

**A DETAILED INVESTIGATION
INTO THE HOUSING NEEDS OF
NETHER HEYFORD**



ANALYSIS REPORT

**PRODUCED BY
MIDLANDS RURAL HOUSING
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1. Introduction

Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose organisation that works to promote and enable the provision of homes in rural settlements. We do this by working closely with local authorities, town and parish councils, registered providers and local communities in order to investigate the need for affordable housing. MRH is a well respected organisation, recognised for its expertise in this field. In addition to the work done locally within communities across rural England, MRH is also a key lobbyist and influencer at national and regionally.

MRH is the appointed Rural Housing Enabler Strategic Partner for six Leicestershire local authorities containing rural areas; the County Council and three partner Registered Providers. As part of the role as the Strategic Partner, MRH undertakes Rural Housing Needs Surveys across the participating local authority areas to evidence rural housing need through a 5 year rolling survey timetable.

In addition to the above, MRH also undertakes work by commission, on behalf of land owners, private developers, planning consultants, Parish Council's and Neighbourhood Plan groups.

The organisation follows established and approved best practice methodology when undertaking survey work. On adoption of the findings, the results of these surveys are generally shared with the relevant Local Authority and Parish Council, who may then choose to release the information into the public domain.

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2. Summary

In November 2019, on behalf of the Neighbourhood Plan Group, Midlands Rural Housing carried out an independent housing needs survey in the village of Nether Heyford. The survey was carried out with the support and understanding of the Local Authority and the Parish Council.

A total of 720 questionnaires were provided to the Group, who then hand delivered the questionnaires directly to all households in the village. Households were asked to respond by 29th November 2019. 276 responses were received.

In percentage terms, the response rate overall is 38%, which is considered to be a good response rate for a survey of this size.

The results of this survey demonstrate a requirement for 18 affordable tenures made up of a mix of affordable rent and shared ownership in order to enable local people to be suitably housed within their community. The need for market housing is dominated by the need for 2 bedroom bungalows. Details of the overall analysis are provided within Appendix 1.

Property Type	Affordable Rent	Shared Ownership	Open Market Housing
1 or 2 bed home	3	-	-
2 bed home	-	-	2
2 bed bungalow	4	-	17
3 bed bungalow	-	-	2
2 bed house	3	5	1
3 bed house	2	1	3
Totals	12	6	25

Table 1: Summary of housing types required to meet need

The affordable and shared ownership elements of these new homes could be developed on a rural exception site, should one become available and also subject to having local support.

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership and/or is essential for local workers. To be acceptable as a form of affordable housing, the tenure must comply with one or more of the following definitions, as set out within the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2019).

- a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent)

- b) Starter homes:** is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

- c) Discounted market sales housing:** is that sold at a discount of at least 20% below market value. Eligibility is determined with regard to local incomes and

local house prices. Provisions should be in place to ensure housing remains at a discount or future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

3. Issues Facing Rural Communities

According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

However, regionally, these figures increase or decrease dramatically depending on the locality. For example, figures for the East Midlands show a 38% increase in rural average house prices since 2012. This equates to a rural housing premium of £55,426, compared to urban locations. The local authority districts of Derbyshire Dales and South Northamptonshire have the lowest number of first time buyers in rural areas, with 29% and 30% respectively.

In the West Midlands, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has an average rural housing premium of 9% or £27,765.

Data from the review shows that first time buyers have more or less found themselves priced out of rural areas. They account for 41% of all mortgaged

products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas. In 2018, the National Housing Federation stated that ‘the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas (National Housing Federation, 2018).

4. Housing Provision in Nether Heyford

Nether Heyford is a village and civil Parish in the South Northamptonshire district, sitting 6 miles west of Northampton and 70 miles northwest of London. The Parish includes the smaller village of Upper Heyford, although this village was not included in the survey. Including Upper Heyford, the 2011 Census stated a population of 1,637 residents.

At the time of the Census, the housing stock profile was in accordance with Table 2. Detached and semi-detached properties formed the majority with 599 properties being of this type.

Dwelling Mix (2011)	Number
Caravan or mobile structure	5
Flat – converted house	3
Flat – purpose built	1
Flat in commercial building	10
Terraced	85
Semi-detached	278
Detached	321
Total	703

Table 2: Housing stock profile. 2011 Census

Whilst the survey identified that there are a number of bungalows in the village, the information available does not drill down to that level and the number of bungalows will be counted within the numbers for detached, semi-detached and terraced homes.

Table 3 illustrates the number of households in the owner occupation sector at the time of the 2001 and 2011 Census. (South Northamptonshire Council, 2013). These homeowners either owned their property outright, or were paying a mortgage.

Household Tenure (2001 and 2011)	2001	2011
Owner Occupied	535	565
Total households	646	679
% Owner Occupied	82.8%	83.2%

Table 3: Owner occupancy, 2001 and 2011 Census

4.1 House Price Data

Buying a home on the open market in rural locations can be expensive and a prospect possibly out of reach for many.

Mortgage lenders base the amount a person can borrow on a multiple of their income, otherwise known as the loan to income ratio. In most circumstances, lenders will cap this at 4.5 times the annual salary. Additionally, they will look for a deposit of around 20%, although some will accept 10%.

Over the last 5 years, Nether Heyford has, on the whole seen an increase in open market property values, across all property types. As illustrated in Table 4, prices have increased by £64,111; a rise of almost 23%. Research suggests that properties come to the market in the village on a fairly frequent basis. 107 sales have completed since December 2014; 21 per year on average.

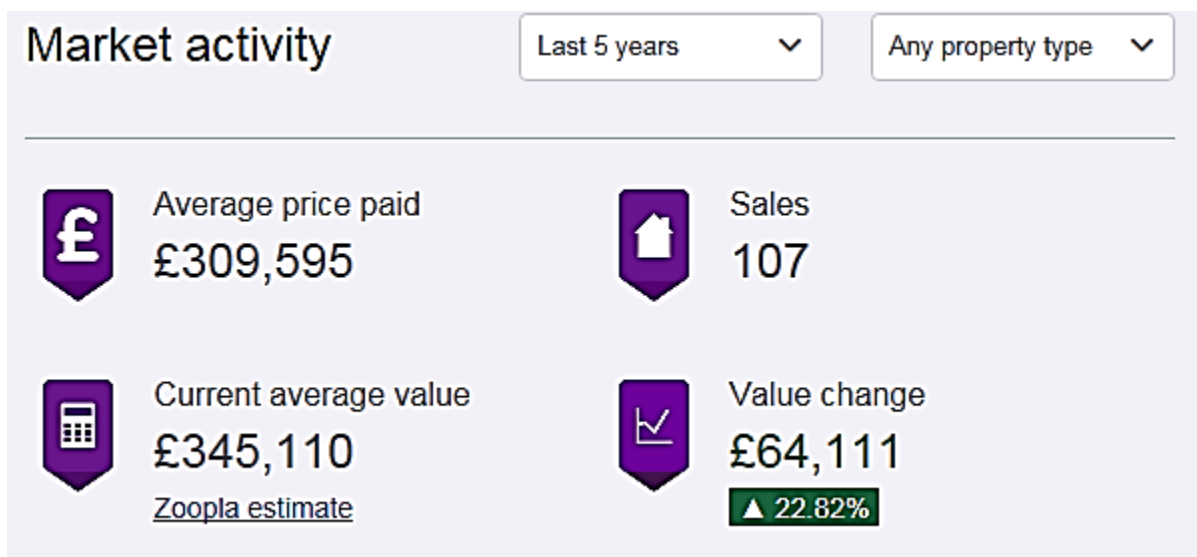


Table 4: House price data for Nether Heyford. 2014 - 2019

Taking these values into account, and using the loan to income ratio method used by mortgage lenders, at the high end of the market in Nether Heyford, a house buyer would need a minimum deposit of £30,959 (10%) or a maximum of £61,919 (20%) and an annual income (sole or combined) of between £79,610 and £55,039 in order to afford a property selling for £309,595.

5. Survey Methodology and Purpose

The survey was conducted in order to obtain clear evidence of any local housing need across a range of tenures for residents in this village. The information can be used positively in the Neighbourhood Planning to highlight gaps in current housing provision.

The information obtained from a housing needs survey is invaluable at a local level, particularly in relation to local authority, village council and neighbourhood planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues. In short, it gives planners and village 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.

In November 2019, a Housing Needs Survey questionnaire was delivered to every household in the village of Nether Heyford, with 29 November 2019 being the deadline date for responses. Pre-paid envelopes were provided for the return of survey forms directly to MRH.

The survey questionnaire was divided into 2 parts:

- Part 1 – General Information
- Part 2 – Your Housing Requirements

Part 1 sought to understand general information about household members, their current housing situation and their connection to the village, and also whether any former members of the Parish had moved away for a variety of reasons. Part 2 identified the reasons why household members thought they had a housing need, the reasons they considered were preventing them from moving, and what their preferred type and tenure of any new home might be.

6. Conclusion

MRH has conducted a detailed study into the current housing needs in Nether Heyford. This study has not only investigated the actual affordable housing needs of the village, but also for shared ownership and open market housing.

There is an identified need for 12 affordable rented homes, 6 shared ownership homes and some open market homes. 25 households identified that they would like to move home but remain in the village. 11 of these are deemed as suitably housed in their current accommodation. 17 of the 25 households would like to relocate to 2 bedroom bungalows.

A number of respondents said they would be like to 'self-build' their next home. These have been included in the number that expressed a desire for open market

housing, as without a full and substantial affordability assessment of their income, savings and likely equity release from their current home, it is not possible to say whether these respondents could afford associated development costs such as land, materials, agents fees, planning etc.

On average, 21 market homes are sold in the village each year. The need identified through the survey for open market housing could be met through these sales without a requirement for new build development. This would of course be dependent upon the type of homes sold, and the type required, e.g. the sale of large family homes would be unsuitable for those wishing to downsize to single storey accommodation and vice versa.

Appendix 1 - Housing Needs Analysis

In order to identify the actual housing need that exists in Nether Heyford at the current time, survey respondents were asked to clarify their need in terms of property type and size, together with a preferred tenure type. In assessing the stated need, income levels and likely property prices were taken into account to ensure that any proposed future housing development would indeed meet the needs of those to be housed. Therefore, a 'likely allocation/purchase' is suggested to outline what any housing provision could realistically look like.

Out of the 276 surveys returned, 54 respondents classed themselves as being in housing need.

Analysis showed that 11 of those declaring a housing need might actually be deemed as suitably housed in their current accommodation. Reasons for this include an aspirational desire for a larger property, or people wanting to move to a property of the same type and size as the one in which they currently live.

A further respondent did not provide sufficient details to allow an assessment of their need to take place.

Table 5 (pages 13-24) presents the analysis from the housing needs survey.

Ref	Local Connection	On Housing/ Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
1	Yes - Lived in the Parish for 20+ years	Local Authority housing register	Lone parent family - 3 bedroom house	Renting from the Council	Present home too large - Downsizing	No properties of the right size available locally to rent	2 bedroom house or bungalow - Renting from the Council / Housing Association	2 bedroom bungalow - Affordable Rent
2	Yes - Lived in the Parish for 2 – 5 years	No	Two parent family - 3 bedroom property	Owned with a mortgage	Present home too small - Present home too expensive	Suitable homes on the open market are too expensive	4 bedroom house - Open market purchase - Self build	Suitably housed at present
3	Yes - Lived in the Parish for 20+ years	No	Household member living in the family home	N/A	First independent home	No suitable housing available locally to buy	2 bedroom house - Open market purchase	2 bedroom house - Shared Ownership
4	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home outright	Present home too large - Downsizing	Will be looking to move in the next 5 years	2 bedroom bungalow or flat - Open market purchase	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing/Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
5	Yes - Lived in the Parish for 20+ years	No	One person household - 5 bedroom house	Own home outright	Present home too large - Downsizing	No suitable housing available locally to buy	2 or 3 bedroom bungalow or house - Self build	2 bedroom bungalow - Open market purchase
6	Yes - Lived in the Parish for less than 2 years	No	Two parent family - 4 bedroom house	Own home with a mortgage	To meet aspirations	No suitable housing available locally to buy	4 or 5 bedroom house - Open market purchase	Suitably housed at present
7	Yes - Lived in the Parish for 20+ years	No	Couple - 3 bedroom house	Own home outright	Present home too large - Downsizing	No properties of the right size available locally to buy	2 or 3 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
8	Yes - Lived in the Parish for 20+ years	No	Couple - 3 bedroom house	Own home outright	Present home too large - Downsizing	No properties of the right size available locally to buy	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
9	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home outright	Disabled, need adapted home - Support needs - To be closer to family member	Suitable rented/open market housing is available, but is too expensive	3 bedroom house - Open market purchase - Self build -	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
10	Yes - Lived in the Parish for 2 – 5 years	No	One person household - 2 bedroom house	Shared Ownership - Housing Association	Present home too small	Suitable open market housing available but too expensive	3 bedroom house - Open market purchase	Suitably housed at present
11	Yes - Lived in the Parish for 10 – 20 years	No	Two parent family - 3 bedroom house	Own home with a mortgage	Present home too small	No properties of the right size available locally to buy	4 bedroom house - Open market purchase - Self build	Suitably housed at present
12	Yes - Lived in the Parish for 10 – 20 years	No	Couple - 3 bedroom bungalow	Own home outright	Present home too large - Downsizing	No properties of the right size available locally to buy	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
13	Yes - Lived in the Parish for 20+ years	Did not answer	Couple - 3 bedroom house	Own home outright	Moved away but wishes to return - Support needs	Suitable housing to rent/buy is not available locally	3 bedroom house - Open market purchase	3 bedroom house - Open market purchase
14	Yes - Lived in the Parish for 20+ years	No	One person household - 5 bedroom house	Own home outright	Present home too large - Downsizing	No properties of the right size available to buy locally	3 bedroom bungalow - Open market purchase	3 bedroom bungalow - Open market purchase
15	Yes -	Did not answer	Couple -	Own home outright	Will be looking to move in the next	Did not specify	2 bedroom bungalow	Suitably housed at present

	Lived in the Parish for 20+ years		2 bedroom bungalow		5 years		- Older person's supported housing	
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Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
16	Yes - Lived in the Parish for 20+ years	No	Couple - 3 bedroom house	Own home outright	Present home too large - Downsizing	No properties of the right size available locally to buy	3 bedroom house - Open market purchase	Suitably housed at present
17	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home outright	Did not specify	Did not specify	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
18	Yes - Lived in the Parish for 10 – 20 years	No	One person household - 2 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	3 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
19	Yes - Lived in the Parish for 10 – 20 years	No	Couple - 4 bedroom house	Own home outright	Present home too large - Downsizing	No properties of the right size available locally to buy	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
20	Yes - Lived in the Parish for	No	Two parent family - 4 bedroom	Private rent	Renting but would like to buy	No properties of the right size available to buy locally	3 or 4 bedroom house - Open market	3 bedroom house - Shared Ownership

	10 – 20 years		house				purchase - Discounted Home Ownership (Help to Buy)	
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Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
21	Yes - Lived in the Parish for 20+ years	No	One person household - 3 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	2 bedroom house/bungalow - Open market purchase	2 bedroom house/ bungalow - Open market purchase
22	Yes - Lived in the Parish for 20+ years	No	One person household - 4 bed house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	Property type not specified - Open market purchase	2 bedroom bungalow - Open market purchase
23	Yes - Lived in the Parish for 20+ years	No	Household member living in the family home	N/A	First independent home	No properties of the right size available locally to buy	2 bedroom house - Open market purchase	1 or 2 bedroom home - Affordable Rent
24	Yes - Lived in the Parish for 10 – 20 years	No	Household member living in the family home	N/A	First independent home	Suitable rented housing is available locally, but is too expensive	2 bedroom bungalow or flat - Private rent - Open market purchase	1 or 2 bedroom home - Affordable Rent

25	Yes - Lived in the Parish for 20+ years	No	Household member living in the family home	N/A	First independent home	Suitable housing to buy is available locally, but is too expensive	2 bedroom house - Open market purchase	1 or 2 bedroom home - Shared Ownership
26	Yes - Lived in the Parish for 5 – 10 years	No	Couple - 3 bedroom house	Own home outright	To be closer to parent or other family member	No properties of the right size available locally to buy	3 bedroom house - Open market purchase	3 bedroom house - Open market purchase

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
27	Yes - Lived in the Parish for 20+ years	No	One person household - 4 bedroom house	Own home outright	Present home too large - Downsizing	No suitable properties are available to buy or rent locally	2 bedroom bungalow - Open market purchase - Shared Ownership	2 bedroom bungalow - Open market purchase
28	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	3 bedroom bungalow - Open market purchase - Self build	3 bedroom bungalow - Open market purchase
29	Yes - Lived in the Parish for 20+ years	No	Couple - 3 bedroom house	Own home outright	Present home too large - Downsizing	Looking to move in the future	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase

30	Yes - Lived in the Parish for 20+ years	South Northants Self Build register	One person household - 4 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	3 bedroom house - Self build	3 bedroom house - Open market purchase
31	Yes - Lived in the Parish for 10 - 20 years	No	Lone parent family - 3 bedroom house	Own home with a mortgage	Present home too large - Downsizing - Relationship breakdown	Suitable housing to rent or buy is available locally, but is too expensive	2 bedroom house - Open market purchase - Shared Ownership - Discounted Home Ownership -	2 bedroom home - Affordable Rent

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
32	Yes - Lived in the Parish for 20+ years	No	Lone parent family - 2 bedroom house	Private rent	Need permanent accommodation - Present home too expensive	Suitable housing to rent or buy is available locally, but is too expensive	2 bedroom house - Open market purchase - Shared Ownership - Discounted Home Ownership - Housing Association	2 bedroom home - Affordable Rent
33	Yes - Lived in the Parish	No	One person household -	Own home outright	Would like a better location in the village	Did not specify	4 bedroom house - Open market	Suitably housed at present

	for 10 - 20 years		3 bedroom house				purchase	
34	Yes - Lived in the Parish for 2 - 5 years	Housing Association Register	Couple - 2 bedroom flat	Renting from a Housing Association	Did not specify	Suitable housing to rent is available locally, but is too expensive	2 bedroom house - Housing Association	Suitably housed at present
35	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
36	Yes - Lived in the Parish for 2 - 5 years	No	Two parent family - 3 bed house	Own home with a mortgage	Present home too small	Suitable housing to buy is not available locally	3 bedroom house - Open market purchase	Suitably housed at present

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
37	Yes - Lived in the Parish for 20+ years	No	Two parent family - 2 bedroom house	Private rent	Present home too expensive - Renting but would like to buy - Present home too small	Suitable housing to rent is not available locally	2 or 3 bedroom house - Discounted Home Ownership - Housing Association	2 bedroom house - Affordable Rent
38	Yes -	No	Couple -	Private rent	Moved away but wishes to return	Suitable housing to rent	2 bedroom house or bungalow	2 bedroom bungalow

	Lived in the Parish for 2 - 5 years		2 bedroom house			is not available locally	- Housing Association	- Affordable Rent
39	Yes - Lived in the Parish for 5 - 10 years	No	Lone parent family - 4 bedroom house	Own home with a mortgage	Present home too large - Downsizing - Family break up - Present home too expensive	Suitable housing to rent is available locally, but is too expensive	3 bedroom house or bungalow - Open market purchase	2 bedroom house - Shared Ownership
40	Yes - Lived in the Parish for less than 2 years	No	Household member living in the family home	N/A	First independent home	Suitable housing to rent or buy is available locally, but is too expensive	1 bedroom house or flat - Open market purchase - Discounted Home Ownership	2 bedroom house - Shared Ownership

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
41	Yes - Lived in the Parish for 20+ years	No	Two parent family - 3 bedroom house	Own home with a mortgage	Would like to buy a house with land	Suitable housing to buy is not available locally	3 or 4 bedroom house - Open market purchase - Self build	Suitably housed at present

42	Yes - Lived in the Parish for 10 - 20 years	No	Household member living in the family home	N/A	First independent home	Suitable housing to rent or buy is available locally, but is too expensive	2 or 3 bedroom house, bungalow or flat - Discounted Home Ownership - Open market purchase	2 bedroom house - Shared Ownership
43	Yes - Lived in the Parish for 20+ years	No	Single person lodging with friends	N/A	Moved away but wishes to return	Suitable housing to rent is available locally but is too expensive	1 bedroom flat or bedsit - Housing Association - Private Rent	1 bedroom home - Affordable Rent
44	Yes - Lived in the Parish for 20+ years	No	One person household - 3 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	2 bedroom bungalow or flat - Open market purchase - Private Rent	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase
45	Yes - Lived in the Parish for 20+ years	No	Couple - 3 bedroom house	In housing tied to employment	Present home is tied accommodation and will be required to leave within 5	Looking to move in the future	2 bedroom house - Open market purchase -	2 bedroom house - Open market purchase

					years		Housing Association	
46	Yes - Lived in the Parish for 5 – 10 years	Local Authority Register - Housing Association Register	Two parent family - 3 bedroom house	Private Rent	Need permanent accommodation - Require adapted home - Present home too expensive	Suitable housing to rent is not available locally	3 bedroom house - Housing Association	3 bedroom house - Affordable Rent
47	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home with a mortgage	Present home too large - Downsizing - Disabled, need adapted property - Cannot manage stairs - Present home too expensive - Support needs warrant older person's housing	Suitable housing to rent or buy is available locally, but is too expensive	2 bedroom bungalow, retirement home or older person's supported housing - Shared Ownership - Housing Association	2 bedroom bungalow - Affordable Rent
Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is Stopping You From Moving?	Preferred Home and Tenure	Likely Allocation of Purchase
48	Yes -	No	Two parent family	Own home with a	Did not specify	Suitable housing to buy	4 or 5+ bedroom house	Suitably housed at present

	Lived in the Parish for 20+ years		- 4 bedroom house	mortgage		is not available locally	- Open market purchase	
49	Yes - Lived in the Parish for 20+ years	Did not specify	Couple - 4 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is available locally, but is too expensive	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase
50	Yes - Lived in the Parish for 2 - 5 years	No	Couple - 3 bedroom bungalow	Housing Association	Present home is tied accommodation and will be required to leave within 5 years	Suitable housing to rent is not available locally	2 bedroom bungalow - Housing Association	2 bedroom bungalow - Affordable Rent
51	Yes - Lived in the Parish for 20+ years	No	Couple - 4 bedroom house	Own home outright	To be closer to parent or other family member	Other	3 bedroom house - Open market purchase	3 bedroom house - Open market purchase
52	Yes - Lived in the Parish for 10 – 20 years	No	One person household - 3 bedroom house	Own home outright	Present home too large - Downsizing	Suitable housing to buy is not available locally	2 bedroom bungalow - Open market purchase	2 bedroom bungalow - Open market purchase

Ref	Local Connection	On Housing / Self Build Register	Household Details	Tenure	Reason for Housing Need	What is stopping you from moving?	Preferred Home and Tenure	Likely Allocation or Purchase

53	Yes - Lived in the Parish for 20+ years	Housing Association Register	Multi- generational household - 2 bedroom house	Housing Association	Present home too small	Suitable housing to rent is not available locally	3 bedroom house or bungalow - Housing Association	3 bedroom house - Affordable Rent
54	Yes - Lived in the Parish for 20+ years	No	Household member living in the family home	N/A	First independent home	Looking to move in the future	2 bedroom house - Open market purchase	Did not provide financial details - Unable to assess at present

Table 5: Housing needs survey analysis for Nether Heyford residents

Appendix 2 – Analysis of Survey Parts 1

Question 1 asked people to describe their household. 274 respondents answered this question and the results are depicted in Figure 1. 122 of the households are couples without children, which equates to 44% of the total number of respondents. This is quite a high figure, and could indicate that the majority of the population in Nether Heyford are likely to be older people, with children who have moved away from home.

One person households also featured highly, with 66 households being people living alone.

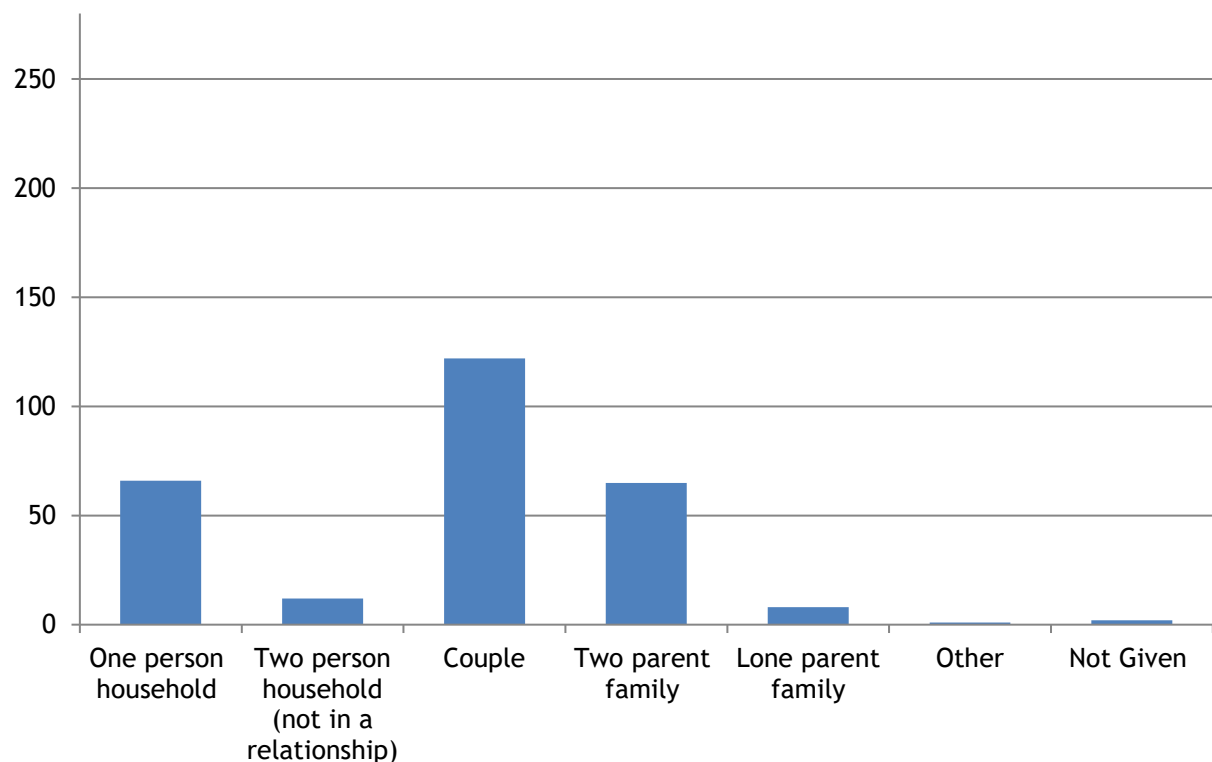


Figure 1: Household composition

Questions 3, 4 and 5 asked about the type, tenure and number of bedrooms for each household.

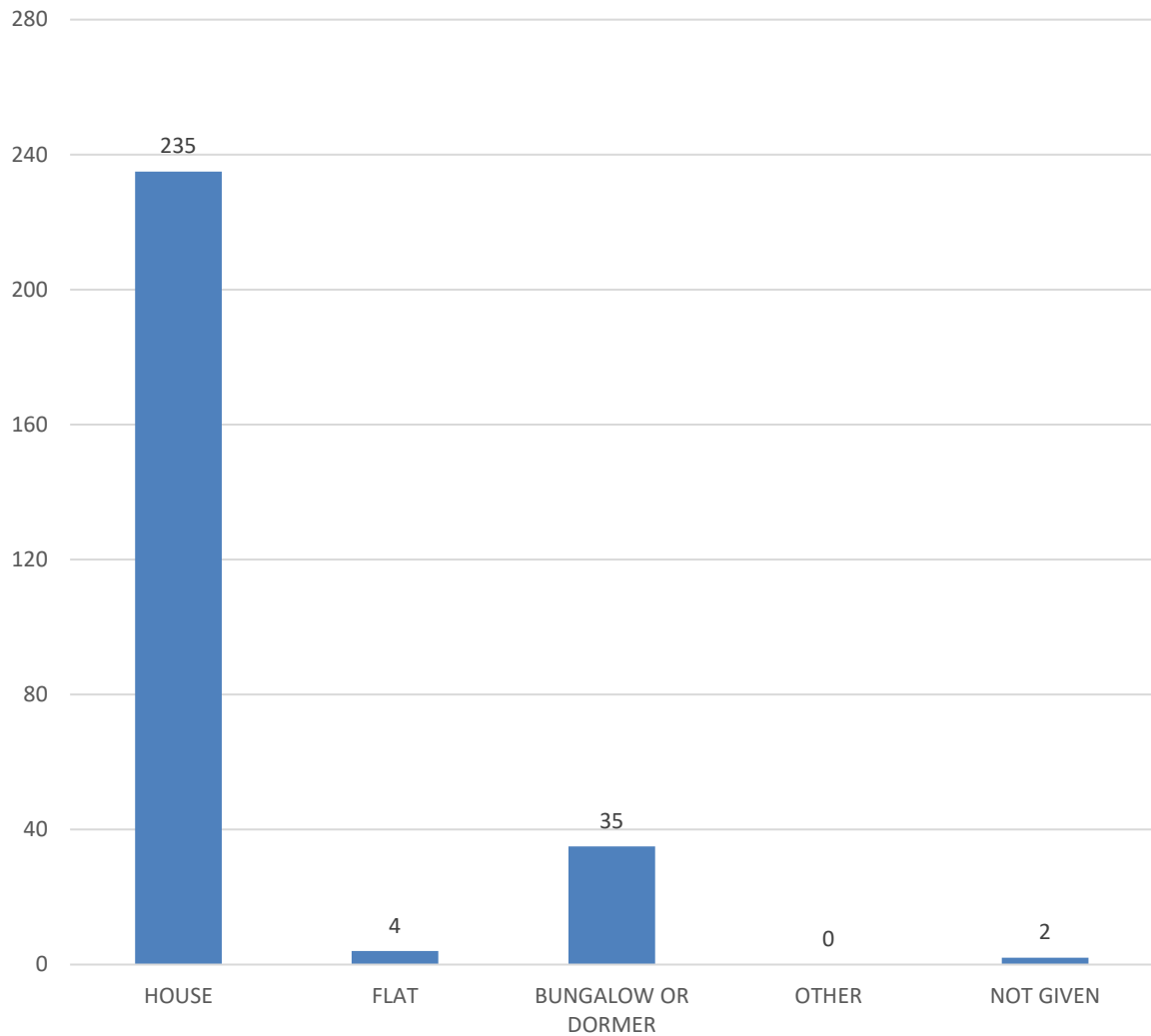


Figure 2: Property type

Figures 2 and 3 illustrate the type and tenure of each property. Figure 2 shows that more people live in houses (either detached, semi-detached or terraced) than any other property type. There appear to be very few single storey dwellings, as just 35 respondents stated they live in bungalows.

In the owner occupier sector, 185 of the households who responded to the survey own their home outright and 61 have a home with a mortgage. The number of households living in the social or affordable is fairly low, with just 19 households renting from the Council or Housing Association, or living in a Shared Ownership home. 7 households live in private rented accommodation.

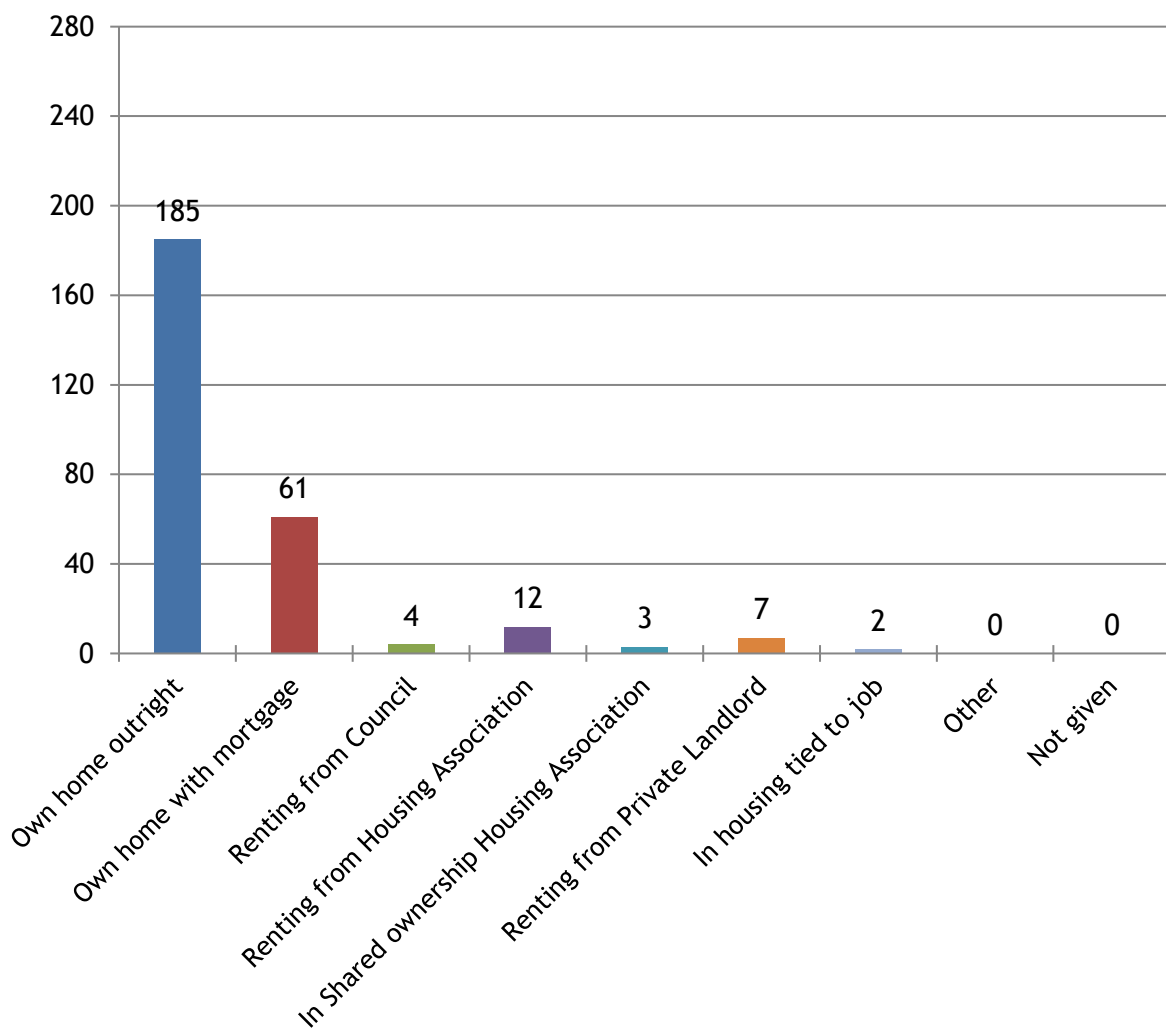


Figure 3: Tenure of respondents

Figure 4 shows the number of bedrooms within each property. There are more households living in 3 bedroom homes than any other. No families or single person households living in accommodation with just 1 bedroom.

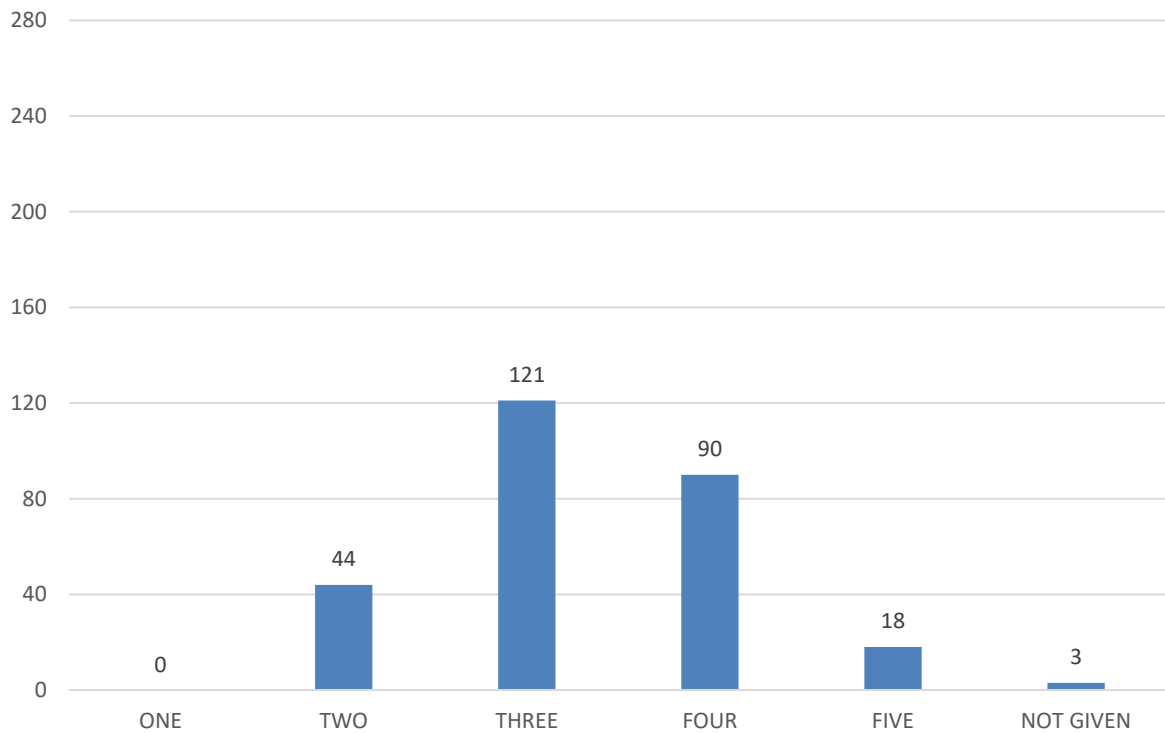


Figure 4: Number of bedrooms in each property

Question 6 asked people to state how long they have lived in Nether Heyford. The village can be clearly considered as a sustainable location in terms of being a good place to live, as a significant number of respondents have lived in the village for 20 years or more. 62% of respondents have lived in Nether Heyford for that length of time, and 12% have lived in the village for 10 – 20 years.

The village also appears to be attractive to new residents, as 49 people have come to live in Nether Heyford in the last 5 years.

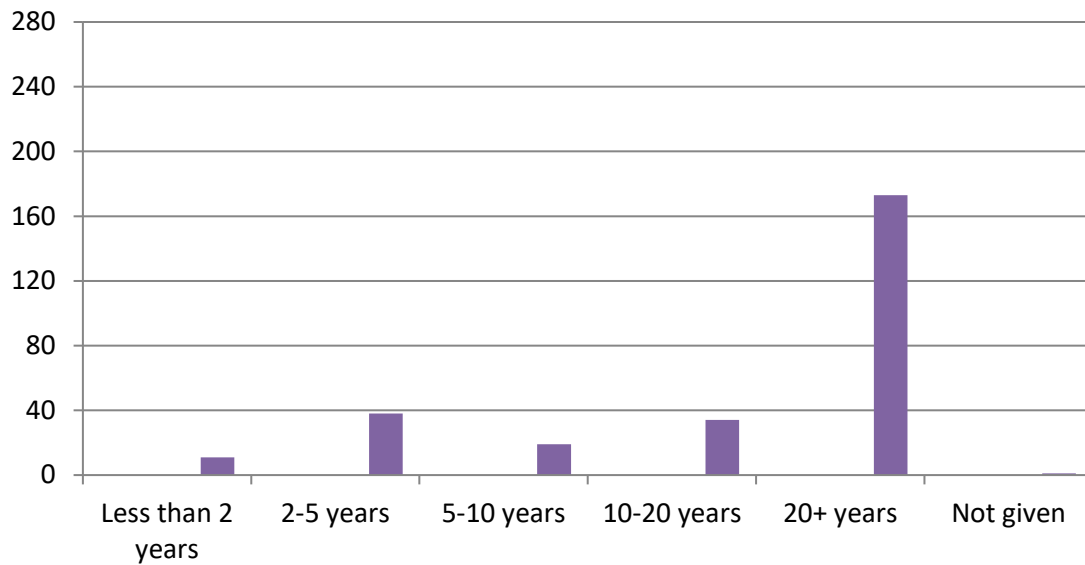


Figure 5: Length of residency

Questions 7 and 8 explored whether those responding to the survey knew someone who had left the village during the last 5 years, and the reasons for them doing so.

Table 6 shows a breakdown of their answers. 56 of the 276 respondents knew people who had left. Perhaps unsurprisingly, the most significant reason for leaving was the lack of affordable homes.

	1 Person	2 People	3+ People	Total
For employment elsewhere	11	7	1	19
Marriage or separation	6	3	0	9
Lack of affordable homes	16	4	2	22
To go to University or College	6	1	0	7
Lack of facilities	0	0	1	1
Total	39	15	4	58

Table 6: Reasons for leaving

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