

Housing Needs Survey Report for Middleton Cheney

Produced by South Northamptonshire Council in
conjunction with Middleton Cheney Parish Council

October 2007

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1. Introduction

Rising house prices and the loss of social housing stock, as a result of the right to buy policy, have seen many first time buyers and those on more modest incomes forced out of the villages where they have lived all their lives. In some villages the knock on effects of this is the loss of key services such as schools, pubs, Post Offices, village shops etc, along with the sustainability of the village.

South Northamptonshire Council's Housing Market and Needs Assessment Study showed a strong need for affordable homes across the district. In order to obtain a more localised perspective, a parish level housing need survey can be carried out. Through a housing needs survey it is possible to assess the level of need for affordable housing in a village. If a need is shown to exist, then there are steps that can be taken to encourage the development of affordable housing.

South Northamptonshire Council recently undertook a village level housing needs survey in Middleton Cheney. The survey was delivered to all households in Middleton Cheney. 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 Middleton Cheney and if so the extent of this need. This information can then be used to assess what type and tenure of homes would best suit local needs. If a need is identified, then South Northamptonshire Council will work in partnership with the Parish Council to identify suitable sites. Sites can fall within two categories, exception sites and planning gain sites.

Exception sites are exclusively for affordable housing and use the 'exceptions' criteria set out in Planning Policy Guidance Note 3 (Housing). These sites are located outside of the village confines where development of market housing is not usually allowed. In order to build on these sites there must be evidence of a local housing need and a housing needs survey is the best way of doing this.

Planning gain sites are sites that are primarily for market housing however, South Northamptonshire Council's Supplementary Planning Guidance on Affordable Housing states that on developments with 25 or more units, 40% of these should be for affordable housing. Planning guidance within the PPS3 (Planning Policy Statement 3, published November 2006, sets the national minimum threshold for affordable housing at 15 dwellings. Information from this survey will be used by the Planning Department as evidence that there is a need for affordable housing. The information from a housing needs survey is also useful at a local level, in particular with Parish Council activities. It can be used when decisions on housing issues are required. Support of the village is imperative in developing affordable housing schemes.

3. Contextual Information for Middleton Cheney

The population of the Parish of Middleton Cheney is roughly 3851. A total of 1600 survey forms were distributed and 497 were returned. This gives a response rate of 31% which is considered excellent for a postal survey of this nature. Consequently, the results should provide robust housing needs information.

Middleton Cheney is a large village in the district and contains a range of property sizes. The table below shows that in 1991 the village did not contain many small, lower priced properties.

Band (1991 Property Values)	Number of current properties
A – Up to £40,000	49
B - £40,001 - £52,000	280
C - £52,001 – £68,000	596
D - £68,001 - £88,000	250
E - £88,001 - £120,000	146
F - £120,001 - £160,000	89
G - £160,001 - £320,000	73
H - £320,001 and above	1
Total	1484

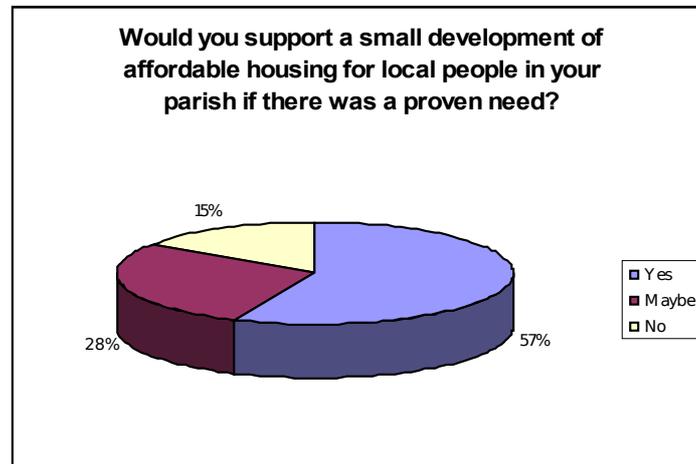
Clearly, these property values are out of date, but the table is useful in indicating the mix of properties available in the village at this time. It is reasonable to assume that the mix of properties has remained reasonably constant over time. An entry level property in the village (either flats or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

Middleton Cheney has been identified as a restricted infill village in the local plan. This means that it is suitable for small development only within the village, to infill small gaps or to create a small group of dwellings and conversions. It is unlikely however that infill sites will be obtained for various reasons. It is more likely that the exceptions policy (explained above) will be applied to allow limited development where there is a proven need for affordable housing, where infill sites cannot be found

4. Support for a local development and areas for concern

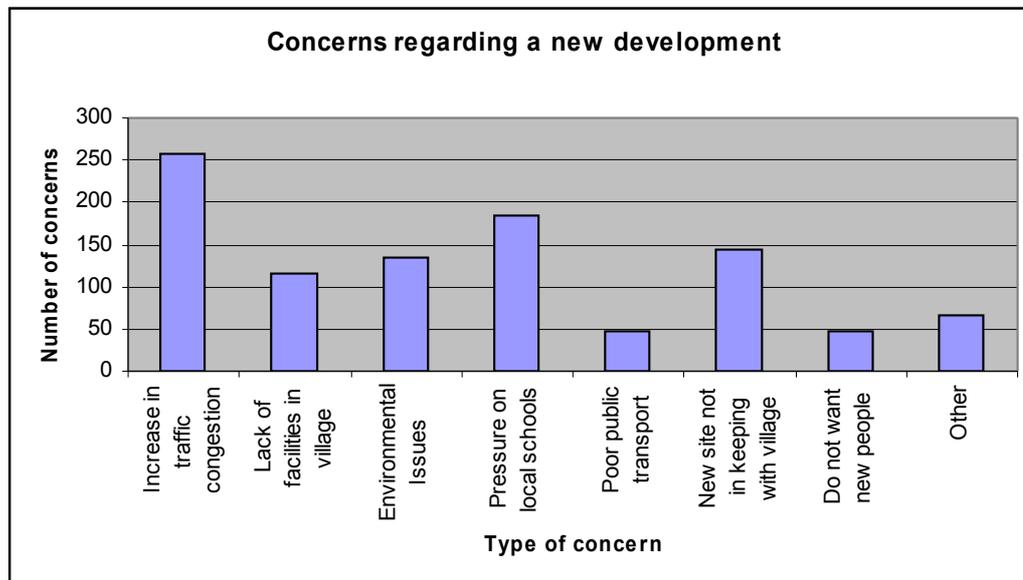
These questions were asked of all households in the Parish.

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



Thirty two people failed to respond to this question. Of the 465 people that did respond over half (57%) would support a small development of affordable housing and a further 28 % might support it.

Q5. Concerns regarding a new development



The total number of concerns raised was 996. This is an average of 2 concerns per respondent. The main concerns include "Increase in traffic congestion", "Environmental issues" and "Pressure on schools. Respondents were least concerned with "Poor public transport" and "New people moving into the village".

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

- "Village is large enough."
- "Houses for local people."
- "Increase in crime and gangs."
- "Can often bring less than desirable residents."
- "The effect of increased traffic on the main roads in Middleton Cheney. They are already in a poor state of repair."
- "Site needs to be located in right place."
- "Lack of parking place/lack of parking - increasing road parking."

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

- "Morning and afternoon traffic congestion around schools, particularly the primary is already a serious problem, despite the schools' best efforts."
- "It would be sad to have constant building work in the village. Concerned about lack of green spaces if more estates/houses were built."
- "The village at present seems to be bursting at the seams with new properties. I would like to know where you propose to site these houses but as always it's probably already been passed before sending this survey. Sewerage could be a major issue as I understand when Horton by pass was extended it was suggested then that the sewerage works would not take any more but waters lane estate was then built after this. Are we not going to have any nice green areas or fields surrounding the village. It seems to me that m/c will one day become part of Banbury and the surrounding villages with not a bit of space between."
- "If "affordable housing" is to be built in the village it should primarily be for local residents and perhaps for the smaller villages close by, Thenford, Marston St Lawrence for example. It should not be so that people from a long way off can get cheaper housing in a rural community at the expense of locals. The main areas to build on should be brown field sites and definitely not any playing fields or school fields. If any "green field" sites are proposed, then these should be put to the whole village for consultation."
- "We would be for new housing based in Middleton Cheney if they are offered to local people who have lived/been brought up in the area or people that have been the above, but have had to move away due to high house prices in Middleton."
- "There are various types of buildings in the village now so I do not see this as a problem at all."

- “It would be good to see more "affordable housing" in the village. There has been quite a lot of new development, all of it extremely expensive and probably out of the budget of young, local people. We feel it important for village life and community that young people are supported to stay in the village if they wish, rather than have to move into town.”
- “I am concerned for 2 groups of people, 1/ Young people who cannot afford housing and who become homeless 2/ Elderly people who need assistance in living. I would therefore warmly support any assisted housing project and also more sheltered housing for elderly and/or disabled people.”
- “Main concerns are: In which space within the village do you propose to build. If going down the Washle at night the smell from the sewage plant is absolutely disgusting surely to put more homes in the village this would add a big input to the works hence making it more smelly. Also housing ass homes are usually rented out to one parent families hence most don't go to work putting more pressure for residents in Middleton as they usually end up funding these people in one way or another. Also they would most likely be given to people outside the area as has been the case in Bloxham (outside of Northants I know) but this could and probably would happen. Crime rate could increase. Lets keep the village as it is at the moment.”
- “Sometimes housing association type estates can introduce trouble into an area. I would not like this to happen to Middleton Cheney.”
- “Increasing size and population of village will have the effect of the village loosing its village attributes. Increasing crime rates, with bored teenagers and young children and young adults. Village cannot accommodate needs of young people now, with only 3 pubs and a social club for them to 'hang out'. Parish would be better spending money on building more social facilities for the village rather than more housing, to overcrowd our already overstretched schools.”
- “Villages should not be seen as stagnant communities. Policies should be available for both existing residents/family and others who may wish to live/work here. Having a housing policy to cover the spectrum of affordability seems appropriate.”
- “I feel strongly that Middleton Cheney and other local villages need affordable housing for young families. The Tythways was built as affordable housing but were then prices upwards to become expensive but they are totally inappropriate for edge of village properties - more like middle of town. Cheap housing can still look appropriate by being small brick cottage style. It is time for the local authority to get a grip on developers and ensure that they do what they say they will do and not hike up prices at the time of sale.”
- “Any future low cost housing should only be for people either born in the village or parents have lived here for 20 years. Do not want any more new houses built in the foreseeable future.”
- “I feel this scheme would enable local people the opportunity to live in the village they were brought up in and live near family and friends.”
- “I think at the moment it's impossible to buy a property unless there are more than one person buying. It's also the same for renting property ie the

cost. How can one person rent when it costs so much. To be honest all I could afford would be a room (single) so what chance have we got of renting a flat or house. We used to have council houses in Middleton Cheney now they have mostly all been bought so there is nowhere for myself or other 1st time house hunters to rent from only private landlords who charge the earth."

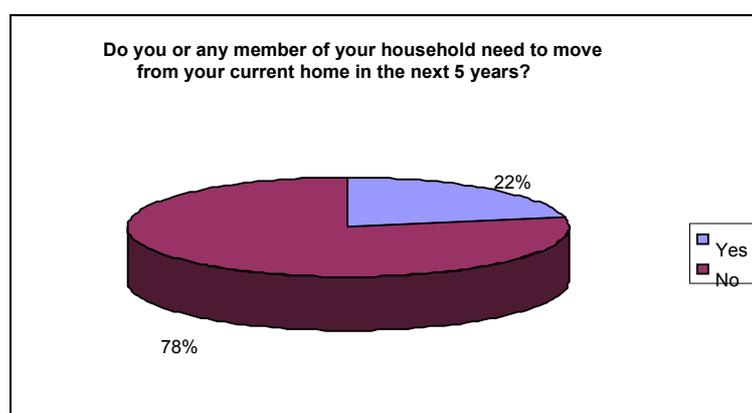
- "I was in the army and then returned back home. I would like to be able to rent somewhere for myself as I feel at nearly 26 years of age I should be standing on my own two feet, but am unable to afford a mortgage."
- "We would really welcome a development of low cost housing for local people trying to get on the property ladder. Middleton Cheney has a good record of luxury homes (off the green) but the "starter" type homes built in the last few years were mainly bought as "buy to let" and the landlords have no connection to the village. I have parents, aunties and cousins in this village, my partner has two sons and we really need to stay here but are feeling pressurised to move north (Leicestershire) to be able to buy our own home. It would be fantastic to have a council initiative to stop locals migrating."
- "I would like to know how people from outside S Northants are given priority over people who were born in the village. No wonder the youngsters are leaving."
- "What guarantee is there that houses will be for local people! And do we have the infrastructure! And then there is the traffic, 1 Parking. 2 Speeding. Our own car has been hit four times in the village. We have asked so many times about traffic restrictions, more housing can only add to these problems."
- "Affordable housing frequently ends up being owned by the wealthy, who buy new owners out. There is also evidence that immigrants jump the housing queue. I believe the policy for affordable housing is a complete waste of time and money. How much is this survey costing for instance. Money saved by abolishing the programme could be used to assist long term UK residents at the top of the waiting list, to acquire or rent suitable accommodation."
- "The village facilities and environment is quite capable of sustaining any new development."
- "Having lived in the village all my life attending village school;s, church, clubs and at one time being employed in the village, my parents, sister and family and friends are all here in the village. My response to Question 16 is that I would consider any option which allowed me to set up my first home in Middleton Cheney."
- "Middleton is becoming a dormitory village, easy access to M40, with consequent high prices, housing, shops closing."
- "Village already over developed losing its village character."
- "Would only support if houses were for local people only. It would be important that adequate parking was provided as it is a big problem here already houses and bungalows better than flats. I have a daughter living in this village renting privately, needs to be near me because of health problems but is struggling to pay rent to private landlord. This type of scheme would be ideal if she and other locals would benefit."

5. Identifying housing need

We can start to build a picture of the number of households needing an affordable home in the village by looking at those households, including newly forming households (i.e. children moving out of the parental home) that need to move and whether they want to live within the Parish.

5.1 Those needing to move

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



Seven people did not respond to this question. 383 respondents (78%) said that they would not need to move from their current home in the next 5 years. 107 people (22%) said that they would require a move in the next 5 years.

5.2 Reasons for needing to move

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

In response to question 8, "What is the main reason for needing to move? 87 people responded. 41 people (47%) gave the main reason as wanting to set up home for the first time. The other reasons given were as follows:

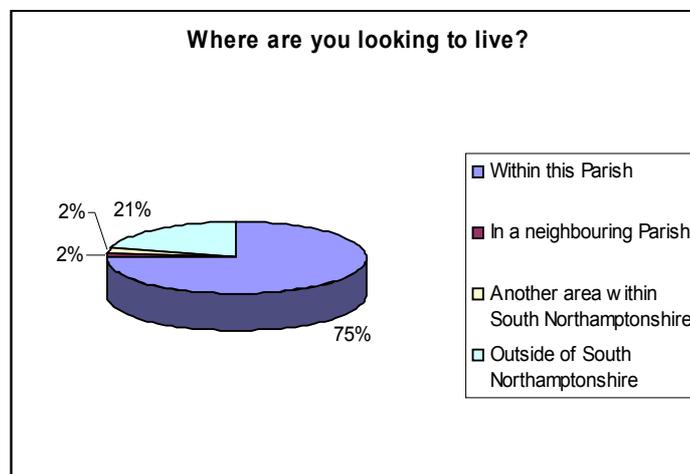
Reason For Needing to Move	Responses	Percentage
Need larger accommodation	17	20%
Need smaller accommodation	6	7%
Temporarily staying with family/friends	5	6%
Present home too expensive to maintain	4	5%
Present home is tied accommodation and insecure	3	4.5%
To be closer to employment	3	4.5%
Can't afford to live in Parish/village	2	2%
To avoid harassment	2	2%

Need physically adapted accommodation	1	1%
To be closer to carer or dependent, to give or receive support	1	1%
Would like to live in older persons accommodation	1	1%
Other	1	1%

The household selecting “Other” as their answer, stated that they did not wish to rent any more and were interested in shared ownership. Of those that said they wanted to set up home for the first time five also said that they could not afford to live in the Parish/village.

5.3 Where households are looking to live

Q6. Where are you looking to live?



A total of 101 households responded to this question and over half (75%) said that they would like to live within this parish. A further 4 households are looking to live in a neighbouring parish or another area within South Northamptonshire. Six households who had previously advised that they needed to move within the next 5 years did not answer this question and therefore it will be assumed that they did not want to move either within this parish or to a neighbouring parish.

6. Identifying local connection

According to question 6 of the survey 76 people indicated that they wanted to live within the Parish. To qualify for affordable housing these households will need to have a local connection to the Parish. A local connection is usually considered to be that the household has been living in the Parish for at least 3 years, used to live in the Parish for at least 3 years, or has relatives living in the Parish for at least 3 years. Other considerations are taken into account such as working or undertaking education or training in the Parish.

All respondents

Local Connection	Frequency
Lives in Parish	5 years +
Lives in Parish	Less than 1 year
Lives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish, relatives in Parish	1-2 years/ 5 years +
Lives in Parish, education in Parish, previous residence/relatives in Parish	1-2 years/ 5 years +
Lives in Parish, works in Parish	Less than 1 year
Lives in Parish/relatives in Parish	5 years +
Lives in Parish, relatives in Parish	1-2 years/ 5 years +
Lives in Parish, previous residence in Parish, education in Parish, relatives in Parish	3-4 years/ 5 years +
Lives in Parish ,relatives in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish, relatives in Parish, education in Parish	5 years +
Previous residence in Parish, relatives in Parish	5 years +
Lives in Parish, works in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish/relatives in Parish	1-2 years/ 5 years +
Lives in Parish, works in Parish	5 years +
Lives in Parish, works in Parish, educated in Parish, relatives in Parish	5 years +
Lives in Parish	3 – 4 years
Lives in Parish, relatives in Parish	5 years+
Lives in Parish, previous residence in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish, education in Parish, previous residence/ relatives in Parish	5 years +
Lives in Parish, previous residence in Parish/relatives in Parish	1-2 years/ 5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +

Lives in Parish/ relatives in Parish/ educated in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +/ 3 – 4 years
Lives in Parish/ education in Parish/previous residence/ relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	3 -4 years/ 1-2 years
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish, works in Parish, previous residence in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ education in Parish	3-4 years/ 5 years +
Relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Previous residence in Parish/ relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish	3 – 4 years
Lives in Parish, works in Parish, education in Parish	Less than 1 year/1 -2 years/ 5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ previous residence in Parish/ relatives in Parish	5 years +
Lives in Parish/ previous residence in Parish/ relatives in Parish	5 years +
Lives in Parish/ previous residence in Parish/ relatives in Parish/ work in Parish	5 years +/ Less than 1 year
Previous residence in Parish/ relatives in Parish	5 years +
Lives in Parish, education in Parish	5 years +
Lives in Parish, relatives in Parish	5 years +
Previous residence in Parish/ relatives in Parish/ education in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish, previous residence in Parish, relatives in Parish	5 years +
Previous residence in Parish, relatives in Parish	5 years +
Lives in Parish	3 – 4 years

Lives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ previous residence in Parish/ relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Lives in Parish	5 years +
Lives in Parish/ relatives in Parish	5 years +
Previous residence in Parish/ relatives in Parish	5 years +

Three respondents did not answer the question when asked to indicate their local connection with the parish. Therefore they have not been included in the final analysis of those who feel they have a housing need.

7. Housing needs analysis table

The following table lists details of the respondents who feel they have a housing need. This table only includes those households who have said they need to move in the next 5 years into this Parish and have a local connection as outlined in section 6. These households will be the ones that are likely to be eligible for affordable housing.

The reality tenure has been determined by looking at the responses to the questions on the total net income that the household receives (to determine whether rented or shared ownership would be more suitable). The reality type was determined by looking at the response to the question on the household composition, using the Council's allocations policy. Each household's priority need has also been examined and judged against the current entry-level housing available in the village and their current housing circumstances.

	Respondent's Current Circumstances	Reality Tenure/Type
1	Son and daughter living with parents in 4 bed house, looking to set up home for first time	2 x 1 or 2 bed flat/house for shared ownership
2	Couple under 60 in 1 bed privately rented bungalow wanting larger accommodation. On good income with deposit	Discounted as needs will be met by open market.
3	Single person under 60 in 4 bed house owned with mortgage, wanting smaller accommodation.	Discounted as needs will be met by open market.
4	Single person over 60 in 3 bed house owned outright wanting smaller accommodation	Discounted as needs will be met on open market
5	Son and daughter living with parents in 3 bed house, looking to set up home for first time	2 x 1 or 2 bed flat/house for shared ownership
6	Son and daughter living with parents in 3 bed	2 x 1 or 2 bed flat/house

	house, looking to set up home for first time	for shared ownership
7	Couple under 60 with 3 children in 2 bed privately rented house which is too expensive	2/3 bed house for rent
8	Two friends under 60 in 3 bed shared house	2 bed house for rent
9	Single person under 60 with one child in privately rented 2 bed bungalow which is too expensive	2 bed house for rent
10	Single person under 60 with one child in 4+ bed house owned with mortgage wanting smaller accommodation following divorce	2 bed house for shared ownership
11	Couple over 60 in 3 bed house owned with mortgage, wanting older persons accommodation	Discounted – adequately housed
12	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
13	Single person under 60 with one child in 3 bed house owned with mortgage, wanting larger accommodation	Discounted – adequately housed. Needs will be met on open market
14	Single person under 60 with mobility issues living with parents in 4 bed house	1 or 2 bed ground floor flat or bungalow for rent
15	Couple over 60 in 3 bed house owned outright needing physically adapted accommodation	Discounted as needs will be met on open market
16	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
17	Couple under 60 with 2 children in 3 bed house owned with mortgage, wanting larger accommodation	Discounted as needs will be met on open market
18	Couple over 60 in tied 3 bed privately rented bungalow with insecure tenancy	1 or 2 bed ground floor flat or bungalow for rent
19	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
20	Single person under 60 in 2 bed house owned with mortgage	Discounted - adequately housed
21	Couple under 60 with 2 children in 3 bed house owned with mortgage, wanting larger accommodation	Discounted – adequately housed. Needs will be met on open market
22	Single person under 60 living with parents in 1 bed local authority flat	1 or 2 bed flat or house for rent
23	Single person under 60 in 2 bed privately rented house which is too expensive	1 or 2 bed flat or house for rent
24	Couple under 60 with one child in 3 bed house owned outright, wanting a bungalow	Discounted – adequately housed. Needs will be met on open market
25	Single person under 60 living with parents in 4 bed house	1 or 2 bed flat or house for rent
26	Couple under 60 with 2 children in 3 bed house owned with mortgage, wanting larger accommodation	Discounted – adequately housed. Needs will be met on open market
27	Couple under 60 in 3 bed privately rented house being sold by landlord. Large deposit - want shared ownership	1 or 2 bed flat or house for shared ownership

28	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
29	Son and daughter living with parents in 4 + bed house wanting to set up home for the first time	1 x 1 or 2 bed flat or house for rent 1 x 1 or 2 bed flat or house for shared ownership
30	Single person under 60 with 3 children in 4 + bed privately rented house which is too expensive	3 or 4 bed house for rent
31	Couple under 60 living with relatives in 3 bed house. Large deposit – want shared ownership	1 or 2 bed flat or house for shared ownership
32	Couple under 60 with 2 children in 2 bed privately rented house which is too expensive	1 or 2 bed flat or house for rent
33	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
34	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
35	Single person under 60 living with parents in 3 bed flat wanting to set up home for the first time	1 or 2 bed flat or house for shared ownership
36	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
37	Couple under 60 with 3 children in rented 3 bed Housing Association property wanting larger accommodation	Discounted – adequately housed
38	Single person under 60 in 1 bed privately rented flat which is too expensive	1 or 2 bed flat or house for rent
39	Single person under 60 on low income living with parents in 3 bed house	1 or 2 bed flat or house for rent
40	Couple under 60 with 2 children in 3 bed tied privately rented accommodation which is insecure. Children want to set up home.	3 x 1 or 2 bed flat or house for rent
41	Single person under 60 on low income living with parents	1 or 2 bed flat or house for rent
42	Single person under 60 living with parents in 3 bed house wanting to set up home for the first time	1 or 2 bed flat or house for shared ownership
43	Couple under 60 in 3 bed house owned outright, wanting smaller accommodation	Discounted as needs will be met on open market
44	Single person under 60 and couple under 60 with 1 child living with parents in 3 bed house	1 x 1 bed flat or house for rent 1 x 2 bed house for rent
45	Single person over 60 in 2 bed house owned outright wanting physically adapted accommodation	Discounted as needs will be met on open market
46	Single person under 60 living in 4+ bed house with parents. Large income and deposit	Discounted as needs will be met on open market
47	Single person under 60 on low income living with parents	1 or 2 bed flat or house for rent
48	Family in 3 bed house owned outright wanting	Discounted as needs will

	larger accommodation	be met on open market
49	Couple under 60 in 3 bed house owned outright wanting larger accommodation	Discounted as needs will be met on open market
50	Single person under 60 living with parents in 3 bed house	1 or 2 bed flat or house for shared ownership
51	Single person over 60 with mobility problems living in 3 bed bungalow with relative	1 or 2 bed ground floor flat or bungalow
52	Couple under 60 with 2 children in 3 bed local authority house needing to be closer to elderly relative	3 bed house for rent
53	Single person under 60 in 1 bed privately rented house which is too expensive	1 or 2 bed flat or house for rent
54	Couple under 60 in 2 bed house owned with mortgage, wanting larger accommodation	Discounted – adequately housed
55	Couple under 60 in 2 bed privately rented house wanting shared ownership	1 or 2 bed flat or house for shared ownership
56	Single person under 60 with 3 children in 3 bed privately rented house which is too expensive	3 or 4 bed house for rent
57	Couple over 60 with mobility problems in 3 bed privately rented house	1 or 2 bed ground floor flat or bungalow for rent
58	Couple under 60 living with relatives in 3 bed house	1 or 2 bed flat or house for shared ownership
59	Couple under 60 in 3 bed house with mortgage, wanting larger accommodation	Discounted as needs will be met on open market
60	Couple under 60 with 4 children in privately rented 4+ bed house which is too expensive	4 bed house for rent
61	Single person under 60 living with parents in 3 bed house	1 or 2 bed flat or house for rent
62	Single person under 60 in privately rented 3 bed house which is too expensive	1 or 2 bed flat or house for rent
63	Single person under 60 with 1 child living in 3 bed house with relative	2 bed house for rent
64	Couple under 60 with 2 children in 3 bed privately rented house. Want shared ownership	3 bed house for shared ownership
65	Single person under 60 living with parents in 3 bed house	1 or 2 bed flat or house for rent
66	Couple under 60 in 2 bed house owned with mortgage wanting larger accommodation	Discounted – adequately housed
67	Couple under 60 in privately rented 1 bed flat which is too expensive	1 or 2 bed flat or house for rent
68	Single person under 60 and couple under 60 living with relatives in 3 bed bungalow	2 x 1 or 2 bed flat or house for rent
69	Two sons and one daughter living with parents in 4 + bed house, needing separate accommodation	3 x 1 or 2 bed flat for or house for rent
70	Single person under 60 living with parents in 3 bed house	1 or 2 bed flat or house for rent
71	Single person under 60 living with parents in 2 bed house	1 or 2 bed flat or house for rent
72	Two sons living with parents in 4+ bed house,	2 x 1 or 2 bed flat or

	needing separate accommodation	house for shared ownership
73	Single person under 60 living with parents in 2 bed house	1 or 2 bed flat or house for rent

8. Ethnic monitoring

190 people responded to this question. 185 selected “White British”, 3 “White Asian” and 2 “Other White Background”.

9. Limitations of the survey

Most surveys of this nature will have limitations. Whilst compiling the results the following issues have been noted:

Question 1: The answers to this question will be subjective; therefore some people who have answered “no” may in fact have a housing need, and therefore will not be included in the final analysis of need.

10. Local Authority data

As the statutory duty, South Northamptonshire Council hold a housing waiting list for the district. This register allows a household to request to be considered for housing anywhere in the district and is therefore an additional way to measure housing need.

Applicants can request as many areas as they wish and also have the opportunity to request a ‘preferred village/area’. Figures gleaned from analysing the waiting list can be used to complement the findings of the survey returns.

10.1 Existing Affordable Housing

Local authority stock	Housing association stock
2 x 1 bed flat	1 x 3 bed house (rent)
2 x 2 bed flat	
14 x 2 bed house	
71 x 3 bed house	
2 x 4 bed house	
8 x 1 bed bungalow	
43 x 2 bed bungalow	
8 x 1 bed sheltered bungalow	
4 x 2 bed sheltered bungalow	
6 x 1 bed sheltered flat	
1 x 2 bed sheltered flat	

10.2 Re-lets of Local Authority stock (03/09/2006 – 02/09/2007)

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

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

Year	Number of re-lets
September 2006 - August 2007	5
September 2005 - August 2006	10
September 2004 - August 2005	6
September 2003 - August 2004	10
September 2002 - August 2003	6

The average number of re-lets during this period was 7.4 per year.

10.3 Waiting list analysis

Total applicants who have requested Middleton Cheney as a village they would like to be housed in = **342**

Total applicants who have stated Middleton Cheney as their preferred village = **110**

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

Property Type	Number of applicants
1 or 2 bed flat or house	21
1 or 2 bed sheltered flat or bungalow	35
2 bed house	22
2/3 bed house	13
3 bed house	13
3/4 bed house	4
4 bed house	2

Applicants that have picked Middleton Cheney as their preferred village were then investigated to find out which households had a local connection to the village. Those that have a local connection (but have not filled in a housing needs survey) were then judged in the same way as the survey respondents, to determine a suitable reality tenure and type.

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

11. Conclusion

South Northamptonshire Council has conducted a detailed study of the housing needs for Middleton Cheney. 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 an increase in traffic congestion, pressure on local schools and environmental issues. Further consultation and appropriate measures would be put in place to address these concerns prior to any development.

22% of respondents felt that they would need to move in the next five years and there were mixed and varied reasons for the need to move. Of the 101 households who responded when asked where they needed to move to, 75% said that they wished to move within the parish. This shows that there is a need for new homes now and in the future.

A need has been identified for both rented housing and shared ownership (new build home buy). Of the 107 survey respondents who expressed a need for housing, 64 have been assessed as having a genuine need for alternative housing. Of the 110 households on the waiting list who have expressed a preference to live in Middleton Cheney, 51 have both a local connection to the village and were identified as needing affordable accommodation. The identified need incorporating waiting list and survey data is as follows:

Overall need

Combined need (before any discount applied)

Rent = 94

42 x 1 or 2 bed flats/houses

21 x 1 or 2 bed ground floor flat/bungalow

6 x 1 or 2 bed flat/bungalow

9 x 2 bed house

9 x 3 bed house

7 x 4 bed house

Shared Ownership = 21

16 x 1 or 2 bed flat/house

1 x 2 bed bungalow

1 x 2 bed house

3 x 3 bed house

As with any survey, we should apply a discounting factor. This is mainly to take into account that during the time it would take to develop a scheme some respondents will have to satisfy their own housing needs. For this we would normally apply a 25% discount to the rental units and 40% to those wishing to purchase a property via shared ownership. Taking this into account the suggested housing mix required is detailed below.

Discounted Need

Rent = 70

31 x 1 or 2 bed flats/houses

16 x 1 or 2 bed ground floor flat/bungalow

4 x 1 or 2 bed flat/bungalow

7 x 2 bed house

7 x 3 bed house

5 x 4 bed house

Shared Ownership = 13

9 x 1 bed or 2 bed flat/house

1 x 2 bed bungalow

1 x 2 bed house

2 x 3 bed house

As is usual with development, the final development is unlikely to reflect the exact mix detailed here. This is due to factors such as sustainability, for example, many housing associations find that 1 bed flats are less sustainable than 2 bed flats, and will therefore prefer to build 2 beds. This shouldn't affect those single people requiring accommodation as our allocation criteria allows for single occupation of 2 bed properties. The financial viability of building out the scheme may also affect the final mix, but the mix should always closely follow the need identified here, especially where provision is to be met via an exception site.

Our recommendation is that a development, which would incorporate the above mix, would help to alleviate the current level of identified need within the villages taking into account current levels of affordable housing in the villages and the very low turnover which occurs.

