

# **Housing Needs Survey Report for Boddington Parish**

Produced by South Northamptonshire Council

December 2009

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## **Key Findings**

303 survey forms were distributed and 119 were returned giving a response rate of 39%.

Ten households want to move in the next five years.

The main reasons given for needing to move were to set up home for the first time and also to be closer to employment.

Five households want to move within the parish of Boddington.

One household has been identified as being in genuine housing need. They would be entitled to a 2 bed shared ownership house.

## **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 effect 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 show 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. By conducting 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 arranged delivery of the survey to all households in Boddington Parish at the end of October 2009.

## **2. Purpose of the survey**

This survey was conducted to establish if there is a housing need in Boddington 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 Statement 3 (PPS 3 was published in November 2006 and sets out the national planning policy framework for delivering housing objectives). This enables small sites to be used, specifically for affordable housing in small rural communities that would not normally be used for housing. These sites are located adjacent to the village confines. 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 and infill sites 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 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.

### 3. Contextual Information on Boddington Parish

Population figures obtained from the UK Statistics Authority ([www.statistics.gov.uk](http://www.statistics.gov.uk)) show that the population of Boddington is roughly 720. A total of 303 survey forms were distributed and 119 were returned. This gives a response rate of 39%, which is good, and robust conclusions can be drawn from the results. Upper and Lower Boddington are small villages in the district and contain a range of property sizes. Council Tax is calculated using 1991 property values and properties are banded according to their size, i.e. Band A being the smallest sized properties, and Band H being the larger ones. The table below shows that the villages contain a mixture of property sizes, but with smaller properties perhaps being slightly under-represented.

<b>Band (1991 Property Values)</b>	<b>Number of current properties banded</b>
A	3
B	21
C	45
D	60
E	71
F	45
G	40
H	4
<b>Total</b>	<b>289</b>

#### House Prices

To establish levels of affordability, an assessment of how expensive it is for people who are trying to enter the housing market has been undertaken. For this we compare the bottom 25% of house prices (lower quartile) obtained from Land Registry, with the bottom 25% of salaries (lower quartile) obtained from CACI.

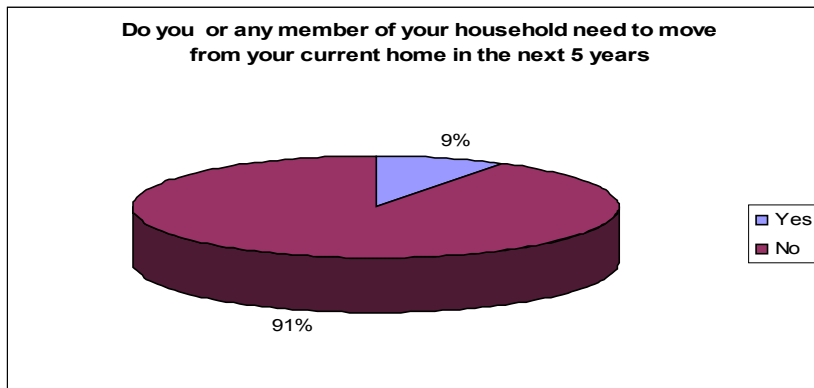
The average lower quartile house price for Boddington parish is £193,340. For a household to be able to purchase a home at this price they would need to be earning in the region of £55,240 (assuming 3.5 times salary). However, the average lower quartile of salaried income for Boddington parish is only £23,400. This demonstrates that for households whose earnings are in the bottom 25%, a property (which is also in the bottom 25%) would cost 8 times that of their annual income. With mortgages being calculated on 3.5 times of their annual salary this highlights how unaffordable 'entry level' properties are to people trying to access the market.

#### 4. 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.

##### 4.1 Those needing to move

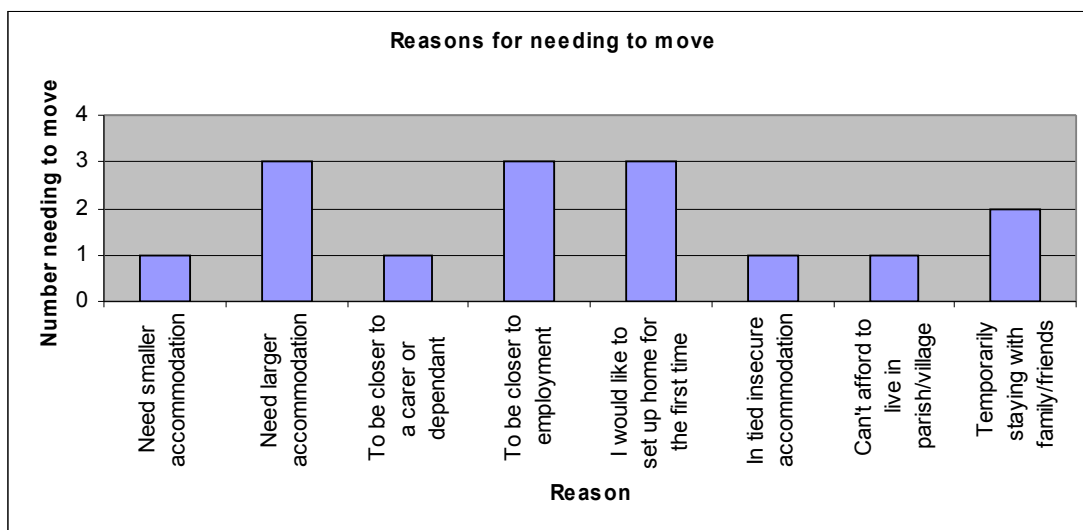
Q. 1



117 households answered this question, 107 (91%) of which said that they would not need to move from their current home in the next 5 years .10 respondents (9%) indicated that there was someone in their household would require a move in the next 5 years

##### 4.2 Reasons for needing to move

Q. 9



Respondents were asked “What are your reasons for needing to move?” and were able to tick as many as apply. The total number of reasons given from

the 10 surveys was 19. This is an average of 1.9 reasons per respondent. This includes four households who gave other reasons for needing to move.

The most frequent answer given were ‘to set up home for the first time’, ‘need larger accommodation’ and ‘to be closer to employment’. The four households who gave other reasons for needing to move gave the following answers:

- ‘Closer to education establishment’
- ‘Currently renting in private sector, would like to own someday’
- ‘Have another property and wish to relocate’
- ‘Possible to move in with partner’

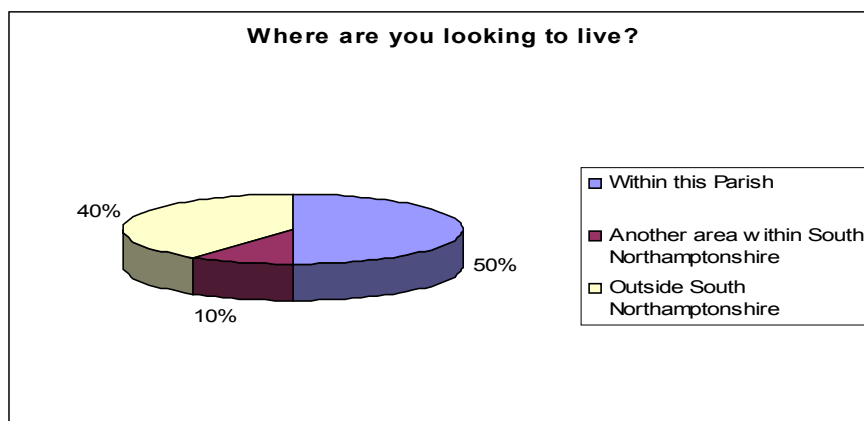
Households were also asked to specify their main reason for needing to move and the responses from those that answered this question are shown in the table below.

Q. 10

Main reason for needing to move	Responses
Larger accommodation needed	2
To be closer to employment	1
To be closer to education establishment	1
Relocation to another owned property	1
Smaller accommodation needed	1
To be nearer daughter and family	1
Cannot afford to privately rent	1

### 4.3 Where are households looking to live?

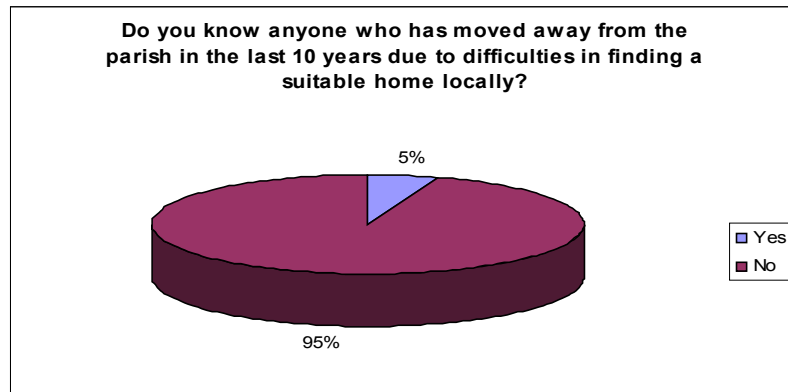
Q. 7



When asked, “Where are you looking to live?” half of the respondents (50%) said that they would like to live within Boddington parish. One respondent would like to live in another area in South Northamptonshire and four want to live outside the South Northamptonshire area.

#### 4.4 Identifying households who have moved away

Q. 4



6 respondents knew of households who had moved away from the parish due to difficulties in finding a suitable home locally. The majority of respondents (95%) replied “No”.

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

#### 5. Identifying local connection

According to question 7 of the Survey, five households wanted to live within the parish. These households will need to have a strong local connection to the parish to be included in the final total of households in housing need. A strong 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. It is important to include those respondents with a local connection of less than 3 years as they may be considered to have a strong local connection once a development is completed. All local connections are assessed at the time of development.

Local Connection	Timescale			
	Less than 1 year	1-2 years	3-4 years	5+ years
Work in the Parish		1		
Live in the Parish		2		3
Previous residence in the Parish				1

Close relatives living in the Parish (parents, children, siblings, grandparents or <input type="checkbox"/> 4 grandchildren, including step relatives)	1			2
Participating in education/training		1		

Some respondents meet more than one of the local connection criteria. That is why there are eleven entries when there are only five households looking to move within the parish in the next 5 years.

## 6. 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 strong local connection as outlined in section 5 as these households will be the households that are likely to be eligible for affordable housing.

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.

Respondents that would be considered for 1 bedroom properties under South Northamptonshire Councils Allocations Policy have been reclassified as being in need of a 2 bedroom home. This offers more flexibility in rural areas as the capacity for housing associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility and sustainability of 2 bedroom homes is far greater than 1 bedroom homes.

Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. Based on research carried out by South Northamptonshire Council into house prices, incomes, and sales data from housing associations it was determined that the minimum monthly net income needed to afford Shared Ownership is £2264 or above. Each case is considered separately based on deposit levels and current housing circumstances. Anyone earning below this would be reclassified as being in need of rented accommodation.

Respondents who indicated an intention of buying on the open market were discounted from the need for affordable housing figures. This is because it is their tenure of choice and may not see affordable housing as a solution. It may be that open market properties are not actually available or affordable for these people but for the purpose of this report they are not considered to be in

housing need. Respondents have also been discounted where no further details have been supplied to assess whether there is a housing need.

Ref.	Household makeup	Reason for Need	Preferred Tenure	Likely Allocation
1	Couple with 2 children	Homeowner with mortgage - need larger accommodation	Open Market	Discounted as only wants market housing
2	Single person	To set up home for first time	Shared Ownership	2 bed house – shared ownership
3	Single person	To set up home for first time	Open Market	Discounted as only wants market housing
4	Couple with 2 children	Homeowner with mortgage - need larger accommodation	Open Market	Discounted as only wants market housing
5	Couple with 2 children	Privately renting and want to own their own home	Open Market	Discounted as only wants market housing

## 7. Ethnic Monitoring

34 households responded to this question, of which 30 selected “White British”, one selected “White Irish” and three “Question refused”.

## 8. 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; 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.

## 9. Local Authority Data

As a statutory duty, 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.

### 9.1. Existing Affordable Housing

Housing association stock in Upper and Lower Boddington
3 x 2 bed house
2 x 3 bed house
2 x 4 bed house
3 x 1 bed bungalow
4 x 2 bed bungalow

### 9.2. Re-lets of Housing Association Stock between 1<sup>st</sup> November 2008 and 31<sup>st</sup> October 2009:

1 x 3 bed house
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### 9.3. Waiting List Analysis

The total number of applicants who have requested Upper or Lower Boddington as villages they would like to be housed in = 88.

The total number of applicants who have stated Upper or Lower Boddington as their preferred village = 7

Applicants that have chosen Upper or Lower Boddington as their preferred villages were then investigated to find out which households had a local connection to either of these villages. Five households are already living in Upper Boddington and one household is living in Lower Boddington. The remaining household do not have a connection to Boddington Parish. The table below shows the property types that would be most suitable for the applicants who have requested Upper or Lower Boddington as their preferred villages and have a local connection.

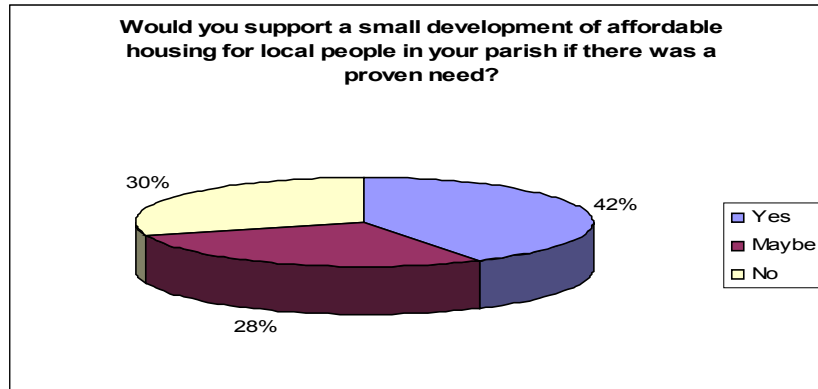
Property type	Number of applicants
2 bed flat	4
2 bed bungalow or ground floor flat	1
2 bed house	1

The information in this section shows that there is a reasonable 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 empty. More specifically, individual households on the waiting list have been identified as having a local connection.

## 10. Support for a local development and areas of concern

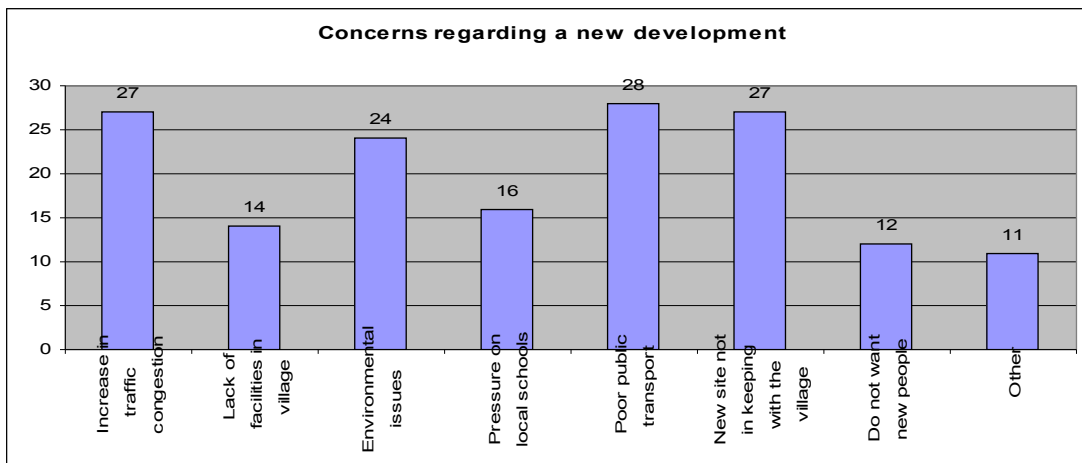
These questions were asked of all households in the Parish. The answers to these questions provide a snapshot of current levels of support among local residents should an opportunity arise to build some affordable housing.

Q.5



113 households responded to this question and the results show that 42% of the respondents would support a small development of affordable housing. 28% said they might support development. 30% are opposed.

Q. 6



The total number of concerns given from the 119 surveys was 159. This is an average of 1.33 concerns per respondent. The main concerns were “Increase in Traffic Congestion”, “New site will not be in keeping with village”, “Poor Public Transport” and “Environmental issues”. Respondents were least concerned with people without a local connection moving to parish.

A number of households gave other comments as a response to this question. Not all of the comments have been listed as many were similar, so a few examples have been given below.

- "People need to be responsible for housing themselves and not pass responsibility to others"
- "There is enough already"
- "Highly concerned about where exactly a housing development would be built!"
- "We moved to village to get away from congestion/crowding"
- "Don't believe these schemes work - in particular shared ownership"

### **10.1 Other comments on affordable housing development and the housing need survey**

In question 23, households were asked to make any additional comments they have regarding the housing need survey and potential housing development in the parish. Some examples of comments made which capture the main issues are given below.

- "I feel strongly that the Boddingtons need affordable housing - We are fine but what of our children? Just because we have no need doesn't mean we don't care!."
- "We are fortunate to have inherited a small property nearby so if there is a problem and we lose our jobs and therefore this house, we will not be homeless, but it is very different for others. Owing to all the infilling, house prices soared and we no longer had a cross section of people moving to the village which meant that the shop and school struggle and the rich diversity of people was lost. We are fortunate that our shop and school still survive but things like second homes don't help. Also it is very sad when elderly residents leave to go a long way away for their final years. Because council houses have been sold off and not replaced we have this problem - lack of housing."
- "Whilst "starter" homes are always in the spotlight there is also a need for larger family homes - Those of us with expanding families cannot find suitable "next step up" properties in the immediate area to move to either and there is a crucial need for these if the local school is to maintain pupil numbers."
- "With no public transport, & no mains gas, our adult children will opt to move to areas closer to their employment when that time comes with the rising cost of fuel for motoring, & the significant cost of oil or LPG for heating, & no employment in the village it is not suitable for young adults or elderly folk."
- "As a resident of Upper Boddington I have real concerns that any future development for affordable housing will be fast tracked through with no consideration to local residents as to where those properties will be built. There is virtually no open public areas left & any attempt to construct on land between London End & Townsend Lane will be rigorously opposed as there is no support for development of this kind in this location. Planning applications have been submitted before and have always been refused. Any change in this stance will provoke a

hostile reaction & I will personally pursue all avenues to prevent any construction taking place. Affordable housing is NOT wanted in Upper Boddington. Prepare for a fight if you disagree."

- "I am very much against any further development in the Boddington area for the following reasons: Absolutely NO guarantee that properties would be solely for locals. Blot on our beautiful landscape/ views. Very few facilities-that's why we moved here! Peace & tranquility disrupted. My family would have to relocate!"
- "Boddington already has an extensive range of lower end value properties for a village of this size, eg semi-detached bungalows, small one & two bedroom cottages. There is no public transport - hard up families put out here will struggle with the lack of amenities - it is isolated without a car Boddington has a large number of newer properties- put more & you will destroy the remaining quality of the village. Families or pensioners on limited income need to live within a town environment where costs can be kept to a minimum."
- "Car Parking Issues, Doctors Surgeries, Street Lighting Issues, Narrow roads, Distance travelling to work by car. Parking problems in village, Lack of employment opportunities and village not suitable to encourage industry. Residents have chosen UB for its quietness. Village too isolated for residents of low cost housing - nearest town 8 miles away."
- "We moved to the village as we liked the size and structure. Additional Housing would have to be on a Greenfield site in or on the outskirts of the village which would spoil it. The additional traffic would also cause a problem depending on where the site is."
- "I do not feel this village can cope with more congestion (traffic) there is not even a footpath (full length) through the village on the main Warwick rd. The village is out on a limb with few facilities not even a bus service. Do first time buyers really want to live out here?"
- "We wouldn't support this if it involved using green belt land/ land outside the building line of the village - we hope both Upper and Lower Boddington are being considered for the possible need. Boddington already has a very varied housing market going from council owned properties, ex council owned properties and upwards, which seems to cater for most needs already. People live in villages for a reason - they are villages not built up areas - why spoil something when peoples needs are already being catered for?!"
- "I would support appropriate development in the village as I believe that additional people in the village, particularly young families, would support the school and shop. I am concerned that falling school numbers may result in school closure. I would not be opposed to none affordable ie market priced property being developed."
- "I have personal experience with housing association & areas that have been developed to contain affordable housing. I believe cheaper homes & housing Association owned homes cheapen surrounding properties. I also believe people living in housing association homes have a different outlook on life to people who wish to buy their homes outright, these differences of opinions tend to clash with neighbours and cause problems that affect the neighbourhood. This is a bad idea".

## **11. Conclusion**

South Northamptonshire Council has conducted a detailed study of the housing needs for Boddington parish. This study has not only investigated the actual housing need, but has ascertained resident views with regard to living in the parish, 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 affordable housing developments was mixed, with 42% of respondents stating that they were in favour and 30% saying they were not. The main concerns raised by respondents were an increase in traffic, poor public transport and any new development not being in keeping with the rest of the parish. Further consultation and appropriate measures would be put in place to address these concerns prior to any proposed development.

10 households felt that they would need to move in the next five years, for a variety of reasons. 50% of those needing to move wish to do so within the parish. However, only one of these has been identified as having a genuine need for affordable housing. Information gathered from the council's housing waiting list provides some support that additional affordable housing is required in the village.

The housing need identified via the survey is as follows:

### **1 unit for shared ownership**

#### **1 x 2 bed house**

The minimum number of affordable homes one of our housing association partners would consider building is three. To build just one affordable home in isolation is not financially viable for them. Therefore the council will not be able to meet the need for the one new affordable home identified as being required for Boddington Parish.

As we have already shown (Section 9.3), the council's housing waiting list currently has 6 households whose preferred location is Boddington parish, and who also have a local connection to the parish. However, the information provided by the waiting list can only be used in support of the survey data, not to provide a definitive affordable housing need.

In the circumstances, we recommend that no further action is taken at the moment. As part of the council's 5 year rolling programme of housing need survey work across the district, the housing need situation in Boddington Parish will be reviewed in approximately 5 years from now.

## **12. Next Steps**

Below is a summary of what the Strategic Housing Team will do next.

- Adopt the report and make available to the community through the SNC website.
- Summarise the findings of the report in an article for the parish newsletter
- To look again at housing need in Boddington Parish in approximately 5 years' time, as part of the council's 5 year rolling programme of housing need survey work