



# **Everdon Parish Housing Needs Survey Report**

**December 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 Everdon, undertaken from the 12<sup>th</sup> November 2012 until the 10<sup>th</sup> December 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 Everdon 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 Everdon 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 Everdon, 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 12<sup>th</sup> November 2012 and closing on 10<sup>th</sup> December 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*

Everdon 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 Everdon Parish



Everdon Parish is located in Daventry District, Northamptonshire. It has 162 households made up of a parish population of 356 according to the 2011 Census.

Everdon is situated approximately five miles from Daventry Town and thirteen miles from Northampton Town

It contains 162 dwellings, of which 11 (7%) are social housing units, owned by Registered Providers working in the area.

## Survey Results

### Response Rate

A total of 166 Housing Needs Surveys were sent out to residents of Everdon in November 2012, of which 43 were returned, giving a response rate of 26%.

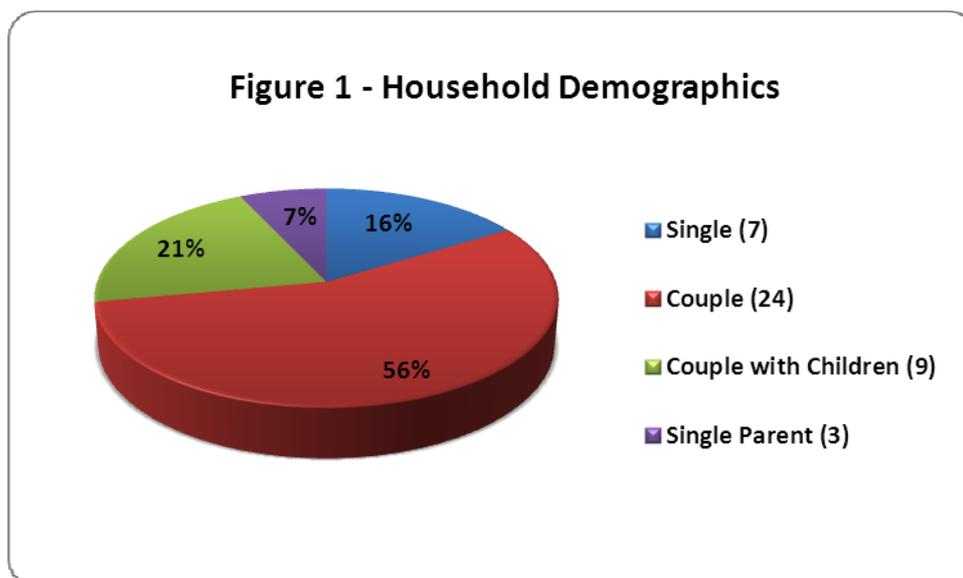
The survey questionnaire itself is split into 3 parts:  
Section A (“*About You and Your Neighbourhood*”),  
Section B (“*Housing Need*”) and  
Section C (“*Equality Monitoring*”).

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* (24).

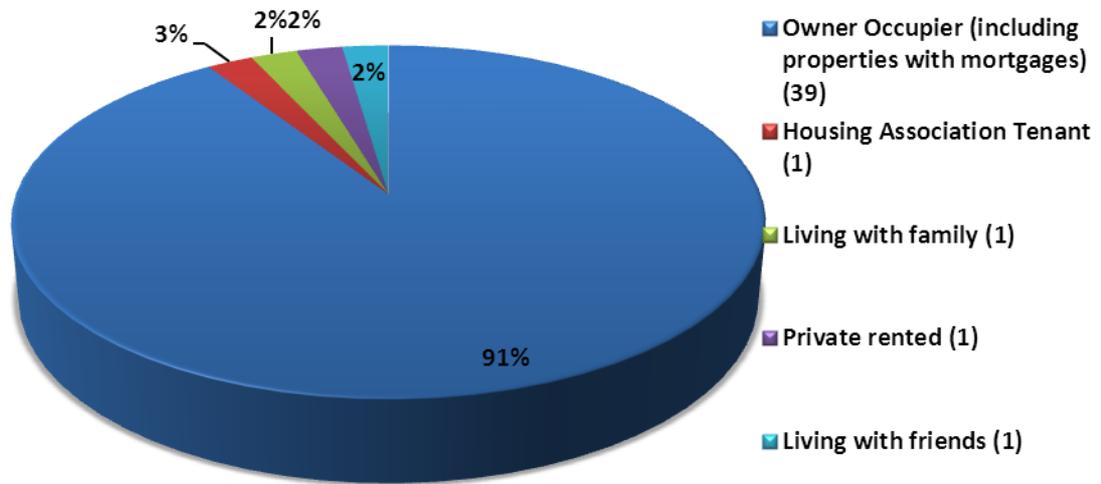


Note: Numbers in brackets represent the actual number of responses

### Tenure & Property Types

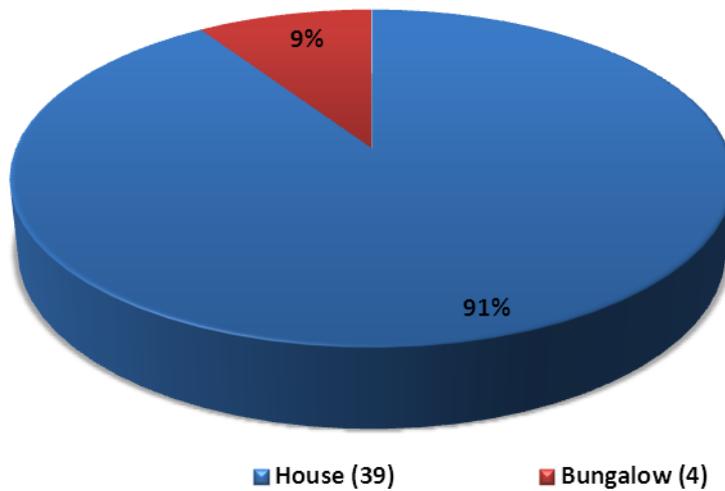
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

Figure 2 - Household Tenure



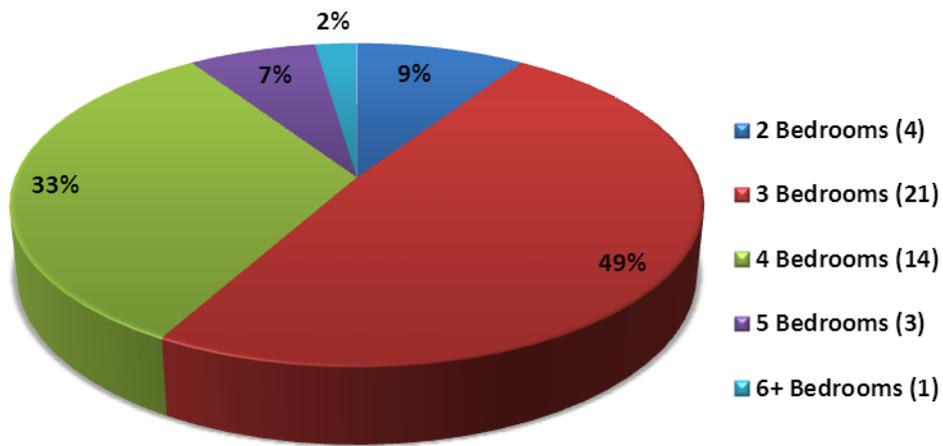
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

**Figure 4 - Number of Bedrooms**

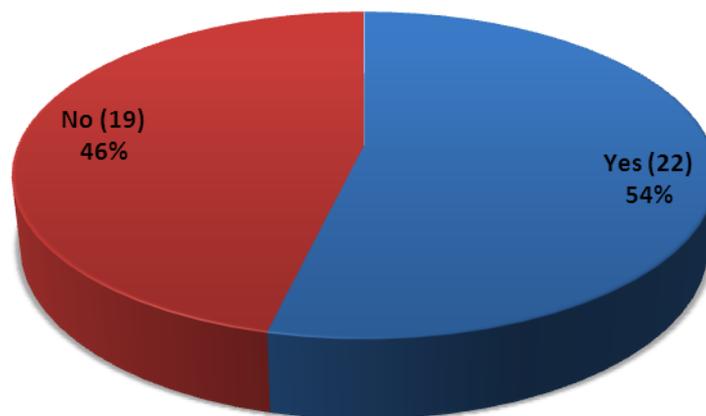


Note: Numbers in brackets represent the actual number of responses

**Opinions of Future Development**

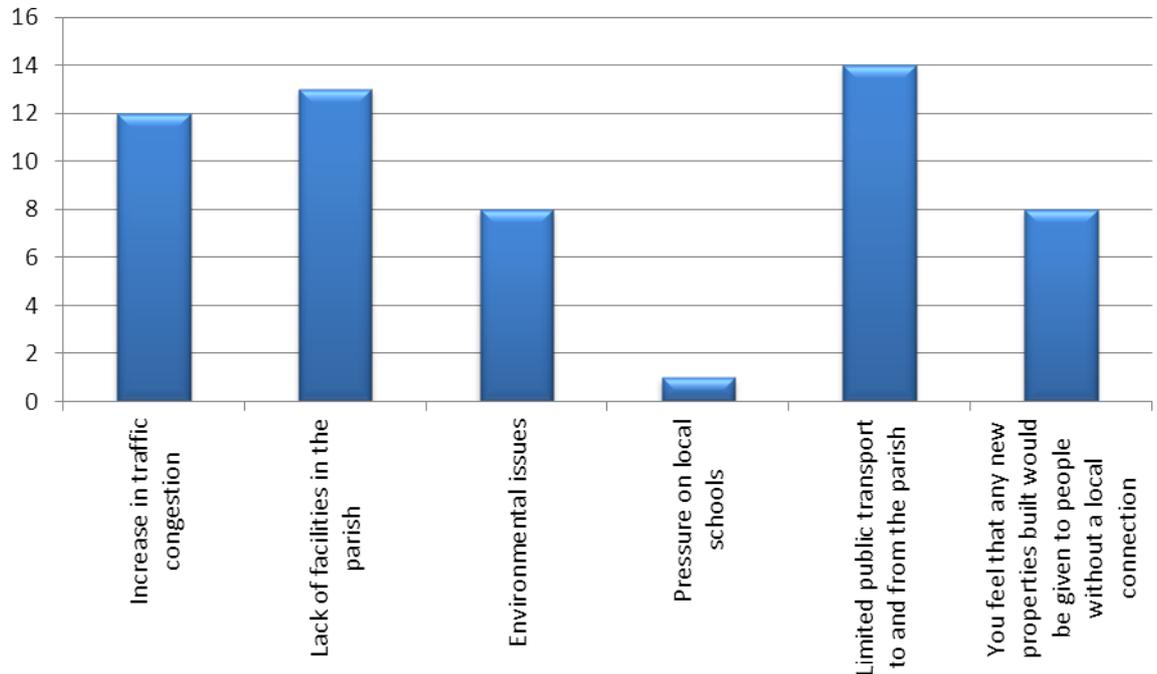
Of the 43 survey questionnaires received, 41 (95%) answered the question regarding future housing development in Everdon. 22 (54%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 19 (46%) disagreed with this. This is illustrated 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 'Limited public transport to and from the parish' was the most prominent.

### 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:-

*Any building should be appropriate for a conservation area village*

*Lack of public transport in and out of village makes life living here very difficult particularly for the elderly.*

*It is important that the character of the village is preserved and any additional development of new build houses would inevitable affect that. A recent report highlighted that there are one million empty houses in England, so we do not need further building especially in Green belt.*

*Adverse impact on the charm of the village*

*Quote from leaflet ' all affordable housing is built to at least the same standard as market housing*

*I would be in favour of a small housing development in the village only if there was better public transport and other facilities such as a shop were provided.*

*It seems that generally young people cannot afford to live where they were born, and properties are very expensive. I have lived here all my young life and as an adult have privately rented, but cannot afford to rent here now, even to care for my mother.*

*There are already council houses within the village, there were more*

*but these were sold off. Also there is insufficient space within the village for any more houses. House prices are currently too high to be affordable both in Everdon and the UK in general.*

*There is a danger of it becoming a retirement enclave – high value dwellings housing older people, housing said that there are a few facilities for younger people and little likelihood of farmland being released for any development*

*As long as it is for local people i.e. from the village not from Daventry.*

*Public transport would have to be improved.*

*Make whoever owns the empty house on the High Street, rent it out or sell it. Empty for 10 years +*

*Needs small scale private housing to improve the quality of local housing stock*

*Spoil nature of the village, roads cluttered with parked cars now, remove cars from public highway*

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Everdon since December 2010. There were 11 properties sold altogether with the cheapest of the homes selling for £215,000 for a detached house and the most expensive selling for £960,000 for a detached house.

**Table 1: House Sales in Everdon 1<sup>st</sup> September 2012 to 31<sup>st</sup> August 2013**

Year of Sale	House Type	Price (£)
2013	Detached	600,000
2012	Detached	390,000
2012	Detached	745,000
2012	Semi-detached	283,000
2011	Detached	340,000
2011	Terraced	349,950
2011	Detached	337,000
2010	Terraced	290,000
2010	Detached	715,000
2010	Detached	215,000
2010	Detached	960,000

Source – Zoopla.co.uk as at 17<sup>th</sup> December 2013

On the 17<sup>th</sup> December 2013, the Zoopla website was advertising three properties for sale. These are summarised in table 2 below. At the time of writing this report there were no properties for rent.

**Table 2: Properties for sale in Everdon October 2013**

Year	House Type	Price (£)
2013	5 bed detached	995,000
2013	4 bed bungalow	365,000
2013	3 bed semi detached	595,000

Source: Zoopla as at 11<sup>th</sup> October 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 £93,857 per year and have a 10% deposit of £36,500 to be able to afford the cheapest property currently for sale in Everdon Parish.

## 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 43 questionnaires received, 1 household (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.

The household could be broken down into a Single Parent household, living with family.

Reasons for needing accommodation included: independence, supporting relatives and could not afford to live in the Parish.

### 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
Living with Family	4	House	Living in Parish	Renting form a private landlord	2	House	No

### 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 Everdon



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 Everdon 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 no households in need of affordable housing in Everdon.

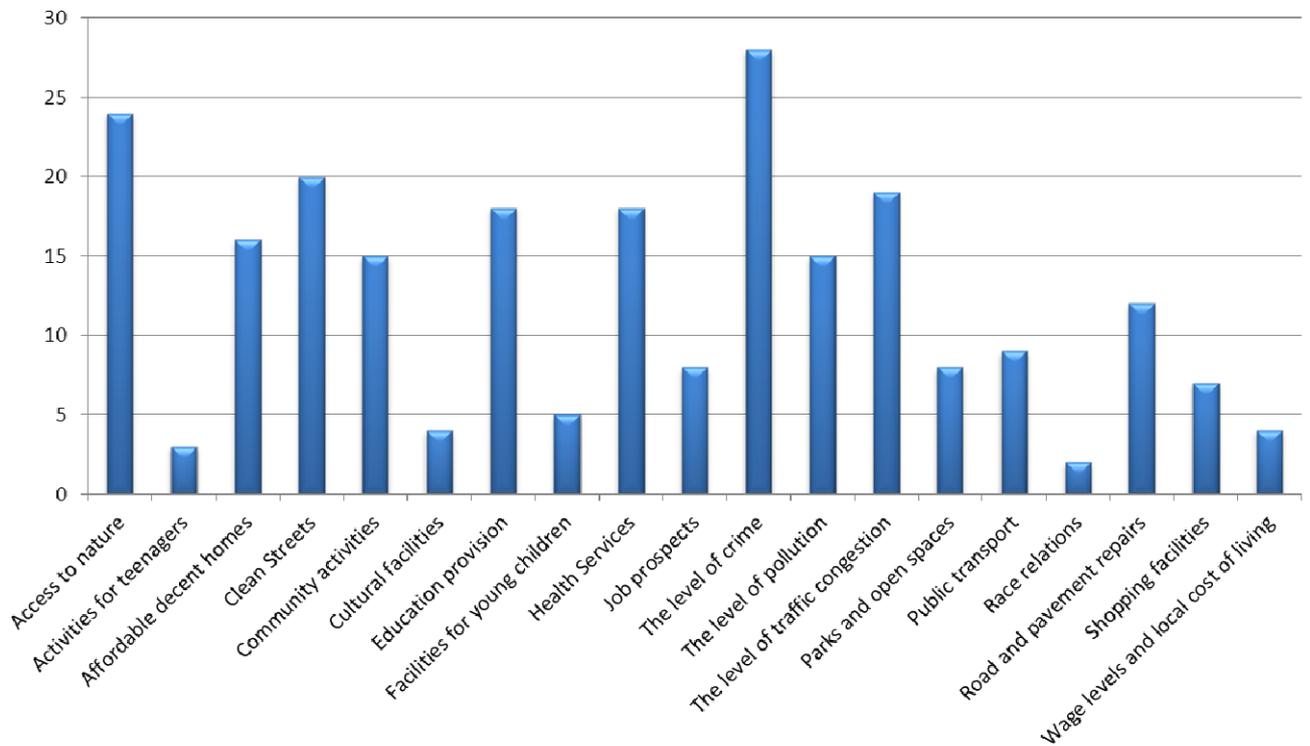
## Appendix A

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.

### Everdon 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.

**Everdon Residents views on what makes somewhere a good place to live**



### Everdon Residents view on what most needs improving

