



**Housing Needs Survey Report
for
Long Itchington Parish Council**

October 2016

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1. Introduction

Long Itchington Parish Council commissioned WRCC to undertake a local Housing Needs Survey. Survey forms were distributed at the beginning of September 2016 and were to be returned by 30th September 2016.

The aim of the survey was to collect local housing needs information within and relating to Long Itchington parish. The survey form was a standard document used in parishes across Stratford district and additional copies were available for people not currently living in Long Itchington parish but with a strong local connection. A copy of the survey form can be seen as Appendix A to this report.

Households with or containing a specific housing need were requested to complete a survey form. The form asked for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of the information provided took place in October 2016.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing.

Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits

occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

935 survey forms were distributed and 39 forms were returned. Of the returned forms 6 were only partly completed and did not indicate a requirement for alternative housing. A further 4 forms were discounted as, in each case, the respondent indicated that they were looking for housing identical to that in which they are currently living and did not indicate a need for alternative housing.

This leaves 29 forms where a need is identified, equating to a response rate of 2.99%. This compares favourably to the average identified needs rate of 2.26%.

For the purposes of this report the term respondent refers to an individual survey form.

Q1: Household members seeking housing

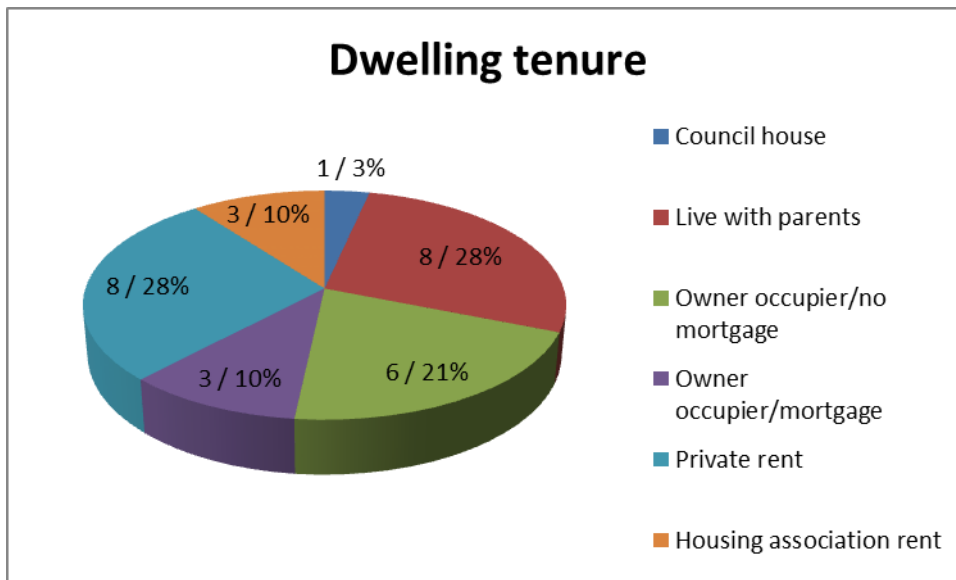
This question asked respondents for details of all household members seeking housing together with contact details of the respondent. This information remains private and confidential and is not reproduced herein.

Q2: Your current housing circumstances

i) Dwelling tenure

The following chart shows the current dwelling tenure profile for the 29 survey respondents. Renting privately and living with parents are jointly the highest percentage at 28% (8 respondents each), closely followed by owner occupier with no mortgage at 21% (6 respondents).

Of the 8 respondents who are currently living with parents all are single people (ranging in age from 21 years to 28 years).

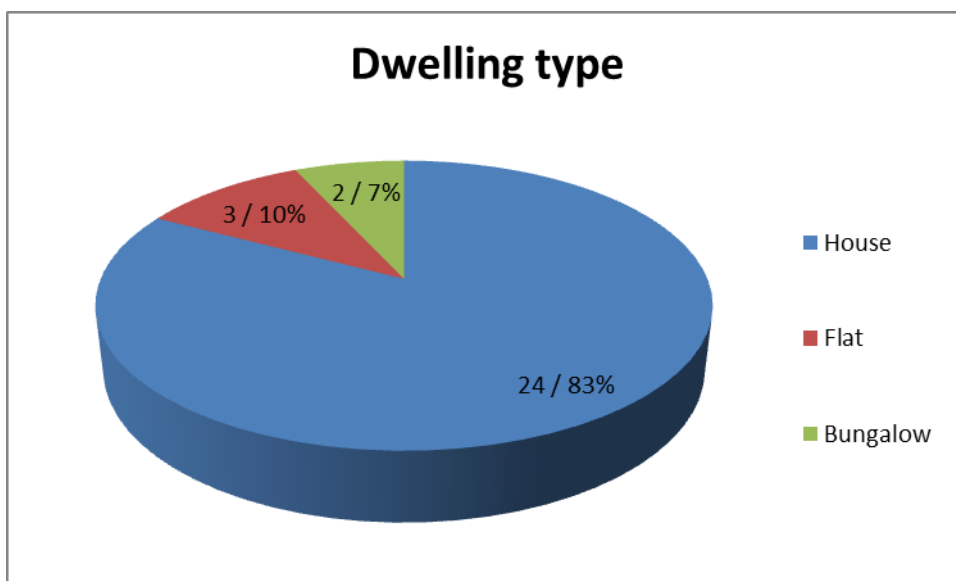


Of the 9 respondents who are owner-occupiers (with or without a mortgage) all currently live within the parish.

Of the 8 of respondents currently renting privately 5 presently reside within the parish.

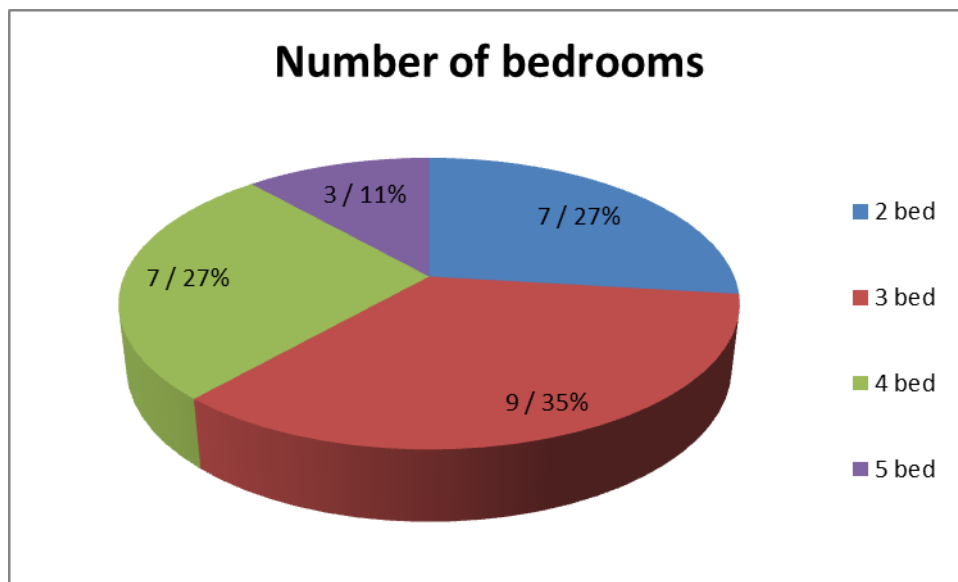
ii) Dwelling type

All respondents completed this question and the chart below shows the types of homes that the 29 respondents currently live in. Unsurprisingly houses represent the largest factor, at 83% (24 respondents).



iii) Number of bedrooms

Three respondents declined to answer this question so the following chart shows the sizes of homes that 26 survey respondents currently live in.



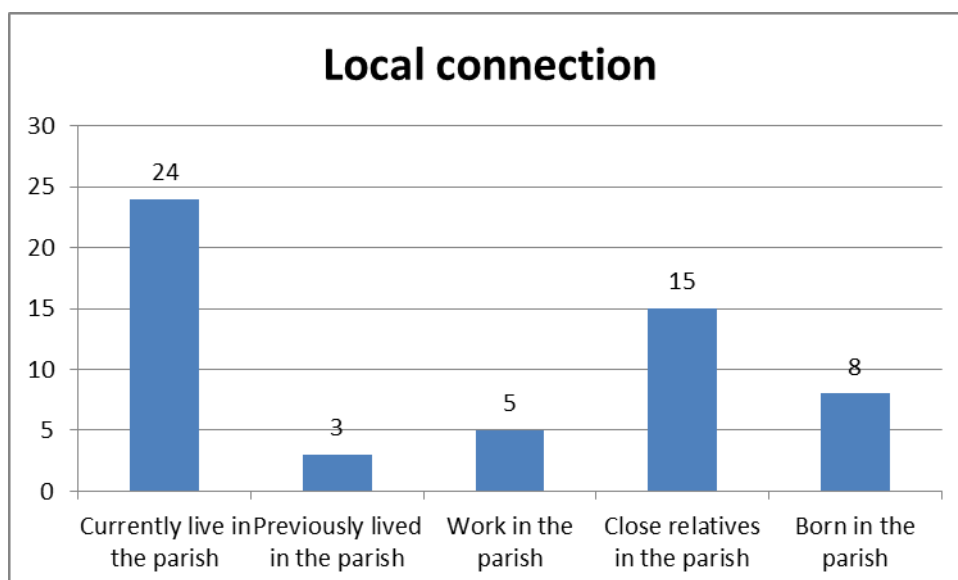
Of the 10 respondents who indicated that they currently live in a home with 4 or more bedrooms 4 are single people currently living with their parents, 5 are owner occupied properties and 1 is a privately rented home.

iv) Work from home

Five of the 29 respondents indicated that someone in their household predominantly works from home and of these 4 occupy or need dedicated work space.

Q3: Local connection

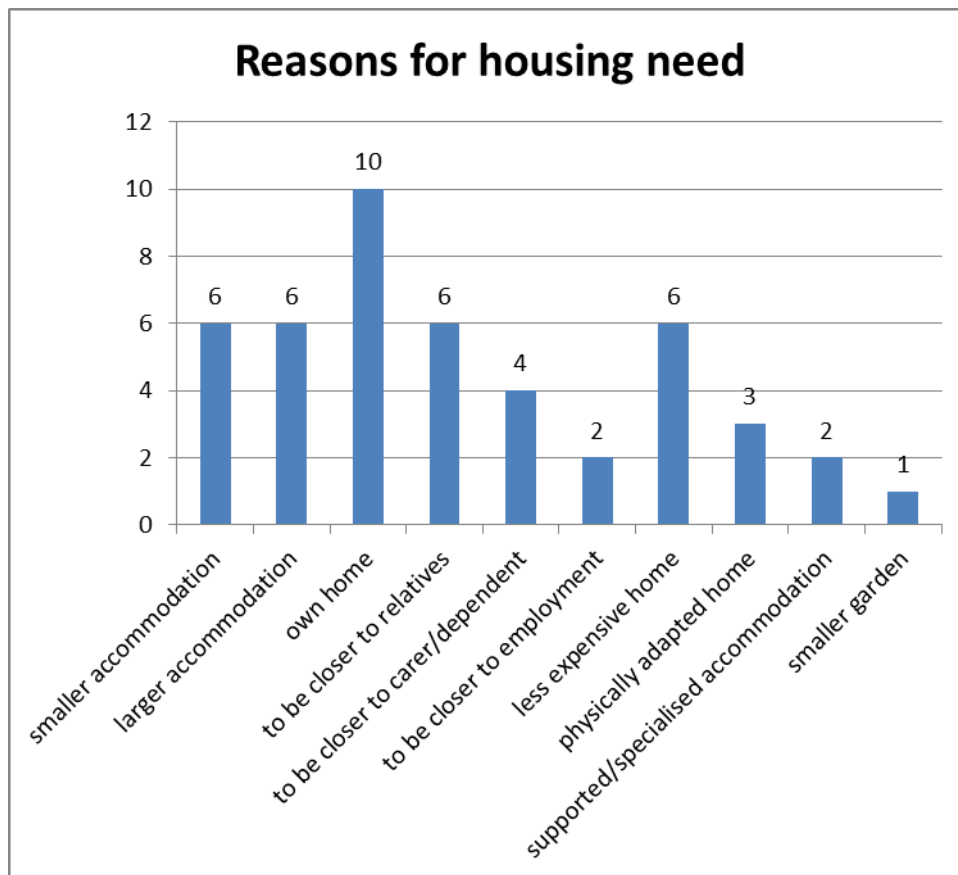
The following chart shows the types of local connection that the respondents have. All respondents answered this question and were able to indicate more than one type of local connection to the parish.



If a local needs scheme was approved by the community it would be subject to a planning obligation referred to as a 'Section 106 Agreement' which limits occupation of the homes to people with a local connection.

Q4: Reasons for housing need

Respondents were asked why they need alternative housing and were able to indicate more than one reason for need. The following chart shows all the reasons for the housing needs as indicated by the 29 respondents. Respondents wanting their own home was the most indicated reason, followed equally by needing smaller accommodation, needing larger accommodation, needing to be closer to relatives and needing a less expensive home.



Q5: Housing waiting list

Six respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

Q6: Type of housing required

Q7: Financial information

The information provided by respondents to these questions assisted the analysis of need but remains private and confidential and is not reproduced herein.

Q8: Additional comments

At the end of the survey form respondents were able to provide additional comments which are reproduced below. Identifying comments have either not been included or been removed.

- Parents will help me.
- Have family in this area and need to be nearer to family.
- Shared ownership. Affordable housing.
- All houses should be kept in keeping with the village.

- Would love to be able to afford to move out into my own property. I'm not on a bad wage - but it is still so hard nowadays to afford to move out & own/rent a property. If something became available, which was affordable, I would snap it up!!! :)
- House currently in disrepair. No funds to update it. Garden too large to maintain.
- It is impossible to save the deposit required to purchase a property while we are paying £800 per month rent! HELP!
- We need a high specification non-estate bungalow in or near Long Itchington.
- Bungalows keep being converted to 2 storey houses and not replaced. When we can no longer drive we will be housebound [comment removed] & will need to move into village to live.

4. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association.

Similarly, where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

5. Conclusion

The survey results reveal a need for twenty-seven new homes in Long Itchington parish for households with a local connection, as detailed below:

Housing association rent

- 7 x 1 bed flat
- 2 x 1 bed bungalow
- 1 x 2 bed bungalow
- 3 x 2 bed house
- 3 x 3 bed house
- 1 x 4 bed house

Housing association shared ownership

- 2 x 1 bed flat
- 1 x 2 bed house

Owner occupier

- 2 x 1 bed bungalow
- 3 x 2 bed bungalow
- 1 x 3 bed bungalow
- 2 x 3 bed house
- 1 x 4 bed house

Consideration should also be given to those households currently registered on Home Choice Plus, the local authority's housing waiting list. As at September 2016 there are 41 households with a Long Itchington address registered on Home Choice Plus. Allowing for the six respondents who indicated that they are currently registered on the District Council's housing waiting list there may be a need for a further 35 homes for local people.

6. Contact Information

Parish Clerk – Long Itchington Parish Council
The Community Centre, Stockton Road, Long Itchington, Warwickshire CV47 9QP
Tel: 01926 815216
Email: liparishcouncil@btconnect.com
Web: www.longitchington.org.uk/council

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: sarahbt@wrccrural.org.uk
Web: www.ruralwarwickshire.org.uk

Housing Need Survey for Long Itchington parish

This form is to be completed ONLY if your household, or anyone in it, has a local housing need

This survey is being carried out for Long Itchington Parish Council by WRCC. The data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies. The analysis will be carried out by WRCC, who will retain all survey forms.

A separate form should be completed by each household in housing need. If necessary, please request extra forms from the Rural Housing Enabler (details on back page).

Completed survey forms should be **returned by 30th September 2016** using the attached Freepost envelope.

Q1: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Date of birth / age
			<i>Person completing form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage
 Own your home / mortgage
 Rent privately
 Live with parents
 Other (please specify)

Housing association rent
 Housing association shared ownership
 Tied accommodation
 Live with friends

House type (please tick)

House Bungalow Flat/maisonette Park / mobile home
 Canal boat Other (please specify)

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No
 If so, do they occupy or need dedicated work space? Yes / No

Q3: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

Q4: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation
 Need physically adapted home
 Need to be closer to relatives
 Need to be closer to a carer or dependent
 Other (please specify below)

Need smaller accommodation
 Need less expensive home
 Need to be closer to employment
 Need own home
 Need supported or specialised accommodation (please specify below)

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q5: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should be on this list if you are seeking a housing association property. Details are on the back page.

Q6: Type of housing required (please tick)

Housing association rent
 Housing association shared ownership (part rent, part buy)

Owner occupier
 Private rent

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes No

Q7: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999	<input type="checkbox"/>	£15,000-£19,999	<input type="checkbox"/>	£20,000-£29,999	<input type="checkbox"/>
£30,000-£39,999	<input type="checkbox"/>	£40,000-£49,999	<input type="checkbox"/>	£50,000-£59,999	<input type="checkbox"/>
£60,000-£69,999	<input type="checkbox"/>	£70,000-£79,999	<input type="checkbox"/>	£80,000-£89,999	<input type="checkbox"/>
£90,000-£99,999	<input type="checkbox"/>	£100,000+	<input type="checkbox"/>		<input type="checkbox"/>

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999	<input type="checkbox"/>	£200,000-£249,999	<input type="checkbox"/>	£250,000-£299,999	<input type="checkbox"/>
£300,000-£349,999	<input type="checkbox"/>	£350,000-£399,999	<input type="checkbox"/>	£400,000+	<input type="checkbox"/>

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Q8: Additional comments (comments may be replicated anonymously in the report)

Thank you for completing this form.

Please return in the Freepost envelope by 30th September 2016.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

Stratford-on-Avon District Council's housing waiting list.

Application forms are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed, for example where it is essential to enable the delivery of affordable units without grant funding.

'Affordable housing' are homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property but may be restricted from buying it outright.

Appendix B

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size and type
1	Yes	Two adults	Need smaller home	No	Owner occupier	2 bed bungalow
2	Yes	Two adults	Need larger accommodation	No	Owner occupier	3 bed house
3	Yes	Two adults	Need supported accommodation	Medical – needs supported accommodation	Owner occupier	1 bed bungalow
4	Yes	One adult, one child (17-19yrs)	Need smaller accommodation	No	Owner occupier	3 bed house
5	Yes	One adult	Need own home	Space for business	Housing association shared ownership	2 bed house
6	Yes	Two adults	Need smaller accommodation, need physically adapted home	Medical – difficulty walking	Owner occupier	2 bed bungalow
7	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
8	Yes	Two adults	Need smaller accommodation, need less expensive home	No	Owner occupier	3 bed bungalow
9	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
10	Yes	One adult	Need own home	No	Housing association rent	1 bed flat

11	Yes	Two adults, two children (0-16yrs)	Need larger accommodation, to be closer to employment, to be closer to relatives, to be closer to carer/dependent	No	Housing association rent	2 bed house
12	Yes	Two adults	Need smaller home, need less expensive home	No	Owner occupier	2 bed bungalow
13	Yes	One adult	Need smaller accommodation, need to be closer to relatives	No	Owner occupier	1 bed bungalow
14	Yes	Two adults	Need less expensive home	No	Housing association shared ownership	1 bed flat
15	Yes	One adult, one child (0-16yrs)	Need to be closer to relatives, need smaller accommodation, need less expensive home	No	Housing association rent	2 bed house
16	Yes	Two adults, four children (0-16yrs)	Need larger accommodation, need less expensive home	Subject to eviction order	Housing association rent	4 bed house
17	Yes	One adult	Need physically adapted home, need to be closer to relatives, need to be closer to carer, need supported accommodation	Medical – needs supported accommodation	Housing association rent	2 bed bungalow
18	Yes	One adult	Need own home	No	Housing association shared ownership	1 bed flat
19	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
20	Yes	One adult	Need less expensive home, need own home	No	Housing association rent	1 bed flat
21	Yes	One adult, two children (0-16yrs)	Need larger accommodation, need to be closer to relatives	No	Housing association rent	2 bed house

22	Yes	Two adults, three children (0-16yrs)	Need larger accommodation, need less expensive home	No	Housing association rent	3 bed house
23	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
24	Yes	Two adults, three children (0-16yrs)	Need larger accommodation, need to be closer to relatives	No	Housing association rent	3 bed house
25	Yes	Two adults	Need own home	No	Owner occupier	4 bed house
26	Yes	Two single adults, one child (0-16yrs)	Need smaller garden	No	Housing association rent	3 bed house
27	Yes	One adult	Need to be closer to carer/dependent	Medical – cannot cope with stairs	Housing association rent	1 bed bungalow
28	Yes	One adult	Need physically adapted home, need to be closer to relatives	Medical – cannot cope with stairs	Housing association rent	1 bed bungalow
29	Yes	One adult	Need own home	No	Housing association rent	1 bed flat

Appendix C

Property search October 2016 (Long Itchington, properties for sale for £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of beds	Type	Price £
David Wilson Homes	Stockton Road	Long Itchington	4	house	350,000
Loveitts	Stonebridge Lane	Long Itchington	3	bungalow	370,000
David Wilson Homes	Stockton Road	Long Itchington	3	house	332,500
David Wilson Homes	Stockton Road	Long Itchington	3	house	325,000
Connells	Odingsell Drive	Long Itchington	4	house	325,000
David Wilson Homes	Stockton Road	Long Itchington	3	house	275,000
Tailor Made Sales & Lettings	Stockton Road	Long Itchington	2	house	265,000
David Wilson Homes	Stockton Road	Long Itchington	2	bungalow	255,000
Loveitts	Model Village	Long Itchington	2	house	250,000
Purple Bricks	Stockton Road	Long Itchington	3	house	240,000
Connells	Stockton Road	Long Itchington	3	house	240,000
Hawkesford	Dale Close	Long Itchington	2	house	220,000
Purple Bricks	Leigh Crescent	Long Itchington	3	house	215,000

Property type	Average £	Average £ -5%	Average £ -10%
2 bed house	245,000	232,750	220,500
2 bed bungalow	255,000	242,250	229,500
3 bed house	271,250	257,688	244,125
3 bed bungalow	370,000	351,500	333,000
4 bed house	337,500	320,625	303,750