

Housing Needs Survey Report for Milton Malsor

Produced by South Northamptonshire Council in
conjunction with Milton Malsor Parish Council

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Key Findings

- 321 survey forms were distributed and 102 were returned, giving a response rate of 32%
- 25 respondents expect to need to move in the next five years
- 18 of these respondents are looking to move within the parish of Milton Malsor
- 15 of these households have been identified as being in need of affordable housing
- The need identified for affordable housing in Milton Malsor is as follows:

14 units for rent

1 x 2 bedroom bungalow of ground floor flat

11 x 2 bedroom flat

1 x 2 or 3 bedroom house

1 x 3 bedroom house

1 unit for shared ownership

1 x 2 bed house

- 58% of respondents would support a small development of affordable housing for local people in the parish.
- Main concerns identified are 'Increase in traffic congestion', 'New site will not be in keeping with village' and 'Lack of facilities in village'.

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 district level housing need research studies show a strong need for affordable homes across the district. However, in order to obtain a more localised perspective a parish housing need survey can be carried out. Using 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. Milton Malsor 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 June 2011.

2. Purpose of the survey

This survey was conducted to establish if there is a housing need in Milton Malsor 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. Support of the village is imperative in developing affordable housing schemes.

3. Contextual Information on Milton Malsor

Population figures obtained from the UK Statistics Authority (www.statistics.gov.uk) show that the population of Milton Malsor is roughly 721. A total of 321 survey forms were distributed and 102 were returned. This gives a response rate of 32%, which is good for a postal survey, and robust conclusions can be drawn from the results.

Milton Malsor is a medium sized village in the District in terms of population, and contains a range of property sizes. In order to find out the mix of property types in the parish we use Council Tax bandings, calculated using 1991 property values i.e. Band A being the smallest sized properties, and Band H being the larger ones. The table below shows the distribution of properties across the bands in Milton Malsor Parish.

Band (1991 Property Values)	Number of current properties
A	29
B	49
C	75
D	27
E	62
F	34
G	30
H	2
Total	308

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 (obtained from Land Registry) with salaries that are in the bottom 25% (obtained from CACI).

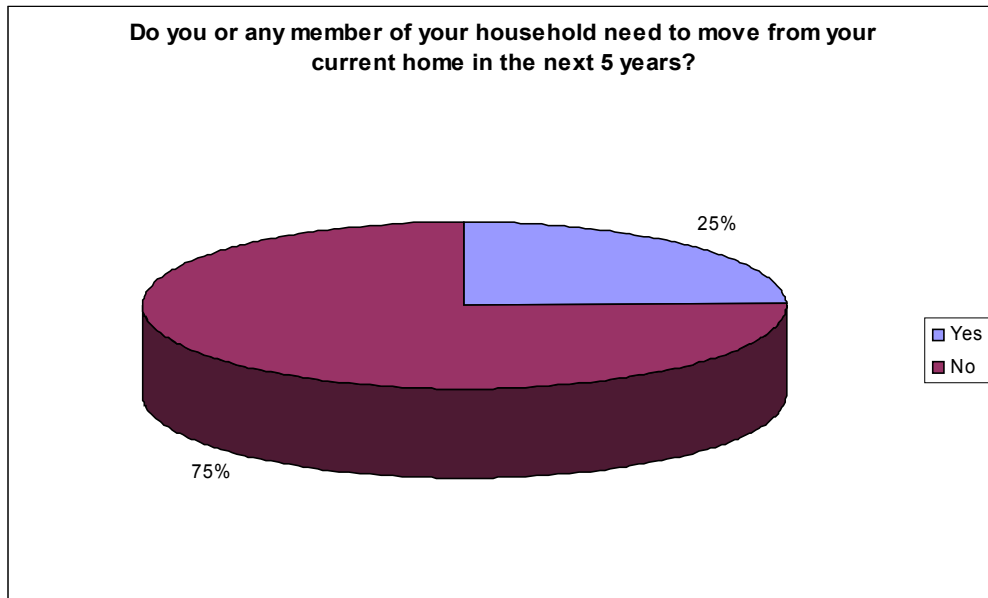
The bottom 25% house price for Milton Malsor is £209,250. For a family to be able to purchase a home at this price they would need to be earning in the region of £60,000 (assuming 3.5 times salary) however the bottom 25% of salaried income for Milton Malsor is only £18,200. This demonstrates that for people whose earnings are in the bottom 25%, a property (which is also in the bottom 25%) would cost 11.5 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

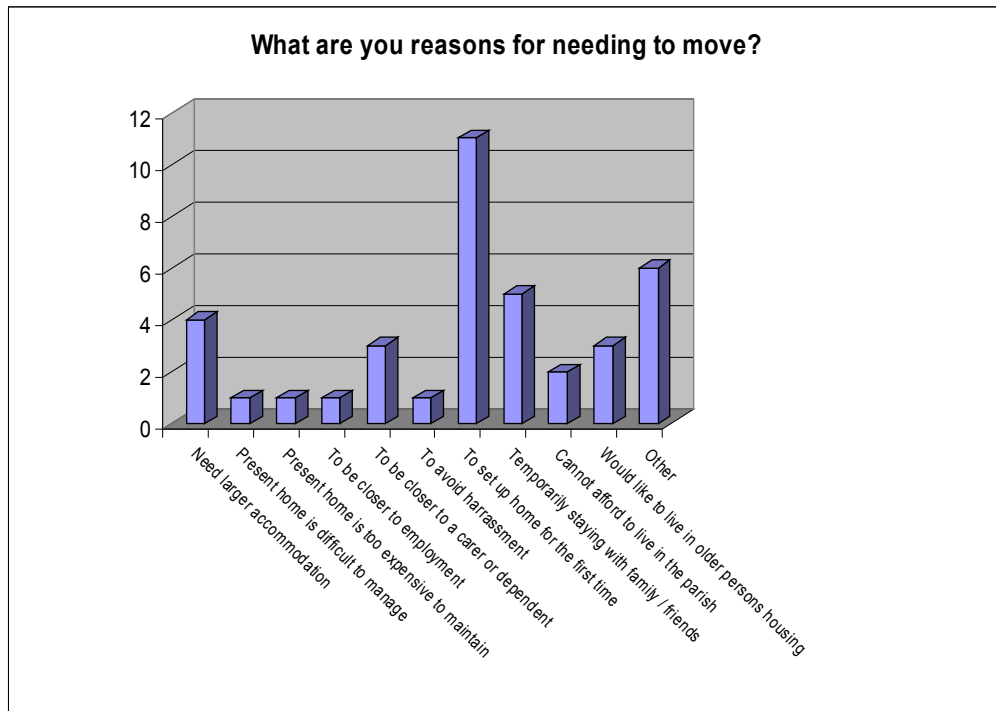
Q. 1



Out of the 102 people who answered this question, 77 said that they would not need to move from their current home in the next 5 years, which is 75%. 25 people replied that they 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 25 surveys was 38. This is an average of 1.5 reasons per respondent.

A number of people gave other reasons for needing to move. Not all of the answers are given, but many were similar so a few examples of the reasons have been given below.

“Would like my own place again.”

“To be nearer elderly parents.”

“To set up home with my fiancé and his son.”

“Work on the family farm in village and needs to be near to work.”

Respondents were also asked to specify their main reason for needing to move and are shown in the table below.

Q. 10

Main Reason For Needing to Move	Number of Responses
To be closer to employment	2
To be closer to carer or dependent, to give or receive support	2
I would like to set up home for the first time	8
Other	3

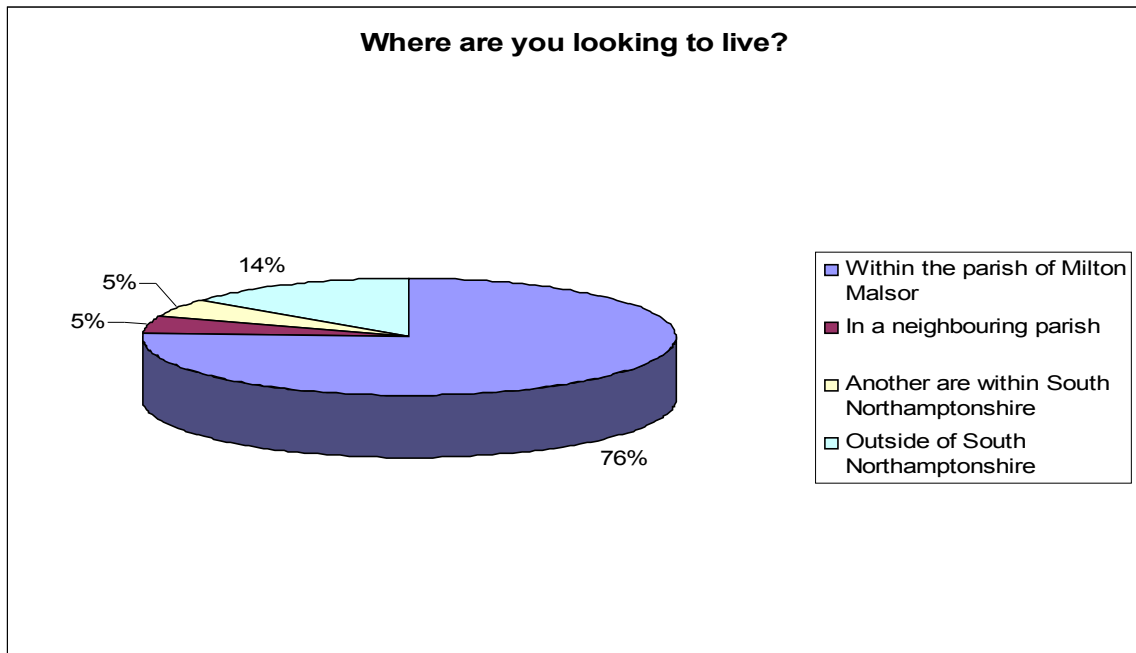
There were three “other” responses given to this question:

“Need a Council property.”

“Currently live in a first floor flat with my child”
“Living with parents with 2 grown up children, need space.”

4.3 Where households are looking to live

Q. 6



When asked, “Where are you looking to live?” three quarters said that they would like to live within this parish (76%). 86% are looking to live either within this parish, a neighbouring parish or another area within South Northamptonshire.

4.4 Identifying households who have moved away

Q. 3



Some respondents (7) knew of households who had moved away from the parish due to difficulties in finding a suitable home locally. The majority of respondents (93%) replied “No”. A further two surveys were sent out for completion by households who had moved away.

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.

5. Identifying local connection

According to question 7 of the Survey 18 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 results of the housing needs survey. A stronger 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	1-3 years	3-4 years	5+ years
Work in the Parish	1	1		1
Live in the Parish	1		1	11
Previous residence in the Parish			1	6
Close relatives living in the Parish (parents, children, siblings, grandparents or <input type="checkbox"/> 4 grandchildren, including step relatives)				11
Participating in education/training				2

Some respondents meet more than one of the local connection criteria. That is why there are 36 responses when there are only 18 respondents 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 6 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 1 or 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 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. Each case is considered separately based on deposit levels and current housing circumstances.

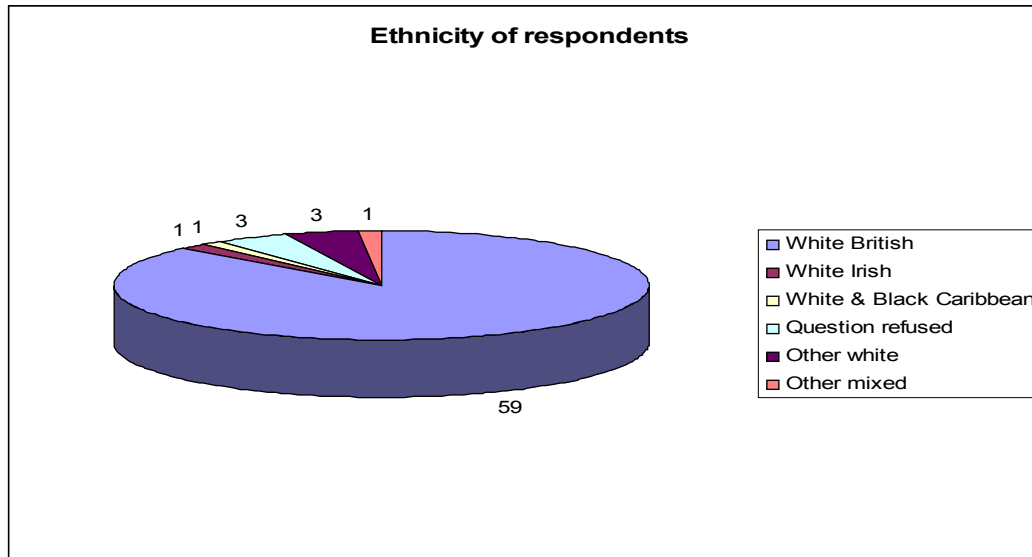
Respondents who indicated an intention of buying on the open market were discounted from the need for affordable housing figures. This is because it is their tenure of choice and may not see affordable housing as a solution. It may be that open market properties are not actually available or affordable 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	Single person under 60	Would like to set up home for the first time	Renting from a housing association	2 bed flat for rent
4	Single person under 60	Would like to set up home for the first time	Renting from a private landlord, but would consider HA rent	2 bedroom flat for rent as insufficient funds for private rent
8	Single person under 60	Temporarily staying with family and would like to be nearer to elderly parents	Renting from a housing association	2 bed flat for rent
18	No household information supplied	Not specified	Renting from a housing association	Further information requested however not supplied therefore discounted
20a	Single person under 60	Would like to set up home for the first time	Shared ownership, but would consider HA rent	2 bedroom flat for rent
20b	Single person under 60	Would like to set up home for the first time	Shared ownership, but would consider HA rent	2 bedroom flat for rent

21	Couple with 1 child	Need larger, more suitable accommodation	Shared ownership	2 bed house for shared ownership
25	Single person under 60	Would like to set up home for the first time	Renting from a housing association	2 bed flat for rent
39	Couple under 60	Would like to set up home together	Renting from a housing association	2 bed flat for rent
44	Single person over 60	Would like to live in older persons accommodation with support through an alarm service to a call centre	Buying on the open market	Discounted as only wants market housing
52a	Couple under 60	Would like to set up home for the first time	Would consider any tenure	2 bedroom flat for rent
52b	Couple under 60	Would like to set up home for the first time	Would consider any tenure	2 bedroom flat for rent
71	Single person under 60	Present home is too expensive to maintain	Renting from a housing association	2 bed flat for rent
75	Pregnant single person with 1 child	Needs larger accommodation and be closer to an elderly relative	Renting from a housing association	2 or 3 bed house for rent
85	Single person under 60	Would like to set up home for the first time	Renting from a housing association	2 bed flat for rent
89	Single person under 60	Would like to set up home for the first time	Buying on the open market	Discounted as only wants market housing
97	Single person over 60	Would like to live in older persons accommodation	Renting from a housing association	2 bedroom ground floor flat or bungalow for rent
101	Couple with 2 adult children	Temporarily staying with family / friends	Affordable rent or shared ownership	3 bedroom house for rent

7. Ethnic Monitoring

Only 68 people responded to this question. Most respondents (87%) are 'White British'.



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
6 x 2 bedroom flats
6 x 1 bedroom bungalows
14 x 2 bedroom bungalows

6 x 2 bedroom sheltered flats
2 x 2 bedroom houses
21 x 3 bedroom houses
1 x 4 bedroom house

9.2 Relets of Housing Association Stock 01/07/10 – 30/06/11

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

9.3 Waiting List Analysis

Total applicants who have requested Milton Malsor as a village they would like to be housed in = 275

Total applicants who have stated Milton Malsor as their preferred village = 21

Applicants that had chosen Milton Malsor as their preferred village were then investigated to find out which households had a local connection to the village. The table below shows the property types that would be most suitable for the applicants who have a strong local connection to Milton Malsor.

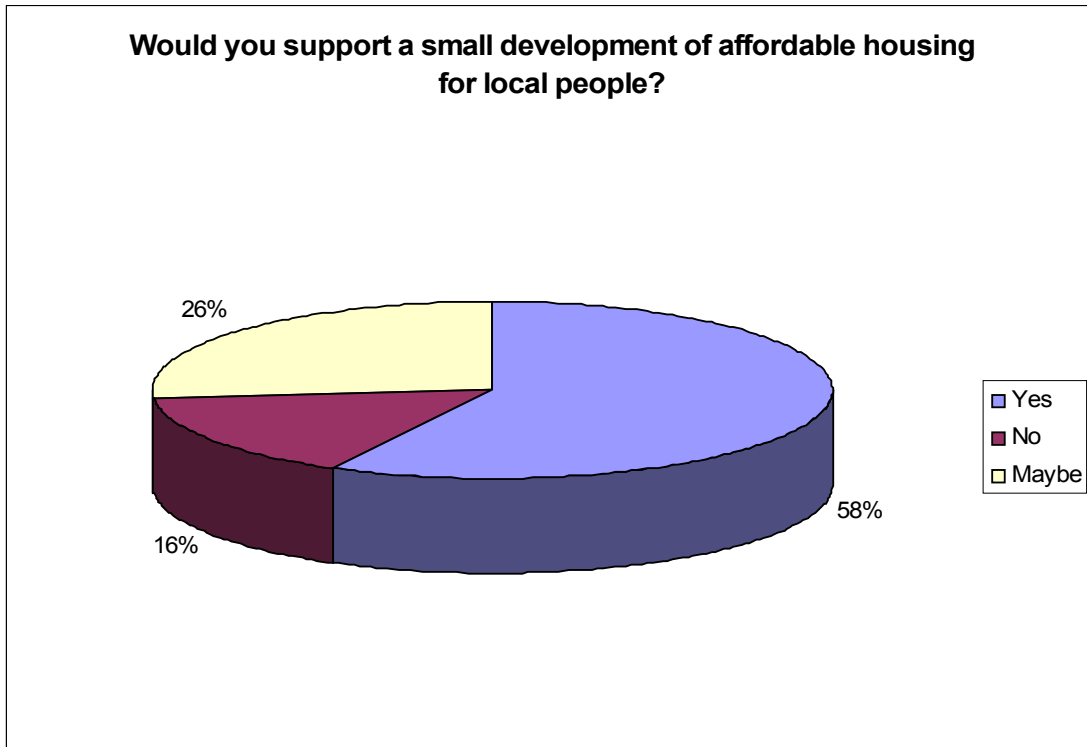
Property type	Number of applicants
2 bed flat	7
2 bed bungalow or ground floor flat	5
2 bed house	1
2/3 bed house	1

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

10. Support for a local development and areas of concern

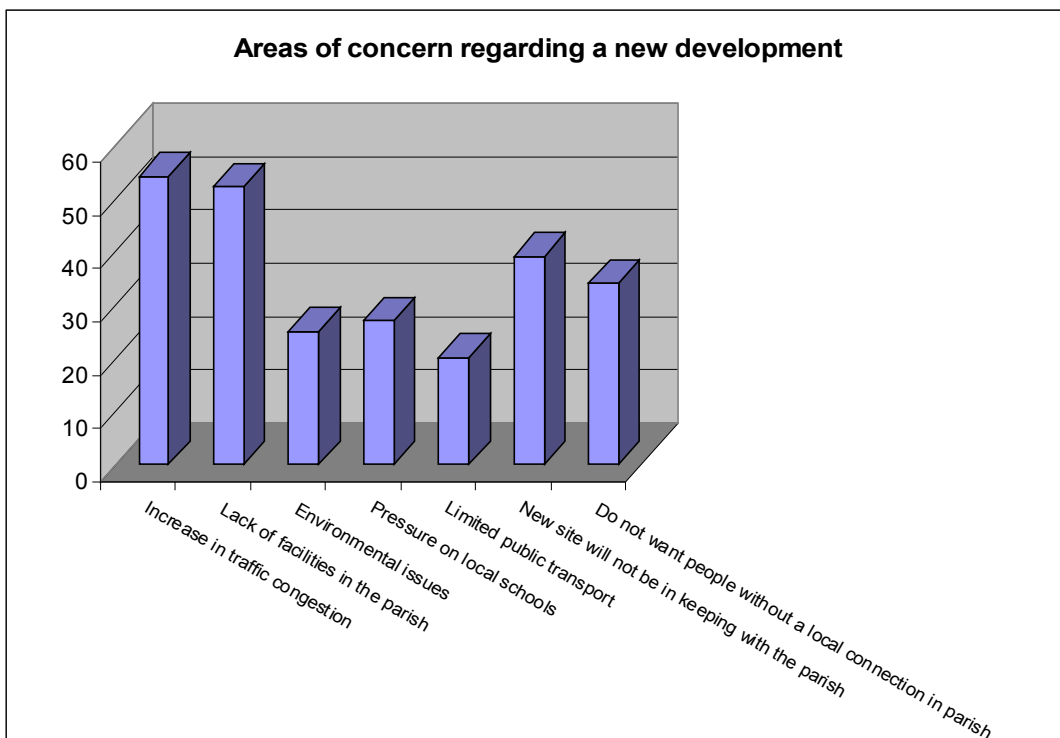
These questions were asked of all households in the Parish.

Q.4



Seven people failed to respond to this question and the results showed that over half of the respondents (58%) would support a small development of affordable housing. 16% gave a definite "No" and 26% of respondents said "Maybe".

Q. 5



The total number of concerns given from the 102 surveys was 251. This is an average of 2.4 concerns per respondent. The main concerns include "Increase in Traffic Congestion", "New site will not be in keeping with village" and "Lack of facilities in village". Respondents were also concerned about "New People Moving to the Village", "Pressure on local schools" and "Environmental Issues". Respondents were least concerned with "Limited public transport" with only 20 respondents citing this as an issue.

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.

"State of footpaths"

"Would object to building at the back of Stockwell Way"

"Do not want people moving to the parish"

"A huge amount of 'affordable housing' has only recently been built at Upton – less than 2 miles away"

"Depends where the site it"

"Work noise"

10.1 Comments

In question 23, people were asked to make general comments regarding housing development in the parish. A number of people replied and below is a summary of the main issues raised. Many were along similar lines.

- We live in a small 2 bed flat in Milton Malsor with our 17 month old daughter. 1st floor flats & stairs are a nightmare with a toddler! We are desperate to move to a house & would love the opportunity of a shared ownership house in Milton. It would be a shame to leave this village as my partner has lived here all his life & so have his parents & grandparents.
- We only rent here in Milton Malsor but happy to support affordable housing needs
- I have lived in Milton Malsor for my whole life and would very much like to stay in the village, close to my parents, and younger sister, who have also lived in the village for 25 years. I am looking to set up home with my fiancé and his son, who lives in Blisworth. We are looking to set up home together and as my fiancé is from the neighbouring village of Blisworth we would like to stay somewhere within our local communities and be able to have his son stay with us for longer durations during the week.

- Affordable Housing is desperately needed in the community, let alone continued, sensible & planned housing & growth. The balance of the community in its profile needs to develop, to be able to cater for young people, young families and the people 'starting out in life' or requiring assistance purely due to level of income pressures. The village has one of the best primary schools in the country (check its latest reports) and yet more than 70% of the children and families don't reside inside the village itself, but the 'catchment area'. The village is full of expensive and often large properties, that 'later in career' or retired people can afford. As such, unless more focus is given to the current generation of parents, or indeed the next generation starting out, it will not flourish as it should. Too often the Parish Council spend too much time fighting every development possible instead of helping, nurturing and growing the community & its cross-section of people. If done correctly, tastefully, in keeping it can help others to get on & be part of this parish, then it should be allowed to happen unreservedly!!
- No more building please!!
- I do not believe the village can sustain further development. Traffic is a significant issue. Rat runs through Rectory Lane and Collingtree Road are major hazards. More building will affect the aesthetics and special feel of the village. Who ever wishes to sell the land needs to consider these factors rather than their bank account.
- I congratulate the parish council and SNC for taking the initiative to provide affordable housing for those who need it. This is an excellent scheme which I fully support, and I hope it will not be too long before and appropriate development 'in keeping' with the character of the village is built. Thank you!
- I would support new affordable housing as long as it is done in such a way as not to continue the 'ghettoisation' of the 'haves' and 'have nots'. Currently all affordable housing is on Stockwell Way / Road and Church Close and all confined to one area.
- A large amount of shared ownership and affordable housing has only recently been built and made available in nearby Upton, I feel sure that this has provided a significant amount of housing to those requiring housing association housing. Whilst I fully appreciate that not all people who reside in affordable housing are life's misfits, I have witnessed too much to want to take any 'chances' in assuming that the families these homes will attract will be the 'better' housing association tenants.

11. Conclusion

South Northamptonshire Council has conducted a detailed study of the housing needs for the village of Milton Malsor. 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 58% of respondents stating that they were in favour. The main concerns raised by respondents were "Increase in Traffic Congestion", "New site will not be in keeping with village" and "Lack of facilities in village". Further consultation and appropriate measures would be put in place to address these concerns prior to any development.

25% of respondents felt that they would require to move in the next five years and over half of those were due to wanting to set up home for the first time. 76% 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. Of the 16 respondents who expressed a need for housing and completed the second stage of the survey, 15 have been assessed as having a genuine need for alternative housing. Information gleaned from the Councils housing waiting list provides further support the additional affordable housing is required in the village.

The housing need identified via the survey is as follows:

14 units for rent

1 x 2 bedroom bungalow/ground floor flat

11 x 2 bedroom flat

1 x 2 or 3 bedroom house

1 x 3 bedroom house

1 unit for shared ownership

1 x 2 bed house

(It is generally accepted that units which are either ground floor flats or bungalows would be suitable for applicants over 60)

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.

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 – As 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.
- Investigating scope for re-use of existing buildings.
- In the case of rural sites for affordable housing, the presence of landowners willing to accept the low land values is needed to enable the homes to be affordable.

12. Next Steps

Below is a summary of what will happen next:

- A copy of the draft Housing Needs Survey report to be sent to the Parish Council for their comments
- Any comments received from the Parish Council to be incorporated into the final report
- Publication of the final report
- Summarise the findings of the report in an article for the village newsletter
- Continue to progress the work in Milton Malsor to develop a small exception site affordable housing scheme

