



Haselbech Parish Housing Needs Survey Report

March 2013

Contents



Introduction	Page 3
Methodology	Page 4
Survey Results	Page 5
Local Housing Market & Affordability	Page 9
Section B Analysis of Housing Need	Page 10
Appendices	Page 14

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 Haselbech, undertaken from the 1st March 2013 until 26th 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 Haselbech 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 Haselbech 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 Haselbech, 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 March 2013 and closing on 26th 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

Haselbech 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.

Survey Results

Response Rate

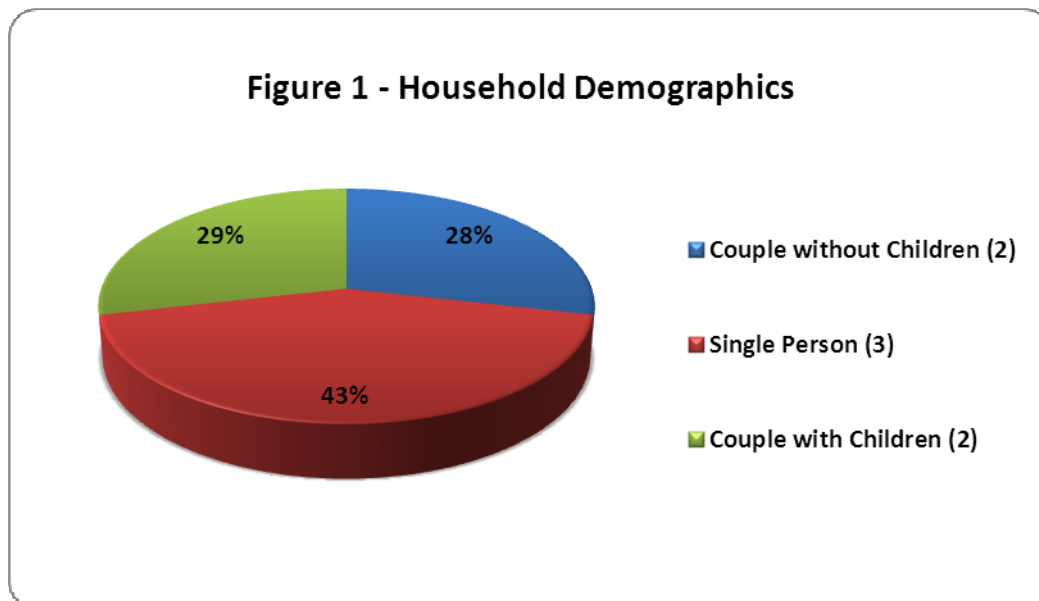
A total of 47 Housing Needs Surveys were sent out to residents of Haselbech in February 2013, of which 7 were returned, giving a response rate of 15%.

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.

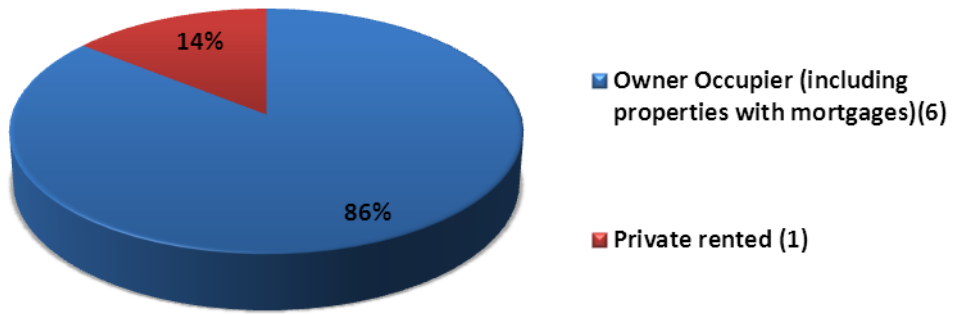


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

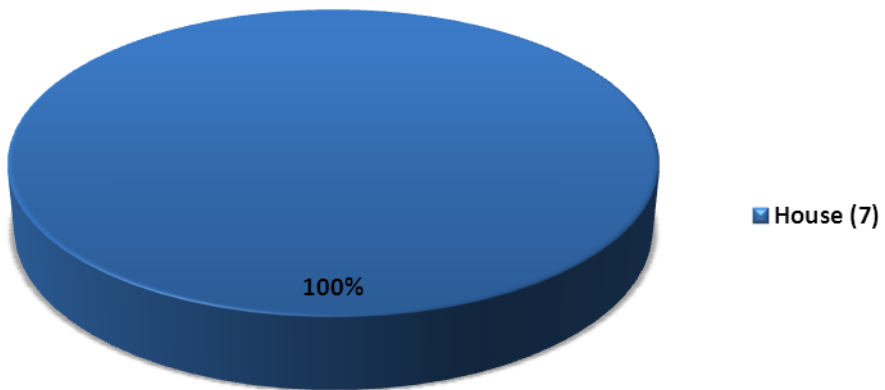
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner occupied 3,4 or 3 bedroom houses.

Figure 2 - Household Tenure



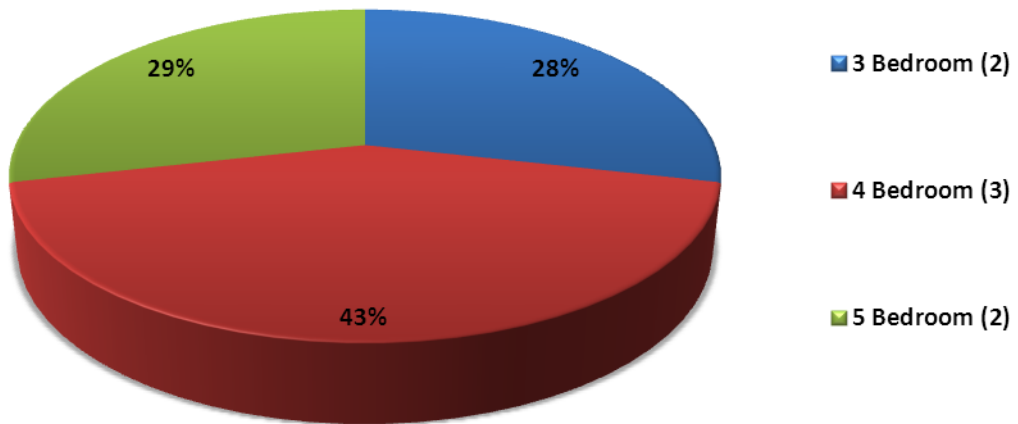
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Types



Note: Numbers in brackets represent the actual number of responses

Figure 4 - Number of Bedrooms

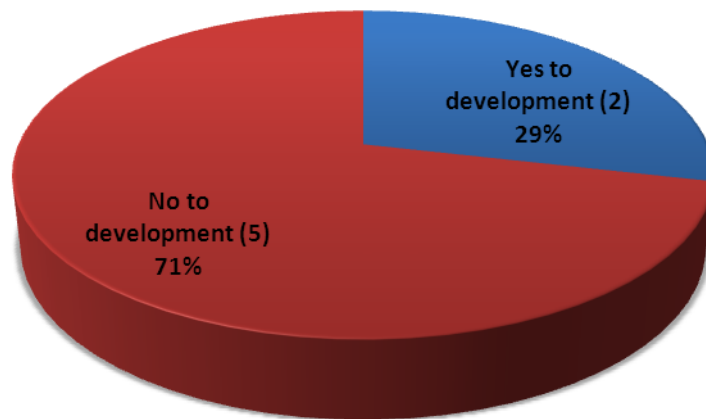


Note: Numbers in brackets represent the actual number of responses

Opinions of Future Development

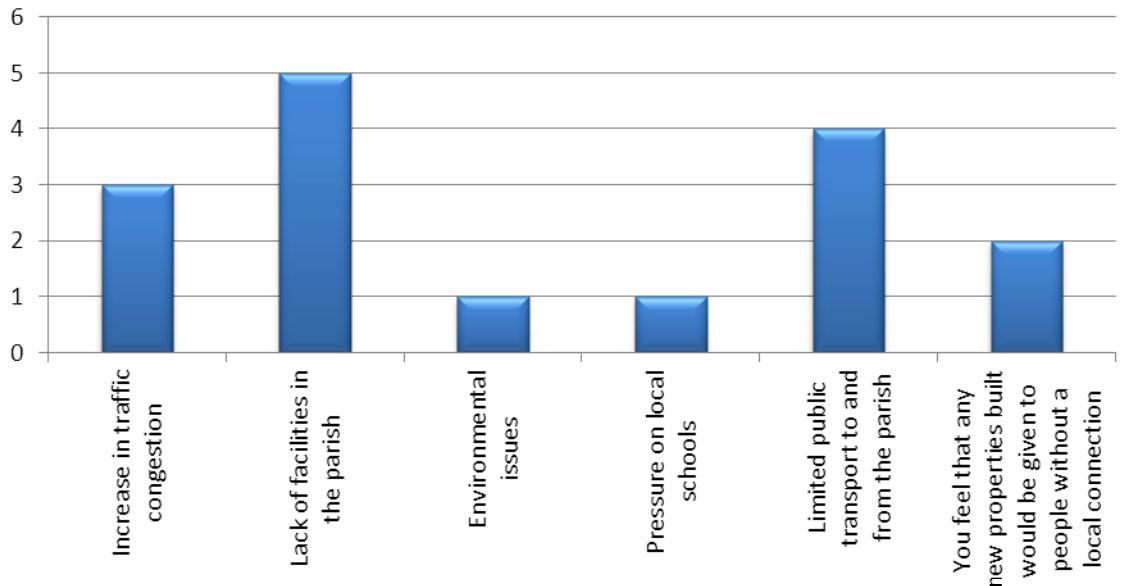
All 7 respondents answered the survey question regarding future housing development in Haselbech. 2 (29%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 5 (71%) disagreed with this. This is illustrated in Figure 5 with 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, *Lack of facilities in the parish* 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:-

This is a very small village with no facilities and not at all suitable for any housing development

Maintenance of roads in an awful state, pot holes in really bad condition

Hamlet so housing development on one plot not in keeping with current village outlay

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Haselbech from August 2011 until November 2013. There were 5 house sales all together with the cheapest of the homes selling for £188,000 and the most expensive selling for £600,000

Table 1: House Sales in Haselbech August 2000 to November 2013

Year of Sale	House Type	Price (£)
2013	Detached	600,000
2013	Terraced	283,000
2012	Terraced	250,000
2011	Farm House	495,000
2011	Terraced	188,000

Source – Zoopla.co.uk as at 28th January 2014

On the 28th January 2014, the Zoopla website was advertising no properties for sale or rent within Haselbech.

On the 28th January 2014, the Zoopla website was advertising two properties for sale and one property for rent within Haselbech. These are summarised in table 2 and 3 below.

Table 2: Properties for sale in Haselbech January 2014

Year	House Type	Price (£)
2014	Detached	895,000
2014	Detached	2,750,000

Source: Zoopla

Table 3: Properties for rent in Haselbech January 2014

Year	House Type	Price £
2014	Detached house	975pcm

Source: Zoopla

Based on the following calculation (using current lending criteria)

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

And using the cheapest property for sale in Table 2, a household would need to earn at least £230,142 per year and have a 10% deposit of £89,500 to be able to afford the cheapest property currently for sale in Haselbech.

According to the study '*A minimum income standard for Britain: what people think*' undertaken by the Joseph Rowntree Foundation in 2008, a household made up of two adults and two children would need to have an income of £557.03 per week excluding rent.

Therefore, using the rental income of £975 per calendar month for the property listed in table 3, for the same size family to rent in Haselbech, they would require an income in excess of £782.03 per week or £3,388.78 per month or £40,665.56 per annum.

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 7 questionnaires received, no 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.

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 Haselbech



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

Conclusions

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

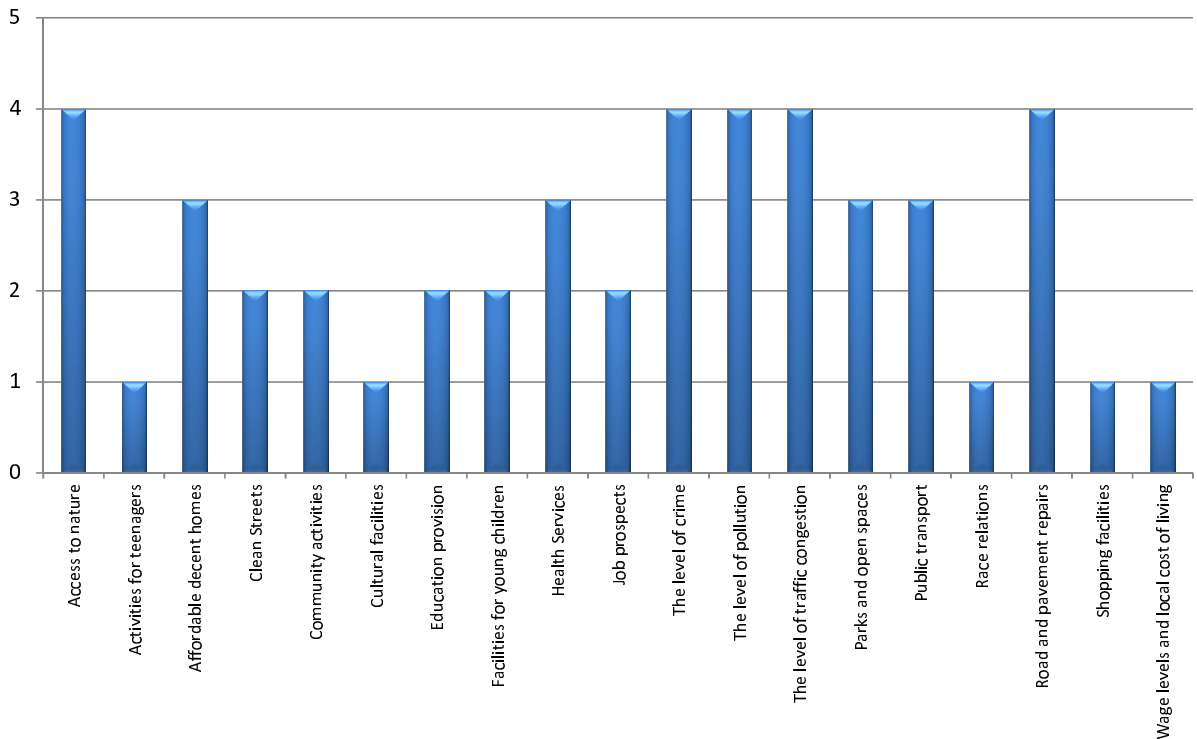
Appendix A

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.

Haselbech 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.

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



Haselbech residents views on what most needs improving

