



# **Long Compton Housing Needs Survey**

**Warwickshire Rural Community  
Council in conjunction with Long  
Compton Parish Plan Working  
Party**

**December 2004 (with  
addendum January 2005)**

## **Introduction**

Early in 2004 Long Compton Parish Plan Working Party resolved to carry out a housing needs survey in the parish. The purpose of the survey was to provide an accurate assessment of housing need and to supplement a survey carried out by Warwickshire Rural Housing Association, a preferred partner Association of Stratford on Avon District Council, in 2001.

The Rural Housing Enabler for Warwickshire Rural Community Council attended a meeting of the Parish Plan Working Party in April 2004 to explain the survey process in more detail and provide an example of a housing needs survey questionnaire form.

A subsequent meeting in September 2004 confirmed the scope of the survey and timescale as follows:

1. The survey to focus solely on people in housing need. The definition of 'housing need' to include not only affordable housing but also housing to buy/rent on the open market.
2. Survey forms to be distributed to every household in the parish with an equal opportunities monitoring form and a 'Freepost' envelope.
3. Additional survey forms available from the Rural Housing Enabler. This way households that 1.) Work in the parish, 2.) Were born in the parish, and 3.) Previously lived in the parish but moved away to find suitable accommodation can be counted.
4. Closing date for the return of survey forms 31 October 2004.

A copy of the survey form can be seen as Appendix 1.

By 31 October 2004 the number of returned survey forms was disappointing. A number of reasons were identified for this, including the fact that some forms had been distributed after the closing date. The decision was taken to extend the timeframe for return of survey forms. The decision was also taken to write to the respondents to the previous (2001) survey to ask whether these households were still in housing need, and if so, to ask them to complete the latest survey form.

By the final closing date, 17 December 2004, the number of returned survey forms was 10. An additional form was returned at the end of December. However 3 of the 11 forms had to be discounted because they were incomplete. Therefore, a total of 8 households were identified as being in need.

The housing needs survey was intended from the outset as supplementary not only to the Warwickshire Rural Housing Association survey carried out in 2001 but also the main Parish Plan questionnaire distributed in autumn 2004. The Parish Plan questionnaire explores a wide range of issues relating to the sustainability of Long Compton. Very importantly, the questionnaire also asks the opinion of Long Compton residents towards further housing development in the parish.

## **Context**

### *Local Planning Framework*

Whilst 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. Long Compton is designated a Local Centre Village, having a basic range of facilities to provide for its short to medium term sustainability.

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**

The housing needs survey carried out by Warwickshire Rural Housing Association in 2001 identified the following needs:

- 4 x 2 bed houses for rent
- 1 x 3 bed house for rent
- 1 x 4 bed house to rent
- 1 x 2 bed bungalow to rent
- 2 x 3 bed houses for shared ownership
- 2 x 3 or 4 bed sheltered bungalows for open market purchase

A scheme of 4, 2 bedroom houses to rent through Warwickshire Rural Housing Association is proposed at Kingstone Farm, College Lane, Long Compton. These houses are designated as 'Local Choice' under Policy COM1 and so occupancy will be restricted to people with a local connection via a Section 106 planning agreement. These houses are due for completion in July 2005.

## **Justification for the latest housing needs survey**

- To update information gained from the 2001 survey.
- 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 more than 50% over the last three years, the ability to make an up-to-date comparison is imperative.

## **Results**

11 survey forms were returned. Of these 11 forms, 3 contained insufficient detail to give any meaningful indication of need. It must be noted that the 3 survey forms contained little more information than a name and address. The suspicion is that there is no housing need within these households and that the forms were returned by mistake.

## ***Breakdown of question data***

### **Location**

7 of the households lived in Long Compton. 1 household lived outside of the parish – in this case the neighbouring parish of Cherington.

### **Ages of household members**

Analysis of the data reveals the following:

- 4 of the households contained one or more person 17 years or younger.
- 2 households contained a person 60 years or older
- The average household size was 2.25 persons.

### **Local connection**

The 8 households included the following local connections:

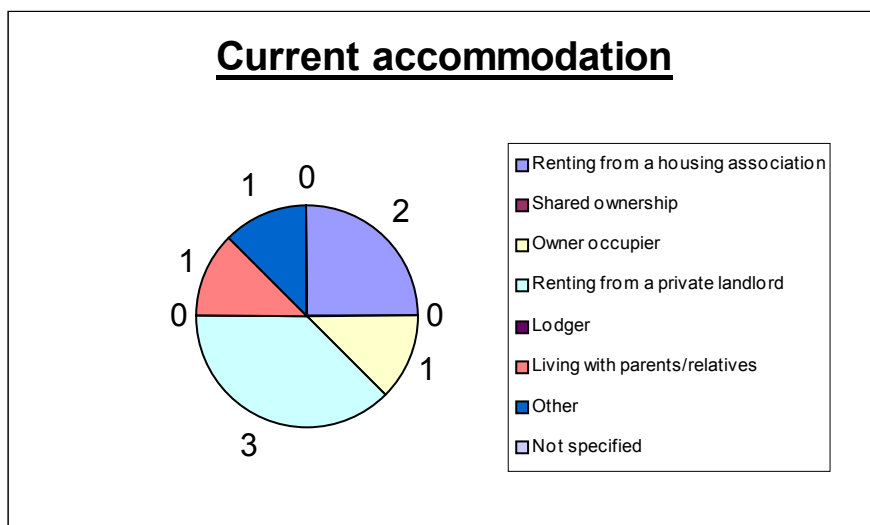
	Yes	No
Currently live in the parish	7	1
Previously lived in the parish	0	8
Work in the parish	4	4
Have relatives in the parish	3	5
Other strong connection	2	6

The 2 households with another strong connection both contained individuals who were born in the parish.

### **Specific needs**

Only one household reported a specific need, although this would not require any element of ongoing support. The household concerned would need accommodation close to the farm on which a household member works.

## Current accommodation



The 'Other' was accommodation tied to employment.

## Urgency of need

	Number
Immediate	1
Within the next 2 years	2
Within the next 5 years	4
Not specified	1

## Property needs

Households were asked what type of property best meets their needs. The combined results are as follows:

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

## Need for a room to work from home

2 households indicated 'Yes', 6 households indicated 'No'.

## Tenure

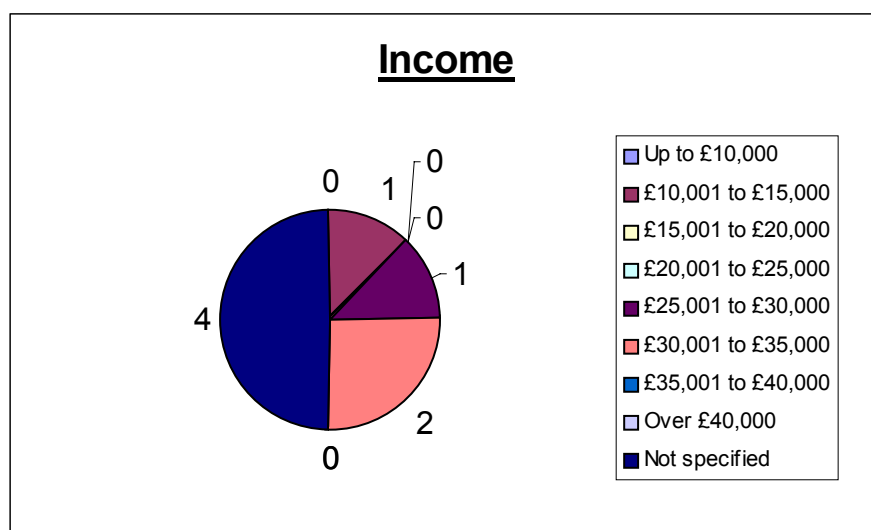
Households were asked which tenure they would prefer. Where more than one option was selected, the preference was decided in order of the following 'desirability' of tenure.

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

	Number
Rent from a housing association	2
Shared ownership	1
Buy on the open market	3
Rent from a private landlord	0
Not specified	2

## Income

The income breakdown of households is as follows:



## Rented accommodation

Where households had a preference for rented accommodation they were asked to indicate the level of weekly rent they could afford. A number of households gave this information even though their preference was not for rented accommodation.

	Number
Up to £50	0
£51 to £100	3
£100 to £150	0
Over £150	1
Not specified	4

### Shared ownership

Where households had a preference for shared ownership they were asked to indicate the likely mortgage they could raise. A number of households gave this information even though their preference was not for shared ownership however.

	Number
Up to £50,000	0
£50,001 to £60,000	1
£60,001 to £70,000	0
£70,001 to £80,000	1
£80,001 to £90,000	0
£90,001 to £100,000	1
£100,001 to £110,000	0
£110,001 to £120,000	1
£12,001 to £130,000	0
Over £130,000	0
Not specified	4

### Waiting list

2 households indicated they were on the District Council's waiting list, 5 indicated they were not, 1 household did not specify.

### Ethnicity

7 households indicated the household 'head' was white, British. 1 household did not specify.

### *Type/tenure breakdown*

The following table provides a breakdown of type/tenure need in Long Compton. A number of rules were used to compile this table.

- The table displays actual need as far as the data can indicate not aspiration. Where 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. This applied to 3 households.

- The table takes into account the need to have a room to work from home.
- 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 Long Compton and Shipston on Stour 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 Long Compton and Shipston on Stour area can be seen as Appendix 2.
- Where households indicated a preference to buy on the open market, their financial ability to do so was clarified using the information provided by the household concerned. One of the households that indicated a preference to buy on the open market could not afford to do so and was therefore categorised as being in need of shared ownership housing.

<b>Urgency</b>	<b>Tenure</b>	<b>Size/Type</b>	<b>Support</b>
Immediate	Rent from a HA	2 bed house	No
Not specified	Shared ownership	3 bed house	No
Within 2 years	Buy on the open market	4 bed house	No
Within 2 years	Rent from a HA	2 bed house	No
Within 5 years	Rent from a HA	2 bed bungalow	No
Within 5 years	Rent from a HA	2 bed house	No
Within 5 years	Rent from a HA	3 bed house	No
Within 5 years	Shared ownership	3 bed house	No

## **Conclusions**

The information gained from this survey demonstrates a need for:

- 3 x 2 bed houses to rent from a housing association
- 2 x 3 bed house for shared ownership
- 1 x 4 bed house to buy on the open market
- 1 x 2 bed bungalow to rent from a housing association
- 1 x 3 bed house to rent from a housing association

Only 2 of the households that responded to the 2001 survey also responded to this latest survey, even though all the respondents to the 2001 survey were

asked to express their housing need again. There are a number of possible reasons for this:

- Some of the 6 households that responded to the 2001 survey but did not respond to the latest survey have met their housing needs through alternative means.
- Some of the 6 households expect to meet their housing needs through the Kingstone Farm scheme.
- Some of the 6 households did not complete the latest survey because they felt their housing need had been expressed previously.

Only one of the 2 households that responded to both surveys is in need of a 2 bedroom house to rent from a housing association. This fact would lend some weight to the second option above.

### **Next steps**

The next step will be for the results of this survey to be adopted by both Long Compton Parish Plan Working Party and Long Compton Parish Council.

Upon completion of the Parish Plan, the District Council will hopefully adopt parts of the Plan as supplementary planning guidance. This survey should be one of those parts adopted.

The Kingstone Farm proposal will satisfy some of the needs identified through this survey. Other housing needs will remain unsatisfied however and the Parish Plan process could be used to identify further suitable development sites. The Rural Housing Enabler and Warwickshire Rural Housing Association should be involved with this.

### **Acknowledgements**

Thanks are given to:

- James Walton, Chairman of the Long Compton Parish Plan Working Party
- Ken Treadaway, Long Compton Parish Plan Working Party
- All those volunteers who helped distribute the survey forms

### **Appendices**

- Appendix 1 Housing needs survey form
- Appendix 2 Property prices information
- Appendix 3 Census data for Long Compton Parish

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**Addendum**

In mid January 2005, an additional survey form was returned. The household had a valid local connection and affordable housing need. The need was for a 2-bed house for shared ownership. The household was one of those that responded to the 2001 survey. This means the type/tenure breakdown is:

<b>Urgency</b>	<b>Tenure</b>	<b>Size/Type</b>	<b>Support</b>
Immediate	Rent from a HA	2 bed house	No
Not specified	Shared ownership	3 bed house	No
Within 2 years	Buy on the open market	4 bed house	No
Within 2 years	Rent from a HA	2 bed house	No
Within 5 years	Rent from a HA	2 bed bungalow	No
Within 5 years	Rent from a HA	2 bed house	No
Within 5 years	Rent from a HA	3 bed house	No
Within 5 years	Shared ownership	2 bed house	No
Within 5 years	Shared ownership	3 bed house	No

Or:

- 3 x 2 bed houses to rent from a housing association
- 2 x 3 bed house for shared ownership
- 1 x 4 bed house to buy on the open market
- 1 x 2 bed bungalow to rent from a housing association
- 1 x 3 bed house to rent from a housing association
- 1 x 2 bed house for shared ownership