



# GAYDON PARISH HOUSING NEEDS SURVEY



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**Warwickshire Rural Housing Association**  
in partnership with Warwickshire Rural Community Council  
and Gaydon Parish Council

**June 2006**

# CONTENTS

1	Introduction .....	3
2	Purpose of the survey .....	3
3	Average house prices .....	3
4	Planning Context .....	4
5	Respondents' details.....	5
6	Age profile.....	6
7	Household size and mix.....	7
8	Tenure of respondents.....	8
9	Property types.....	9
10	Sustainability issues.....	10
11	Local support for a small housing development.....	12
12	Housing needs analysis .....	13
13	Conclusions and recommendations.....	14
14	Acknowledgements.....	15
15	Contact details .....	15
	Appendix A: Comments regarding facilities.....	16
	Appendix B: Respondent comments regarding the development of a small-scale affordable housing development for local people.....	17

## 1 Introduction

In November 2005 the Rural Housing Enabler for Warwickshire Rural Community Council (WRCC) was invited to a meeting of Gaydon Parish Council to discuss undertaking a housing needs survey for the parish.

A housing needs survey form was approved by the Parish Council and a copy of the form was delivered to every household in the parish during February 2006. The return date for the survey was 31 March 2006 and returns were made via a 'Freepost' envelope directly to Warwickshire Rural Housing Association (WRHA).

WRHA were asked by the WRCC to undertake the analysis of the responses from the survey in order to maintain the confidentiality of respondents' details. WRHA is a specialist rural housing association that works with parish councils and local authorities to investigate the need for and provide affordable homes in villages throughout the county.

## 2 Purpose of the survey

The aim of the survey was to assess local housing needs, i.e. housing needs within and relating to the parish of Gaydon.

## 3 Average house prices

Data from the Land Registry shows the following average house prices for Gaydon (CV35 0\*\*) based on sales between January and March 2006:

Detached - £327,630 based on 5 sales during the period. The UK average = £294,403

Semi- Detached - £297,900 based on 5 sales during the period. The UK average = £173,667

Terraced – too few sales. Oct – Dec 05 £195,666 based on three sales. The UK average = £150,335

## 4 Planning Context

Nationally there is a widespread policy of restraint on the development of new housing in rural areas. However, chapter 18 of PPG 3: Housing (amendment January 2005) recognises the importance of affordable housing in rural areas to meet the needs of local people and '*...contribute to the delivery of sustainable communities.*' At a local level this policy is expressed by Stratford-on-Avon District Council's Local Plan Review 1996 – 2011, Revised Deposit Draft January 2003, policy CTY 5 'Housing "exception" schemes' that states:

*'The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted'*

Policy CTY5 allows for the development of affordable housing in rural areas where:

- It has been demonstrated that there is a local and long-term need for affordable housing.
- The content of the scheme reflects and can reasonably meet the identified local need.
- The scheme has been initiated by the local community concerned and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan.
- Satisfactory prior arrangements have been made for the management and occupation of the properties to ensure that the homes provided will meet the identified local need both initially and in perpetuity.

In practice the fulfilment of the final point of this policy is subject to a planning condition (known as a Section 106 agreement) being placed on the development that limits the occupation of the homes to people with a local connection. In this context a local connection is usually defined as:

- An individual or household currently living in the parish concerned.
- An individual or household that has lived in the parish concerned, but who has moved away in order to find suitable and/or affordable accommodation.
- A household containing an individual who works in the parish concerned.
- A household containing an individual who was born in the parish concerned.
- A household containing an individual who has close relative in the parish concerned.

## 5 Respondents' details

Approximately 170 survey forms were distributed and 36 were received in return. This equates to a response rate of 21% which is considered to be reasonable for this type of survey because people generally respond for one of three reasons:

- a) to express a need for alternative accommodation,
- b) to offer their support in principle to the idea of a small housing scheme for local needs,
- c) to state their opposition to the development of a small housing scheme for local needs.

All 36 responses<sup>1</sup> were included in the remainder of this analysis. The total number of people represented by the returned survey forms was 87 across all age groups.

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<sup>1</sup> For the purposes of this document the term respondent refers to an individual survey form. This often represents a household containing more than one person.

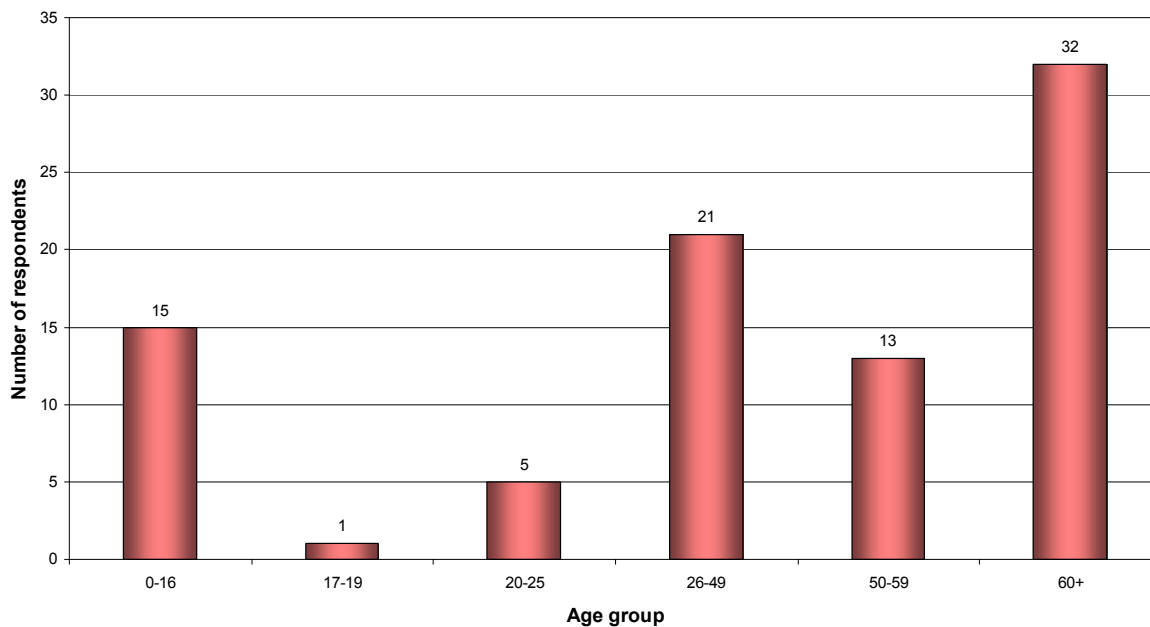
## 6 Age profile

The following chart shows the age profile of the 87 people captured by the 36 returned survey forms. It can be seen that the largest group of respondents are in the +60 years age group. The data underlying the graph shows that of the 19 households that these 32 people make up, 17 have no one under 60 years of age in residence.

The next largest age group is the 25 – 49 years group. This group represents just over 24% of the people responding to the survey. A majority of this group represent family households with a healthy number of 0 – 16 year old children present.

Altogether the profile shows a healthy mix of age ranges at present with the over 60s (36%) being outweighed by the under 60s (64%). A number of factors will play a role on maintaining a good diversity of age ranges, and the availability of affordable housing for young people growing up in the parish will be one of them.

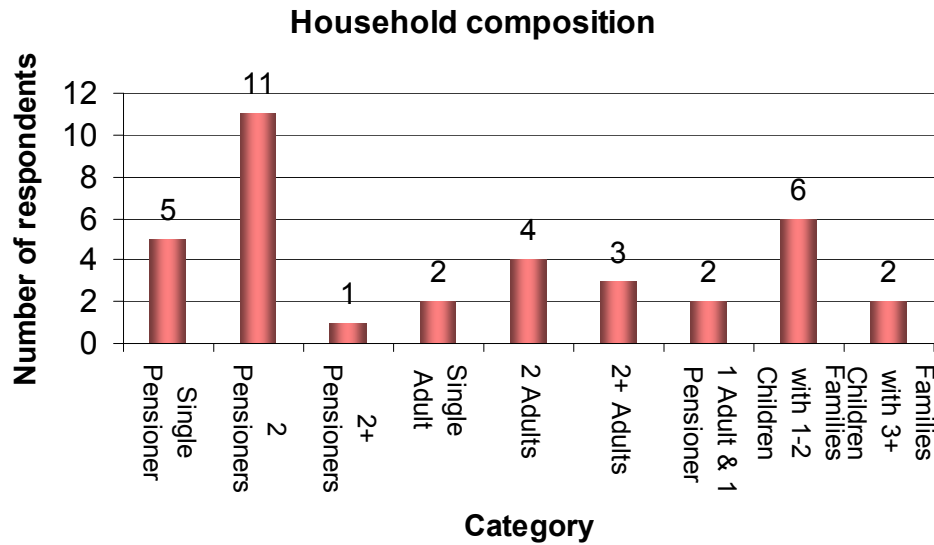
**Age profile of respondents**



## 7 Household size and mix

The following chart shows the number of **households** in each size/mix category. The highest level of response was from the '2 pensioner<sup>2</sup>' households, although when combined the families with children group is nearly equal to this. The next largest group are the 'Families with 1 – 2 children', making up nearly 17% of the respondent households.

The average household size for the respondents = 2.41 persons per dwelling.

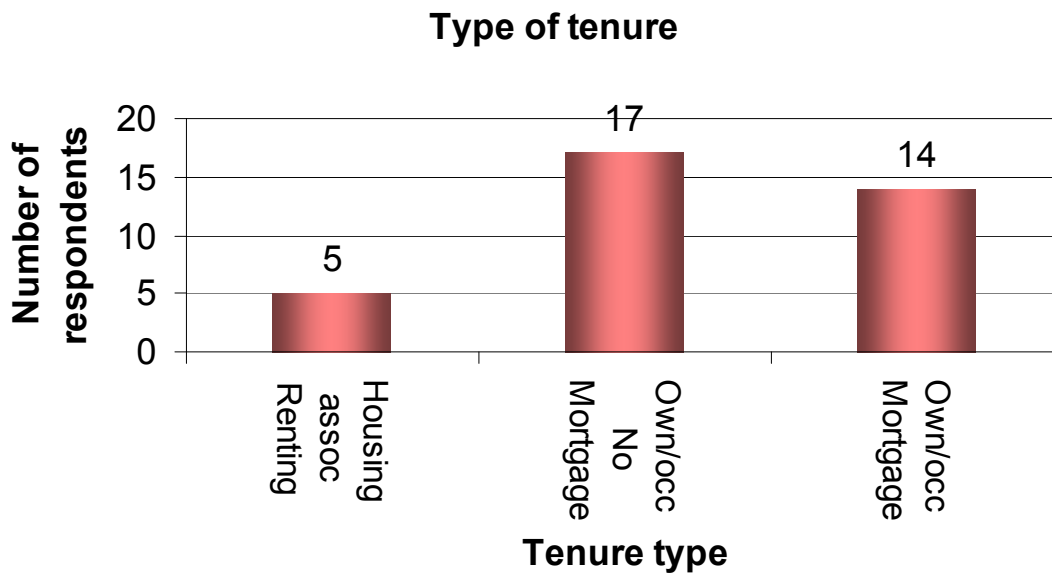


<sup>2</sup> The term 'Pensioner' refers to anybody over 60 years of age.

## 8 Tenure of respondents

The following chart shows the current **household** tenure across the 87 respondents. Owner-occupiers make up just over 86% of the total number of respondents. The largest overall group, over 47%, are owner occupiers without a mortgage. This is normal for a survey with a large over 60s age group of respondents who account for over 82% of this tenure group.

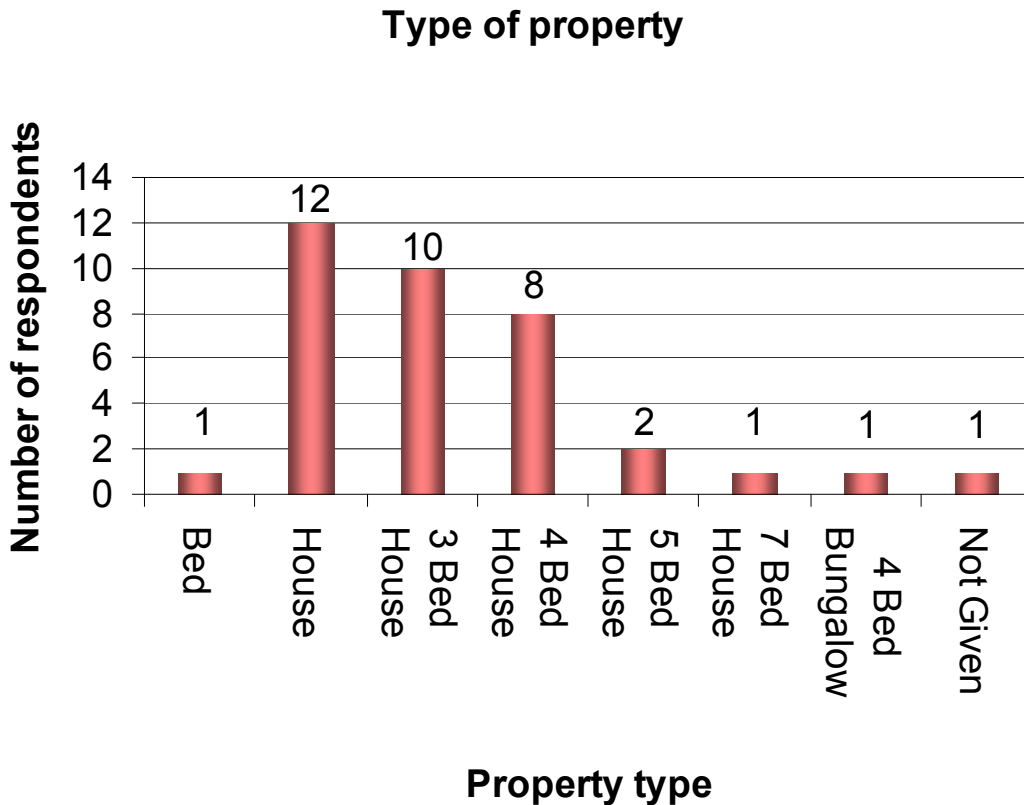
Accommodation in the 'social' sector makes up 13.9% of the total (16 people). It would appear from this graph that a majority of respondents are adequately housed. However, the Parish Council is advised to bear in mind the number of pensioner households represented by the survey. A greater need for alternative accommodation (downsizing / single level) may emerge over the next decade.



## 9 Property types

The following chart shows the types of dwellings that respondents currently live in. The categories of 'House' and 'Bung' exist due to incomplete information regarding the number of bedrooms from these respondents. Unfortunately this accounts for over 36% of responses to this question.

The two largest specific categories are 3 bedroom houses and 4 bedroom houses, which is not untypical for a rural parish. There may be a lack of smaller properties available which, if this is the case, may reduce the ability of young families and first time buyers to enter the property market.



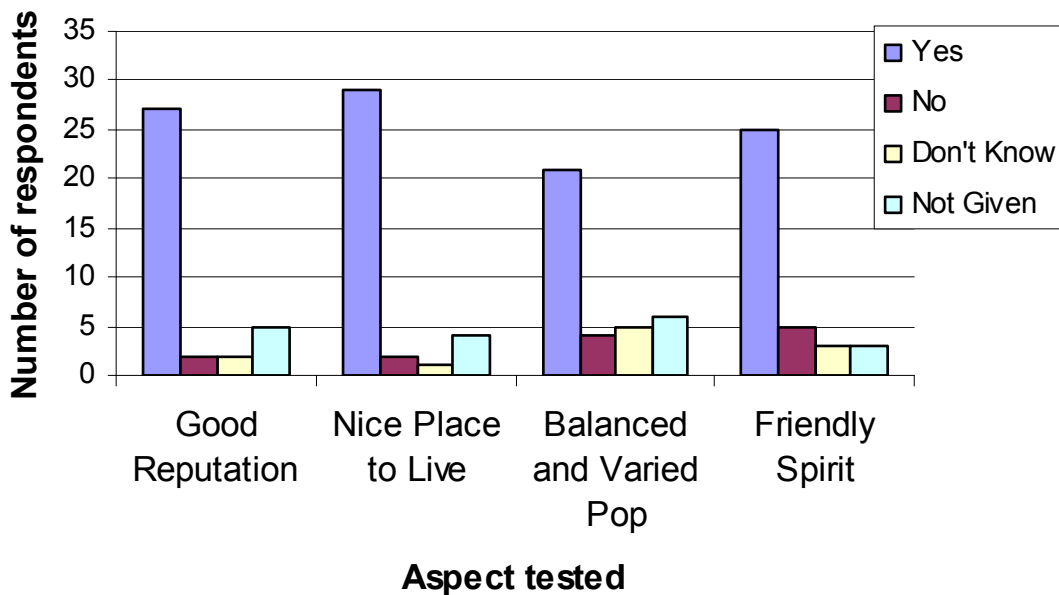
## 10 Sustainability issues

Respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in the parish of Ilmington. This was done to build-up a picture of life in the parish, and to identify any issues/problems that could threaten the long-term sustainability of the parish.

Information relating to the sustainability of a settlement is important to assess whether any affordable homes that are subsequently provided will in themselves be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when providing new homes.

The first chart shows respondents' views about the benefits to living in Ilmington. The majority of respondents think the parish has a good reputation, is a nice place to live, and has a balanced and varied population and a friendly spirit.

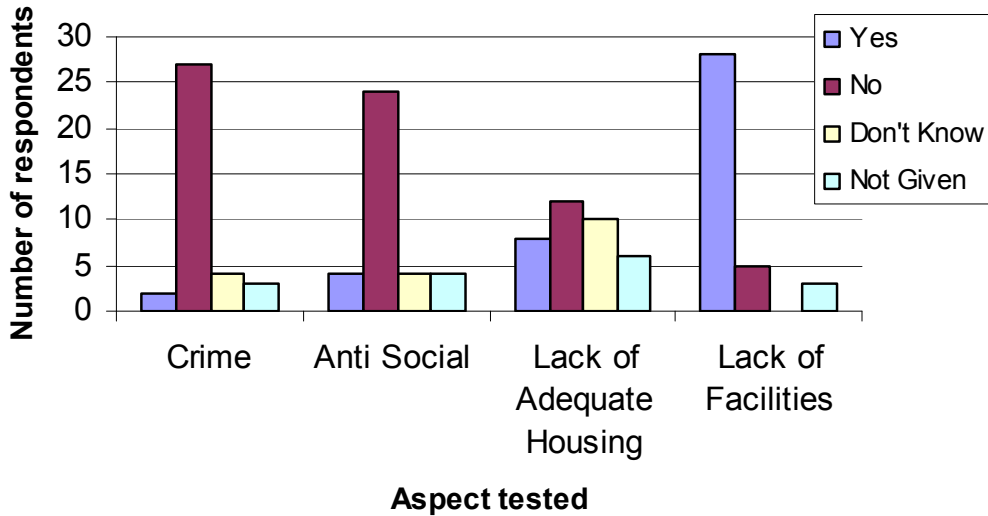
**Positive aspects of living in the parish**



The second chart shows respondents' views about negative issues that might exist in the parish. This is more of a mixed bag of views. Again, the social sustainability of the parish is confirmed in the perceived low level of crime and antisocial behaviour.

22% of respondents did feel that there was a lack of adequate housing. A majority of respondents (nearly 78%) felt that there was a lack of facilities within the parish. The facilities thought to be lacking by the respondent are given in appendix A.

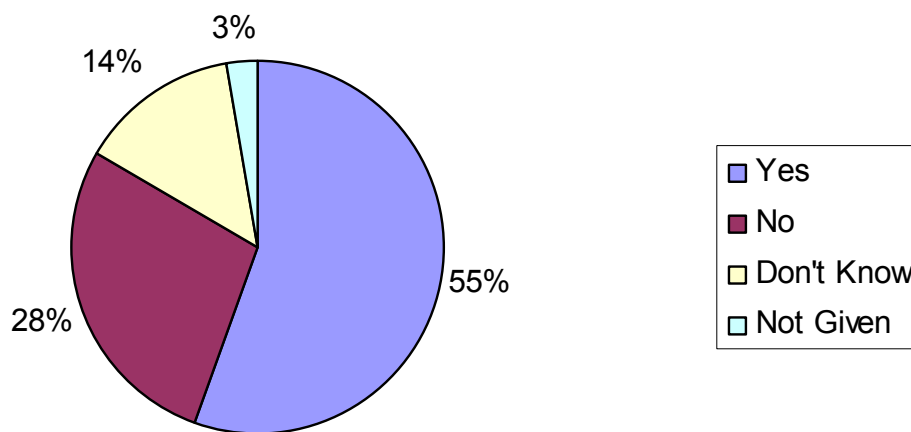
**Negative aspects of living in the parish**



## 11 Local support for a small housing development

The chart below shows the level of support within the community for the possible future provision of a small housing development of affordable homes for local people being developed within the parish. All 36 respondents completed this part of the survey form and a majority (20) stated that they would be in favour of such a scheme. Many went on to state their reasons for supporting / not supporting such a scheme, or stating the conditions that should be placed on the development of such a scheme. Their comments are reproduced verbatim in appendix B.

### Level of support for a small housing scheme



## 12 Housing needs analysis

Of the 36 returns, 35 were from people who would be considered as adequately housed and therefore would not be looking for alternative accommodation in the next 5 years. These respondents completed the survey form primarily to offer their support or objection towards a 'local needs' housing development, to give their comments regarding the 'sustainability' of Gaydon and comment on its facilities. They were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing within the next five years is concerned there is 1 return where the respondent has given specific details of their housing need.

The following lists the response identifying what type of housing they would prefer and our assessment of their need.

RESPONDENT	PREFERENCE	REALITY
Parent and offspring, both over 60 with offspring providing support for parent. Resident in parish for over 40 years. Currently renting a house from a housing association. Require single level accommodation.	2 Bed Bungalow Rented	2 Bed Bungalow. Rented.

Therefore the housing needs derived directly from this survey are:

**1 x 2-bed bungalows for rent**

## 13 Conclusions and recommendations

Warwickshire Rural Community Council in partnership with Gaydon Parish Council and Warwickshire Rural Housing Association has conducted a detailed study of housing need in the parish of Ilmington. The survey has not only investigated housing needs, but also ascertained residents' views regarding life in the village, as well as identifying local support for a development to meet local needs.

The survey indicates only one housing need in the parish. Other sources of housing needs information should, however, be considered in these conclusions and recommendations. The housing waiting list managed by Stratford on Avon District Council indicates the following households in need of alternative accommodation, all with a local connection to Gaydon parish:

- Single person household x 2
- Two adult household x 2
- Three child household x 2
- Four + child household x 1

In terms of specific needs, this equates to:

- ◆ 4 x 2 bed flats or houses for rent
- ◆ 2 x 3 bed houses for rent
- ◆ 1 x 4 bed house for rent

On the basis that the person in need of the 1 x 2 bed bungalow for rent identified through this survey is not registered on the waiting list, this means that 8 separate households have been identified as being in need in Gaydon parish. The specific needs are:

- ◆ 1 x 2 bed bungalow for rent
- ◆ 4 x 2 bed flats or houses for rent
- ◆ 2 x 3 bed houses for rent
- ◆ 1 x 4 bed house for rent

WRHA recommends that Gaydon Parish Council:

- a. expresses a commitment to meeting the identified housing needs of the community, and
- b. with the assistance of the Rural Housing Enabler for Warwickshire Rural Community Council carries out an exercise to investigate possible development sites to meet these needs.

A scheme of new affordable houses would alleviate the current housing need for those who cannot afford to secure a suitable property in Gaydon, but wish to stay in the parish or return to be close to family members that are currently resident.

As a further recommendation the Parish Council is urged to carry out a further survey in three years time. This is to monitor the needs of both the over 60+ years age group and the younger age group who may, at this point, be struggling to find suitable accommodation within the existing housing stock.

## 14 Acknowledgements

Warwickshire Rural Community Council and Warwickshire Rural Housing Association would like to thank Jonathan Crowe, Chairman of Gaydon Parish Council, Corrine Hill, Clerk to Gaydon Parish Council and all those people who helped distribute survey forms.

## 15 Contact details

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## **Appendix A: Comments regarding facilities**

The following is a list of comments (wants) provided by respondents to the Housing Needs Survey:

Village shop:	17 respondents listed this as a facility lacking in the parish
Post Office:	11 respondents listed this as a facility lacking in the parish
Play equipment:	1 respondents listed this as a facility lacking in the parish
School:	1 respondents listed this as a facility lacking in the parish
Bus service:	1 respondents listed this as a facility lacking in the parish

## Appendix B: Respondent comments regarding the development of a small-scale affordable housing development for local people.

The following comments were received from respondents to the Housing Needs Survey regarding their feelings about the development of a small-scale affordable housing scheme for local people. They are reproduced verbatim:

- Need smaller affordable housing.
- One small scheme rather than several – we are a very small village. Important – not large houses. There are enough of those.
- There are at least 4 flats in St. Marks Close which are not fully occupied. I suggest we look at these properties for local people if they fit their requirements. Secondly Gaydon suffers from a lack of facilities so another suggestion would be that this survey should look at Lighthorn Heath and Temple Herdwick housing for 'local people'. Both of these villages have better facilities than Gaydon.
- For single 'older' people. Not to mix younger people with the above as their needs and life styles are very different.
- No larger Housing association homes and most of the 4 bedroom houses occup[i]ed by smaller families.
- No cheaper houses for the young, or small ones for the old.
- Any houses now being built are executive type homes and are beyond the reach of ordinary buyers. If there is no opportunity for younger local people to purchase, eg by shared ownership, the village will suffer and the sense of community will be lost for ever as the people presently trying to maintain community life become older & less able to help
- Any further development would be detrimental to the ambience / aesthetics of the small, rural village of Gaydon
- Small and should blend in with character of village.
- No bungalows for the elderly.
- A good village next to a motorway junction – makes sense to let it grow a bit especially with the slightly cheaper range of housing. Definitely yes because a lot of people like Gaydon and can't afford it.
- Lack of starter homes. Such a scheme would also bring more young people to the village.
- Lighthorn Heath and Temple Hardwycke offer numerous low cost starter homes at 'reasonable' prices – both are within one mile of the centre of Gaydon. We also have St.Marks Close for low cost rentals. There is absolutely no need for additional housing – also the infrastructure (schools, etc) is inadequate.