

Housing Needs Survey Report for Nether Heyford

Produced by South Northamptonshire Council in
conjunction with Nether Heyford 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 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 shows 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. Nether Heyford Parish Council agreed to South Northamptonshire Council in undertaking a village level housing needs survey. The Parish Council delivered this survey to all households in February 2008. A copy of the survey can be found in the appendices.

2. Purpose of the survey

This survey was conducted to establish whether there is a housing need in Nether Heyford 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, which would not normally be used for housing. These sites are located outside of 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 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 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 Nether Heyford

The population of Nether Heyford is roughly 1535 and a total of 645 survey forms were distributed and 231 were returned. This gives a response rate of 36%, which is considered very good, and robust conclusions can be drawn from the results. Nether Heyford is a medium sized village in the District and contains a range of property sizes. Council Tax is calculated using 1991 property values and properties are banded according to their value, i.e. Band A being of least value and Band H being the most expensive. The table below shows that the village contains low levels of properties within Bands A and B.

Band (1991 Property Values)	Number of current properties
A	7
B	89
C	242
D	73
E	124
F	79
G	26
H	0
Total	640

House Prices

The table below provides the average house price by property type for the village. The average price of a terraced property in Nether Heyford is £159,875. For a family to be able to purchase an average terraced house they would need to be earning in the region of £45,678 per annum to secure a mortgage. (Assuming 3.5 times the salary)

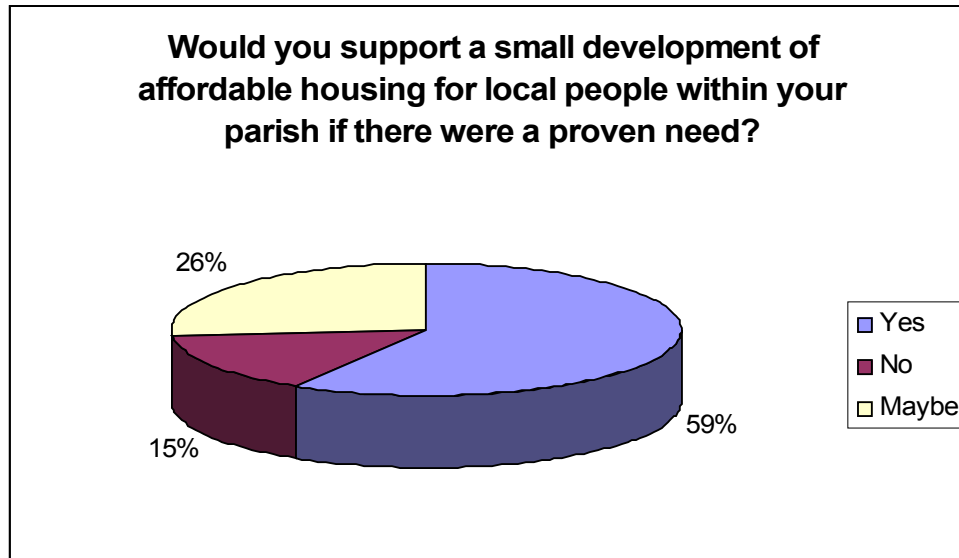
Property type	Average Price
Flat	£172,000
Detached	£342,734
Semi Detached	£171,350
Terraced	£159,875

Source: Land Registry

4. Support for a local development and areas for concern

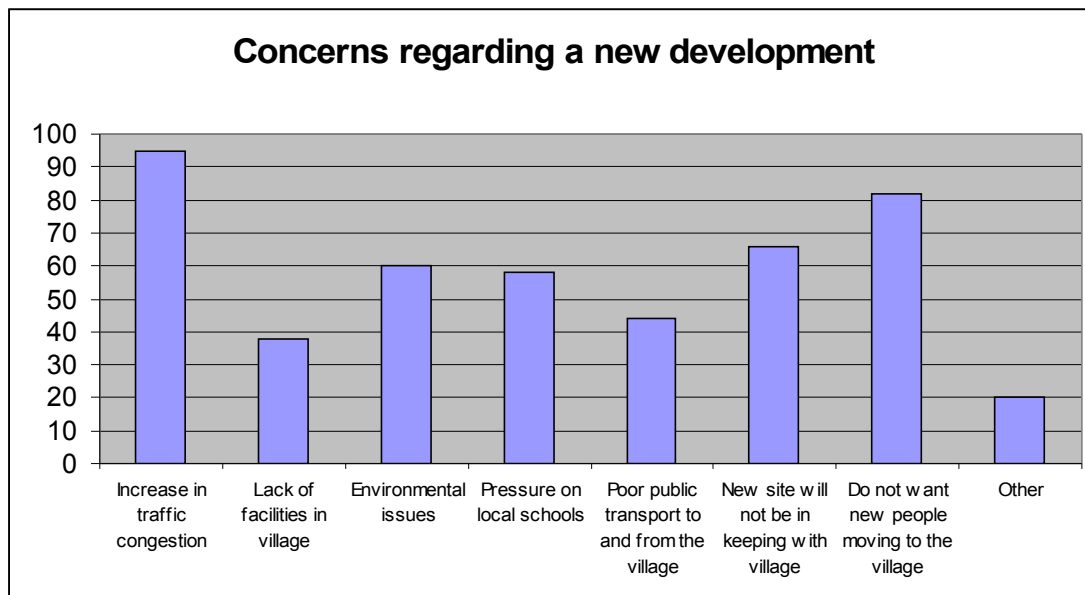
These questions were asked of all households in the Parish.

Q.4



14 people failed to respond to this question and the results showed that over half of the respondents (59%) would support a small development of affordable housing. 15% gave a definite “No” meaning that 85% of respondents said either “Yes” or “Maybe”.

Q. 5



The total number of concerns given from the 231 surveys was 463. This is an average of 2 concerns per respondent. The main concerns include “Increase in Traffic Congestion”, “New People Moving to the Village” and “New site will not be in keeping with village”. Other concerns including “Environmental

Issues” and “Pressure on local schools” had fairly high number (60 and 58). Respondents were least concerned with “Lack of facilities in the village”, with 38.

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

Comments

“We have just had new housing association houses built, there will be no room for wildlife soon.”

“Do not want the character of the village to change much.”

“Not keen to see the size of the village increase.”

“A development for older people would allow them to move out of their larger homes in the village.”

“The village has already lost ‘green space’ on and around the centre. Lack of public transport forces households to be multi car.”

“Too many ‘new comers’ will cause Nether Heyford to lose its community, friendly village feeling and will make it too big.”

In question 20, 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.

“The village really needs new ‘older person bungalow’ style of accommodation. Low cost/affordable housing is important but the older generation are more able, live longer, it seems important to provide them with accommodation in ‘their’ village so they do not have to climb stairs or have large gardens to attend to.”

“We have completed this questionnaire as we have children who may wish to set up home in Nether Heyford in the next 10 years. There is serious concern that young people in particular are unable to afford getting on the housing ladder, with a lot of smaller houses being snapped up by people who already own a house(s) and then ask for extortionate rent.”

“There is a need for affordable housing but the village would require additional support in terms of the local school/pre-school. In addition we do not currently have a play area, so the traffic to local villages to use their play areas would increase.”

“I have had to move back with my parents and due to a family disability there is not much room for me, so I can only stay here temporarily. I would like to

see small flats suitable for one or two persons built, so that there are starter homes for younger people.”

“There is definitely a severe lack of one bedroom flats or houses to accommodate young people wishing to gain independence. Unless young people have children they have no chance of being able to live local to their families, unless they actually remain living with their families.”

“There is a high need for over 60s accommodation, so larger houses are available for families who also want to stay in the village.”

“Definition of a village – small group of houses in a country area. Any more expansion would be disastrous.”

“We are probably having to move out of the parish because at present we have a 2 bed home and the jump (in cost) from 2 to 3 bed house is too much. There are not enough affordable family homes in the village.”

“As rector of Nether Heyford I have met (and married) several couples who would like to remain in the village or move back, but cannot afford the prices.”

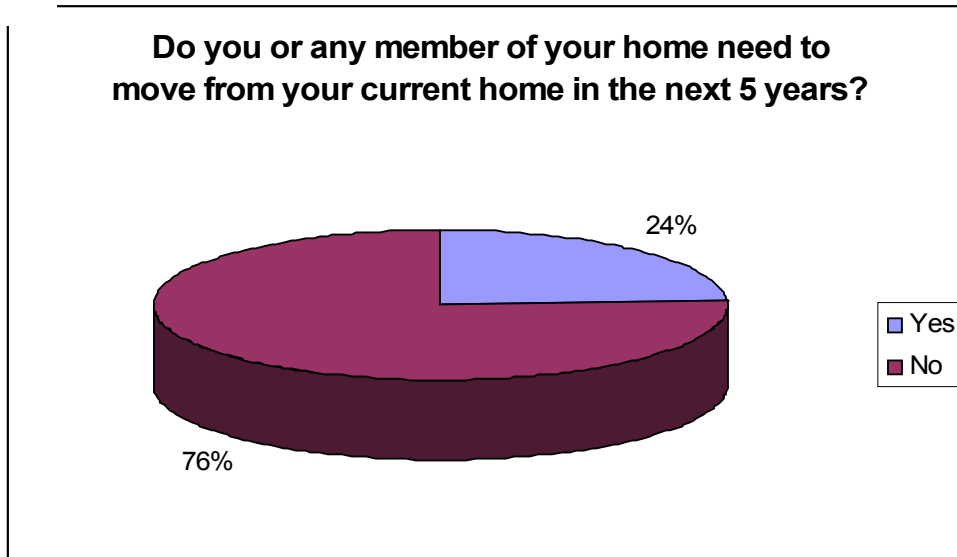
“New young families make the village vibrant and a thriving community. However facilities are required to make Nether Heyford a better resourced village. A permanent home for our excellent pre-school group is required as is a children’s playground that is properly equipped.”

5. 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.

5.1 Those needing to move

Q. 1



Out of the 224 people who answered this question, 170 said that they would not need to move from their current home in the next 5 years, which is 76%. 54 people replied that they would require a move in the next 5 years.

5.2 Reasons for needing to move

In response to “What is the main reason for needing to move?” 19 people out of 54 have said that would like to set up a home for the first time. The next highest reason was that “Need larger accommodation” with 12 responses. Some people selected more than one reason explaining why there were 66 responses to this question.

Q. 8

Reason For Needing to Move	Number of Responses
Need larger accommodation	12
Need smaller accommodation	6
Present home is difficult to manage	3
Need physically adapted accommodation	1
Present home too expensive to maintain	4
To be closer to employment	1
To be closer to carer or dependent, to give or receive support	2
I would like to set up home for the first time	19
Present home is tied accommodation and insecure	1

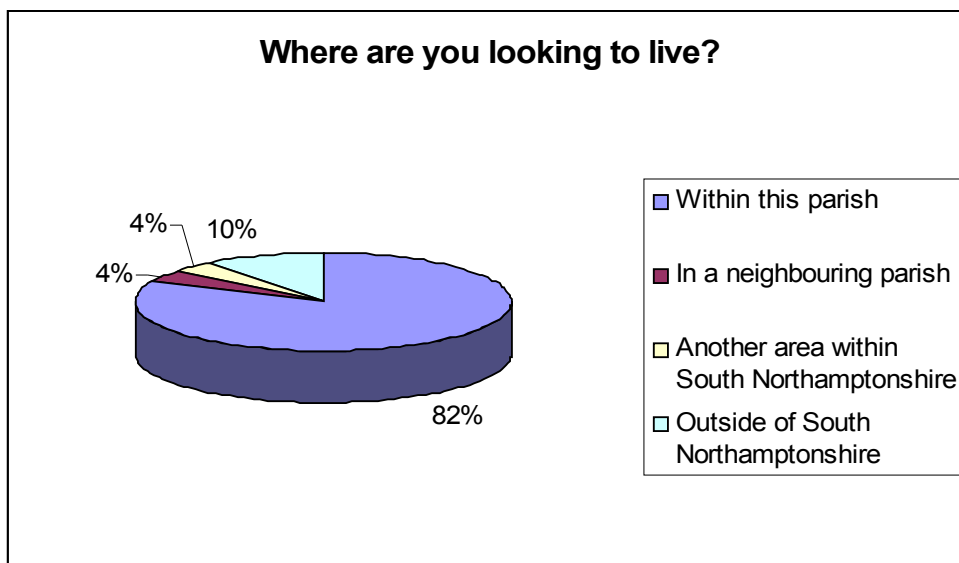
Temporarily staying with friends/family	5
Can't afford to live in parish/village	4
Would like to live in older persons accommodation	2
Other	6

There were 6 “other” responses given to this question including:

- “Marital breakdown”
- “To be closer to family”
- “Retiring soon”

5.3 Where households are looking to live

Q. 6



When asked, “Where are you looking to live?” the majority of respondents said that they would like to live within this parish (82%). 18% are looking to live in a neighbouring parish, another area within South Northamptonshire or outside of South Northamptonshire.

5.4 Identifying households who have moved away

Some respondents (34) knew of households who had moved away from the parish due to difficulties in finding a suitable home locally. The majority of respondents (84%) replied “No”. Some respondents supplied names and address of those who had moved away. As a result of this a further 5 surveys were sent out.

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.

6. Identifying local connection

According to question 6 of the survey 38 households wanted to live within the Parish. These households, to qualify for Affordable Housing will need to have a strong local connection to the Parish. 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.

All respondents	Frequency			
	Less than 1 year	1 – 2 years	3 – 4 years	5+ years
Work in the parish	0	0	2	3
Live in the parish	2	5	0	29
Previous residence in the parish	0	1	0	8
Close relatives in the parish	0	0	1	22
Participating in education/training	3	1	0	6

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 within/into the Parish and have a strong 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 receive (to determine whether rented or shared ownership would be more suitable). Based on research on house prices, incomes, and sales data from Housing Associations it was determined that the minimum monthly rent net income needed to afford Shared Ownership is £2054 or above. Each case is considered separately based on deposit levels and current housing circumstances. Anyone earning below this would be eligible for rented 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' were discounted due to their preference of wishing to buy on the open market based on income, deposit and/or equity in any current property they hold. Respondents have also been discounted where no further details have been supplied to assess whether there is a housing need.

Ref.	Respondent's Current	Reality Tenure/Type
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	Circumstances	
1	Elderly couple with two adult children present home is tied accommodation and insecure	3 bedroom house for rent
3	Couple with three children whose current home is too expensive to maintain.	4 bedroom house for rent
8	Single parent with one child who is currently separating from their partner	2 bedroom house for rent
32	Single person who would like to set up home for the first time.	1/2 bedroom flat/house for rent
43	Couple with one child who require larger accommodation	Discounted as currently adequately housed
45	Couple over 60 who need smaller accommodation and would like to live in older persons accommodation	2 bedroom ground floor flat or bungalow
58	Couple with one child who would like to set up home for the first time and cannot afford to live in the parish	2 bedroom house for rent
60	Single person who would like to set up home for the first time.	Discounted as would like to purchase on the open market
80	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent
86a	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent
86b	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent
92	Couple with a child who are currently in private rented accommodation and would like to move to the parish to be closer to a carer or dependent to give or receive support	2 bedroom house for rent
98	Single parent with one child who is temporarily staying with friends/family	2 bedroom house for rent
104	Single parent with two children who needs larger accommodation	3 bedroom house for rent
105a	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent
105b	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent
109	Elderly couple whose current home is difficult to manage and would like to live in older persons accommodation	1/2 bedroom ground floor flat or bungalow

116	Single person who would like to set up home for the first time	1/2 bedroom flat/house for rent
123	Couple with two children who require larger accommodation	3 bedroom house for rent
127	Couple with one child who need larger accommodation	Discounted as would like to purchase on the open market
130	Single person whose current accommodation is too expensive to maintain	1/2 bedroom flat/house for rent
132	Single person who would like to set up home for the first time	1/2 bedroom flat/house for rent
134	Couple who require larger accommodation	Discounted as would like to purchase on the open market
135	Single person over 60 who is currently going through a marital breakdown	1/2 bedroom flat/house for shared ownership
139	Single person with two children who requires adapted accommodation	3 bedroom house for rent
141	Couple with three children who requires larger accommodation	Discounted as would like to purchase on the open market
158	Single person who would like to set up home for the first time	1/2 bedroom flat/house for rent
173	Couple with two children who are currently living in private rented accommodation	3 bedroom house for rent
179	Single person over 60 whose current home is difficult to manage and would like to live in older persons accommodation	1/2 bedroom ground floor flat or bungalow for rent
190	Single person who would like to set up home for the first time	1/2 bedroom flat/house for shared ownership
204	Single person over 60 who needs smaller physically adapted accommodation	Discounted as would like to purchase on the open market
205	Single person who is temporarily staying with friends/family	1/2 bedroom flat/house for rent
208	Single parent with four children who requires larger accommodation	4 bedroom house for rent
210	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent

216	Couple with three children who require larger accommodation	Discounted as currently adequately housed
219	Single person who would like to set up home for the first time and cannot afford to live in the parish	1/2 bedroom flat/house for rent
221	Single parent with one child who needs to move to avoid harassment but cannot afford to live in the parish	2 bedroom house for rent
223	Couple over 60 who would like smaller accommodation as their present home is too expensive to maintain	Discounted as would like to purchase on the open market
226a	Single person who would like to set up home for the first time	1/2 bedroom flat/house for shared ownership
226b	Single person who would like to set up home for the first time	1/2 bedroom flat/house for rent
229	Single person who is temporarily staying with friends/family and would like to set up home for the first time	1/2 bedroom flat/house for rent

8. Ethnic Monitoring

Of the 97 people who responded to this question 96 selected “White British” and 1 selected “White Irish”.

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 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.

10.1. Existing Affordable Housing

Housing association stock

Rental	Shared Ownership
2 x 1 bed bungalow	2 x 2 bed flat
12 x 2 bed bungalow	1 x 2 bed house
21 x 2 bed house	2 x 3 bed house
25 x 3 bed house	
1 x 4 bed house	

10.2. Relets of Affordable Housing (01/04/07 – 31/03/08)

2 x 2 bed bungalow (rent)
2 x 3 bed house (rent)
2 x 2 bed house (rent)

10.3. Waiting List Analysis

Total applicants who have requested Nether Heyford as a village they would like to be housed in = 202

Total applicants who have stated Nether Heyford as their preferred village = 44

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

Property type	Number of applicants
1/2 bed flat/house	16
1/2 bed bungalow or ground floor flat	9
2 bed house	6
2/3 bed house	8
3 bed house	3
4 bed house	2

Applicants that had picked Nether Heyford 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) and were in housing need 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 a high 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. These factors indicate that the need identified is unlikely to be met through properties becoming empty. More specifically, individual households on the waiting list have been identified.

11. Conclusion

South Northamptonshire Council has conducted a detailed study of the housing needs for the village of Nether Heyford. 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 85% of respondents stating that they were either in favour or may be in favour. The main concerns raised by respondents were the increase in traffic congestion, new people moving into the village and new site will 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.

76% of respondents felt that they would require to move in the next five years and over half of the most frequent reasons for this was to set up home for the first time and because they need a larger home. 82% 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 54 respondents who expressed a need for housing and completed the second stage of the survey, 33 have been assessed as having a genuine need for alternative housing. A further 7 households with a local connection to Nether Heyford were identified from the waiting list as needing affordable accommodation.

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

37 units for rent

5 x 1/2 bed bungalow/ground floor flat

15 x 1/2 bed/house flat

10 x 2 bed house

5 x 3 bed house

2 x 4 bed house

3 units for shared ownership

3 x 1/2 bed flat

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:

DISCOUNTED NEED

28 units for rent

4 x 1/2 bed bungalow/ground floor flat
10 x 1/2 bed flat/house
8 x 2 bed house
4 x 3 bed house
2 x 4 bed house

2 units for shared ownership (new build homebuy)

2 x 1/2 bed flat/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 this identified housing need should be met on at least two developments. Developments 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.