



Sulby Parish Housing Needs Survey Report

November 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 Sulby, undertaken between 26th October 2012 and 20th November 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 Sulby 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 Sulby 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 Sulby, 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 26th October 2012 and closing on the 20th November 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

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

Survey Results

Response Rate

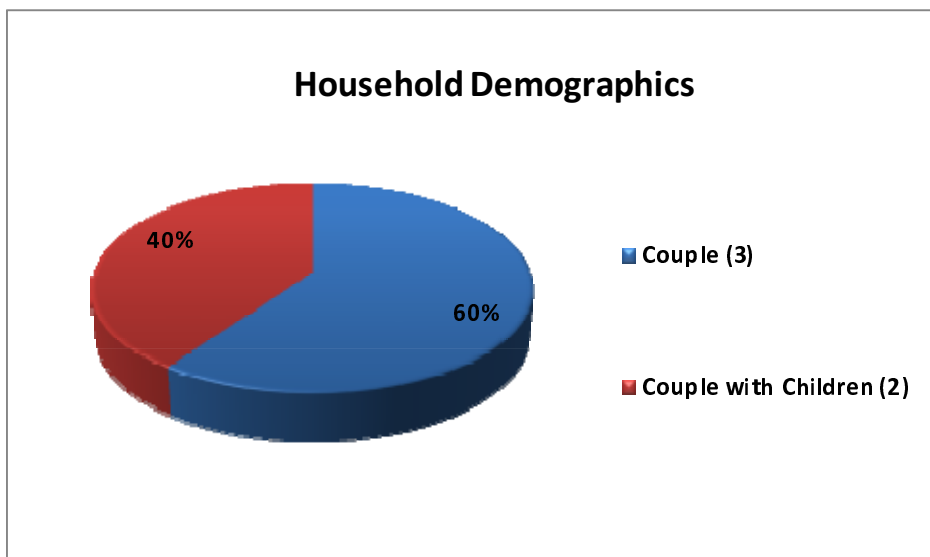
A total of 28 Housing Needs Surveys were sent out to residents of Sulby in October 2012, of which 5 were returned, giving a response rate of 18%.

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. This can be seen in Figure 1 below



Note: Numbers in brackets represent the actual number of responses

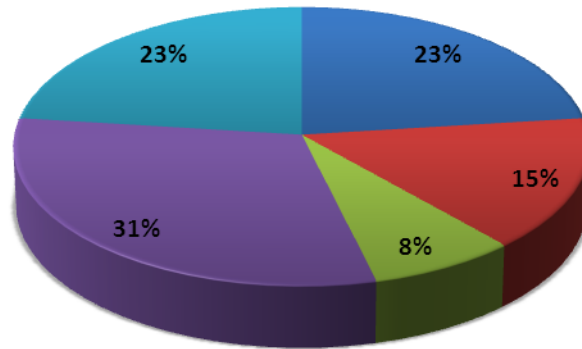
Tenure & Property Types

Respondents were asked what size and type of property they lived in. All 5 households lived in owner-occupied houses with 3, 4, 5 or 6 bedrooms.

Opinions of Future Development

Of the 5 survey questionnaires received, 5 (100%) answered the question regarding future housing development in Sulby. 1 (20%) household agreed in principle that they would be in favour of a small housing development for local people with a proven need and 4 (80%) disagreed with this. Reasons given for not supporting a small-scale development within the village are illustrated in the figure below.

Concerns over new development



- Lack of facilities in the parish (3)
- Environmental issues (2)
- Pressure on local schools (1)
- Limited public transport to and from the parish (4)
- You feel that any new properties built would be given to people without a local connection (3)

Note: Numbers in brackets represent the actual number of responses

As can be seen, 'Limited public transport to and from the parish' 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:-

Totally spoil the tranquillity of the local area

Local Housing Market & Affordability



The last property sold in Sulby was in 2008. It was a 5 bed detached property which sold for £800,000.

Based on the following calculation (using current lending criteria)

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

Using this property, a household would need to earn at least £205,714 per year and have a 10% deposit of £80,000 to be able to afford the property.

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

Housing Register Analysis of Housing Need in Sulby

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

Conclusions

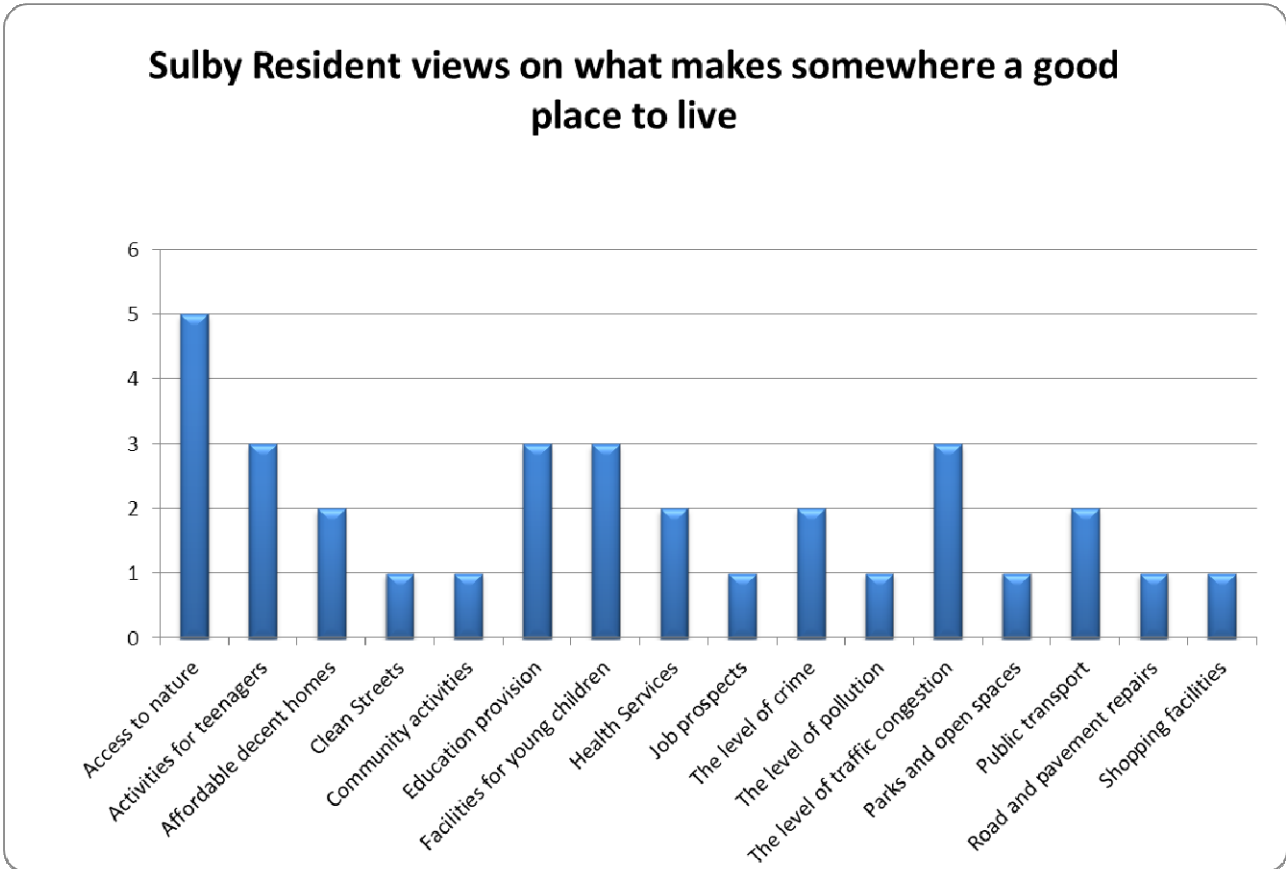
The analysis done by this survey identified no potential households in need of affordable housing in Sulby.

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.

Sulby 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.



Sulby residents views on what needs most improving

