



Cottesbrooke Parish Housing Needs Survey Report

July 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 Cottesbrooke, undertaken during June and July 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
- 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 Cottesbrooke 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 Cottesbrooke 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 Cottesbrooke, 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 8th June 2012 and closing on the 6th July 2012.

Stage 4 – Collection & Analysis

Daventry District Council's Local Strategy Service has collated the results from the completed surveys and a draft report has been compiled using the survey results and some external data.

Stage 5 Review and Publication

Cottesbrooke Parish Council was given the opportunity to comment on the draft report prior to publication. Any relevant comments received have been taken into account in this final report.

About Cottesbrooke Parish



Cottesbrooke Parish is located in Daventry District, Northamptonshire. It has 61 households made up of a parish population of 143 according to the 2011 Census.

Cottesbrooke is situated approximately fifteen miles from Daventry Town and ten miles from Northampton Town

It contains 68 dwellings, of which none are social housing units, owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 73 Housing Needs Surveys were sent out to residents of Cottesbrooke in June 2012, of which 23 were returned, giving a response rate of 32%.

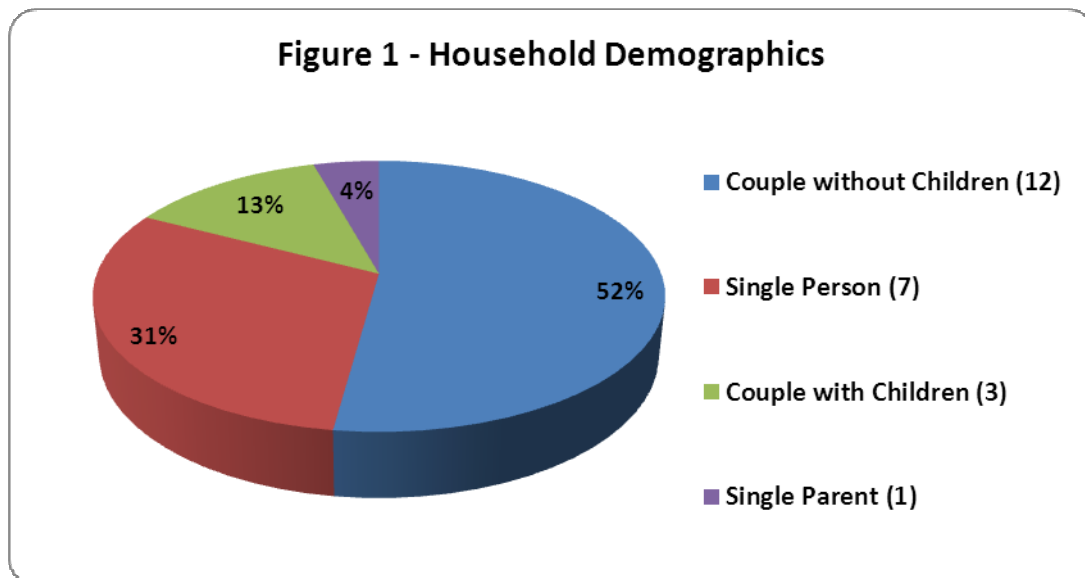
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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* (12).

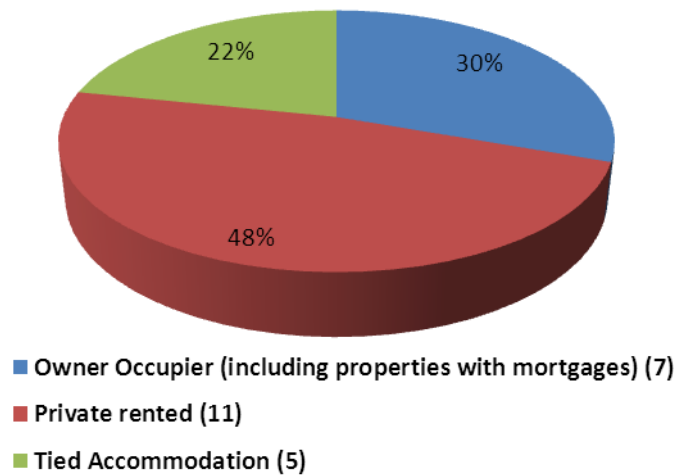


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

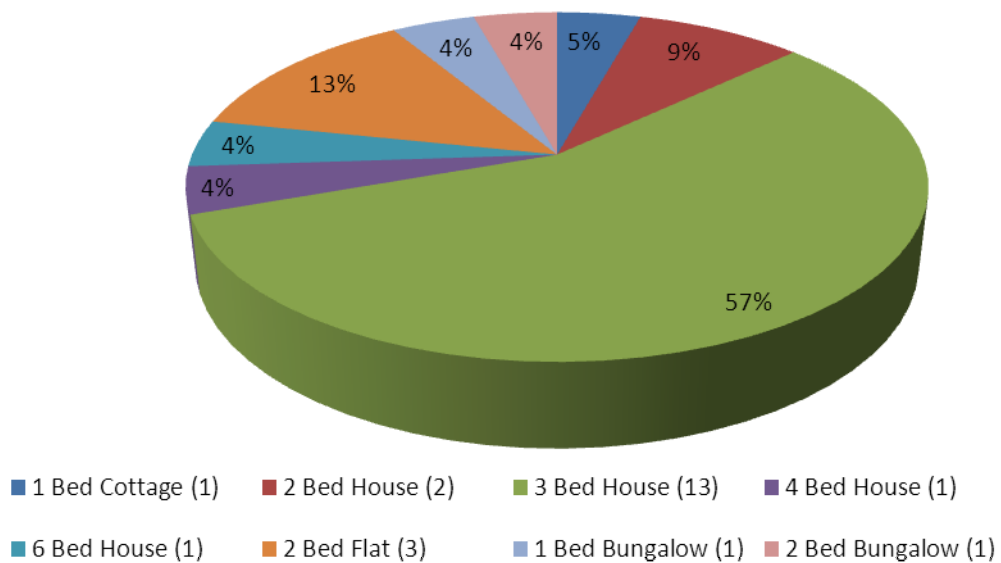
Respondents were asked what size and type of property they lived in. From figures 2 and 3 below, it can be seen that the majority of applicants lived in privately rented 3 bedroom houses.

Figure 2 - Household Tenure



Note: Numbers in brackets represent the actual number of responses

Figure 3 - Property Type

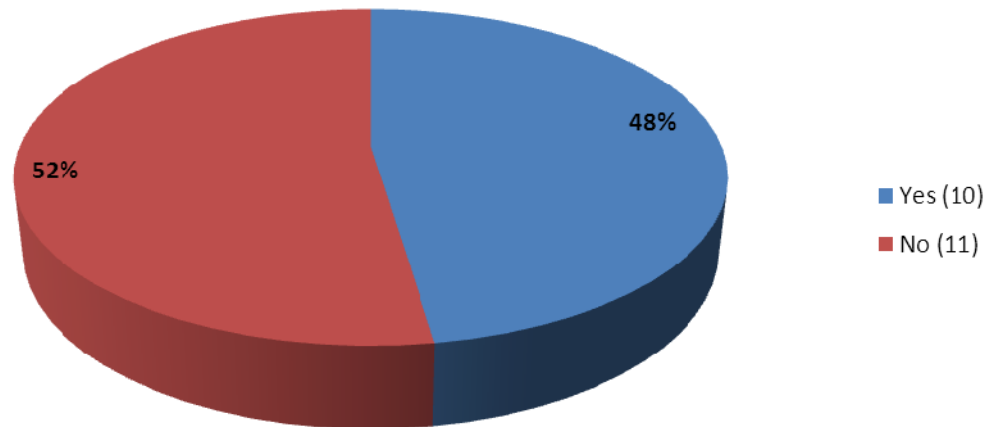


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

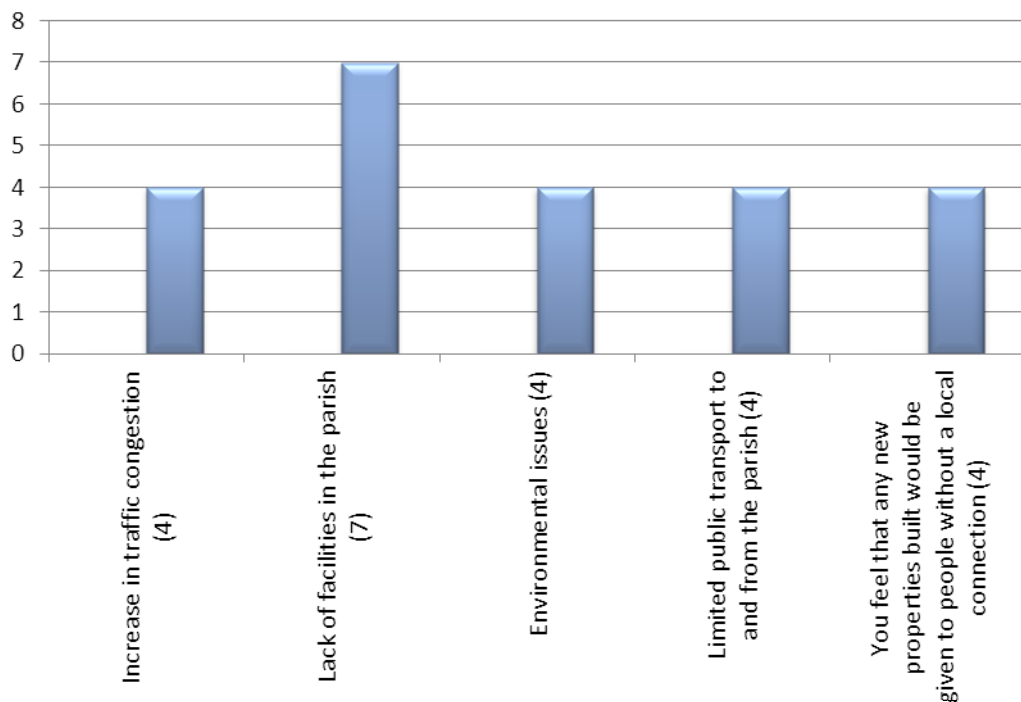
Of the 23 survey questionnaires received, 21 (91%) answered the question regarding future housing development in Cottesbrooke. 10 (48%) of households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 11 (52%) disagreed with this. This 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 in the parish* was the most prominent. Other comments made in respect of this question included the following:-

Unless new builds were totally in keeping with old buildings (e.g. stone etc.) they would be totally out of place in our 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:-

*I would like to own in the village but it is generally estate owned, I think there is some scope to add 20 houses, if well designed without detracting from the character of the village
Good quality affordable housing in pleasant locality would enable people like me to remain near their current home in retirement
Most of the housing in Cottesbrooke is tied accommodation or short leasehold*

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Cottesbrooke from 6th May 2009 until the 29th August 2012. There were 4 properties sold altogether with the cheapest of the homes selling for £167,500 for a 3-bed leasehold flat, and the most expensive selling for £850,000 for a 4-bed detached house.

Table 1: House Sales in Cottesbrooke 6th May 2009-29th August 2012

Year of Sale	House Type	Price (£)
2012	Detached	850,000
2011	Flat	167,500
2009	Flat	475,000
2009	Flat	320,000

Source – Zoopla.co.uk as at 28th October 2013

On the 28th October 2013, the Zoopla website was advertising one property for sale and two properties for rent within Cottesbrooke. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Cottesbrooke October 2013

Year	House Type	Price (£)
2013	3-bed Flat	249,950

Source: Zoopla as at 28th October 2013

Table 3: Properties for rent in Cottesbrooke October 2013

Year	House Type	Price (£)
2013	1-bed Semi	595 pcm
2013	3-bed Semi	850 pcm

Source: Zoopla as at 28th October 2013

Based on the following calculation (using current lending criteria)

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

Using the property for sale in Table 2, a household would need to earn at least £64,272 per year and have a 10% deposit of £24,995 to be able to afford the cheapest property currently for sale in Cottesbrooke 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 all households had an income of less than £25,000 per annum.

Table 4 Income Bands of Respondents in Housing Need

Below £14,999	£15-£19,999
1	1

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 £850pcm for the 3 bedroom property listed in table 3, for the same size family to rent in Cottesbrooke, they would require an income in excess of £753 per week or £3,264 per month or £39,166 per annum.

As can be seen from table 4, neither of the households who completed section B of the survey could afford to buy or rent property currently on the market in Cottesbrooke.

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 23 questionnaires received, 2 households (9%) 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.

Reasons for Housing Need

All households completing Section B of the survey form are asked to give reasons why they felt they were in housing need. Respondents are allowed to state more than one reason. In this case the reasons given were, amongst others, that the rent was too expensive and could not maintain property

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	Live in the parish	Renting from a housing association	2	Bungalow	Yes
2	Private Rent	3	House	Live in the parish	Private rental	2	Bungalow	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 Cottesbrooke



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 Cottesbrooke and a housing need is considered, the Housing Register has been analysed. This process has identified no additional households.

Conclusions

The analysis done by this survey identified two potential households in need of affordable housing in Cottesbrooke. This is broken down as follows;

Rented Units

2 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.

Cottesbrooke 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 6 -Cottesbrooke residents views on what makes somewhere a good place to live

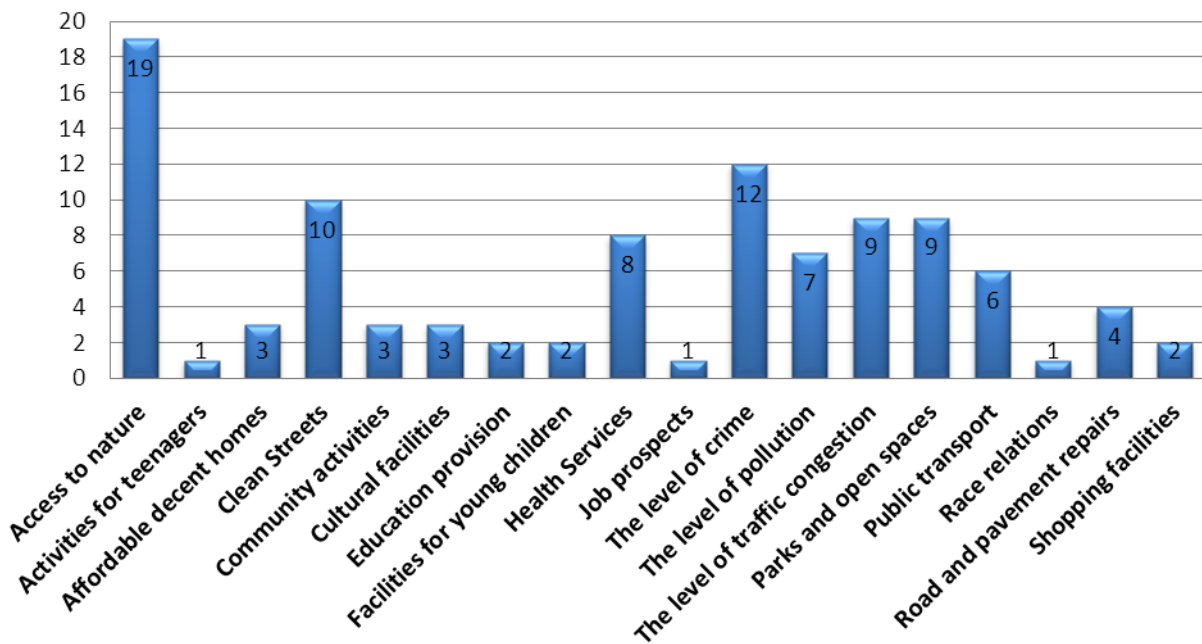


Figure 7 - Cottesbrooke residents views on what most needs improving

