

Kilsby Parish Housing Need Report

November 2020



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Introduction

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

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 a number of 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 the district.

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

Whilst this, together with the earlier Strategic Housing Market Assessment (June 2010)¹, allow DDC to plan for the future of the district 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 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 the DDC Housing Register 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 Kilsby 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.

Strategic and Planning Context

Daventry District Council has 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, a number of strategies, policies and documents are available to, or have been produced by the Council. The following provides a list of these which includes national, sub-regional and local level documents.

National

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

Sub-Regional

- 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)

Local

- Settlements and Countryside Local Plan, Part 2 (2011-2029)
- Daventry District Council Corporate Strategic Plan (2017 – 2021)
- Housing Supplementary Planning Document (July 2017)
- Allocations Scheme (July 2017, reviewed April 2019)
- Tenancy Strategy (December 2012 reviewed March 2019)
- The Strategic Housing Plan 2014-2019 (February 2014)
- Affordable Housing Marketing and Communication Strategy (December 2007 revised Dec 2010)
- Daventry District Community Strategy 2018
- Daventry District Area Profile (December 2014)

Methodology

The methodology that is used for housing surveys in the District is set out below:

Stage 1 – Identification of Parish

The order in which parishes are surveyed is not definitive and can change for a number of 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 Daventry District 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

Daventry District 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 Daventry District Council website taking into account any relevant comments which may have been received from the Parish Council.

Kilsby Parish Statistics

The following information is taken from the Neighbourhood Statistics Site² which uses the Census 2011 data. It should therefore be noted that further development post 2011 (approximately 73 dwellings) are not included in the following data.

Location

Kilsby Parish is located in Daventry District within the county of Northamptonshire.

Dwellings³

Census information for Kilsby Parish reports a total of 530 dwellings at 2011:

- 491 (91%) are bungalows or houses
- 39 (7%) are other dwellings such as flats, apartments, converted or shared homes.
- There are 12 household spaces (2%) that have no usual residents.

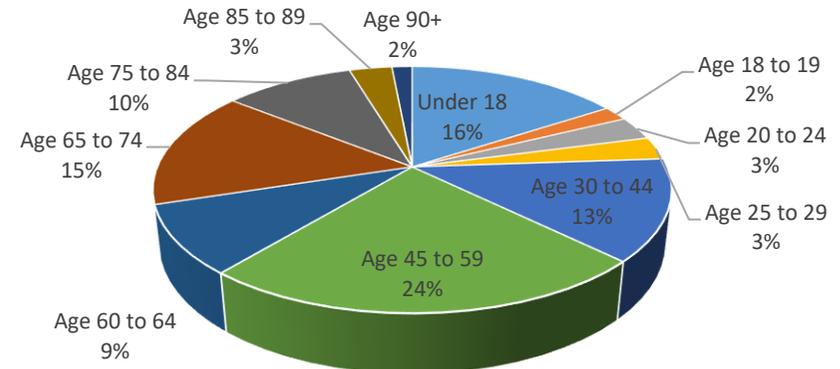
Household & Tenure³

- Kilsby Parish contains 518 households
- 413 (79.9%) are owner occupiers
- 75 (14.5%) are renting from a Registered Provider
- 24 (4.6%) are renting from a Private Landlord
- 1 (0.2%) live in shared ownership
- 5 (1%) are living rent free

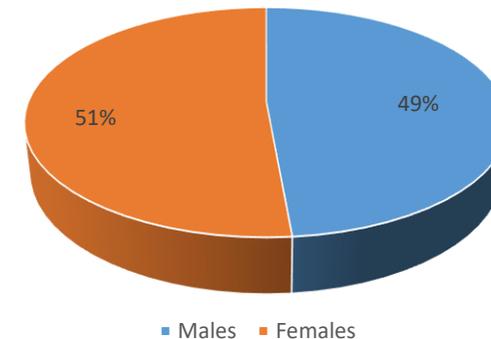
Population

Kilsby Parish has a population of around 1196, the following provides a breakdown of age and gender.

Kilsby Parish population broken down by age (Census 2011)



Kilsby Parish population broken down by gender (Census 2011)



² Neighbourhood.statistics.gov.uk

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

Affordability in Kilsby 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.

Daventry District

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

The latest release (2020) is shown in the below table, and illustrates that house prices in the 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: 2019⁴

The following table shows the comparison between the 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

⁴[Office for National Statistics](#)

*The English indices of Deprivation*⁵ 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. Daventry District is currently ranked 243 out of 317 authorities with 1 being the most deprived and 317 being the least deprived.

Kilsby Parish

5 properties were sold within Kilsby Parish during the period November 2019 until November 2020 (data sourced from Rightmove⁶).

According to Rightmove, of the properties sold, two have 5 bedrooms, one has 4 bedrooms and two have 3 bedrooms. All were houses. The overall average price was £388,100. Due to the low volume of sales an average price paid would not be a true reflection on the market, therefore for the following analysis, the median price paid has been used with the sale price of 325,000.

Using the overall average value and the Money Advice Service⁷ mortgage calculator, repayments would equate to:

| Amount | Frequency |
|---------|-----------|
| £320 | Weekly |
| £1,387 | Monthly |
| £16,644 | Annually |

This is assuming a 10% deposit (£32,500), 3% interest rate and 25 year mortgage term.

⁵ Gov.uk

⁶ Rightmove.co.uk

⁷ MoneyAdviceService.org.uk

The repayment costs stated above 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*⁸ reports on how much income households need to afford an acceptable standard of living by using a Minimum Income Calculator⁹

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 Kilsby Parish would require an income of:

| Amount | Frequency |
|---------|-----------|
| £1,045 | Weekly |
| £4,529 | Monthly |
| £54,350 | Annually |

⁸ Center for Research in Social Policy

⁹ Center for Research in Social Policy

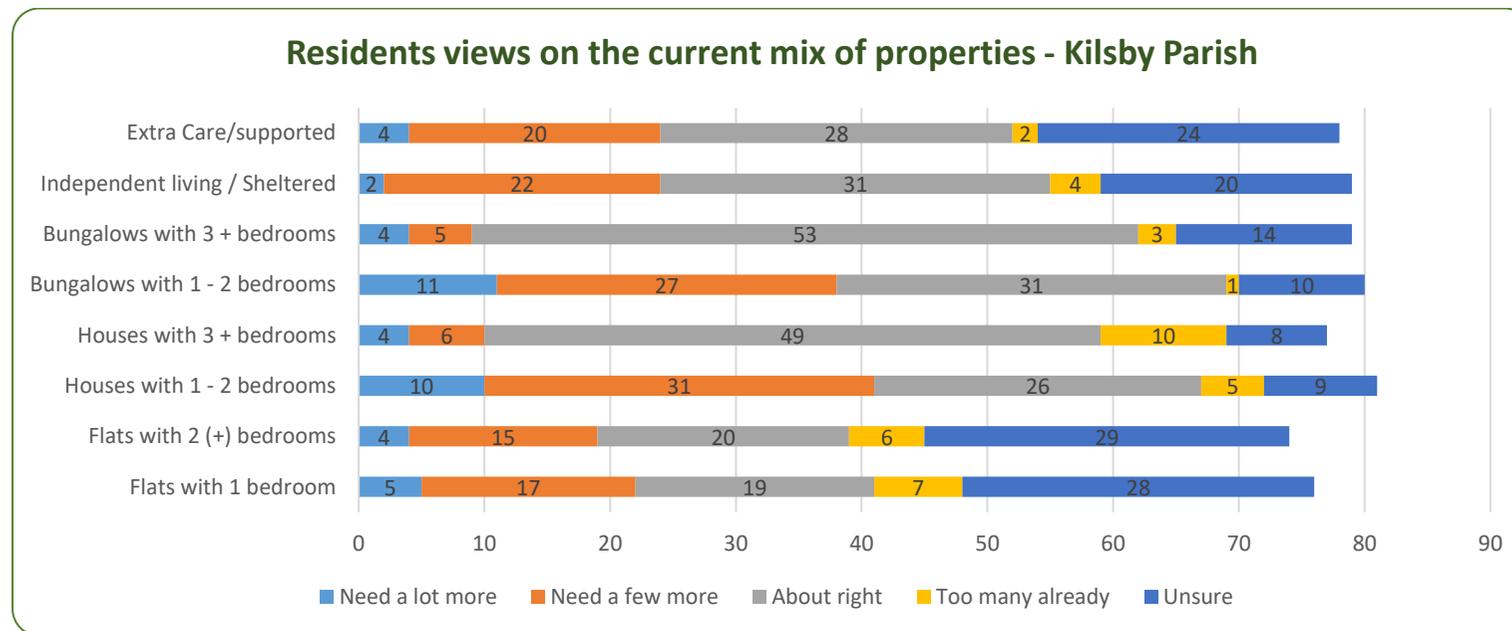
Overall Survey Analysis

Responses

610 letters were sent to households within Kilsby Parish, inviting them to complete a Housing Survey for the area. A total of 83 surveys were completed, equating to 14%. There were 12 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 Kilsby Parish Households on the mix of properties within the parish.

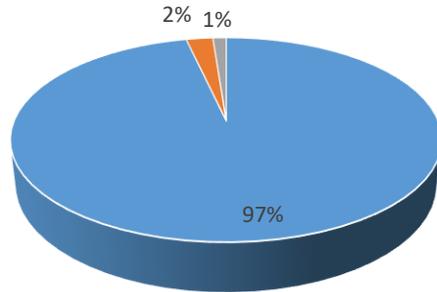


A high number of respondents thought the mix of properties was ‘*about right*’ across most property types. There were many respondents that felt that a few more extra care/supported (20), independent living (22), 1 to 2 bedroom bungalows (27) and 1 to 2 bedroom houses (31) are needed.

Demographics of all Respondents

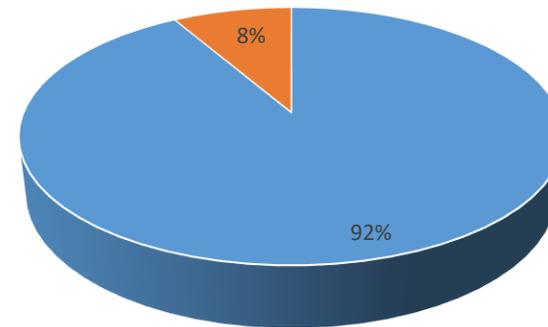
The following charts show the demographics for those households that completed the Kilsby Parish Housing Survey.

Kilsby Parish Housing Survey, tenure - all respondents



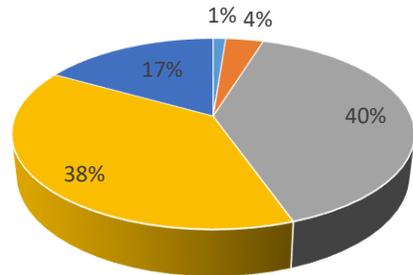
■ Owner Occupier (81) ■ Housing Association Rental (2) ■ Shared Ownership (1)

Kilsby Parish Housing Survey, property type - all respondents



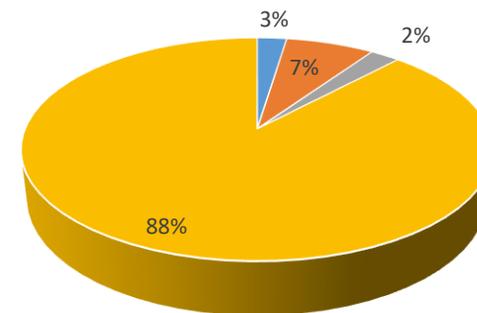
■ House (76) ■ Bungalow (7)

Kilsby Parish Housing Survey, number of bedrooms - all respondents



■ 1 bedroom (1) ■ 2 bedrooms (3) ■ 3 bedrooms (33)
■ 4 bedrooms (32) ■ 5 bedrooms (14)

Kilsby Parish Housing Survey, residence period - all respondents

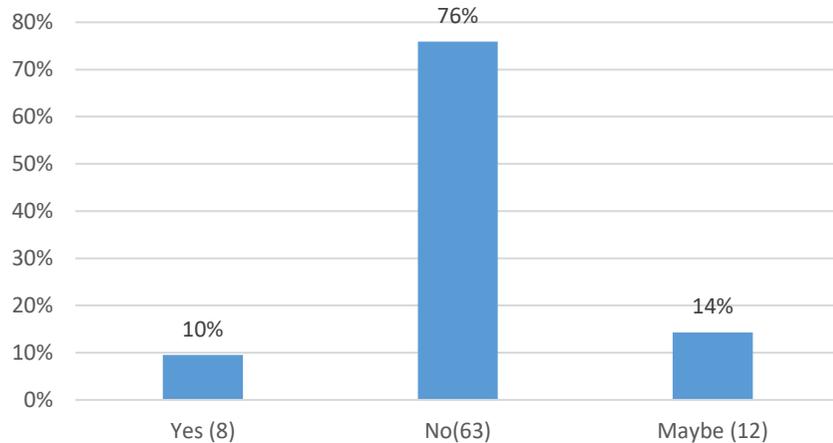


■ Less than 12 months (2) ■ 1-2 years (6)
■ 2-3 years (2) ■ 3 years or more (73)

Housing Need Responses

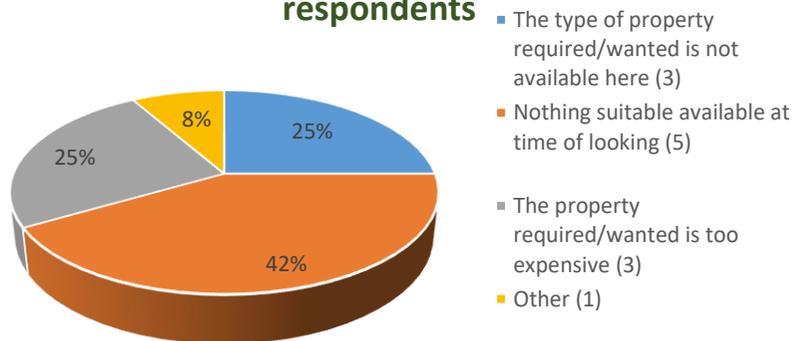
The following section of this report provides the responses to the survey that were completed by respondents that expressed a current or future housing need within the next five years, and therefore offers a broad picture of the need for both market and affordable housing within the Parish. A full breakdown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

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



Of the 83 responses received, 20 respondents stated they have or could have a housing need. This equates to 34% of all respondents.

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



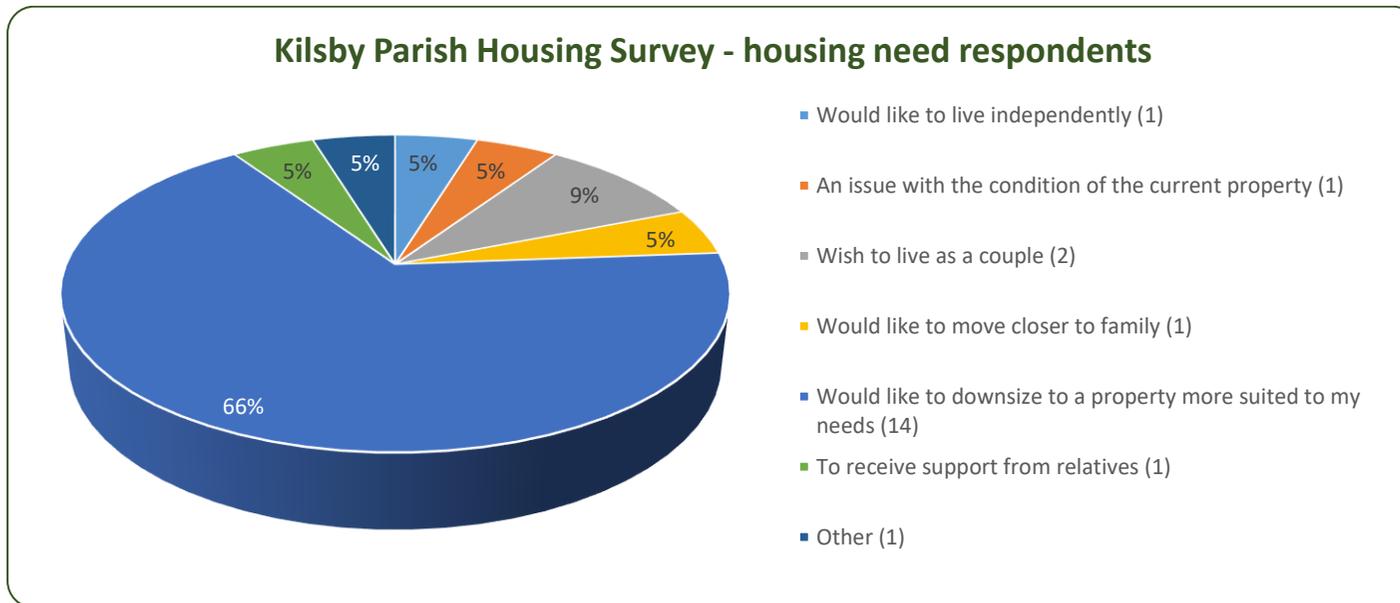
Housing need respondents were asked if they could give reason if they have tried to find a property to suit their needs and have been unable to do so. 9 respondents provided 12 answers (It is important to note that this question allowed more than one selection).

- The type of property required is not available here received 3 selections.
- Nothing suitable at the time of looking received 5 selections.
- The property required/wanted was too expensive received 3 selections.
- There was one selection for 'other', specifically noting that the respondent had not yet looked for a property.

Respondents were asked for the main reason why they will or may require alternative housing. 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 14 selections. Of the others:

- Would like to live independently received 1 selection
- An issue with the properties condition received 1 selection
- Wish to live as a couple received 2 selections
- Would like to move closer to family received 1 selection
- To receive support from relatives received 1 selection
- Other received 1 selection, specifically that younger family members may wish to move out

It is important to note that this question allowed more than one selection, the full result can be found within the Analysis Table Page 19.



Local Connection to Kilsby Parish for Housing Need Respondents

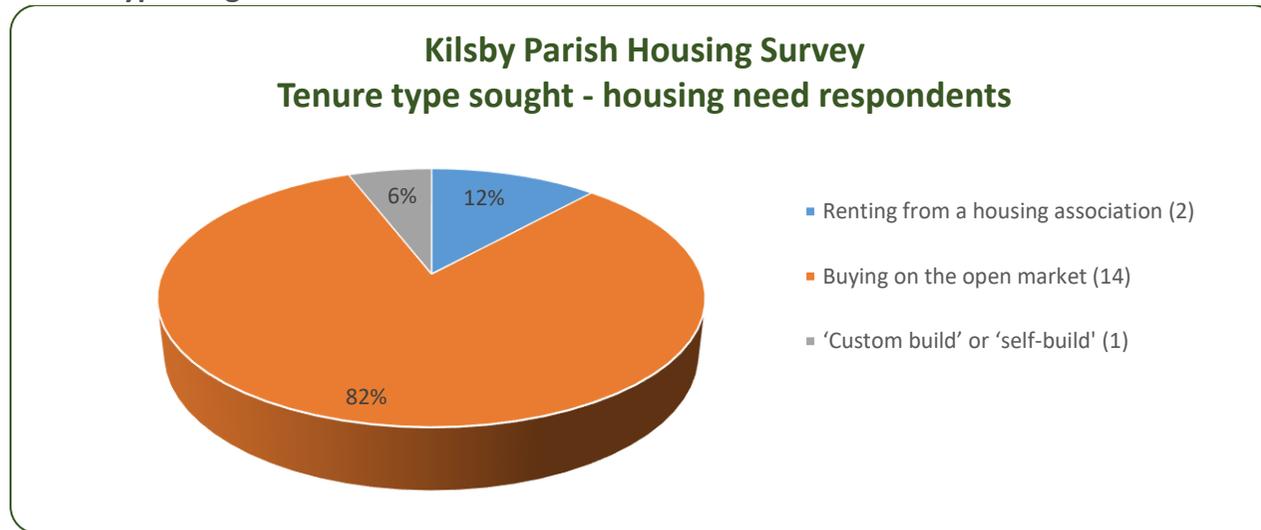
Respondents were asked about their connection to Kilsby Parish. The following provides the local connection to Kilsby Parish of respondents expressing a housing need that chose to answer this series of questions. Respondents with a housing need were able to select one or more local connections to the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

- Current residence within the Parish
All 20 respondents chose to answer this question, all of which are currently resident in Kilsby Parish.
- Historic residence
17 responses were received, 1 of these confirmed they had also lived in the Parish in the past.
- Family connection within the Parish
Of the 20 respondents that answered this question, 2 had other family living in the Parish.
- Employment
1 out of 20 respondents work in the Parish.

Requirements of Housing Need Respondents

Respondents were asked what property tenure, type and size would suit their needs. The following part provides the breakdown of these preferences.

Tenure type sought



16 out of 20 respondents that identified as having a current or future housing need answered this question. 1 respondent selected more than one option as shown within the analysis on page 19.

Market homes are the most desired with 14 selections.

Of those that sought market properties, all are currently owner-occupiers (including bought outright or mortgaged).

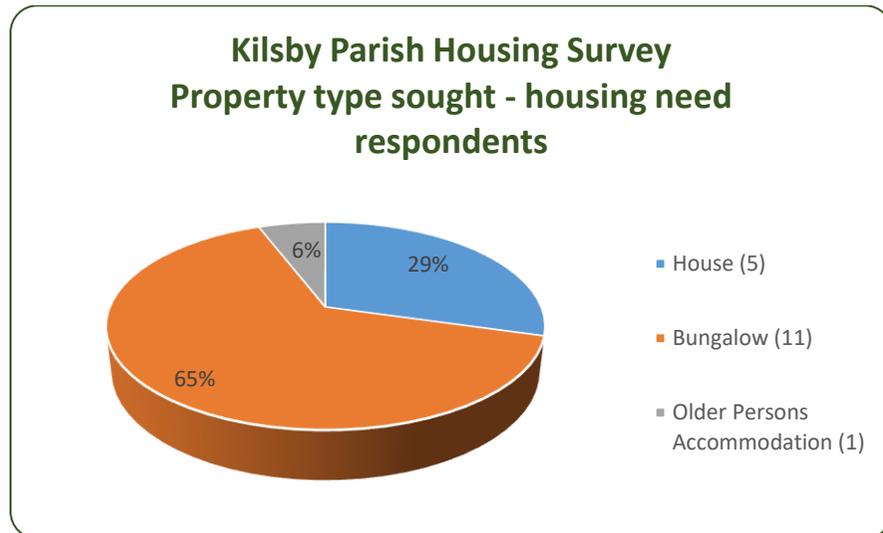
The 2 respondents that would like a housing association property are owner occupiers, as is the respondent that wishes for a custom-build property.

Property type sought

Housing need respondents were asked about the type of housing that they required, 16 answered this question.

The results show that a need is evident for properties that are houses (5), bungalows (10) and older persons accommodation(1).

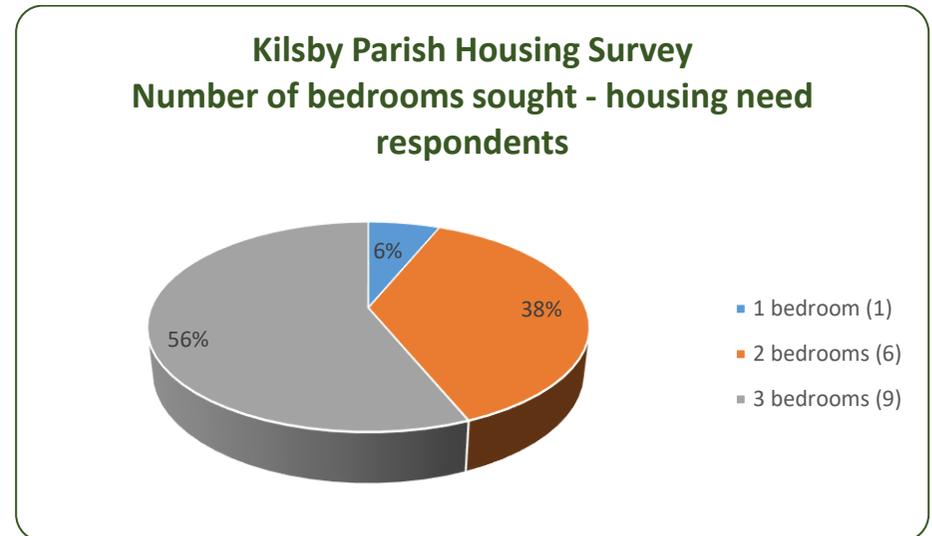
All of those that responded to this question are currently in a house.



Number of bedrooms sought

Respondents to this question were asked how many bedrooms they would prefer to have, based on what they could reasonably afford. 16 respondents answered this question.

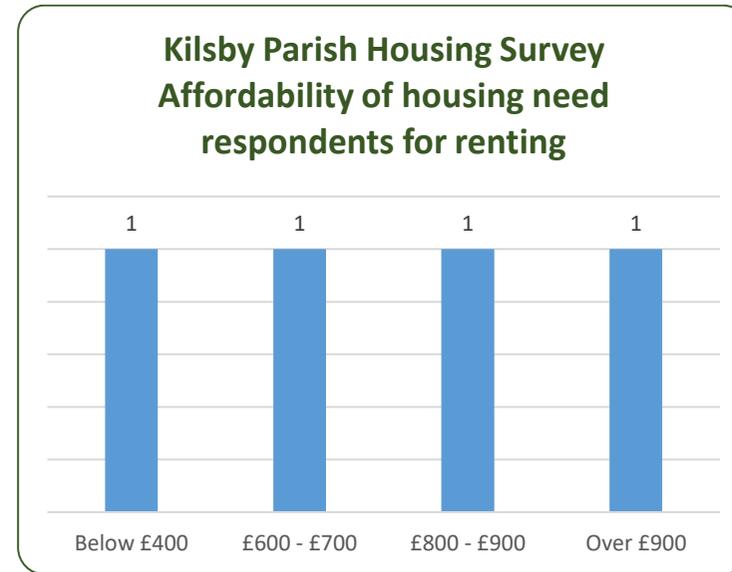
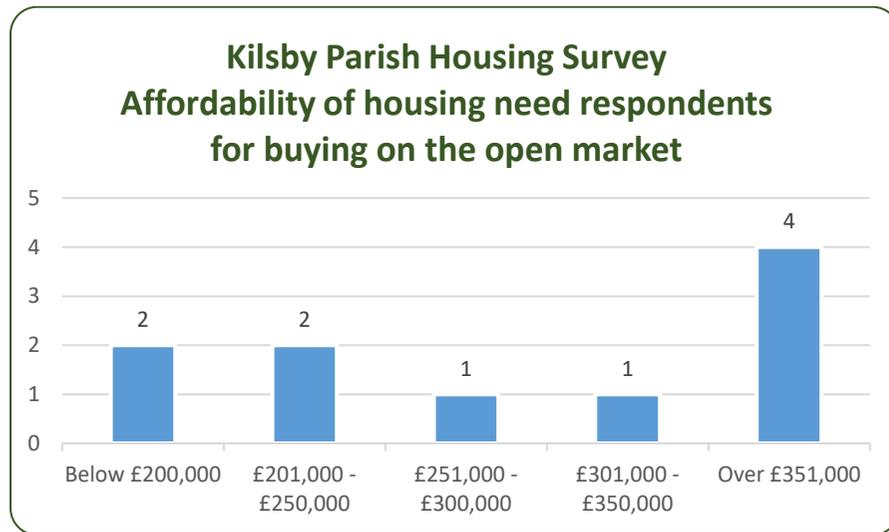
From these results it is evident that there is a strong preference for two or three bedroom properties. Of the 6 respondents that stated a preference for a 2 bedroom property, all 6 wished to have less bedrooms than what they already had. Of the 9 respondents that would like a 3 bedroom, 6 wished to downsize from a larger property. The other respondents that would like a 4 bedroom would like a home the same size as 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. 4 out of the 10 respondents that answered this question could afford a property valued over £351,000 which exceeds the median price paid for a three bedroom property (as detailed on page 9). 1 respondent stated that they could afford between 301,000 and 350,000, 1 respondent indicated they could afford between 251,000 and 300,000, 2 could afford between 201,000 and 250,000, 2 could afford below 200,000.

Due to recent property sales figures being limited it is not possible to assume an average property price.



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

4 respondents answered this question. All of which stated they would rather buy a property on the open market and are owner occupiers.

No respondents answered this question that selected they wish to rent from a housing association.

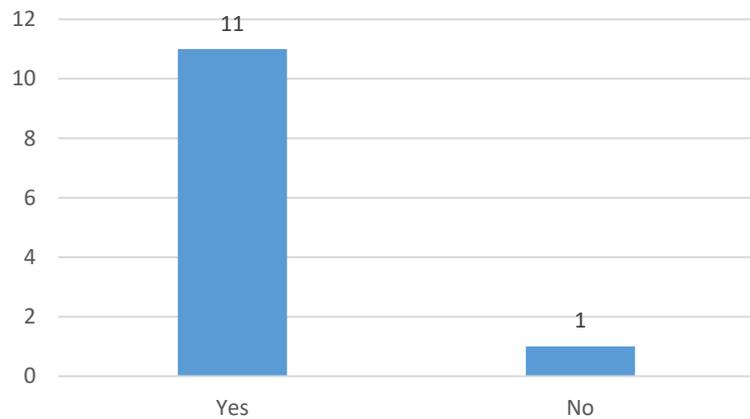
Kilsby Parish Housing Survey Monthly household income of housing need respondents



Housing need respondents were asked if they could indicate the monthly income of the household (excluding housing benefit). 12 respondents provided an answer for this question.

8 respondents stated their income was over £2000 a month, 1 confirmed between £1500 and £2000, 2 between £1000 and £1500, and 1 between £500 and £800.

Kilsby Parish Housing Survey Housing need respondents with access to savings



Housing need respondents were asked to indicate if they have any savings. The majority of respondents that answered this question confirmed that they had some savings. The one respondent that did not have savings confirmed that they would be able to purchase a property over the median property price (as detailed on page 9).

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.

| 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) |
|-----|--------------------------------|----------------------------|-----------------------|----------------|------------------------------|-------------------------|------------------------------------|------------------|--|
| 3 | Couple | 4 | House | Owner occupier | 2 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 6 | Couple | 3 | House | Owner occupier | 3 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 7 | Couple | 3 | House | Owner occupier | 2 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 9 | Couple | 4 | House | Owner occupier | 2 | House | Renting from a housing association | Residence | Would like to downsize to a property more suited to my needs |
| 11 | Couple | 4 | House | Owner occupier | 3 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my 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) |
|-----|--------------------------------|----------------------------|-----------------------|----------------|------------------------------|-------------------------|---|---------------------------|---|
| 13 | Couple | 4 | House | Owner occupier | 3 | House | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs, would like to move closer to family |
| 16 | Couple | 3 | House | Owner occupier | 3 | Bungalow | Buying on the open market | Residence, employment | To receive support from relatives |
| 33 | Couple | 3 | House | Owner occupier | 2 | Bungalow | Renting from a housing association or Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 41 | Couple | 4 | House | Owner occupier | 3 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 46 | Couple | 5 | House | Owner occupier | 3 | House | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 47 | Couple | 3 | House | Owner occupier | - | - | - | Residence | - |
| 49 | Family | 5 | House | Owner occupier | - | - | - | Residence, past residence | Other; Family may wish to move |

| 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) |
|-----|--------------------------------|----------------------------|-----------------------|----------------|------------------------------|----------------------------|---------------------------|-------------------|--|
| 53 | Couple | 5 | House | Owner occupier | 3 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 57 | Single | 3 | House | Owner occupier | - | - | - | Residence, Family | - |
| 60 | Couple | 3 | House | Owner occupier | 3 | House | Buying on the open market | Residence | An issue with current property condition |
| 67 | Single | 4 | House | Owner occupier | 1 | Older person accommodation | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 68 | Single | 3 | House | Owner occupier | 2 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs |
| 70 | Couple | 3 | Bungalow | Owner occupier | | - | - | Residence | - |
| 78 | Couple | 4 | House | Owner occupier | 3 | Bungalow | Buying on the open market | Residence | Would like to downsize to a property more suited to my needs, wish to live independently, wish to live as a couple |

| 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) |
|-----|--------------------------------|----------------------------|-----------------------|----------------|------------------------------|-------------------------|----------------------|-------------------|--|
| 80 | Couple | 4 | House | Owner occupier | 2 | - | Custom or self-build | Residence, Family | Would like to downsize to a property more suited to my needs |

Housing register information

As of December 2020, there were 5 applicants with a residence local connection to Kilsby Parish, who have specified a preference to remain in the village that are on Daventry District Councils general housing register. It should be noted that Daventry District 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 person | 1 or 2 | Bungalow, flat, sheltered (level access, suitable for adaptation) | Bungalow, flat, sheltered | Residence |
| Single person | 1 | House, flat, bedsit, bungalow | House, Flat, general needs bungalow | Residence |
| Family | 2 or 3 | Not stated | House, Flat, general needs bungalow | Residence |
| Family | 2 or 3 | Bungalow, house | House, Flat, general needs bungalow | Residence |
| Family | 3 or 4 | House | House | 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. 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 and suitability only (as opposed to eligibility).

| Property tenure | 1 bed flat | 1 bed house | 1 bed bungalow | 2 bed flat | 2 bed house | 2 bed bungalow | 3 bed flat | 3 bed house | 3 bed bungalow |
|-----------------------------|------------|-------------|----------------|------------|-------------|----------------|------------|-------------|----------------|
| Affordable housing for rent | 1 | | 1 | | 3 | 1 | | 1 | |
| Market Housing | 1* | | | | | 4 | | 3 | 6 |
| Custom / self-build | | | | | 1 | | | | |

- 1 bedroom older person accommodation

The Kilsby Parish Housing Survey was carried out during just over a four week period in October until the end of November 2020. Information from the housing register was sourced early December 2020. The following conclusions can be drawn from these. It should be noted that the *number* identified is based on the answer provided by households that completed a survey, 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

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

| Number Required | Property Type |
|-----------------|-------------------------|
| 1 | 1 Bedroom flat |
| 2 | 1 or 2 Bedroom bungalow |
| 3 | 2 Bedroom house |
| 1 | 3 Bedroom house |

Market Housing

14 households expressed a need for market housing:

| Number Required | Property Type |
|-----------------|--------------------------------------|
| 1 | 1 Bedroom older person accommodation |
| 3 | 3 Bedroom house |
| 4 | 2 Bedroom bungalows |
| 6 | 3 Bedroom bungalows |

Other

Zero respondents gave a preference of other affordable housing options such as discounted market sale properties (for first time buyers), or shared ownership.

One household expressed an interest in obtaining land to custom build or self-build a property.

Zero respondents gave a preference for privately rented properties.

Appendix A - Results breakdown

| Ref | Affordable rent: 1 bed house or flat | Affordable rent: 2 bed house | Affordable rent: 3 bed house | Affordable rent: 4 bed house | Affordable rent: 1 or 2 bed bungalows | Market: 2 bed house | Market: 3 bed house | Market: 2 bed bungalow | Market: 3 bed bungalow | Other |
|-----|--------------------------------------|------------------------------|------------------------------|------------------------------|---------------------------------------|---------------------|---------------------|------------------------|------------------------|--------------------------------------|
| 3 | | | | | | | | 1 | | |
| 6 | | | | | | | | | 1 | |
| 7 | | | | | | | | 1 | | |
| 9 | | 1 | | | | | | | | |
| 11 | | | | | | | | | 1 | |
| 13 | | | | | | | 1 | | | |
| 16 | | | | | | | | | 1 | |
| 33 | | | | | 1 | | | 1 | | |
| 41 | | | | | | | | | 1 | |
| 46 | | | | | | | 1 | | | |
| 53 | | | | | | | | | 1 | |
| 60 | | | | | | | 1 | | | |
| 67 | | | | | | | | | | 1 bedroom older person accommodation |
| 68 | | | | | | | | 1 | | |
| 78 | | | | | | | | | 1 | |
| 80 | | | | | | | | | | 2 bedroom Custom build or self-build |
| 81 | | | | | 1 | | | | | |
| 82 | 1 | | | | | | | | | |
| 83 | | 1 | | | | | | | | |
| 84 | | 1 | | | | | | | | |
| 85 | | | 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 81 to 85 have been sourced from Daventry District Councils general housing register and displays the applicant's preference of property type.

Appendix B – Summary of comments

Respondents to the survey 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 |
|---|
| Kilsby has a good mix of property types. Concerned that if we have to move in the next five years, there may be a shortage of suitable properties in the owner occupied sector. Fortunate for having Stephenson Court in the village, this is appreciated as "move on" from HA properties. Not yet looked for alternative housing in the village but aware that several people may well be seeking a move at the same time. Perhaps a small development of 2 bed apartments and with good sized kitchens, living rooms etc. would be sufficient to allow residents to remain in Kilsby. |
| Regarding heating. That all new build houses have either solar or heat pumps in the same way that building regs require double glazing etc. I observe in the village that so many of the new build houses are 3, 4 and 5 bedroom. It seems few 1 and 2 houses at say £200k are available. There is a need for such housing for first home buyers and older people who wish to downsize. |
| It would be nice if new developments had more 2 and 3 bedroom properties rather than 4 and 5 bedroom properties and instead of working out the maximum they can fit on to the land, think about the impact on future residents with the lack of privacy. |
| Layout poor - doesn't allow for describing potential needs of others in household |
| To many houses that are too expensive (including the new builds) |
| The council should be looking to provide accommodation for young families in order for the village to thrive |
| Kilsby is a village with a higher percentage of older people than in other areas. Many of these live in long established family homes which were suited to their needs in the past. Now children have grown up and moved on their houses are too big for their needs. These people are happy living in the village due to the great community spirit and established friendships. These people would like to downsize but there are few suitable houses/bungalows available. The knock on effect is larger family size homes are not made available for younger people, either within the village or from outside, there is a vicious circle which prevents evolution and adds to the problem of an ageing village population. Recent developments in the village have concentrated on large 4 plus houses meaning that older people who would like to downsize and free up their properties have nowhere to go if they wish to remain. In time this will lead to a 'dying' village with younger members moving away leaving an increasingly ageing population. |