



Lampport and Hanging Houghton Parish

Housing Needs Survey Report

October 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 Lamport and Hanging Houghton, undertaken between September and October 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.

The process of how the Lampport and Hanging Houghton 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 Lampport and Hanging Houghton 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 Lampport and Hanging Houghton, 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 14th September 2012 and closing on 9th October 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

Lampport and Hanging Houghton Parish Council is now being given the opportunity to comment on the draft report prior to publication. All relevant comments received will be taken into account in this final report.

About Lamport and Hanging Houghton Parish



Lamport and Hanging Houghton Parish is located in Daventry District, Northamptonshire. It has 105 households made up of a parish population of 225 according to the 2011 Census.

Lamport and Hanging Houghton is situated approximately seventeen miles from Daventry Town and ten miles from Northampton Town

It contains 109 dwellings, of which 2 (2%) are social housing units, owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 108 Housing Needs Surveys were sent out to residents of Lampport and Hanging Houghton in September 2012, of which 24 were returned, giving a response rate of 22%.

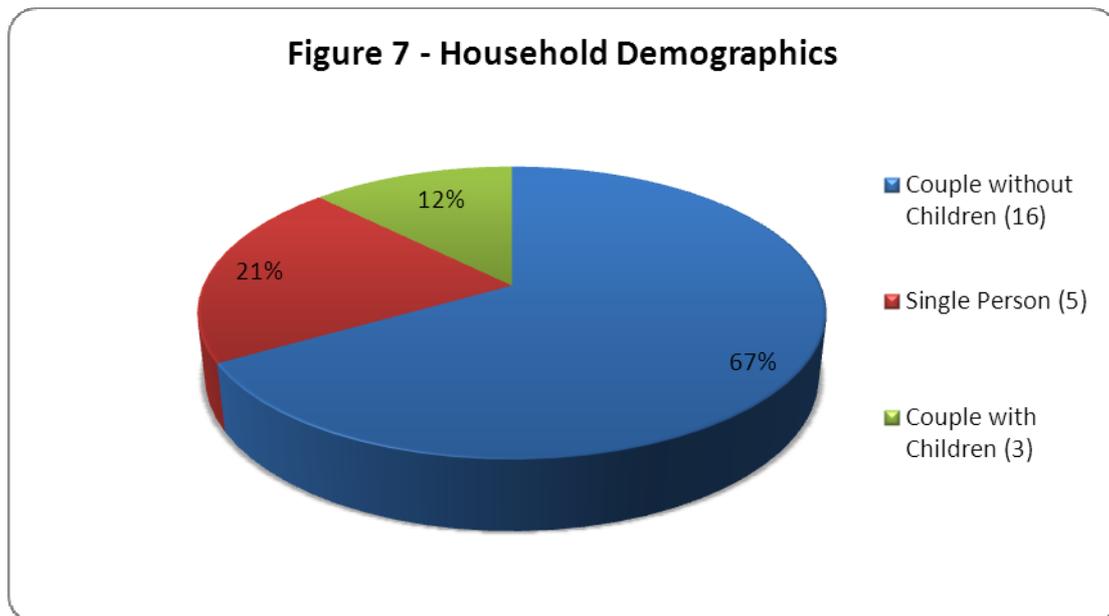
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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.

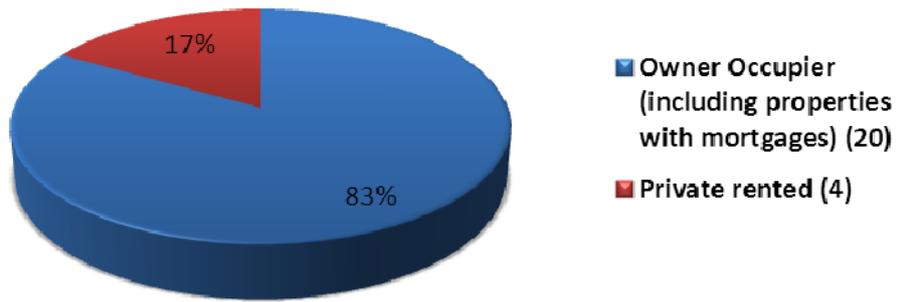
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples without Children* (16).



Tenure & Property Types

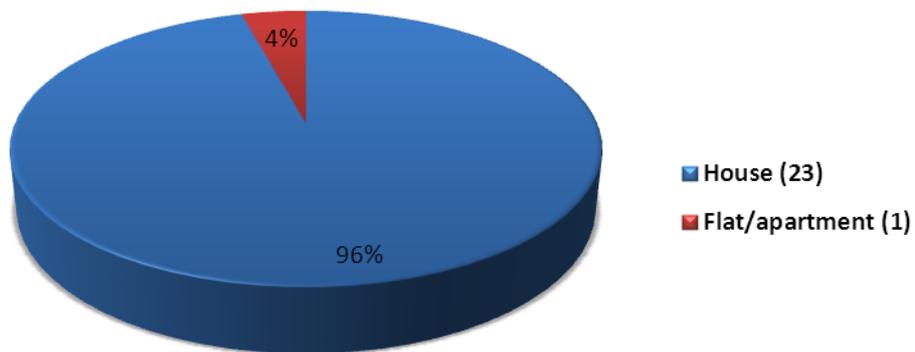
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3/4 bedroom houses.

Figure 2 - Household Tenure



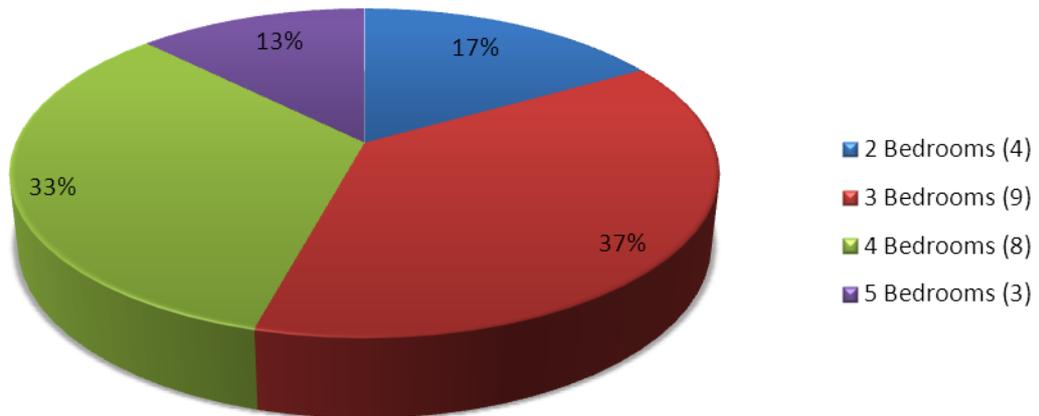
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Number of Bedrooms

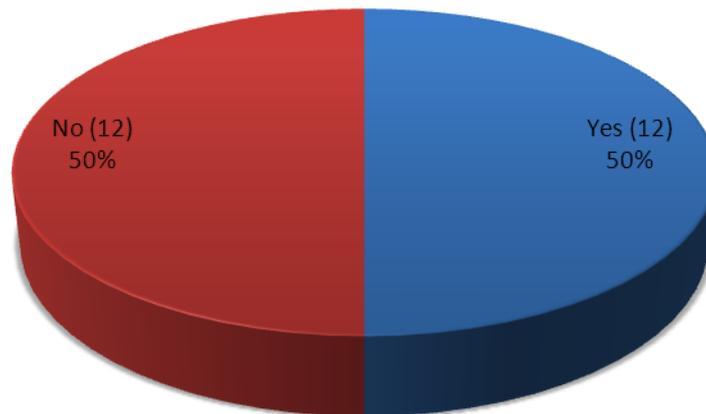


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

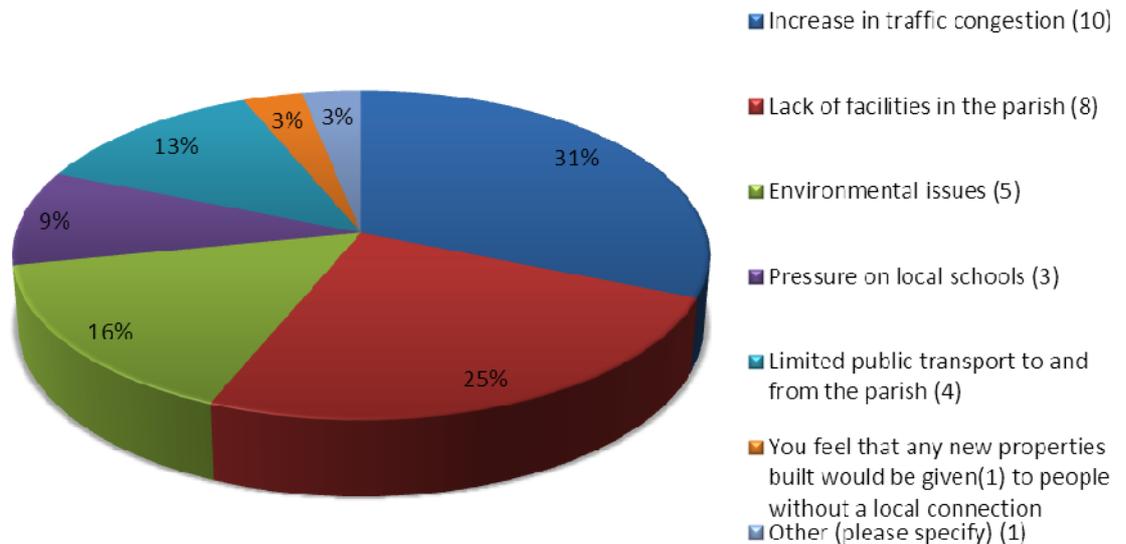
Of the 24 survey questionnaires received, 24 (100%) answered the question regarding future housing development in Lamport and Hanging Houghton. 12 (50%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 12 (50%) disagreed 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

Figure 6 - Concerns over new development



Note: Numbers in brackets represent the actual number of responses

As can be seen, *Increase in traffic congestion* was the most prominent followed by *'Lack of facilities in the parish'*.

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

There is already a small housing development which is still incomplete

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:-

*Problem is the lack of facilities in the parish if you don't have transport
 We have no lights in this village and is extremely dark for walking.
 Footpaths are very uneven need resurfacing
 I do think that the houses should be well designed
 Don't know about need – rents seem expensive. Too much provision
 of 'executive' homes (Hanging Houghton)
 More parking spaces needed
 Suitable houses already exist, i.e. council houses and Lamport Estate
 houses and flats rentable
 Whatever is considered must also review vehicle parking as there is
 already a problem for terraced owners/tenants
 We are a very small village, suitable only for some infilling*

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Lamport and Hanging Houghton from March 2008 to August 2013. There were 18 properties sold altogether with the cheapest of the homes selling for £190,000 for a detached house and the most expensive selling for £874,000 for a detached house.

Table 1: House Sales in Lamport and Hanging Houghton March 2008 to August 2013

| Year of Sale | House Type | Price (£) |
|--------------|----------------|-----------|
| 2012 | Detached | 485,000 |
| 2012 | Terraced | 375,000 |
| 2012 | Detached | 874,000 |
| 2012 | Detached | 550,000 |
| 2011 | End of terrace | 422,000 |
| 2011 | Detached | 190,000 |
| 2011 | Detached | 500,000 |
| 2011 | Detached | 400,000 |
| 2011 | Semi-detached | 426,500 |
| 2010 | Detached | 800,000 |
| 2010 | Detached | 485,000 |
| 2010 | Terraced | 210,000 |
| 2009 | Terraced | 645,000 |
| 2008 | Detached | 400,000 |
| 2008 | Semi-detached | 340,000 |
| 2008 | Detached | 455,000 |
| 2008 | Detached | 615,000 |
| 2008 | Detached | 675,000 |

Source – Zoopla.co.uk as at 12th Nov 2013

On the 12th November 2013, the Zoopla website was advertising five properties for sale and two properties for rent within Lamport and Hanging Houghton. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Lamport and Hanging Houghton November 2013

| Year | House Type | Price (£) |
|------|----------------|-----------|
| 2013 | 4 Bed detached | 375,000 |
| 2013 | 5 bed detached | 1,295,000 |
| 2013 | 4 bed detached | 450,000 |
| 2013 | 3 bed detached | 295,000 |
| 2013 | 3 bed bungalow | 295,000 |

Source: Zoopla as at 12th November 2013

Table 3: Properties for rent in Lamport and Hanging Houghton 2013

| Year | House Type | Price £ |
|------|-------------|---------|
| 2013 | 3 bed House | 895 pcm |
| 2013 | 2 bed house | 600 pcm |

Source: Zoopla as at 12th November 2013

Based on the following calculation (using current lending criteria)
(House price- 10% deposit)

Lampport & Hanging Houghton Parish Housing Needs Survey October 2012
3.5 Mortgage Multiplier

And using the cheapest family property for sale in Table 2, a household would need to earn at least £75,857 per year and have a 10% deposit of £29,500 to be able to afford the cheapest property currently for sale in Lampport and Hanging Houghton 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 £600pcm for the 2 bedroom property listed in table 3, for the same size family to rent in Lampport and Hanging Houghton, they would require an income in excess of £763.57 per week or £3,308.79 per month or £39,705.56 per annum.

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 481 questionnaires received, no households filled out the Housing Needs Section of the response form.

Housing Register Analysis of Housing Need in Lamport and Hanging Houghton

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 Lamport and Hanging Houghton and a housing need is considered, the Housing Register has been analysed.

This process identified no additional household.

Conclusions

The analysis done by this survey identified 0 potential households in need of affordable housing in Lamport and Hanging Houghton.

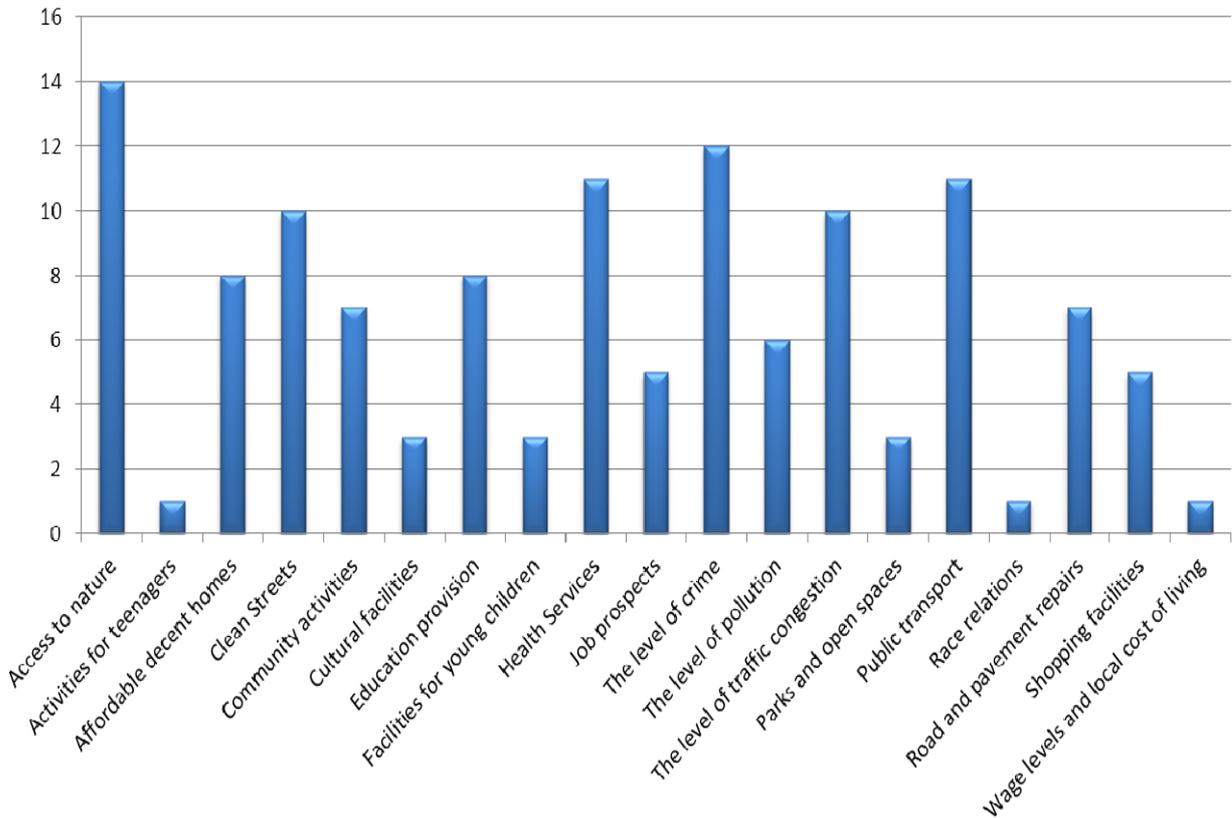
Appendix A

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.

Lamport and Hanging Houghton 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.

Lamport and Hanging Houghton residents views on what makes somewhere a good place to live



Lamport and Hanging Houghton residents views on what most needs improving

