



Hellidon Parish Housing Needs Survey Report

February 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 Hellidon, undertaken from the 1st February 2013 until 26th February 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 Hellidon 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 Hellidon 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 Hellidon, 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 1st February 2013 and closing on 26th February 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

Hellidon 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 Hellidon Parish



Hellidon Parish is located in Daventry District, Northamptonshire. It has 117 households made up of a parish population of 282 according to the 2011 Census.

Hellidon is situated approximately five and a half miles from Daventry Town and eighteen miles from Northampton Town

It contains 127 dwellings, of which 1 is a social housing unit, owned by a Registered Provider working in the area.

Survey Results

Response Rate

A total of 100 Housing Needs Surveys were sent out to residents of Hellidon in February 2013, of which 32 were returned, giving a response rate of 32%.

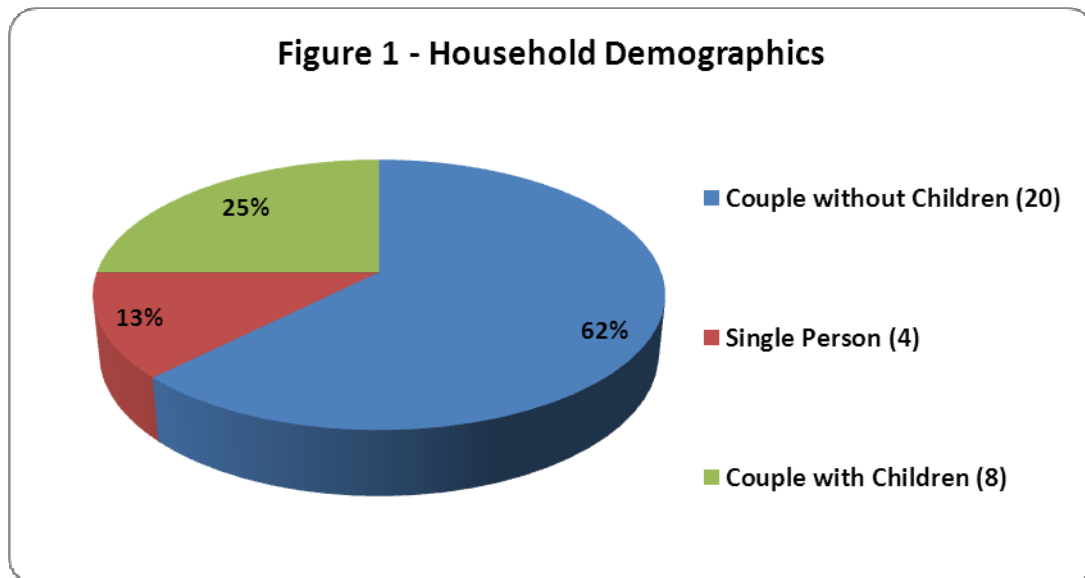
The survey questionnaire itself is split into 3 parts:
 Section A ("*About You and Your Neighbourhood*"),
 Section B ("*Housing Need*") and
 Section C ("*Equality Monitoring*").

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 without Children* (20).

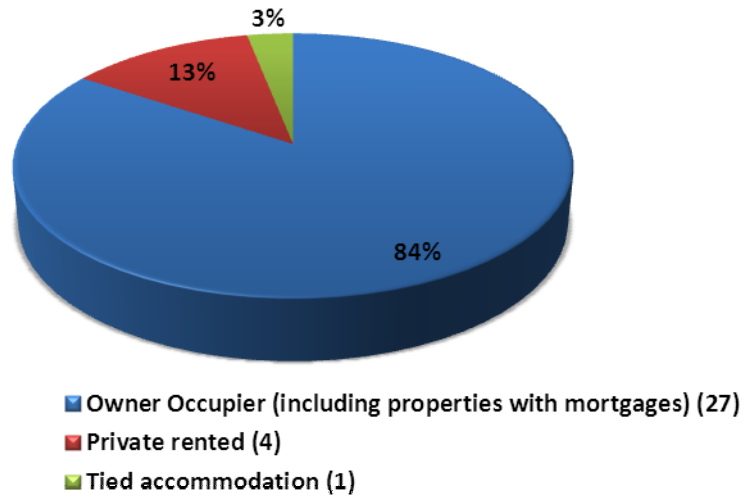


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

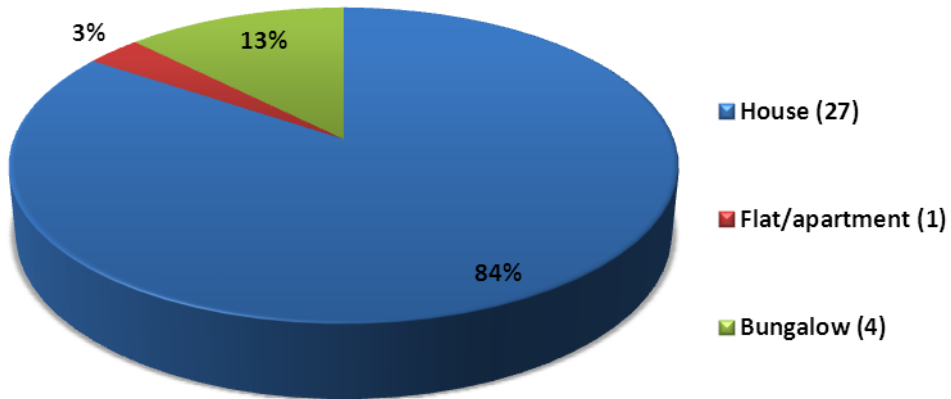
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 4 bedroom houses.

Figure 2 - Household Tenure



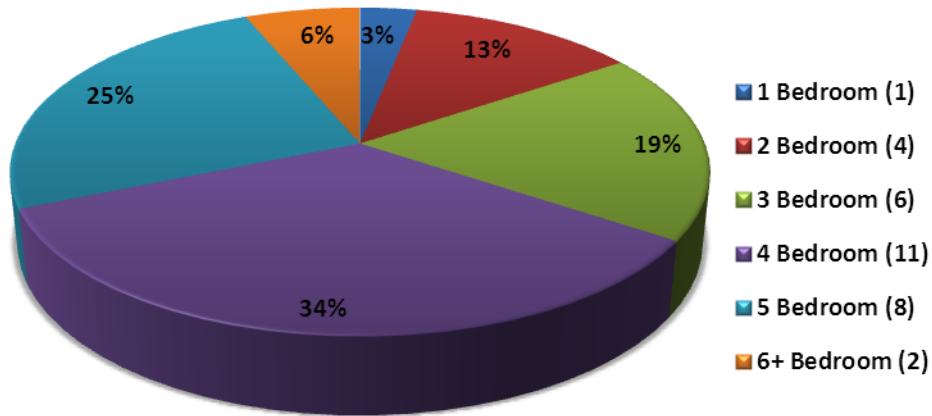
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Number of Bedrooms

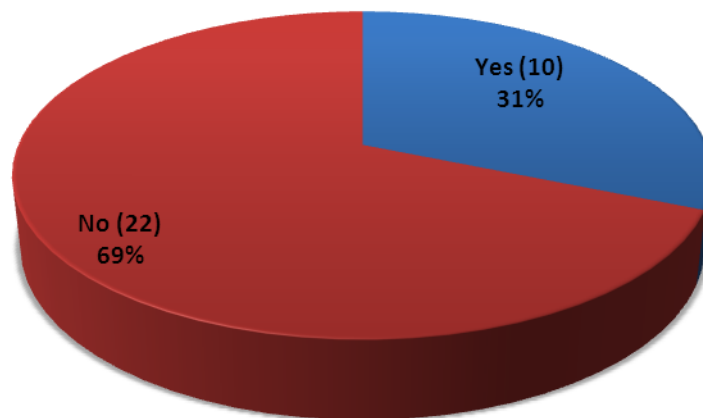


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

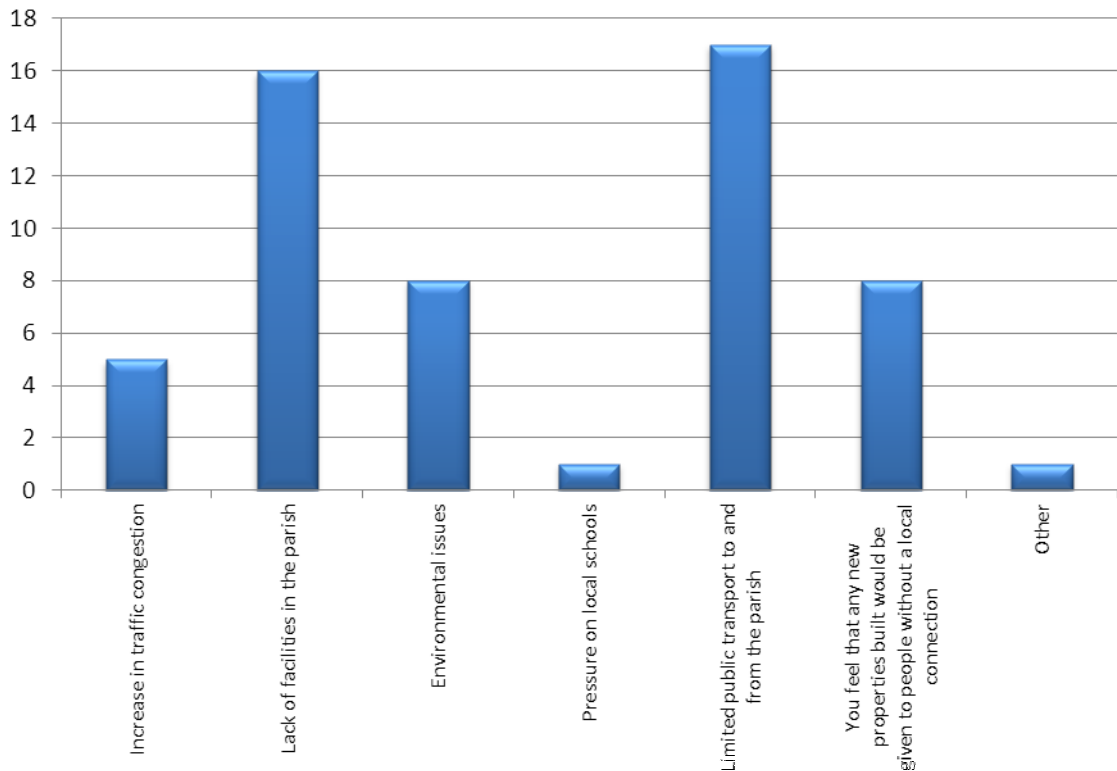
All 32 respondents answered the survey question regarding future housing development in Hellidon. 10 (31%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 22 (69%) disagreed with this. This is illustrated in Figure 5 with 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 *'pressure on local schools'*.

Other comments made in respect of this question included the following:-

There is an opportunity for one or two small two bedroom houses or barn conversions, but this should be done by the private sector not imposed by councils or planners

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:-

Opposed to any exploitation of the concept of an exception site as a route to building within the conservation area which is only a part of the parish

A Council imposed development was done in Priors Marston, Warwickshire and its built in cheap, wrong coloured stone and is a total eyesore. Council has already tried to get planning for a large house in Hellidon last year when that could have been one or two bedroom houses, proving this should not be left to councils or planners

There is a need to control the population - after their education the young cannot be employed if this country of ours is a green and pleasant land policy should be to be struggle to maintain it.

Hellidon is a village populated by commuters and retired owner

occupiers. I do not believe there is a need or a demand for people with genuine local connections

We have lived in this village for over 25 years and there has never been an occasion where no property has been up for sale. Usually there is an average of 2 - 4 available at any one time - so where is the justification for building more?

No public transport for schools other than catchment provide free

This is a strongly conservation village.

The beauty of the village is its small size and the age of the dwellings.

Any new housing would be out of character

Hellidon is a small village which has diminished rapidly in size over

decade, it doesn't provide housing for children of local owners

Need for private and council bungalows for elderly - so they can move out of large houses.

Conservation area, further building detrimental to the nature of the area. Area of outstanding natural beauty

Don't exasperate an already inherent problem, we have NO facilities for youth and are such a small village that any additional housing at is just going to create issues for whoever moves here. Concentrate on areas that can accommodate. Ours is a very small village where a car is essential to do anything - shop, school, activities etc. That is both awkward and what makes it a good place to live.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Hellidon from July 2009 until October 2013. There were 10 properties sold altogether with the cheapest of the homes selling for £292,500 for a semi-detached house and the most expensive selling for £800,000 for a detached house.

Table 1: House Sales in Hellidon July 2009 to October 2013

Year of Sale	House Type	Price (£)
2013	Semi-detached	292,500
2010	Detached	800,000
2010	Detached	473,000
2010	Link-detached	675,000
2010	Detached	535,000
2010	Detached	757,000
2009	Semi-detached	410,000
2009	Detached	520,000
2009	Detached	450,000
2009	Semi-detached	399,950

Source – Zoopla.co.uk as at 22nd January 2014

On the 22nd January 2014, the Zoopla website was advertising one property for sale which is summarised in table 2. There were no properties for rent within Hellidon.

Table 2: Properties for sale in Hellidon October 2013

Year	House Type	Price (£)
2013	Detached	535,000

Source: Zoopla as at 22nd January 2014

Based on the following calculation (using current lending criteria)

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

And using the family property for sale in Table 2, a household would need to earn at least £137,571 per year and have a 10% deposit of £53,500 to be able to afford the property currently for sale in Hellidon 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 32 questionnaires received, 1 household completed 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 lived with family and was looking to buy a shared ownership property.

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 Hellidon



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 Hellidon and a housing need is considered, the Housing Register has been analysed. This process has identified no additional households with a local connection to Hellidon

Conclusions

The analysis done by this survey identified 1 potential household in need of affordable housing in Hellidon. This is broken down as follows;

Shared Ownership

1 x 2 bed House or Flat

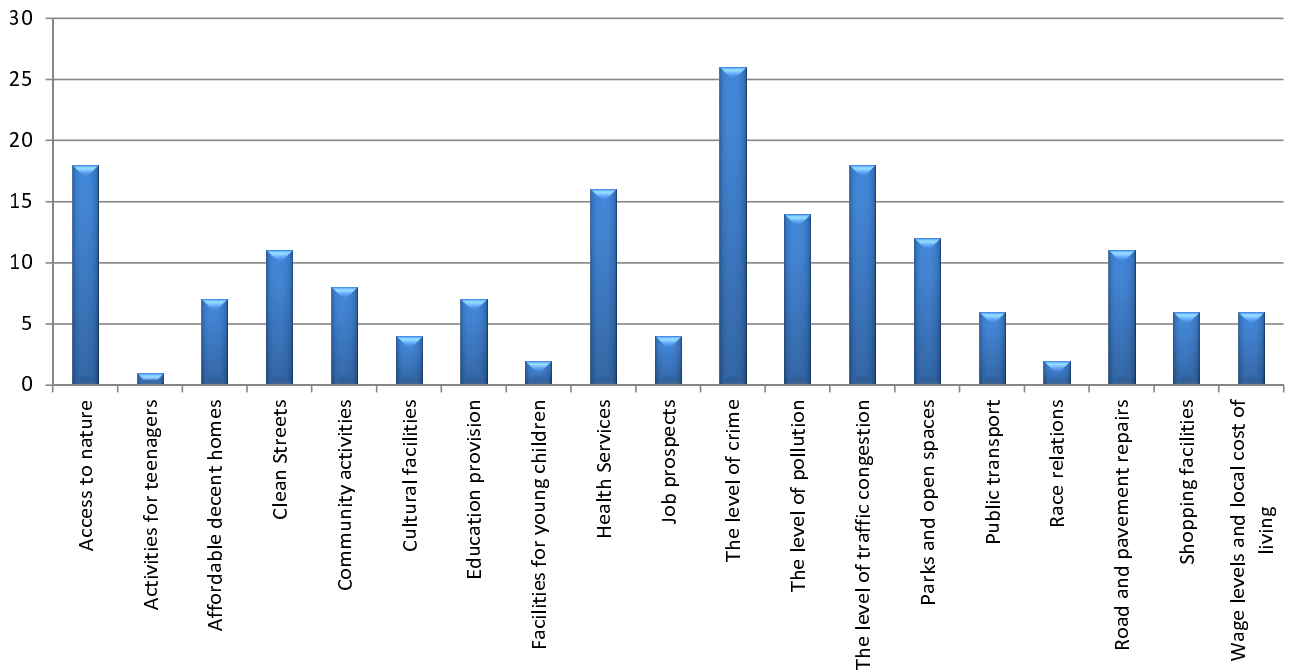
Appendix A

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.

Hellidon 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.

Hellidon residents views on what makes somewhere a good place to live



Hellidon Residents views on what most needs improving

