

DRAFT Flore Parish Housing Need Report

March 2021



**West
Northamptonshire
Council**

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Introduction

It should be noted that the duration for responses to this survey coincided with the third national lockdown due to the Coronavirus (COVID-19) pandemic.

The responses were recorded prior to the West Northamptonshire Unitary, with the report following. Therefore, distinction between the West Northamptonshire area and the former District Council are made throughout this report.

Housing need is a particularly complex issue that local authorities across the country are facing.

Nationally there is a significant shortfall in the provision of housing compared with the level of need.

All over the country, local people are not able to find a home within their communities, that is suitable for their needs and they can afford. There are several contributing factors to this including:

- Increases in rural house prices
- Lack of available affordable homes
- Lack of specialist housing
- Availability of finance for developers and prospective homeowners
- Availability of sufficient land for new homes
- Local opposition for new homes

The Objectively Assessed Housing Needs (OAHN) Report (August 2013)¹, identifies the level of housing need across West Northamptonshire.

Whilst this, together with the earlier Strategic Housing Market Assessment (June 2010)¹, allows the Council to plan for the future of the area as a whole, we also need to understand the housing

need on a more local level, whether this is for market or affordable homes.

Policies in the recently adopted Settlements and Countryside Local Plan, Part 2 (2011 – 2029) for the former Daventry District administrative area, and the West Northamptonshire Joint Core Strategy provide for development outside of the village confines to meet local needs where this is supported by up-to-date evidence in a Housing Needs Survey or Housing Needs Assessment as set out in Chapter 5 - Development in Rural Areas Chapter.

Whilst there is no single approach that will provide a definitive answer to the exact housing need of a parish, Housing Surveys and analysis of local Housing Register data will give a credible result.

This report consists of three main parts. The first provides statistical information from secondary data sources i.e. Census information, and looks at the current households in the parish in order to provide a description of the existing housing and affordability in Flore Parish.

The second part provides views, in terms of future housing provision, and demographics of the households that responded to the survey.

The final section of this report examines the households that have declared that they have need for new housing within the parish. Of the households that have declared a need, a financial assessment has been undertaken in order to further help determine the housing tenure types required.

¹westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737904

Strategic and Planning Context

Local authorities have a statutory responsibility to assess local housing needs as per the 1985 Housing Act.

To help achieve this and aid in the delivery of housing, several strategies, policies, and documents are available to, or have been produced by the Council. The following provides a list of these which includes national and local level documents. A number of the local documents have been produced or made by the former Daventry District Council (as identified below) and are relevant until superseded.

National

- National Planning Policy Framework (February 2019)
- Planning Practice Guidance (Launched March 2014)

Local

- West Northants Joint Core Strategy (December 2014)
- Objectively Assessed Housing Need (August 2013)
- West Northants Strategic Housing Market Assessment (June 2010)
- Gypsy and Traveller Accommodation Assessment (January 2017)
- Settlements and Countryside Local Plan, (for Daventry District) Part 2 (2011-2029)
- Daventry District Council Corporate Strategic Plan (2017 – 2021)
- Housing Supplementary Planning Document (adopted by DDC - July 2017)
- Allocations Scheme (for Daventry District), (July 2017, reviewed April 2019)
- Tenancy Strategy (for Daventry District), (December 2012 reviewed March 2019)
- The Strategic Housing Plan (for Daventry District), 2014-2019 (February 2014)
- Affordable Housing Marketing and Communication Strategy (for Daventry District), (December 2007 revised Dec 2010)
- Daventry District Community Strategy 2018
- Daventry District Area Profile (December 2014)
- Flore Neighbourhood Development Plan 2014 – 2029 (Made version September 2016)

Methodology

The methodology that is used for housing surveys is set out below.

Stage 1 – Identification of Parish

The order in which parishes are surveyed is not definitive and can change for different reasons including where villages are undertaking neighbourhood planning activity or if a village is faced with a planning application/appeal and there would be a benefit from having an up-to-date survey to help inform the decision. Parishes can also request Housing Surveys to be carried out if the existing Survey is more than three years old.

Stage 2 – Engaging with the Parish Council

Early discussions take place with the Parish Council or their nominated representatives about the survey. Officers talk through the process and objectives of the survey and establish any priorities the Parish Council may have. The Parish Council is given the opportunity to add any bespoke questions to the survey. Unfortunately, the core questions and format cannot be changed to ensure consistency across the Housing Surveys.

Stage 3– Marketing

Posters and literature on the Housing Survey are distributed to the Parish Council to place in relevant areas. Officers from the Council's Local Strategy Service can attend one public event in the area. This could take the form of a drop-in event, a public meeting or an item on the Parish Council Meeting Agenda.

Stage 4 – Survey

A letter is sent to all households within the parish, explaining how to access and complete the survey. Surveys are made available to complete online. If someone cannot access the survey online, paper copies are made available. The Survey remains open for a minimum of 4 weeks.

Stage 5 – Collection & Analysis

The Council's Local Strategy Service collates and analyses the completed surveys and produces a draft report. The report details the number, type and tenure of homes required, as identified via the surveys and analysis of the DDC Housing Register.

Stage 6 Review

The Parish Council/nominated representatives are given the opportunity to factually comment on the draft report prior to its publication. This is for a maximum of 4 weeks.

Stage 7 Publication

The final version of the Housing Survey is published on the Council's website considering any relevant comments which may have been received from the Parish Council.

Flore Parish Statistics

The following information is taken from the Neighbourhood Statistics Site² which uses the Census 2011 data.

Location

Flore Parish is located in the former Daventry District, West Northants, within the county of Northamptonshire.

Dwellings³

Census information for Flore Parish reports a total of 521 dwellings in 2011. However, since the census, additional development has taken place in the area.

In 2011 there were:

- 514 (99%) bungalows or houses,
- 7 (1%) other dwellings such as flats, apartments, converted or shared homes,
- 19 household spaces (4% of all dwellings) had no usual residents.

According to the most recent Housing Land Availability report for the former Daventry District, April 2020⁴, since 2011 there has been further development totalling an additional 105 homes, 28 (27%) of these homes are affordable housing. Information past April 2020 is not currently available although updates (when they are released) can be found on DDC's website⁵.

Household & Tenure³

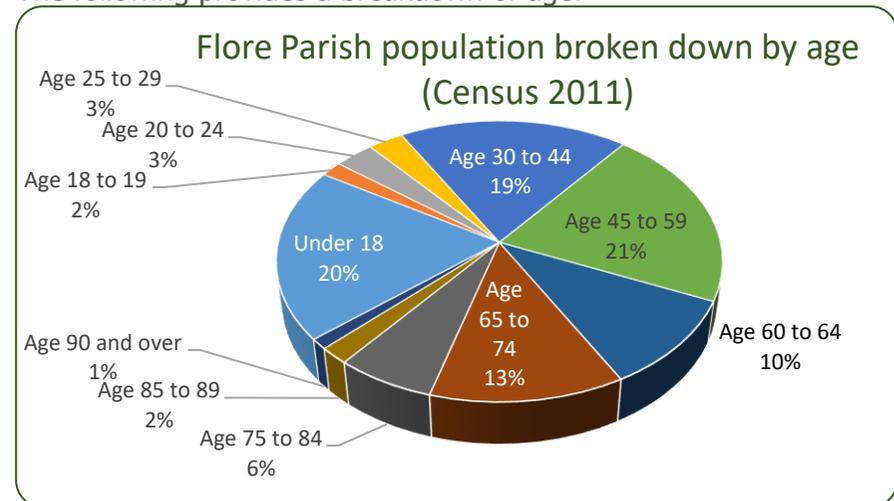
According to 2011 Census data Flore Parish contained 502 households:

- 393 (78%) are owner occupiers
- 51 (10%) are renting from a Registered Provider
- 50 (10%) are renting from a Private Landlord
- 2 (0%) live in shared ownership
- 6 (1%) are living rent free

Population

Census (2011) recorded a population of around 1,194. The gender split for the area is an even split (50% Female, 50% male). 2019 estimates⁶ place the population at around 1364.

The following provides a breakdown of age.



² [Neighbourhood.statistics.gov.uk](https://neighbourhood.statistics.gov.uk)

³ gov.uk/definitions-of-general-housing-terms

⁴ DDC [Housing Land Availability Report April 2020](#)

⁵ [Housing Land Supply](#)

⁶ [ONS 2019 Mid-year estimates](#)

Affordability in Flore Parish

The National Picture

According to ONS, on average in 2019, in England full time workers can expect to pay an estimated 7.8 times their annual workplace-based earnings on buying a home.

The Council of Mortgage Lenders October 2016 report showed that first time buyers were typically borrowing 3.56 times their gross income and were tending to use around 18% of their income towards paying off the loan. The average loan size was £136,300.

Assessing Affordability

Assessing affordability involves comparing the house costs against the ability to pay.

This is done by determining the ratio of lower quartile house prices to lower quartile earnings which indicates whether people on the lowest earnings can afford to access the cheaper housing in their area.

The lower quartile house prices are determined by ranking all property prices within the area and taking the lowest 25%.

The lower quartile incomes are determined by ranking all incomes in the area and taking the lowest 25%.

The higher the ratio the less affordable the homes are within an area.

The Office of National Statistics produces information that shows the lower quartile housing affordability ratio of price paid to gross annual earnings.

⁷<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2018>

The latest release (2020) is shown in the below table and illustrates that house prices in the former Daventry District in 2019 were around ten times higher than gross annual workplace-based earnings.

Year	2015	2016	2017	2018	2019
Lower quartile	8.63	10.42	10.72	11.00	9.91

Source: ONS, Housing affordability in England and Wales: 2019⁷

The following table shows the comparison between the former Northamptonshire Local Authorities based on the latest figures (2019) and shows that Daventry is second highest figure in the County after South Northamptonshire.

Authority	Ratio
Corby	8.09
East Northants	7.87
Kettering	7.74
Northampton	7.71
South Northants	10.92
Wellingborough	8.12

ONS, Housing affordability in England and Wales: 2019

*The English indices of Deprivation*⁸ provide a relative measure of deprivation at a small area level across England. Areas are ranked from the least deprived to the most deprived on seven aspects of deprivation including 'Barriers to Housing and Services' which contribute to an overall combined measure of multiple deprivation. The former area of Daventry District ranked 243 out of 317 authorities with 1 being the most deprived and 317 being the least deprived (figures based on 2019 indices).

Flore Parish

16 properties were sold within Flore Parish during the period February 2020 until February 2021 (data sourced from Land Registry⁹). According to Land Registry, sold prices ranged from £225,000 to £1,150,000 which provides an average price paid of £431,937. 9 sales in Flore during the last year were semi-detached properties, selling for an average price of £386,722. Detached properties, of which there were 6 sales, sold for an average of £526,750. There was 1 terraced property sold fetching £270,000.

For the following analysis, the average price for a semi-detached home has been used (£386,722).

Using the overall average value and the Money Advice Service¹⁰ mortgage calculator, repayments would equate to

Amount	Frequency
£381	Weekly
£1,650	Monthly
£19,800	Annually

This is assuming a 10% deposit (£38,672), 3% interest rate and 25-year mortgage term.

⁸ <https://www.gov.uk/guidance/english-indices-of-deprivation-2019-mapping-resources>

⁹ [Land Registry](https://www.landregistry.gov.uk/)

¹⁰ [MoneyAdviceService.org.uk](https://www.moneyadviceservice.org.uk/)

The repayment costs stated are for housing only and would need to be added to living costs to determine the level of household income required.

*The Minimum Income Standard for the United Kingdom*¹¹ reports on how much income households need to afford an acceptable standard of living by using a Minimum Income Calculator¹²

The programme is carried out by Centre for Research in Social Policy at Loughborough University with funding from the Joseph Rowntree Foundation.

The calculator estimates that an average family of 2 parents and 2 children in primary education, living to a minimum standard and excluding any housing costs and tax payments, requires the following household income for a basic standard of living:

Amount	Frequency
£725	Weekly
£3,142	Monthly
£37,706	Annually

If the housing costs were added to this, a household in Flore Parish would require an income of:

Amount	Frequency
£1,106	Weekly
£4,792	Monthly
£57,506	Annually

¹¹ [boro.ac.uk/research/crsp/mis/](https://www.boro.ac.uk/research/crsp/mis/)

¹² [boro.ac.uk/research/crsp/mis/calculator/](https://www.boro.ac.uk/research/crsp/mis/calculator/)

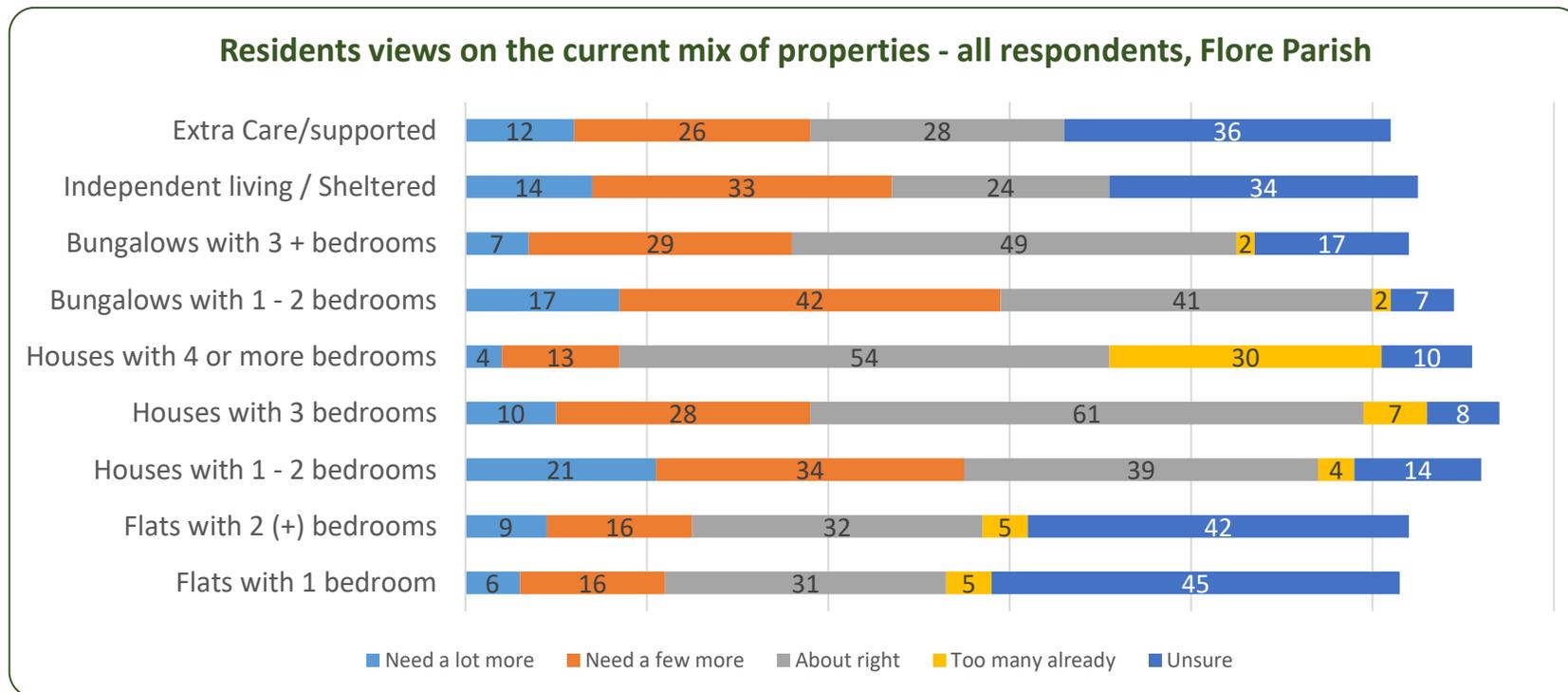
Overall Survey Analysis

Responses

622 letters were sent to households within Flore Parish, inviting them to complete a Housing Survey for the area. A total of 122 surveys were completed, equating to 22%. There were 17 respondents that were aware of someone moving away from the Parish as they could not find a suitable home within the Parish.

Mix of Properties

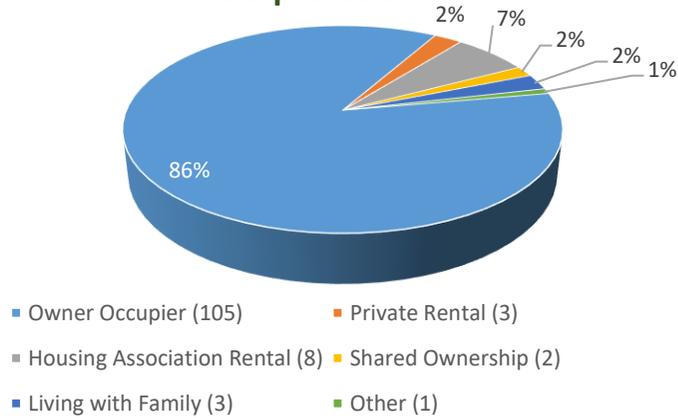
The graph below shows the opinion of Flore Parish Households on the mix of properties within the parish. Some key points from this were that a high number of respondents (42) felt that there needs to be more 1 – 2 bedroom bungalows. Many felt that there are enough 3-bedroom houses (61).



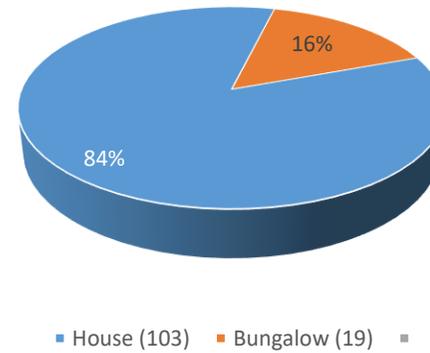
Demographics of all Respondents

The following charts show the demographics for those households that completed the Flore Parish Housing Survey.

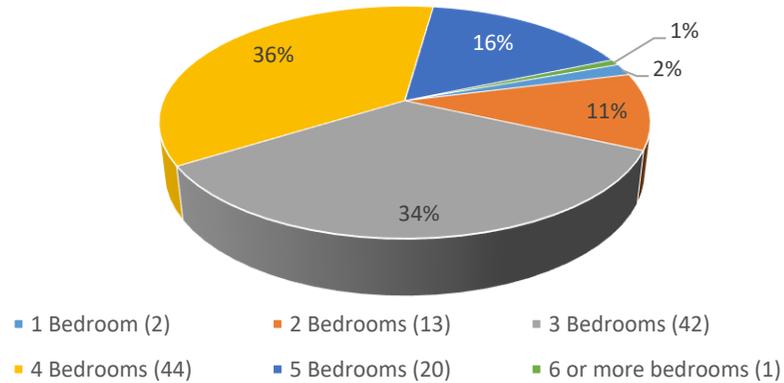
Flore Parish Housing Survey, tenure - all respondents



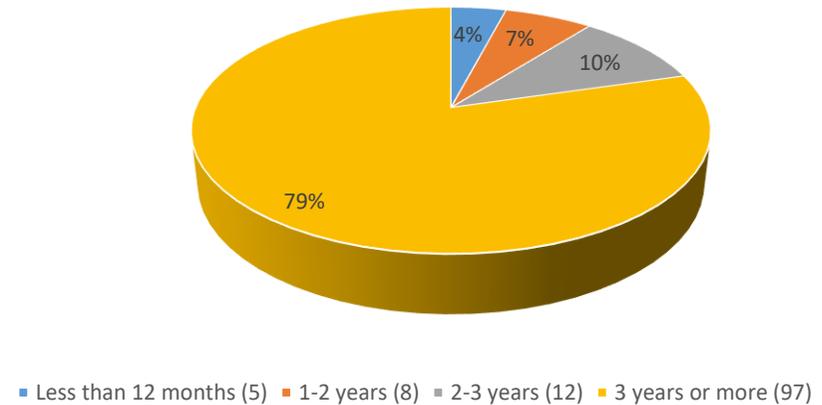
Flore Parish Housing Survey, property type - all respondents



Flore Parish Housing Survey, number of bedrooms - all respondents



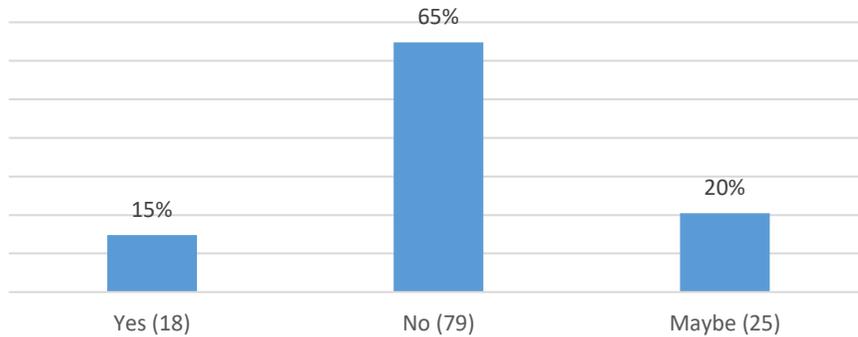
Flore Parish Housing Survey, residence period - all respondents



Housing Need Responses

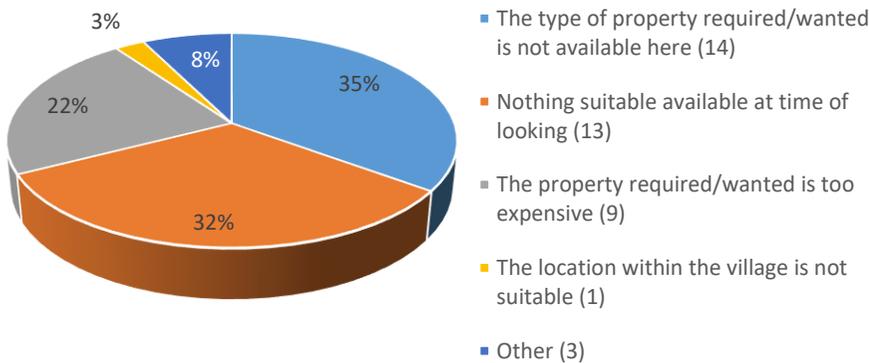
The following section of this report provides the responses to the survey that were completed by respondents that expressed a current or future housing need within the next five years, and therefore offers a broad picture of the need for both market and affordable housing within the Parish. A full breakdown of the responses can be found in the Analysis Table (found on page 19).

Flore Parish Housing Survey - respondents that have a current or future housing need



Respondents were asked if in the next five years, they will need to move to alternative accommodation in the parish. Of the 122 responses received for the question, 43 respondents stated they have or could have a housing need in the next five years (18 selected they would have a need, and 25 selected they may have a need). This equates to 35% of all respondents to this question. However, not all residents that stated a current or potential need for housing have provided further details. They have therefore been omitted from the following charts.

Flore Parish Housing Survey - unable to find a property suited to needs, housing need respondents



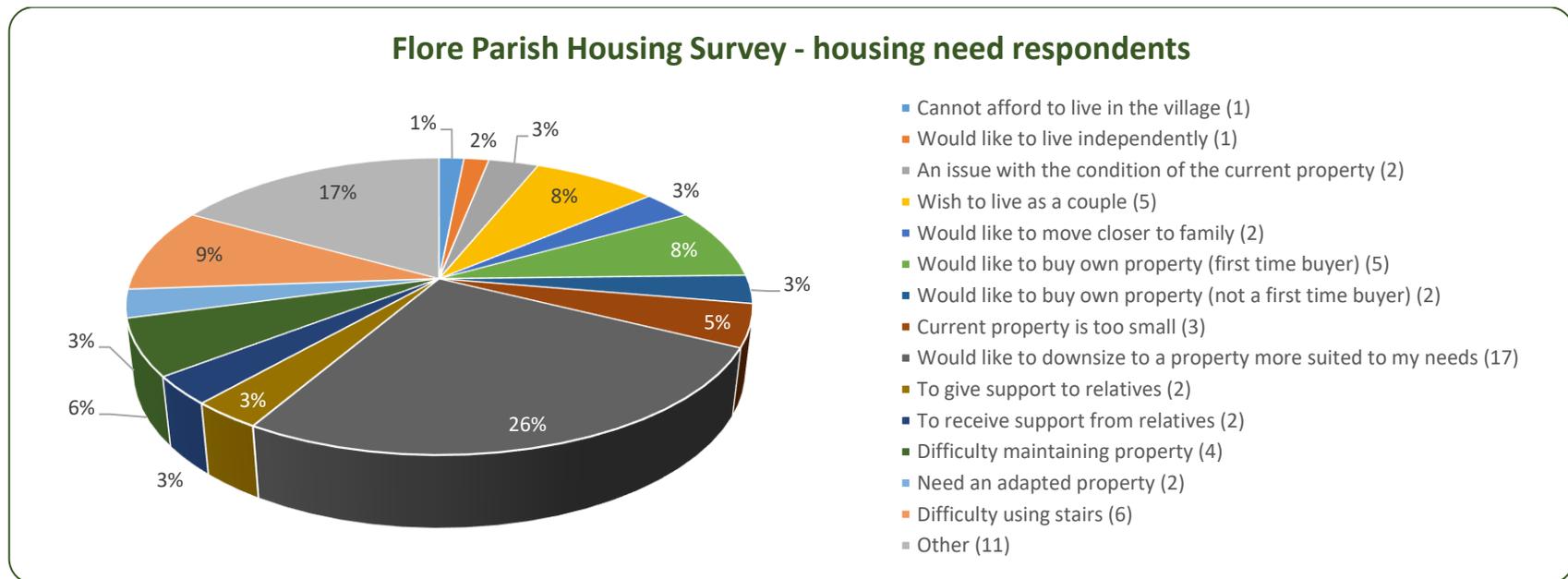
Housing need respondents were asked if they could give reason if they have tried to find a property to suit their needs and have been unable to do so.

This question allowed more than one selection; full result can be found within the Analysis Table (Page 19). 26 respondents provided 40 answers. The following provides result of the selections: 35% felt that the type of property is not available in the parish, 32% felt that the property required was not available at the time of looking, 22% felt that the property wanted is/was too expensive, 3% felt that the location within the village was not suitable, and 8% selected other. The details for other consisted of 3 respondents indicating they had no immediate need to move.

Respondents were asked for the main reason they will or may require alternative accommodation. It is important to note that this question allowed more than one selection.

Out of the answer choices, the answer with the most responses was that respondents wished to downsize to a property more suited to their needs, which received 17 selections (26% of all selections). Of the others:

- Cannot afford to live in the village received 1 selection,
- Would like to live independently received 1 selection,
- An issue with the condition of the property had 2 selections,
- Wish to live as a couple had 5 selections,
- Would like to move closer to family received 2 selections,
- Would like to buy first home had 5 selections. Would like to buy own property (not a first-time buyer) received 2 selections,
- Current property is too small had 3 selections,
- To give support to relatives received 2 selections, to receive support from relatives also had 2 selections,
- Difficulty maintaining property had 4 selections,
- Need an adapted property had 2 selections,
- Difficulty using stairs had 6 selections,
- Other received 11 selections (see full result Analysis Table on Page 19).



Local Connection to Flore Parish for Housing Need Respondents

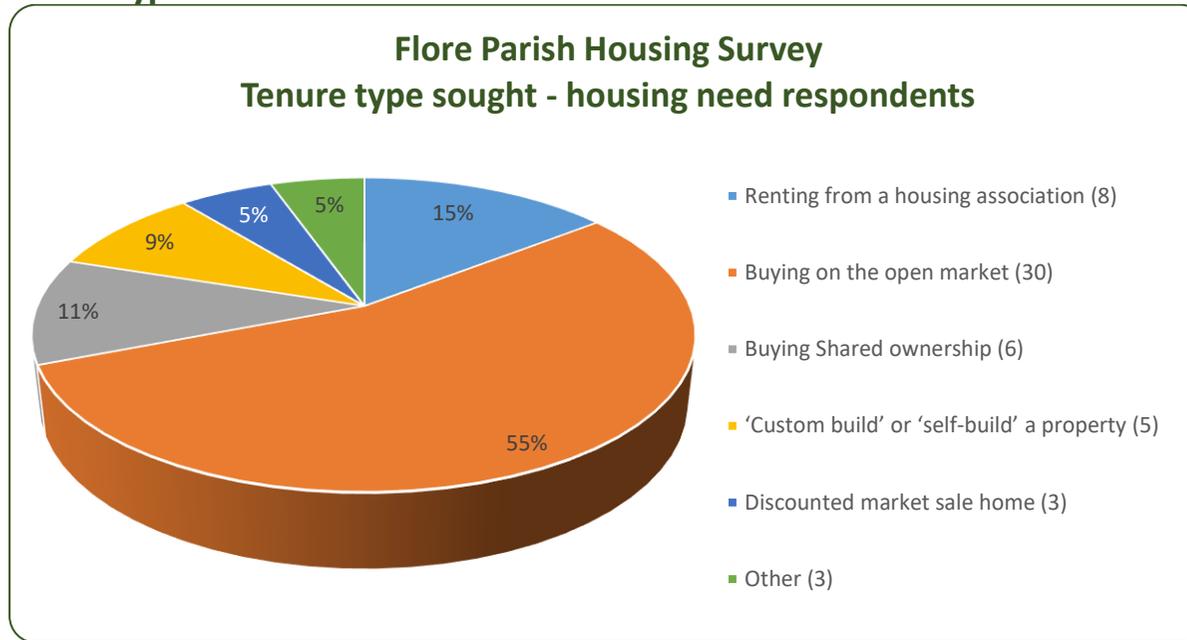
Respondents were asked about their connection to Flore Parish. The following provides the local connection to Flore Parish of respondents expressing a housing need that chose to answer this series of questions. Respondents with a housing need were able to select one or more local connections to the parish area, a full breakdown can be found on page 19.

- **Current residence within the Parish**
41 of the 43 respondents that chose to answer this question are currently resident in the Parish. The 2 respondents not currently resident, both lived in the Parish in the past and have family that have remained in the Parish.
- **Historic residence**
7 of the 41 respondents that chose to answer this question have lived in the Parish in the past.
- **Family connection within the Parish**
Of the 42 respondents that answered this question, 10 had other family living in the Parish (excluding family included as their existing household).
- **Employment**
3 of the 41 respondents that answered this question are employed in the Parish.

Requirements of Housing Need Respondents

The following charts show the preference for those households who stated they have or may have housing need. This section permitted more than one selection; therefore, a full breakdown can be found within the Housing Need Analysis found on page 19.

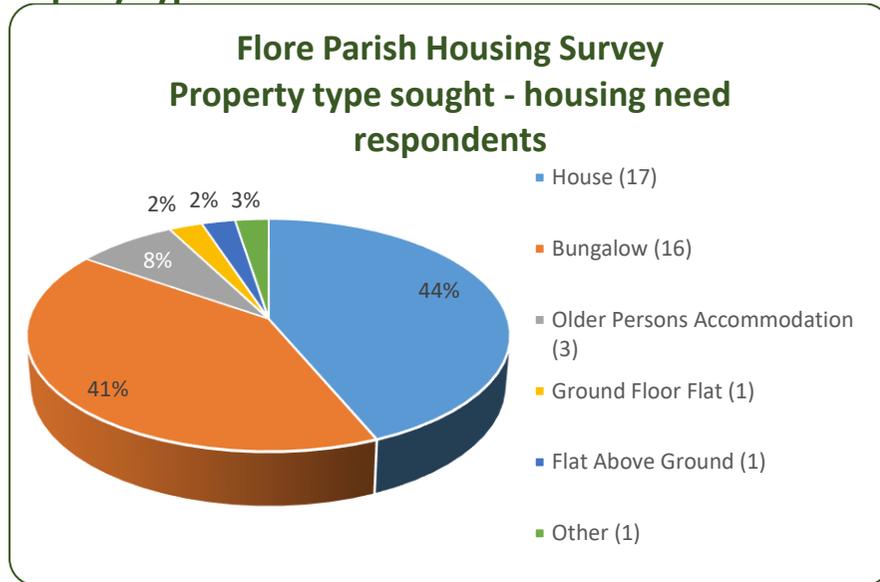
Tenure Type



Housing need respondents were asked about the type of housing tenure that most suited their needs. 39 housing respondents identified as having a current or future need answered this question.

Market homes are the most desired with 30 selections (55%). Of those that sought market properties, 28 are currently owner-occupiers (including bought outright or mortgaged), and 2 are living with family. Of the 8 selections received for a housing association home, 3 respondents are currently owner-occupiers, 1 is in a private rental and 4 are in a housing association home. Of the 6 selections for shared ownership, 4 respondents are owner-occupiers and 2 are in a private rental.

Property Type

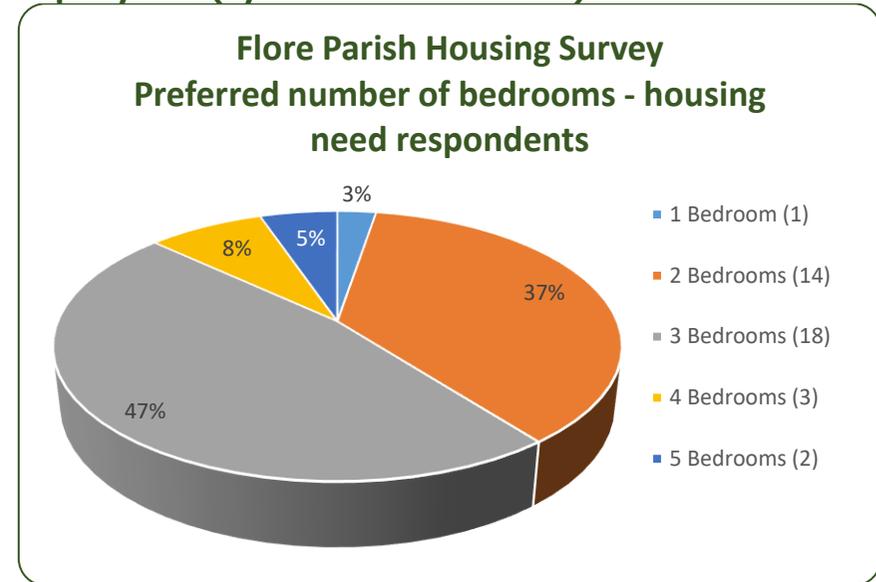


Housing need respondents were also asked about the type of housing that they required, 39 answered this question.

The results show that a need is evident for a number of property types. Houses received 17 selections (44%), bungalows 16 (41%), older person accommodation 3 (8%), flats or apartments 2 (4%), and other 1 (3%).

33 of those that responded to this question are currently in a house and 6 are in a bungalow.

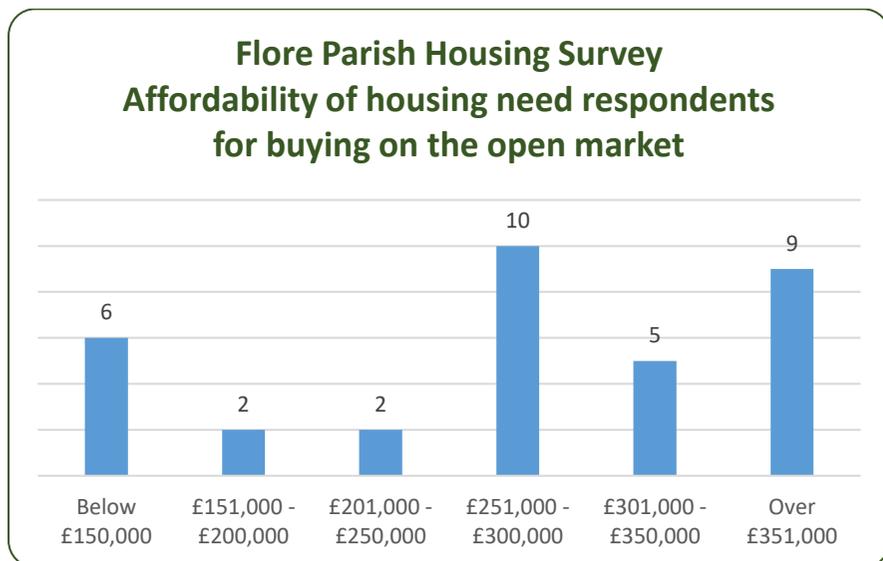
Property Size (by number of bedrooms)



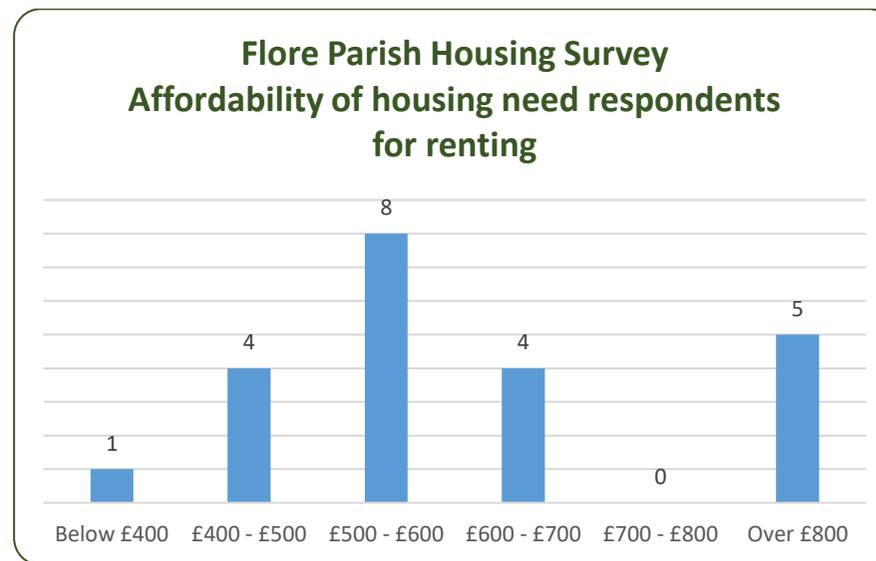
Respondents were asked how many bedrooms they would prefer to have, based on what they could reasonably afford. 38 housing respondents answered this question.

From these results it is evident that there is a strong preference for two- or three-bedroom properties, which received 14 (37%) and 18 (47%) selections, respectively. There were 3 selections (8%) for four beds, 1 (3%) for one bed, and 2 (5%) selection for five- beds. Of the one selection for a one-bedroom home, the respondent wished to downsize. Of the 14 respondents that stated a preference for a two-bedroom property, 11 wished to have less bedrooms that what they already had, the other 3 wished for something with the same number of bedrooms. Of the 18 respondents that would like a three bedroom, 12 wished to downsize from a larger property, 5 wanted the same number of bedrooms as they have, and one wished for more bedrooms. The 3 respondents that would like a four bedroom, 2 would like a home larger than what they already live in, the other would like to downsize. The two respondents that would like a five bedroom would like to live in a property larger than what they already live in.

Affordability of Housing Need Respondents



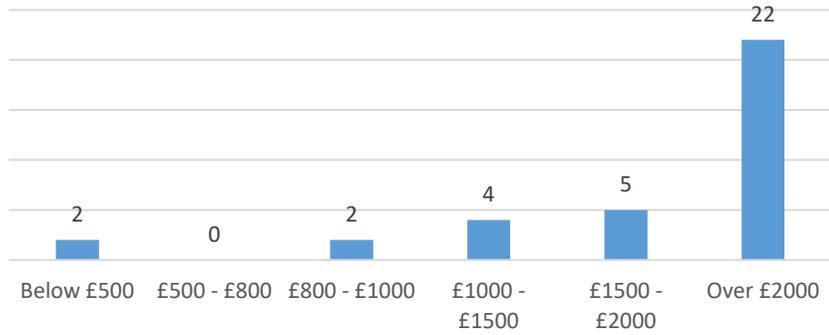
Housing need respondents were asked; should they consider buying a property, what price range could they reasonably afford. 9 out of the 34 respondents that answered this question could afford a property valued over £351,000. All 9 of these respondents are currently homeowners and have access to some savings. 8 of these homeowners are wishing to downsize, with one wishing to have a slightly larger home.



Respondents were asked; should they wish to rent a property in the Parish, what level of rent they could reasonably afford.

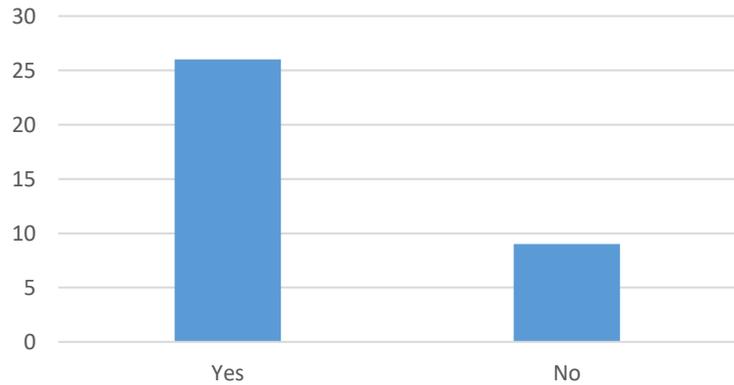
22 respondents answered this question. 5 of these respondents are currently already living in a form of rented home, and 2 are living with family. The remaining 15 are owner occupiers.

Flore Parish Housing Survey
Monthly household income of housing need respondents



Housing need respondents were asked if they could indicate the monthly income of the household (excluding housing benefit). 35 housing need respondents provided an answer for this question.

Flore Parish Housing Survey
Housing need respondents with access to savings



Housing need respondents were asked to indicate if they have any savings. 26 out of 35 respondents that answered this question confirmed that they had some savings.

Housing Need Analysis

Survey results

The following table shows the breakdown of respondents who have identified that they have or may have a housing need, their current property and tenure, and their preference in tenure where this has been supplied. Respondents who have not provided a preference and need have been omitted from this table.

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local connection	Reason (need)
10	Family	5	House	Living with family	3	Flat Above Ground	Buying on the open market, shared ownership, discount market sale	Residence	Would like to buy own property (first time buyer), would like to downsize
11	Single	3	House	Owner Occupier	3	House	Buying on the open market	Residence	Issue with condition of property, wish to live as a couple
12	Family	5	House	Owner Occupier	2	Ground Floor Flat	Buying on the open market	Residence, close family	Would like to downsize to property more suited to needs
15	Couple	3	Bungalow	Owner Occupier	2	Bungalow	Buying on the open market	Residence	A future need to downsize
18	Family	5	House	Owner Occupier	4	House	Buying on the open market	Residence	Would like to downsize to property more suited to needs
20	Couple	4	Bungalow	Owner Occupier	3	Bungalow	Buying on the open market	Residence, close family, past residence	Would like to downsize to property more suited to needs, difficulty maintaining property
27	Couple	4	House	Owner Occupier	3	Bungalow	Buying on the open market	Residence	Would like to downsize to property more suited to needs
28	Couple	2	Bungalow	Housing Association Rental	2	Bungalow	Renting from a housing association	Residence	Issue with access to property due to mobility

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local connection	Reason (need)
30	Couple	4	House	Owner Occupier	3	Bungalow	Buying on the open market, Custom or self-build	Close family, past residence	Would like to downsize to property more suited to needs, wish to live near family, difficulty using stairs
31	Family	4	House	Owner Occupier	2	House	Shared ownership, discounted market sale	Residence	Would like to downsize to property more suited to needs, wish to live independently, would like to buy own home (first time buyer)
35	Family	3	House	Housing Association Rental	5	House	Renting from a housing association	Residence	Wish to live as a couple, would like to buy (first time buyer), current home too small
39	Single	1	House	Owner Occupier	3	House	Buying on the open market	Residence, employment	Current property too small
41	Couple	4	House	Owner Occupier	3	Bungalow	Buying on the open market, custom or self-build	Residence	Would like to downsize to property more suited to needs, give support to relatives, considering re-location
46	Couple	3	House	Owner Occupier	3	House	Buying on the open market	Residence	Current property too small
48	Couple	3	House	Living with Family	3	House	Buying on the open market, shared ownership	Residence	Wish to live as a couple
50	Family	4	House	Living with Family	2	House	Buying shared ownership	Residence, close family	Would like to buy own home (first time buyer)

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local connection	Reason (need)
51	Couple	3	House	Owner Occupier	4	House	Buying on the open market	Close family, past residence	Wish to live as a couple
52	Couple	4	House	Living with Family	3	House	Buying on the open market	Residence	Wish to live as a couple, would like to buy own home (first time buyer)
54	Family	3	House	Owner Occupier	2	Other	Buying on the open market, renting from a housing association, other	Residence, past residence	
62	Single	2	Bungalow	Housing Association Rental	Not stated	Bungalow	Renting from a housing association	Residence	To receive support from relatives
64	Couple	4	House	Owner Occupier	2	Older Persons Accommodation	Buying on the open market	Residence, past residence, employment	Would like to downsize to property more suited to needs
66	Family	4	House	Owner Occupier	5	House	Buying on the open market, custom or self-build	Residence	Wish to own larger new property
69	Family	4	House	Owner Occupier	3	Bungalow	Buying on the open market, custom or self-build, discounted market sale, other affordable and accessible	Residence	Need fully adapted home, difficulty using stairs
71	Couple	3	House	Owner Occupier	4	House	Buying on the open market, custom or self-build	Residence, close family, past residence	Wish to have a detached home

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local connection	Reason (need)
78	Couple	4	House	Owner Occupier	3	House	Buying on the open market	Residence, close family, past residence	Would like to downsize to property more suited to needs, difficulty maintaining property
80	Couple	3	House	Owner Occupier	3	Bungalow	Buying on the open market, shared ownership	Residence	Would like to downsize to property more suited to needs, wish to move closer to family, to receive support, difficulty maintaining home, difficulty using stairs
81	Couple	3	House	Owner Occupier	3	Bungalow	Buying on the open market	Residence, close family	Would like to buy (not first time buyer), difficulty using stairs
83	Couple	5	House	Owner Occupier	3	Bungalow	Buying on the open market	Residence	Would like to downsize to property more suited to needs
90	Family	4	House	Owner Occupier	2	Bungalow	Buying on the open market	Residence, close family	Would like to downsize to property more suited to needs, difficulty using stairs
96	Single	4	House	Owner Occupier	3	House	Buying on the open market	Residence	Would like to downsize to property more suited to needs
98	Single	2	Bungalow	Owner Occupier	1	Older Persons Accommodation	Renting from a housing association	Residence	May need sheltered accommodation
101	Couple	4	House	Owner Occupier	2	Bungalow	Buying on the open market	Residence	Would like to downsize to property more suited to needs

Ref	Household makeup (moving with)	Current number of bedrooms	Current property type	Current tenure	Preferred number of bedrooms	Preferred property type	Preferred tenure	Local connection	Reason (need)
108	Single	2	Bungalow	Private Rental	2	Bungalow	Renting from a housing association	Residence, employment	Issue with the condition of the property
111	Family	4	House	Owner Occupier	2	House	Buying on the open market	Residence	Would like to buy property (not a first-time buyer)
114	Couple	3	House	Housing Association Rental	2	Bungalow	Renting from a housing association	Residence	Would like to downsize to property more suited to needs
115	Couple	4	House	Owner Occupier	2	Bungalow	Buying on the open market	Residence	Would like to downsize to property more suited to needs
116	Family	4	House	Owner Occupier	3	House	Buying on the open market	Residence, close family	To give support to relatives
120	Family	5	House	Owner Occupier	3	House	Renting from a housing association	Residence	
121	Couple	2	House	Owner Occupier	2	Older Persons Accommodation	Buying on the open market	Residence	Difficulty maintaining home, need adapted, difficulty using stairs

Housing register information

As of March 2021, there were 10 applicants with a close local connection to Flore Parish on the (former Daventry District) Councils general housing register. It should be noted that for the former administrative area of Daventry District the Council operates a Choice Based Lettings Scheme, this allows applicants to apply for any property they are eligible for. Therefore, the below chart shows what applicants can apply for (property eligibility) as well as their preference.

Household type	Bedroom eligibility	Property preference	Property eligibility	Local connection
Single	1-2 bedrooms	Bungalow	House, flat, bungalow, sheltered	Residence
Family	3 bedrooms	No preference	House, flat	Residence
Single	1 bedroom	House, flat, bungalow	House, flat, bedsit, general needs bungalow	Close family
Single	1 bedroom	Flat, single person accommodation, bungalow	House, flat, bedsit, general needs bungalow	Past residence
Family	4 bedrooms	House	House	Employment

Household type	Bedroom eligibility	Property preference	Property eligibility	Local connection
Single	1 bedroom	No preference	House, flat, bedsit, general needs bungalow	Residence
Couple	1-2 bedrooms	No preference	House, flat, general needs bungalow	Close family
Family	2-3 bedrooms	No preference	House, flat	Residence
Family	2-3 bedrooms	No preference	House, flat	Residence
Single	1-2 bedrooms	Bungalow	House, flat, bungalow, sheltered	Residence

Housing Need Conclusion

The following table provides the results from the housing survey and from information sourced from the housing register in a summarised format. Please refer to Appendix A for the full results.

The following should be noted in viewing the below table (and that contained within Appendix A):

- Residents that have not selected a preferred tenure have been omitted from the table
- No limit has been applied to the tenure and property type selection for survey respondents and therefore some households have expressed their main tenure preference, in other cases household have selected more than one preference. There are 10 respondents that have selected more than one tenure preference in this instance. Please refer to Appendix A for the full results.
- Recommendations for numbers of bedrooms in shared ownership, market and Custom or Self Build are based on the number of bedrooms specified by the respondent, applicants can purchase the size of home that they are able to afford which may be of a different size than indicated below.
- Bedroom need for applicants from the housing register has been calculated using the family size criteria implemented as part of the Welfare Reform Act 2012; Housing Register data does not take into account affordability and therefore an assumption is made on the most affordable property size based on the family make up. In this respect calculation is made on requirement only (as opposed to eligibility).

Property tenure	1 bed flat	2 bed flat	2 bed house	1-2 bed bungalow	2 bed bungalow	3 bed flat	3 bed house	3 bed bungalow	4 bed house	5 bed house	Other
Affordable housing for rent	4			7			4		1	1	1 older person accommodation
Market Housing		1	1		4	1	8	8	3	1	2 x 2 bed older person accommodation
Custom / self-build								3	1	1	
Discount market			1			1		1			
Shared Ownership			1		1	1	1				
Other								1*			*other affordable, accessible bungalow 1 x Other (unspecified)

The Flore Parish Housing Survey was carried out over a four-week period during February 2021. The following conclusions can be drawn from the survey. It should be noted that the number identified is based on the answer provided by the household (in respect of survey respondents), and the household can choose more than one option, **therefore recommendation is to view this alongside the full results breakdown that forms Appendix A.**

Affordable housing for rent

16 households were identified with a need for affordable housing for rent from a housing association, providing responses as recorded below.

Number Required	Property Type
4	1 bedroom flat
7	1 to 2 bedroom bungalow
4	3 bedroom house
1	4 bedroom house
1	5 bedroom house
1	Older person accommodation

Affordable housing - Shared Ownership

4 households were identified with a need for Shared ownership, one of the three also expressed a preference to buy on the open market:

Number Required	Property Type
1	3 bedroom flat

Number Required	Property Type
1	2 bedroom house
1	3 bedroom house
1	3 bedroom bungalow

Market Housing

29 households expressed a need for market housing:

Number Required	Property Type
1	2 bedroom ground floor flat
1	3 bedroom flat
1	2 bedroom house
4	2 bedroom bungalows
8	3 bedroom house
8	3 bedroom bungalows
3	4 bedroom house
1	5 bedroom house
2	2 bedroom older person accommodation

Other

Three respondents gave a preference for discounted market sale for first time buyers.

Five households expressed an interest in obtaining land to custom build or self-build a property. One of these households also expressed a preference for discounted market sale or other affordable and accessible property.

Appendix A - Results breakdown

Ref	Affordable rent: 1 bed house, flat, bungalow	Affordable 2 bed house, flat, bungalow	Affordable rent: 3 bed flat or house	Affordable rent: 4 bed house	Affordable rent: 1 or 2 bed bungalows	Market: 2 bed flat	Market: 3 bed flat	Market : 2 bed house	Market: 3 bed house	Market: 4 bed house	Market: 2 bed bungalow	Market: 3 bed bungalow	Shared Ownership	Custom build or self-build	Other
10							1						1		Discount sale
11									1						
12						1									
15											1				
18										1					
20												1			
27												1			
28					1										
30												1		1	
31													1		Discount sale
35															Affordable 5 bed house
39									1						
41												1		1	
46									1						
48									1				1		
50													1		
51										1					
52									1						
54		1						1						1*	*2 bed on own land
62					1										Size unspecified
64															2 bed market older person accommodation
66														1	5 bed market
69												1		1	Any affordable or accessible
71										1				1	

Ref	Affordable rent: 1 bed house, flat, bungalow	Affordable 2 bed house, flat, bungalow	Affordable rent: 3 bed flat or house	Affordable rent: 4 bed house	Affordable rent: 1 or 2 bed bungalows	Market: 2 bed flat	Market: 3 bed flat	Market : 2 bed house	Market: 3 bed house	Market: 4 bed house	Market: 2 bed bungalow	Market: 3 bed bungalow	Shared Ownership	Custom build or self-build	Other
78									1						
80												1	1		
81												1			
83												1			
90											1				
96									1						
98	1				1										Older person accommodation
101											1				
108					1										
111								1							
114					1						1				
115											1				
116									1						
120			1												
121															2 bed older person accommodation
123					1										
124			1												
125	1														
126	1														
127				1											
128	1														
129	1	1													
130		1	1												
131		1	1												
132					1										

All respondents to the survey that have not selected a property type preference and specified a preferred tenure have been omitted from the table. Lines 123 to 132 have been sourced from the Councils general housing register and displays the applicant's preference where this has been specified, where no preference has been selected the eligibility of property type has been shown.

Easy read summary – Organised by tenure

Ref	Tenure	Type	Bedrooms
11	Buying on the open market	House	3
12	Buying on the open market	Ground Floor Flat	2
15	Buying on the open market	Bungalow	2
18	Buying on the open market	House	4
20	Buying on the open market	Bungalow	3
27	Buying on the open market	Bungalow	3
39	Buying on the open market	House	3
46	Buying on the open market	House	3
51	Buying on the open market	House	4
52	Buying on the open market	House	3
64	Buying on the open market	Older Persons Accommodation	2
78	Buying on the open market	House	3
81	Buying on the open market	Bungalow	3
83	Buying on the open market	Bungalow	3
90	Buying on the open market	Bungalow	2
96	Buying on the open market	House	3
101	Buying on the open market	Bungalow	2
111	Buying on the open market	House	2
115	Buying on the open market	Bungalow	2
116	Buying on the open market	House	3
121	Buying on the open market	Older Persons Accommodation	2
30	Buying on the open market, Custom or self-build	Bungalow	3
41	Buying on the open market, custom or self-build	Bungalow	3
66	Buying on the open market, custom or self-build	House	5
71	Buying on the open market, custom or self-build	House	4
69	Buying on the open market, custom or self-build, discounted market sale, other affordable and accessible	Bungalow	3
54	Buying on the open market, renting from a housing association, other	Other (please specify)	2

Ref	Tenure	Type	Bedrooms
48	Buying on the open market, shared ownership	House	3
80	Buying on the open market, shared ownership	Bungalow	3
10	Buying on the open market, shared ownership, discount market sale	Flat Above Ground	3
50	Buying shared ownership	House	2
31	Shared ownership, discounted market sale	House	2
28	Renting from a housing association	Bungalow	2
35	Renting from a housing association	House	5
62	Renting from a housing association	Bungalow	2
98	Renting from a housing association	Older Persons Accommodation	1
108	Renting from a housing association	Bungalow	2
114	Renting from a housing association	Bungalow	2
120	Renting from a housing association	House	3
123	Renting from a housing association	Bungalow (preference)	1-2
124	Renting from a housing association	House, flat	3
125	Renting from a housing association	House, flat, bedsit, general needs bungalow (preference)	1
126	Renting from a housing association	House, flat, bedsit, general needs bungalow (preference)	1
127	Renting from a housing association	House (preference)	4
128	Renting from a housing association	House, flat, bedsit, general needs bungalow	1
129	Renting from a housing association	House, flat, general needs bungalow	1-2
130	Renting from a housing association	House, flat	2-3
131	Renting from a housing association	House, flat	2-3
132	Renting from a housing association	Bungalow (preference)	1-2

Appendix B – Summary of comments

Respondents with a housing need were invited to give comments on the Housing Survey; this Appendix provides a summary of the comments. Those comments that do not relate to the Survey have been omitted from this table.

Summary of comment – housing need respondents
We don't need to move at the moment but might have to in the near future
Currently far too many 3-, 4- and 5-bedroom houses being built in Flore, too few single storey dwellings. The building of more single-story dwellings is specifically an aspiration in the Flore Neighbourhood Plan, developers appear to entirely ignore it, as does planning authority. When a single storey dwelling goes up for sale, it is bought immediately and at a premium price.
My concerns: No provision for older people`s needs who live in social amenity housing to move to housing within the village more suited to their age and physical needs. They cannot afford to buy property due to age and financial situation. Many older people have either been in the village since birth or lived here for a very long time and being totally ignored because the emphasis is on private housebuilding i.e. large expensive properties which totally ignore needs, could be viewed as discriminatory. Housing mix does not reflect aging population unless you can afford to buy. Older people having no choice but to move from the village and the stress and upset this causes and isolation.
There are too many homes in village, do not want to see more built for sheltered homes of OAP needs, although I would like. Maybe current properties should be adapted.
Not enough housing for couples, either older retired, or newly married.
Larger gardens are required for the styles of houses recently built in Flore, to make them worth moving too. Houses not too squashed in together too.
The village needs sympathetic development to retain its nature.
Need a little more flexibility given we live in Conservation zone and have none.
Historically upsizing in Flore has always been a problem, where until the recent developments there was no new builds available to buy and very few modern homes, when available were sold very quickly. Recall only a few of the recent houses being available as re sales in last 5 years. Accept that future build should be of a sensible proportion but without some further development we and no doubt others like us who want to remain in Flore will be in the same position for the next move and must move to the outer areas of Northampton or Daventry, not ideal. A Pub and hairdressers have all recently closed, the remaining pub is just surviving, clubs struggle for numbers and with now only a shop to support the village, a sensible amount of new build can only help sustain these community assets and should be supported.
Recently moved away from Flore as nothing new available at the time for me to buy in the village and whilst happy at present, would welcome the opportunity in the future of buying a new build in Flore.
Don't currently live in village, would like to buy a first time buyer house 2 or 3 bed with partner living in the village.
Lived in Flore for many years, contributed & participated in village activities. Wanted to live in a village to feel part of a community. Our house was not a new build. Expected some development, recall a similar questionnaire where a need for a small number of "social housing properties" or bungalows was identified, we supported. Now dismayed that despite that survey & Neighbourhood Plan, in the region of 100+ homes have been built within the last 5 years. A very large proportion are large, detached houses - but completely outside the requirements of the village in our view. Landowners are trying to obtain planning permission now for sizeable developments. Questionnaire

Summary of comment – housing need respondents

therefore seems worthless. Allow the building of a sensible number of appropriate properties, but don't ignore the bigger picture & what is actually going on.

I really like Flore as a village, it combines the best of both worlds: a semi-rural and picturesque location with excellent road access to work and facilities. The bypass has made a big difference and was one of the reasons we chose to move here. The village was also promised traffic-calming measures, which have sadly not materialised, and speed/type of traffic is an issue. The village has few facilities, and dependent on Weedon, Daventry, Towcester and Northampton for schools, GP surgeries etc. We avoid Northampton but like Daventry. Our GP practice and dental surgery in Weedon is excellent and we like the independent shops in Towcester and Daventry. Our son can commute to education easily. Sceptical about further housing development in Flore without consideration of road and infrastructure. This is after all a small village with few facilities and employment opportunities, and therefore not ideal for people who need easy access or have their own transport. There is only one small primary school. We plan to move away from Flore due to retirement/current home will not suit our future need. Northamptonshire quite expensive, although we like the countryside, don't like many of the towns, including Northampton. Larger retirement properties are hard to find - small older bungalows available but they frequently require renovation. Would like a larger detached bungalow, possibly difficult to find but would like to future-proof our next move. With an ageing population, feel new housing is not meeting needs. Do not want to live on a new estate of young families, which is what developers seem to build.

I've a need for a bigger house. Home is too small for extended family to stay. Cannot afford to buy, village too expensive. Need a 5-bedroom house.

There is insufficient suitable accommodation for younger people at affordable prices and that should be available for example on a shared ownership basis.

The new estate on the outskirts of the village has eased the problem of building in all gaps available in the village.

Feel the village plan, Daventry development or developers' ideas, suits the needs of the villagers or residents. Plans made without planning for infrastructure, for new houses with no new shops, school, or medical facilities, yet there is spare land suitable in the village to the North. Homes allowed are not imaginative, fake Georgian, blocks, not always well made, built to minimum standards compared to some European counties, poor environmental credentials (Not self-sufficient on heating, energy etc.) No solar panels for electricity, no solar heating sufficient to be energy neutral. Small windows mean low light levels and higher electric use, lower mental health. I realise this is not all local issues, some is overall government. Failing to traffic calm the old main road, instead of lots of traffic we now have a high-speed rat run and still used unnecessarily by HGV as short cut.

No more estates like the one recently built off High Street.

Lack of suitable properties for village residents to downsize as well as properties for first time buyers