

# **Housing Needs Survey Report for King's Sutton**

Produced by South Northamptonshire Council in  
conjunction with King's Sutton Parish Council

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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 showed a strong need for affordable homes across the district. In order to obtain a more localised perspective, a parish level 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 recently undertook a village level housing needs survey in King's Sutton. The survey was delivered to all households in King's Sutton. 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 King's Sutton 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 for Kings Sutton

The population of the Parish of King's Sutton is roughly 2,157. A total of 982 survey forms were distributed and 237 were returned. This gives a response rate of 24% which is considered good for a postal survey of this nature. Consequently, the results should provide robust housing needs information.

King's Sutton is a medium size village in the district and contains a range of property sizes. The table below shows that in 1991 the village did not contain many small, lower priced properties.

<b>Band (1991 Property Values)</b>	<b>Number of current properties</b>
A – Up to £40,000	171
B - £40,001 - £52,000	138
C - £52,001 – £68,000	274
D - £68,001 - £88,000	126
E - £88,001 - £120,000	96
F - £120,001 - £160,000	78
G - £160,001 - £320,000	36
H - £320,001 and above	6
<b>Total</b>	<b>925</b>

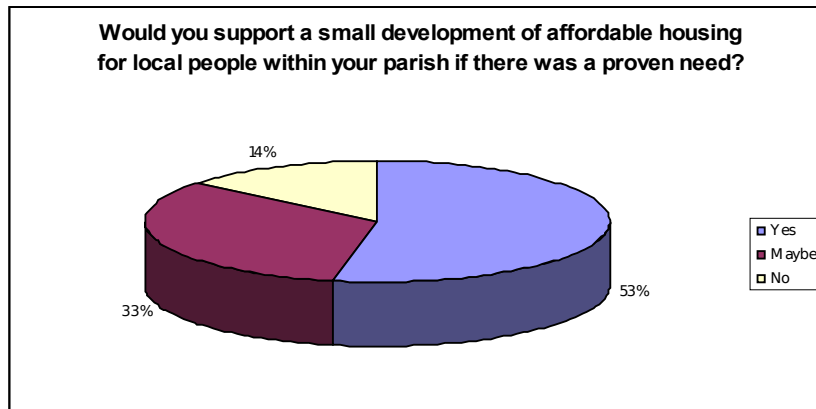
Clearly, these property values are out of date, but the table is useful in indicating the mix of properties available in the village at this time. It is reasonable to assume that the mix of properties has remained reasonably constant over time. An entry level property in the village (either flats or small houses) is likely to fall within band B or C. The average entry level property price for King's Sutton is currently £178,164. Therefore, we can conclude that the village does still not contain many small, lower priced properties.

King's Sutton 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 or to create a small group of dwellings and conversions. 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. Support for a local development and areas for concern

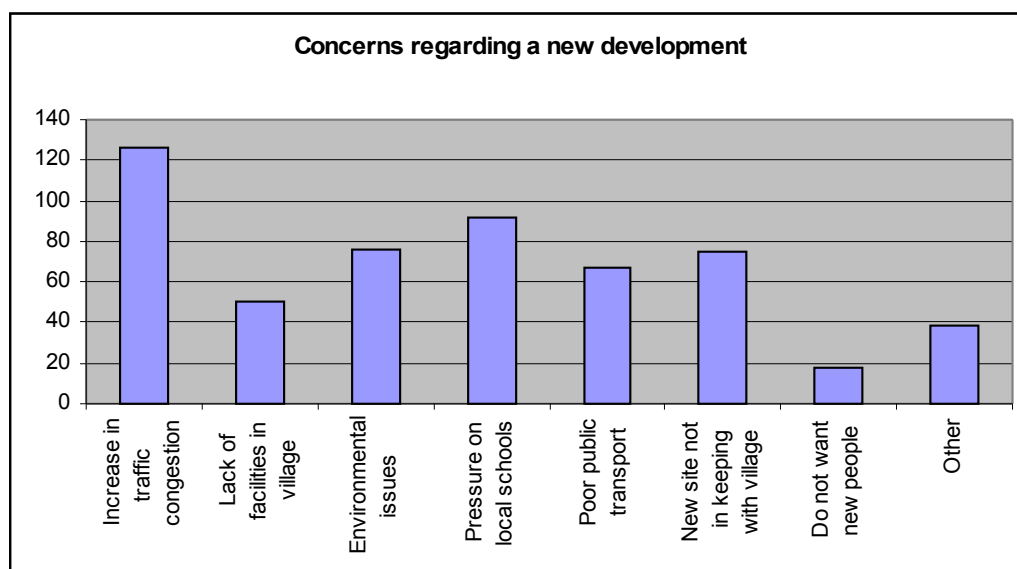
These questions were asked of all households in the Parish.

##### Q4. Would you support a small development of affordable housing for local people within your parish if there was a proven need?



Twenty five people failed to respond to this question. Of the 212 people that did respond over half (53%) would support a small development of affordable housing and a further 33 % might support it.

##### Q5. Concerns regarding a new development



The total number of concerns given from the 237 responses was 542. This is an average of 2.3 concerns per respondent. The main concerns include “Increase in traffic congestion”, “Environmental issues”, “new site will not be in keeping with village” and “Pressure on local schools”. “Poor public transport” was also of concern. Respondents were least concerned with “New people moving into the village”.

A number of people raised additional concerns in response to this question. It is not possible to list all of these, but many were similar and so a few examples are given below:

- “ increase in crime rate”
- “ there’s enough people living in King’s Sutton already”
- “risk of flooding by building on flood plains”
- “that affordable housing really is affordable, not £200,000 +”

In question 19, people were asked to write any comments they had regarding any questions or general comments. Once again it is not possible to list all of these, but a sample of the responses is given below :

- “Affordable housing is a good idea BUT what about homeowners that work hard, save their money and manage to buy a property - then having to live next door to people who care little for their property and even less for their environment and neighbours.”
- “If more people and cars are going to move to village it would be good to lower speed in village as they drive too fast in village. And it would be great to put a crossing for kids to cross to get to school safe.”
- “Why would new people moving to the village be a problem? The stated indication is to provide for lower income children of long term residents. They would not really be “new people”. I would not support affordable housing as a means of attracting younger lower income people into the village. It seems to me that if such people are to feel, and be integrated within village communities, they will need already to have quite strong family ties in the village”
- “Peripheral building in Kings Sutton is totally unacceptable in view of the following: a. The school is absolutely full. B. the flood plains cant cope with any more expansion. C. The village is already susceptible to flooding. D The strain on sewage plant is unsustainable. E I know of no one such as you describe in Q.3.”
- “Both my children are students at University and will be looking to move between 2 and 5 years when they have jobs and deposit. Neither can afford to live here. When the new housing was built at the end of Arundel Close this was one of our concerns (we are residents of the old part of Arundel Close) and high cost housing was still built. Any new housing in the village should only be low cost housing. Furthermore the traffic and the parking here is now horrendous (as we predicted when we lodged our opposition to the building).”
- “We have 2 young adult children aged 25 and 23 who have no hope whatsoever of buying a house in the village due to costs. Renting is also

not an option as too many people from outside the village are put forward before people who are born here, who also have no connection with family etc in the village.”

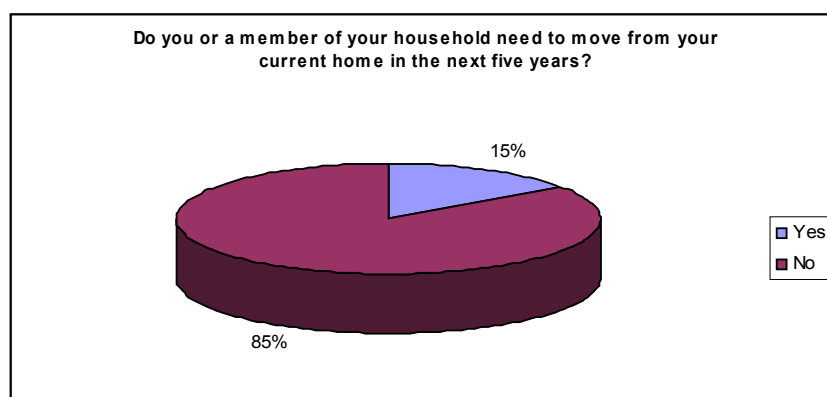
- “It is sad that village life is being eroded in this way.”
- “Any new development needs to be sustainable, environmentally sound and in keeping with the remainder of the village. Care must be taken during the selection of a potential site as there are areas around the village which flood on a regular basis. Open, transparent communication throughout the whole process must be adapted otherwise significant resistance to a new development will be encountered. On the whole though I believe there is a strong requirement for a small affordable housing development. This would enable people with strong ties to our community to live within and enhance the community.”
- “Our daughters have both had to go into rented accommodation paying approx £600 rent each one in Banbury in Kings Sutton. Affordable housing in the village would be great for them”.
- “Any developments must have approval of all neighbouring properties. If affordable housing, will it always remain as such or will it after a couple of years be sold off for a good profit. Otherwise we will need to agree to more affordable housing to meet yet more needs of say young families”
- “Please think about building 2 bedroomed bungalows. We have been waiting 6 and a half years already”.

## 5. Identifying housing need

We can start to build a picture of the number of households needing an affordable home in the village 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.

### 5.1 Those needing to move

#### Q1. Do you or any member of your household need to move from your current home in the next 5 years?



Five people did not respond to this question. 197 respondents (85%) said that they would not need to move from their current home in the next 5 years. 35 people (15%) said that they would require a move in the next 5 years.

## 5.2 Reasons for needing to move

### Q8. What is the main reason for needing to move?

In response to question 8, “What is the main reason for needing to move? 32 people responded. 10 people gave the main reason as needing larger accommodation (31%). The other reasons given were as follows:

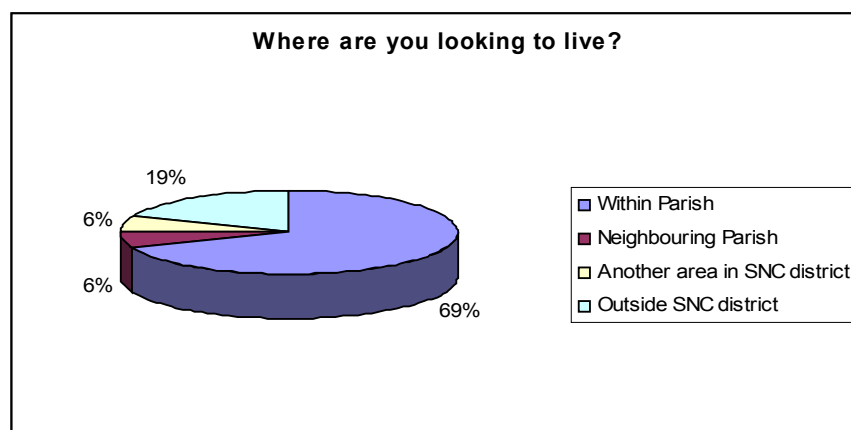
Reason For Needing to Move	Responses	Percentage
To set up home for the first time	5	16%
To be closer to carer/dependent	4	12%
Present home too expensive to maintain	3	9%
Need smaller accommodation	2	6%
Need physically adapted accommodation	1	3%
To be closer to employment	1	3%
Temporarily staying with family/friends	1	3%

Five people gave other reasons and these were as follows:

- “Insecure tenancy”
- “Private renting – too expensive”
- “Need to move own business”
- As I get older might need bungalow”
- “Would like a bungalow – husband has knee and back trouble”

## 5.3 Where households are looking to live

### Q6. Where are you looking to live?



A total of 32 people responded to this question and over half (69%) said that they would like to live within this parish. A further 4 people are looking to live in a neighbouring parish or another area within South Northamptonshire. Three people who had previously advised that they needed to move within the next 5 years did not answer this question and therefore it will be assumed that they did not want to move either within this parish or to a neighbouring parish.

## 6. Identifying local connection

According to question 6 of the survey 22 people indicated that they wanted to live within the Parish. To qualify for affordable housing these households 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, used to live in the Parish for at least 3 years, or has relatives living in the Parish for at least 3 years. Other considerations are taken into account such as working or undertaking education or training in the Parish.

<b>All respondents</b>	
<b>Local Connection</b>	<b>Frequency</b>
Lives in Parish, previous residence in Parish	5 years+
Lives in Parish	3-4 years
Lives in Parish, relatives in Parish	5 years +
Lives in Parish	Less than 1 year
Lives in Parish, relatives in Parish	5 years+
Lives in Parish	5 years +
Lives in Parish, previous residence in Parish, relatives in Parish	5 years +
Lives in Parish, relatives in Parish	1-2 years
Lives in Parish, relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish, previous residence in Parish, participating in education	5 years +
Lives in Parish, previous residence in Parish, relatives in Parish	Less than 1 year/3-4 years/ 5 years +
Lives in Parish, relatives in Parish, works in Parish	5 years +/1-2 years
Lives in Parish, previous residence in	Less than

Parish	1 year/5 years+
Lives in Parish	5 years +
Lives in Parish	Less than 1 year
Previous residence in Parish/ lives in Parish/ participating in education	5 years +/-less than 1 year
Live in Parish/ participating in education	3/4years

One respondent did not answer the question when asked to indicate their local connection with the village and has therefore not been included in the final analysis of those who feel they have a housing need.

## 7. 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 in the next 5 years into this Parish and have a local connection as outlined in section 6. These households will be the ones that are likely to be eligible for affordable housing.

The reality tenure has been determined by looking at the responses to the questions on the total net income that the household 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.

Ref.	Respondent's Current Circumstances	Reality Tenure/Type
1	Couple over 60 in 2 bed local authority bungalow, needing physically adapted accommodation due to mobility problems	1 or 2 bed ground floor flat or bungalow for rent
2	Couple over 60 in 2 bed privately rented house, needing physically adapted accommodation due to mobility problems	1 or 2 bed ground floor flat or bungalow – shared ownership
3	Single person under 60 in rented 3 bed Housing Association house, too expensive to maintain. Requires smaller accommodation	1 or 2 bed flat or house for rent
4	Couple with 1 child in 2 bed house owned with mortgage, wanting larger accommodation	Discounted as needs will be met on open market

5	Single under 60 in 1 bed local authority bungalow, needing larger accommodation for grandson to stay at weekends	2 bed bungalow for rent
6	Single person under 60 living with parents in 3 bed bungalow wanting own accommodation	1 or 2 bed flat or house – shared ownership
7	Couple under 60 with 3 children in 3 bed local authority house wanting larger accommodation	Discounted – adequately housed
8	Couple under 60 living with parents in 3 bed house	1 or 2 bed flat or house for rent
9	Single person under 60 living with parents in 3 bed bungalow, wanting own accommodation	1 or 2 bed flat or house for rent
10	Single person over 60 in 3 bed house owned outright, needing smaller accommodation	Discounted as needs will be met on open market
11	Son/Daughter living with parents in 3 bed house	2x 1 or 2 bed flat or house for rent
12	Single person under 60 living with parents	1 or 2 bed flat or house for rent
13	Couple under 60 with 1 child in 2 bed house owned outright wanting larger accommodation	Discounted as needs will be met on open market
14	Single person under 60 in 3 bed bungalow owned with mortgage. Splitting from partner and requires smaller accommodation	1 or 2 bed flat or house for rent
15	Couple under 60 with 2 children in 2 bed privately rented house wanting to own property	2 or 3 bed house – shared ownership
16	Couple under 60 with 4 children in 3 bed local authority house, needing alternative accommodation on medical grounds	3 or 4 bed house – shared ownership
17	Couple under 60 with grandson in 3 bed privately rented house which is too expensive	2 bed house for rent
18	Couple under 60 with 2 children in 3 bed house owned with mortgage, wanting larger accommodation	Discounted as needs will be met on open market
19	Couple under 60 with 2 children in 3 bed privately rented house which is too expensive	3 bed house for rent
20	Couple over 60 in 2 bed local authority house, requiring move on medical grounds	2 bed bungalow for rent
21	Couple under 60 in 2 bed flat owned	Discounted as needs will

	with mortgage, needing larger accommodation	be met on open market
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## 8. Ethnic monitoring

52 people responded to this question. 49 selected “White British”, 1 “Other White Background” and 2 “Question Refused”.

## 9. 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.

## 10. Local Authority data

As the 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.

### 10.1 Existing Affordable Housing

Local authority stock	Housing association stock
17 x 2 bed flat	1 x 2 bed house (rent)
27 x 2 bed house	2 x 3 bed house (rent)
83 x 3 bed house	
9 x 4 bed house	
18 x 1 bed bungalow	
15 x 2 bed bungalow	
2 x 4 bed bungalow	
11x 1 bed sheltered bungalow	
2 x 2 bed sheltered bungalow	
2 x 1 bed sheltered flat	
1 x sheltered bed sit	

## 10.2 Re-lets of Local Authority stock (01/08/2006 – 31/07/2007)

2 x sheltered bed sit
2 x 1 bed sheltered bungalow
2 x 1 bed bungalow
2 x 2 bed bungalow
1 x 2 bed flat
3 x 2 bed house
1 x 3 bed house

Further investigation of local authority re-lets over a 5 year period has revealed the following:

Year	Number of re-lets
August 2006 - July 2007	13
August 2005 - July 2006	8
August 2004 - July 2005	13
August 2003 - July 2004	14
August 2002 - July 2003	13

The average number of re-lets per year during this period is 12.

## 10.3 Waiting list analysis

Total applicants who have requested King's Sutton as village they would like to be housed in = **253**

Total applicants who have stated King's Sutton as their preferred village = **72**

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

Property Type	Number of applicants
1 or 2 bed flat	15
1 or 2 bed flat or house	7
1 or 2 bed sheltered flat or bungalow	22
2 bed flat/house	1
2 bed house	17
2/3 bed house	6
3 bed house	3
4 bed house	1

Applicants that have picked King's Sutton as their preferred village were then investigated to find out which households had a local connection to the village.

Those that have a local connection (but have 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.

The information in this section shows that there is some need for affordable housing in the village. This is reflected in the number of people who have expressed an interest in living in the village, the existing affordable housing and the low turnover of this stock, (indicating that need identified is unlikely to be met through properties becoming void).

## **11. Conclusion**

South Northamptonshire Council has conducted a detailed study of the housing needs for King's Sutton. 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 high with 86% of respondents stating that they were either in favour or may be in favour. The main concerns raised by respondents were an increase in traffic congestion, pressure on local schools, environmental issues and that a new site might not be in keeping with the village. Further consultation and appropriate measures would be put in place to address these concerns prior to any development.

15% of respondents felt that they would need to move in the next five years and there were mixed and varied reasons for the need to move. 69% of those needing to move wish to do so within the parish. This shows that there is a need for new homes now and in the future.

A need has been identified for both rented housing and shared ownership (new build home buy). Of the 21 respondents who expressed a need for housing, 15 have been assessed as having a genuine need for alternative housing. A further 32 households with a local connection to the village were identified from the waiting list as needing affordable accommodation. The identified need incorporating waiting list and survey data is as follows:

### **Overall need**

#### **Combined need (before any discount applied)**

##### **Rent = 40**

**13 x 1 or 2 bed flats/houses**

**9 x 1 or 2 bed ground floor flat/bungalow**

**3 x 2 bed bungalow**

**8 x 2 bed house**

**3 x 2/3 bed house**

**3 x 3 bed house**

**1 x 3/4 bed house**

**Shared Ownership = 7**

**1 x 1 or 2 bed flat/house**

**1 x 1 bed ground floor flat/bungalow**

**3 x 2 bed house**

**1 x 2/3 bed house**

**1 x 3 bed 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 is detailed below.

**Discounted Need**

**Rent = 30**

**10 x 1 or 2 bed flats/houses**

**7 x 1 or 2 bed ground floor flat/bungalow**

**2 x 2 bed bungalow**

**6 x 2 bed house**

**2 x 2/3 bed house**

**2 x 3 bed house**

**1 x 3/4 bed house**

**Shared Ownership = 6**

**1 x 1 bed or 2 bed flat/house**

**1 x 1/2 bed ground floor flat/bungalow**

**2 x 2 bed house**

**1 x 2/3 bed house**

**1 x 3 bed 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, for example, 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 villages taking into account current levels of affordable housing in the villages and the very low turnover which occurs.

