

HOUSING NEEDS SURVEY OF WELDON



PRODUCED FOR CORBY BOROUGH COUNCIL



BY MIDLANDS RURAL HOUSING



DECEMBER 2017

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TO BE COMPLETED WHEN RESULTS ARE PROVIDED BY THE NEIGHBOURHOOD PLAN GROUP

1. Executive summary

- A Housing Needs Survey was carried out in the Parish of Weldon in October 2017.
- Results obtained showed that there is a need in the next 5 years for up to 26 affordable homes and 14 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 Weldon 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 Weldon’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 Weldon 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 Weldon.

Consultation

The Weldon 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 Weldon or had a strong connection to the Parish and wished to complete a form. In total XXX 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 Weldon residents. This evidence will be made available to Corby Borough Council and Weldon 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 Weldon 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 26 affordable and 14 open market properties in the next 5 years for those with a connection to Weldon Parish.

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

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

1 x 2 bed house	2 x 2 bed bungalow
2 x 3 bed house	4 x 3 bed bungalow
3 x 4 bed house	1 x 2 bed flat
1 x 5 bed house	

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

4 x 1 bed home - affordable rented	1 x 1 bed house - Shared Ownership
2 x 2 bed house - affordable rented	9 x 2 bed house - Shared Ownership
2 x 3 bed house - affordable rented	2 x 3 bed house - Shared Ownership
3 x 1 bed bungalow - affordable rented	

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 3 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:

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

3 x 1 bed home - affordable rented

THERE IS AN IDENTIFIED NEED FOR
14 OPEN MARKET HOMES AND 26 AFFORDABLE HOMES
IN WELDON FOR THOSE WITH A LOCAL CONNECTION

Appendix 1 - Housing Need Analysis

The vast majority of the 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
1	Yes	No	Couple living with parents	First independent home; setting up home together	2 bed house - Open market purchase / private renting (Weldon)	2 bed house - Shared ownership
2	Yes	No	Single person living in a own home	Present home too large	2 bed flat - Open market purchase (Weldon)	2 bed flat - Open market purchase
3	Yes	Yes (CBC Housing register)	Single person living affordable rented home	Needs adapted home; cannot manage stairs	2 bed bungalow - Affordable rented (Weldon or Gretton)	1 bed bungalow - Affordable rented

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
4	Yes	No	Family living in own home	Need larger home	3 bed house - Open market purchase (Weldon, Priors Hall Park or Corby)	3 bed house - Open market purchase
5	Yes	No	Single person living with parents	First independent home	2 bed house - Shared ownership (Weldon, Weldon Park, Priors Hall Park, Corby or another nearby village)	2 bed house - Shared ownership
6	Yes	No	Single person living in own home	Cannot manage stairs	3 bed bungalow - Open market purchase (Priors Hall Park)	3 bed bungalow - Open market purchase
7	Yes	Yes (Private rented register)	Family living in a private rented home	Present home too small	3 / 4 bed house - Affordable rented / shared ownership (Weldon, Weldon Park or Priors Hall Park)	3 bed house - Affordable rented
8	Yes	Yes (CBC housing register)	Single person living in a private rented home	Present home too expensive; need permanent home close to employment	2 / 3 bed house / bungalow - Affordable rented / private rented (Weldon, Weldon Park or nearby villages)	1 bed home - Affordable rented

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
9	Yes	No	Couple living in own home	Present home too large; need to closer to family	2 bed house - Open market purchase (Weldon)	2 bed house - Open market purchase
10	Yes	No	Couple living in own home	Present home too large and expensive	3 / 4 bed house / bungalow - Open market purchase (Weldon)	3 bed bungalow - Open market purchase
11	Yes	Yes (Private rented register)	Single person living in privately rented home	Renting but would like to buy	2 / 3 bed house - Open market purchase (Weldon, Weldon Park or Priors Hall Park)	2 bed house - Shared ownership
12	Yes	No	Single person living with family	First independent home	1 bed house / bungalow / flat - Open market purchase (Priors Hall Park)	1 bed home - Shared ownership
13	Yes	No	Family living in own home	Present home too small	4 / 5 bed house - Open market purchase (Priors Hall Park)	4 bed house - Open market purchase

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
14	Yes	No	Family living in affordable rented home	Renting but would like to buy	2 / 3 bed house - Shared ownership (Weldon, Weldon Park or Priors Hall Park)	Unable to afford at present
15	Yes	No	Family living in own home	Present home too small	4 / 5 bed house - Open market purchase (Weldon, Weldon Park or a nearby village)	5 bed house - Open market purchase
16	Yes	No	Single person living in privately rented home away from Parish	Present home too large and expensive; wish to return to be close to family member; would like to buy	2 bed house - Affordable rented / shared ownership (Weldon, Weldon Park or Priors Hall Park)	1 bed home - Affordable rented
17	Yes	No	Single person living with parents	First independent home	1 bed home - Affordable rented / shared ownership (Weldon, Weldon Park, Priors Hall Park or a nearby village)	1 bed home - Affordable rented

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
18	Yes	No	Couple living in own home	Present home too large	2 / 3 bed bungalow - Open market purchase (Weldon)	3 bed bungalow - Open market purchase
19	Yes	No	Single person living in privately rented home	Need permanent home	2 bed house / bungalow / flat - Affordable rented (Weldon, Weldon Park, Priors Hall Park, Corby or nearby village)	1 bed home - Affordable rented
20	Yes	Yes (CBC Housing register)	Couple living affordable rented home	Cannot manage stairs	1 / 2 bed bungalow - Affordable rented (Weldon or Weldon Park)	1 bed bungalow - Affordable rented
21	Yes	No	Couple living affordable rented home	Needs adapted home; cannot manage stairs	1 bed bungalow - Affordable rented (Weldon)	1 bed bungalow - Affordable rented
22	Yes	Yes (Housing Association register)	Single person living in privately rented home	Renting but would like to buy; setting up home together	2 bed house - Open market purchase (Weldon)	2 bed house - Shared ownership

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
23	Yes	Yes (CBC Housing register)	Family living affordable rented home	Present home too small and expensive (poor condition)	2 / 3 bed house - Affordable rented (Weldon)	2 bed house - Affordable rented
24	Yes	No	Single person living with family	Wants to be close to family	1 bed flat / 2 bed house / bungalow - Shared ownership (Weldon or nearby village)	2 bed house - Shared ownership
25	Yes	No	Family living affordable rented home	Renting but would like to buy	2 / 3 bed house - Open market purchase / shared ownership / private rented (Weldon or Weldon Park)	2 bed house - Shared ownership
26	Yes	No	Couple living in own home	Present home too large	3 bed bungalow - Open market purchase (Weldon or nearby villages)	3 bed bungalow - Open market purchase
27	Yes	No	Family person living in privately rented home	Renting but would like to buy	3 bed house - Open market purchase (Weldon, Weldon Park or Priors Hall Park)	3 bed house - Shared ownership

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
28	Yes	No	Couple living with family	First independent home	1 / 2 bed flat / house - Shared ownership / open market purchase (Weldon)	2 bed house - Shared ownership
29	Yes	No	Family living in privately rented home	Present home too expensive	2 bed house - Affordable rented (Weldon)	2 bed house - Affordable rented
30	Yes	No	Family living with extended family	Need independent home	2 / 3 bed house / bungalow - Affordable rented (Weldon or Weldon Park)	3 bed house - Affordable rented
15. 11. 17. 18. 28. 09.	Yes	No	Single person living in own home	Present home too large	2 / 3 bed bungalow - Open market purchase (Weldon)	2 bed bungalow - Open market purchase
14. 11. 17. 22. 12. 30.	Yes	Yes (CBC)	Single person living with family	Wants first independent home	1 / 2 bed house - Affordable rented (Weldon or Weldon Park)	2 bed house - Affordable rented
12. 11. 17. 20. 20. 39.	Yes	No	Single person living with family	Wants first independent home	1 bed flat - Open market purchase (Weldon, Weldon Park, Priors Hall Park or Corby)	1 bed home - Affordable rented

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
23. 10. 17. 22. 09. 16.	Yes	Yes (Private lettings register)	Family living in privately rented home	Renting but would like to buy	3 bed house - Open market purchase (Weldon)	3 bed house - Shared ownership
23. 10. 17. 17. 37. 24.	Yes	Yes (Private lettings register)	Couple living in privately rented home	Renting but would like to buy	2 bed house - Shared ownership (Weldon, Priors Hall Park, or Corby)	2 bed house - Shared ownership
20. 10. 17. 09. 07. 43.	Yes	No	Couple living with family	Couple setting up home together	2 bed house - Open market purchase (Weldon, Weldon Park or Priors Hall Park)	2 bed house - Shared ownership
19. 10. 17. 17. 12. 12.	Yes	No	Couple living separately	Couple setting up home together	4 bed house - Open market purchase (Weldon, Priors Hall Park or Oundle)	4 bed house - Open market purchase
19. 10. 17. 11. 38. 14.	Yes	No	Couple living with family	Couple setting up home together	3 bed house - Open market purchase (Weldon or Priors Hall Park)	3 bed house - Open market purchase

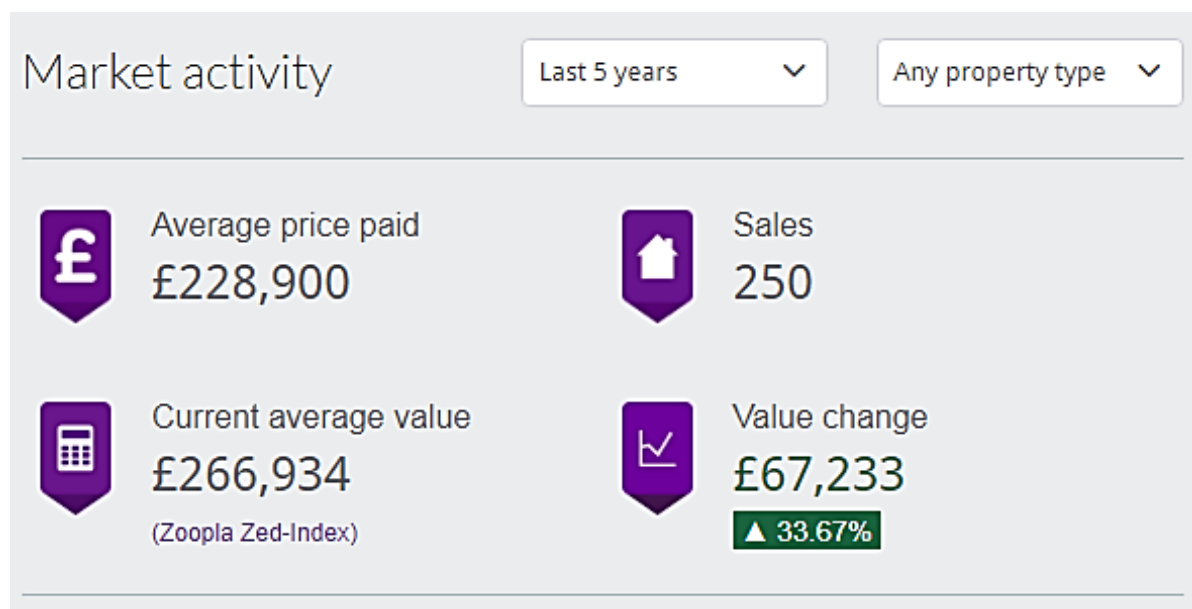
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation / purchase
13. 10. 17. 14. 13. 09.	Yes	No	Family living in own home	Present home too small	4 bed house - Open market purchase (Weldon)	4 bed house - Open market purchase
13. 10. 17. 10. 47. 00.	Yes	No	Single person living in own home	Present home too large	2 bed bungalow - Open market purchase (Weldon)	2 bed bungalow - Open market purchase

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

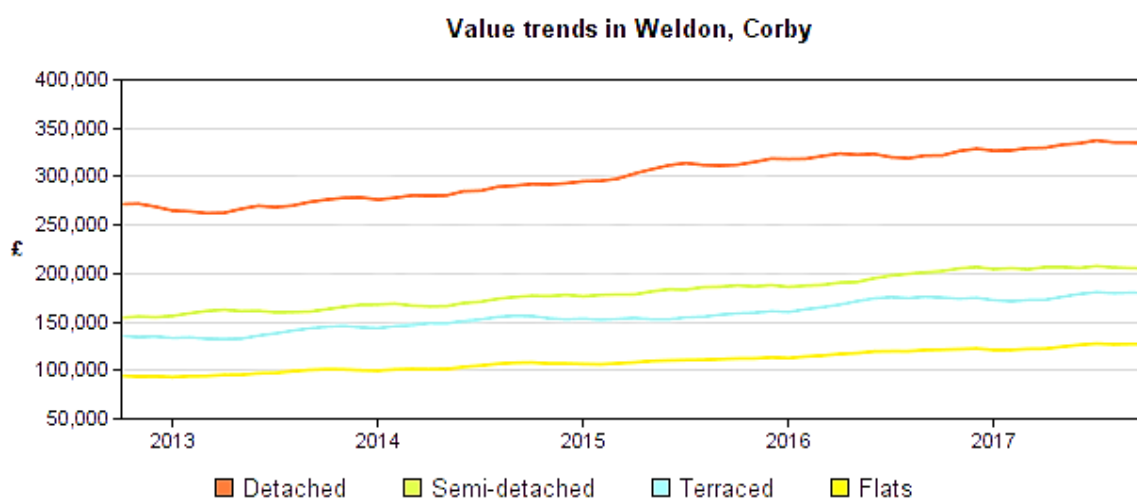
	Local Connection?	On Housing Register?	Household details	Reasons for need	Eligible allocation
CBC 1	Yes	Yes (CBC register)	Single	Unsuitably housed	1 bed home - Affordable rented
CBC 2	Yes	Yes (CBC register)	Elderly couple	Unsuitably housed	1 bed home - Affordable rented
CBC 3	Yes	Yes (CBC register)	Single	Unsuitably housed	Already captured through survey (ref 8)
CBC 4	Yes	Yes (CBC register)	Elderly single	Unsuitably housed	Already captured through survey (ref 3)
CBC 5	Yes	Yes (CBC register)	Elderly single	Unsuitably housed	1 bed home - Affordable rented

	Local Connection?	On Housing Register?	Household details	Reasons for need	Eligible allocation
CBC 6	Yes	Yes (CBC register)	Single	Unsuitably housed	Already captured through survey (ref 14.11.17. 22.12.30.)
CBC 7	Yes	Yes (CBC register)	Family	Unsuitably housed	Already captured through survey (ref 23)
CBC 8	Yes	Yes (CBC register)	Elderly couple	Unsuitably housed	Already captured through survey (ref 20)

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 33.67% (£67,233).



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 Weldon in October 2017 (source: www.zoopla.com).

Current asking prices in Weldon

Average: **£247,488**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£189,995 (2)	£195,970 (16)	£298,600 (16)	£369,000 (1)
Flats	-	-	-	-	-
All	-	£189,995 (2)	£195,970 (16)	£298,600 (16)	£369,000 (1)

Current asking rents in Weldon

Average: **£1,476 pcm**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	-	£1,101 pcm (1)	-	£1,850 pcm (1)
Flats	-	-	-	-	-
All	-	-	£1,101 pcm (1)	-	£1,850 pcm (1)

At the time of the survey there were 35 properties for sale which and 2 for rent in Weldon.

iv) Local context - properties sold

Property value data/graphs for Weldon

Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£333,763	£234	3.9	£278,387
Semi-detached	£204,405	£199	3.0	£193,821
Terraced	£179,097	£213	2.7	£212,485
Flats	£126,162	£141	1.8	£115,667

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 2016 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 (£212,485) would require a deposit of almost £42,500 and income in excess of £48,500 per annum.

Appendix 2 - Respondent details

To be completed when Neighbourhood Plan Survey questionnaires have been analysed by the NDP Group (early 2018).