



Clay Coton Parish Housing Needs Survey Report

July 2012

Contents



Introduction	Page 3
Methodology	Page 4
About Clay Coton	Page 5
Survey Results	Page 6
Local Housing Market & Affordability	Page 8
Section B Analysis of Housing Need	Page 9
Appendices	Page 11

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 Clay Coton, undertaken from the 10th July until the 4th August 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 Clay Coton 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 Clay Coton 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 Clay Coton, 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 10th July and closing on the 4th August 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

Clay Coton 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 Clay Coton Parish



Clay Coton Parish is located in Daventry District, Northamptonshire. It has 101 households made up of a parish population of 271 according to the 2011 Census.

Clay Coton is situated approximately 12 miles from Daventry Town and 16 miles from Northampton Town

It contains 106 dwellings, of which 1 (<1%) is a social housing unit, owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 18 Housing Needs Surveys were sent out to residents of Clay Coton in July 2012, of which 6 were returned, giving a response rate of 33%.

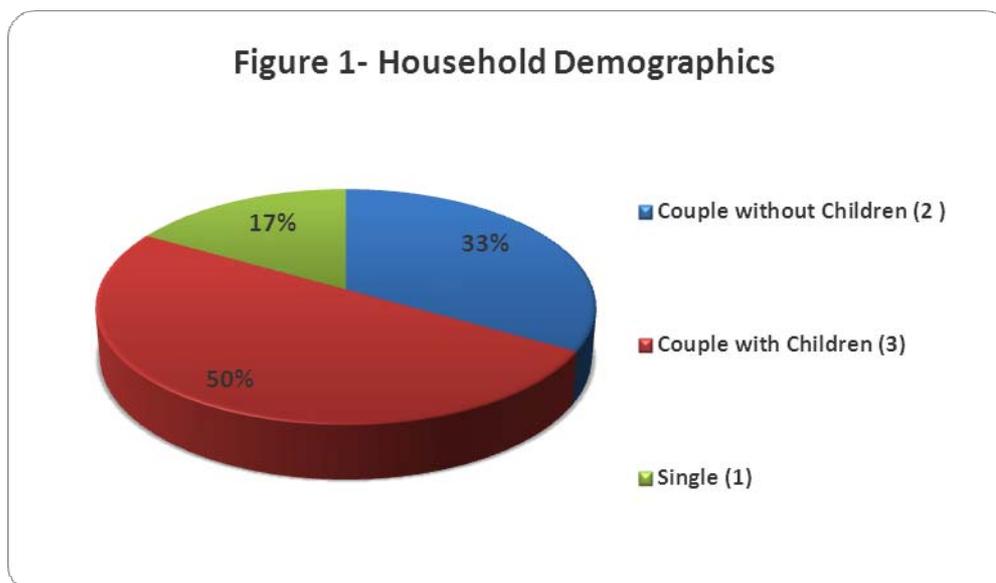
The survey questionnaire itself is split into 3 parts: Section A ("*About You and Your Neighbourhood*"), Section B ("*Housing Need*") and Section C ("*Equality Monitoring*").

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 *Couple with Children* (3).



Note: Numbers in brackets represent the actual number of responses

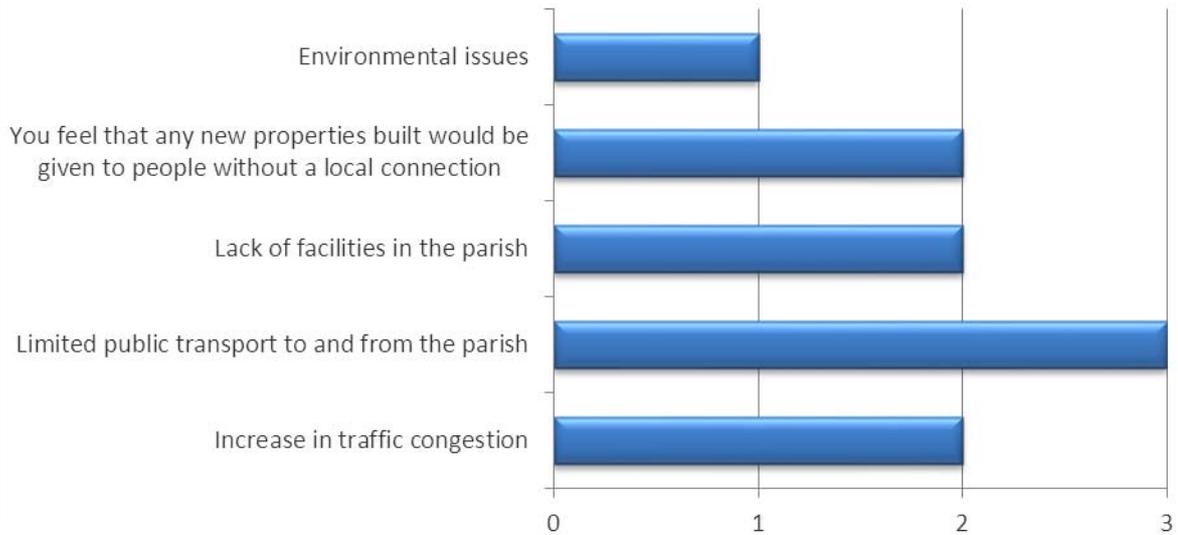
Tenure & Property Types

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

Opinions of Future Development

All 6 respondents answered the question regarding future housing development in Clay Coton. 2 households (33%) agreed in principle that they would be in favour of a small housing development for local people with a proven need and 4 (66%) disagreed with this.

Figure 2 - Concerns over new development



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 the above are detailed below:-

Housing allocations do not take responsibility for ensuring their properties are maintained in an acceptable clean and tidy manner. This is already apparent and quite disgusting if people look.

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:-

I would support a small development if built in a traditional style in keeping with the area
If any more houses are built in the village there would be more flooding, since the last new house was built on the flood plane and since it was a mansion and not a cottage – it contributed to the situation.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Clay Coton There were 2 properties sold,.

Table 1: House Sales in Clay Coton January 2012 until November 2013

Year of Sale	House Type	Price (£)
2012	Detached	478,000
2011	Detached	1,230,000

Source – Zoopla.co.uk

Based on the following calculation (using current lending criteria)

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

Using the house sold for £478,000 in Table 1, a household would need to earn at least £122,914 per year and have a 10% deposit of £47,800 to be able to buy 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 43 questionnaires received, 0 households (0%) 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.

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 Clay Coton



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 Clay Coton and a housing need is considered, the Housing Register has been analysed.

This process has identified no additional households in need of housing within Clay Coton.

Conclusions

The analysis done by this survey identified no potential households in need of housing in Clay Coton.

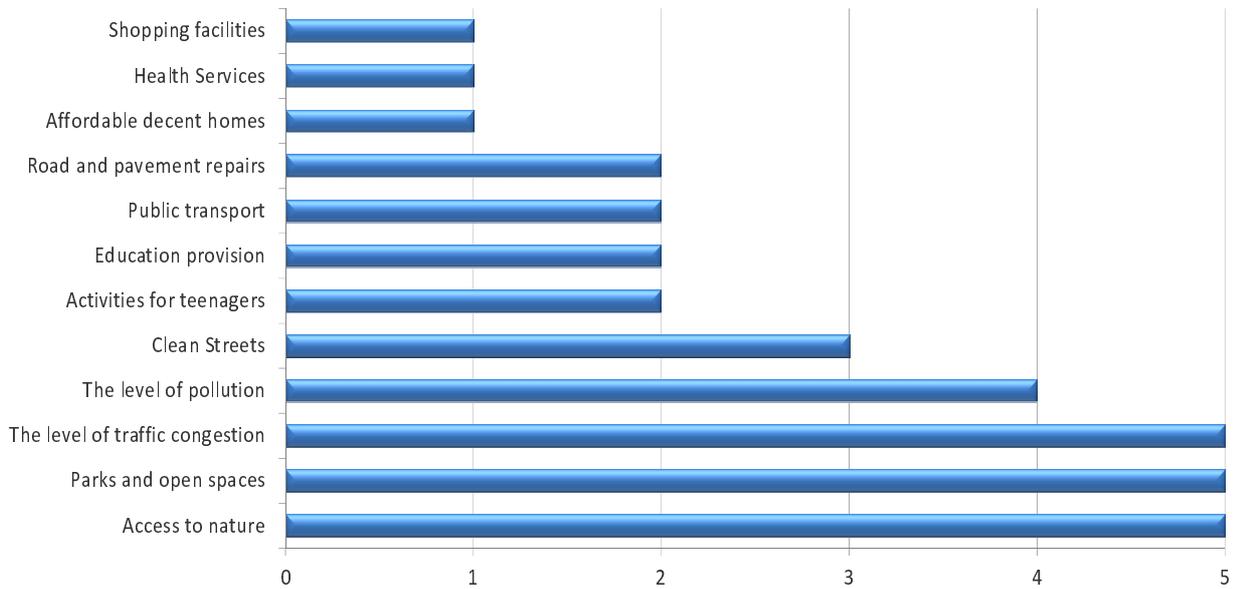
Appendix A

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.

Clay Coton 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.

Clay Coton residents views on what makes somewhere a good place to live



Clay Coton resident views on what needs to be improved within the parish

