

Housing Needs Survey Report for Yardley Gobion

Produced by South Northamptonshire Council in
conjunction with Yardley Gobion Parish Council

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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 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. Yardley Gobion Parish Council agreed to South Northamptonshire Council to undertake a village level housing needs survey. The survey was delivered to all households in Yardley Gobion in May 2008. 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 2008 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 Yardley Gobion

The population of Yardley Gobion is roughly 1,367 and a total of 553 survey forms were distributed and 157 were returned. This gives a response rate of 28%, which is good, and robust conclusions can be drawn from the results. Yardley Gobion 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.

Band (1991 Property Values)	Number of current properties
A	19
B	54
C	211
D	119
E	67
F	29
G	24
H	2
Total	525

House prices

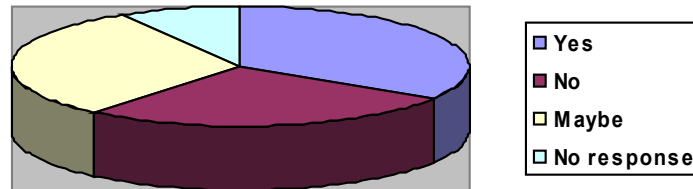
The table below provides the average house price by property type for the village. The average price of a terraced property in Yardley Gobion is £209,700 For a family to be able to purchase an average terraced house they would need to be earning in the region of £59,914 per annum to secure a mortgage (assuming 3.5 times total household salary).

Property Type	Average Price
Flat	-
Detached	£403,087
Semi Detached	£206,608
Terraced	£209,700

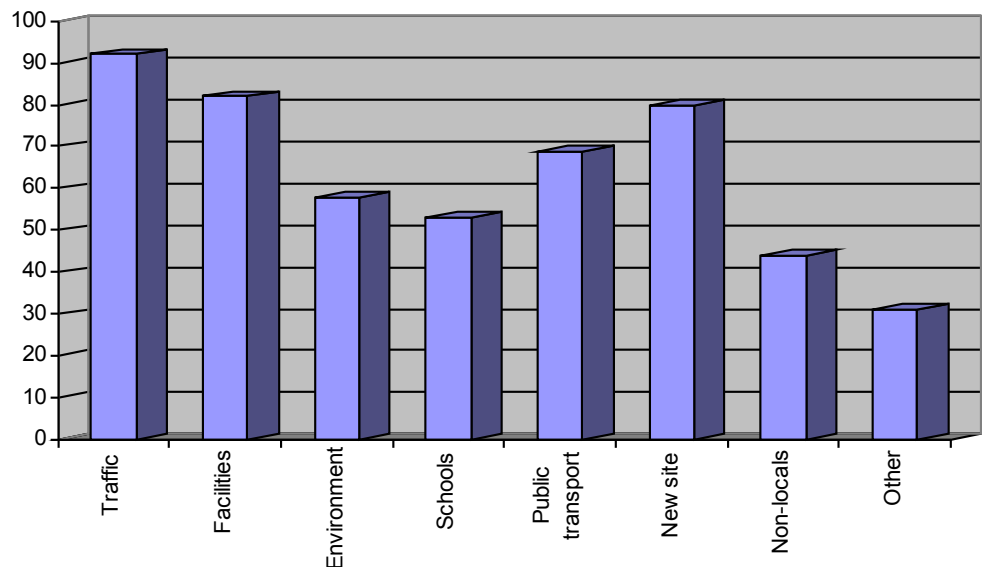
4. Support for a local development and areas for concern

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?



9 people failed to respond to this question and the results showed that just over a third of the respondents (35%) would support a small development of affordable housing. 28% gave a definite “No” meaning that 66% of respondents said either “Yes” or “Maybe”.



The total number of concerns given from the 157 surveys was 509. This is an average of 3.2 concerns per respondent. The largest concern, accounting for 18% was the prospect of an increase in traffic congestion. Other major concerns included a lack of local facilities for people, the site not being kept in keeping with the rest of the village and poor public transport to and from the village. Respondents were least concerned with new people moving into the village, although this still accounted for 9% of the overall concerns.

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.

- *Do not wish village boundary to be extended. Wish village to keep village community/atmosphere/character. Do not want to see housing on surrounding farmland. Those living in village boundary would not wish to see adjacent farm units currently used for light industry turned into housing estates.*
- *Additional youths roaming streets with nothing to do.*
- *Increase in crime levels.*
- *Any small development could pave the way for future large scale expansion of the village.*
- *The surrounding countryside is beautiful and will be spoilt by new housing estates.*
- *Not flats in blocks.*
- *Detract from the original character of the old part of the village. Getting swamped by small cheap houses. I would need proof of need.*

Comments

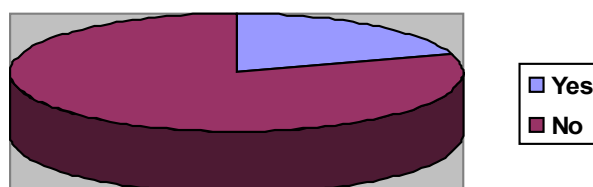
In question 19, people were asked to write any comments they had regarding any questions or general comments. A number of people replied and below is a summary of the main issues raised. Many were along similar lines.

- *Although my wife and I are senior citizens, for many years there has been a problem with young people being unable to afford to live in the village due to house prices rising to an unaffordable level. It is my opinion that a small development of affordable housing is badly needed within the Parish of Yardley Gobion*
- *I feel the housing development is a good idea if under 15 properties and are sold to local people or people with a connection to the village. I also think that properties should be distributed around the village rather than all on one plot.*
- *Not happy about building outside the current building line.*
- *I think this village needs flats for the elderly (not other age groups) because 1) more people living longer, and 2) the elderly won't be able to afford to drive a car therefore not need a garage.*
- *If this scheme were to be adopted it will cause problems of traffic congestion along the A5. Schools are already at their capacity. Most areas are greenbelt. I/we are strongly against the idea of affordable housing.*
- *We moved to the village of Yardley Gobion to get away from busy towns and cities. Villages are unique and should stay that way. We do not want and should not have more houses.*
- *I do think there is a need for affordable housing i.e. social housing, but I also think there is a need for smaller first time buyer homes for village persons. My daughter had to buy in Northampton to be able to afford a property, then cope with extra travelling.*

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.

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



Out of the 157 people who answered this question, 129 said that they would not need to move from their current home in the next 5 years, which is 82%. 28 people replied that they would require a move in the next 5 years.

5.2 Reasons for Needing to Move

People gave more than one answer to this question, and so for the 28 people who answered this question, 55 responses were given, which is an average of 1.8 reasons per person. In response to “What is the main reason for needing to move?” 25% of people have said that would like to set up a home for the first time. The next highest reason was that they “can’t afford to live in parish/village” with 7 responses (14%).

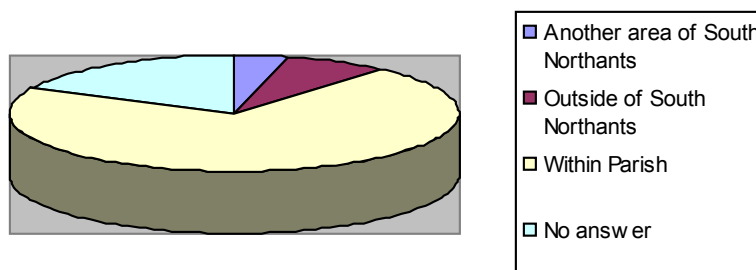
Reason For Needing to Move	Number of Responses
Need larger accommodation	6
Need smaller accommodation	2
Present home is difficult to manage	3
Need physically adapted accommodation	2
Present home too expensive to maintain	1
To be closer to employment	2
To be closer to carer or dependent, to give or receive support	3
Can't afford to live in Parish/Village	7
I would like to set up home for the first time	13
Present home is tied accommodation and insecure	1

Temporarily staying with family/friends	2
Would like to live in older persons accommodation	1
Other	6
No answer	2

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

- *Will be going into further education*
- *Would like to self-build/renovate*
- *Garden too big*
- *To move closer to family as unable to drive*

5.3 Where households are looking to live



When asked, “Where are you looking to live?” 71% said that they would like to live within this parish.

5.4 Identifying households who have moved away

Some respondents (15) knew of households who had moved away from the parish due to difficulties in finding a suitable home locally, but mostly addresses were not provided, although some were, and additional surveys were sent and returned. The majority of respondents (90%) said that they did not know of anyone having to move away from Yardley Gobion due to difficulties in finding a home locally.

6. Identifying Local Connection

According to question 6 of the Survey 20 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.

Local Connection	Timescale			
	Less than 1 year	1-2 years	3-4 years	5+ years
Work in the Parish			1	3
Live in the Parish		1	2	14
Previous residence in the Parish	1		1	3
Close relatives living in the Parish (parents, children, siblings, grandparents or grandchildren, including step relatives)	1		1	9
Participating in education/training			2	2

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 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.

Ref.	Respondent's Current Circumstances	Reality Tenure/Type
1	Two young people wanting to set up home for the first time who suffer mobility issues.	2 x 1 or 2 bed ground floor flats for rent.
2	Single mother with two children (opposite sex) wanting to remain in the village.	1 x 3 bed house for rent.
3	A couple with 1 child currently renting privately with some mobility issues.	1 x 2 bed bungalow for shared ownership.
4	Two young people wanting to live closer to employment.	2 x 1 or 2 bed flats for shared ownership.

5	A young person wanting to set up home for the first time.	1 or 2 bed flat for rent.
6	A couple with two children (opposite sex) wanting larger accommodation.	Discounted as only want market housing.
7	A young person wanting to set up home for the first time.	1 or 2 bed flat for rent.
8	A single person over 60 who owns their home outright but has some mobility issues.	Discounted as only want market housing.
9	A couple with 2 children (opposite sex) wanting larger accommodation.	Discounted as needs can be met on the open market.
10	A couple with 2 children (opposite sex) wanting to self build.	Discounted as only want market housing.
11	A single young person who is pregnant wanting to set up home for the first time and who has mobility issues.	2 bed house for rent.
12	A couple with 3 children (same sex) who are currently renting privately.	3 bed house for rent.
13	A single person over 60 who owns their home outright but is finding it hard to manage.	Discounted as needs can be met on the open market.
14	A young couple currently living with family who want to set up home for the first time.	1 or 2 bed flat for shared ownership.
15	A couple with 2 young children who currently renting from an RSL who want to move back to the village.	2 bed house for rent.
16	Couple over 60 with two children living at home needing larger accommodation.	Discounted as only want market housing.
17	A couple under 60 currently renting privately and want to move back to the village to provide care for a relative.	1 or 2 bed flat for rent.
18	A single person over 60 wanting older person's accommodation but who owns their home outright.	Discounted as needs can be met on the open market.
19	Young couple with 1 child who want to set up home for the first time.	2 bed house for rent.
20	Single person under 60 wanting to set up home for the first time	1 or 2 bed flat for rent.

8. Ethnic Monitoring

41% of respondents answered this question and of these, 97% selected “White British”. 1.5% specified that they refused the question, 1.5% said other.

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

Housing Association Stock
8 x 2 bed bungalows
5 x 2 bed houses
11 x 3 bed houses
4 x 4 bed houses
Total = 28 units

10.2. Re-lets of Housing Association Stock (last 12 months)

1 x 3 bed house

10.3. Waiting List Analysis

Total applicants who have requested Yardley Gobion as a village they would like to be housed in = 243

Total applicants who have stated Yardley Gobion as their preferred village = 8
The table below shows the property types that would be most suitable for the applicants who have requested Yardley Gobion 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 ground floor flat (rent)	1
1 or 2 bed flat (rent)	3
2 bed house (rent)	1
3 bed house (rent)	2
4 bed house (rent)	1

Applicants that had picked Yardley Gobion 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.

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, indicating that need identified is unlikely to be met through properties becoming void. More specifically, individual households on the waiting list have been identified.

8. Conclusion

South Northamptonshire Council has conducted a detailed study of the housing needs for the village of Yardley Gobion. 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 average with 66% 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, the lack of facilities, the site not being in keeping with the village, and lack of public transport. Further consultation and appropriate measures would be put in place to address these concerns prior to any development.

18% of respondents felt that they would require to move in the next five years and 25% of these 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 20 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 8 households with a local connection to Yardley Gobion were identified from the waiting list as needing affordable accommodation.

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

19 units for rent

3 x 1 or 2 bed ground floor flats
7 x 1 or 2 bed flats
4 x 2 bed houses
4 x 3 bed houses
1 x 4 bed house

4 units for shared ownership

4 x 1 or 2 bed flats
1 x 2 bed bungalow

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

14 units for rent

2 x 1 or 2 bed ground floor flats
4 x 1 or 2 bed flats
4 x 2 bed houses
4 x 3 bed houses

2 units for shared ownership

2 x 1 or 2 bed flats

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.