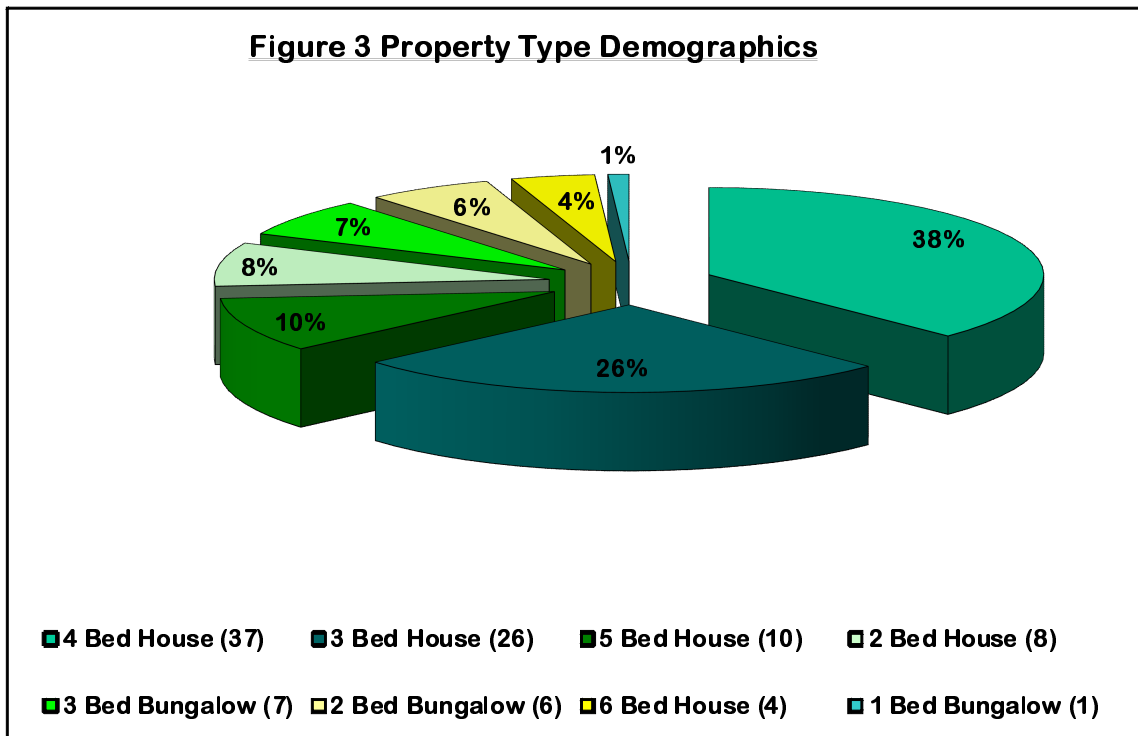
Note: Numbers in brackets represent the actual number of responses

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.



Note: Numbers in brackets represent the actual number of responses

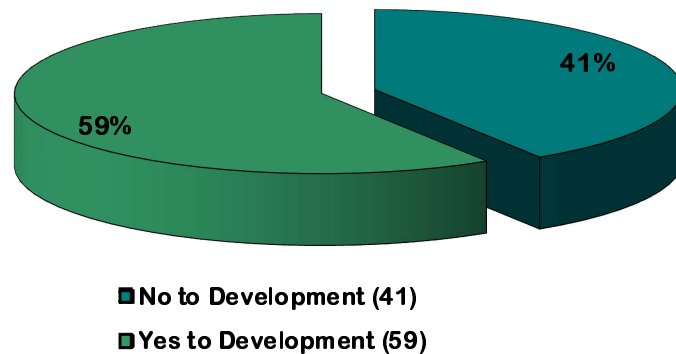


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

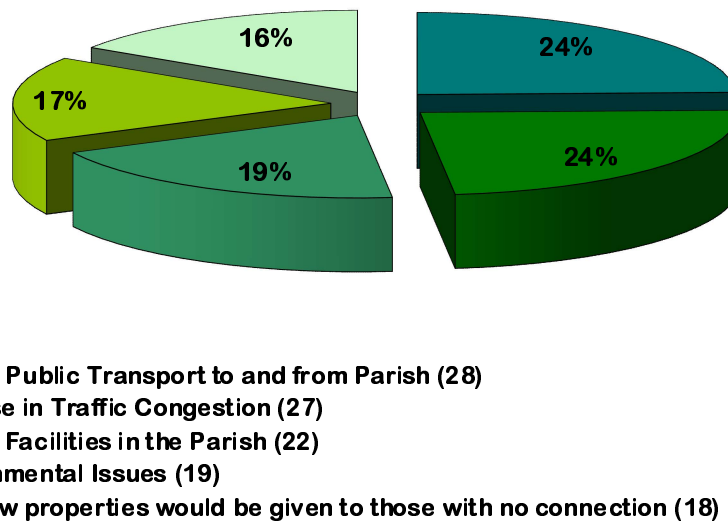
Of the 104 survey questionnaires received, 100 (96%) answered the question regarding future housing development in Ravensthorpe. 59 (59%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 41 (41%) disagreed with this. This 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, *limited public transport to and from the Parish* was the most prominent response followed by *increase in traffic congestion*.

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

Cannot find buyers/takers - for properties here, very bad siting of two affordable homes.

Poor quality of road maintenance and condition.

There is not enough demand, of the latest affordable that was built at least one house stayed empty for sometime.

There is an estate of affordable houses at the top of the village already.

Already have a development and not aware of a demand for anymore.

<i>We have these already - what is needed are affordable 2/3 bedroom homes.</i>
<i>Moved here for the size of the village, prospect of it growing is abhorrent to us.</i>
<i>Already had a two-stage project to create housing for local need.</i>
<i>Have one already.</i>
<i>The attraction of a village is that it remains a village. There has already been too much development in recent years. Why change a village to accommodate a few people.</i>
<i>"Would like" but do not need to live in village would destroy open green spaces which are fundamental to character of our community and make village what it is would set precedent.</i>
<i>Feel there is not a significant need for additional properties, given schemes already established (ie council/shared ownership).</i>
<i>Adequate social housing already exists.</i>
<i>Almost certainly occupied by outsiders.</i>

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:-

<i>Already been two lots of low cost housing developments - most of the residents are from OUTSIDE the Parish.</i>
<i>Housing development for all sizes not just 2 beds - we need 4 beds.</i>
<i>There is no need for extra housing.</i>
<i>Inappropriate consent to build on edge of village, two equestrian establishments on Teeton and West Haddon Road causing traffic problems.</i>
<i>The bus service has been abandoned in Ravensthorpe so there is no reliable transport or any facilities except for the library and waste collection.</i>
<i>Didn't appear to be a strong demand locally when previous development was built.</i>
<i>Smaller houses suitable for young families or older people.</i>
<i>There is a variety of smaller/council type housing.</i>
<i>Village should not be ruined by inappropriate housing that spoils the countryside.</i>
<i>There will be an ongoing need for youngsters from the village requiring first time accommodation. Any properties built should therefore be offered on long/medium term tenancies (say 10years). So those properties become available for new tenants at a later date.</i>
<i>Must reinstate a bus service - not a connect bus. Teenagers getting to Northampton College have to catch 3 buses just to get to college. The need for a local bus service for all, children and adults, is paramount for this village.</i>
<i>We would wholly oppose any additional housing in the village, should any be proposed we would lobby to prevent this at every stage. Additional housing would change the nature of the village for the worse as so many other villages have been.</i>
<i>Housing not used in the village.</i>
<i>By small, I mean no more than 10 - 12 dwellings of a "starter home" designation only.</i>

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<i>No need for development that involves large detached properties - only affordable housing - there is a need for 3 bedroom semi detached houses.</i>
<i>Ideally communities should be proportionate to the surrounding environment and the facilities within. As such small rural communities should not be seen as targets for enlargement to alleviate wider/social housing problems. Transport access and facilities within and surrounding limit any such potential.</i>
<i>Increased housing = increased population = more crime</i>
<i>Concerned at current trend for moderate size houses (eg bungalows) in decent gardens, being bought up by people who do not want to live in them - they apply to demolish and then build a very large house for maximum profit - way out of reach of price range of most current villagers</i>
<i>More building would ruin this lovely village.</i>
<i>OAP's bungalows.</i>
<i>Houses built for 1st time local buyers, still most are local people I think.</i>
<i>I am not in favour of squeezing homes in between existing properties, taking gardens away - intruding on existing properties and current lifestyle, I am not in favour of building on brownfield sites and replacing eye sores - being in keeping with the surroundings and leaving space.</i>
<i>The issues affecting young people particularly are not confined to housing, other elements such as university education break direct ties with the village and for others employment and transport difficulties play a major part. This is a small rural village at least 8 miles from an urban conurbation.</i>
<i>Increase in "Housing Development" devalues other properties in the village. 2 previous developments have also ruined the approach to the village making it look "developed" and losing the village appeal. Why should local people have a right to have "funded" housing? Work hard, earn money and buy a house as other people have done!!</i>
<i>Any further housing development should include designated affordable housing.</i>
<i>Keep within the boundaries.</i>
<i>As long as properties are offered to those within the village, not relatives who would like to move into a village from a town.</i>
<i>Housing increase needs to be in areas where industry has a presence - ie Moulton, Lodge Farm, Crick.</i>
<i>Village needs second home for people to stay or return to live in the village, 3 bed type not great big 5 beds.</i>
<i>Small properties are needed, but having no bus service could be a problem also amenities would need to be considered</i>
<i>Emphasis should be on developing and improving/renovating existing structures or large unused office spaces or buildings rather than building on greenfield sites. "Nature" has become increasingly important to individuals and communities and is now being recognised as crucial to well being. Building on new land without full consideration of these issues and/or taking care of safeguarding land is short sighted.</i>
<i>There is a need for affordable rented property with secure, longer term contracts.</i>
<i>No need, provision already exists.</i>

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Ravensthorpe Parish from August 2009 to January 2012. There were 25 properties sold altogether with the cheapest of the homes selling for £93,000 and the most expensive selling for £475,000

Table 1: House Sales in Ravensthorpe August 2009 to January 2012

Year	House Type	Price
2012	Detached	£250,000
2011	Semi-detached	£350,000
2011	Detached	£285,000
2011	Detached,	£315,000
2011	Detached	£142,000
2011	Semi-detached	£168,000
2011	Detached	£430,000
2011	Detached	£157,500
2011	Detached	£170,000
2011	Detached	£320,000
2010	Detached	£247,000
2010	Detached	£350,000
2010	Semi-detached	£182,000
2010	Detached	£175,000
2010	Detached	£475,000
2010	Detached	£278,000
2010	Detached	£262,000
2010	Detached	£169,000
2010	Detached	£465,000
2010	Detached	£365,000
2009	Detached	£455,000
2009	Semi-detached	£164,000
2009	Terraced	£95,000
2009	Detached	£450,000
2009	Semi-detached	£93,000

Source – Zoopla.co.uk

At the time of writing this report, there were 6 properties for sale and 1 property for rent within Ravensthorpe Parish. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Ravensthorpe – August 2012

Year	House Type	Price
2012	5-Bed Detached House	£565,000
2012	5-Bed Detached House	£475,000
2012	5-Bed Detached House	£380,000
2012	5-Bed Detached House	£355,000
2012	3-Bed Cottage	£325,000
2012	2-Bed Bungalow	£189,000

Source: Rightmove

Table 3: Properties for rent in Ravensthorpe – August 2012

Year	House Type	Price
2012	2-Bed Semi-Detached Bungalow	£595 pcm

Source: Rightmove

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 3-Bed property for sale in Table 2, a household would need to earn at least £83,571 per year and have a 10% deposit of £32,500 to be able to afford the above property in Ravensthorpe 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 £595pcm for the 2 Bed Bungalow in table 3, for the same size family to rent in Ravensthorpe, they would require an average income of around £3,008 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 4.

Table 4 Income Bands of Respondents in Housing Need

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

Four households responded to the income question. As can be seen from table 4, none of the households could afford to buy the 3-bed property for sale. Potentially 2 of the households could afford the property for rent but it was only a 2 bed property.

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 Households in Housing Need

Of the 99 questionnaires received, three (3%) 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.

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

Two of the households that stated they were in housing need currently live in Ravensthorpe Parish. One household has previously lived in the parish and has close family living in the parish.

	Current Situation	Property Type		Connection	Preferred Tenure	Eligible Property Type		Need
1	Current rent too expensive	3 Bed Bungalow	Private Rented	Live & work in Parish	Housing Association Rent	3 Bed	House	Yes
2	Current property too big/mortgage too expensive	4 Bed house	Owner/ Occupier	Live in Parish	Buying on open market	3 Bed	House	No
3	Current property too small/give support to relatives		Owner/ Occupier	Previously lived in parish/close family in parish	Buying on open market	3 Bed	House	No
4	Privately Renting	3 Bed House	Privately Rented	Live in Parish	Housing Association Rent	2 Bed	Bungalow	Yes

Conclusions

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

- 1 x 3 Bed House
- 1 x 2 Bed Bungalow

The survey also identified two households that would like to purchase a property 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.

Ravensthorpe 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.

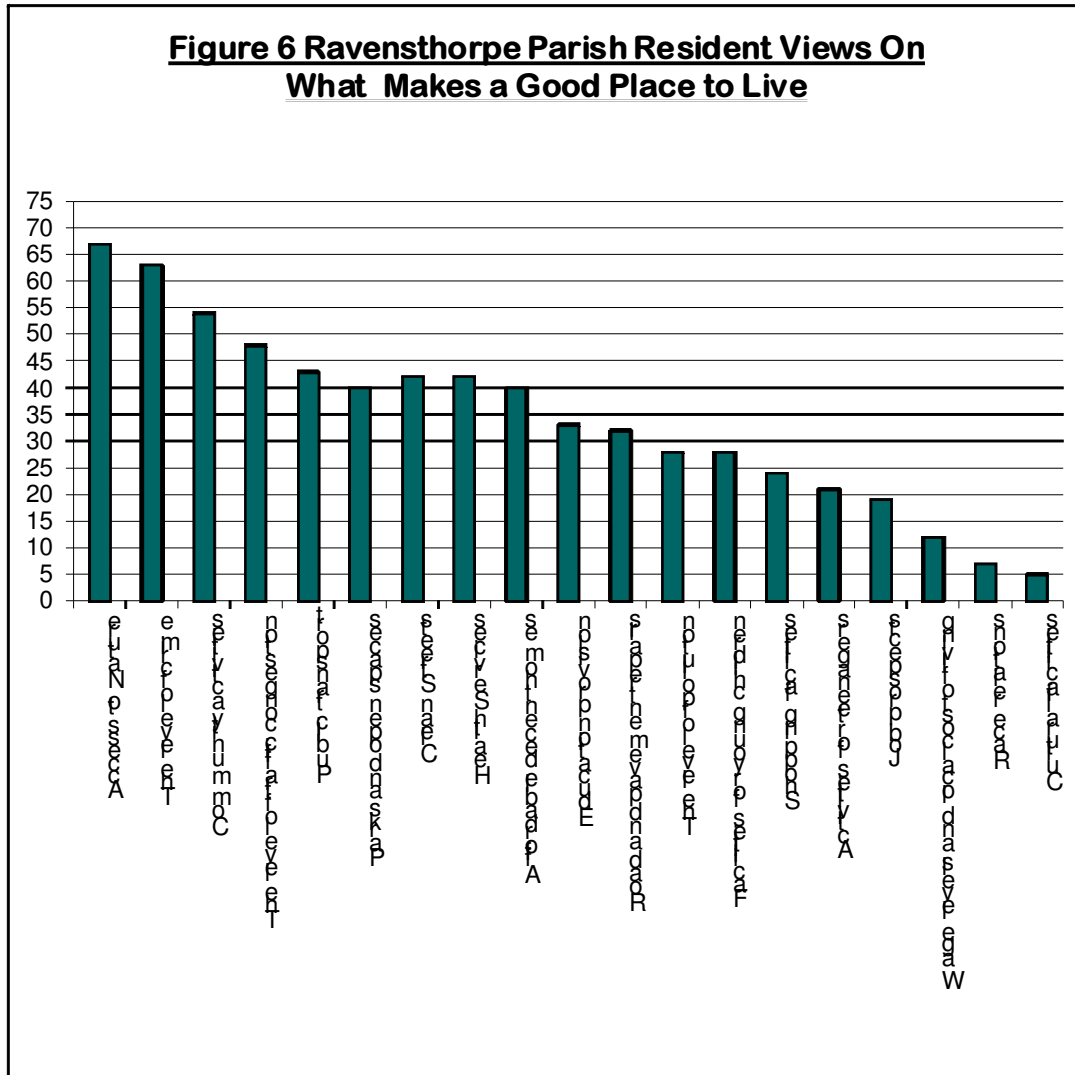


Figure 7 Ravensthorpe Parish Resident Views On What Needs Improving

