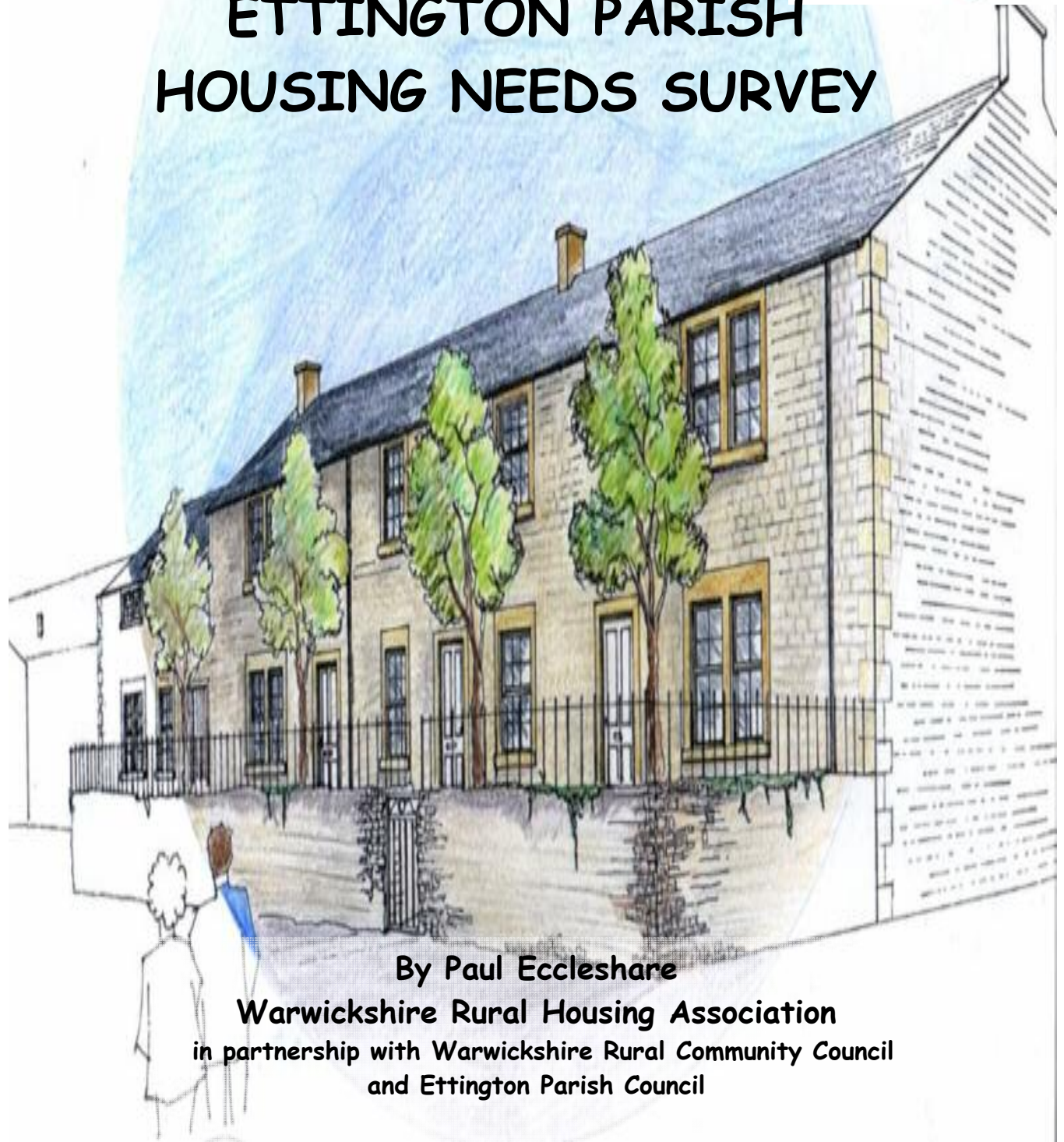




ETTINGTON PARISH HOUSING NEEDS SURVEY



By Paul Eccleshare

Warwickshire Rural Housing Association
in partnership with Warwickshire Rural Community Council
and Ettington Parish Council

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1 Introduction

In November 2005 the Rural Housing Enabler for Warwickshire Rural Community Council (WRCC) was invited to a meeting of Ettington 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 January 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 the respondent's 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 Ettington.

3 Average house prices

Data from the Land Registry shows the following average house prices for Ettington (CV37 7**), based on sales between January – March 2006.

Detached - £430,558 based on 17 sales during the period. The UK average = £294,403

Semi- Detached - £234,574 based on 11 sales during the period. The UK average = £173,667

Terraced - £216,300 based on 10 sales during the period. The UK average = £150,355

4 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 a 'local' need identified by the community

Policy COM.1 (Local Choice) of Stratford on Avon District Council's Revised Deposit Draft (January 2003) Local Plan Review 1996-2011 outlines the method by which local communities can engage with the planning process to bring about developments to meet local housing needs. In this context 'local' means parish level. 'Housing need' refers to all forms of need, both 'affordable', i.e. houses to rent or for shared ownership through a housing association, as well as owner-occupier needs.

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

Occupancy of any dwellings arising from the implementation of Policy COM.1 in Ettington would be subject to the proposed tenant / purchaser meeting the 'local connection' criteria outlined below. The method of controlling the occupancy of new dwellings would be set out in a document known as a Section 106 agreement (S106), which is essentially a set of conditions attached to planning permission. Any housing association managing dwellings upon which such conditions are placed would be legally obliged to adhere to the 'local connection' criteria in perpetuity.

Local Connection Criteria

- A household containing an individual who was born in the parish
- A household currently living in the parish and has done so for a period of at least twelve months
- A household that previously lived in the parish for at least 3 years but has moved away in order to find suitable and/or affordable accommodation.
- A household containing an individual who works in the parish and has done so for at least twelve months.
- A household containing an individual with a close relative currently living in the parish and where this relative has been resident in the parish for at least 3 years.

For the purpose of these criteria the word 'household' is used to describe all types of household composition, including single people, couples, families etc.

5 Respondents' details

Approximately 400 survey forms were distributed and 129 were received in return. This equates to a response rate of 32% which is considered to be excellent 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 129 responses¹ were included in the remainder of this analysis. The total number of people represented by the survey forms was 342 across all age groups.

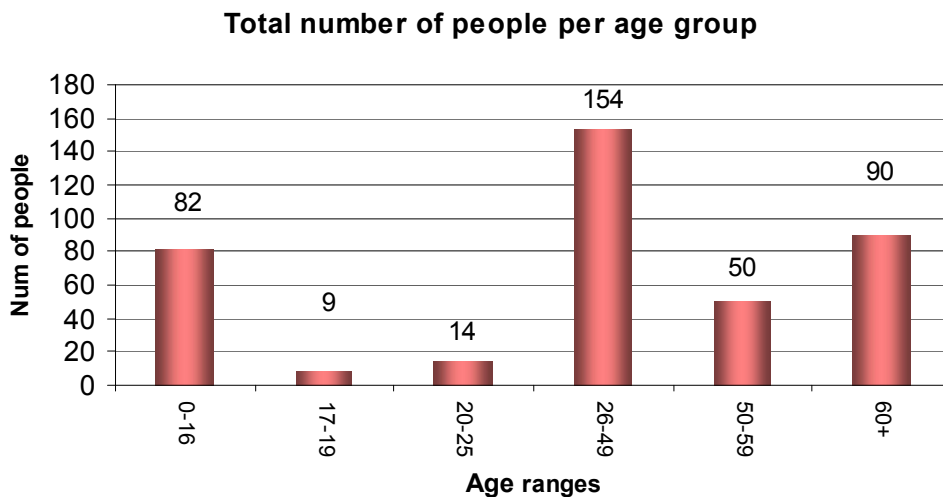
¹ For the purposes of this document the term respondent refers to an individual survey form. This often represents a household containing more than one person.

6 Age profile

The following chart shows the age profile of the 342 people captured by the 129 returned survey forms. The largest age group is the 25 – 49 years group. This group represents just over 28% 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.

It can be seen that the next largest group of respondents are in the +60 years age group. The data underlying the graph shows that nearly 19 % of this group are made up of single person households. Altogether 58 of the households that responded contained an individual over 60 and 40 of these were completely made up of people over 60 years of age.

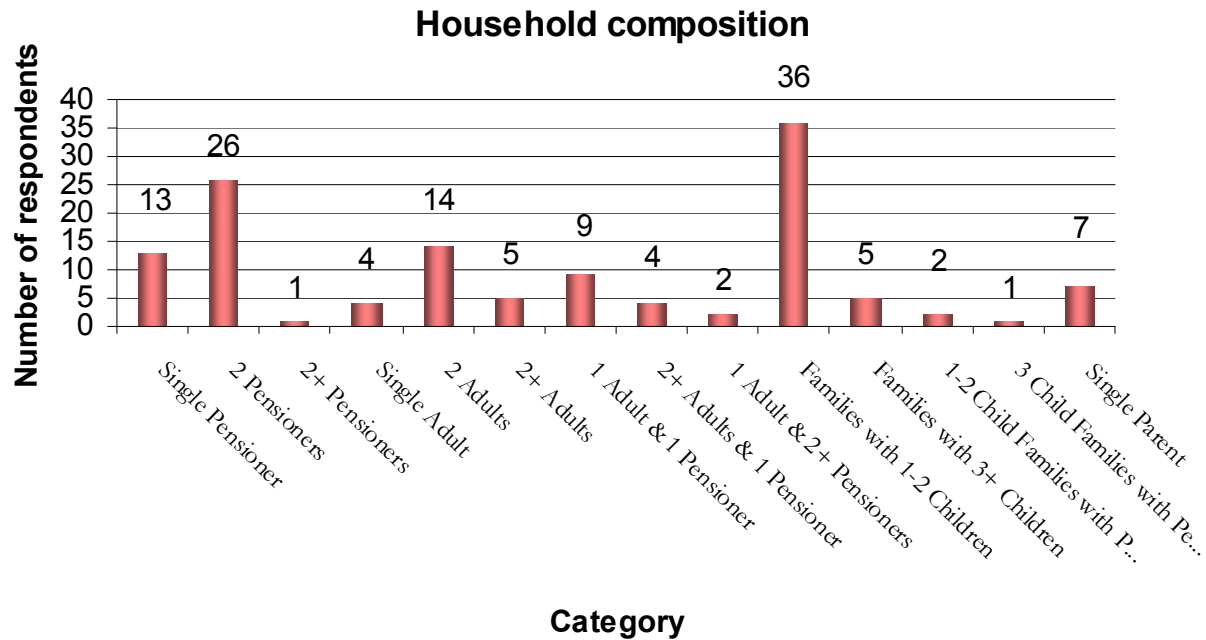
The profile shows a healthy mix of age ranges at present with the over 60s (26%) being outweighed by the under 60s (74%). A number of factors will play a role on maintaining a good diversity of age ranges, and the availability of affordable housing for young people growing up in the parish will be one of them.



7 Household size and mix

The following chart shows the number of **households** in each size/mix category. It can be clearly seen that the largest group of respondents are the 'Families with 1 – 2 children' category, which equates to 28% of the respondents and ratifies the conclusions above. The next largest group is made of '2 pensioner' households (20%), then '2 Adult' childless households (11%) and 'Single Pensioner' households (10%)

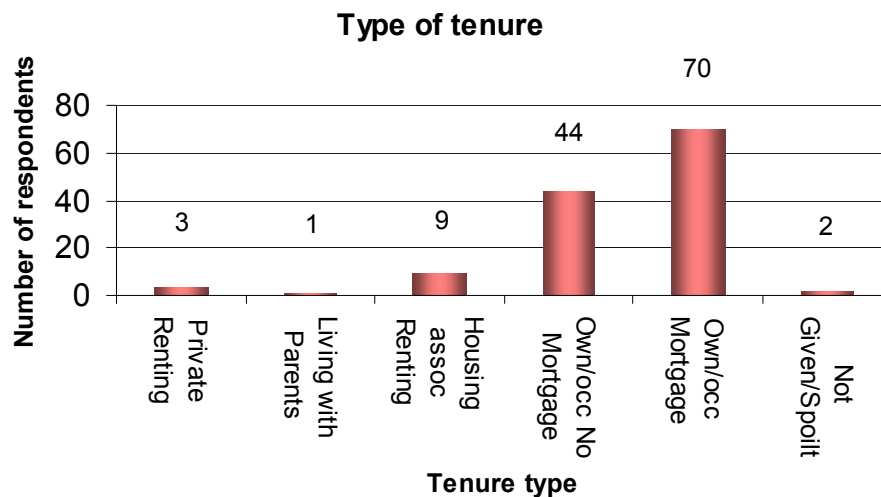
The average household size for the respondents = 2.65 persons per dwelling.



8 Tenure of respondents

The following chart shows the current **household** tenure across the 342 respondents. Owner-occupiers make up just over 88% of the total number of respondents. The largest overall group, over 54%, are owner-occupiers with a mortgage. Owner-occupiers without a mortgage account for over 34% of respondents. The high owner-occupier rate is normal in rural areas, usually due to the lack of social housing that, where it did exist, has been lost due to the 'right to buy' policies of the eighties. Accommodation in the 'social' sector makes up 7% of the total (housing 18 people).

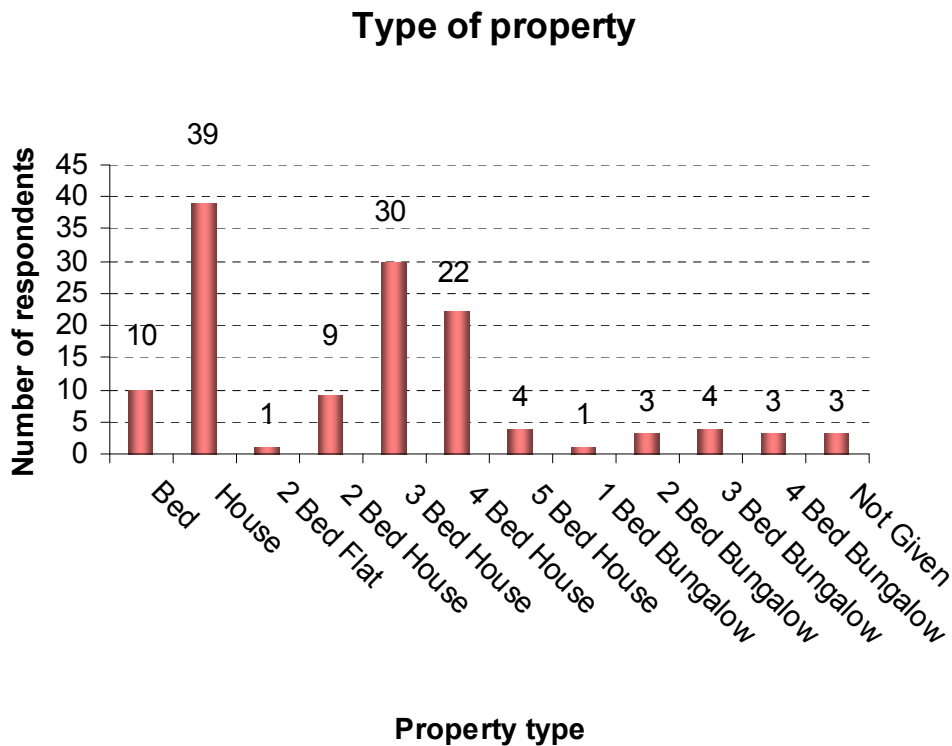
Respondents who cited their tenure as 'living with parents' make up 0.7% (2 people) of the total number of respondents.. Those respondents renting privately account for just over 2% (5 people) of the total. Generally, their long-term tenure can be viewed as insecure.



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 37% of responses to this question.

The two largest categories are 3 bedroom houses and 4 bedroom houses, which is not untypical for a rural parish. Overall there appears to be a reasonable mix of property types amongst the respondents.

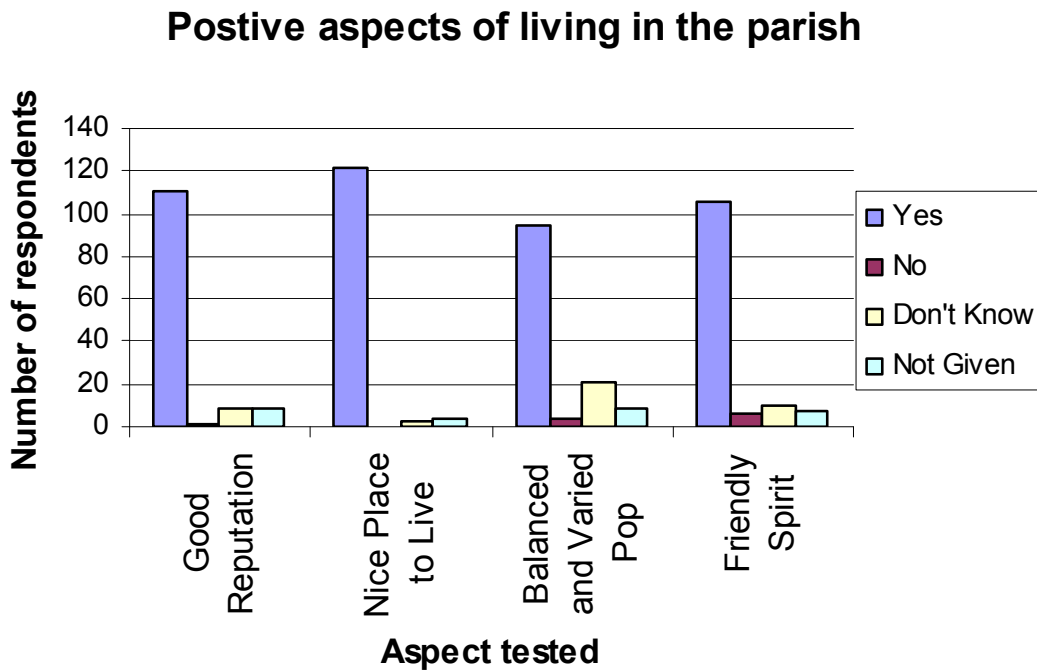


10 Sustainability issues

Respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in the parish of Ettington. 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 Ettington. 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.

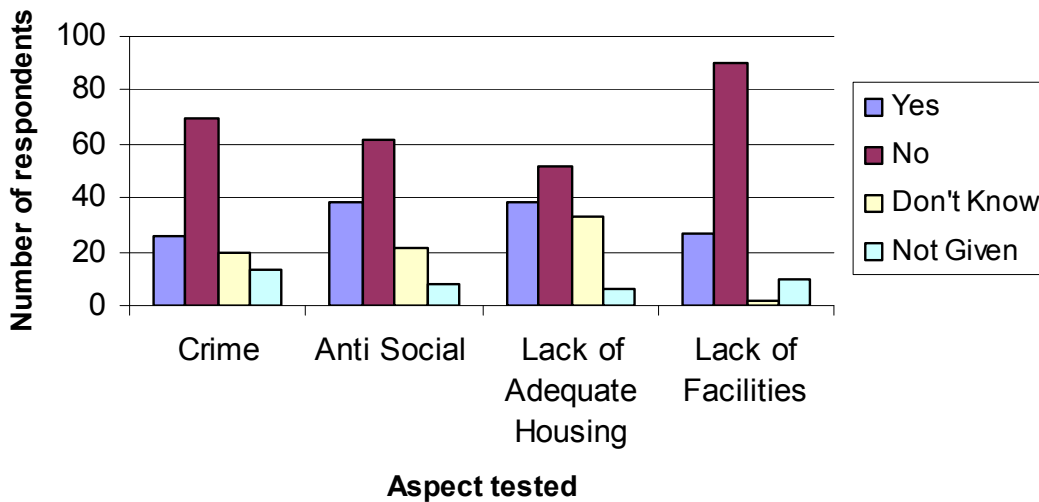


The second chart shows respondents' views about negative issues that might exist in the parish. This is more of a mixed bag of views. Again, the social sustainability of the parish is confirmed in the perceived low level of crime although nearly 30% of respondents perceived that there was a problem with antisocial behaviour. This, from comments received, manifests itself as vandalism to property and vehicles as well as verbal abuse.

A majority, nearly 70%, of respondents feel that the facilities offered in the village are adequate. 21% felt that facilities with the parish were lacking. The main issue here was the frequency and limited choice of destinations of the local bus service. Other comments included a better range of shopping facilities, including the provision of a takeaway.

Just under 30% of respondents felt that there was a lack of adequate housing, with many providing additional comments that stated that they felt that there was a lack of affordable housing for young people. Interestingly a vast majority of this type of comment came from adequately housed members of the 60+ age group. This shows a high degree of inter-generational compassion with Ettington, with the older generation realising the benefits that the younger generation bring to the vitality of the parish.

Negative aspects of living in the parish

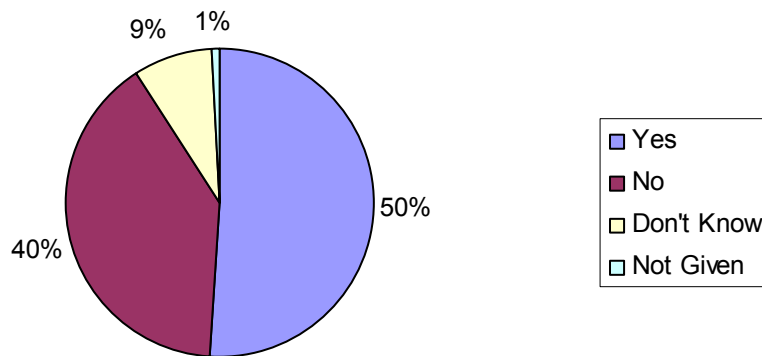


11 Local support for a small housing development

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 129 respondents completed this part of the survey form and 50% stated that they were in favour of such a scheme. 10% of respondents either had no opinion on this matter or were not sure how they felt.

Many respondents 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 A.

Level of support for a small housing scheme



12 Housing needs analysis

Of the 129 returns, 120 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 Ettington 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 are 9 returns where the respondents have given specific details of their housing need.

The following table lists the responses identifying what type of housing they would prefer and our assessment of their need. The term 'Local Market' refers to owner-occupied accommodation with conditions imposed upon it to restrict occupancy to people with a local connection, as per Section 4 of this report.

RESPONDENT	PREFERENCE	REALITY
Young couple currently residing in Stratford-upon-Avon. Born in village, moved away due to high house prices and now wishing to return.	2 – 3 Bed House. Local Market	2 Bed House Shared Ownership.
Young person, born in village. Working in parish. Currently living with parents and wanting independent accommodation.	2 Bed House Rent	2 Bed House Rent
Single parent, currently living with parents who have been resident in parish 17 years. Wants independent accommodation	3 Bed House Rent / Shared Ownership	3 Bed House Rent
Family, resident in parish for two years. Currently renting from Housing Association. Require larger property for growing family	3 Bed House Shared Ownership	3 Bed House Shared Ownership
Young person, born and currently residing in village. Living with parents and wanting independent accommodation.	2 Bed House Rented / Shared Ownership / Local Market	2 Bed House Rented
Young person, born and currently residing in village. Living with parents and wanting independent accommodation.	2 Bed House Rented / Shared Ownership / Local Market	2 Bed House Rented
Young person. Resident in parish for 12 years. Currently living with parents, requires independent accommodation.	2 Bed House Rented	2 Bed House Rented

RESPONDENT	PREFERENCE	REALITY
Single person. Resident in parish for 5 years and works in parish. Living with family and requires independent accommodation.	2 Bed House Rented	2 Bed House Rented
Single parent, resident in parish for 3 years. Currently renting from Housing Association. Degenerative illness requiring single level accommodation.	2 Bed Bungalow Rented	2 Bed Bungalow Rented

Therefore the housing needs derived directly from this survey are:

- 5 x 2-bed houses for rent**
- 1 x 2-bed bungalow for rent**
- 1 x 3-bed house for rent**

- 1 x 2 Bed house shared ownership**
- 1 x 3-bed house shared ownership**

Total = 9 units.

It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied due to our experience that in the time it takes to bring forward a development some of the respondents will have solved their own housing need. The standard discounting factors that are applied are 40 percent to the shared ownership properties and 25 percent to the rented properties. The different factors reflect the ability of each tenure group to solve their own housing needs. Therefore the housing needs for Ettington after discounting are:

- 3 x 2-bed houses for rent**
- 1 x 2-bed bungalows for rent**
- 1 x 3-bed house for rent**

- 1 x 3-bed house for shared ownership**

Total = 6 units

13 Conclusions and recommendations

Warwickshire Rural Community Council in partnership with Ettington Parish Council and Warwickshire Rural Housing Association has conducted a detailed study of housing need in the parish of Ettington. 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.

WRHA's recommendation is that Ettington Parish Council expresses a commitment to meeting the identified housing needs of the community. WRHA and the WRCC will then undertake to work in partnership with the parish council and the community of Ettington to locate an appropriate site for the development of the affordable housing.

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

14 Acknowledgements

Warwickshire Rural Community Council and Warwickshire Rural Housing Association would like to thank Councillor Steven Kendrick, Chairman of Ettington Parish Council and Reverend David Addley, Clerk to Ettington Parish Council for their help in carrying out this survey. We would also like to thank all those who helped deliver survey forms.

15 Contact details

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Appendix A: 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:

- No homes for younger people
- Additional housing for Ettington should be for local people not inner city's. This is a cocktail for none community participation.
- Not enough cheap housing for young people
- We have had over 100 built here and there are still small ones going on. We have lost a lot of shops in the village over the years. The new residents have not really joined in the village community spirit.
- We have already had a development of over 60 houses plus infill. The new families work in towns + don't add anything to the local community – it's "Them & Us"
- Provided they are not dependent on massive private developments which further alienate local people. That such small developments are maintained for local people / young couples and are not sold into the private market at some future date.
- Housing for first-time buyers and enough housing association houses to rent + flats.
- Small amount of housing for local families to return to village
- Difficult for first time buyers
- There has been enough housing developments in the last five years.
- Ettington is expanding all the time with infill housing. Any more developments however small all add to traffic, which is a problem.
- Affordable first time buyers, affordable rental.
- We have had many varied houses built in Ettington. Let's keep it a village please, not a sprawling small town like some.
- Only "one" small housing scheme for local people.
- I have lived in Ettington for just over two years. During that time there have been two major housing developments. I feel that if there were more it would alter significantly the village ambience.
- Lack of affordable housing for local people, e.g. starter homes.

- The last two large housing developments nearly doubled the amount of former houses. The existing amenities (facilities) are just right for the size of the village. Maintain Ettington as it is, and it will remain the village that we want it to be.
- Too many houses being built everywhere.
- It's really needed.
- There are no affordable family homes for first time buyers
- Keep Ettington as it is today. The boundary must be maintained.
- There is not enough cheaper housing for first time buyers
- Affordable housing
- Unaffordable for young couples and single people
- Only if houses were affordable & for local people
- Any accommodation built should be allotted firstly to local residents who have lived and worked in the village or surrounding area for a number of years and who have lower incomes and find it difficult to raise a mortgage. We need to keep young people living & working in this area for village communities to survive.
- Ettington has far too many houses for its size. A wasted opportunity not to put social housing on development at back of old village hall.
- The answer yes depends on location and pleasant design adequate parking density etc
- Only small houses for first time buyers / those needing to rent. Not large estate. Do not want as in previous housing developments i.e. Dairy Farm, masses of large expensive houses being built with diddly squat affordable homes. The housing developer told lies, saying lots of affordable housing would be built – it wasn't. it was a con to build big houses and increase his profit margins.
- Lack of affordable housing for majority
- A small development of affordable housing. We have recently had an estate of 60 houses built in the village which adds to the traffic congestion in an 'old' village with narrow roads.
- Starter homes. Council houses to rent.
- Small is ill-defined. The local authority might consider purchasing some properties on the market and entering a shared equity scheme. Any new building should not be on the fields to the south of Ettington which opens out to the Cotswolds and is a wonderful facility for the people of Ettington.

- If the local council wasn't hell bent on turning every village into over crowded slums – yes of course – look at the state of Wellsbourne. Village life is village life – if it is a village. I had to wait 45 years before I could afford to live in a village & a quieter life! The village is big enough – if the council hadn't been so greedy & corrupt there would indeed be enough space.
- Too many high priced houses
- The last thing we need is more social housing. The village has only just settled down from the last time some was built.
- Ettington is the ideal location for a small housing scheme – bus links to Banbury + Stratford; shop / post office; school; church; pub; village hall with a range of clubs etc. Youth club; brownies; toddler group; etc etc.
- Lack of affordable housing
- For younger first-time buyers and for elderly who need sheltered housing.
- Any further housing developments would shatter Ettington as a village
- Inadequate provision for local young people to stay in community. Also inadequate provision for older people to stay locally.
- Not affordable for young people
- The village is big enough + the school cannot accommodate any more children. If the village increased in size the quality of life would suffer
- Ettington has accepted more than its fair share of new housing and should not be subjected to any more
- Focussed and well planned development + availability of mixed, affordable housing is important to keep the village alive + maintain existing facilities + develop new ones.
- I would be in favour of housing schemes to benefit the needy but not further large houses. Currently the local school could not cope with any more children so this would also need to be addressed.
- Lack of housing association shared ownership scheme
- Flats / houses are available for single parents. But after care etc are a different issue. Designer 'Pods' for elderly to remain within the own community and independent of it. With their family in reach without being a burden. The old of the County are growing – so are the old of the village. I know many who have had to leave this village because: A) they didn't know how to stay. B) thought "No Money – No Life!"
- Over the last 2 – 4 years there has been considerable development and I have no wish to see more.

- Enough housing has been built in recent years – too many in fact. It's a pity these were not affordable houses. These were bought by outsiders – no locals could afford them. Now this village cannot take another housing development.
- For the elderly and young couples
- There are enough homes in the village. We don't want it like a small town.
- Young adults brought up in village can't afford house prices. Only shared ownership or rental housing should be considered.
- Affordable housing. Other housing is adequate.
- Lack of affordable starter homes
- We have already too many new houses on every available space. Traffic speeding and too many cars.