



Cold Ashby Parish Housing Needs Survey Report

July 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 Cold Ashby, undertaken from the 10th June until the 13th July 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 Cold Ashby 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 Cold Ashby 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 Cold Ashby, 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 June and closing on the 13th July 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

Cold Ashby 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 Cold Ashby Parish



Cold Ashby Parish is located in Daventry District, Northamptonshire. It has 121 households made up of a parish population of 278 according to the 2011 Census.

Cold Ashby is situated approximately 14 miles from Daventry Town and 14 miles from Northampton Town

It contains 124 dwellings, of which 10 (8%) are social housing units, owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 123 Housing Needs Surveys were sent out to residents of Cold Ashby in October 2013, of which 43 were returned, giving a response rate of 35%.

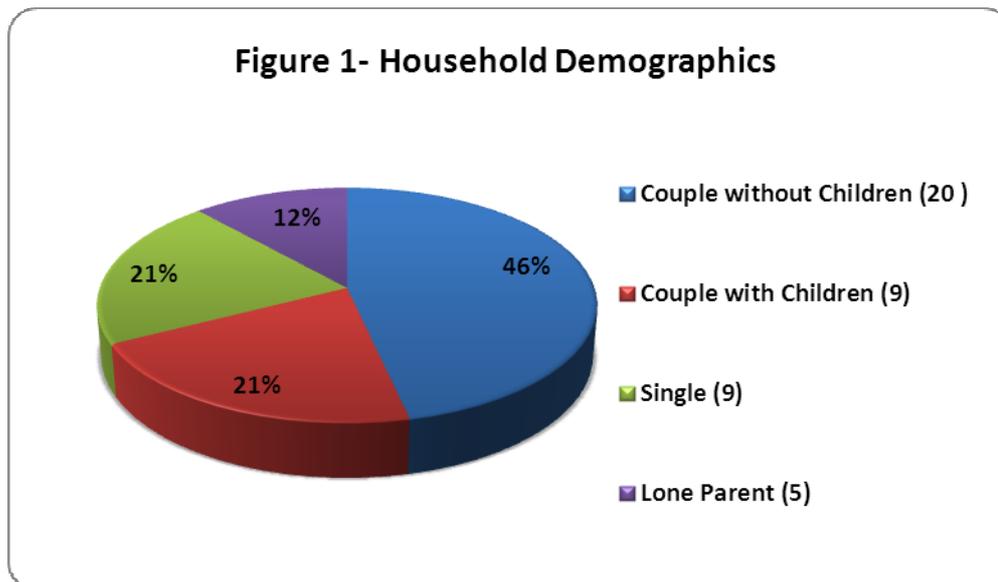
The survey questionnaire itself is split into 3 parts: Section A (*“About You and Your Neighbourhood”*), Section B (*“Housing Need”*) and Section C (*“Equality Monitoring”*).

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 without Children* (20).

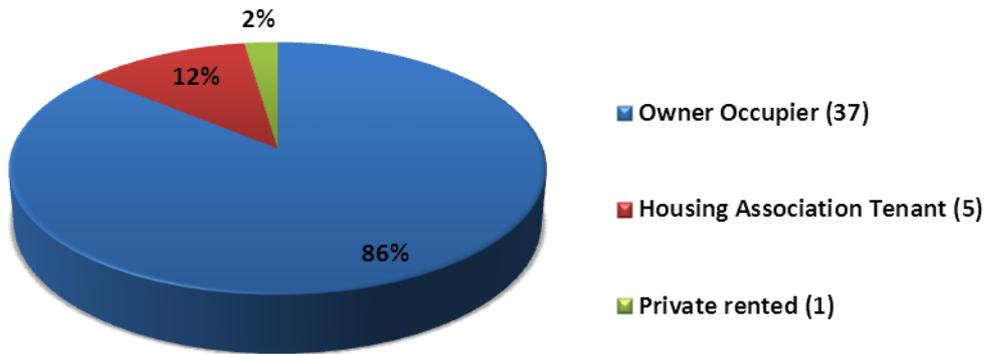


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

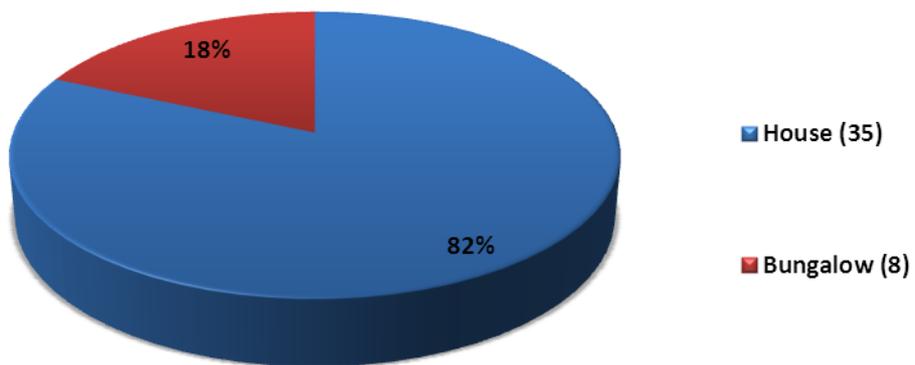
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

Figure 2 - Tenure Demographics



Note: Numbers in brackets represent the actual number of responses

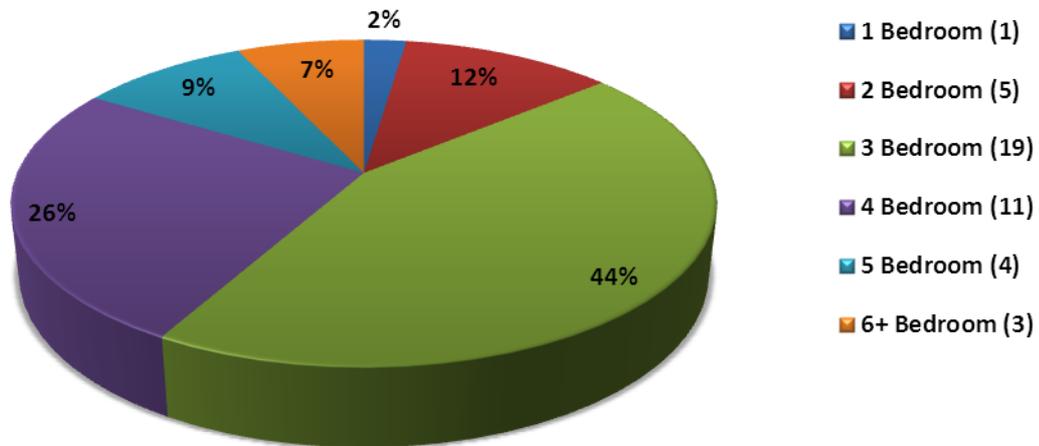
Figure 3 - House Type



Numbers in brackets represent the actual number of responses

Note:

Figure 4 - Number of Bedrooms

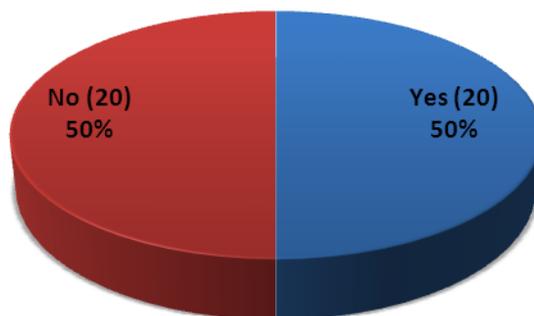


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

40 respondents answered the question regarding future housing development in Cold Ashby. 20 households (50%) agreed in principle that they would be in favour of a small housing development for local people with a proven need and 20 (50%) 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.

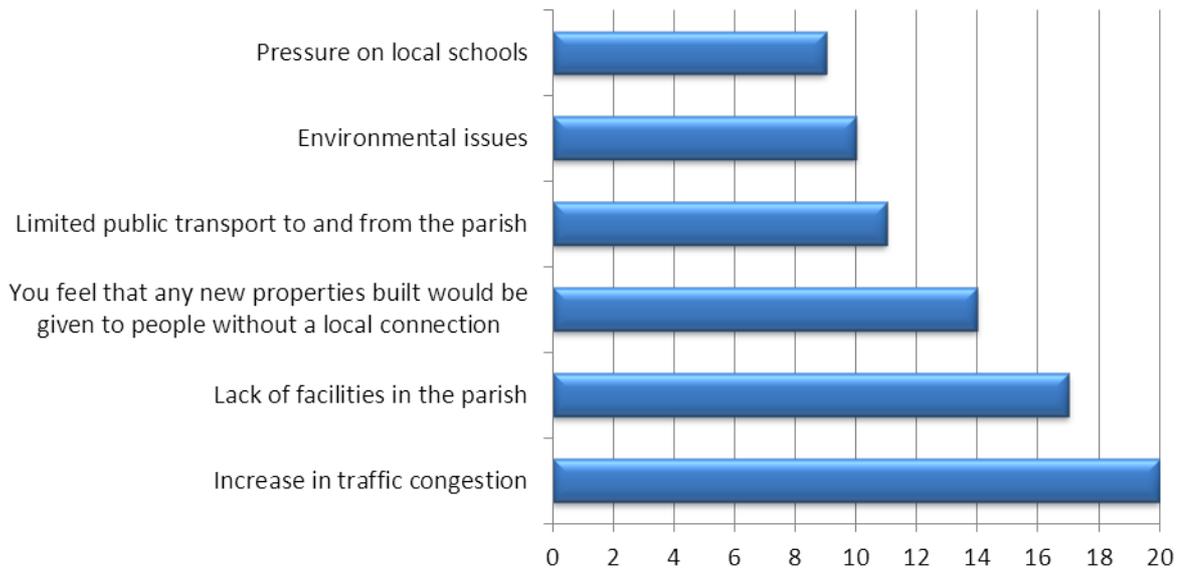
Figure 5 - opinions on small scale development for local people



Note:

Numbers in brackets represent the actual number of responses

Figure 6 - concerns over new development



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:-

The properties will then be offered to people based on their level of need. I don't consider this to be an approach compatible with small village, more suited to an urban location, where support services exist

Lack of balance in growth

Small village would disappear hence the reason for living here

All the above would spoil the village ethos.

Previous affordable housing/rented housing sold to occupiers – could be a never ending cycle

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:-

More than enough new houses have already been built in the village.

I think all villages in Daventry District should increase the affordable housings stock by 5 - 10 units

Bungalows for elderly affordable housing for younger people

I would be in favour of a small housing development within the parish if they were for local people only. Also if plans for a development are agreed by both parish and council are firmly adhered to.

We would be in favour of a small development but would be worried about increase in traffic congestion, lack of facilities in parish, limited public transport and these houses being given to people without a local connection.

We need a mix of development - some small housing, some "medium" housing and some large housing, so as to achieve a balance in the growth of Cold Ashby - we do not need a small housing development alone.

Housing would be given to socially dysfunctional benefits scroungers which

cause trouble in local area! Why should I pay for working and saving hard to live in a nice safe area for you to provide for professional baby making machines.

The village requires regeneration. The facilities within the village are underused at present and a small housing development would assist in regenerating the community.

Do not need any houses in this small wonderful village

Small housing should be a priority as it helps local youngsters to stay in their community.

Insufficient local services, infrequent buses - no shop

Ideal rural/scenic countryside for leisure accomodation

Our parish needs housing we must keep it alive. In the past, son and daughters could not afford to live in the parish and our parish council can not see that we need housing association for our youngsters.

The last housing survey carried out by a housing association was not supported by the Parish Council at old Ashby, we need affordable housing to keep the youngest here. The last council homes let here , one went to people who came from Daventry Town!

"Do not bulldoze paradise to put up more houses that can only be afforded by commuters!" it will destroy the village. People who like to live in places such as Cold Ashby do not usually expect great services eg regular bus service, because it is quite remote. Affordable Housing residents may usually have to rely on this so it is not a reasonable consideration.

We really need more bungalows for OAP's - we only have two at the moment.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Cold Ashby from January 2011 until December 2012. There were 4 properties sold altogether with the cheapest of the homes selling for £150,000 for a detached house and the most expensive selling for £975,000 for a detached house.

Table 1: House Sales in Cold Ashby January 2012 until November 2013

Year of Sale	House Type	Price (£)
2012	Detached	283,850
2012	Semi-detached	150,000
2012	Detached	215,000
2011	Semi-detached	159,000

Source – Zoopla.co.uk

At the time of writing this report there were no properties for sale or rent within Cold Ashby Parish.

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 £150,000 in Table 1, a household would need to earn at least £38, 571 per year and have a 10% deposit of £15,000 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 Cold Ashby



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 Cold Ashby and a housing need is considered, the Housing Register has been analysed.

This process has identified no additional households in need of housing within Cold Ashby.

Conclusions

The analysis done by this survey identified no potential households in need of housing in Cold Ashby.

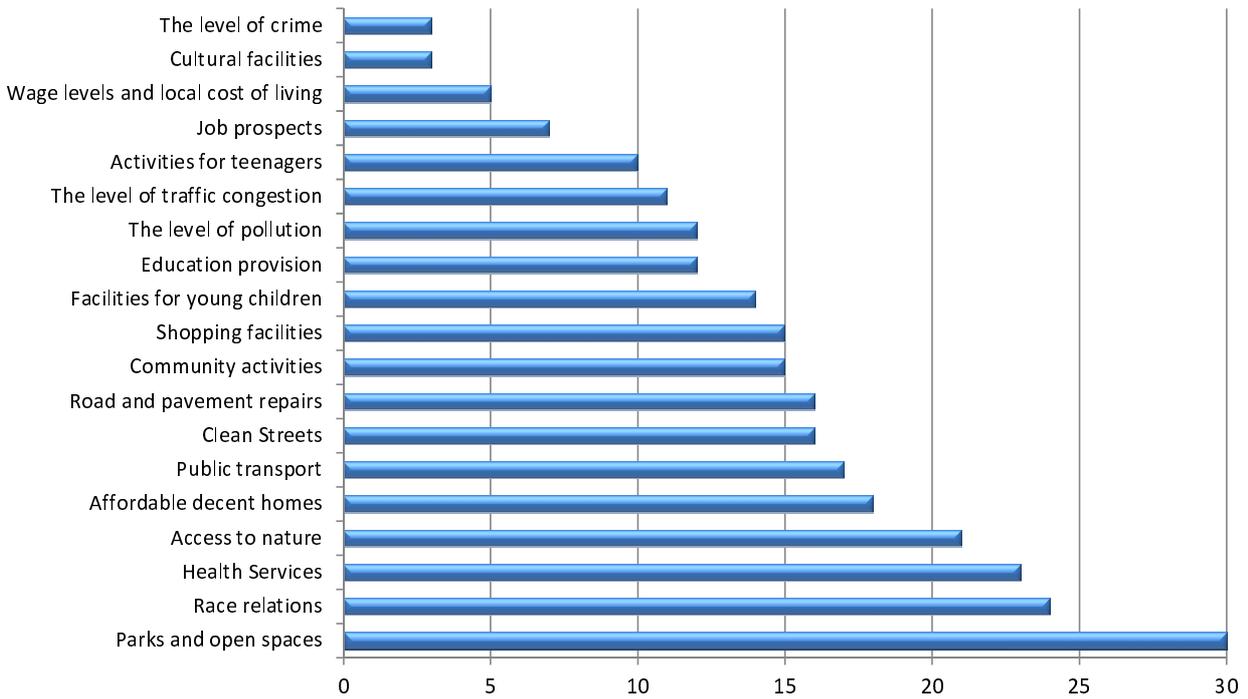
Appendix A

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.

Cold Ashby 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.

Cold Ashby residents views on what makes somewhere a good place to live



Cold Ashby resident views on what needs to be improved within the parish

