

# **Housing Needs Survey Report for Kislingbury**

Produced by South Northamptonshire Council in  
conjunction with Kislingbury Parish Council

August 2007

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## **1. Introduction**

Rising house prices and the loss of social housing stock, as a result of the right to buy policy, have seen many first time buyers and those on more modest incomes forced out of the villages where they have lived all their lives. In some villages the knock on effects of this is the loss of key services such as schools, pubs, Post Offices, village shops etc, along with the sustainability of the village.

South Northamptonshire Council's Housing Market and Needs Assessment Study has shown a strong need for affordable homes across the district. In order to obtain a more localised perspective a parish housing need survey can be carried out. Through a housing needs survey it is possible to assess the level of need for affordable housing in a village. If a need is shown to exist, then there are steps that can be taken to encourage the development of affordable housing. South Northamptonshire Council was commissioned by Kislingbury Parish Council to undertake a village level housing needs survey. The Parish Council delivered this survey to all households in Kislingbury. A copy of the survey can be found in the appendices.

## **2. Purpose of the Survey**

This survey was conducted to establish if there is a housing need in June 2007 and if so the extent of this need. This information can then be used to assess what type and tenure of homes would best suit local needs. If a need is identified then South Northamptonshire Council will work in partnership with the Parish Council to identify suitable sites. Sites can fall within two categories, exception sites and planning gain sites.

Exception sites are exclusively for affordable housing and use the 'exceptions' criteria set out in Planning Policy Guidance Note 3 (Housing). These sites are located outside of the village confines where development of market housing is not usually allowed. In order to build on these sites there must be evidence of a local housing need and a housing needs survey is the best way of doing this.

Planning gain sites are sites that are primarily for market housing however, South Northamptonshire Council's Supplementary Planning Guidance on Affordable Housing states that on developments with 25 or more units, 40% of these should be for affordable housing. Planning guidance within the PPS3 (planning policy statement 3, published November 2006, sets the national minimum threshold for affordable housing at 15 dwellings. Information from this survey will be used by the Planning Department as evidence that there is a need for affordable housing.

The information from a housing needs survey is also useful at a local level, in particular with parish council activities. It can be used when decisions on housing issues are required. Support of the village is imperative in developing affordable housing schemes.

### **3. Contextual Information on Kislingbury**

The population of Kislingbury is roughly 1,241 and a total of 534 survey forms were distributed and 147 were returned. This gives a response rate of 28%, which is good, and robust conclusions can be drawn from the results. Kislingbury is a medium sized village in the District and contains a range of property sizes. The table below shows that the villages doesn't contain many small, lower priced properties.

<b>Band (1991 Property Values)</b>	<b>Number of current properties</b>
A – Up to £40,000	<b>7</b>
B - £40,001 - £52,000	<b>167</b>
C - £52,001 – £68,000	<b>107</b>
D - £68,001 - £88,000	<b>29</b>
E - £88,001 - £120,000	<b>89</b>
F - £120,001 - £160,000	<b>78</b>
G - £160,001 - £320,000	<b>33</b>
H - £320,001 and above	<b>0</b>
<b>Total</b>	<b>510</b>

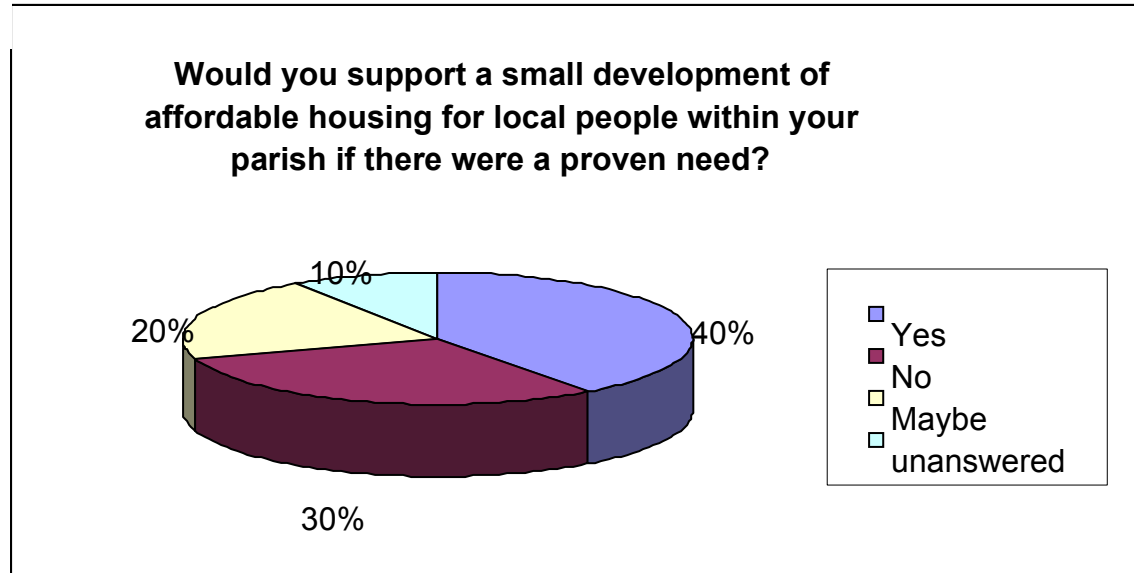
The village has been identified as a restricted infill village in the local plan. This means that it is suitable for small development only within the village, to infill small gaps, create a small group of dwellings and conversion. It is unlikely however that infill sites will be obtained for various reasons. It is more likely that the exceptions policy (explained above) will be applied to allow limited development where there is a proven need for affordable housing, where infill sites cannot be found.

#### 4. Housing Need Survey Results

##### a) Support for a local development and areas for concern

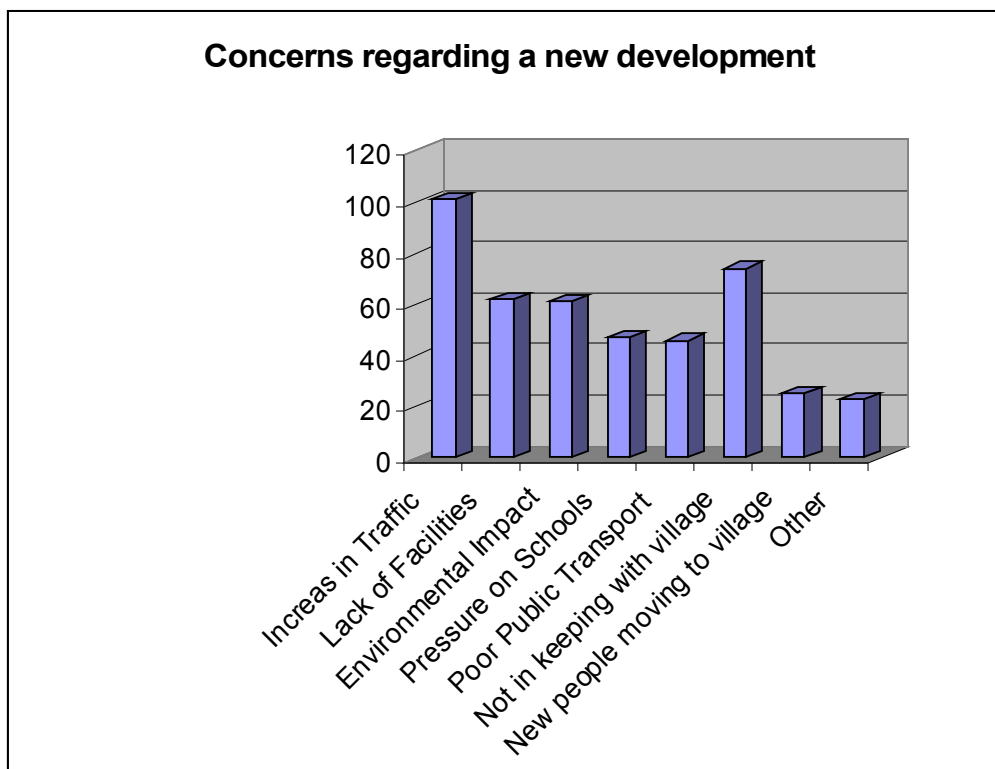
These questions were asked of all households in the Parish.

Q.4



90% of respondents answered this question and the results show that 40% of the respondents would support a small development of affordable housing. 30% gave a definite "No" meaning that 60% of respondents said either "Yes" or "Maybe".

Q. 5



The total number of concerns given from the 147 surveys was 439. This is an average of 2.9 concerns per respondent. The main concerns include "Increase in Traffic Congestion", "New site not in keeping with the village" "Lack of facilities in village" and "Environmental Impact". Other concerns including "Pressure on local schools" and "Poor public transport" had fairly high number (47 and 46). Respondents were least concerned with "New People Moving to the Village", with 25.

A number of people gave other comments as a response to this question. The majority of comments were expressing concern over the expansion of Northampton and the impact this will have on Kislingbury. Other comments expressed included:

- 'Concern that the village may lose its tranquillity and community spirit'
- 'Should be kept to local young people.'
- 'Priority should be given to local residents or people forced to move away from the village.'
- 'Already too much development in the area.'

## **Comments**

In question 19, people were asked to write any comments they had regarding any questions or general comments. A number of people replied and below is a summary of the main issues raised. Many were along similar lines.

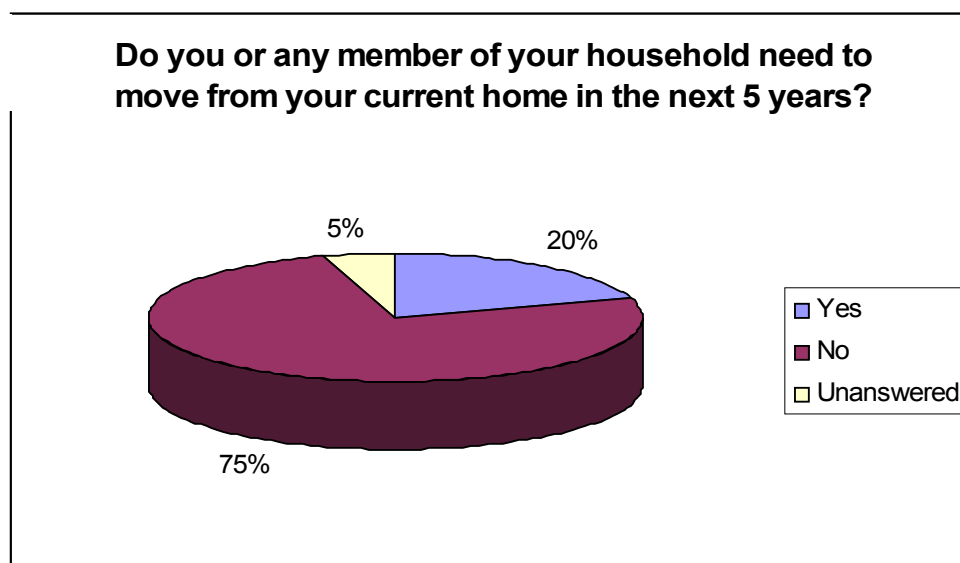
- 'I would respectfully like to contribute to the "togetherness" which we have experienced with life in Kislingbury compared with other villages and sincerely hope that careful control will be exercised in further development in this area.'
- 'I am concerned about the amount of new development in Northampton currently and having moved to the village from the city am concerned that Kislingbury will end up as part of an urban sprawl.'
- 'I would like a shared Ownership house within this village or surrounding villages so that the children can stay at same schools and child care arrangements can continue to enable me to work.'
- 'I would like to continue to live within Kislingbury as the little family I have live here, also my friends live in this village. I have lived here all my life and would like to raise my own family here. My partner lives in the neighbouring village of Bugbrooke and also has strong local ties to the immediate area. We are both on modest salaries and completely priced out of the market, although we would like to purchase a property it is virtually impossible here.'

- ‘Think all villages in Northamptonshire should have affordable housing for local people on understanding they live in them for a certain number of years i.e. at least 5-7 years before selling. Some should be available for low rent for people who can’t afford to buy.’
- ‘We currently live in a one bedroom flat on a shared ownership scheme. We had to move to town in order to afford housing. We would very much like to move back to the villages we grew up in and be back around family and friends in this area. House prices in these villages are extremely expensive and something we will never be able to afford. With the hope of shared ownership schemes and affordable housing in the villages we may be able to return and stay in the village.’

## b) Identifying housing need

We can start to build a picture of the number of households needing an affordable home in the Parish by looking at those households, including newly forming households (i.e. children moving out of the parental home) that need to move and whether they want to live within the Parish.

Q. 1



Out of the 140 people who answered this question, 110 said that they would not need to move from their current home in the next 5 years, which is 75%. 30 people replied that they would require a move in the next 5 years.

### Reasons for Needing to Move

In response to “What is the main reason for needing to move?” 18 people out of 56 have said that would like to set up a home for the first time. The next highest reason was that “Need smaller accommodation” with 7 responses. Some people selected more than one reason explaining why more than 44 responses have been recorded.

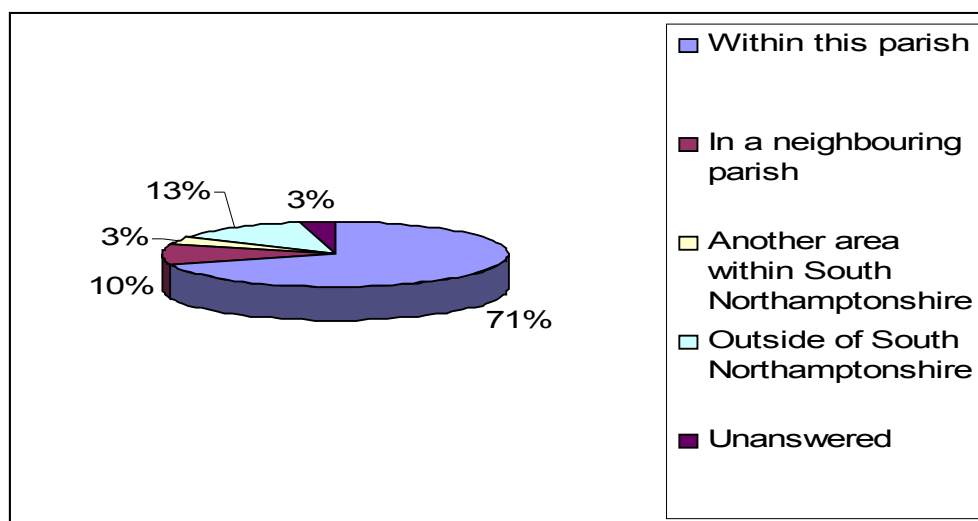
Q. 8

Reason For Needing to Move	Number of Responses	Percentage
I would like to set up home for the first time	11	37%
Need larger accommodation	3	10%
Need smaller accommodation	3	10%
To be closer to employment	2	7%
To be closer to carer or dependent	2	7%
Present home is tied accommodation and insecure	1	3%
Need physically adapted accommodation	1	3%
Present home too expensive to maintain	1	3%
Unanswered	1	3%
Other	5	17%

There were 5 “other” responses given to this question including:

- ‘Relationship breakdown.’
- ‘Moving out of the village.’
- ‘Returning to live in the village.’
- ‘Purchasing a home on the open market.’

Q. 6



When asked, “Where are you looking to live?” over half said that they would like to live within this parish (71%). 84% are looking to live either within this parish, a neighbouring parish or another area within South Northamptonshire.

## Identifying households who have moved away

Some respondents (17) knew of households who had moved away from the parish due to difficulties in finding a suitable home locally. Additional surveys were sent to those where address details were provided.

Those households who need to move due to living in unsuitable accommodation, and want to remain within the Parish can be investigated further by looking at their responses in the latter part of the survey.

### c) Identifying Local Connection

According to question 6 of the survey 21 households wanted to live within the Parish. These households, to qualify for Affordable Housing will need to have a local connection to the Parish. A local connection is often thought to be that the household has been living in the Parish for at least 3 years; or used to live in the Parish or has relatives living in the Parish for a number of years and also other considerations such as working or undertaking education or training in the Parish. Some respondents meet more than one local connection criteria.

Q 7

All respondents	Timescale			
	Less than 1 year	1 – 2 years	3 – 4 years	5 + years
Work in the village	0	0	0	3
Live in the village	1	3	1	13
Previous residence in the village	0	0	0	6
Close relatives living in the village	0	0	1	10
Participating in education / training	0	0	0	1

### d) Housing Needs Analysis Table

The following table lists details of the respondents who feel they have a housing need. This table only includes those households who have said they need to move within/into the Parish and have a local connection as outlined in section 6 as these households will be the households that are likely to be eligible for affordable housing.

The reality tenure has been determined by looking at the responses survey to the questions on the total net income that the households moving receives (to determine whether rented or shared ownership would be more suitable). The reality type was determined by looking at the response to the question on the household composition, using the Council's allocations policy. Each household's priority need has also been examined and judged against the

current entry-level housing available in the village and their current housing circumstances.

<b>Ref.</b>	<b>Respondent's Current Circumstances</b>	<b>Reality Tenure/Type</b>
1	Elderly lady whose current home is too expensive to maintain	Discounted as only wants market housing
2	Single parent with two children who would like to move following a relationship breakdown	2/3 bedroom house for shared ownership
3	Young person who would like to set up home for the first time	1/2 bedroom flat/house for rent
4	Elderly couple who require smaller accommodation	Discounted as only want market housing
5	Young person who would like to set up home for the first time	Discounted as only wants market housing
6	Single person who requires smaller accommodation	1/2 bedroom flat/house for rent
7	Couple who require larger accommodation	Discounted as only want market housing
8	Young person who would like to set up home for the first time	Discounted as only wants market housing
9	Young person who would like to set up home for the first time	1/2 bedroom flat/house for rent
10	Young person who requires physically adapted property as is a wheelchair user	1/2 bedroom ground floor flat or bungalow
11	Couple with two children who require larger accommodation	Discounted as only want market housing
12	Young person who would like to set up home for the first time	1/2 bedroom flat/house for rent
13	Young person who would like to set up home for the first time	1/2 bedroom flat/house for rent
14	Couple with three children who are currently renting from a private landlord	Discounted as only want market housing
15a	Young person who would like to set up home for the first time	1/2 bedroom flat/house for rent
15b	Young person who would like to set up home for the first time	1/2 bedroom flat/house for rent
16	Young person who would like to return to live in the village	1/2 bedroom flat/house for rent
17	Young couple who would like to set up home for the first time	1/2 bedroom flat/house for shared ownership

Ref.	Respondent's Current Circumstances	Reality Tenure/Type
18	Couple who would like to return to the village	Discounted as only want market housing
19	Young person who would like to set up home for the first time	Discounted as only want market housing
20	Single parent with three children who requires larger accommodation	3 bedroom house for rent
21	Elderly couple whose current home is tied accommodation and insecure	1/2 bedroom ground floor flat or bungalow for rent

#### e) Ethnic Monitoring

Only 41 people responded to this question and 100% consider themselves to be "White British".

#### f) Limitations of the Survey

Most surveys of this nature will have limitations. Whilst compiling the results the following issues have been noted:

Question 1: The answers to this question will be subjective; therefore some people who have answered "no" may in fact have a housing need, and therefore will not be included in the final analysis of need.

#### g) Local Authority Data

As the statutory authority, South Northamptonshire Council hold a housing waiting list for the district. This register allows a household to request to be considered for housing anywhere in the district and is therefore an additional way to measure housing need.

Applicants can request as many areas as they wish and also have the opportunity to request a 'preferred village/area'. Figures gleaned from analysing the waiting list can be used to complement the findings of the survey returns.

## Existing Affordable Housing

Local authority stock	Housing association stock
4 x 1 bedroom bungalow	1 x 3 bedroom house (shared ownership)
16 x 2 bedroom bungalow	
3 x 2 bedroom flat	
15 x 2 bedroom house	
37 x 3 bedroom house	
1 x 4 bedroom house	

### Relets of Local Authority Stock (01/08/06 – 31/07/07)

- 1 x 1 bedroom bungalow
- 3 x 2 bedroom bungalow
- 1 x 2 bedroom house
- 3 x 3 bedroom house

### Waiting List Analysis

Total applicants who have requested Kislingbury as a village they would like to be housed in = 262

Total applicants who have stated Kislingbury as their preferred village = 25

The table below shows the property types that would be most suitable for the applicants who have requested Kislingbury as their preferred village. These applicants are more likely to have a local connection to the village.

Applicants that had picked Kislingbury as their preferred village were then investigated to find out which households had a local connection to the village. Those that had a local connection (but had not filled in a housing needs survey) were then judged in the same way as the survey respondents, to determine a suitable reality tenure and type.

Property type	Number required
1 / 2 bedroom flat / house	2
1 / 2 bedroom sheltered bungalow or ground floor flat	1
2 bedroom house	6
3 bedroom house	3

The information in this section shows that there is a definite need for affordable housing in the village. This is reflected in the number of applicants who have registered an interest in living in the village, the existing affordable housing in the village and the low turnover of this stock, [indicating that need identified is unlikely to be met through properties becoming void]. More specifically, individual households on the waiting list have been identified.

## **5. Conclusion**

South Northamptonshire Council has conducted a detailed study of the housing needs for the village of Kislingbury. This study has not only investigated the actual housing need, but has ascertained resident views with regard to living in the village, as well as identifying local support for development to meet local needs. The contextual information also indicates that the village is sustainable enough to support some development.

The support for all small future developments was good with 60% of respondents stating that they were either in favour or may be in favour. The main concerns by respondents were the "Increase in Traffic Congestion", "New site not in keeping with village", "Lack of facilities in village" and "Environmental Issues". Further consultation and appropriate measures would be put in place to address these concerns prior to any development.

20% of respondents felt that they would require to move in the next five years and the majority of those were due to wanting to set up home for the first time. 71% of those needing to move wish to do so within the parish. This shows that there is a need for starter homes now and in the future.

A need has been identified for both rented housing and shared ownership (new build homebuy). Of the 22 respondents who expressed a need for housing and completed the second stage of the survey, 13 have been assessed as having a genuine need for alternative housing. A further 12 households with a local connection to Kislingbury were identified from the waiting list as needing affordable accommodation.

The identified need incorporating waiting list and survey data is as follows:

### **23 units for rent**

10 x 1/2 bedroom flat/house

6 x 2 bedroom house

4 x 3 bedroom house

2 x 1/2 bedroom bungalow/ground floor flat (1 to wheelchair standard)

1 x 1/2 bedroom sheltered bungalow/ground floor flat

### **2 units for shared ownership**

1 x 1/2 bedroom flat/house

1 x 2/3 bedroom house

As with any survey, we should apply a discounting factor. This is mainly to take into account that during the time it would take to develop a scheme some respondents will have to satisfy their own housing needs. For this we would normally apply a 25% discount to the rental units and 40% to those wishing to purchase a property via shared ownership. Taking this into account the suggested housing mix required would be:

## **6. Discounted Need**

### **17 units for rent**

7 x 1/2 bedroom flat/house

5 x 2 bedroom house

3 x 3 bedroom house

2 x 1/2 bedroom bungalow/ground floor flat (1 to wheelchair standard)

### **1 units for shared ownership (new build homebuy)**

1 x 2 bedroom house

As is usual with development, the final development is unlikely to reflect the exact mix detailed here. This is due to factors such as sustainability - many housing associations find that 1 bed flats are less sustainable than 2 bed flats, and will therefore prefer to build 2 beds. This shouldn't affect those single people requiring accommodation as our allocation criteria allows for single occupation of 2 bed properties. The financial viability of building out the scheme may also affect the final mix, but the mix should always closely follow the need identified here, especially where provision is to be met via an exception site.

Our recommendation is that a development, which would incorporate the above mix, would help to alleviate the current level of identified need within the village taking into account current levels of affordable housing in the village and the very low turnover which occurs.