



# **BRAILES HOUSING NEEDS SURVEY**

**Survey commissioned by Brailes Parish  
Council in partnership with South  
Warwickshire Housing Association and  
Warwickshire Rural Community Council**

**Analysis by Charles Barlow, Rural Housing  
Enabler for Warwickshire Rural Community  
Council**

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## **1. Summary of results**

Approximately 450 housing needs survey forms were distributed and 97 forms were returned. This equates to a response rate of 22%, a rate considered reasonable for a survey of this type.

8 respondents expressed a need for alternative housing. The specific needs are:

### **Immediate**

2 x 3 bed houses to rent from a housing association  
1 x 2 bed house for shared ownership  
1 x 3 bed house for shared ownership

### **Within the next 2 years**

2 x 2 bed flats or houses to rent from a housing association

### **2 – 5 years**

1 x 2 bed flat or house to rent from a housing association

### **5+ years**

1 x 2 bed house for shared ownership

## **1. Introduction**

Brailes Parish Council commissioned a local housing needs survey in January 2006 as a response to an action point in the Brailes and Winderton Parish Action Plan 2005.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as per Policy COM.1 of Stratford on Avon District Council's Revised Deposit Draft Local Plan. Such schemes are referred to as 'Local Choice' schemes.

The survey form was essentially a standard form, previously used for many parish-level surveys across Warwickshire. A survey form was delivered to every house in the parish. A copy can be seen as Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure,

property type and size. Positive and negative aspects to life in the parish were explored and the opinions of parishioners towards a small housing scheme based on the needs of local people were sought.

Only households with or containing a specific housing need were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information, e.g. that relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler for analysis via a 'Freepost' envelope. Analysis took place in March 2006.

### **3. Planning context**

Planning policy at all levels {national, regional and local} imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances where new housing would meet an identified local need.

Policy COM.1 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 helping to support and build rural communities. Policy COM.1 describes the circumstances in which a housing scheme designed to meet local needs might achieve planning consent. In this context 'local' means parish level. 'Housing needs' refers to all forms of need, both 'affordable', i.e. houses to rent from a housing association or shared ownership, as well as owner-occupier needs.

Policy COM.1 applies to all 'Local Centre Villages' in Stratford on Avon District and Brailes is classified as one such settlement. The policy encourages communities to explore their housing needs, ideally as part of a parish plan or the equivalent.

Any housing that may be provided as a result of this survey would be subject to a planning condition, known as a Section 106 agreement being placed on the development. This would limit occupation of the homes to people with a local connection in the first instance and ensure the homes are retained in the social housing sector in perpetuity. In this context a 'local connection' is defined as:

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

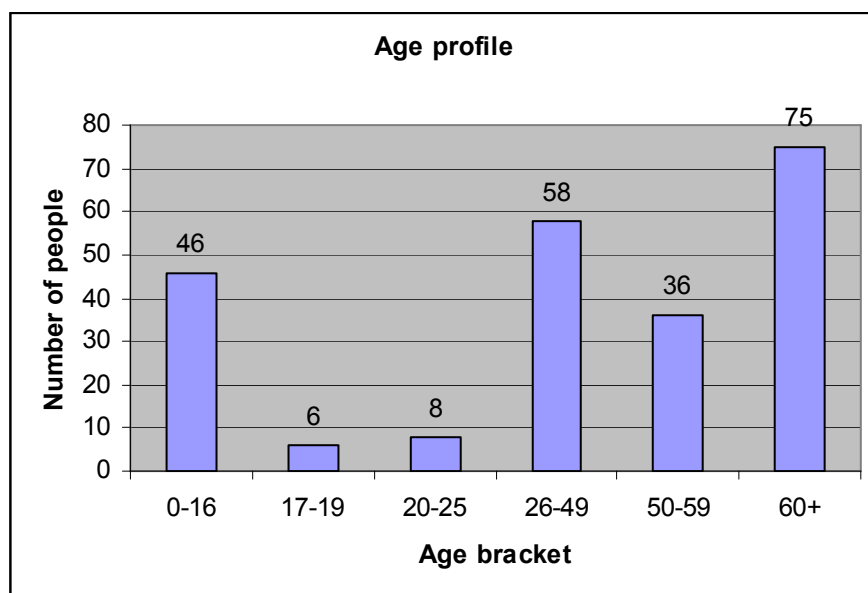
#### 4. Results – Contextual information

A total of 97 survey forms were returned equating to a response rate of 22%. A response rate of between 20 and 30% is considered to be reasonable for a survey of this type because people generally respond for one of three reasons:

- To express a housing need.
- To offer support in principle to the idea of a small housing scheme for local needs.
- To state opposition to the idea of a housing scheme.
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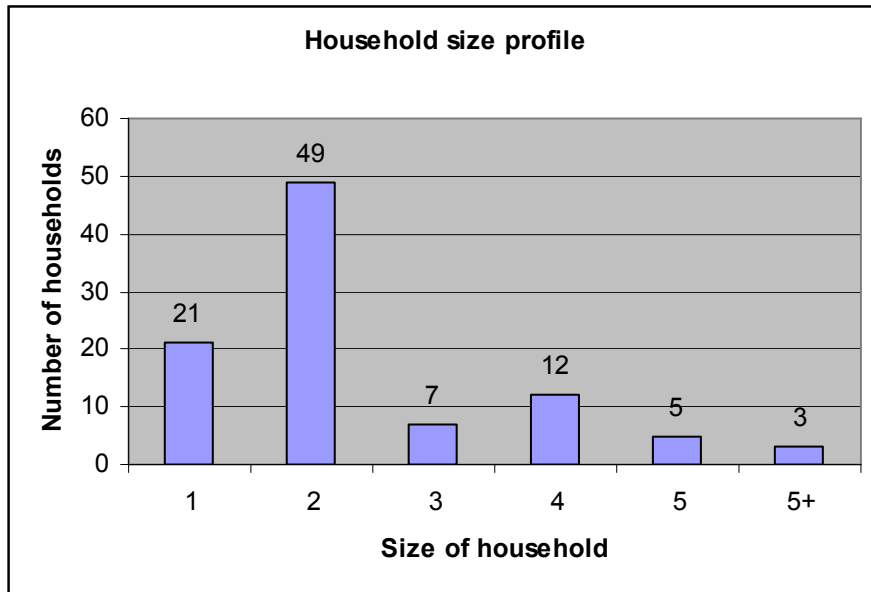
##### i) Age profile (97 responses, 229 people)

The following chart shows the age profile captured by the survey returns. The chart appears to show an ageing population, although the age brackets distort the overall picture. Nevertheless there is a considerable lean towards older age groups.



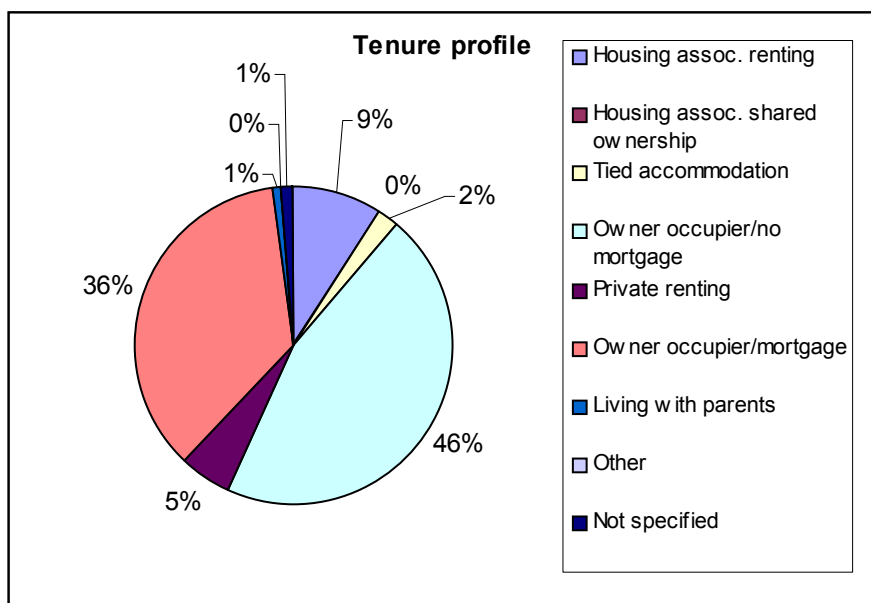
## ii) Household size profile (97 responses)

The data collected from the age question can be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 1 and 2 person households. The mean average household size is 2.36 people.



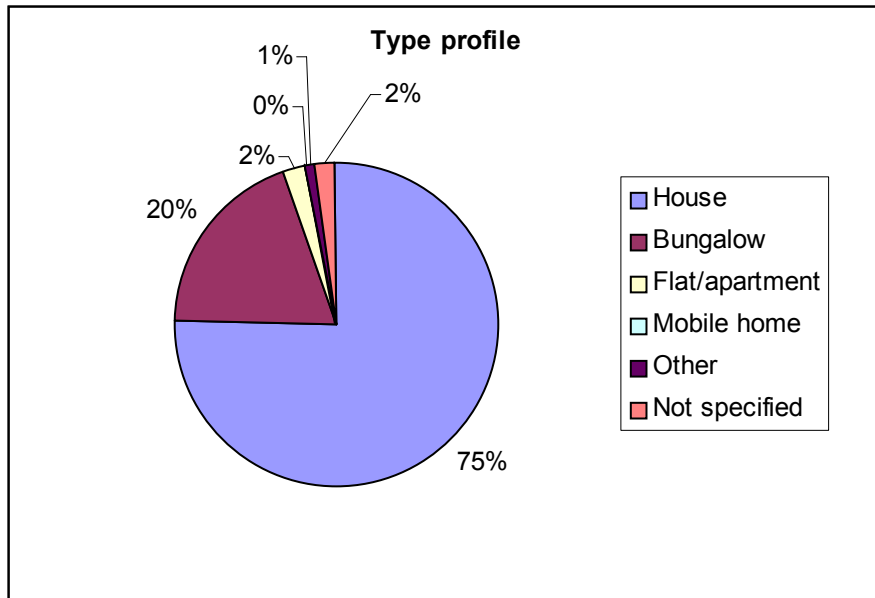
## iii) Dwelling tenure profile (97 responses)

The following chart shows the dwelling tenure profile across the respondents. In a pattern typical for villages across south Warwickshire owner-occupiers represent over 80% of the total. Tenures traditionally considered to be within the 'social sector' represent less than 10%.



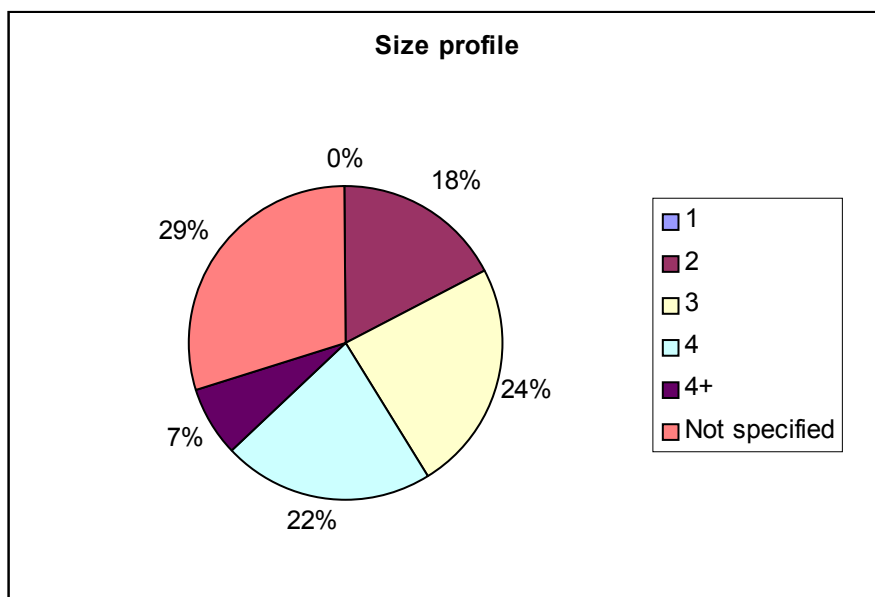
**iv) Dwelling type profile (97 responses)**

The chart below shows the types of dwellings that respondents live in. Perhaps unsurprisingly houses represent the largest factor. The small number of flats is noticeable.



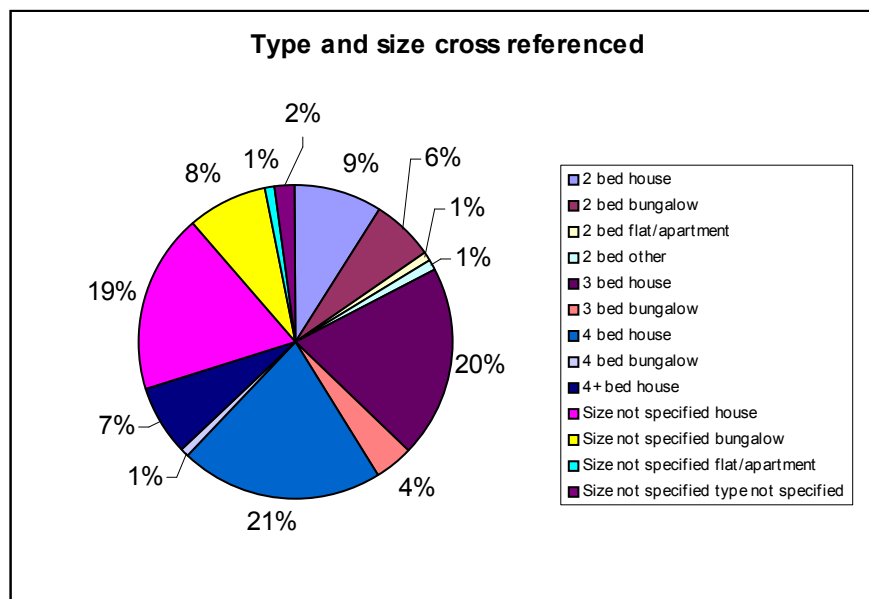
**v) Dwelling size profile (97 responses)**

The following chart shows the sizes of dwellings that respondents live in. A large number of respondents omitted to fill in this part of the survey form, perhaps because they thought that giving this information might identify their home.



**vi) Dwelling type and size profiles cross referenced (97 responses)**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. This can be seen in the following chart. 4 bedroom houses emerge as the largest single factor, closely followed by 3 bedroom houses.

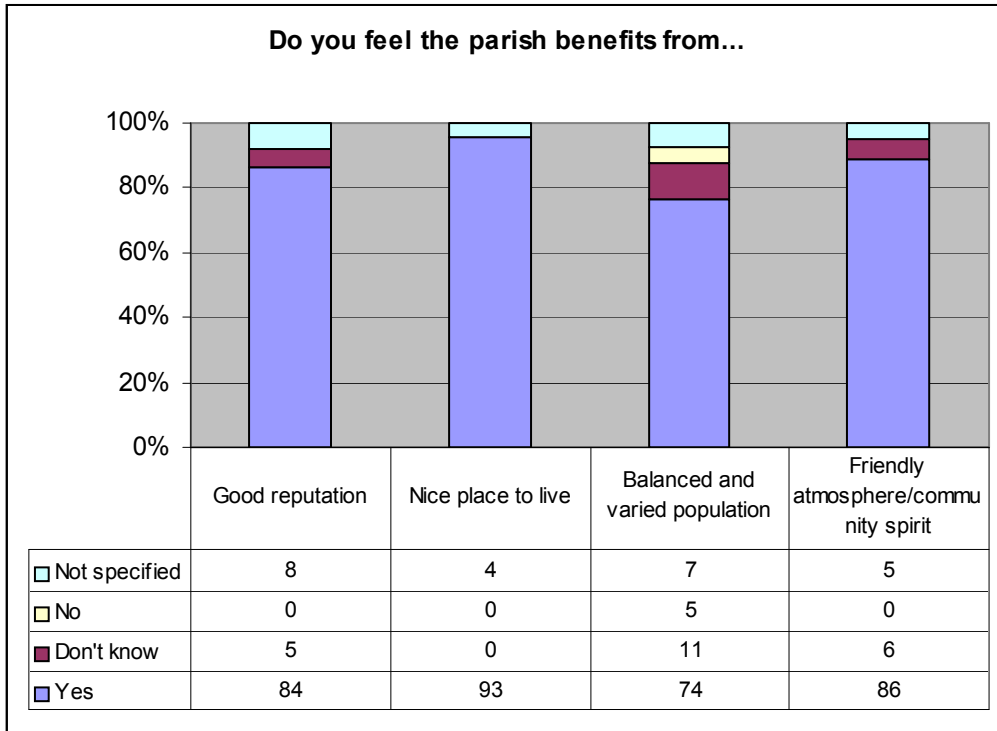


**vii) Life in the parish: positive and negative aspects (97 responses)**

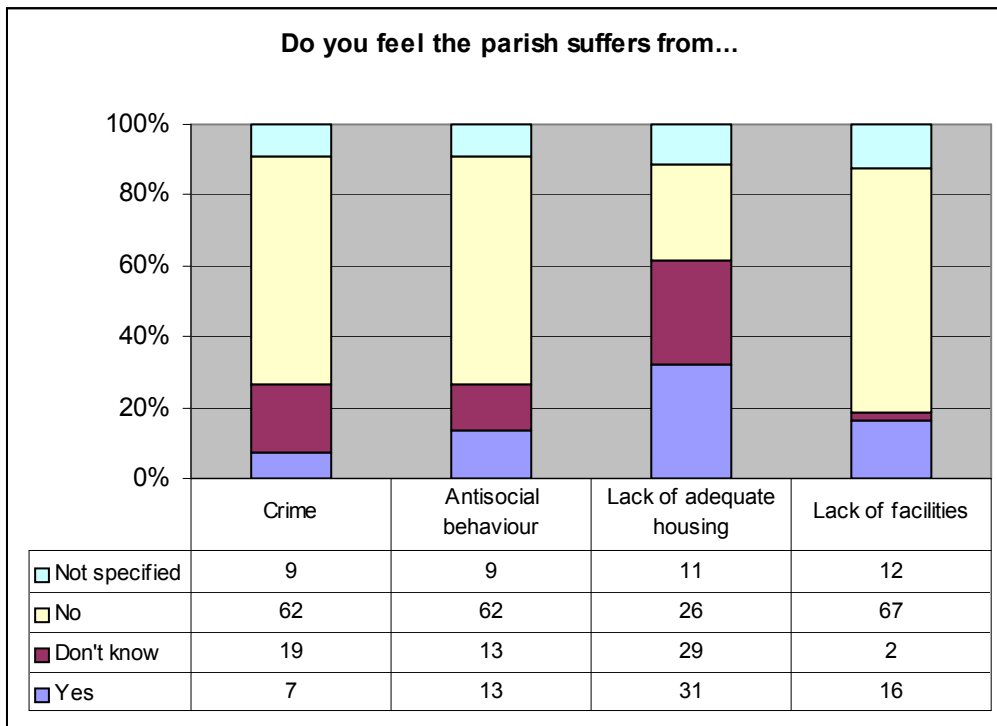
Respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Brailes parish. This was done to build-up a picture of life in the parish and also to identify any issues/problems which could threaten the long-term sustainability of the village.

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 Brailes. 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.



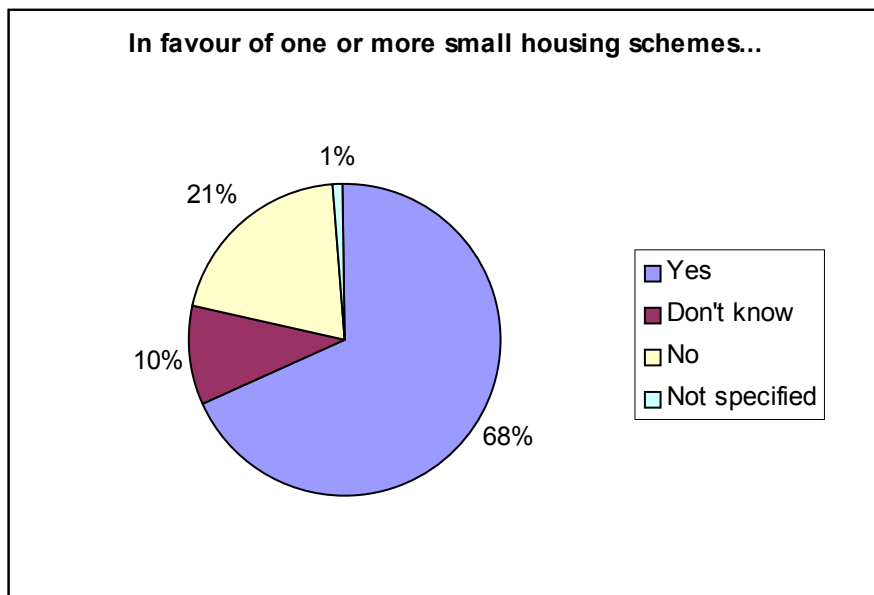
The second chart shows respondents' views about negative issues that might exist in the parish. This is more of a mixed bag of views. Although the majority of respondents think there isn't a problem with crime, antisocial behaviour and lack of facilities, there is a variance of opinion as to whether or not there is a problem with a lack of affordable housing.



As part of the survey respondents were asked to elaborate on their views regarding a lack of adequate housing and a lack of local facilities. These comments can be seen in Appendices B and C of this report.

**viii) Support for one or more small housing schemes (97 responses)**

The chart below shows the level of support within the community for one or more small housing schemes to meet the needs of local people, being built in the parish. The chart shows there is a high level of support amongst the respondents for a small-scale affordable housing scheme. Only 21% of respondents were completely against such a scheme. Comments received from the respondents with regard to the development of such a scheme are shown in Appendix D of this report.

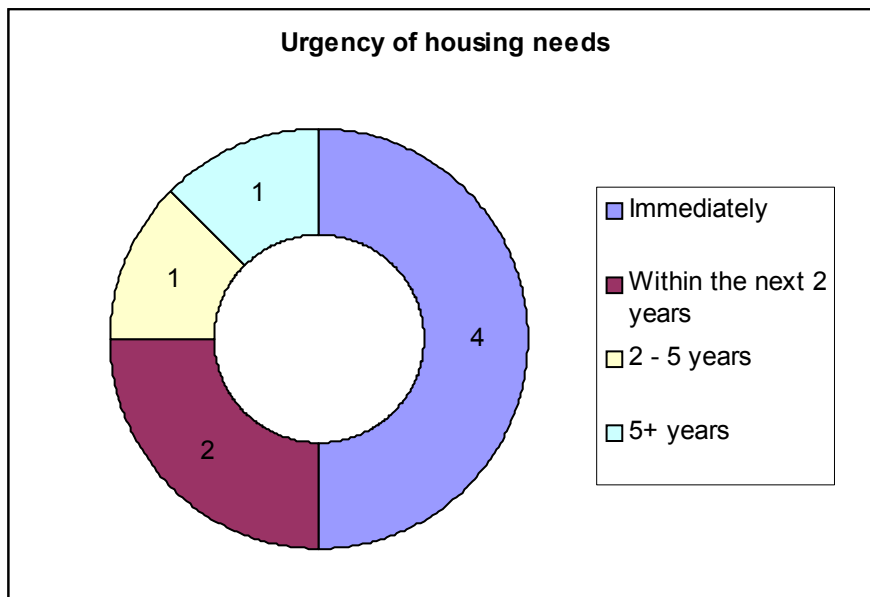


**5. Results – Housing needs information**

8 housing needs were identified from the 97 respondents to the survey. Section 5 provides a breakdown of information from these 8 respondents.

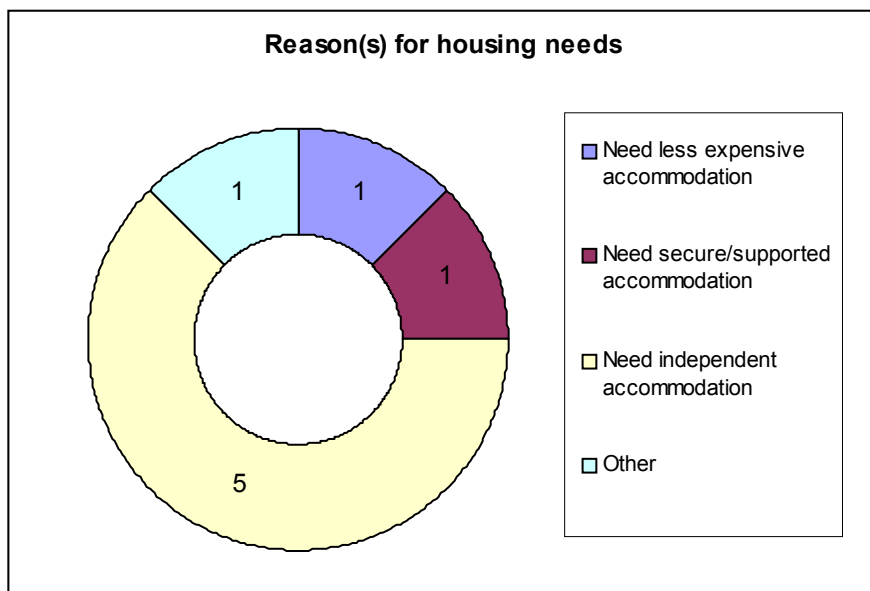
**i) Urgency of housing needs - breakdown (8 responses)**

The following chart shows the urgency of the 8 housing needs.



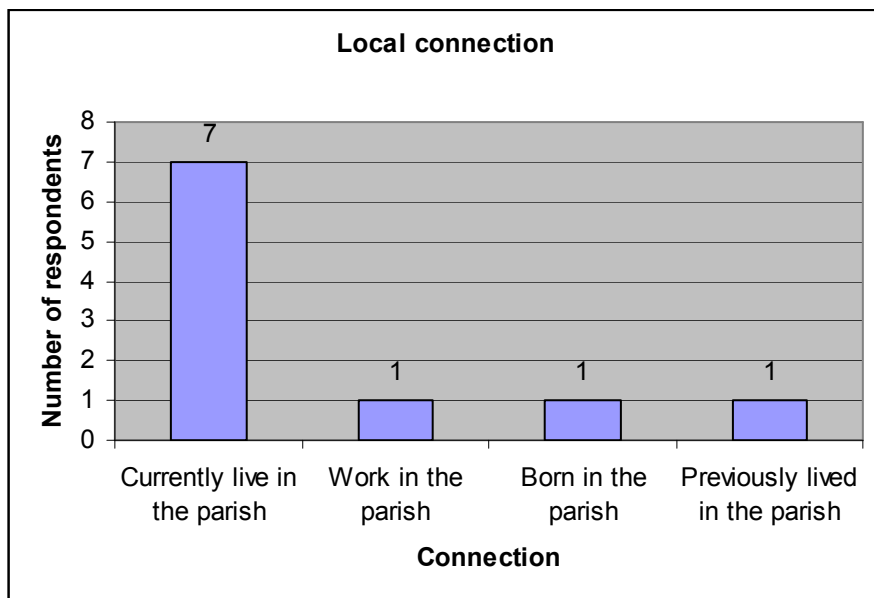
**ii) Reason(s) for housing needs – breakdown (8 responses)**

The following chart shows the reasons for the 8 respondents' housing needs. Where more than one reason was specified, the first reason shown on the survey form was counted.



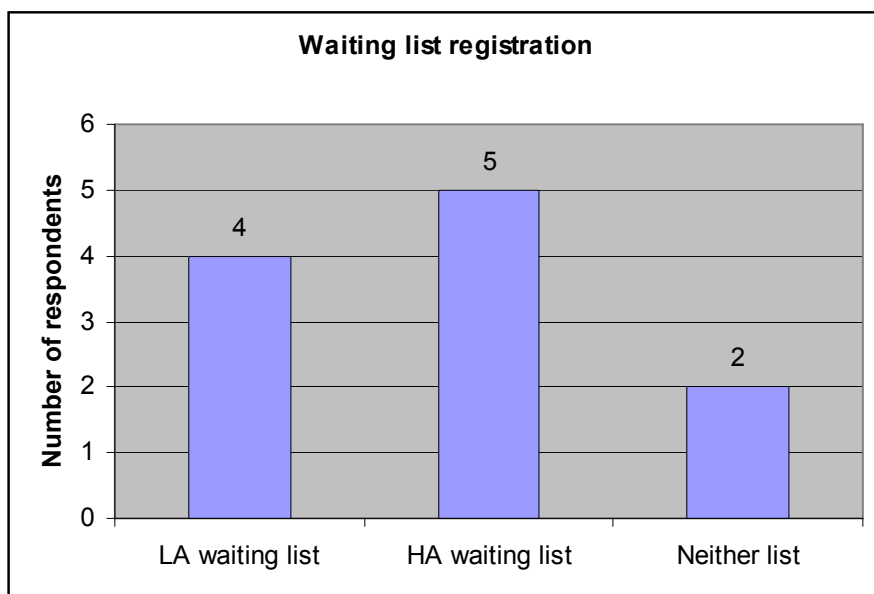
**iii) Local connection – breakdown (8 responses)**

The chart below shows the type of local connection that the 8 respondents have. The one respondent not currently living in the parish is the respondent that had previously lived in the parish.



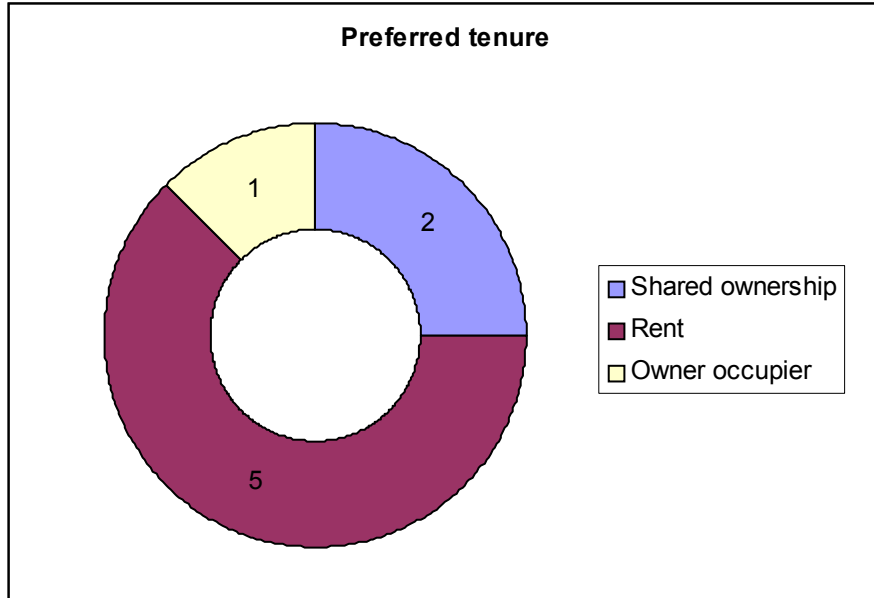
**iv) Waiting list – breakdown (8 responses)**

The following chart shows the number of respondents registered on the local authority waiting list and/or a housing association waiting list.



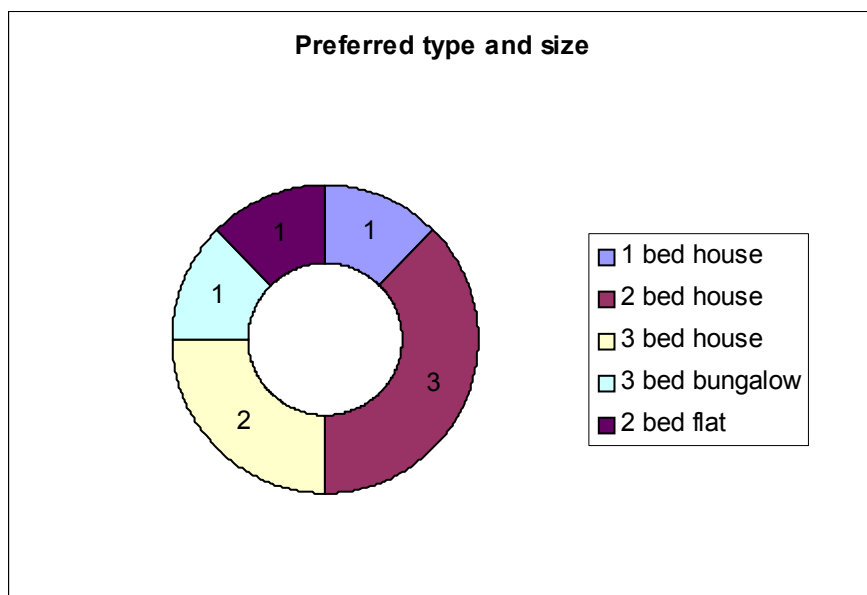
**v) Preferred tenure – breakdown (8 responses)**

The preferred tenures of the 8 respondents are shown in the chart below.



**vi) Preferred type and size – breakdown (8 responses)**

The preferred types and sizes of accommodation expressed by the 8 respondents are shown in the following chart.



**vii) Need for a room to work from home - breakdown (8 responses)**

Respondents were asked whether they had a need for a room to work from home. Only one of the eight respondents answered 'Yes'.

**6. Determination of specific housing needs**

The following table shows the specific housing needs of the 8 respondents. A number of rules were used to compile this table:

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom dwelling. In rural areas, the capacity for housing associations to develop 1 bedroom dwellings is very limited. In terms of occupancy, the flexibility of 2 bedroom dwellings is far greater than 1 bedroom dwellings.
- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable open market property. Research was carried out on property prices in the Brailes area and can be seen as Appendix E of this report. Having assessed whether the respondent 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.
- Where a respondent indicated a preference for owner-occupied housing their financial ability to do so was clarified using income and mortgage capacity information. If a respondent could not afford owner occupied housing they were reclassified as being in need of shared ownership housing under the terms listed above.

| Urgency                 | Local connection verified | Preferred tenure | Preferred type/size | Actual tenure    | Actual type/size    |
|-------------------------|---------------------------|------------------|---------------------|------------------|---------------------|
| 2 - 5 years             | Yes                       | Rent             | 2 bed flat          | Rent             | 2 bed flat or house |
| 5+ years                | Yes                       | Shared Ownership | 2 bed house         | Shared Ownership | 2 bed house         |
| Immediately             | Yes                       | Rent             | 3 bed bungalow      | Rent             | 3 bed house         |
| Immediately             | Yes                       | Owner Occupier   | 3 bed house         | Shared Ownership | 3 bed house         |
| Immediately             | Yes                       | Rent             | 3 bed house         | Rent             | 3 bed house         |
| Immediately             | Yes                       | Shared Ownership | 2 bed house         | Shared Ownership | 2 bed house         |
| Within the next 2 years | Yes                       | Rent             | 1 bed house         | Rent             | 2 bed flat or house |
| Within the next 2 years | Yes                       | Rent             | 2 bed house         | Rent             | 2 bed flat or house |

A full breakdown of the needs can be seen as Appendix F of this report.

## **7. Conclusions**

There is need for the following additional housing in Brailes specifically for local people.

### **Immediate**

2 x 3 bed houses to rent from a housing association  
1 x 2 bed house for shared ownership  
1 x 3 bed house for shared ownership

### **Within the next 2 years**

2 x 2 bed flats or houses to rent from a housing association

### **2 – 5 years**

1 x 2 bed flat or house to rent from a housing association

### **5+ years**

1 x 2 bed house for shared ownership

## **8. Recommendations**

It is recommended that avenues to provide the housing specified in Section 7 are explored. Partners in this process should involve:

- The Parish Council
- Stratford on Avon District Council
- South Warwickshire Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any housing that is intended to meet the needs described in Section 7 should be accompanied by an appropriate planning agreement to restrict occupancy of the homes to people with a local connection, as described in Section 3.

In arriving at the housing needs described in Section 7, the needs of 3 single people have been determined as 3 x 2 bed flats or houses to rent from a

housing association. It is therefore essential that any proposal to develop these 3 dwellings must be accompanied by an understanding on the part of the housing association that single people have priority of occupation over other household sizes.

Catering for the single people of the parish was a concern highlighted in several of the survey returns. There was also concern that some of the dwellings provided at the recently completed Sutton Lane development may have been justified by the needs of single people, but that larger households had actually been allocated the homes. There was a strong message that, if correct, this is not a situation the parish wants to see repeated and so appropriate safeguards need to be imposed in respect of further development.

## **9. Acknowledgements**

Gratitude is expressed to all those who helped distribute survey forms.

## **10. Contact information**

Charles Barlow  
Rural Housing Enabler, Warwickshire Rural Community Council  
25 Stoneleigh Deer Park  
Stareton, Kenilworth  
CV8 2LY  
Tel: 02476 217343  
Email: [charlesb@wrccrural.org.uk](mailto:charlesb@wrccrural.org.uk)

Mrs E M Pogmore  
Parish Clerk, Brailes Parish Council  
The Old Forge  
Upper Brailes  
Banbury  
OX15 5AT  
Tel: 01608 685260  
Email: [margapogmorem@freeserve.co.uk](mailto:margapogmorem@freeserve.co.uk)