



# **Hollowell 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 Hollowell, 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.

**Hollowell Parish Housing Needs Survey August 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 Hollowell Parish 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 Hollowell 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 Hollowell, 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 Hollowell Parish.

The survey period was set according to a standard response period of 4 weeks; opening on 26<sup>th</sup> March 2012 and closing on 20<sup>th</sup> 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*

Hollowell Parish Council was given the opportunity to comment on the draft report prior to publication. The comments received have been reflected in this final report

## About Hollowell Parish



Hollowell Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 353 according to the 2001 Census.

Hollowell is 9 miles north west of Northampton and approximately 11 miles north-east of Daventry

The Parish of Hollowell contains 152 Occupied properties (Source: Council Yearbook) of which 14 are affordable housing units owned by Registered Providers.

## Survey Results

### Response Rate

A total of 140 Housing Needs Surveys were sent out to residents of Hollowell in March 2012, of which 50 were returned, giving a response rate of 36%.

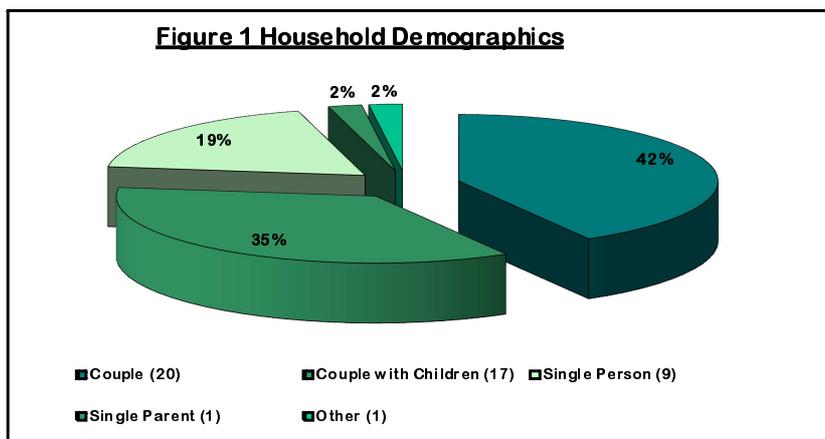
The survey questionnaire itself is split into 3 parts: Section A (“*About You and Your Neighbourhood*”), Section B (“*Housing Need*”) and Section C (“*Equality Monitoring*”).

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.

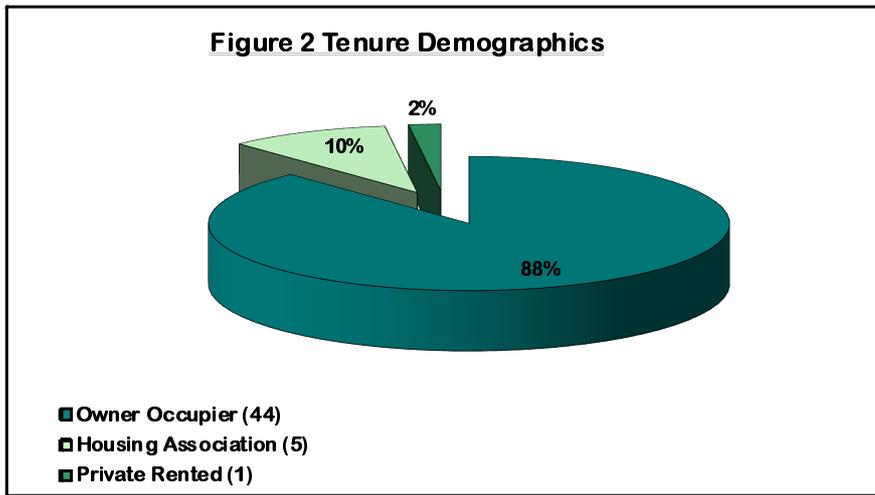
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples* (20).



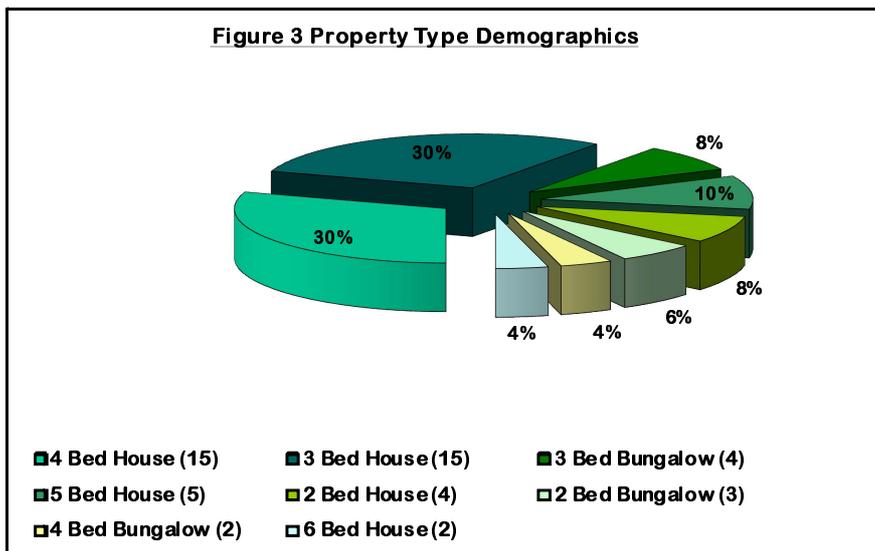
Note: Numbers in brackets represent the actual number of responses

### 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 or 3 bedroom houses.



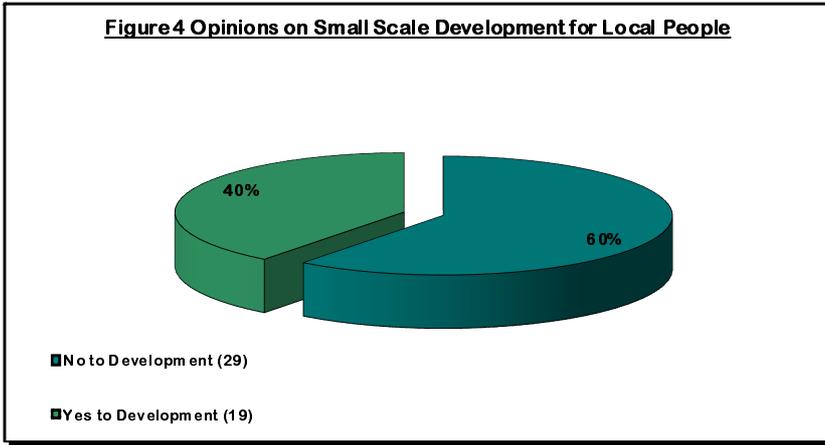
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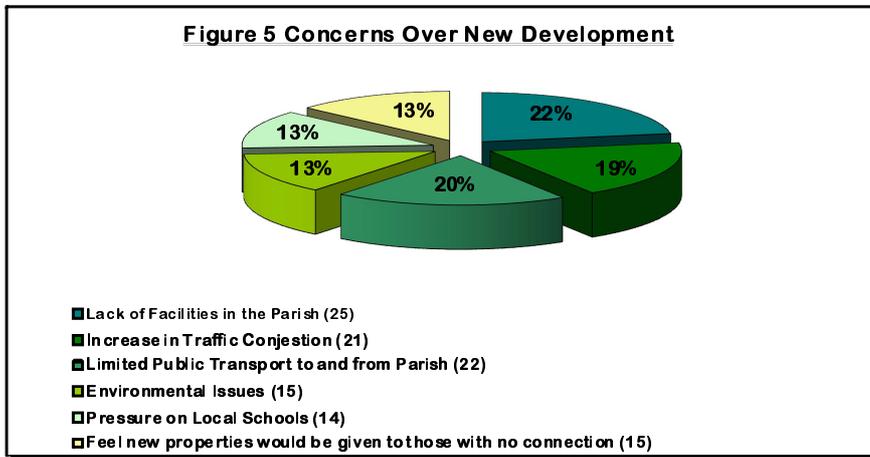
Note: Numbers in brackets represent the actual number of responses

### Opinions of Future Development

Of the 50 survey questionnaires received, 48 (96%) answered the question regarding future housing development in Hollowell Parish. 19 (40%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 29 (60%) 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, *Lack of facilities* was the most prominent response. Other comments made in respect of this question included the following:-

<i>Local authority housing is being given to those outside the parish already.</i>
<i>Ruin the most perfect village as it is.</i>
<i>Water and sewage systems could not cope with further developments.</i>
<i>Village too small to support this - no infrastructure - no school, post offices, shop or pub.</i>
<i>Small village no shop or school, should be kept small.</i>
<i>But would have to be small - village could not take much.</i>
<i>This village is big enough and does not need developing.</i>
<i>Lack of work prospects - no facilities.</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:-

*The reason we chose to live in a very small village would be compromised if additional housing was built, we purposely chose not to live in a large built up village.*

*There are spaces for new properties to be built, where older people can use their land to build a small property for themselves, releasing their own larger properties to enables sons/daughters to return - the local school have plenty of space.*

*I feel if there is a need for them, existing Local Authority housing should be ring fenced*

*Whilst in favour in principle I feel that the lack of provision of amenities means that however affordable housing is made any provisions will not be used by people in housing need.*

*Hollowell is one of the prettiest villages in Northamptonshire and part of its attraction is it is small and surrounded by beautiful agricultural land, so would be ruined if there was extra buildings and wonderfully quiet too, everybody seems happy.*

*With the best will in the world I don't think that Hollowell would be a good place to build affordable housing, owing to the fact that it is little more than a hamlet with very limited community facilities. It already has good council house provision too.*

*Housing must be affordable to people born in the parish.*

*I think that when a council house falls vacant it should be given to someone in the Parish who needs it. The present system means that people come in from some distance away. I think that the allocating system should be revised.*

*I do not feel affordable housing should be built in small villages with no infrastructure. A car is needed to get children to school or shopping and to get to work. Affordable housing should be sited in larger villages or in towns. If the council did not sell all the council houses you would not be in this mess I'm not a NIMBY just practical.*

*Social Housing has never been offered to local connections, sewerage so outdated they have to take it away from sewer beds.*

*No facilities - small v hall.*

*The field at Church Hill would not be appropriate for developments as it is currently unable to cope with existing levels of traffic. It is one of the few places left with open views of the valley and attracts walkers and nature lovers at all times of the year. Hollowell is a small village with no amenities and has already been overdeveloped with "garden grabbling" therefore affordable housing needs to be where the jobs are. LEAVE OUR VILLAGE ALONE*

*Teeton is a small hamlet long classified as restricted infill and this classification for such hamlets should be retained. Empty accommodation should be refurbished/restored in the first instance throughout the country before building more. Consideration needs to be given to employment opportunities in locality housing should be near these not miles away.*

*There are no facilities at all in Teeton which would make it suitable for additional housing.*

*I would also like to observe that £80-100 per week rent plus mortgage does not sound particularly affordable for someone on a low income.*

*We live in a small hamlet.*

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Hollowell Parish from July 2009 to March 2012. There were 12 properties sold altogether with the cheapest of the homes selling for £140,000 and the most expensive selling for £720,000

**Table 1: House Sales in Hollowell Parish July 2009 to March 2012**

Year	House Type	Price
2012	Semi-detached	£160,000
2012	Semi-detached	£190,000
2011	Semi-detached	£160,000
2011	Semi-detached	£275,000
2011	Detached	£720,000
2010	Detached	£140,000
2010	Detached	£350,000
2010	Semi-detached	£267,000
2009	Semi-detached	£158,000
2009	Detached	£236,000
2009	Detached	£305,000
2009	Detached	£290,000

Source – Zoopla.co.uk

At the time of writing this report, there were 4 properties for sale and there were no properties for rent within Hollowell Parish. These are summarised in table 2 below.

**Table 2: Properties for sale in Hollowell Parish – August 2012**

Year	House Type	Price
2012	4-Bed Detached	£475,000+
2012	4-Bed Detached	£379,995
2012	2-Bed Detached Bungalow	£199,950
2012	3-Bed Semi Detached Bungalow	£170,000+

Source – rightmove.co.uk

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 property in Table 2, a household would need to earn at least £43,714 per year and have a 10% deposit of £17,000 to be able to afford the lowest priced 4-Bed property currently for sale in Hollowell 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 a rental income of £729pcm (Zoopla) for the same size family to rent in Hollowell, they would require an average income of around £3142 per month.

The household that stated they were in housing need would not be able to rent or afford to buy the lowest priced property currently for sale in Hollowell 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 Households in Housing Need

Of the 50 questionnaires received, 1 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

The household that stated they were in housing need currently lives in Hollowell Parish.

	Current Situation	Property Type	Connection	Preferred Tenure	Eligible Property Type	Need
1	Current rent too expensive	3 Housing Association House	Live in Parish	Rent	2 House	Yes

### Conclusions

The analysis done by this survey identified 1 household in need of affordable housing as follows in Hollowell Parish:

- 1 x 2 Bed House

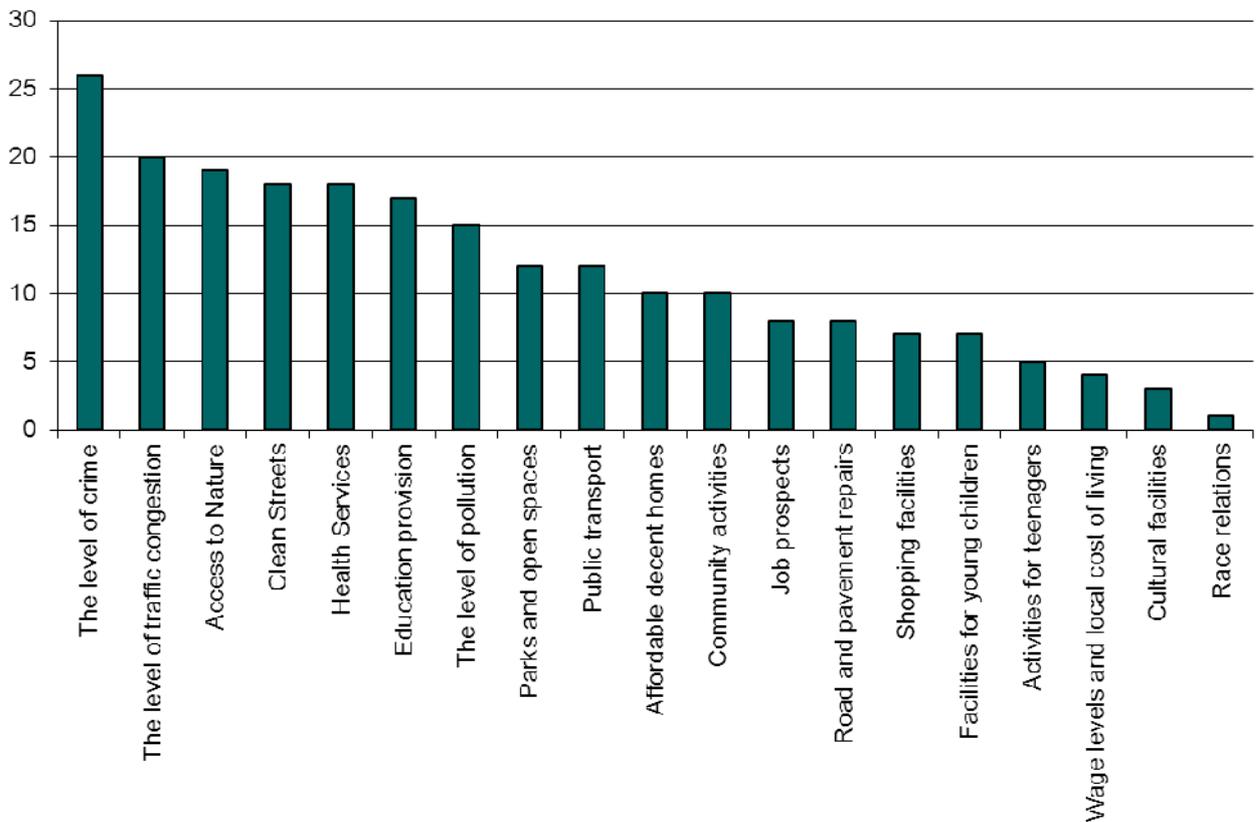
## Appendix A

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.

### Hollowell 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 6 & 7 show the responses received.

**Figure 6 Hollowell Resident Views On What Makes a Good Place to Live**



**Figure 7 Hollowell Resident Views On What Needs Improving**

