

A black and white photograph of a rural landscape. In the foreground, a horse is grazing in a field. In the background, there is a large, stone church with a prominent spire, surrounded by trees and a fence.

HEMINGTON, LUDDINGTON & THURNING PARISH SUMMARY 2026

Who are NACRE?

For over 75 years, Northamptonshire ACRE (Action with Communities in Rural England) has been at the heart of rural Northamptonshire, championing strong, connected, and resilient communities.

The Need for Affordable Rural Housing

Rural housing prices have been rising at a faster rate than urban areas, making it difficult for local people to afford homes in their communities. This puts pressure on household finances and forces many to relocate, impacting the viability of local businesses and services. According to recent government statistics:

- The most affordable homes in rural areas cost 8 times the average earnings, compared to 7.6 times in urban areas (excluding London).
- The decline in private rental properties has led to soaring monthly rents in rural locations since the pandemic.

Our RHE project is led by Lesley Harper and delivered countywide and funded by DEFRA through National ACRE. Our role as Rural Housing Enabler is to serve as an independent intermediary between communities, parish councils, registered providers, & developers, promoting & supporting the development of rural affordable housing across Northamptonshire.

HEMINGTON, LUDDINGTON & THURNING PARISH HOUSING NEEDS SURVEY 2026

Key Findings - April 2026



THE AIM:

To understand whether local people with a connection to Hemington, Luddington & Thurning need more housing - and what kind.

Survey Response



116
households
contacted



32
responses
received



27%
27%
response rate -
a strong level of
engagement

Who Needs Housing?



Some respondents are unable to find suitable or affordable homes locally.



Another respondent reported that health related challenges and the need for ongoing support have prevented them from moving to a new home.



Of the respondents, three indicated that they or a member of their household required an alternative home. One respondent was excluded from the analysis due to insufficient information, which prevented a proper assessment of their housing needs. Contact details were not provided, which prevented any follow up to ascertain their circumstances.



Main obstacles to moving: lack of affordable homes and lack of homes of the right size or type.

FUTURE HOUSING PRESSURES



15 Households

have children living at home.

Many of these children may need homes in the future, increasing demand for housing of all tenures.

ADDITIONAL INSIGHTS



Some people in housing need may not yet be on the official housing register, so the true level of need may be higher.



The findings remain valid until May 2031, unless circumstances change significantly.

THERE IS AN IDENTIFIED NEED



2

**NEW
HOMES**

IN HEMINGTON, LUDDINGTON & THURNING
PARISH FOR THOSE WITH A LOCAL CONNECTION



2 homes identified from
survey responses.

What Types of Homes are Needed?

A mix of housing is required to meet different needs.

Property Type	Social / Affordable Rent	Shared Ownership	Open Market	Private Rent	Totals
1 bed home	1	-	-	-	1
2 bed home	-	1	-	-	1
3 bed home	-	-	-	-	-
TOTALS	1	1	0	0	2

** NNC confirmed that as of 17th April 2026, there is no one currently active on Keyways with a verified local connection to Hemington, Luddington and Thurning.*

WHAT HAPPENS NEXT?

These findings will help:



Guide decisions about if and how housing should be developed locally.



Ensure any new homes are genuinely affordable and meet local needs.



Support funding bids or planning applications, if appropriate.



Any proposals would still require: community & Parish Council support and planning approval from the local authority.

IN SUMMARY

There is a demonstrated need for a small number of new homes in Hemington, Luddington & Thurning, particularly affordable options, to help local people remain in or return to the parish.

OUR JOURNEY TO DELIVER AFFORDABLE HOMES

FOR HEMINGTON, LUDDINGTON & THURNING PARISH

These steps will help us explore opportunities and work in partnership to deliver the right homes for our community.



1
WEEKS
1-4



Northants ACRE could attend a public PC meeting to feedback the results to the village.



Open and transparent feedback to share the findings and answer questions.

2
WEEKS
2-8



We will conduct a call for sites with land owners throughout the parish.

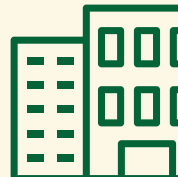


Identifying suitable sites that could help meet local housing need.

3
WEEKS
4-10



Gauge interest from Registered Providers that operate in the region.



Working with experienced partners who can help deliver affordable homes.

4
WEEKS
6-14



Facilitate a meeting and village walk with interested Registered Providers to create a positive working relationship and start the affordable housing journey for your community.



On the ground conversations to build understanding, trust and shared vision.

5
WEEKS
8-20



We will fully liaise with all parties involved, such as NNC, Homes England, Developers etc, in an independent, impartial manner to achieve the best possible and sustainable outcome for your village.



Collaborative working to secure funding, planning approval and successful delivery of much-needed homes.



IDEAL TIMELINE 3-6 MONTHS

from start to completion of this initial phase.



Follow the 5 steps



Build partnerships & opportunities



Work towards real homes



A brighter future for HLT



Rural
Housing
Enabler
SERVICE

For further information, please reach out to
lesley.harper@northantsacre.org.uk

CONTACT US

ADDRESS: NORTHAMPTONSHIRE ACRE, THE HUNSBUY HILL CENTRE, HARKSOME HILL,
NORTHAMPTON, NN4 9QX

PHONE: T: 01604 825882 / M: 07486 578310

WEBSITE: WWW.NORTHANTSACRE.ORG.UK

