



# **Braunston Parish Housing Needs Survey Report**

**October 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 Braunston, undertaken from the 30<sup>th</sup> September until the 28<sup>th</sup> October 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 Braunston 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 Braunston 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 Braunston, 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 30<sup>th</sup> September and closing on the 28<sup>th</sup> October 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*

Braunston Parish Council was given the opportunity to comment on the draft report prior to publication. All relevant comments have been taken into account in this final report.

## About Braunston Parish



Braunston Parish is located in Daventry District, Northamptonshire. It has 776 households made up of a parish population of 1759 according to the 2011 Census.

Braunston is situated approximately 4 miles from Daventry Town and 19 miles from Northampton Town

It contains 814 dwellings, of which 134 (16%) are social housing units, owned by Registered Providers working in the area.

## Survey Results

### Response Rate

A total of 804 Housing Needs Surveys were sent out to residents of Braunston in September 2013, of which 236 were returned, giving a response rate of 29%.

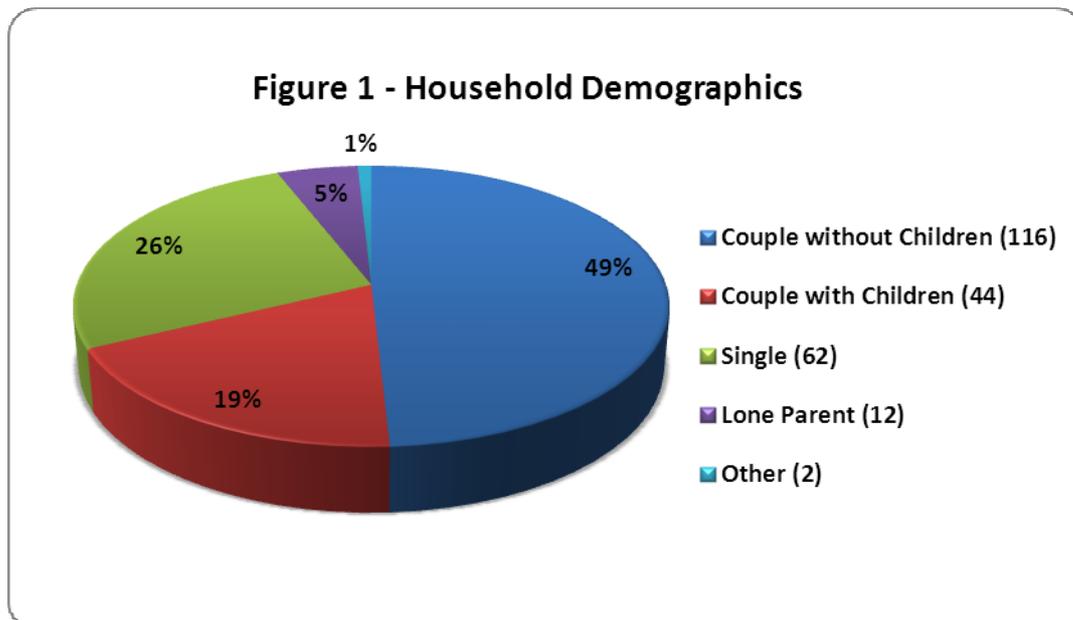
The survey questionnaire itself is split into 3 parts: Section A (“About You and Your Neighbourhood”), Section B (“Housing Need”) and Section C (“Equality Monitoring”).

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.

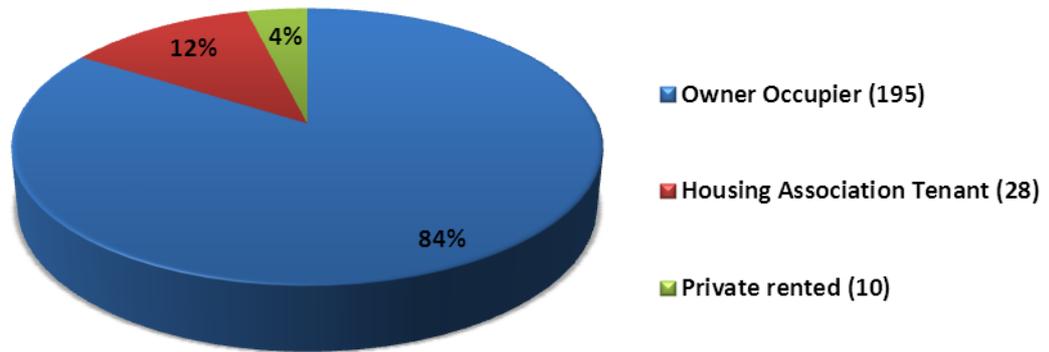
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples without Children* (116).



### Tenure & Property Types

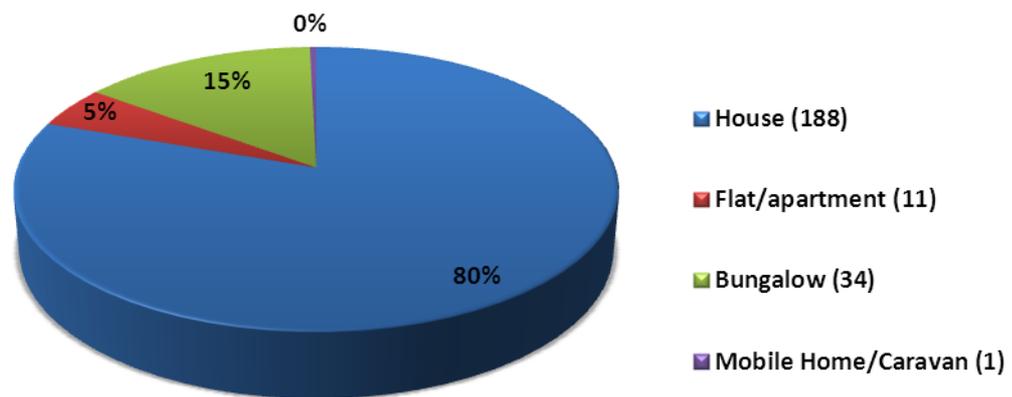
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

**Figure 2 - Teure Demographics**



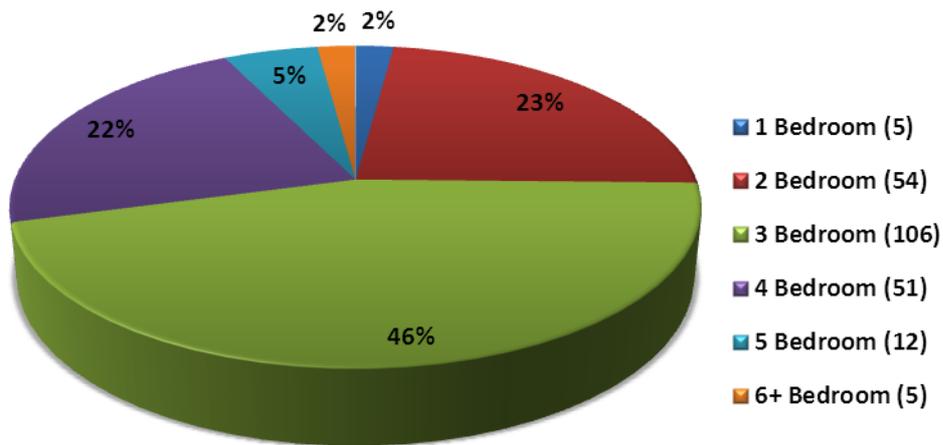
Note: Numbers in brackets represent the actual number of responses

**Figure 3 - House Type**



Note: Numbers in brackets represent the actual number of responses

**Figure 4 - Number of Bedrooms**

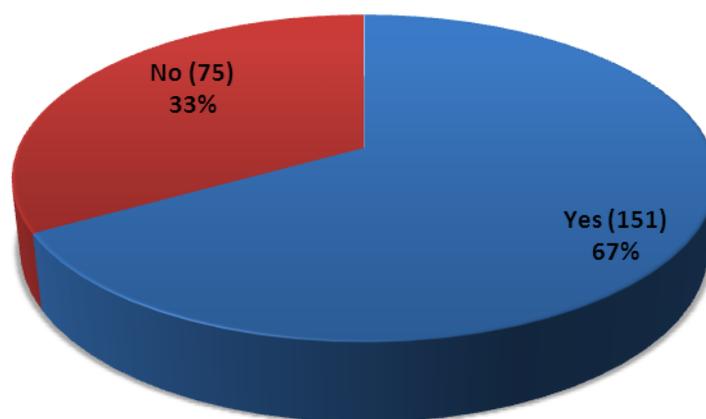


Note: Numbers in brackets represent the actual number of responses

### Opinions of Future Development

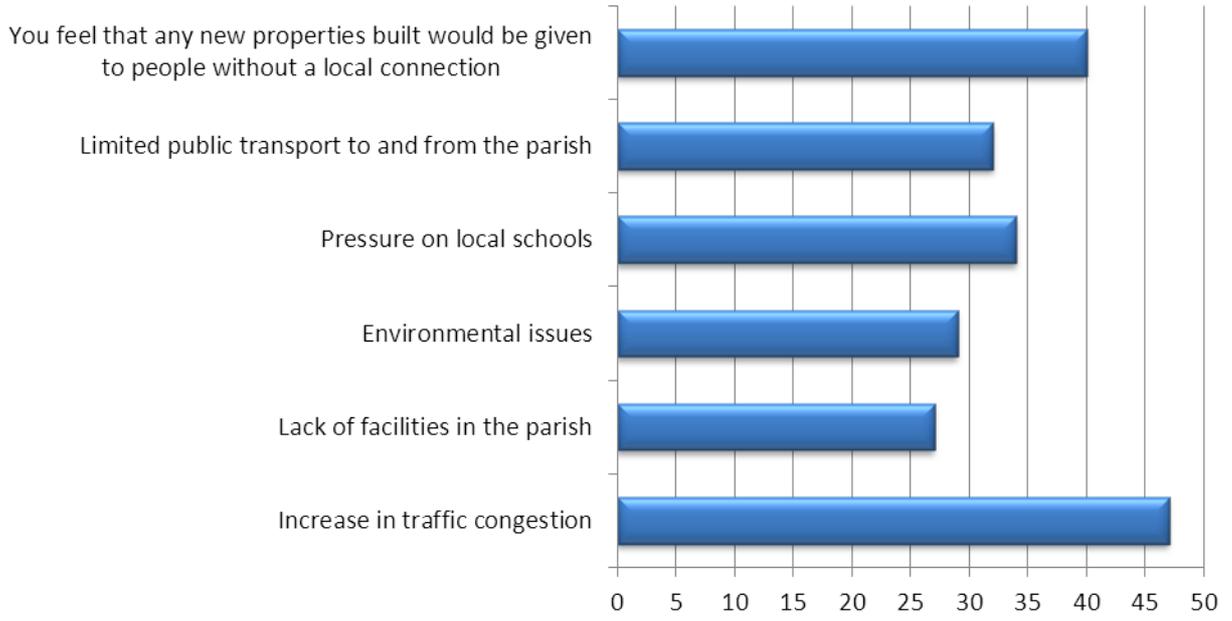
Of the 236 survey questionnaires received, 226 (96%) answered the question regarding future housing development in Braunston. 151 (67%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 75 (33%) disagreed with this. This 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 'you feel any new properties would be given to people without a local connections'.

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

<i>Too many houses already, renovate old ones!</i>
<i>Do not trust the council over the term "small"</i>
<i>Already done</i>
<i>There is plenty of room in Daventry, develop there.</i>
<i>Plenty of affordable housing in Daventry</i>
<i>Feel the size of the parish is big enough</i>
<i>We recently had two major developments in Eastfields (for which a significant affordable component was promised) and Maple Close. The significant planned developments in Daventry reduces justification for further development of villages.</i>
<i>Already enough social housing.</i>
<i>The village footprint is already as large as it should be</i>
<i>all proven with past developments</i>
<i>Spoil the village</i>
<i>The village is already too big, it is becoming a town.</i>
<i>Constantly removing green belt areas</i>
<i>opposed to building on greenland</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:-

*My husband has been unemployed for 3 years and is just setting up as a self-employed painter/tiler. We have been in many situations where we have struggled to pay the mortgage and thought about speaking to the council, but know in reality the chances of getting a council house is near to nothing, we would want to stay in Braunston.*

*Yes, I am 56, I rent my property. It's very expensive, I would like to see more provision for those approaching old age but employed. I would love somewhere to call my home and I am sure there are others like me.*

*Welcome further development on a small scale, unobtrusive if possible taking into account the attractive character of this village.*

*Where would they build? More fields disappearing? Parking?*

*Much more affordable housing is needed, strongly oppose imposition of bedroom tax - it has exacerbated housing shortage and is breaking up families and communities, especially in rural areas*

*Limited infill planning tends to tidy up villages and prevents urban sprawl.*

*More two bedroom houses with gardens for young families*

*Would like the area to be kept as it is.*

*Building should all meet planning policy and should not be on exception sites.*

*In 9 above "small" is deemed to mean 10 or less houses. In Q12 /Q2 re "Clean Streets" dog fouling needs to be eliminated. There are also areas where street lighting needs improvement.*

*Villages, such as Braunston, need to be kept as villages and not become, by default, suburbs of larger conurbations.*

*Insufficient relatively low cost houses for first time buyers.*

*Insufficient relatively small bungalows for elderly village residents wishing to down size in later life.*

*Village has grown a lot with housing stock but accept needs more "affordable" rental for local people. But need to keep in mind school capacity/mix*

*Private rents are unaffordable*

*People with needs should be cared for in a more suitable environment. This parish does not need more people with needs - people should be encouraged to be self sufficient.*

*Ensure adequate parking as most houses have 2 or more cars and visitors.*

*Extra housing would destroy the community, making us too large a village.*

*Restore bus service past Braunston Wharf along A45*

*As stated above, Braunston has recently had 2 x significant developments (Eastfields & Maple Close) both of which provide affordable homes. What makes Braunston special is its village size, and the significant planned development of Daventry should cater for all local housing need.*

*There are loads of older people and without wishing to be morbid at all, you need to consider how many properties may come available in the amount of time it takes to complete such a development.*

*More council houses needed, especially those with mobility issues and families Because we are a village and so many villages are being lost because of housing, as a lot of people feel there is a need to keep building new houses as low as possible. Also the traffic and parked cars are already a problem; you can hardly drive down the high street during the evenings and weekends. Even difficult inside roads too. Yes to build a small amount of houses for proven people maybe - but don't know what you term as small? Also knowing how things transpire - somehow these houses get more and more and authorities get around it and the general populations never really understand why? so hence the reluctance to say yes to build.*

*I feel mixed communities work better, ie mixed employment, mixed race, mixed class etc.*

*sheltered housing with manager for older people*

*Local roads need to be upgraded, no parking*

*Public transport needs improvement! Sewerage in the village is about at full capacity and would need to be increased to support any new developments*

*Depends where it was*

*I think housing with a warden for the elderly would help make available houses with families instead of 1 elderly person living in a large 3 bed.*

*Priority locations should be brownfield or wasteland sites. For example the wedge of land at the entrance to the village, bordered by the canal, A45 and marina. I recall several years ago British Waterways looked at using this as a car park, visitor facilities etc.*

*The answer would be yes if more was done to help present tenants purchase homes and money was re-invested in homes that were environmentally friendly and pleasant to look at*

*There are always houses/flats for sale or rent in the village. Braunston does not need any more new estates. It is lovely just as it is.*

*The village already accommodates a vast number of visitors via the canals, please don't change the nature of the village by also increasing the number of residents. There is already a "small housing development" that increased the village footprint*

*Housing is cheap due to the poor schools*

*Better public transport links*

*Village would become too large and lose its sense of community and building would have to take place on open land used as footpaths for walking and sense of countryside.*

*Parking issues should be fully understood for impacts to street safety.*

*There are homes in surrounding areas. If people were able to buy property, they may not be able to stay in the parish, i.e. property too dear, not big enough. It's how things are, it isn't a right to stay in the village, just because you grew up there. People need to stand on their own two feet and choose where they live (i.e. buy/rent) and not expect to be provided for, forever!!!*

*Braunston must remain a village and not sprawl*

*Braunston people should get preference*

*It is unreasonable to expect all single people in their 20's to have their own dedicated residence.*

*Our housing dev. contains mixed housing - quite clearly, the attitudes of general maintenance of those properties and their environs differ widely from home owners, who have had help to purchase their homes and those who have had to work hard on their own to purchase their properties. Socio-economic which is mixed do not work. Braunston already has a good mix of housing.*

*Keep green belt between Daventry & Braunston*

*House prices in this area and fairly low compared to some other nearby area.*

*As first time buying here. The relatively small size of the village creates the community atmosphere we moved here, any significant development would be detrimental and harm the character of the village.*

*Village is full enough - does not require any more houses or flats. Its asset & attraction is not having overcrowded housing here. It's a peaceful village - please leave it be!*

*I have no direct evidence but suspect there is little or no affordable housing in the village for first time buyers.*

*The main routes for traffic off the A45 are already at breaking point. Roads are*

*becoming dangerous as not suitable for the amount of traffic/parked cars.  
Lack of affordable housing for the young, lack of council owned bungalows for the elderly.*

*Although I agree local people should have the opportunity to have their relatives etc. continue to live here I am very concerned of the extra traffic and parking, especially in the High Street.*

*There is an urgent need for starter homes, bungalows nearer the centre of the village and rentable accommodation.*

*Whatever type of house is built there must be provision made for the storage of wheelie bins and boxes to avoid unsightly cluttering of the street outside houses.*

*Would not like any new development to be used for rehousing "Problem Families" from towns.*

*Why is Braunston a dumping ground for problem families in the District?*

*Council houses sold and not replaced. No first time buyer, properties in village.*

*Housing that becomes available is very often not given to local village people - though I don't of course know the state of the Braunston waiting list.*

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Braunston from January 2012 until November 2013. There were 32 properties sold altogether with the cheapest of the homes selling for £123,500 for a detached house and the most expensive selling for £500,000 for a detached house.

**Table 1: House Sales in Braunston January 2012 until November 2013**

Year of Sale	House Type	Price (£)	Year of Sale	House Type	Price (£)
2013	Semi-detached	176,250	2013	End of Terrace	155,000
2013	Detached	239,995	2013	Detached	242,500
2013	Detached	500,000	2013	Semi-detached	157,500
2013	Detached	220,000	2013	Detached	179,950
2013	Flat	136,000	2013	Detached	420,000
2013	Terraced	180,000	2013	Semi-detached	185,000
2013	Terraced	249,950,	2013	Detached	123,500
2013	Detached	226,000	2012	Detached	205,000
2013	Detached	215,000	2012	End of Terrace	279,000
2013	Detached	243,000	2012	Detached	175,000
2013	Detached	355,000	2012	Detached	210,000
2013	Semi-detached	212,500	2012	Detached	500,000
2013	Detached	182,500	2012	Semi-detached	180,000
2013	Detached	500,000	2012	Semi-detached	178,500
2013	Detached	162,500	2012	Detached	248,000
2013	Detached	285,000	2012	Semi-detached	195,000

Source – Zoopla.co.uk as at 10<sup>th</sup> February 2014

On the 10<sup>th</sup> February 2014, the Zoopla website was advertising 13 properties for sale and 4 properties for rent within Braunston. These are summarised in tables 2 and 3 below.

**Table 2: Properties for sale in Braunston**

Year	House Type	Price (£)	Year	House Type	Price (£)
2014	Semi-detached	219,950	2014	Flat	124,950
2014	Detached	390,000	2014	Bungalow	220,000
2014	Cottage	395,000	2014	Flat	124,950
2014	Terrace	650,000	2014	Detached	650,000
2014	Detached	235,000	2014	Detached	305,000
2014	Semi-detached	324,995	2014	Flat	124,950
2014	Bungalow	245,000			

Source: Zoopla

**Table 3: Properties for rent in Braunston**

Year	House Type	Price £
2014	Bungalow	595 pcm
2014	2 Bed Flat	575 pcm
2014	Studio	620 pcm
2014	Semi-detached	650 pcm

Source: Zoopla

Based on the following calculation (using current lending criteria)

Braunston Parish Housing Needs Survey October 2013  
(House price- 10% deposit)  
3.5 Mortgage Multiplier

And using the cheapest house for sale in Table 2, a household would need to earn at least £56,558 per year and have a 10% deposit of £21,995 to be able to afford the cheapest property currently for sale in Braunston 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 £650pcm for the property listed in table 3, for the same size family to rent in Braunston, they would require an income in excess of £707 per week or £3,063 per month or £36,765 per annum.

Three households responded to the income question. None of the households could afford to buy or rent the family properties that were available in Braunston 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 236 questionnaires received, 4 households (<2%) 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.

### 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	3	House	Live in Parish	Housing Association	1	Flat	No
2	Private rent	2	Flat	Live in Parish	Housing Association	1	Flat	No
3	Private rent	2	Flat	Live in Parish	Housing Association	2	House	Yes
4	Owner Occupier		House	Live in Parish	Housing Association	2	Bungalow	Yes

### 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 the following;

- Medical
- To give and receive support from relatives
- Relationship breakdown
- Learning difficulties
- Physical disability
- Current property too big
- Difficulty using stairs
- Asked to leave
- Need elderly persons accommodation
- Rent 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 Braunston

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

This process has identified the following additional households with a connection and in need of housing within Braunston.

	Current Tenure & Size			Local connection	Preferred Tenure	Actual Tenure & Size		Need
1	Lodger with family	4	House	Live in Parish	Housing Association	2	House	Yes
2	Private Tenant	2	House	Family in Parish	Housing Association	3	House	Yes
3	Lodger with family	3	House	Live in Parish	Housing Association	1	Flat	Yes
4	Private Tenant	3	House	Family in Parish	Housing Association	2	Bungalow	Yes

## Conclusions

The analysis done by this survey identified 6 potential households in need of housing in Braunston. This is broken down as follows;

### Rented Units

2 x 2 bed house

1 x 3 bed house

2 x 2 bed bungalow

1 x 1 bed flat

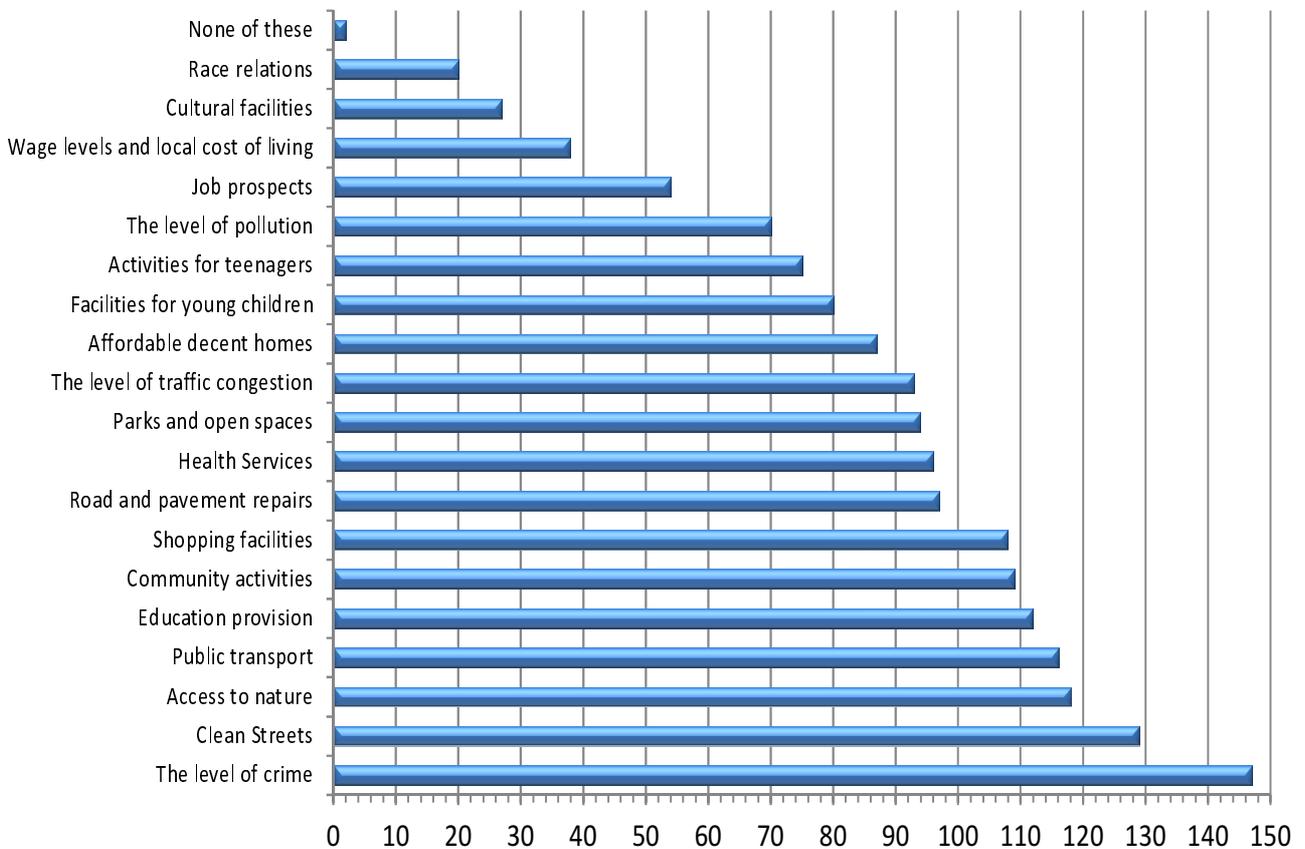
## Appendix A

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.

### Braunston 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.

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



### Braunston residents views on what needs to be improved within the parish

