



# **Newnham Parish Housing Needs Survey Report**

**March 2014**

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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 Newnham, undertaken from the 3<sup>rd</sup> March 2014 until the 28th March 2014

### 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 Newnham 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 Newnham 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 Newnham, 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 3<sup>rd</sup> March and closing on the 28<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*

Newnham 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 Newnham Parish



Newnham Parish is located in Daventry District, Northamptonshire. It has 241 households made up of a parish population of 580 according to the 2011 Census.

Newnham is situated approximately 3 miles from Daventry Town and 11 miles from Northampton Town

## Survey Results

### Response Rate

A total of 250 Housing Needs Surveys were sent out to residents of Newnham in March 2014, of which 80 were returned, giving a response rate of 32%.

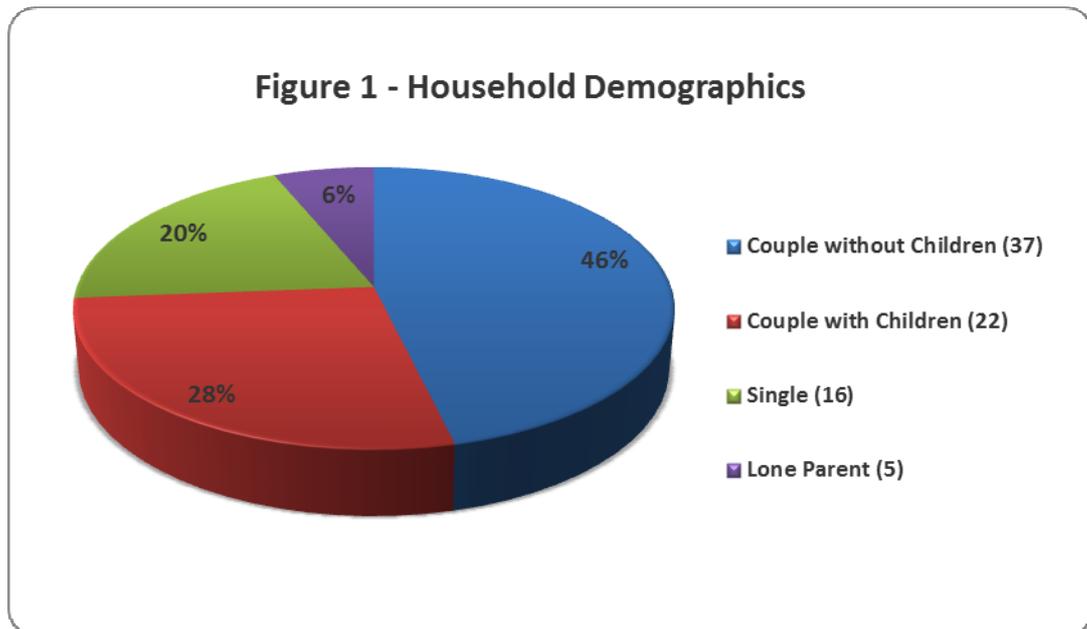
The survey questionnaire itself is split into 3 parts:  
Section A (“*About You and Your Neighbourhood*”),  
Section B (“*Housing Need*”) and  
Section C (“*Equality Monitoring*”).

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.

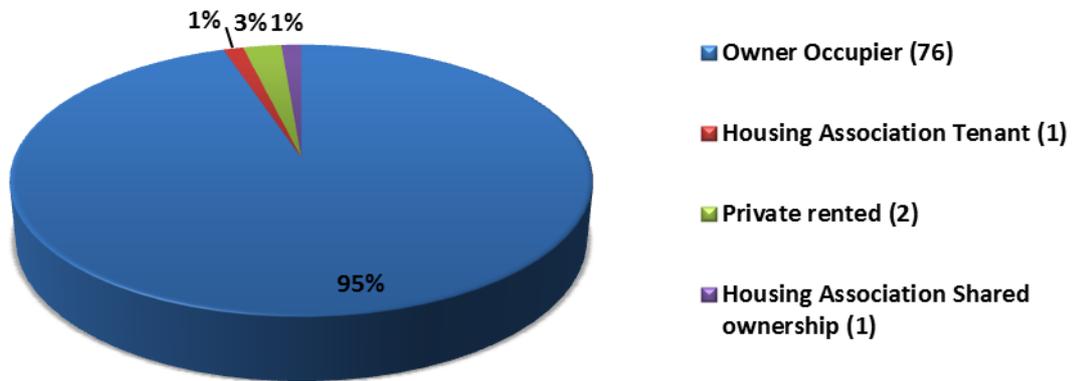
From Figure 1 below, it can be seen the most common household type, amongst those who responded to the survey, was *Couples without Children* (37).



### Tenure & Property Types

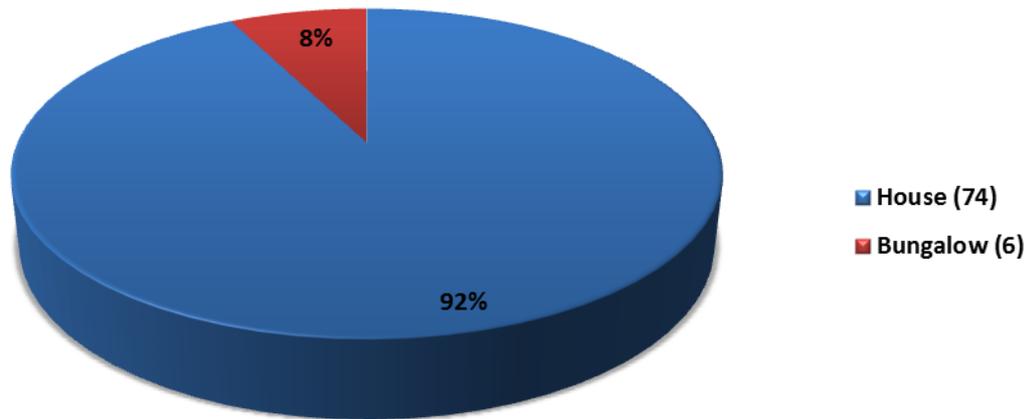
Respondents were asked what size and type of property they lived in. From figures 2, 3 and 4 below it can be seen that the majority of applicants lived in owner-occupied 3 bedroom houses.

**Figure 2 - Tenure Demographics**



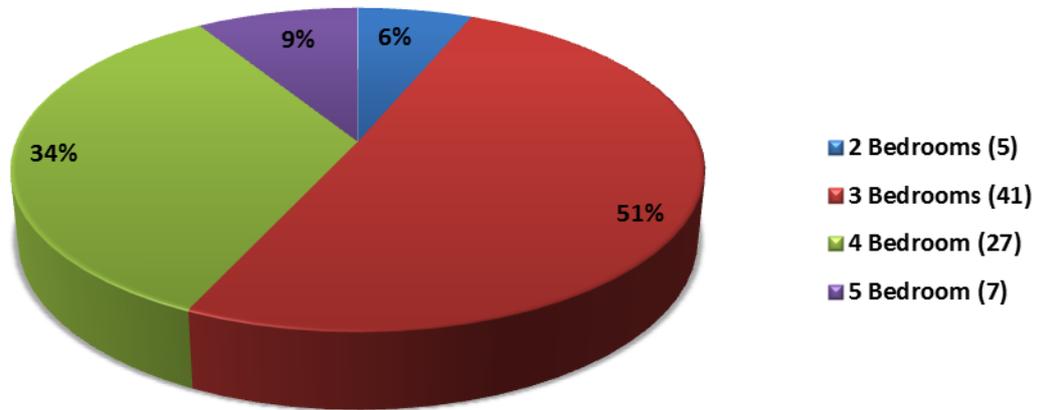
Note: Numbers in brackets represent the actual number of responses

**Figure 3 - House Type**



Note: Numbers in brackets represent the actual number of responses

**Figure 4 - Number of bedrooms**

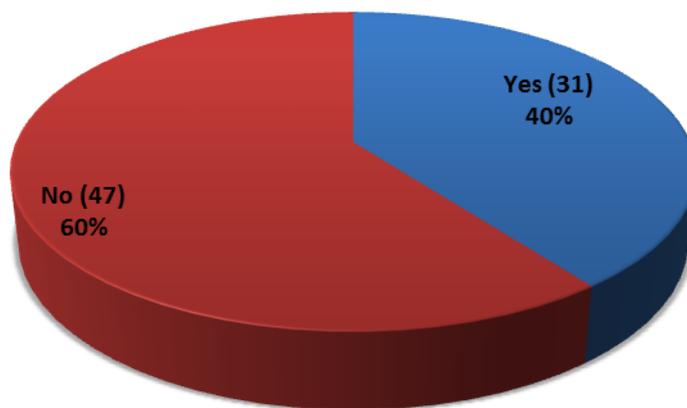


Note: Numbers in brackets represent the actual number of responses

**Opinions of Future Development**

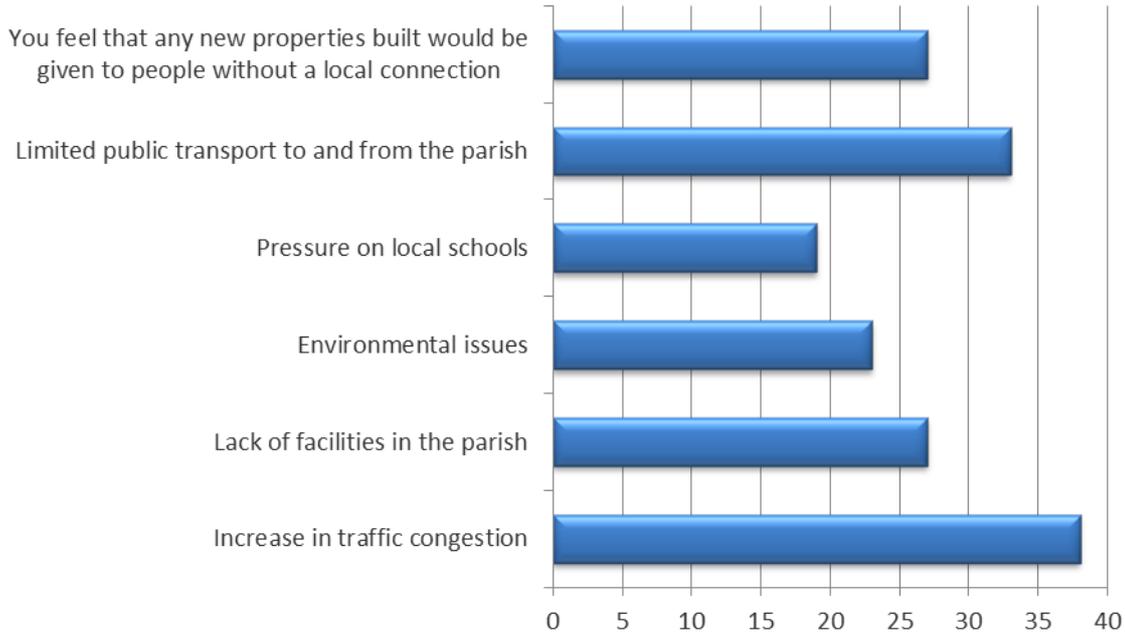
Of the 80 survey questionnaires received, 78 (98%) answered the question regarding future housing development in Newnham. 31 (40%) households agreed in principle that they would be in favour of a small housing development for local people with a proven need and 47 (60%) disagreed with this. This is illustrated 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 'Limited public transport in the parish'.

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

<i>Why spoil the village?</i>
<i>Don't want the village to get too big</i>
<i>No more room in this village for housing development</i>
<i>More brownfield development should be considered before greenfield development</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:-

<i>Hedge cutting needed to improve road width and vision all around village but urgent in first 100 metres of Preston Capes</i>
<i>Happy with provision of old farm/agricultural buildings</i>
<i>We have only lived here for 3 years but I think there should be affordable housing in every parish</i>
<i>In terms of traffic the village is already used as a short cut by large amount of non-local traffic without adequate roads or infrastructure raising safety issues for the local school speeding and pollution too many cars stopping traffic in front of schools</i>
<i>Traffic, lack of transport from village. On road car parking makes road dangerous. Many of the older houses have no off road parking space. Sometimes there are as many as three cars in one family.</i>
<i>Some of the fields around Newnham are flood plains and need to be maintained as such</i>

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<i>I believe there is already affordable housing in the area of Daventry and Northampton and believe if any further housing is undertaken then funding and improvements must be given to the infrastructure in the area e.g. hospitals and maternity needs. Rugby has been closed and Northampton General cannot cope also public transport is insufficient from the villages to the town</i>
<i>I am in favour of one or two expensive houses that would be a credit to the village and area. Low cost houses attract low cost people. People who can afford top end houses are often an asset to the village and community</i>
<i>Children are forced to move outside Newnham as there are no affordable starter homes</i>
<i>Sheltered accommodation would help older people stay (or move into) the village if not here, then in some other village location. Any housing development should include bungalows for older people</i>
<i>Needs better public transport</i>
<i>Need more affordable starter homes</i>
<i>Numbers should be restricted to give a balanced spread of residents</i>
<i>Like village as it is. No development in rural village. Develop towns and cities</i>
<i>Smaller homes for starters or older people where only one or two in the family</i>
<i>Agree to small housing development but all of the reasons given would be a concern there is insufficient infrastructure no transport and inadequate facilities to cope</i>
<i>How small would a small development be?</i>
<i>Don't sell Council Housing that way you will always retain a stock of affordable housing</i>
<i>The parish has had too much infill and development</i>
<i>Affordable two bed properties affordable two bed bungalows</i>
<i>Village already adequately large</i>
<i>I back on to the school playing field and would be sorry to lose this asset if housing was built here. I also feel we need more allotments</i>
<i>Current Sewage is inadequate during wet weather conditions</i>
<i>More housing required to support school under prescribed shop pub even join Newnham/Badby as one large village</i>
<i>Newnham parish is a rat run. There is not enough off road parking for increased number of cars families have. When possible development for annex accommodation for elderly relatives. The village is already too congested</i>

## Local Housing Market & Affordability

Table 1 shows a list of properties sold in Newnham from May 2012 until April 2014. There were 19 properties sold altogether with the cheapest of the homes selling for £151,000 for a terraced house and the most expensive selling for £725,000 for a detached house.

**Table 1: House Sales in Newnham May 2012 until April 2014**

Year of Sale	House Type	Price (£)	Year of Sale	House Type	Price (£)
2014	Detached	400,000	2013	Semi-detached	229,9850
2014	Detached	307,000	2013	Detached	490,000
2014	Detached	336,500	2012	Semi-detached	510,000
2014	Semi-detached	200,000	2012	Detached	193,000
2013	Semi-detached	185,000	2012	Detached	725,000
2013	Semi-detached	182,000	2012	Detached	210,000
2013	Terraced	151,000	2012	Semi-detached	198,000
2013	Terraced	229,000	2012	Semi-detached	231,000
2013	Semi-detached	174,000	2012	Detached	307,500
2013	Detached	225,000			

Source – Zoopla.co.uk as at 1<sup>st</sup> July 2014

On the 1<sup>st</sup> July 2014, the Zoopla website was advertising 2 properties for sale within Newnham which are summarised in Table 2. At the time of writing this report, there were no properties for rent within Newnham.

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

Year	House Type	Price (£)
2014	3 bed detached	260,000
2014	3 bed-detached	175,000

Source: Zoopla

Based on the following calculation (using current lending criteria)  

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

Using the cheaper 3 bed detached house for sale in Table 2, a household would need to earn at least £45,000 per year and have a 10% deposit of £17,500 to be able to afford the cheapest property currently for sale in Newnham 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.

## 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 80 questionnaires received, no households filled out the Housing Needs Section of the response form

### Housing Need Analysis

#### 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 Newnham



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 Newnham and a housing need is considered, the Housing Register is usually analysed as part of the Housing Needs Study.

Unfortunately, at the time of writing this report, this information was not available and so could not be included within the report. However, the information will be made available on request if required.

## Conclusions

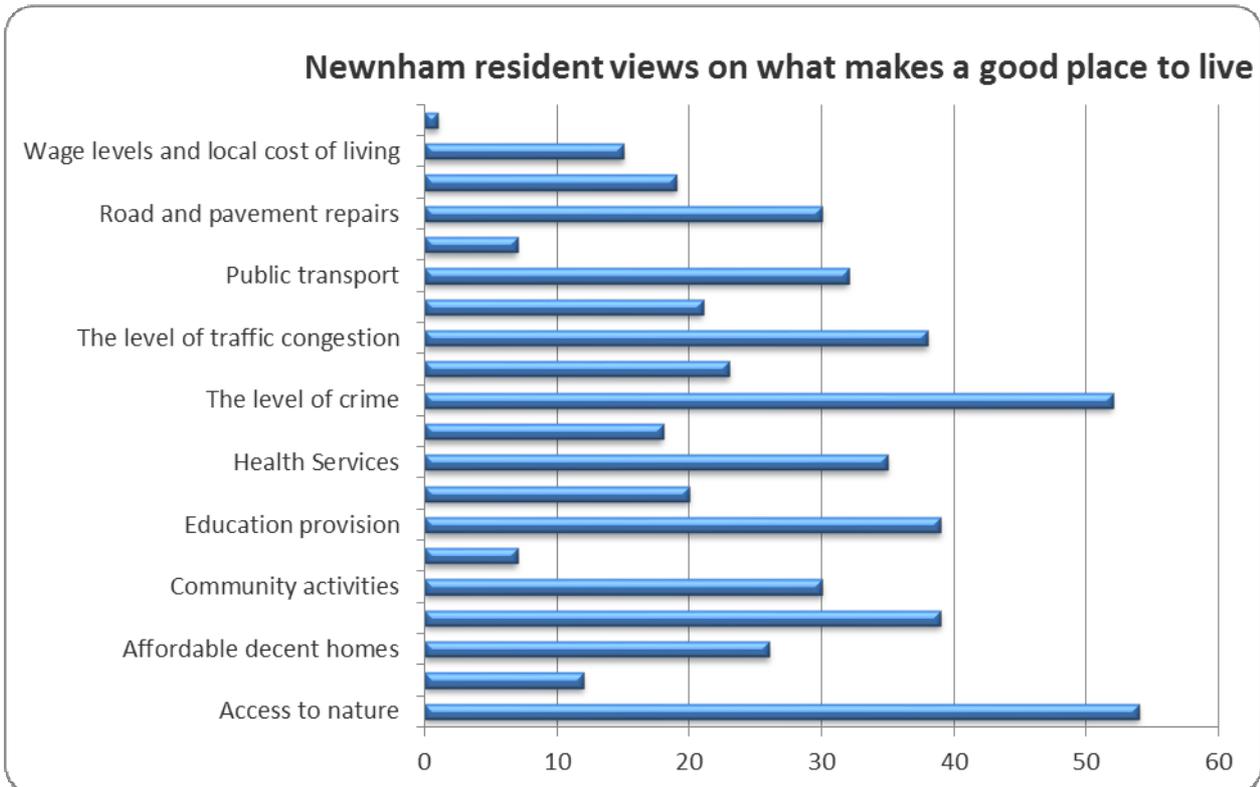
The analysis done by this survey identified no potential households in need of housing in Newnham.

## 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.

### Newnham 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.



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

