

HOUSING NEEDS SURVEY OF GRETTON



PRODUCED FOR CORBY BOROUGH COUNCIL



BY MIDLANDS RURAL HOUSING



DECEMBER 2017

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1. Executive summary

- A Housing Needs Survey was carried out in the Parish of Gretton in October 2017.
- Results obtained showed that there is a need in the next 5 years for up to 16 affordable homes and 11 open market (sale) homes for local people enabling them to be suitably housed within the community.
- Local needs affordable homes could be developed on a ‘rural exception site’¹, if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
- The alternative to this is that the local homes that are needed are developed as part of a larger development if the opportunity arises and if the needs cannot be met by existing properties.
- The housing needs that have been identified along with the potential ways to meet them, if desired and necessary, will be explored further by the Gretton Parish Council, the local community, Corby Borough Council and Midlands Rural Housing.

2. Introduction

Corby Borough Council commissioned Midlands Rural Housing (MRH) to assess the housing needs of people in the villages of the Borough. This independent rural housing enabling work across every village will provide up to date and robust local housing needs evidence for the Council’s Local Plan and Gretton’s Neighbourhood Plan.

The information from this kind of survey is used to make sure that any new homes built reflect what is needed by existing local residents who have a connection to the particular area. The evidence gathered will be used to inform the Council’s Housing Strategy and Planning Policy and ensure that resources are being effectively targeted. In addition, the Housing Needs Survey will provide a credible evidence base which will identify the need for rural housing across type, tenures and size supporting the Council’s emerging Part 2 Local Plan as well as Neighbourhood Development Plans prepared by the Parish Councils and Neighbourhood Plan Groups. MRH worked with Gretton Parish Council to agree and arrange the Housing Needs Survey of the whole Parish.

¹ An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.



3. Rural housing and the Housing Needs Survey

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years² forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now from £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000³. New household formation is outstripping supply by 3 to 1. Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Gretton.

Consultation

The Gretton Housing Needs Survey questionnaires were delivered to every household in the Parish in early October. The return date for the survey was 31st October and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households in the Parish as well as to those who contacted MRH to say that they had moved away from Gretton or had a strong connection to the Parish and wished to complete a form. In total 619 survey forms were distributed.

The Housing Needs Survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Gretton residents. This evidence will be made available to Corby Borough Council and Gretton Parish Council; used to inform the Council's Local Plan, Housing Strategy and Neighbourhood Plan; and provide clarity on what types, size and tenures of housing are required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives planners and parish organisations evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such situations arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority, parish council and neighbourhood planning activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

² Halifax Rural Housing Review 2017 - "a house in a rural area costs £263,050 on average, which is 20% more than the typical cost of a property in an urban area at £162,986."

³ National Housing Federation, Rural housing research report 2016



4. Conclusion

MRH has conducted a detailed study of the housing needs of Gretton up to 2022. This study has not only investigated the affordable housing need of the village, but also for market rent level housing and open market housing.

The survey has identified a need for 16 affordable and 11 open market properties in the next 5 years for those with a connection to Gretton.

Of the respondents who indicated a housing need in the next 5 years:

- 11 were assessed as being in need of open market housing (for local people) to purchase:

1 x 2 bed house	5 x 2 bed bungalow
2 x 3 bed house	3 x 3 bed bungalow

- 9 were assessed as being in need of affordable housing for rent and shared ownership:

1 x 1 bed house - affordable rented	2 x 2 bed house - Shared Ownership
1 x 3 bed house - affordable rented	1 x 3 bed house - Shared Ownership
3 x 1 bed bungalow - affordable rented	1 x 4 bed house - Shared Ownership

These results were cross referenced with the Corby Borough Council Housing Register (Keyways). Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again (so no double counting has taken place), and there were a further 7 households who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to the Parish and their housing needs are as follows:

- 7 were assessed as being in need of affordable housing:

4 x 1 bed home - affordable rented	3 x 2 bed house - affordable rented
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THERE IS AN IDENTIFIED NEED FOR
11 OPEN MARKET HOMES AND 16 AFFORDABLE HOMES
IN GRETTON FOR THOSE WITH A LOCAL CONNECTION



Appendix 1 - Housing Need Analysis

The vast majority of the 216 returns were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing and comments on life in the village. It was, therefore, not necessary to process these in the 'housing needs analysis' as they had not indicated a housing need for the next 5 years.

i) Respondent analysis

The following tables list details of the respondents who stated that they are in housing need in the next 5 years as well as those assessed as being in need on CBC's Housing Register. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed future homes would indeed meet the needs of those to be housed. Therefore a 'likely allocation/purchase' is suggested to outline realistic provision.

RESPONDENTS BELOW HAVE A NEED FOR ALTERNATIVE HOUSING IN THE NEXT 5 YEARS						
Ref	Local connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
12. 03. 19. 09.	Yes	No	Family living in own home	Present home too large	3 bed house - Open market purchase	3 bed house - Open market purchase
12. 03. 30. 31.	Yes	No	Single person living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
13. 08. 58. 36.	Yes	No	Family living in privately rented home	Present home too small; renting but would like to buy	4 bed house - Open market purchase	3 bed house - Shared ownership
17. 12. 00. 14.	Yes	No	Family living in own home	Present home too expensive	3 bed house - Open market purchase	Insufficient financial information provided to assess



Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
23.02.51.21.	Yes	Yes (CBC register)	Single person living with family	First independent home; close to family	1 bed home - Affordable rented	1 bed home - Affordable rented
23.04.02.30.	Yes	Yes (private letting register)	Family living in privately rented home	Renting but would like to buy	4 / 5 bed house - Open market purchase	4 bed house - Shared ownership
24.03.02.06.	Yes	No	Single person living with family	First independent home; couple setting up home together	2 bed house - Open market purchase	2 bed house - Shared ownership
24.03.15.16.	Yes	No	Single person living in own home	Cannot manage stairs	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
24.03.23.14.	Yes	Yes (CBC register)	Single person living in privately rented home	Present home too expensive; cannot manage stairs	2 bed bungalow / flat - Affordable rented	1 bed bungalow - Affordable rented
24.03.56.07.	Yes	No	Family living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
25.02.22.03.	Yes	No	Family living in privately rented home	Present home too expensive; need to care for family	3 bed house - Affordable rented / shared ownership	3 bed house - Affordable rented



Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
06.04.57.21.	Yes	No	Couple living in own home	Present home too large and expensive	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
06.05.13.43.	Yes	No	Single person living in own home	Present home too large	2 bed bungalow - Open market purchase	2 bed bungalow - Open market purchase
06.05.16.48.	Yes	No	Couple living in private rented home	Present home too large and expensive	2 bed house / bungalow - Affordable rented	1 bed bungalow - Affordable rented
07.01.37.30.	Yes	No	Couple living in own home	Present home too expensive; cannot manage stairs	2 / 3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
07.02.46.49.	Yes	No	Single person living in own home	Change of circumstance; cannot manage stairs	2 bed bungalow - Open market purchase / affordable rented / shared ownership	1 bed bungalow - Affordable rented
07.03.23.43.	Yes	No	Single person living in own home	Present home too large	2 bed house - Open market purchase	2 bed house - Open market purchase
07.03.42.14.	Yes	No	Family living in privately rented home	Renting but would like to buy	3 bed house - Open market purchase	3 bed house - Open market purchase



Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
07. 05. 06. 24.	Yes	No	Couple living in own home	Need adapted home	3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
07. 05. 13. 22.	Yes	No	Family living in own home	Present home too large	2 / 3 bed bungalow - Open market purchase	3 bed bungalow - Open market purchase
13. 04. 53. 10.	Yes	No	Single person living with family	First independent home	2 bed house - Open market purchase	2 bed house - Shared ownership

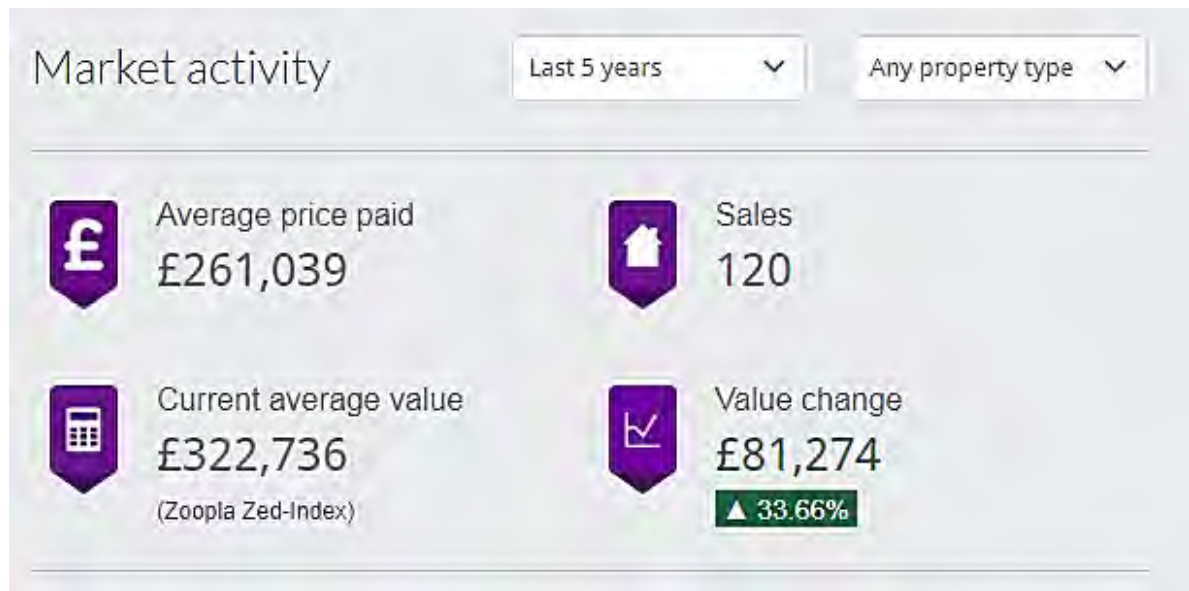


**RESPONDENTS THAT ARE ON
CORBY BOROUGH COUNCIL'S HOUSING REGISTER (KEYWAYS)
AND HAVE BEEN ASSESSED AS BEING IN HOUSING NEED**

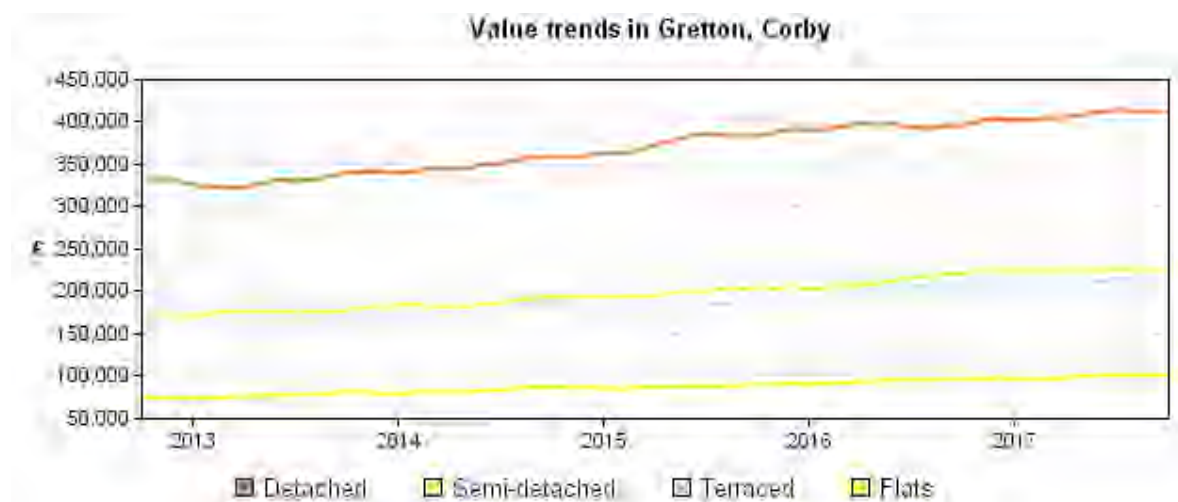
	Local Connection?	On Housing Register?	Household details	Reasons for need	Eligible allocation
CBC 1	Yes	Yes (CBC register)	Family	Unsuitably housed	2 bed house - Affordable rented
CBC 2	Yes	Yes (CBC register)	Elderly single	Unsuitably housed	Already captured through survey (ref 24.03.23.14.)
CBC 3	Yes	Yes (CBC register)	Couple	Unsuitably housed	1 bed home - Affordable rented
CBC 4	Yes	Yes (CBC register)	Elderly single	Unsuitably housed	1 bed home - Affordable rented
CBC 5	Yes	Yes (CBC register)	Single	Unsuitably housed	Already captured through survey (ref 23.02.51.21.)
CBC 6	Yes	Yes (CBC register)	Family	Unsuitably housed	2 bed house - Affordable rented
CBC 7	Yes	Yes (CBC register)	Family	Unsuitably housed	2 bed house - Affordable rented
CBC 8	Yes	Yes (CBC register)	Elderly single	Unsuitably housed	1 bed home - Affordable rented
CBC 9	Yes	Yes (CBC register)	Single	Unsuitably housed	1 bed home - Affordable rented



ii) House price trends



Property prices in the village have, overall, increased over the past 5 years. During that period prices have increased by an average of 33.66% (£81,274).



iii) Local context - properties for sale

By way of local context, the tables below shows prices of properties that were for sale or private rent in Gretton in September 2017 (source: www.zoopla.com).

Current asking prices in Gretton, Northamptonshire

Average: £395,700

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£279,975 (2)	£441,990 (5)	-
Flats	-	-	-	-	-
All	-	-	£279,975 (2)	£441,990 (5)	-

Current asking rents in Gretton, Northamptonshire

Average: £1,400 pcm

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	-	£1,400 pcm (1)	-
Flats	-	-	-	-	-
All	-	-	-	£1,400 pcm (1)	-

There were currently seven properties for sale at the time of the survey, all of which were 3 and 4 bed homes. There was one home available for rent in Gretton.

iv) Local context - properties sold

Property value data/graphs for Gretton, Northamptonshire

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£410,660	£226	4.0	£331,554
Semi-detached	£223,548	£214	3.2	£220,990
Terraced	£213,281	£236	2.8	£156,500
Flats	-	-	-	-

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

The average property price for actual sales since November 2017 can be seen on the right hand column of the chart above. Based on the affordability criteria explained above, to purchase a terraced house at the average price paid in the last 12 months (£156,500) would require a deposit of over £31,000 and income in excess of £35,500 per annum.



Appendix 2 - Respondent details

A total of 619 survey forms were distributed and 216 were received in return, giving a return rate of 35% against the number distributed. In our experience this is a good level of response for a survey of this type in a settlement of this size.

i) Household type

Question 1 of the questionnaire asked Parish residents to indicate the type of household they are.

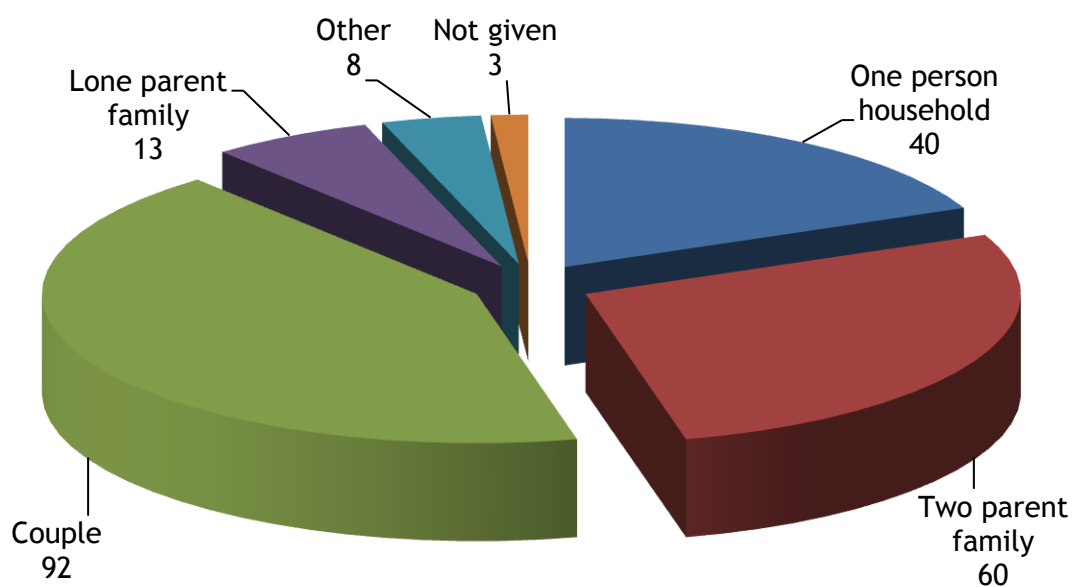


Fig 1.1 - Household type

The chart above (fig 1.1), shows the breakdown of households that responded to the survey.

The largest number of responses was from households containing couples; 43% of total responses were from this group.

34% of responses came from families (28% from two parent families and 6% from lone parent families); 18% from one person households and 4% of responses described their household composition as 'other.'



ii) Tenure of all respondents

The current household tenure of respondents was asked at question 3 and the results are given in the chart below (fig 1.2):

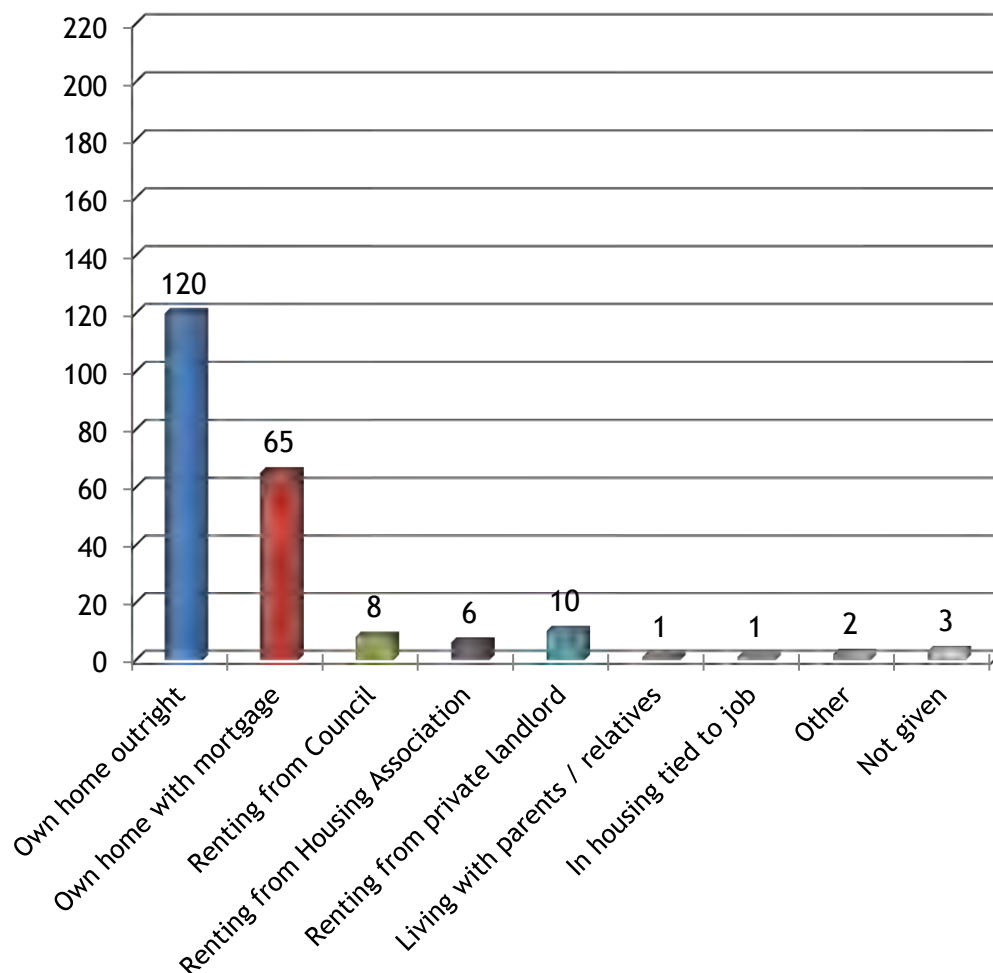


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 86% of replies (56% of total survey respondents owned their home outright and have no outstanding mortgage on their property and 30% have a mortgage on their home).

11% of respondents live in rented accommodation (3.5% rent from the Council, 3% rent from a Housing Association, and 4.5% rent privately).



iii) Property Types

Questions 4 and 5 asked about size and type of home. The following chart (fig 1.3) details the type of property that respondents currently reside in:

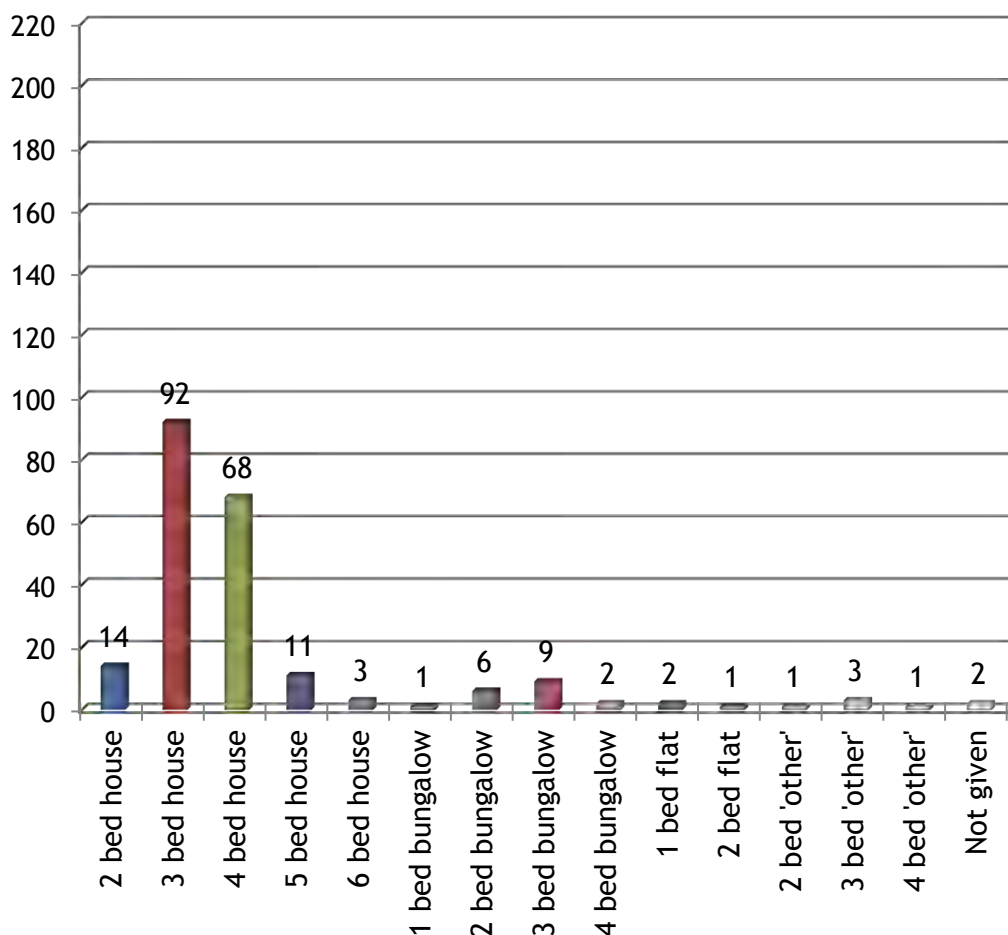


Fig 1.3 - Property types

Fig 1.3 shows that 87% live in a house, 8% live in a bungalow, 1% live in a flat and 2% live in a property they classed as 'other'.

Those living in 3 bedroom houses were the largest groups (43% of responses), followed by those living in 4 bedroom houses (31%).



iv) Length of residence in Parish

The length of time that respondents have lived in Gretton was asked at question 6. The responses are given in the chart below:

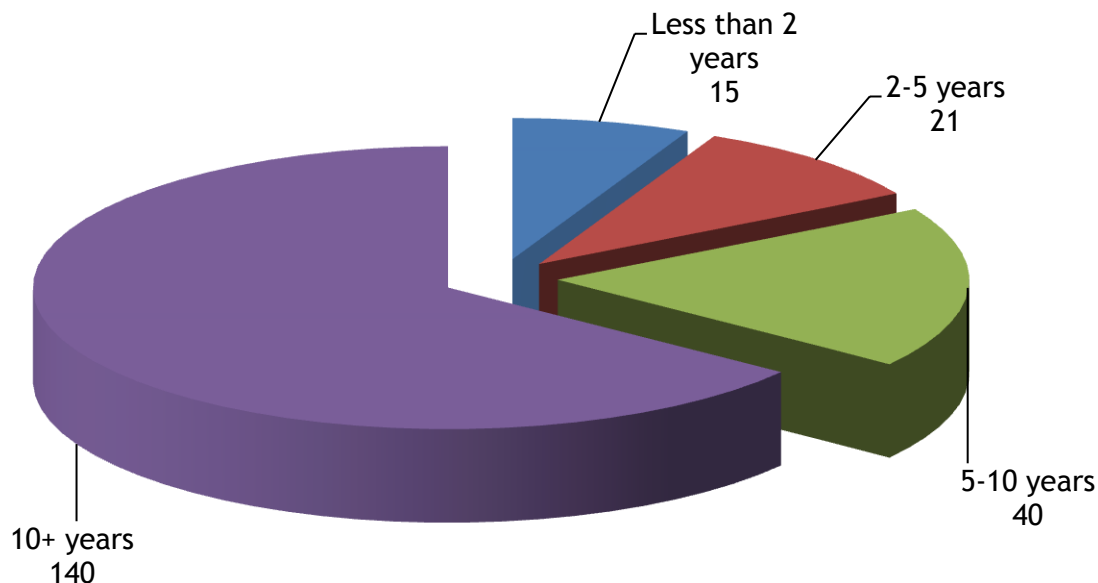


Fig 1.4 - Length of residence in Parish

Fig 1.4 shows that 65% of completed surveys came from households that have lived in the Parish for over 10 years.

18% of respondents have lived in Gretton for between 5 and 10 years, 10% have been there for between 2 and 5 years and 7% of responses came from those who have lived in the Parish for less than 2 years.



v) **Type of housing required in the Parish**

Question 7 of the survey asked for opinions on the types of housing that respondents believe are needed in the Parish. The results are given in the chart below (fig 1.5):

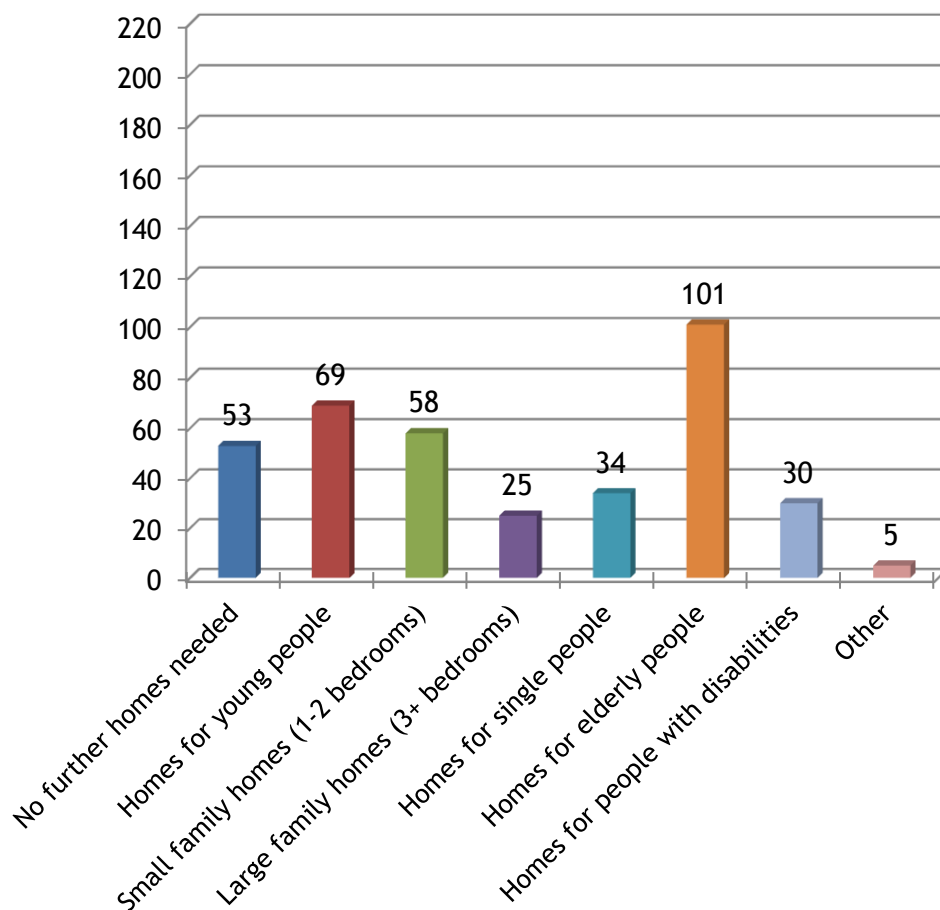


Fig 1.5 - Type of housing needed in the Parish

It should be noted that respondents were able to tick as many options as they felt appropriate, hence the total number is higher than the number of individual responses received.

Fig 1.5 shows that 25% of respondents thought that no further homes were needed in Gretton.

Of those that believed more homes were needed, the most popular choices were:

- Homes for elderly people (47%)
- Homes for young people (32%)
- Small family homes (27%)



vi) Migration and reasons for leaving

Question 8 also asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what the reasons were for them leaving.

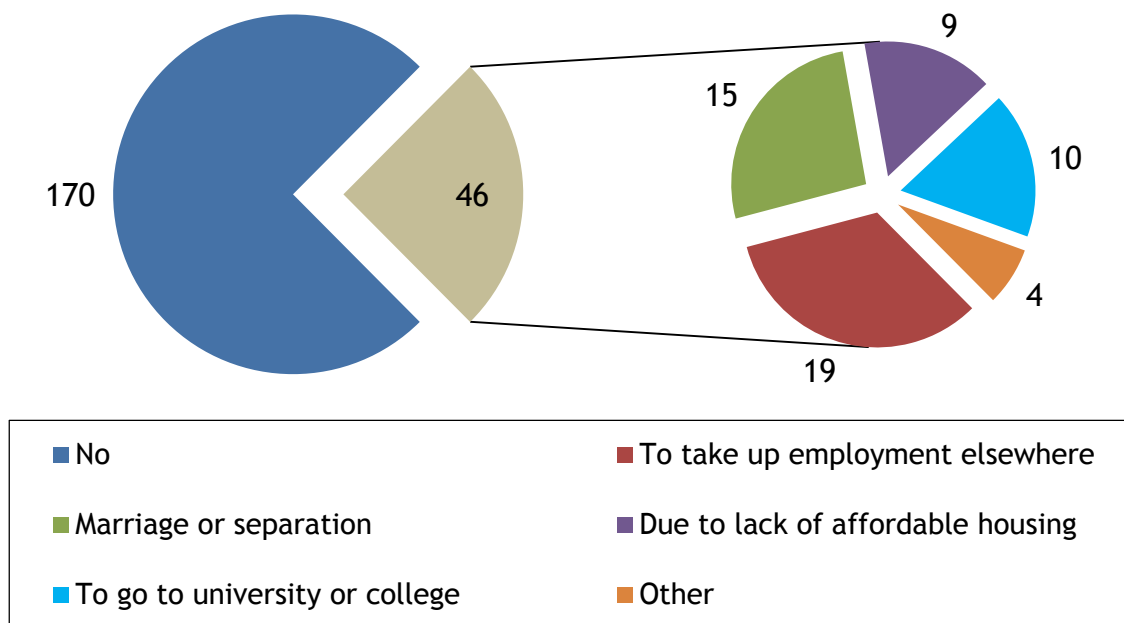


Fig 1.6 - Migration and reasons for leaving

Fig 1.6 shows that 21% of Parish residents who returned questionnaires were aware of other household members who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving were varied but it is worth noting that 9 cases involved a lack of affordable housing.



vii) **Support for small number of homes to meet local peoples' needs**

A fundamental question in the survey was question 9 which asked whether people are in favour of a small number of new homes in the Parish to meet the needs of local people.

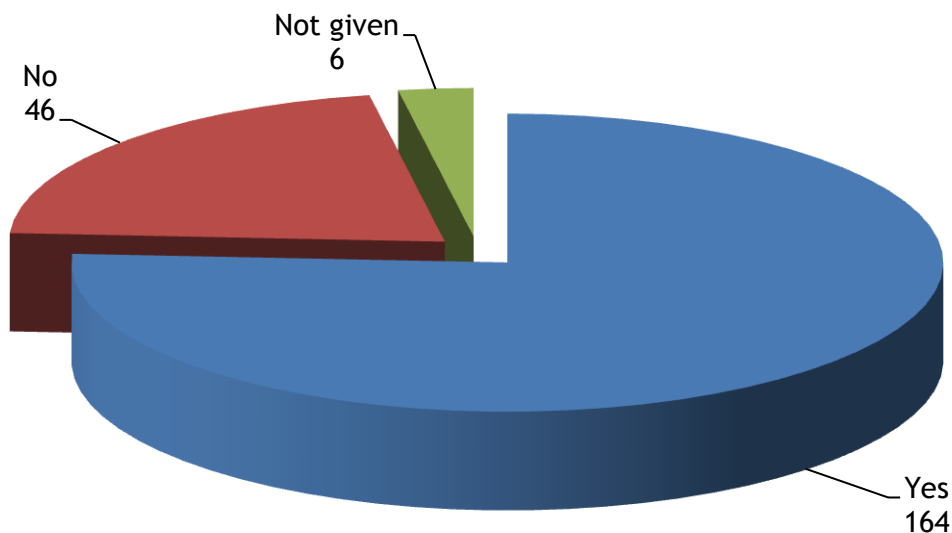


Fig 1.7 - Support for homes for local people

Fig 1.7 shows that 76% of respondents are in support of a small number of homes to meet local peoples' needs, while 21% said that they are not in support. 3% did not provide an answer to this question.

The most popular reasons specified in the comments to support respondents' answers are shown in the word cloud below:



It can be seen that the main reasons were those who did not want additional housing due to the strain on services and the school as well as the inevitable additional traffic. Comments in support of housing again wanted to see homes for the elderly and young people.



viii) Life in the Parish

The following four charts detail respondents' answers to the 'life in the Parish' questions which were asked to help give an indication of local peoples' thoughts on life in Gretton. These questions were requested by the Neighbourhood Development Plan Group who wanted to get a feel for the major issues and factors that could be investigated further through the forthcoming Neighbourhood Development Plan.

The first question (question 20) asked what people liked about the village.



It can be seen that many respondents hold positive views about the community spirit and friendly atmosphere that is experienced in Gretton. People also like the village hall and the school.



The second question (question 21) sought locals' perceptions on what they didn't like about the village.



People did not like speeding traffic, anti social behaviour, parking issues and some public transport issues.

The third question (question 22) asked what local people considered needed changing.



Areas that may need addressing include housing, road and traffic issues, street lighting and facilities for young people.

The fourth question (question 23) asked for opinions on what needs maintaining in the village.



Housing Weeds Play Infrastructure Community
 Conservation Area Status Green Space Litter
 Footpaths Trees Village Facilities
 Roads Park Area Shop Recreation Field
 Pocket Park Drains Bus Service Pond Lighting
Stocks Grass

Popular answers were around the pocket park, footpaths, roads, green spaces and the shop.

It should be noted that the full, anonymous comment extracts have been provided to the Neighbourhood Plan Group so they can fully understand the issues that have been raised through these questions. This will provide the Group with ideas as to areas for further exploration throughout the Neighbourhood Planning process.

