



# **Fawsley 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 Fawsley, undertaken from the 1<sup>st</sup> February 2013 until 26<sup>th</sup> 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 Fawsley 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 Fawsley 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 Fawsley, 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 1<sup>st</sup> February 2013 and closing on 26<sup>th</sup> 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*

Fawsley 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 Fawsley Parish



Fawsley Parish is located in Daventry District, Northamptonshire.

Fawsley is situated approximately four and a half miles from Daventry Town and fourteen miles from Northampton Town

## Survey Results



### ***Response Rate***

A total of 17 Housing Needs Surveys were sent out to residents of Fawsley in February 2013, of which 1 was returned, giving a response rate of 3%.

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*").

The response rate for Fawsley Parish was too small to carry out any significant analysis.

The Household also did not complete Section B to indicate they may be in need. For this reason no further analysis was done on the returned form.

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Fawsley from May 2009 until October 2013. There were two properties sold altogether with the cheapest of the homes selling for £665,000 for a semi-detached house and the most expensive selling for £800,000 for a detached house.

**Table 1: House Sales in Fawsley May2009 to October 2013**

Year of Sale	House Type	Price (£)
2011	Detached	800,000
2009	Detached	665,000

Source – Zoopla.co.uk as at 22<sup>nd</sup> January 2014

On the 22<sup>nd</sup> January 2014, the Zoopla website showed no properties for rent or sale within Fawsley.

Based on the following calculation (using current lending criteria)

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

And using the last sold property in Table 1, a household would need to earn at least £205,714 per year and have a 10% deposit of £80,000 to be able to afford the property currently for sale in Fawsley 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

No households completed this section.

## **Housing Register Analysis of Housing Need in Fawsley**



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

This process has identified no additional households with a local connection to Fawsley

## **Conclusions**

The analysis done by this survey identified no potential household in need of affordable housing in Fawsley.