



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

Kelmarsh 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 Kelmarsh Parish



Kelmarsh Parish is located in Daventry District, Northamptonshire. It has 84 households made up of a parish population of 208 according to the 2011 Census.

Kelmarsh is situated approximately 20 miles from Daventry Town and 13 miles from Northampton Town

It contains 88 dwellings none of which are social housing units, owned by Registered Providers working in the area.

## Survey Results

### Response Rate

A total of 38 Housing Needs Surveys were sent out to residents of Kelmarsh in February 2013, of which 11 were returned, giving a response rate of 32%.

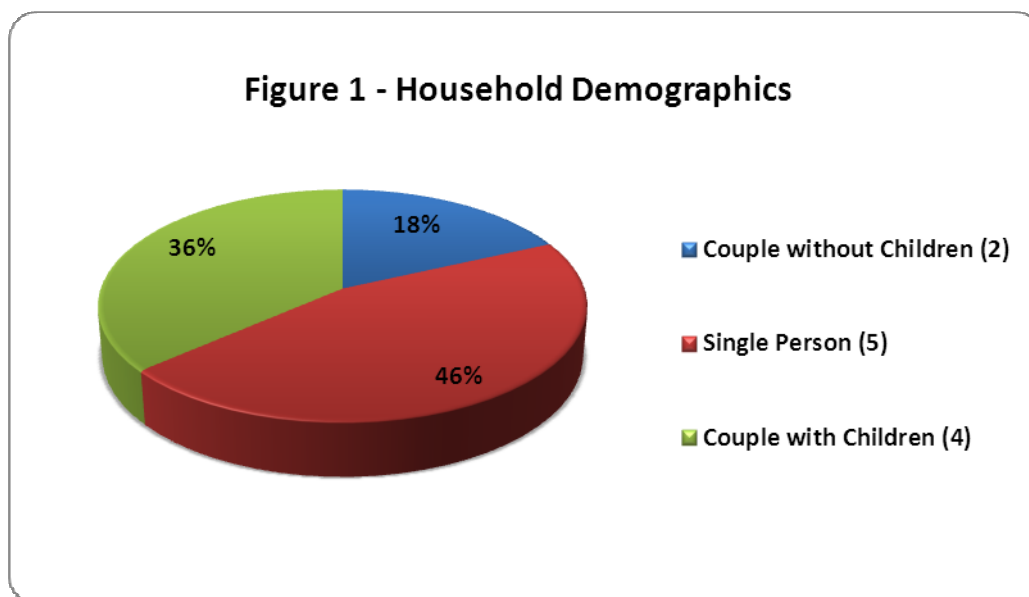
The survey questionnaire itself is split into 3 parts:  
Section A ("*About You and Your Neighbourhood*"),  
Section B ("*Housing Need*") and  
Section C ("*Equality Monitoring*").

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 *Single person (5)*.

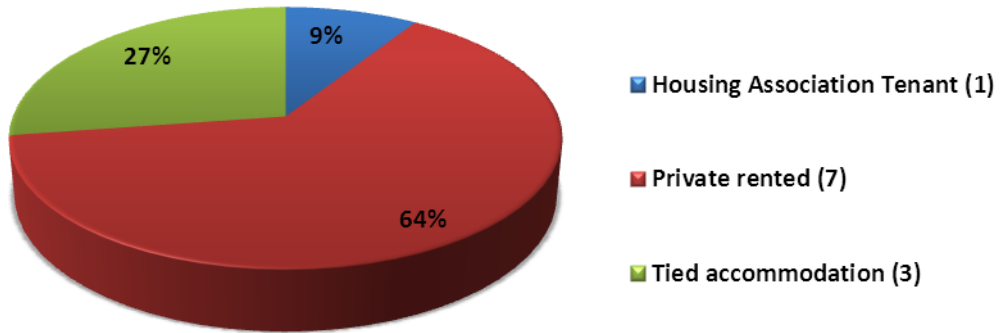


*Note: Numbers in brackets represent the actual number of responses*

### Tenure & Property Types

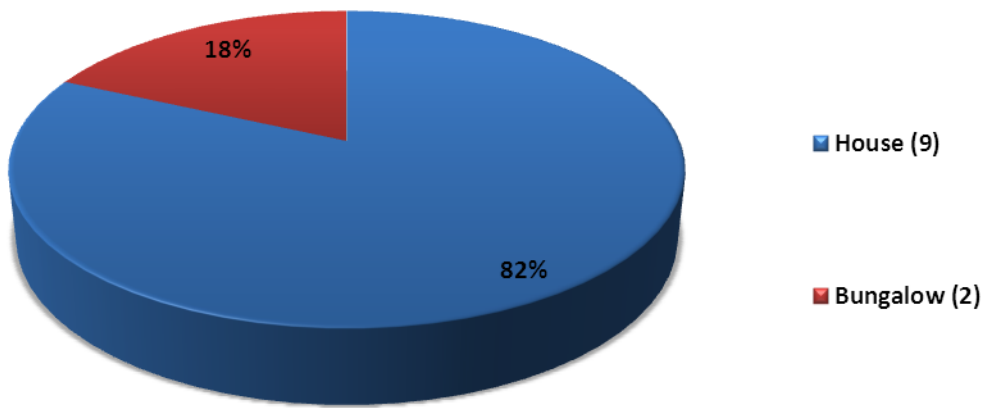
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in privately rented 3 bedroom houses.

Figure 2 - Household Tenure



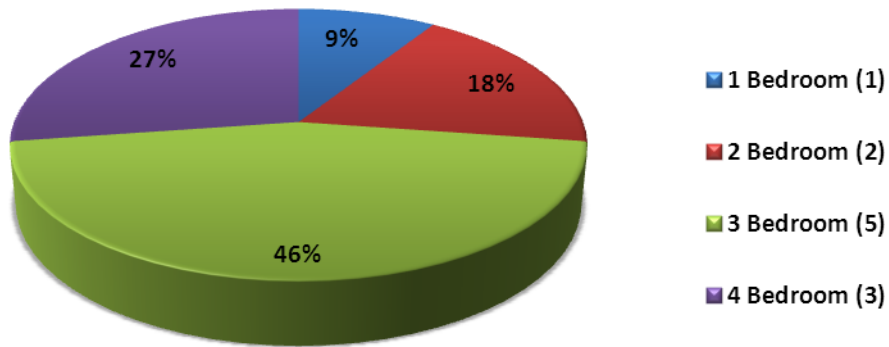
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Number of Bedrooms

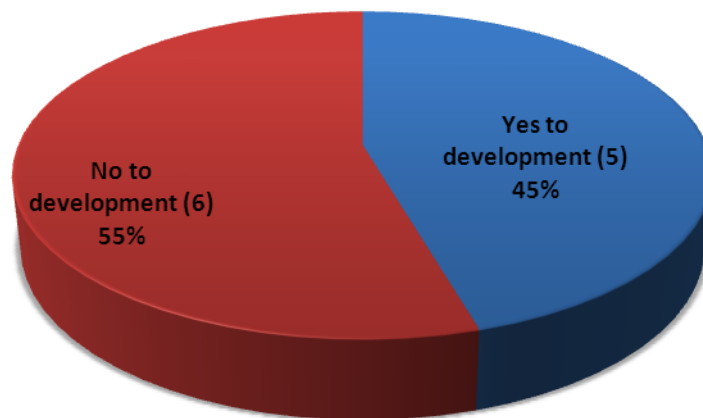


Note: Numbers in brackets represent the actual number of responses

### Opinions of Future Development

All 11 respondents answered the survey question regarding future housing development in Kelmarsh. 5 (45%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 6 (55%) 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.

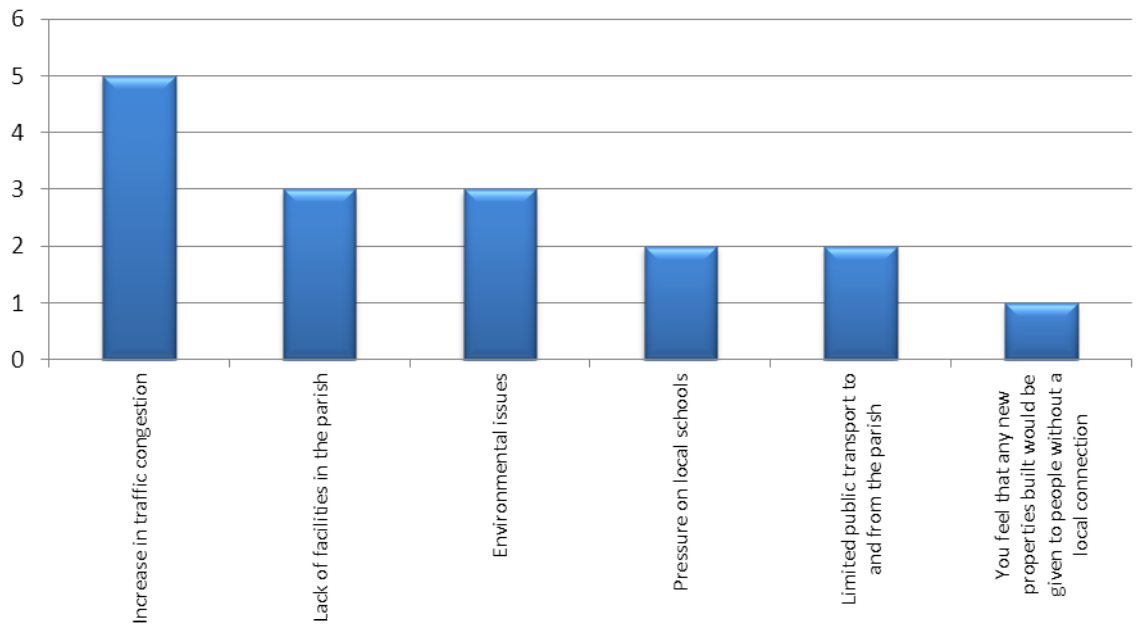
Figure 5- Opinions on Small Scale Development for Local People



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

### 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:-

*All cottages without central heating but rent charged equivalent to those in the surrounding area that have it installed. Although my cottage is too large for me, only this one available at the time of moving in and now well settled. All cottages expensive renting Affordable housing with modern facilities*

## Local Housing Market & Affordability



Table 1 shows a list of properties sold in Kelmarsh from August 2000 until November 2013. There were 4 house sales all together but one property accounted for three of these sales.

**Table 1: House Sales in Kelmarsh August 2000 to November 2013**

Year of Sale	House Type	Price (£)
2011	Semi-detached	132,500
2010	Semi-detached	240,000
2007	Semi-detached	245,000
2000	Semi-detached	87,000

Source – Zoopla.co.uk as at 28<sup>th</sup> January 2014

On the 28<sup>th</sup> January 2014, the Zoopla website was advertising no properties for sale or rent within Kelmarsh.

## 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 11 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 in privately rented accommodation and stated their reasons for wanting to move as the current property being too big and the rent being too expensive.

### 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 Kelmarsh



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

## Conclusions

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

### Rented

1 x 2 bed bungalow

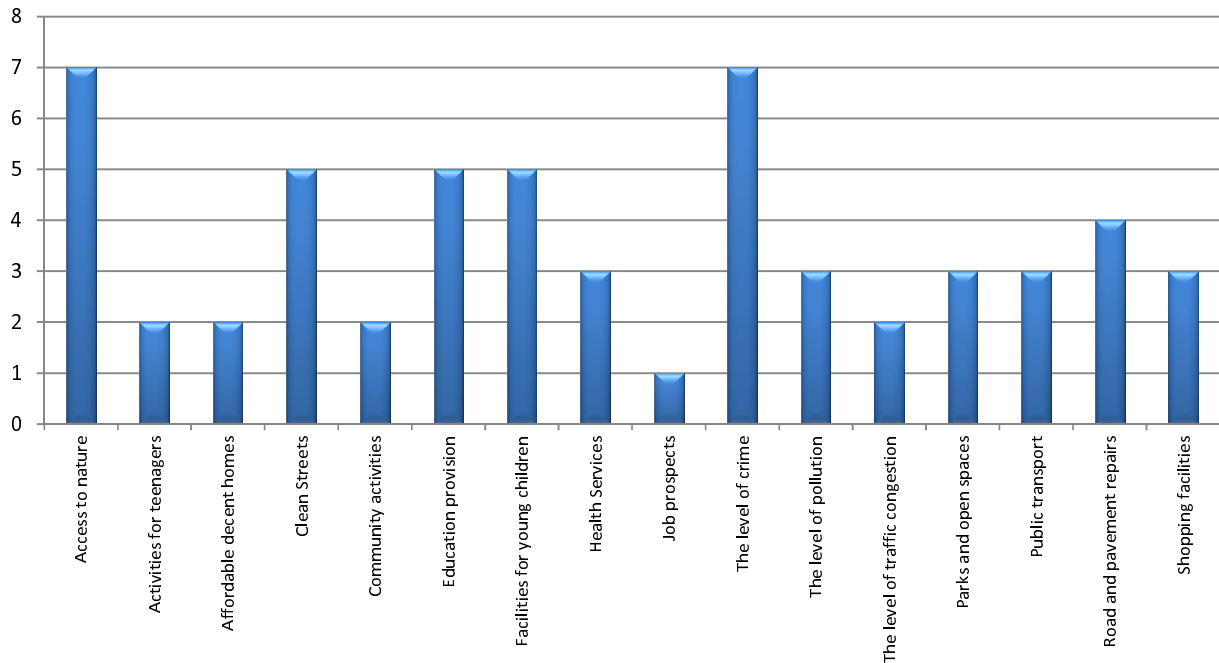
## Appendix A

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.

### Kelmarsh 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.

**Kelmarsh residents views on what makes somewhere a good place to live**



## Kelmarsh Residents views on what most needs improving

