



Scaldwell 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 Scaldwell, 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.

Methodology

The process of how the Scaldwell 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 Scaldwell 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 Scaldwell, 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

Scaldwell Parish Council is 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 Scaldwell Parish



Scaldwell Parish is located in Daventry District, Northamptonshire. It has 126 households made up of a parish population of 302 according to the 2011 Census.

Scaldwell is situated approximately seventeen miles from Daventry Town and ten miles from Northampton Town

It contains 132 dwellings, of which 6 (5%) are social housing units, owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 132 Housing Needs Surveys were sent out to residents of Scaldwell in September 2012, of which 41 were returned, giving a response rate of 31%.

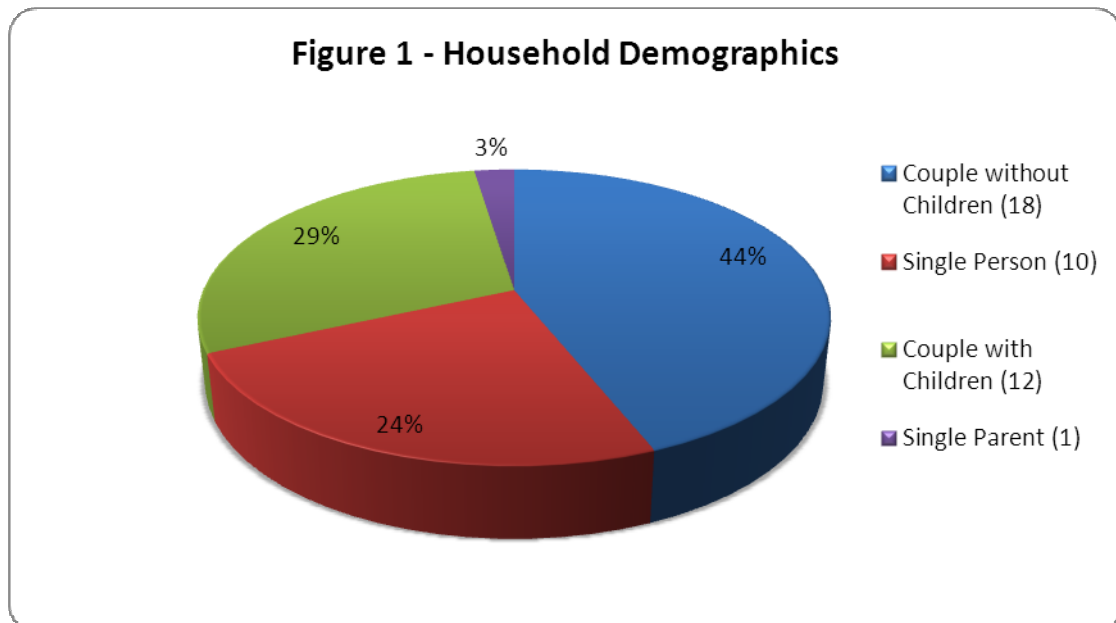
The survey questionnaire itself is split into 3 parts:
Section A (“*About You and Your Neighbourhood*”),
Section B (“*Housing Need*”) and
Section C (“*Equality Monitoring*”).

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* (18).

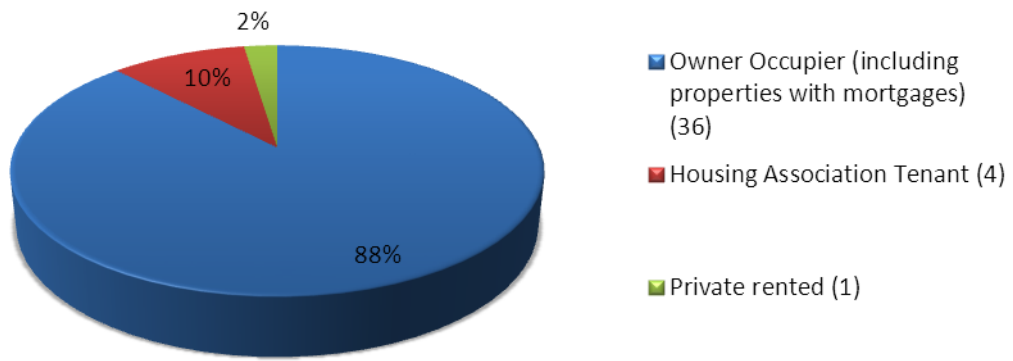


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

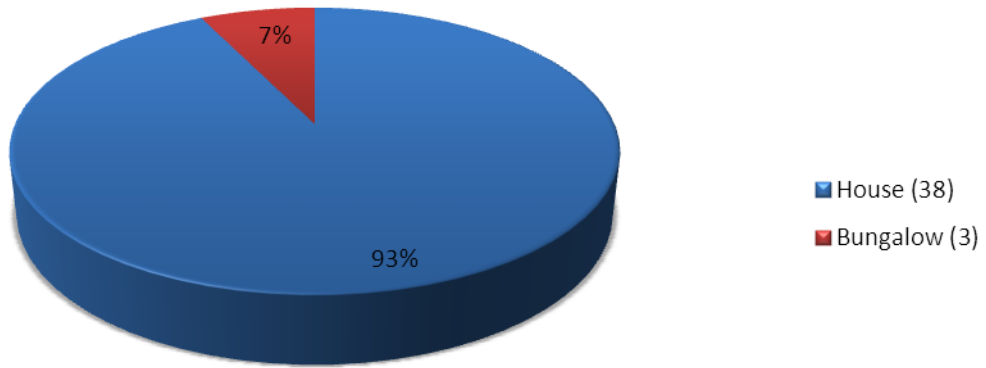
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

Figure 2 - Household Tenure



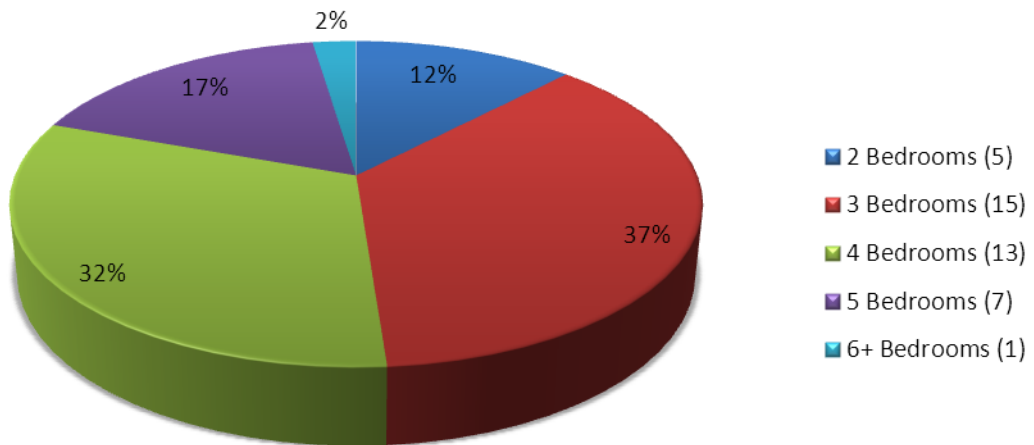
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Number of Bedrooms

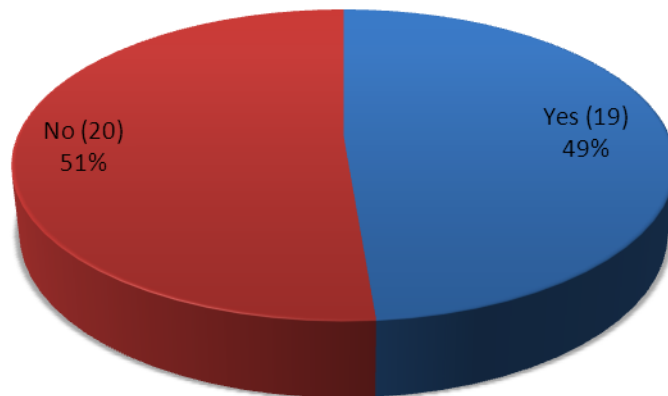


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

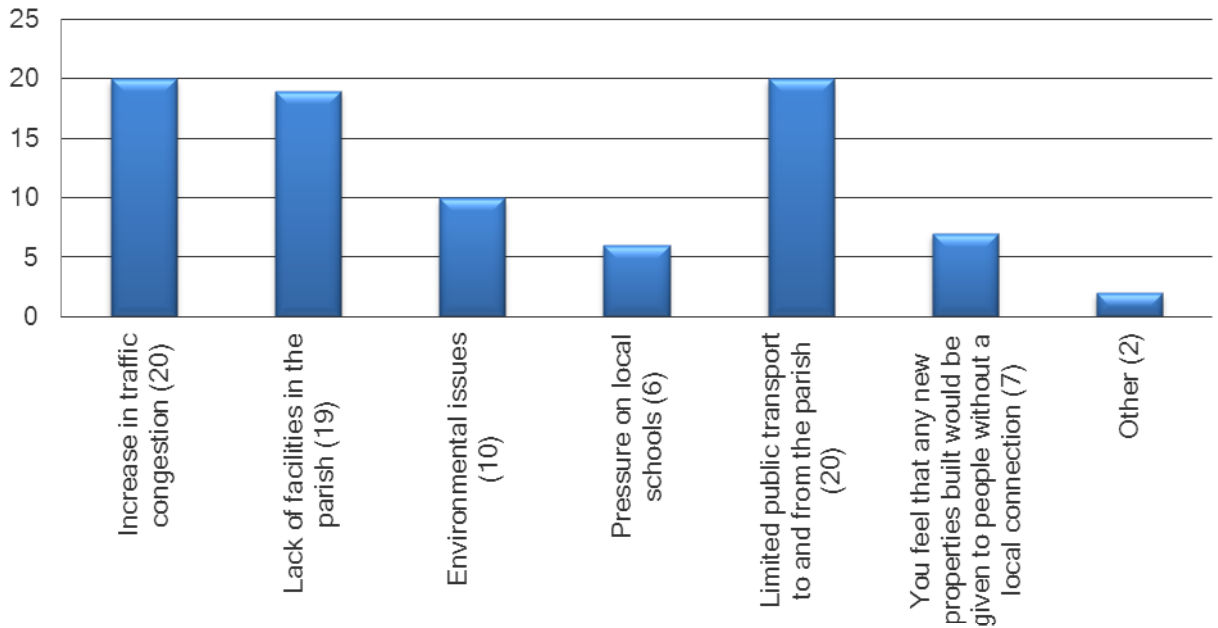
Of the 41 survey questionnaires received, 39 (95%) answered the question regarding future housing development in Scaldwell. 19 (49%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 20 (51%) disagreed with this. This is 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 alongside *Limited public transport to and from the parish*.

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

Restricted parking

Not required and green belt protection

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:-

Scaldwell to be kept as a small village with no more houses of any type built

Although I would favour a small development all the reasons for Not support apply "Yes" response. Without a car you are limited to travel to and from village for shopping etc.

There is also fairly recent evidence of the parish and District Councils being unwilling and/or unable to enforce corrective action when developments conflict with established and/or traditions rights and customs in rural and semi-rural locations

Must cover all age groups

Since giving up driving, even more conscious of problems ticked above. Families need transport meaning one, two or even up to four as teenagers old enough to pass tests.

Drive ways for houses on the Old Road

The main problem would be the cost of public transport for people on low incomes due to lack of bus service

Scaldwell is a conservation village. Any new development would be detrimental to the unique character of the village

Scaldwell is a small village with no amenities other than community spirit

Need more homes for low income people

Too little council rental property available, should not have sold off council houses

We do not want to live in a larger community i.e. the eventual joining up of villages anywhere

There is plenty of housing available within 10-15 minutes

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Scaldwell from January 2010 to August 2013. There were 14 properties sold altogether with the cheapest of the homes selling for £174,000 for a detached house and the most expensive selling for £1,060,000 for a detached house.

Table 1: House Sales in Scaldwell January 2010 to August 2013

Year of Sale	House Type	Price (£)
2013	Semi-detached	249,999
2013	Detached	360,000
2012	Detached	395,000
2012	Detached	330,000
2012	Detached	565,000
2012	Semi-detached	482,500
2012	Detached	495,000
2011	Detached	390,000
2011	Detached	707,000
2010	Semi-detached	174,000
2010	Detached	1,060,000
2010	Cottage	270,000
2010	Detached	490,000
2010	Detached	455,000

Source – Zoopla.co.uk

On the 13th November 2013, the Zoopla website was advertising three properties for sale and one property for rent within Scaldwell. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Scaldwell November 2013

Year	House Type	Price (£)
2013	3-bed house	335,000
2013	1-bed cottage	295,000
2013	4-bed cottage	340,000

Source: Zoopla as at 13th November 2013

Table 3: Properties for rent in Scaldwell 2013

Year	House Type	Price £
2013	3 bed Cottage	695 pcm

Source: Zoopla as at 13th November 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 £86,142 per year and have a 10% deposit of £33,500 to be able to afford the property.

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 £695pcm for the 2 bedroom property listed in table 3, for the same size family to rent in Scaldwell, they would require an income in excess of £717.41 per week or £3,108.79 per month or £37,306 per annum.

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

Housing Register Analysis of Housing Need in Scaldwell

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 Scaldwell 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 no potential households in need of affordable housing in Scaldwell.

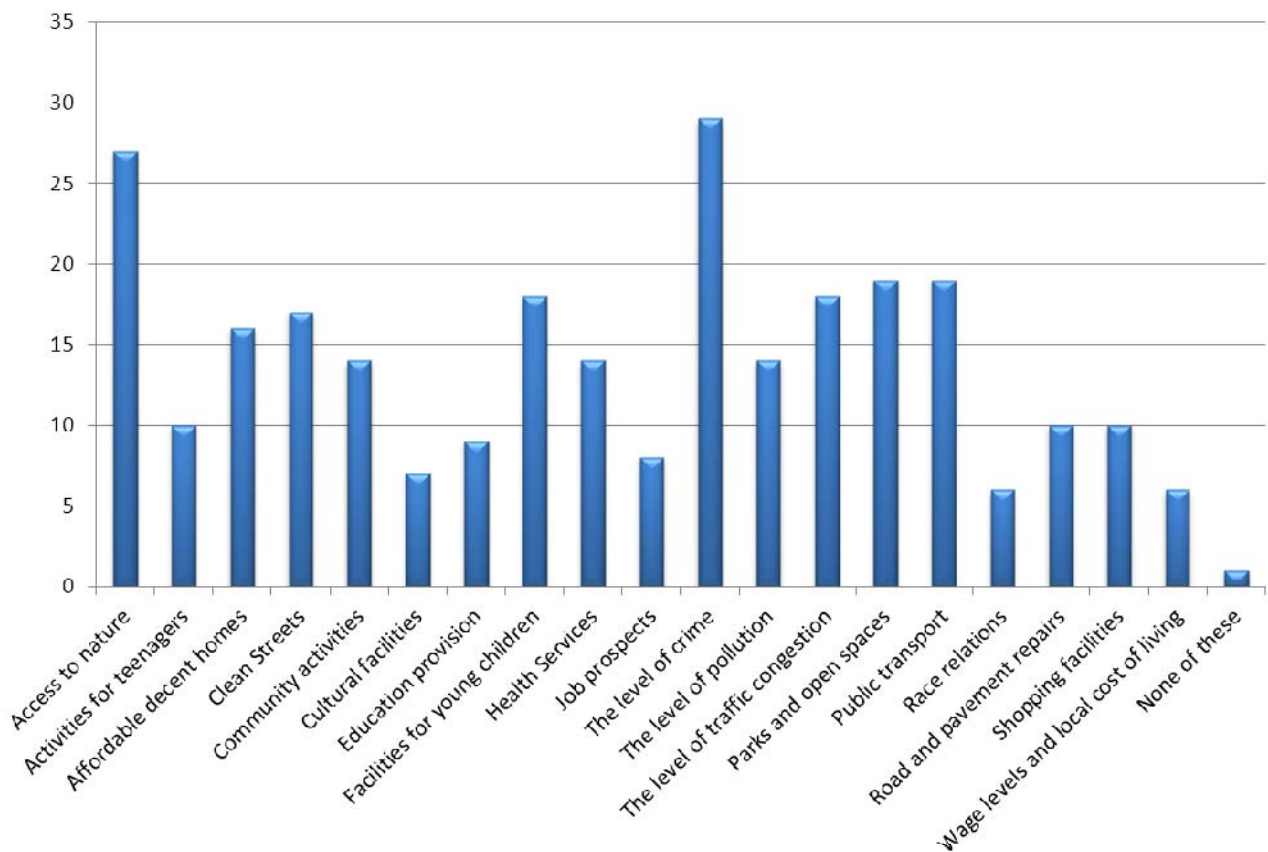
Appendix A

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.

Scaldwell 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 below show the responses received.

Scaldwell residents views on what makes somewhere a good place to live



Scaldwell residents views on what needs most improving

