



Housing Needs Survey Report for Long Itchington Parish Council

July 2022

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

Contents

1. Introduction

2. Planning Context

3. Results

Q1 Reasons for housing need

Q2 Current dwelling

i) Dwelling type

ii) Number of bedrooms

iii) Dwelling tenure

Q3 Local connection

Q4 Preferred dwelling

i) Dwelling type

ii) Number of bedrooms

iii) Dwelling tenure

iv) Self build

v) Designed to cater for a disability

Q5 Financial information

Q6 Housing waiting list

Q7 Detail of households seeking alternative housing

4. Conclusion

5. Contact Information

Appendices

A: Survey letter & form

B: Property search

C: Home Choice Plus

1. Introduction

Long Itchington Parish Council commissioned a local Housing Needs Survey which was distributed during May 2022, with a deadline return of 11th June. 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 a copy was provided to every home in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households with or containing a specific housing need, and who wish to live in the parish, were requested to complete the survey form which asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions has helped with the analysis but is confidential and therefore not reproduced within this report.

The survey pack included a Freepost envelope so, where the survey was not completed online, forms could be securely returned direct to the WRCC Rural Housing Enabler.

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 has 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, which 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 assist in meeting any local housing that may be identified in this report or as a result of subsequent housing surveys. Long Itchington Parish Council is currently in the process of producing a Neighbourhood Development Plan.

A 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.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy open market housing, and
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 1315 survey forms were distributed and 18 were returned, either partly or fully completed. However, two survey returns have been discounted:

- One return is a duplicate submission
- One responding household provided insufficient information to undertake an analysis and no contact information was provided.

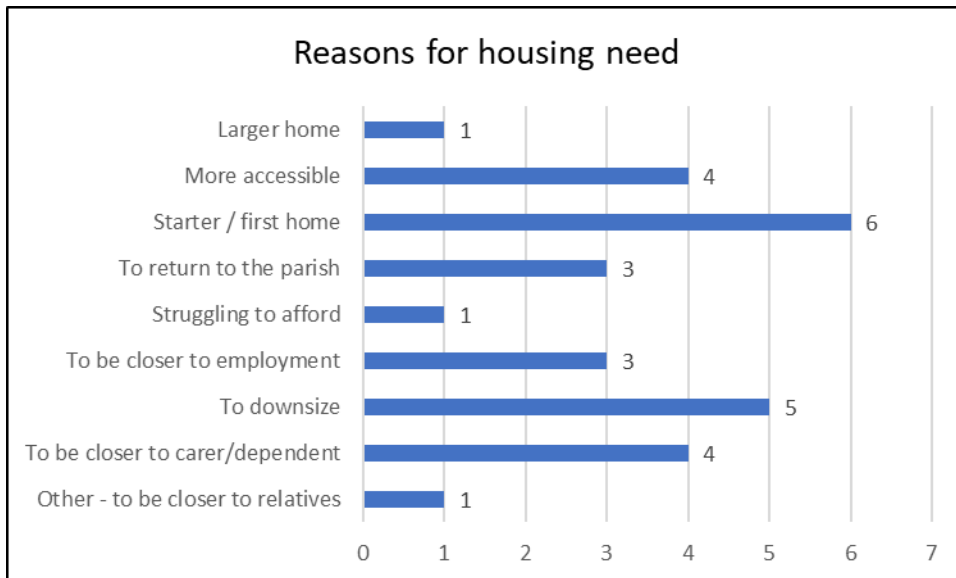
The remaining 16 returns equate to a needs rate of 1.22%, which is lower than the average across the district which tends to be closer to 2% of local households indicating a housing need.

For the purpose of this report the term “respondent” refers to an individual survey return.

Q1: Reasons for housing need

Respondents were asked to indicate the reason for the household requiring alternative accommodation and were able to indicate more than one reason.

All respondents completed this section and respondents wanting a starter home or their first home made up the largest group, closely followed by households wanting to downsize.

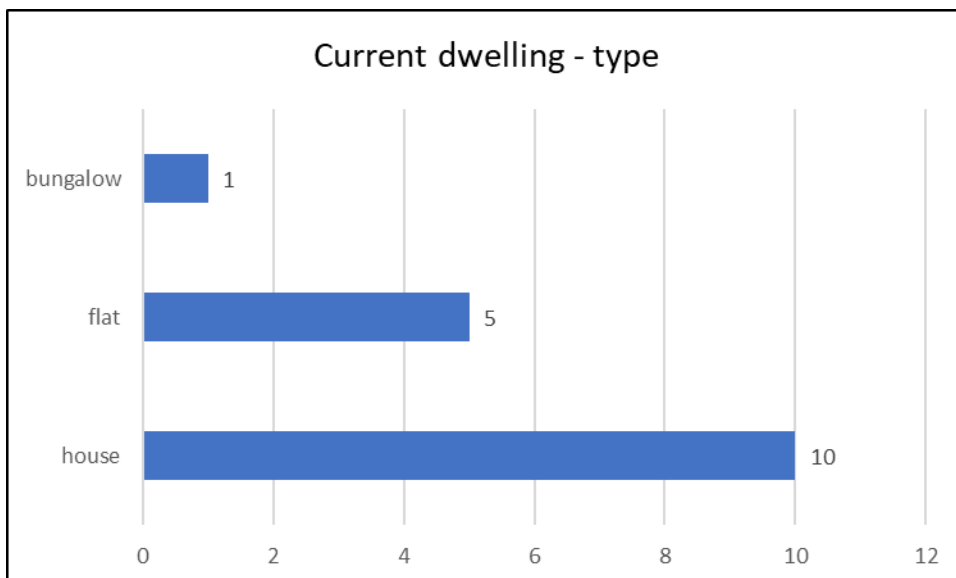


Q2: Current dwelling

Respondents were asked to indicate the type, size, and tenure of their current dwelling.

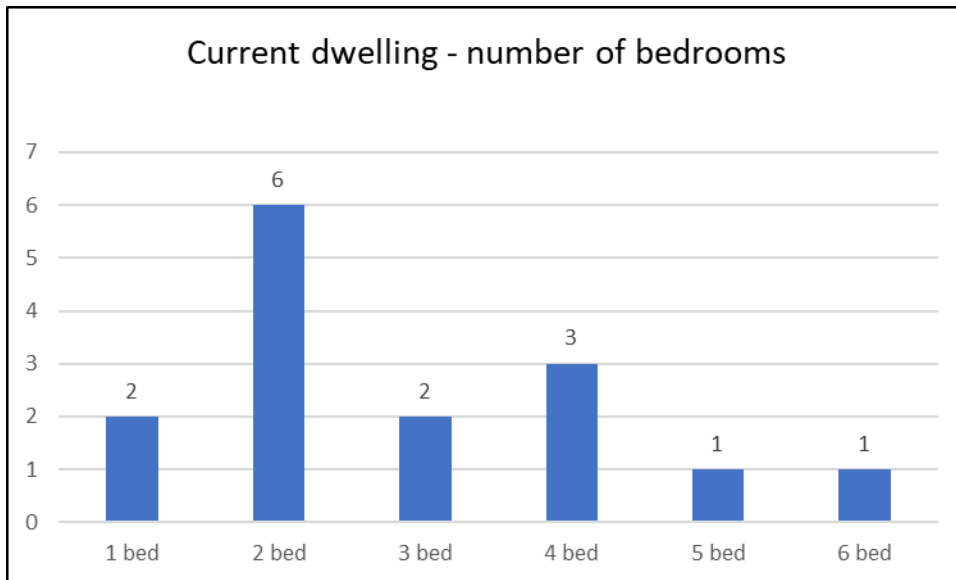
i) Dwelling type

All the respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the majority at 10 responses.



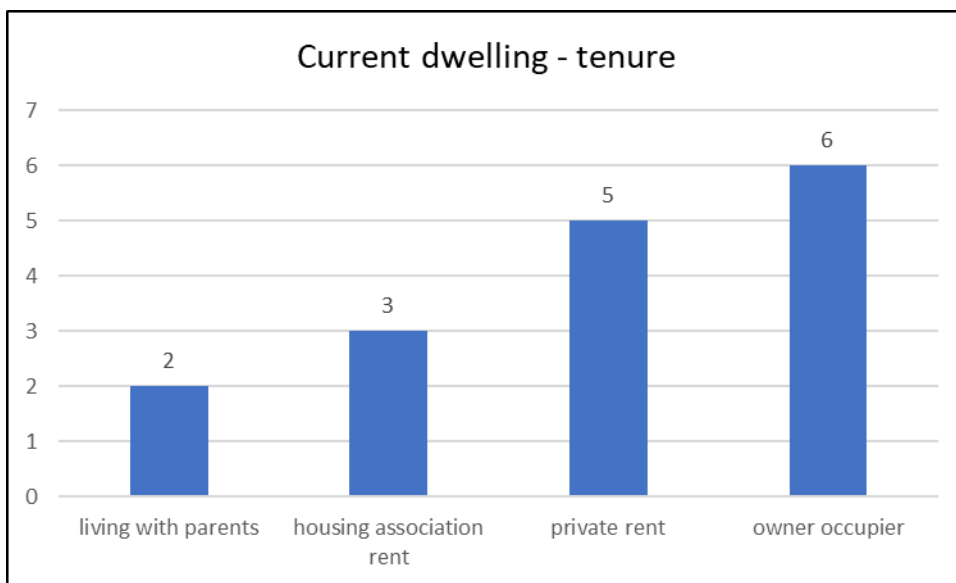
ii) Number of bedrooms

Fifteen of the 16 respondents indicated the number of bedrooms within their current dwelling and, as can be seen below, 2 bed homes represent the largest group.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of all respondents, with owner occupier being the single largest factor at 6 responses.



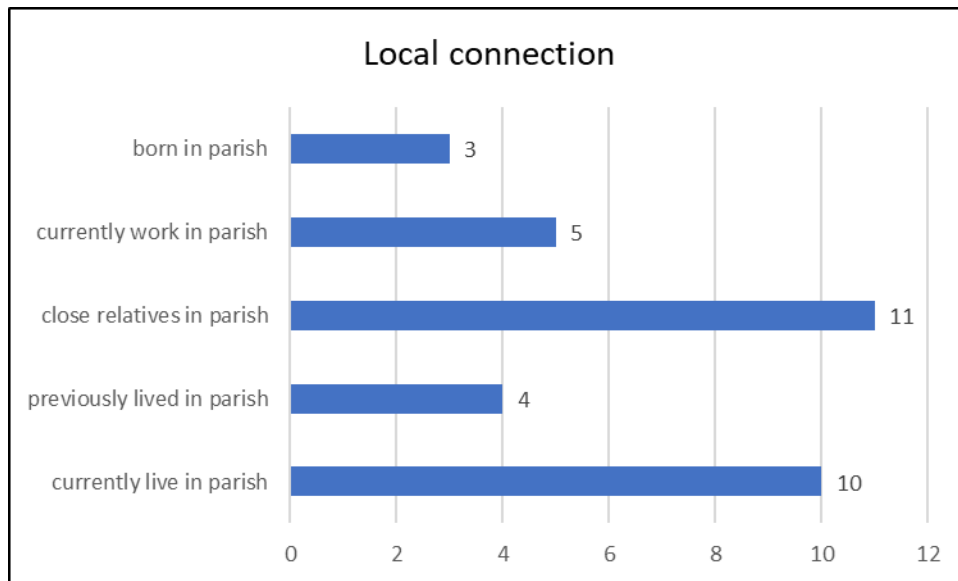
Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" It is generally accepted that a household should ideally spend no more than 35% of their income on rent.

Of the 8 respondents who currently rent 6 provided information, as shown below, which gives an average of 36.33% of income spent on rent:

- 50%
- 40%
- 33%
- 25%
- 20%
- 45%

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents have a local connection.



As can be seen above, 11 of the 16 respondents have close relatives living in the parish and 10 of the responding households currently live in the parish.

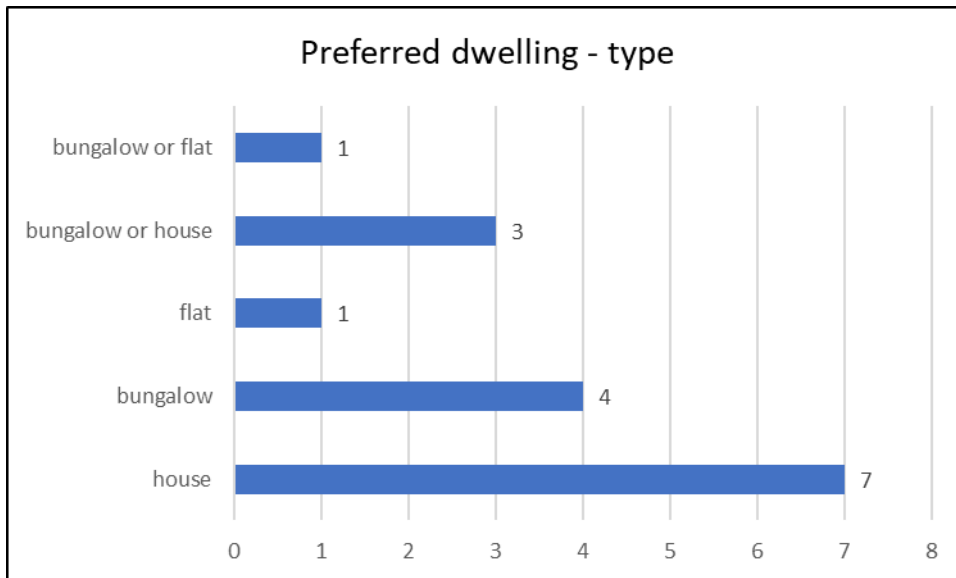
Q4: Preferred dwelling

Respondents were asked to indicate the type, size, and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association.

Further information is provided at Q5 Financial Information.

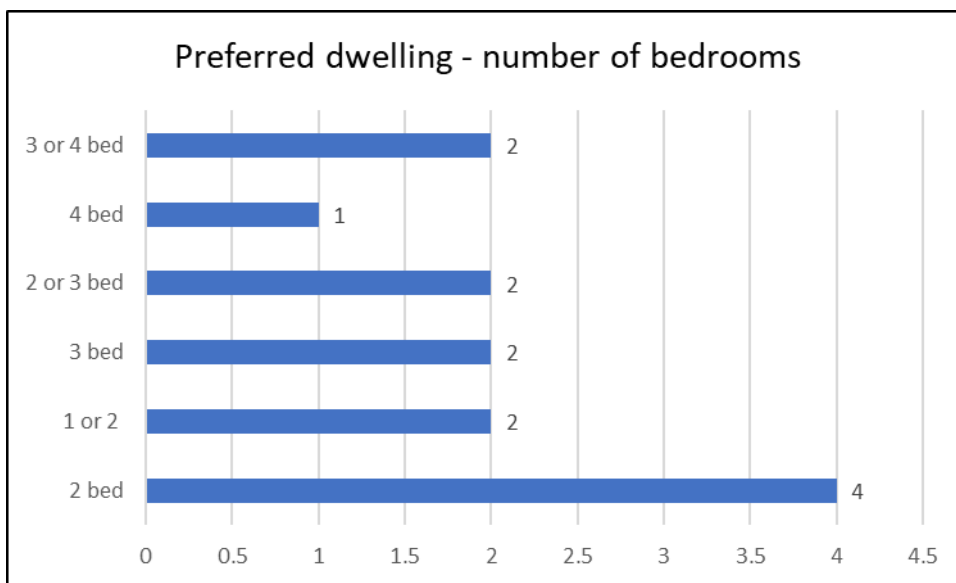
i) Dwelling type

All respondents provided information and, not unsurprisingly, most respondents would prefer to live in a house.



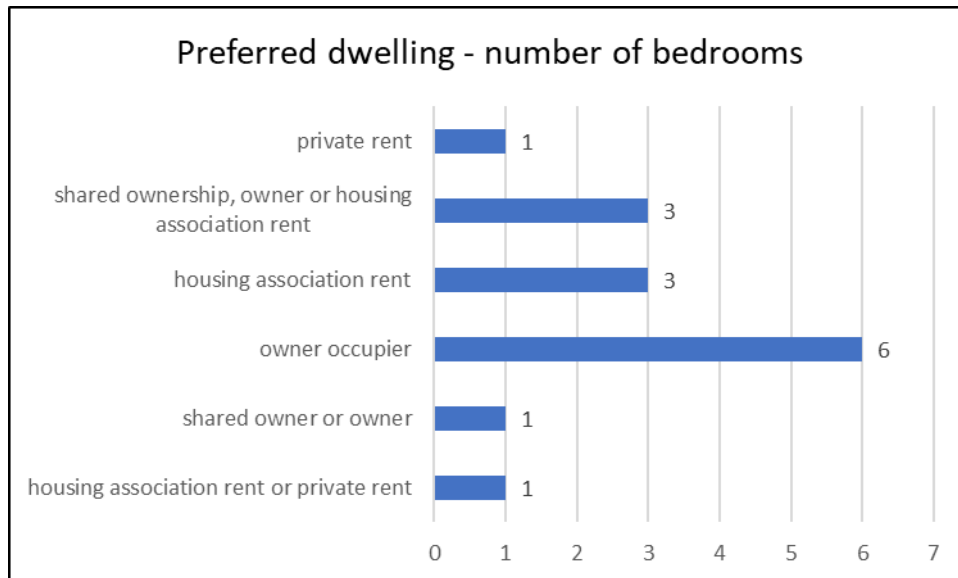
ii) Number of bedrooms

Thirteen of the 16 respondents indicated a preference regarding the number of bedrooms with quite mixed results, though the single largest factor were those preferring a 2 bed dwelling.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question, and some form of home ownership is the single largest factor.



iv) Self build

Three of the respondents indicated that they would be interested in self build.

v) Designed to cater for a disability

No respondents indicated that they would prefer a property specifically designed for a disability, however 9 respondents provided information about a specific housing need. Many, though not all, of these comments related to health issues and included reference to single storey living, easy access to facilities and mobility issues.

The information provided aids the analysis of need but is not reproduced within the report.

Q5: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner-occupied property in the local area, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as needing either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

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

However, it should be noted that at November 2021 there were 95 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix C.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 16 alternative homes for households with a defined local connection to Long Itchington parish, as shown below.

Housing association rent (6)

- 1 x 1 bed maisonette
- 4 x 2 bed bungalow
- 1 x 2 bed bungalow

Housing association shared ownership (2)

- 1 x 2 bed house at 40%
- 1 x 2 bed house at 50%

Owner occupier (8)

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

Consideration should also be given to the households registered on Home Choice Plus (suitably discounted by the 3 responses to Q6).

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Contact Information

Mrs Elisabeth Bonney - Clerk to Long Itchington Parish Council
The Community Centre, Stockton Road, Long Itchington CV47 9QP
Tel: 01926 815216
Email: parishcouncil@longitchington.com
Website: www.longitchington.org.uk

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



May 2022

Housing needs survey for Long Itchington parish

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

A lack of suitable housing is an issue for many and can often lead to local people moving away. To assess whether or not this is a problem in the local area we are conducting a survey to identify the homes that local people need.

This form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to return to live in Long Itchington parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, eg they work in the parish, previously lived in the parish or have a close relative currently living in the parish.

Data is collected on behalf of the parish council by WRCC (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information will be treated in strict confidence and all returns will be anonymised.

A separate form should be completed by each family, individual or couple in need of alternative housing and if they wish to be housed within the parish within the next five years. If necessary, please request extra forms; see contact details on the back page.

Completed survey forms should be returned to WRCC by 11th June 2022 using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/LongItchington.

Thank you for participating in this survey.

Long Itchington Parish Council

NB: the designation "household" can refer to a family, individual or couple in the following questions.

1. Why do you or your household require alternative accommodation (tick all that apply)?

- Need a larger home
- Wish to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment within the parish
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|--|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent - private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other |

*** If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish (how many years?))
- Previously lived in the parish (how many years?))
- Have close relatives living in the parish (relationship))
- Currently work at least 16 hours per week in the parish (how many years?))
- Born in the parish but moved away

4. What type of property would you or your household prefer (tick all that apply)?

- Bungalow House Flat / maisonette

Number of bedrooms

- Rent - housing association Shared ownership (part rent, part buy)
 Rent - private Owned (with / without mortgage)
- Interested in self-build
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home or will someone gift you money towards a new home?

- Yes savings £..... / equity £..... / gift £.....
 No

6. Are you registered on the local authority housing waiting list (Home Choice Plus)?

- Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

7. Details of the household or person seeking alternative housing.

Please complete a separate form for each household in need of alternative housing.

	Age (yrs)	Sex (M/F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

If you require an additional survey form contact the Rural Housing Enabler:
01789 842182 or housing@wrccrural.org.uk

**Please return this form in the Freepost envelope provided
no later than 11th June 2022.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Property search

Results of property search within the parish, June 2022 (excluding period & listed properties, park homes, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale

Agent	Location	No of beds	Type	Price £
Purplebricks	Leather Street	6	detached house	700,000
Strike	Meadow Drive	5	detached house	650,000
Shortland Horne	Bishop Drive	2	detached bungalow	499,995
Newman Property Experts	Leamington Road	5	detached house	495,000
Newman Property Experts	Sabin Close	5	detached house	495,000
Newman Property Experts	Cox Crescent	3	detached house	390,000
Inside Homes Ltd	Bishop Drive	3	semi-detached house	350,000
Newman Property Experts	Church Road	3	semi-detached house	350,000
ehB Residential	Bishop Drive	3	semi-detached house	349,000
Newman Property Experts	Meadow Drive	3	semi-detached house	310,000
Inside Homes Ltd	Wufstand Drive	2	semi-detached bungalow	285,000
Inside Homes Ltd	The Model Village	3	semi-detached house	279,950
Inside Homes Ltd	The Model Village	3	terraced house	262,000
Newman Property Experts	Galanos	2	terraced house	260,000
Inside Homes Ltd	Cox Crescent	2	semi-detached house	255,000
Newman Property Experts	Southam Road	3	semi-detached house	250,000
Newman Property Experts	Southam Road	3	semi-detached house	250,000

Average house prices for sale

Property size & type	Price £
2 bed terraced house	260,000
2 bed semi-detached house	255,000
2 bed semi-detached bungalow	285,000
2 bed detached bungalow	499,995
3 bed terraced house	262,000
3 bed semi-detached house	305,564
3 bed detached house	390,000
5 bed detached house	546,667
6 bed detached house	700,000

Details of properties sold over the last 12 months

Date sold	Location	No of beds	Type	Price £
Mar-22	Short Lane	2	terraced	130,000
Jan-22	Southam Road	4	detached	465,000
Dec-21	Meadow Drive		terraced	132,000
Nov-21	Leigh Crescent	3	terraced	268,000
Oct-21	Orchard Way	2	terraced	220,000
Sep-21	Stockton Road	2	terraced	249,950
Sep-21	The Green		terraced	225,000
Sep-21	Spinney Fields		detached	525,000
Sep-21	The Model Village	3	terraced	252,000
Aug-21	Bishop Drive		semi-detached	295,000
Aug-21	Leigh Crescent	3	semi-detached	266,000
Jul-21	Leigh Crescent	3	terraced	235,000
Jul-21	Galanos	4	terraced	327,000
Jul-21	Meadow Drive		terraced	113,500
Jun-21	Nelson Way		detached	420,000
Jun-21	Meadow Drive		detached	405,500
Jun-21	Spinney Fields		detached	610,000
Jun-21	Collingham Lane	4	detached	335,000
Jun-21	Stockton Road	2	terraced	245,000
Jun-21	Short Lane		detached	485,000

Average house prices sold within the last 12 months

Property size & type	Price £
2 bed semi-detached house	382,500
2 bed detached bungalow	522,500
3 bed detached bungalow	462,500
3 bed semi-detached house	476,400
3 bed detached house	505,000
4 bed semi-detached house	457,500
4 bed detached house	667,500
5 bed detached house	720,833
6 bed semi-detached house	550,000
6 bed detached house	775,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix C – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At November 2021 the following households with an address within Long Itchington parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	38	1 bed maisonette or 2 bed house*
Family	1	6	2 bed house
Family	2	22	2 or 3 bed house
Family	3	4	3 or 4 bed house
Family	4	1	3 or 4 bed house
Family	5	2	4 bed house
Pensioner/DLA	0	16	1 or 2 bed bungalow*
Pensioner/DLA	0	1	2 bed bungalow
Other	0	5	2 bed house

*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation prioritising occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 on the survey form).