



Naseby 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 Naseby, undertaken from the 1st March 2013 until the 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 Naseby 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 Naseby 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 Naseby, 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 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

Naseby 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 Naseby Parish



Naseby Parish is located in Daventry District, Northamptonshire. It has 271 households made up of a parish population of 687 according to the 2011 Census.

Naseby is situated approximately 13 miles from Daventry Town and 15 miles from Northampton Town

It contains 281 dwellings, of which 13 (5%) are social housing units, owned by Registered Providers working in the area.

Survey Results

Response Rate

A total of 281 Housing Needs Surveys were sent out to residents of Naseby in February 2013, of which 97 were returned, giving a response rate of 34.5%.

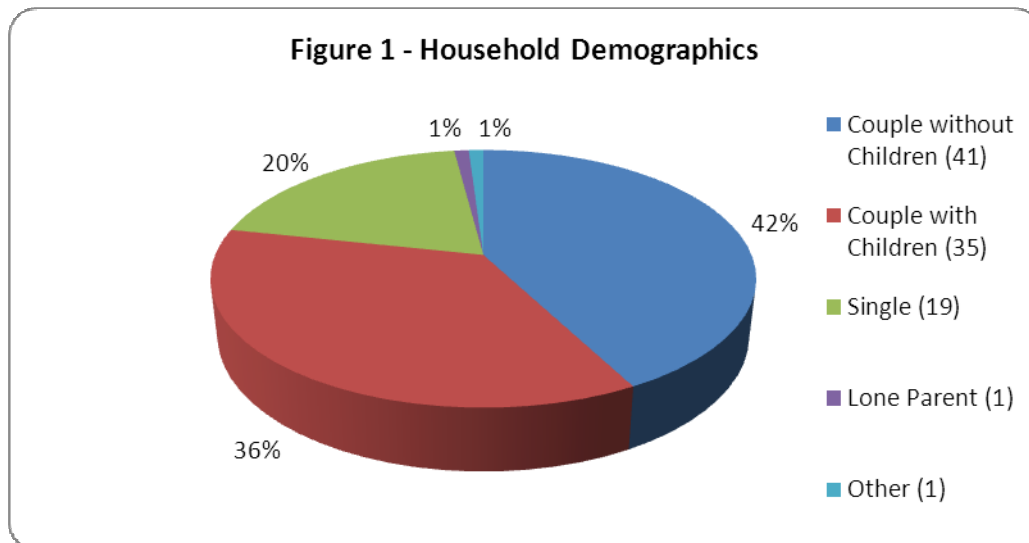
The survey questionnaire itself is split into 3 parts:
 Section A (“*About You and Your Neighbourhood*”),
 Section B (“*Housing Need*”) and
 Section C (“*Equality Monitoring*”).

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* (41).

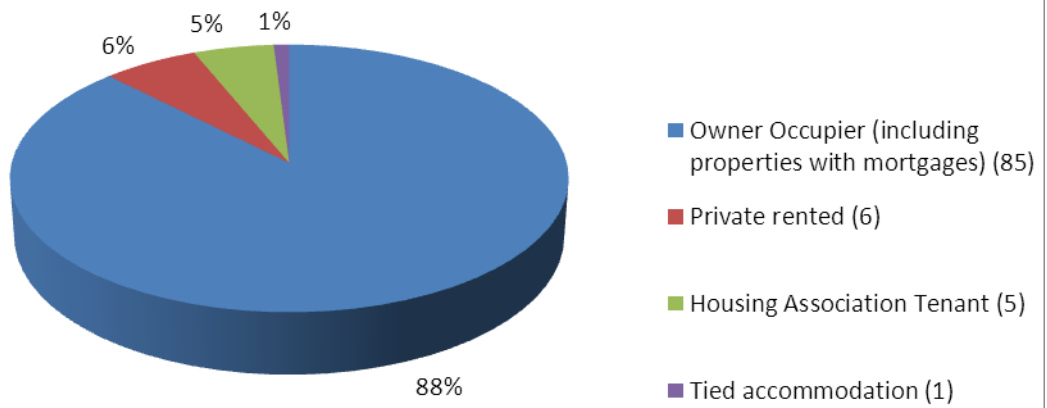


Note: Numbers in brackets represent the actual number of responses

Tenure & Property Types

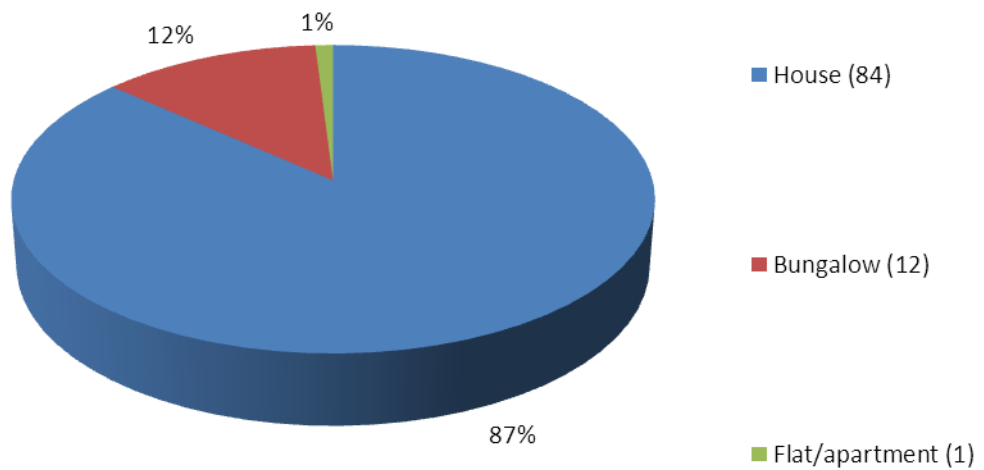
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 4 bedroom houses.

Figure 2 - Tenure Demographics



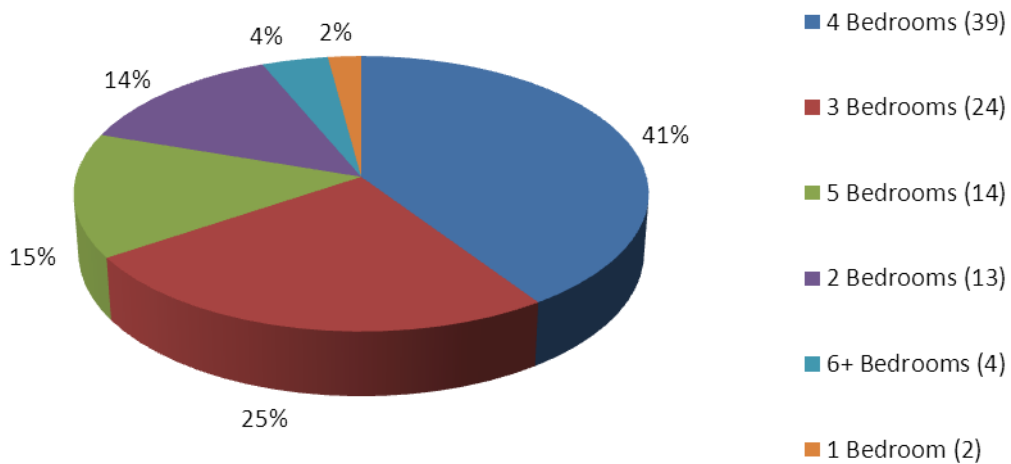
Note: Numbers in brackets represent the actual number of responses

Figure 3 - House Type



Note: Numbers in brackets represent the actual number of responses

Figure 4 - No. of Bedrooms

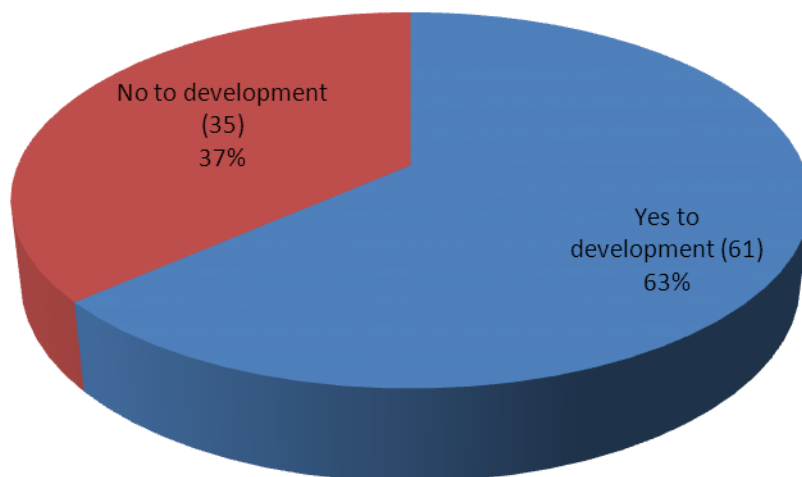


Note: Numbers in brackets represent the actual number of responses

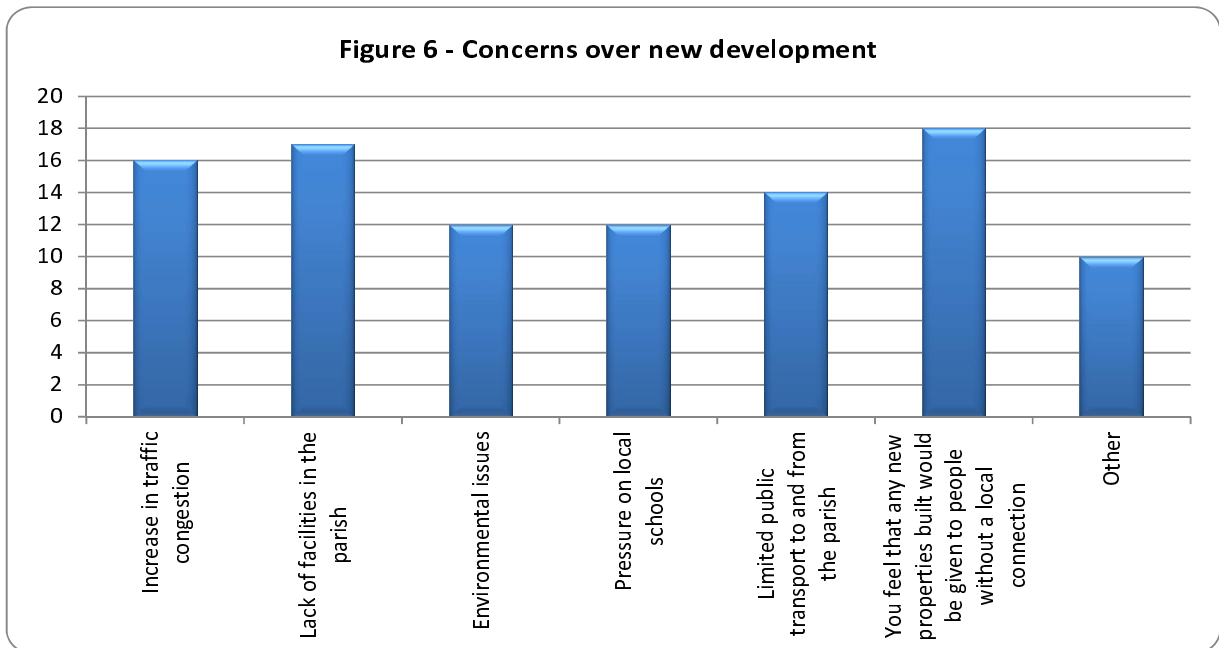
Opinions of Future Development

Of the 281 survey questionnaires received, 96 (99%) answered the question regarding future housing development in Naseby. 61 (63%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 35 (37%) 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



As can be seen, 'you feel that any new properties built would be given to people without a local connection' was the most prominent followed by 'lack of facilities in the parish'.

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

<i>Village over developed and on-street parking issues</i>
<i>Would have to be infill.</i>
<i>Don't want green spaces to be used up. We chose to live in the country, not a town. Brownfield sites should be used.</i>
<i>We have currently over 20 new houses built in last 5 years. Another 12 are being built and another 23 at planning stage. Enough is enough.</i>
<i>No demand.</i>
<i>Have had a large number of new developments in recent years - changes character of historic village.</i>
<i>Upgrade existing roads in/out of Naseby. Provision of mains gas.</i>
<i>Because DDC would probably use them to locate Eastern European benefit scroungers and criminals into the community</i>
<i>I do not approve of restricted designations</i>
<i>Some development has been on-going over recent years and at present.</i>

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 affordable homes. Infill development has in the majority of cases been of higher priced detached properties with one exception.
There needs to be better public (Bus) transport. Naseby is an affluent village and many of the identified issues on your form, whilst apply to all people really, are not lacking here. The hardest for people wishing to live here is probably housing costs.

What Naseby needs is a stop to so called affordable houses crowded on to small plots of land with no (or very little) garden which turn out not to be affordable at all due to added resources. Naseby is in danger of becoming a slumber village inhabited by short-term residents whose contribution to village life is often minimal.

Retained at reasonable rent for those living in the village.

Some reservations re small housing developments such as infrastructure - water supply, electricity, possibility of gas to the village? Preservation of existing trees, especially those already not being destroyed. Public transport using county connect not really useful better to have regular services. No Post Office in the village. Volunteering at CAB these sort of houses need good infrastructure for people on low incomes.

Lack of small type houses/flats for retired persons. Flats or bungalows.

If housing in the Parish was guaranteed to go to local people I would be in favour of a small development.

Improved footpaths to the school. Make School Lane one way. School would need a school hall. Increase the number of public footpaths so people can enjoy the countryside.

Parking needs to be part of any new plans. public transport could be an issue We feel Naseby is not providing enough provisions for its current parishoners without adding more people to drain resources. Over the last few years there have been numerous house building developments using up gardens and any spare land within the village. It feels like houses are constantly being 'squeezed' into the village. No more please!

Affordable housing needed in preference to executive housing.

The developments would need to be small, if provided. they should be for new residents (up to say 4 in each dwelling or flat) who are in active employment and less than say 50 years (for the adult couple) so that they may become active and involved in the village life.

There has been too much building and 'infill' in the village and most of the houses have been large. Affordable housing should have been included in these developments, not an add on to an over developed village.

We need more small houses for younger people also for older people to downsize. We need more children to keep the school full.

Affordable housing for young families is lacking in the parish.

Additional lighting and road repairs would be appreciated.

There are not many employment opportunities in the vicinity therefore people need to travel to/from work, which is expensive and public transport is very poor. So better to build affordable houses near to employment sites.

It appears that every plot of land has been built on. The village is fast losing any character it had.

Parking included so not on roads. Large enough for vegetable patch.

More affordable housing required for young people.

You can't keep building huge properties which end up with people living there who do not contribute to the Parish (Dont care about the community / may as well live in town type people).

Naseby has seen enough new developments 9 new development sites in 15 years.

If more housing provided streets require traffic calming measures especially high street.

Possible housing association accommodation

An exception site already exists. This should be extended if needs are proven.

If needs exist and a waiting list is available, why have the village community not

been made aware.

Why have we not received any feedback on the success or otherwise of the existing site.

*Do all existing residents of the exception site have local connections/
There is too much building within the village boundary - not enough green space and we should not extend our village boundary. This is an historic village.*

*A few years ago we were given a target of 50 new homes by DDC this has been exceeded threefold. Continue to take our money but leave us in peace!
Are sons have luckily have been offered a NRHA house. They could not possibly been able to rent/buy a home in Naseby.*

Recent development has been infill. Further development would be on greenfield. The village could lose its identity.

Already have a small social housing development within the parish.

Starter homes mostly needed or high end of the market.

Houses already being built. Housing stock doubled in 35 years

*We have a few small housing association houses, we could do with more
14+ homes have recently been built on open ground*

It has taken me eight years to save enough to live in such a lovely area.

Local Housing Market & Affordability

Table 1 shows a list of properties sold in Naseby from July 2011 until November 2013. There were 40 properties sold altogether with the cheapest of the homes selling for £185,000 for a semi-detached house and the most expensive selling for £612,000 for a detached house.

Table 1: House Sales in Naseby January 2010 until August 2013

Year of Sale	House Type	Price (£)	Year of Sale	House Type	Price (£)
2013	Detached	372,500	2012	Detached	612,000
2013	Terraced	191,500	2012	Semi-detached	202,500
2013	Detached	340,000	2012	Detached	346,000
2013	Link-detached	330,000	2012	Semi-detached	185,000
2013	Detached	370,000	2012	Detached	190,000
2013	Terraced	193,000	2012	Detached	320,000
2013	Terraced	209,000	2012	Detached	369,000
2013	Terraced	209,500	2011	Detached	260,000
2013	Terraced	215,000	2011	Detached	185,320
2013	Semi-detached	425,000	2011	Detached	230,000
2013	Detached	247,500	2011	Semi-detached	380,000
2013	Terraced	213,000	2011	Detached	334,000
2012	Detached	265,000	2011	Semi-detached	425,000
2012	Terraced	198,000	2011	Detached	455,000
2012	Terraced	190,000	2011	Detached	355,000

Source – Zoopla.co.uk as at 2^{8th} January 2014

On the 28th January 2014, the Zoopla website was advertising 6 properties for sale and one property for rent within Naseby. These are summarised in tables 2 and 3 below.

Table 2: Properties for sale in Naseby January 2014

Year	House Type	Price (£)
2014	Detached	825,000
2014	Detached	625,000
2014	Detached	535,000
2014	Detached	365,000
2014	Detached	365,000
2014	End of terrace	217,500

Source: Zoopla

Table 3: Properties for rent in Naseby January 2014

Year	House Type	Price £
2014	End of Terrace	750 pcm

Source: Zoopla

Based on the following calculation (using current lending criteria)

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

And using the cheapest property for sale in Table 2, a household would need to earn at least £55,928 per year and have a 10% deposit of £21,750 to be able to afford the cheapest property currently for sale in Naseby Parish.

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 £750pcm for the property listed in table 3, for the same size family to rent in Naseby, they would require an income in excess of £730 per week or £3,163 per month or £37,965 per annum.

Three households responded to the income question. None of the households could afford to buy within the village at the current time but one of the households could afford to rent property that was available in Naseby at the time of writing this report.

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 97 questionnaires received, 4 households (4%) 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.

Reasons for Housing Need

All households completing Section B of the survey form were asked to give reasons why they felt they were in housing need. Respondents were allowed to state more than one reason. The reasons given for requiring accommodation included Independence, to be near work, current property too small, difficulty using stairs, buy a home for the first time, cannot afford to live in the parish

Housing Need Analysis

Table 4 below summarises the households expressing a housing need.

Table 4: Outline of Respondents in Housing Need

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Private Rent	2	House	Living in Parish	Housing Association	2	Bungalow	Yes
2	Living with family	3	House	Living in parish	Open market	2	Flat/House	Open Market
3	Tied Accommodation	2	Bungalow	Living in parish	Housing Association	2	Bungalow	Yes
4	Living with family	4	House	Living in parish	Shared ownership	2	Flat/House	Shared ownership

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 Naseby



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

This process has identified 1 additional household in need of housing within Naseby.

Conclusions

The analysis done by this survey identified 5 potential households in need of housing in Naseby. This is broken down as follows;

Rented Units

3 x 2 bed bungalows

Shared Ownership Units

1 x 2 bed Flat/House

Market Units

1 x 2 bed Flat/House

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.

Naseby 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.

Naseby Residents views on what makes somewhere a good place to live

