



Arthingworth Parish Housing Needs Survey Report

March 2013

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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 Arthingworth, undertaken in March 2013.

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 Arthingworth 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 Arthingworth 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 Arthingworth, the parish council chose not to add anything further to the questionnaire.

Stage 3 – Survey

The survey was posted to all residents and 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 1st March 2013 and closing on 26th March 2013.

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

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

About Arthingworth Parish



Arthingworth Parish is located in the District of Daventry, Northamptonshire. It has a parish population of 231 living in 96 households according to the 2011 Census.

Arthingworth is situated approximately 21 miles north east of Daventry and 4 miles south of Market Harborough.

The Parish of Arthingworth contains 101 occupied properties of which only one is an affordable housing unit owned by a Registered Providers.

Survey Results

Response Rate

A total of 101 Housing Needs Surveys were sent out to residents of Arthingworth in March 2013, of which 36 were returned, giving a response rate of 36%.

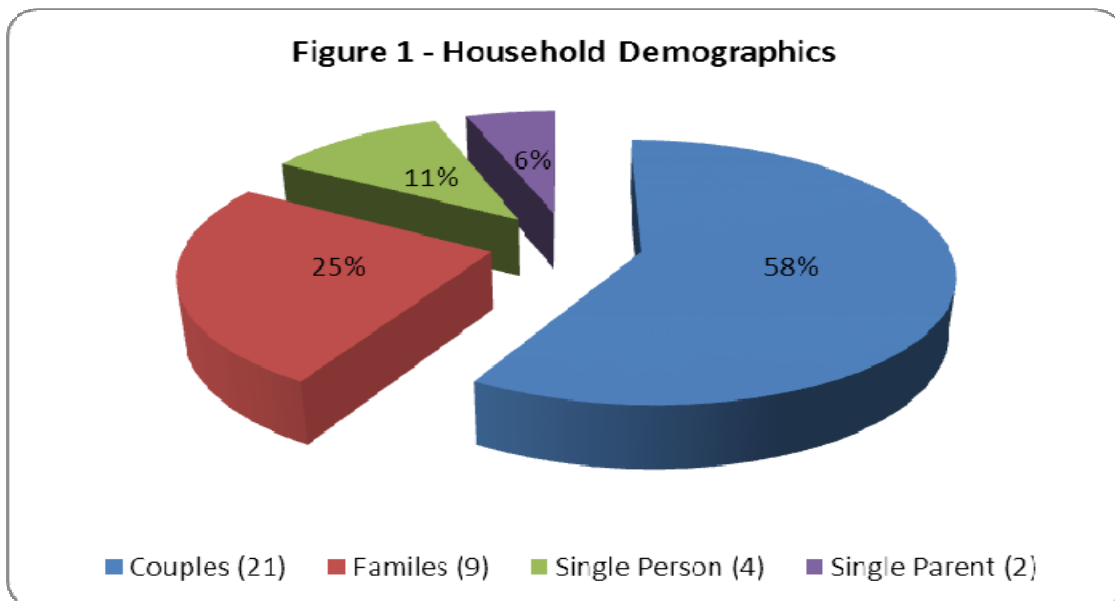
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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.

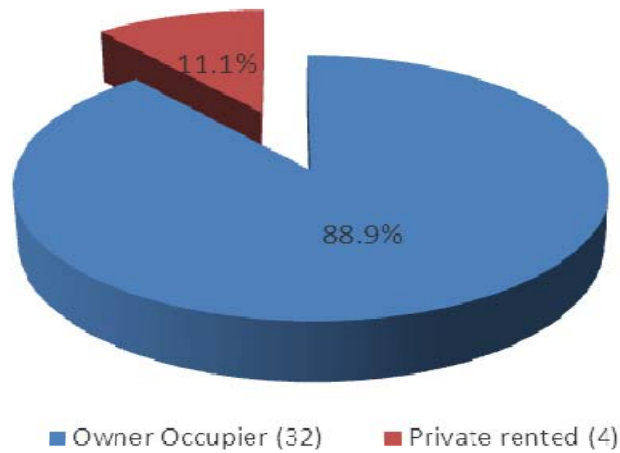
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples* (21).



Tenure & Property Types

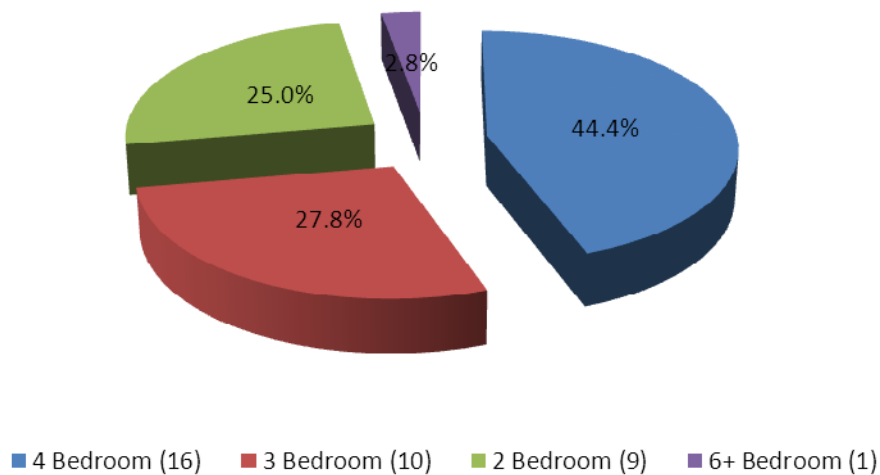
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 4 bedroom houses.

Figure 2 - Household Tenure



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Size of Property

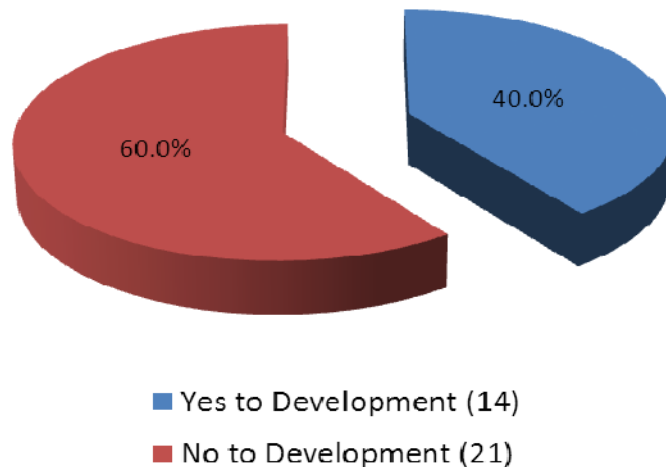


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

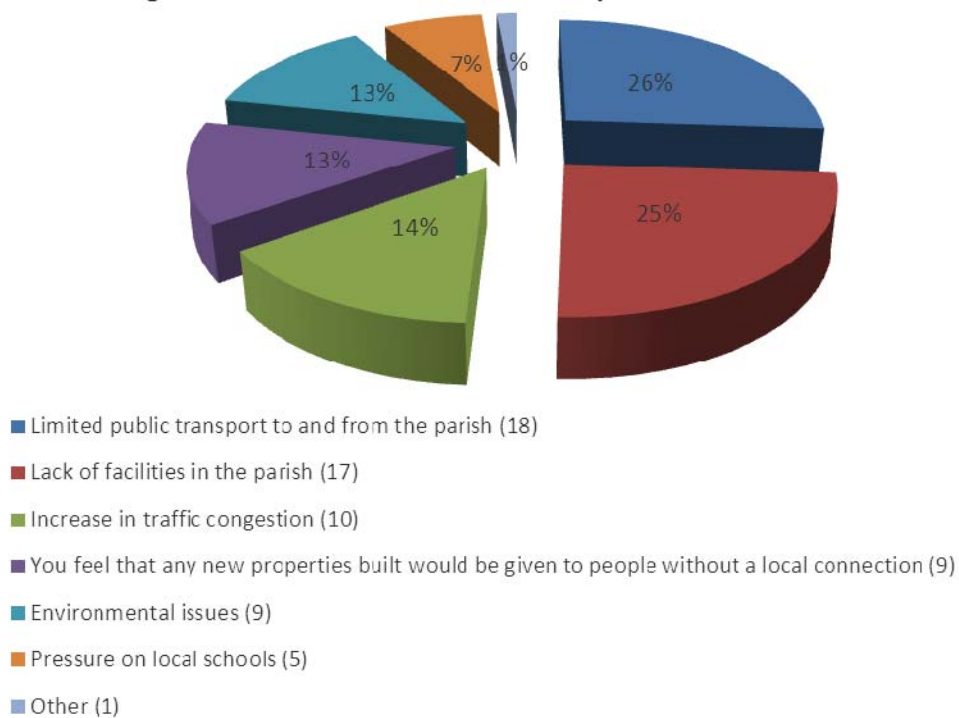
Of the 36 survey questionnaires received, 35 (97%) answered the question regarding future housing development in Arthingworth. 14 (40%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 21 (60%) disagreed with this. This 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 response

As can be seen, *Limited public transport to and from the parish* was the most prominent followed by *Lack of facilities in the parish*.

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:-

There is a lack of public transport.

Arthingworth Parish Housing Needs Survey March 2013

The village is small with a variety of housing. We don't need any more houses built.
I believe we need starter homes in Arthingworth - young people are moving out of village as they cannot afford "village" prices.
Developments should be relative to size of village. Type of housing should be carefully considered. Style of housing needs to be suitable. Parish council should have final say.
There are issues with one such landlord (not a good one) who already wants to build on land 'outside the village envelope' who can only do if he provides affordable housing.
As I do not know of anyone not being able to find accommodation I do not believe there is demand from the targeted audience.
No room (infill) and would fundamentally spoil the feel of the village.
The problem with the question is the definition of "small development" in this village 5 properties would/could be acceptable 10 would not.
Available affordable housing.
This is a small village which has very limited public transport, no shop or school. It is therefore unsuitable for any significant development.
There are unoccupied houses for rent in the village at the moment.
A small development of 4 terraced, 2 bedroom properties would be ideal as 2 of those houses would not be able to extend the properties, thereby ensuring that lower priced housing would be available for first time buyers.
Affordable housing is a need within the Parish but at the moment the village has flood concerns. If housing could be built within the existing properties rather than on fields this would be better.
Lack of starter homes.
There would be a risk that these properties could be built within sight of my home and beautiful views. I understand that there is a need. If homes could be tastefully built but without spoiling the living standards that current residents are used to ie beautiful views then I would not object.
That affordable housing means just that.
All houses of a reasonable size for young people are owned and let out at £400+ per month there is no chance for anyone to stay here. My brother and I both lived at home till our 30s before having a chance with a partner to find something and now these two properties are no longer available and were the last 2, we had to wait as we farm in the village.
We need a couple of small starter homes and homes for elderly. No more executive type of house. Max 1-2 bedrooms. Increase 5% of whole village as access is limited.
Majority of homes are owner occupied there are a few private rental opportunities therefore residents must be partly selected by these opportunities.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Arthingworth Parish from May 2010 to March 2013. There were 7 properties sold altogether with the cheapest of the homes selling for £150,000 and the most expensive selling for £320,000

Table 1: House Sales in Arthingworth 2010 to 2013

Year of Sale	House Type	Price
2011	3 Bed Terrace	£184,000
2011	3 Bed Detached	£320,000
2010	2 Bed Semi-Detached	£150,000
2010	3 Bed Detached	£225,000
2010	4 Bed Detached	£315,000
2010	2 Bed Terrace	£179,950
2010	Detached	£172,500

Source – Zoopla.co.uk

At the time of writing this report, there were 6 properties for sale and 1 property for rent within Arthingworth Parish. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Arthingworth October 2013

Year	House Type	Price (£)
2013	Terraced	139,950
2013	Semi-detached	184,950
2013	Bungalow	159,950
2013	Detached	375,000
2013	Detached	925,000
2013	Detached	1,950,000
2013	Detached	1,550,000
2013	Semi-detached	299,000
2013	Detached	595,000
2013	Detached	595,000

Table 3: Properties for rent in Arthingworth April 2013

Year	House Type	Price (£)
2013	3 bed Semi-detached	680 pcm

Source: zoopla

Based on the following calculation (using current lending criteria)

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

Using the cheapest property for sale in Table 2, a household would need to earn at least £35,987 per year and have a 10% deposit of £13,995 to be able to afford the cheapest property currently for sale in Arthingworth 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 £680pcm for the cheapest 3-bedroom property for rent in table 3, for the same size family to rent in Arthingworth, they would require an average income of around £715 per week or £3,093 per month or £37,125 per annum

Only one household stated they were in housing need. From the information provided they would not be able to afford to buy or rent any of the properties currently available in Arthingworth.

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 36 questionnaires received, one household (3%) 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.

Their household type can be summarised as single parent family.

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 Rented	2	House	Living in Parish	Private Rental	2	Flat/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



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 Arthingworth and a housing need is considered, the Housing Register has been analysed. This process did not identify any need.

Conclusion



The analysis done by this survey did not identify any households in need of affordable housing in Arthingworth:

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.

Arthingworth 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 7 & 8 show the responses received.

Figure 7 - Arthingworth residents views on what makes somewhere a good place to live

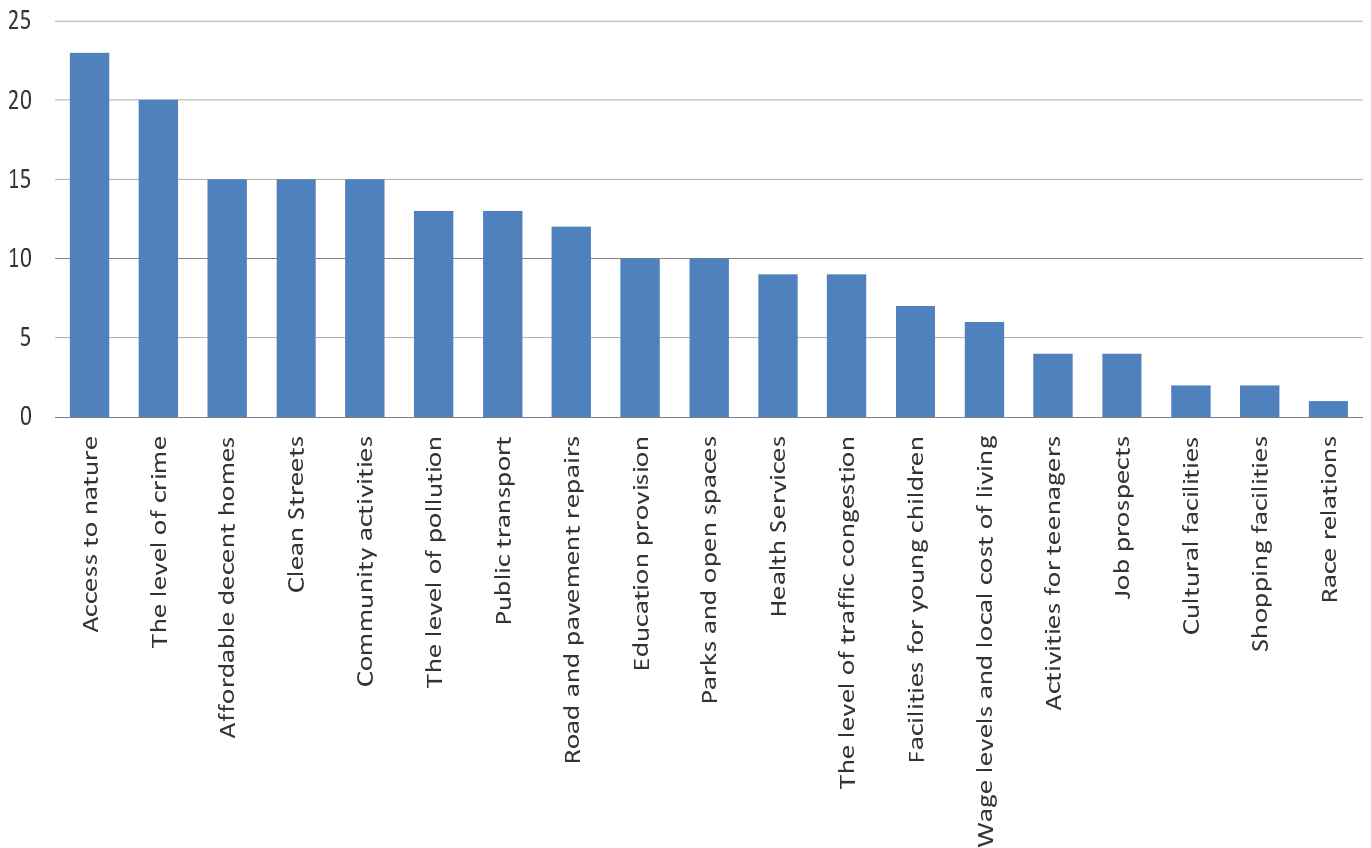


Figure 8 - Arthingworth Residents views on what needs improving

