East Northamptonshire Council

Housing Needs Assessment Service

Housing Needs Survey 2004

September 2004

8.4   There are three stages in the model. The first stage is to calculate the backlog of housing need that needs to be addressed and to identify the rate at which the backlog should be reduced. Usually the policy assumption is that the backlog should be reduced over five years, therefore the rate of reduction is 20% per year. The second stage is to identify the newly arising need that is being created and this is added to the backlog. The third stage is to calculate the supply available to meet that need.

8.5   Assessing housing needs is as much an art as a science. There is considerable room for interpretation and assumption within the government model and this needs to be noted when considering the data. It should also be borne in mind that the model is a statistical tool and should be considered alongside the actual experience of housing need as represented by housing register data, homelessness applications and house price information, which in itself is an indicator of demand as against supply of housing.

8.6   **Outside**'s housing needs model is a dynamic tool for predicting housing need in a district, borough or city. The model is built in Excel and what is shown here is a snapshot at the moment this report is published. The aim is that this model is updated annually or as information is known to change; e.g. rises in house prices or changes in new build or lettings. The model shows the annual overall shortfall in supply to meet housing need to provide a forecast for the next five years.

8.7   The backlog of need is 205 households. The newly arising need is 557 households. The total of affordable supply is 360. Overall therefore there is a shortfall of 402 affordable dwellings per annum (205 + 557 – 360 = 402), which will need to be addressed through the planning system and the delivery of new RSL housing.

East Northamptonshire Council Housing Needs Survey 2004

Final Report

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The views expressed in this report are those of the authors and do not represent the policies of East Northamptonshire Council or any other organisation in the District.

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5.2   A postal survey cannot provide a guaranteed response rate (it has to be assumed based on previous experience) and has greater bias due to lower response rates; on the other hand they are considerably cheaper.

5.3   Limited resources and the desire for detailed analysis at District-wide level and for 16 parish sub-areas, meant that a postal survey was the appropriate methodology in this case. A postal questionnaire was sent to 13,500 resident households.   Table I-1 shows the individual parishes (also see Figure 1) and the parish sub-areas they were assigned to for analysis purposes.

Table I-1   Parish groups

Parish group	Parish name	Parish group	Parish name
Barnwell	Barnwell	**Lower Nene**	**Ashton**
	Clopton		Cotterstock
	Hemington		Fotheringhay
	Lilford-cum-Wigsthorpe		Glapthorn
	Luddington		Lutton
	Polebrook		Tansor
	Thorpe Achurch		Warmington
	Thurning	**Lyveden**	Benefield
	Titchmarsh		Brigstock
Dryden	Aldwincle		Sudborough
	Islip	**Oundle**	Oundle
	Lowick	**Prebendal**	Apethorpe
	Pilton		Nassington
	Slipton		Southwick
	Stoke Doyle		Woodnewton
	Twywell		Yarwell
	Wadenhoe	**Raunds**	Raunds
Fineshade	Collyweston	**Rinsgtead**	Denford
	Duddinton & Fineshade		Ringstead
	Easton-on-the-Hill	**Rushden**	Rushden
	Wakerley	**Stanwick**	Hargrave
Higham Ferrers	Higham Ferrers		Stanwick
	Chelveston	**Thrapston**	Thrapston
	Newton Bromswold	**Woodford**	Great Addington
Irthlingborough	Irthlingborough		Little Addington
Kings Forest	Blatherwycke		Woodford
	Bulwick		
	Deene		
	Deenethorpe		
	Harringworth		
	Kings Cliffe		
	Laxton		

Table II-4 Proportion of households by type and number of bedrooms

Type	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms	Five or more bedrooms	Total percent
Detached	0.1	1.1	11.4	18.5	3.8	**35.0**
Semi-detached	0.3	3.3	20.0	2.1	0.5	**26.3**
Terrace	0.3	5.8	10.5	1.1	0.3	**18.0**
Detached bungalow	0.3	3.8	3.0	0.5	0.1	**7.7**
Semi-detached bungalow	1.0	4.4	0.5	0.0	0.1	**6.0**
Terraced bungalow	0.3	0.4	0.1	0.0	0.0	**0.8**
Purpose-built flat/tenement	2.6	2.3	0.1	0.0	0.1	**5.2**
Flat-converted/shared house	0.2	0.1	0.1	0.0	0.0	**0.3**
Flat-commercial building	0.1	0.2	0.1	0.0	0.0	**0.4**
Caravan/mobile	0.1	0.2	0.0	0.0	0.0	**0.4**
Total percent	**5.4**	**21.7**	**45.8**	**22.3**	**4.9**	**100.0**
Total households	**1858**	**7285**	**15147**	**7334**	**1606**	**33230**

4.3   10.5% of households (3,489) felt that their accommodation was not adequate for their needs. This figure is higher than is normally recorded for this sort of survey, the average being 7.8%. The reasons given for inadequacy are listed in Table II-5.

4.4   The main reasons given were that their home was too small (47.5%) and the car parking was inadequate (30.2%).   The next most cited reasons were the poor quality of their accommodation and lack of garden (14.7% and 14.5% respectively).   This was closely followed by dissatisfaction with access to public transport (13.8%) and the home not being suitable for children (13.6%).

Table III-1   Previous address of in-migrants over last two years

Previous address	Number	Percent
Bedford	345	9.5
Huntingdonshire	80	2.2
Peterborough	100	2.7
Rutland	78	2.1
Corby	44	1.2
Kettering	101	2.8
Wellingborough	264	7.2
Milton Keynes	106	2.9
Stamford	69	1.9
London	225	6.2
Elsewhere in Northamptonshire	529	14.5
Elsewhere in the South	598	16.4
Elsewhere in the Midlands	219	6.0
Elsewhere in the UK	669	18.3
Other	219	6.0
Total	**3646**	**100.0**

3.4   Table III-2 shows that 10.3% of recent movers were establishing their first home (789 households) and a further 12.5% were setting up a new home following divorce or separation (958 households). If in-migrants are excluded from this number, then there were 395 first homes established in the last year and 240 new homes; a total of 635.

3.5   Table III-3 shows how the number of newly arising households in the last two years in East Northamptonshire might be estimated. The number of in-migrant households is added to the number of first homes excluding in-migrant first homes (to avoid double counting). Added to this figure is the number of new homes excluding in-migrant new homes, divided by two (to account for one existing household being split in two, one of which is likely to replace the existing household). This provides the first sub total in the table of 4,163 households newly created in the last two years.

3.6   If the number of those who moved because their previous home was inadequate, (excluding those already counted in the in-migrants and first and new homes) is added to the previous sub-total then 5,854 new households were created in the last two years in East Northamptonshire. The Housing Needs Survey 2004 does not give a picture of historical out-migration, so this must be estimated from the planned out-migration of existing households wanting to move within the next two years. If these numbers are taken away from the 5,854 newly created households, then that leaves an estimated 3,203 newly created households within the last two years in East Northamptonshire, an annual figure of 1,602.

Table III-4   Movements between housing types in the last five years

Previous housing type	Current housing type				
	Detached	Semi-detached	Terraced	Flat	Other
Detached	48.3	19.5	21.3	13.1	34.3
Semi-detached	31.6	36.5	29.2	28.8	17.2
Terraced	16.3	32.7	32.7	25.1	48.5
Flat	3.8	10.8	16.5	29.5	0.0
Other	0.0	0.5	0.3	3.6	0.0
Total	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

4.2   There is movement in both directions from flats to detached properties and from detached properties to flats, although there is a tendency towards upward mobility: people in flats move to terraced accommodation, people in terraced accommodation move to semi-detached accommodation and people in semi-detached properties move to detached ones. However, the majority of households have moved within the same property type, e.g. from one flat or semi-detached to another.

4.3   The movements in housing type are reflected in the movements in tenure. Of those that previously rented their homes, 10.9% are now owner-occupiers. Of those who previously owned their own home, but were paying a mortgage, 6.3% now own their homes outright.

4.4   Table III-5 illustrates the percentage of movement between landlords. Although the majority of tenants remained in the public sector, there was some movement between landlords. 4.3% of households previously renting from East Northamptonshire housing that moved in the last five years and stayed in rented accommodation moved to a private landlord and 9.5% of households renting from a RSL changed to a private landlord.[11] 48.5% of households, who previously rented privately and continued to rent after moving, changed to the public sector.

Table III-5   Percentage of households moving between landlords

Previous landlord	Public sector	Private sector
East Northamptonshire	95.7	4.3
RSL	90.5	9.5
Private landlord	48.5	51.5
Employer	0.0	100.0
Relative/friend	44.5	55.5

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[11] East Northamptonshire Housing took over the council stock in 2001. Any references therefore to households being in East Northamptonshire Housing for more than three years refers to them previously being in Council managed housing.

Table IV-5   Proportion of households by size

Household size	Number	Percent
Single person	7440	22.4
Two people	13840	41.6
Three people	4741	14.3
Four people	5317	16.0
Five or more people	1893	5.7
Total	**30230**	**100.0**

6.2   By looking at the relationship between bedroom size and household size, a crude measure of under/over-occupation can be arrived at. This is shown in Table IV-6.

6.3   If it is assumed that to have more than one person per bedroom is an indication of over-occupation, then East Northamptonshire has 16.6% of properties that fall into that category. This, however, does not take into account the number of couples sharing a room and children sharing bedrooms. If it is assumed that in each of these cases at least one room is shared, then the proportion of properties that are over-occupied falls to 3.0%. These figures are below the averages for comparable housing needs surveys of 21.5% at the highest level and 5.2% at the lowest level.

6.4   A report of the provisional results of the Survey of English Housing[12] shows that overall, 2.0% of households were overcrowded in 2001-2002. Although the 2001 Census calculates over-crowding slightly differently, counting other rooms as well as bedrooms, it concludes that 1.5 million households are overcrowded in England & Wales. More specifically, 2.8% of households in East Northamptonshire are overcrowded.

6.5   If the number of properties that have more than one additional bedroom per household member defines under-occupation, then there are 21.0% of East Northamptonshire households that fall into that category. This figure is above the average for comparable surveys undertaken by **Outside** of 14.8%.

Table IV-6   Under/over occupation

Household size	Number of bedrooms					Total
	1	2	3	4	5+	
Single person	3.7	7.9	8.6	1.7	0.5	**22.4**
Two people	1.5	11.0	19.4	8.4	1.3	**41.6**
Three people	0.1	2.1	8.0	3.5	0.5	**14.3**
Four people	0.0	0.5	7.6	6.3	1.6	**16.0**
Five or more people	0.0	0.2	2.1	2.5	0.9	**5.7**
Total	**5.3**	**21.7**	**45.7**	**22.4**	**4.8**	**100.0**

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[12] Office of the Deputy Prime Minister. 2002. Survey of English Housing: Provisional Results: 2001-2002. Housing Statistics Summary 13, 2002

V Housing Costs & Income

1. Introduction

1.1 This section of the report examines the cost of maintaining households' current accommodation, detailing rent and mortgage levels and heating costs. It also considers income levels and households receiving financial support. Information about household savings is also included.

1.2 Compared to other questions, response rates tend to be lower for questions about income and expenditure.

2. Rent and mortgage levels

2.1 61.9% of households in the survey were liable either to pay rent or a mortgage. This would imply 20,569 households in the District as a whole.

2.2 Table V-1 shows the monthly rent/mortgage paid by households. The overall response rate to this question was 92.8% as a proportion of those paying housing costs.

Table V-1   Monthly rent/mortgage

Monthly cost	Number	Percent	Cumulative %
< £200	2898	15.2	15.2
£201 - £250	2877	15.1	30.3
£251 - £300	2913	15.3	45.5
£301 - £350	2024	10.6	56.1
£351 - £400	1406	7.4	63.5
£401 - £450	1427	7.5	71.0
> £451	5534	29.0	100.0

2.3 The housing costs for the average entry-level home as described in the Housing Needs Model (Chapter VIII) would be £510 per month.

2.4 Table V-2 shows monthly housing costs as a comparison between owner-occupiers paying a mortgage and all those in the rented sector. Mortgage payers are more prevalent amongst those paying under £200 per month on housing. People in the rented sector are more likely to pay between £200 and £300 per month than owner-occupiers. Over half of mortgage payers pay over £351 per month compared to just 15.8% of those in the rented sector.