



Flore Parish Housing Needs Survey Report

April 2013

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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 Flore, undertaken from the 1st April 2013 till the 29th April 2013.

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
- Affordable Housing Supplementary Planning Document
- 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.

Methodology

The process of how the Flore 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 Flore 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 Flore, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

Surveys were delivered 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 1st April 2013 until the 29th April 2013.

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

Flore 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 Flore Parish



Flore Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 1194 according to the 2011 Census.

Flore is situated approximately five and a half miles from Daventry Town and seven miles from Northampton Town

According to the 2011 Census, Flore has 514 households made up of a population of 1194. It contains 484 dwellings, of which 51 are social housing units owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 519 Housing Needs Surveys were sent out to residents of Flore in April 2013, of which 150 were returned, giving a response rate of 29%.

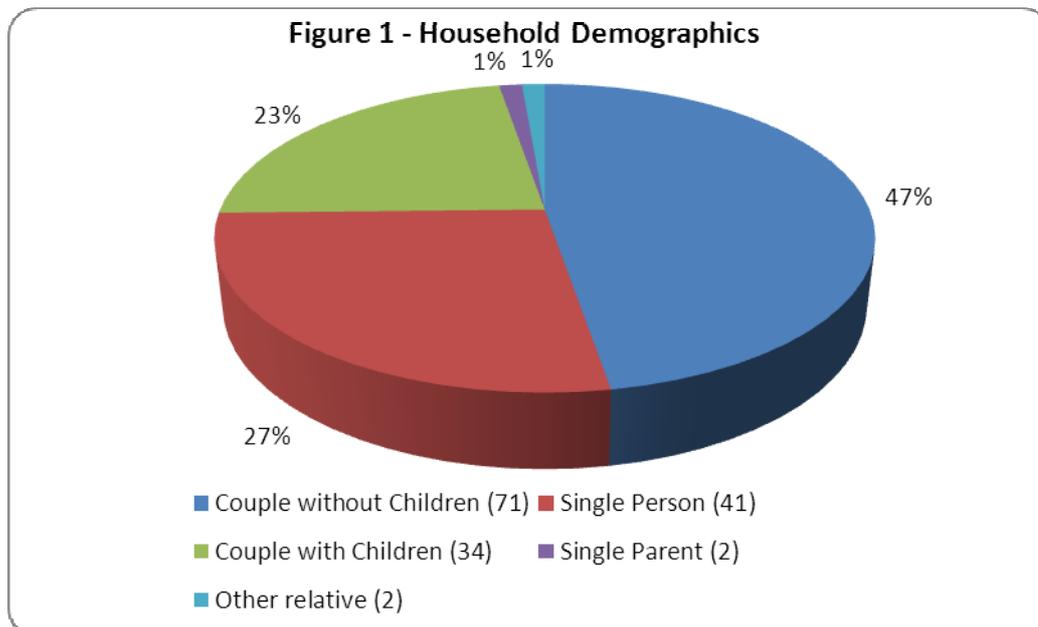
The survey questionnaire itself is split into 3 parts:
 Section A ("*About You and Your Neighbourhood*"),
 Section B ("*Housing Need*") and
 Section C ("*Equality Monitoring*").

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 without Children* (71).

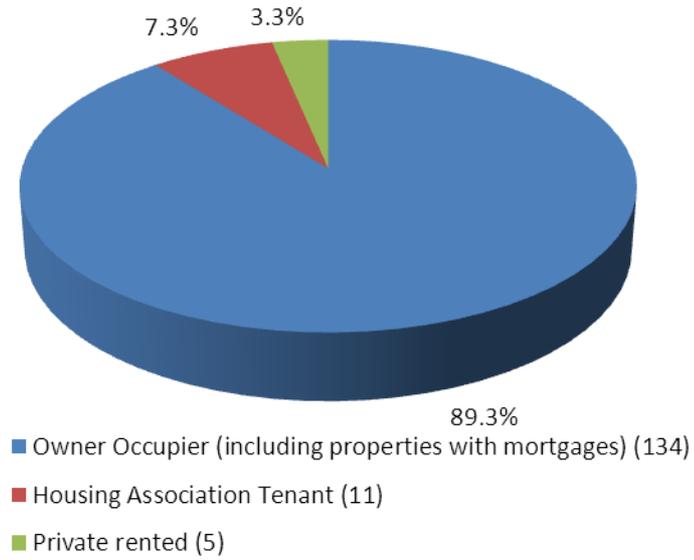


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

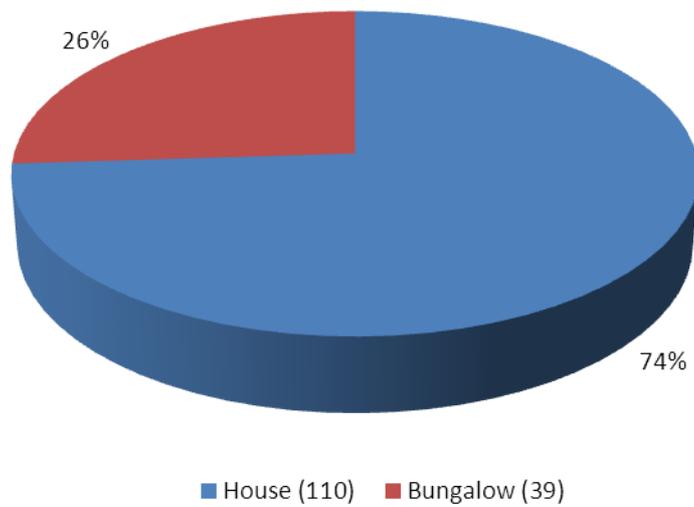
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

Figure 2 - Household Tenure



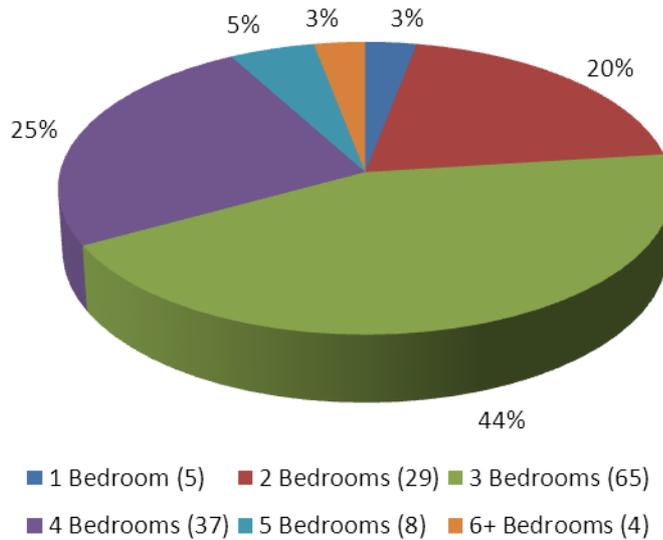
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Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Number of Bedrooms

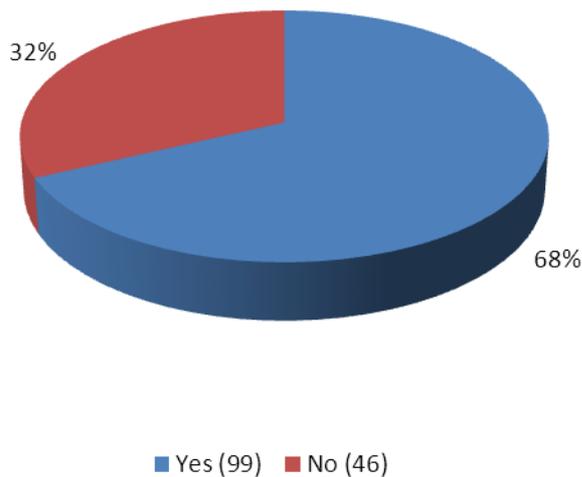


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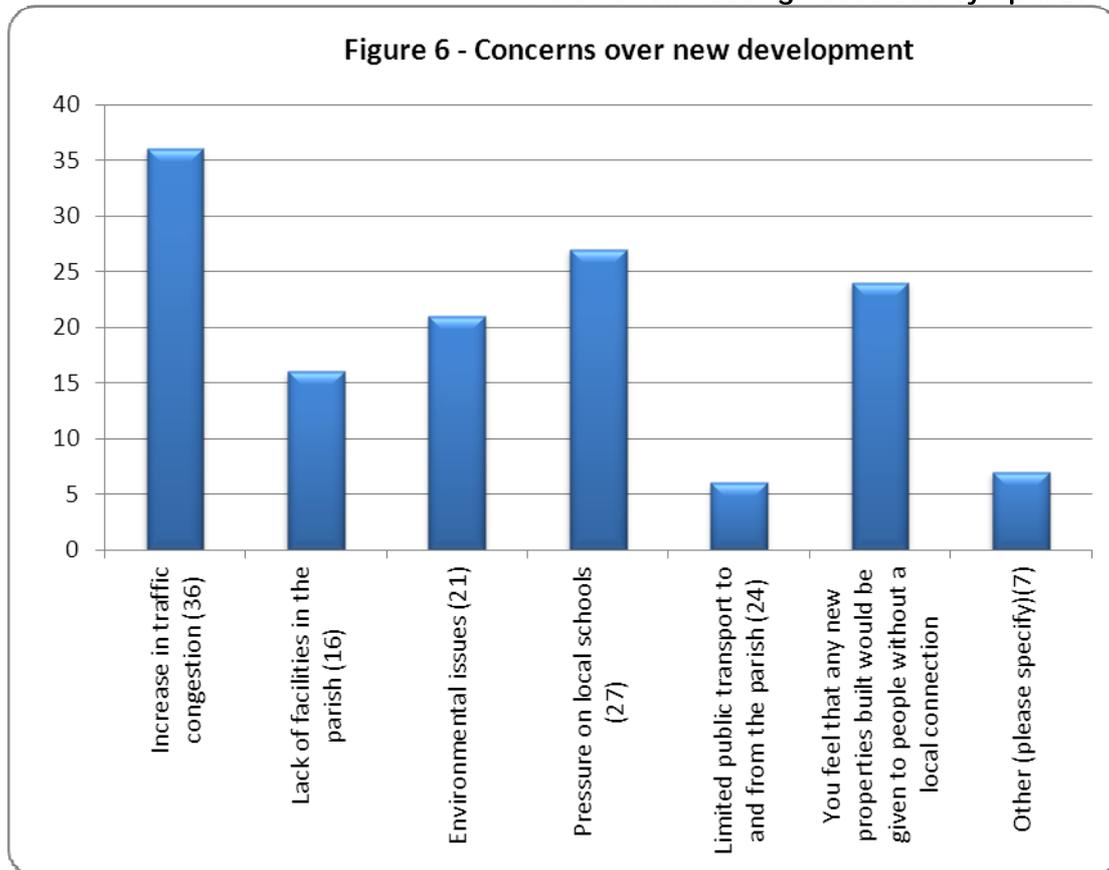
Opinions of Future Development

Of the 150 survey questionnaires received, 145 (97%) answered the question regarding future housing development in Flore. 99 (68%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 46 (32%) disagreed with this. This is illustrated in Figure 5 with Figure 6 showing a further breakdown of reasons given for not supporting a small-scale development within the village.

Figure 5 - Opinions on Small Scale Development for Local People



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 *'You feel that any new properties built would be given to people without a local connection'*.

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

- In correct place in village, not in beauty spot to the south*
- Wrong people occupy these properties – they should not run businesses from them*
- Village already of sufficient size, no increase in village envelope, houses unsold at present*
- Only if proven by name if not by name then no*
- Would prefer the village to stay small and quiet*
- Ugly architecture*
- Only yes provided the number of properties built did not swamp the village*

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:-

- Emphasis on "small" housing development that the village can accommodate and welcome, without overloading village infrastructure and facilities*
- Damage to wildlife has occurred since new surgery built ie badgers, hedgehogs, sparrowhawks, kestrels etc have disappeared from along West Haddon Road*

There is a need for affordable housing within the village for young people/families otherwise there is a danger that the village will become a dormitory environment

This village (Flore) has needed affordable housing for years - Parish Council turned down a site offered them some years ago & are not being pro-active enough re: a size recently offered for such housing (off Brockhall Road/Muscott Close)

Villages will die if the young people cannot afford to buy houses in the villages they have grown up in, if they wish to stay in the same area.

My daughter would have loved to have stayed in Flore where she had lived since 1985 - but not enough affordable housing, she now lives in Weedon.

Today people are mobile enough to live a few miles from the place they were born and still visit relatives and friends where they were born. There is plenty of affordable housing in nearby towns/villages only a 15 to 30 minute bus ride away - why spoil a pretty village with peripheral development.

Some development within the village would be helpful, not least to sustain services - shop and pub etc, necessary to retain character of village within the planning system.

Instead of building houses with large developers why not sell pff plots for self build development and create villages with an individual feel rather than every village ending up looking like the next one.

Can the drainage system take the extra load, there seems to be a lot of flood water in Flore, more housing would put more of a strain on this.

Agree the need for affordable housing with proviso that it is in a suitable spot (eg adjacent to Moscott Close) and does not put a strain on existing facilities such as schools and local roads and narrow lanes

Flore is a good location and people come here from a wide area including London, extra houses will be occupied by these strangers

Over the last 30 years what land was available has now been built on. Before any further housing in our village is considered the council should concentrate their minds on a bypass, as the volume of traffic is already horrendous

Owner occupied only, not tenants, as they look after the property

A sheltered or semi sheltered development for elderly people would be welcome

We need the continual flooding problem which occurs throughout winter and in the summer sometimes, sorting out

There should be no exceptions to usual planning policy

Any new housing should be in keeping with the older houses and not modern, Cheap housing is not the best solution.

The village needs a bypass before any more housing is built, due to the constant problems of getting onto and across the A45

Not south of the Nether Lane Boundary.

Needs mixed ranges architecture/provision

Suspicious of housing associations with their execs earning outrageous income.

While I agree in principle to affordable housing I think it should be first for people born in the village.

The increase in traffic up and down my road the sewage and water will need to be addressed as already leaks out into local ditch from Sears Close and smells awful in summer. Also lack of local facilities, we have lost doctors surgery, vets, pubs and shop

To be a proper community the village needs young people and families. I would support some affordable housing. A retirement home for village people who do not want to move away would be wonderful Not a good idea to build in a small village, towns are more suitable Danger of expanding village communities so that they lose the character that makes them desirable places to live.

There are plenty of small properties on the market within the village. More OAP accomodation

The village needs young people living here to fill the school, shop, pubs etc too many of us pensioners and the village will die Extra housing if deemed necessary should not be built on areas that would affect the value of current properties ie obstructing views to the countryside

Emphasis on starter homes for people with stong family connections with Flore mainly shared equity

A few apartments for existing elderly home owners would be welcome for purchase or rent.

In principle no issues where suitable provisions are put in place such as school places

Side roads are congested for residents

More cheaper properties for the younger generation so they can stay nearer to their parents for when they need help with their families.

Daughter would like to buy her own house within the village but prices and her health care assistant wage this seems impossible. 4 generations living in Flore likely to come to an end.

My concerns regarding development are so different to most people.

To build a sizeable estate in a small village would damage the appearance and cause most of the problems you name above

About time road was done, something about the bypass should of been done years ago, instead of different parties passing the buck all the time.

A small development with small houses - I would like to downsize and stay in the village but there is very little available.

Additional affordable and small scale units are needed in order to ensure continuity in the community, support for school, leisure and recreational facilities, shop etc in addition to the making it possible for local children to remain in the vacinity

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Flore from 26th March 2010 till the 25th March 2013. There were 41 properties sold altogether with the cheapest of the homes selling for £110,000 for a detached house and the most expensive selling for £900,000.

Table 1: House Sales in Flore from 26th March 2010 to 21st March 2013

Year of Sale	House Type	Price (£)	Year of Sale	House Type	Price (£)
2013	Detached	£287,000	2011	Detached	£330,000
2013	Semi-detached	£212,500	2011	Detached	£380,000
2013	Detached	£875,000	2011	Detached	£482,500
2012	Detached	£163,000	2011	Detached	£110,000
2012	Semi-detached	£150,000	2011	Detached	£230,955
2012	Cottage	£153,750	2010	Detached	£900,000
2012	Terraced	£205,000	2010	Detached	£225,500
2012	Detached	£300,000	2010	Detached	£287,500
2012	Semi-detached	£170,000	2010	Detached	£375,000
2012	Detached	£401,000	2010	Terraced	£190,000
2012	Terraced	£162,750	2010	Terraced	£207,500
2012	Detached	£420,000	2010	Detached	£750,000
2012	Detached	£350,000	2010	Detached	£195,000
2012	Detached	£337,500	2010	Detached	£270,000
2011	Detached	£230,000	2010	Terraced	£171,000
2011	Detached	£375,000	2010	Terraced	£165,000
2011	Detached	£195,000	2010	Detached	£218,000
2011	Detached	£585,000	2010	Detached	£216,000
2011	Detached	£323,000	2010	Detached	£216,000
2011	Detached	£260,900	2010	Semi Detached	£200,000
2011	Detached	£419,000			

Source – Zoopla.co.uk

On Monday 10th June 2013, the zoopla website was advertising twelve properties for sale and two properties for rent within Flore. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Flore May 2013

Year	House Type	Price
2013	Detached	430,000
2013	Semi-detached	189,995
2013	Detached	2,750,000
2013	Detached	430,000
2013	Cottage	167,000
2013	Detached	450,000
2013	Semi-detached	350,000
2013	Detached	1,200,000
2013	Detached	350,000
2013	Cottage	249,000
2013	Detached	525,000
2013	Detached	675,000

Source: Zoopla as at 10th June 2013

Table 3: Properties for rent in Flore 2013

Year	House Type	Price
2013	Flat	£520 pcm
2013	Flat	£425 pcm

Source: Zoopla as at 10th June 2013

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 family property for sale in Table 2, a household would need to earn at least £42,942 per year and have a 10% deposit of £16,700 to be able to afford the cheapest property currently for sale in Flore 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.

Table 4 Income Bands of Respondents in Housing Need

Below £14,999	£15-£19,999	£25k-£29,999	£30k-£39,999	£40k-£49,999
3	0	0	0	0

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 £425pcm for the 1 bedroom flat listed in table 3, for the same size family to rent in Flore, they would require an income in excess of £718.57per week or £3538.80 per month or £42,465 per annum.

3 households responded to the income question. As can be seen from table 4, none of the households could afford to buy or rent property currently on the market in Flore.

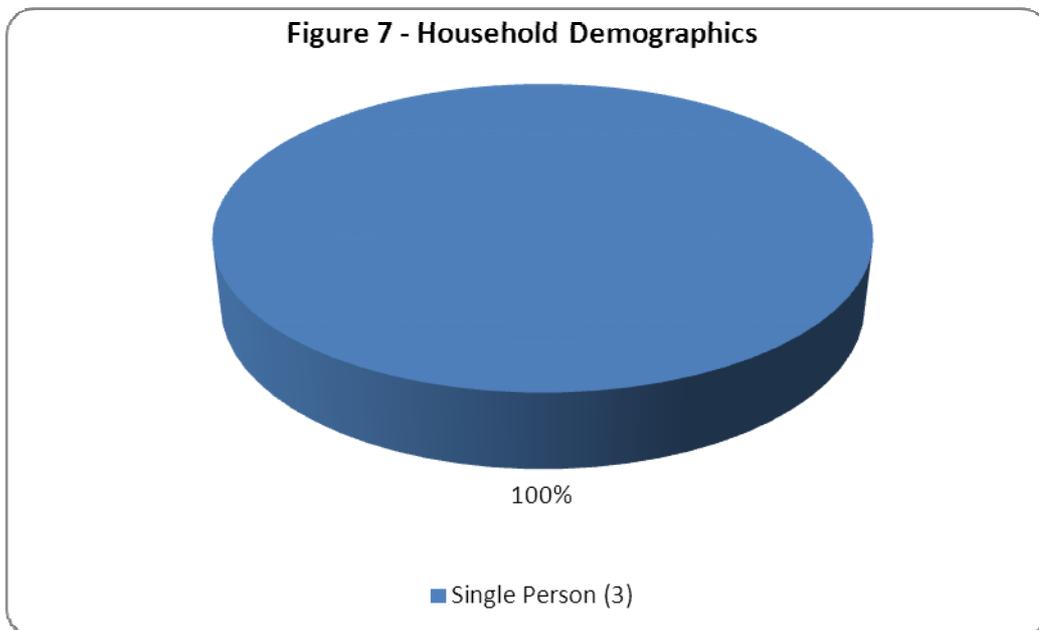
Section B Analysis of Housing Need

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

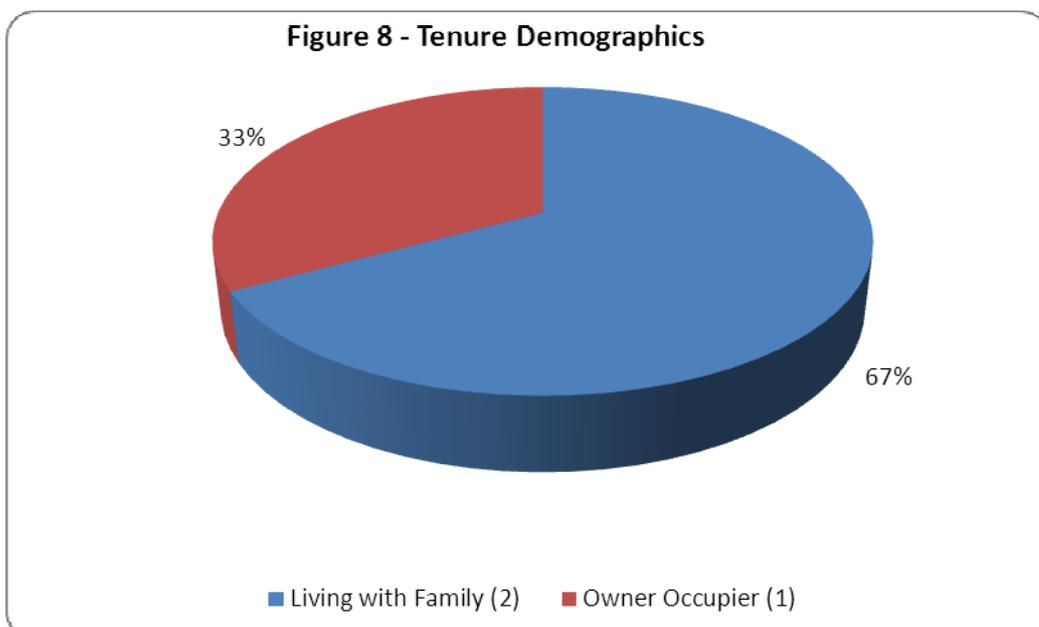
Section B Household Types

Of the 150 questionnaires received, three households (2%) 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 7 & 8 below



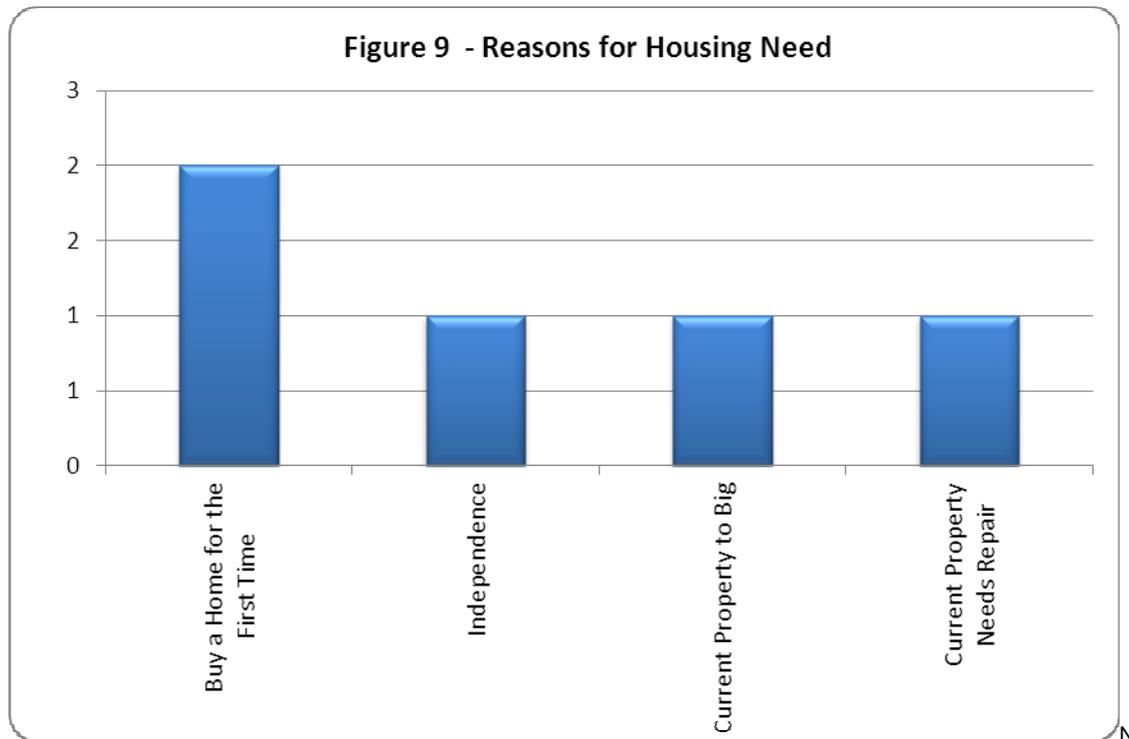
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Reasons for Housing Need

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 9 below the main reasons given for housing need was 'to buy a home for the first time' (2).



Note: Numbers in brackets represent the actual number of responses

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	Owner Occupier	4 House	Living in Parish	Open Market	2	Bungalow	No
1	Living with Family	4 House	Living in Parish	Renting from LA	1	Flat	Yes
1	Living with Family	3 House	Living in Parish	Shared Ownership	1	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 Flore



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 Allocations Scheme Policy available on the Daventry District Council Website.

To ensure that everyone with a local connection to Flore and a housing need is considered, the Housing Register is usually analysed as part of the Housing Needs Study.

However, at the time of writing this report, the Housing Register was undergoing an overhaul due the recently adopted Allocations Scheme. The results have therefore, not been included in this report but if required, will be available on request.

Conclusions

The analysis done by this survey identified 2 potential households in need of affordable housing and 1 potential households in need of market housing as follows in Flore

Rented Units

1 x 1 bed Flats

Shared Ownership

1 x 1 bed Flat

Market Housing

1 x 2 bed bungalow

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.

Flore 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 10 & 11 show the responses received.

Figure 10 - Flore Residents views on what makes somewhere a good place to live

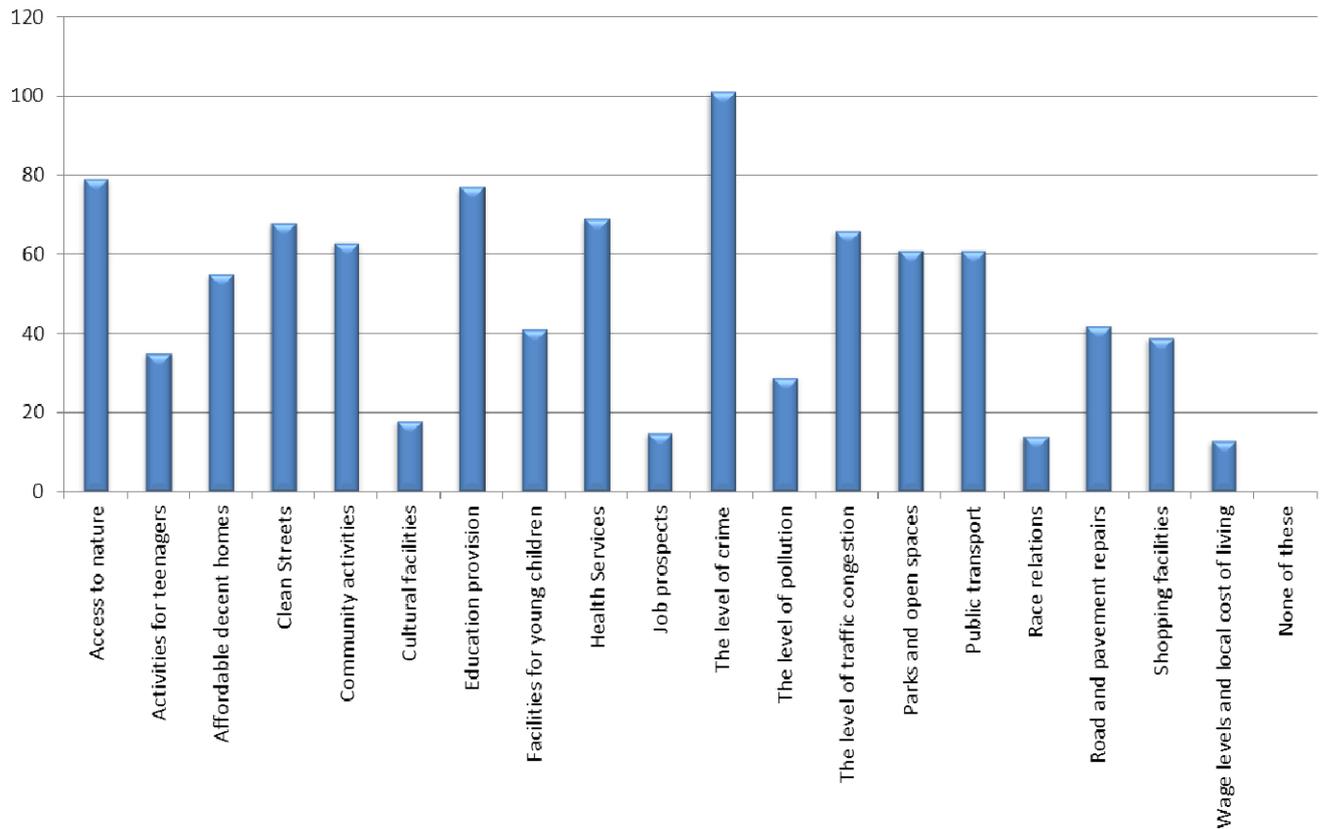


Figure 11 - Flore Residents Views on what most needs improving

