



# Harbury Housing Needs Survey

**August 2004**

## **Introduction**

A meeting was held at Harbury Village Hall on 29 April 2004. Present at this meeting were:

- Cllr Jenny Patrick, Chairman of Harbury Parish Council
- Cllr Andrew Patrick, Stratford on Avon District Council
- Andrew Ford, Senior Planning Officer, Stratford on Avon District Council
- Cllr Sharon Hancock, Harbury Parish Council
- Cllr Kevin Biddle, Harbury Parish Council

And several others to whom I apologise for not making a record of their names.

The meeting was called for two reasons. The first of these was to discuss how the Harbury Parish Plan could progress to completion and adoption by the Parish Council. The second reason was to discuss undertaking a further housing needs survey in the Parish.

During the course of the meeting there was a resolution to undertake a further housing needs survey and to hold a 'Planning for Real' day to examine sites for possible development in Harbury.

A further meeting was held at Harbury Village Hall on 20 May 2004 to discuss the needs survey in more detail and decide on a questionnaire format.

A total of 1200 questionnaires were printed in late May and these along with freepost envelopes were collated by a working party on 15 June 2004. These questionnaires were delivered to every household in the Parish by a network of volunteers, to whom thanks is given.

Approximately 150 questionnaires were held back by the Parish Council and Rural Housing Enabler for people with a strong local connection, but not currently living in the village. These were posted out on request. Where more than one questionnaire was required per household, further copies of the questionnaire were also posted out on request.

An article appeared in July's edition of Harbury News advertising the survey and the survey was 'launched' at the 'Planning for Real' day on 19 June 2004.

People responding to the survey were given until 31 July 2004 to return their questionnaires. A few days grace was given to allow for late returns before the questionnaires were analysed in the second week of August.

A copy of the questionnaire can be seen as Appendix 1.

## **Context**

### *Local Planning Framework*

While there is a policy of considerable restraint on new housing development in rural areas, this policy can be relaxed in order to meet local needs.

Policy COM1 of Stratford on Avon District Council's Revised Deposit Draft (January 2003) Local Plan Review 1996-2011 deals with the principle of 'Local Choice'. In essence, this gives rural communities in the District the opportunity to shape their future and help determine how their housing needs can be met.

Policy COM1 applies to the Main Rural Centres and Local Centre Villages in the District. Harbury is designated a Local Centre Village, having a basic range of facilities including a general store, a primary school and regular public transport.

Policy COM1 makes specific reference to the importance of rural communities' undertaking Parish Plans. The Policy anticipates that meeting the housing needs of local residents will feature as a high priority in most Parish Plans.

Examples of housing need that Policy COM1 anticipates could be identified as part of the Parish Plan process include:

- Affordable (social) housing for local people
- Specialist types of housing, e.g. supported accommodation or homes for 'key workers'.
- Open market housing where this meets a need from within communities.

Policy COM1 also provides rural communities with an opportunity to put forward proposals for meeting housing needs identified through the Parish Plan process.

## **Background**

### *Harbury Parish Plan*

Harbury is some way into the Parish Plan process. The following exercises had been undertaken prior to the latest housing needs survey.

- Village Design Statement (1998)
- Sheltered Housing Needs Survey (2001)
- Harbury Parish Review (General questionnaire) (2002)
- Affordable Housing Needs Survey (2002)

The Village Design Statement provides information on the type and location of new development that local people wish to see:

“There is general agreement that many young people brought up in the village and seeking to acquire a home here are unable to afford the houses for sale in the village. This means that family ties are broken and family support networks stretched.

On housing development sites of a size required to provide “affordable housing”, a significant proportion of the dwellings should be low-cost homes for local people. Such homes should also be provided, where possible, on smaller developments. “Exceptions” sites outside the village envelope might also be used”

The Sheltered Housing Needs Survey identified 61 people from within the village in sheltered housing need. The survey, however, did not seek to clarify the type of support needed and so this figure may have an element of bias.

The results of the Harbury Parish Review endorsed the principles of the earlier Village Design statement by an overwhelming majority. The Review also identified a number of possible sites for local needs housing development, including the ‘back of church’, Bush Heath Lane, Butt Lane and the allotments. However, these sites were identified by a limited number of individuals and the overall opinion of the village towards each of these sites was not explored.

The Housing Needs Survey carried out in 2002 identified thirty-six people in housing need. These needs were as follows:

Type	Single person flat	Two bed house	Three bed house	Bungalow	Sheltered	Unspecified
Rented	1	5	2	4	2	0
Shared Ownership	1	4	2	0	1	0
Open Market	2	2	1	2	0	0
Not given	1	0	0	2	2	2

### **Justification for the further survey**

- To update information gained from the 2001 Sheltered Needs Survey and 2002 Needs Survey.
- To clarify the results of the 2001 Sheltered Needs Survey. The large number of people in need of sheltered accommodation appears to be disproportionately high.
- To explore open market needs in more detail.
- To compare affordable needs against current market data. Affordability is usually defined by comparing a household's income against the price of open market accommodation. As property prices have increased by as much as 50% over the last three years, its essential to make an up-to-date comparison.

## **Results**

### *Breakdown of question data*

#### **Name, address and telephone number.**

56 questionnaires were returned. 5 questionnaires contained insufficient data to be included in the final analysis. These have therefore been discounted.

45 of the 51 counted questionnaires were from households currently living in Harbury, 5 questionnaires were from outside of the parish and 1 from an unknown location. Of the responses from within Harbury the addresses indicated an even spread of response from throughout the parish.

#### **Ages of household members**

- 14 of the households contained one or more person 17 years or younger.
- 21 of the households contained a person 60 years or older.
- The average household size was 1.9 persons.

#### **Local connection**

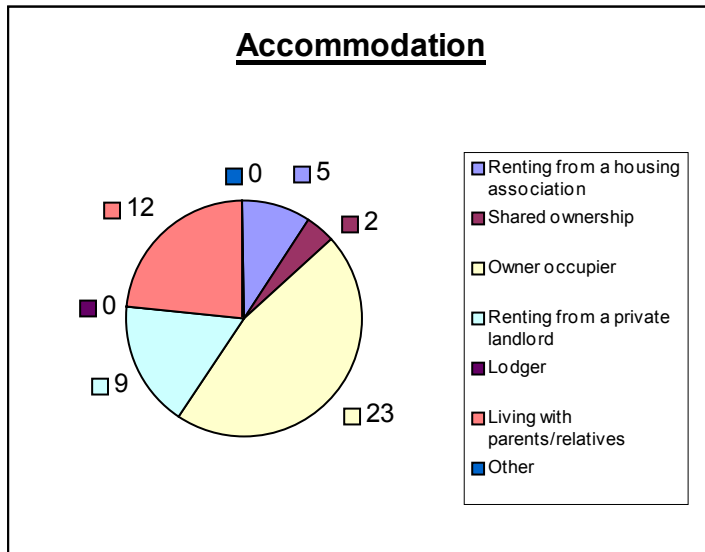
All 51 households stated they either currently lived in Harbury or had previously lived in the parish. Other local connections were as follows:

1. 7 of the households has at least one person working within the parish
2. 29 of the households had relatives living in Harbury
3. 16 gave alternative strong connections to the parish

#### **Specific needs**

11 households gave specific housing needs. Some of these specific needs would require adaptations/modifications to the home. Some of these would require an element of ongoing support within the home (see later 'Manipulation of data').

## Current accommodation

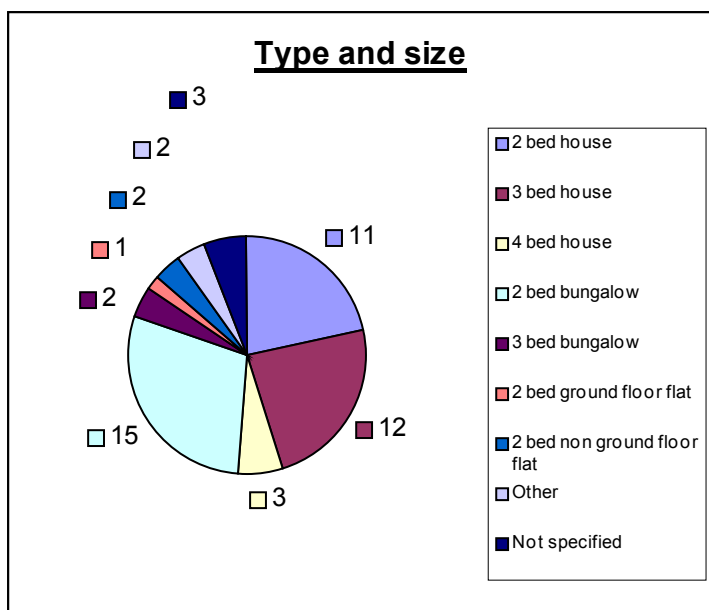


## Urgency of need

	Number
Immediate	21
Within the next 2 years	15
Within the next 5 years	12
Not specified	3

## Property requirements

The question asked for one option to be ticked. Where more than one box was ticked, the largest type and size of accommodation was recorded.



(The two 'Other' were both one-bedroom bungalows)

### Need for a room to work from home

11 households indicated 'Yes', 40 households indicated 'No'.

### Tenure preference

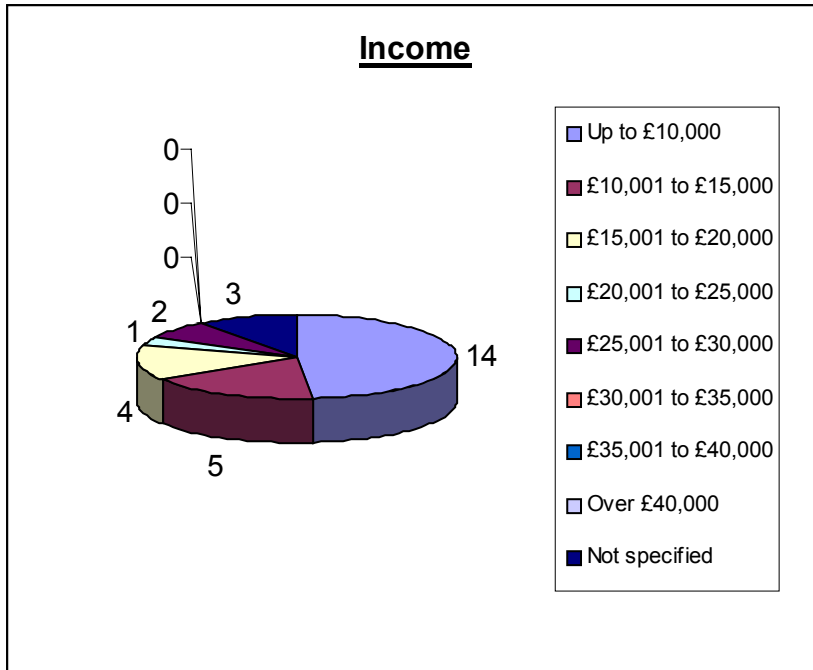
Where more than one option was ticked, the option recorded was decided by the following priorities:

1. Buy on the open market
2. Shared ownership
3. Rent from a private landlord
4. Rent from a housing association

	Number
Rent from a housing association	16
Shared ownership	13
Buy on the open market	21
Rent from a private landlord	1
Not specified	0

### Income

Only households with a preference to rent from a housing association or shared ownership were asked to complete this and subsequent questions.



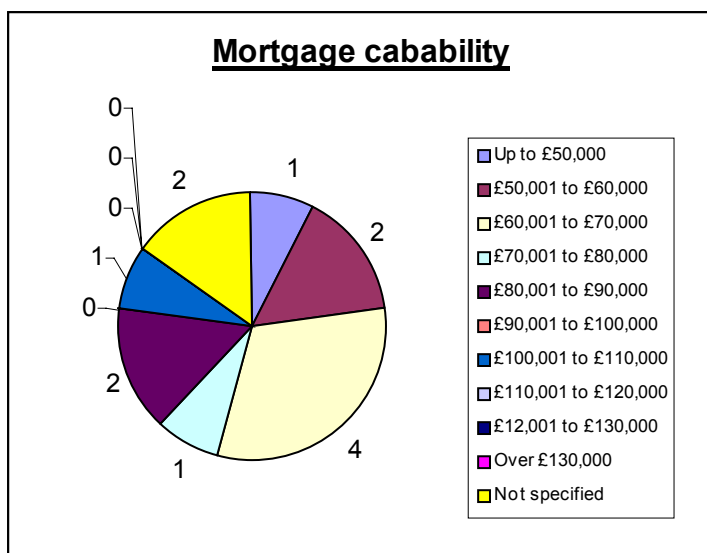
### **Rented accommodation**

Households with a preference to rent from a housing association were asked how much weekly rent they could afford to pay.

	Number
Up to £50	9
£51 to £100	4
£100 to £150	1
Over £150	0
Not specified	2

### **Shared ownership**

Households with a preference for shared ownership were asked what level of mortgage they could likely raise.



## Waiting list

Of the 29 households with a preference to rent from a housing association or shared ownership, 16 households indicated they were on the housing waiting list held by the District Council, 13 were not.

### *Manipulation of data*

The data collected can be manipulated to give us more meaningful information regarding the types and sizes of homes needed for local people.

## Supported housing

9 households would likely be in need of support within the home. It is possible to identify individuals from this information, so the specific nature of the support needed cannot be published.

## Type/tenure breakdown

The following tables provide a breakdown of type/tenure need in Harbury. A number of rules were used to compile these tables:

- The tables display actual need, as far as the data can indicate, not aspiration. A small number of respondents indicated a need for a size of home larger than they could reasonably need, based on the number of persons within the household. This aspiration for a larger home was scaled down in these few instances to the actual size appropriate to the household's needs.

- The size of homes makes provision for supported housing needs, for example to accommodate a carer.
- The size of homes provides for a room to work from home, where indicated.
- Where households indicated a preference for shared ownership, their ability to enter into such an arrangement was assessed. The likely mortgage a household could raise was compared against a 50% share of a shared ownership property. This '50% share' was determined by researching property prices in the Harbury area, calculating an average price for the type/size of property and then multiplying this by 50%. Having assessed whether households could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a housing association. The analysis of property prices in the Harbury area can be seen as Appendix 2.
- Where respondents indicated a preference to buy on the open market, there was an assumption they had the financial means to do so. There is potential for inaccuracy in making this assumption. Clarifying the financial position of owner/occupiers has proved difficult in previous surveys because of reluctance to divulge income and other sensitive financial information.
- For the two households that stated a preference for one bedroom bungalows, this preference has been up-scaled to a two bedroom property.

Immediate need:

	Rent from a HA	SO	Open market	Rent from PL
2 bed house	5	1	1	1
3 bed house	3	0	3	0
4 bed house	1	0	0	0
2 bed bungalow	4	1	0	0
3 bed bungalow	0	0	1 self build	0
2 bed ground floor flat	0	0	0	0
2 bed non-ground floor flat	0	0	0	0

Within the next two years:

	Rent from a HA	SO	Open market	Rent from PL
2 bed house	3	0	0	0
3 bed house	0	0	2	0
4 bed house	1	0	0	0
2 bed bungalow	2	0	5	0
3 bed bungalow	0	0	0	0
2 bed ground floor flat	0	0	0	0
2 bed non-ground floor flat	2	0	0	0

Within the next five years (including the 'not specified' responses to the question exploring urgency of need).

	Rent from a HA	SO	Open market	Rent from PL
2 bed house	1	0	2	0
3 bed house	0	0	1	0
4 bed house	0	0	1	0
2 bed bungalow	1	0	7	0
3 bed bungalow	0	0	1	0
2 bed ground floor flat	1	0	0	0
2 bed non-ground floor flat	0	0	0	0

### **Type/tenure breakdown – least land alternative**

A further breakdown of type/tenure need in Harbury, similar to and including all of the rules for the previous table, but minimising the amount of space needed for the housing association rented and shared ownership homes was undertaken.

The primary reason for this is that housing associations need to maximise the use of land space. A bungalow, for example takes up the same amount of land space as three flats arranged on three floors. The same applies to two bedroom houses and two bedroom flats. Therefore, where respondents specified a type of property and there was a viable alternative available, the least land viable alternative is indicated in the tables below:

Notes:

1. Where 'Specific housing needs' indicated a need for ground floor accommodation, this was taken into account.
2. Where a need for support was identified which had an influence on type/tenure, this was taken into account.

3. Properties to buy on the open market and to rent from a private landlord were excluded from this scaling down process. The information in the following three tables, relating to open market and private landlord need is therefore the same as for the previous three tables.

Immediate need:

	Rent from a HA	SO	Open market	Rent from PL
2 bed house	0	0	1	1
3 bed house	3	0	3	0
4 bed house	1	0	0	0
2 bed bungalow	0	0	0	0
3 bed bungalow	0	0	1 self build	0
2 bed ground floor flat	1	1	0	0
2 bed flat (ground or non ground floor)	8	1	0	0

Within the next two years:

	Rent from a HA	SO	Open market	Rent from PL
2 bed house	0	0	0	0
3 bed house	0	0	2	0
4 bed house	1	0	0	0
2 bed bungalow	0	0	5	0
3 bed bungalow	0	0	0	0
2 bed ground floor flat	1	0	0	0
2 bed flat (ground or non ground floor)	6	0	0	0

Within the next five years (including the 'not specified' responses to the question exploring urgency of need).

	Rent from a HA	SO	Open market	Rent from PL
2 bed house	0	0	2	0
3 bed house	0	0	1	0
4 bed house	0	0	1	0
2 bed bungalow	0	0	7	0
3 bed bungalow	0	0	1	0
2 bed ground floor flat	1	0	0	0
2 bed flat (ground or non ground floor)	2	0	0	0

A full Type/Tenure breakdown can be seen as Appendix 4

## **Conclusion**

The information gained from this survey demonstrates a number of key housing needs in Harbury:

- 2 and 3 bedroom homes to buy on the open market
- 2 bedroom homes to rent from a housing association

In addition, there would appear to be scope for a cross-tenure housing scheme to meet supported housing needs in the parish.

## **Planning for Real Day 19 June 2004**

Over 80 villagers attended the event to give their views about the types of development they wanted to see in Harbury and where they wanted this development to take place.

When asked what types of development they wanted to see, villagers responded as follows:

	For	Against
Rented homes (housing association)	12	4
Shared equity (ownership) homes	24	5
Sheltered/supported homes	45	1
Open market homes	4	18

From these figures, it would appear there is general support for additional rented and shared ownership homes, and overwhelming support for a supported housing scheme.

The event also yielded useful suggestions as to where these different types of development should take place. These possibilities will be explored in due course by the Parish Council with assistance from the Rural Housing Enabler.

## **Next steps**

The next stage must be to drive forward adoption of the Parish Plan by the Parish Council and latterly the District Council. Only then will much of the information contained within the various facets of the Plan be recognised and the hard work and commitment of the village be acknowledged.

The Parish Council with assistance from the Rural Housing Enabler will move forward and explore sites for possible development in the village. The information gained from the Planning for Real event will help to facilitate this.

Options for providing 'supported accommodation' will be explored. The traditional method of providing supported housing, i.e. through local authority

grant funding has now been replaced by a County Council held fund that is fully subscribed for the foreseeable future. Alternative methods of providing support, including the use of the private sector and community-led support schemes will need to be examination.

### **Acknowledgements**

Gratitude must be expressed to Harbury Parish Council, especially Cllr Jenny Patrick and Cllr Kevin Biddle. The efforts of all those involved in collating and distributing the questionnaires must also be recognised.

### **Appendices**

- Appendix 1 Copy of the questionnaire
- Appendix 2 Copy of the market analysis
- Appendix 3 Copy of the Census data 2001 for Harbury Parish
- Appendix 4 Full Type/Tenure breakdown

### **For further information please contact:**

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