



Warwickshire Rural Housing Association



**AN INVESTIGATION
INTO THE
HOUSING NEED OF
FARNBOROUGH**

**Produced by
Warwickshire Rural Housing Association
in conjunction with
Farnborough Parish Council**

1. Introduction

As part of our continuing work within the Stratford upon Avon District, we contacted Parish Councils throughout the District to introduce the work of Warwickshire Rural Housing Association and explain the process involved with identifying and addressing housing need in rural areas.

One of these Parishes was Farnborough, who responded positively confirming that they were interested in looking at the housing need of the village.

We attended a Parish Council meeting on 27 November 2000, at which it was agreed that a first stage housing needs survey should be conducted, the results of which would be passed on to the Local Authority and Parish Council.

The survey form was agreed with the Parish Council who then arranged delivery to every household in the village (a copy of the survey form is attached at Appendix 1 to this report).

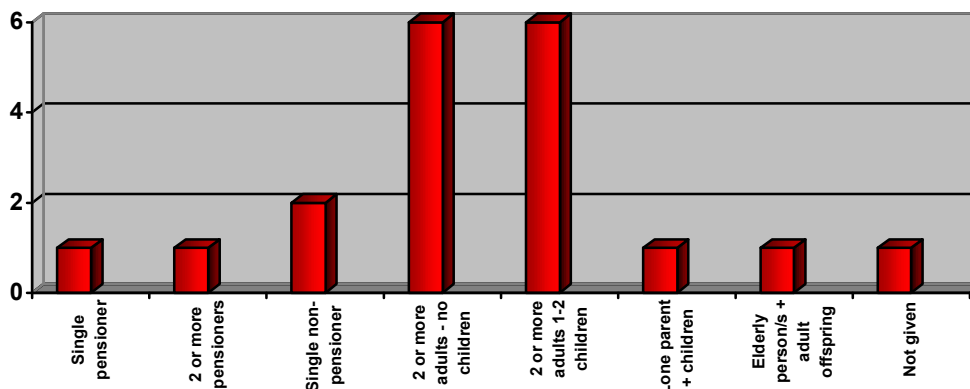
110 survey forms were produced for distribution around the village.

2. Respondent details

A total of 19 survey forms were received, giving a return rate of just over 17% which would have to be considered fairly low for this level of survey. A full breakdown of returns is attached at Appendix 2.

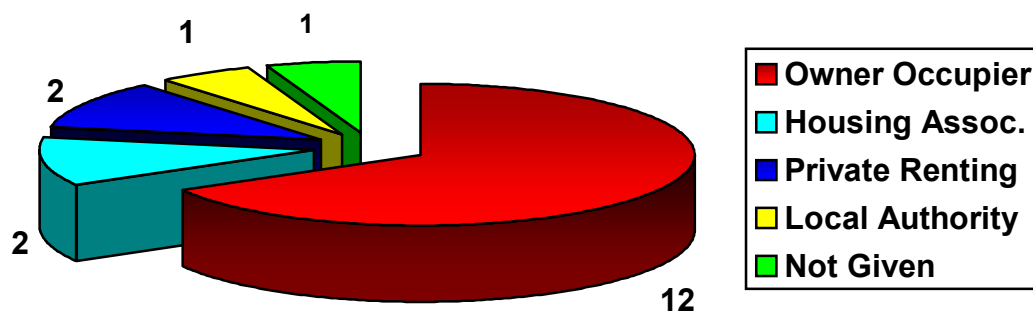
i) Household Size of Respondents

There was a real mix in terms of household sizes. As can be seen from the chart below there was an even split from families (including lone parents) and childless households (including elderly persons, singles and couples).



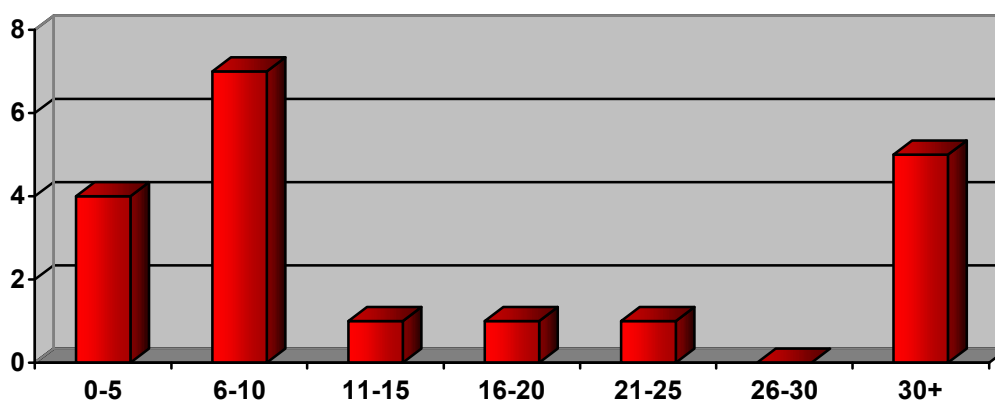
ii) Tenure of all Respondents

The current household tenure of respondents is given in the table below. It is easy to see that owner occupiers were by far the largest tenure group with 63%. However, some of these respondents were completing forms on behalf of children who are currently living at home but who are seeking independent accommodation.



iii) No. of Years in Village

The table below gives the number of years that respondents have lived in Farnborough. From this table we see that it is not just the established families who have responded to the survey, but also new villagers have shown that they have an interest in affordable housing in the village.

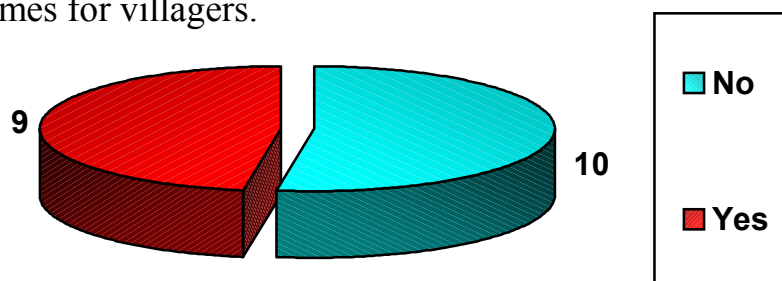


iv) Out Migration

Respondents were asked whether they knew of anyone who had left the village in the last five years through a lack of affordable housing. Over 26% of the total, indicated that they were aware of people who had had to leave Farnborough because of a lack of suitable housing.

v) Local Support for a Small Housing Development

One of the fundamental questions on the survey asks if there is support for a small local development. A majority of respondents (just over 52%) would be against any housing development in the village. However, they may not be fully aware of what we mean by affordable homes for villagers.



3. Housing Need Analysis:

Of the 19 responses, 14 were from people who are adequately housed and will not need to change house within the next 5 years. In essence, these respondents completed survey forms predominately to offer their support/objection towards the development of affordable housing in Farnborough.

The remaining 5 have indicated that either themselves and/or children will require housing over the next 5 years. A full breakdown is below:

IMMEDIATE HOUSING NEED

NO.	RESPONDENT	WHAT REQUIRED	ASPIRED TENURE	REALITY TENURE
2.	Family - private renting	2 bed house	Shared ownership - open market	2 bed house - shared ownership purchase - due to income levels provided
3.	Family - private renting	3 bed house	Open market	3 bed house - shared ownership purchase - due to income levels provided
19.	Children living with parents	?	?	?

HOUSING NEED OVER THE NEXT 5 YEAR

NO.	RESPONDENT	WHAT REQUIRED	ASPIRED TENURE	REALITY TENURE
8.	?	2 bed flat plus 3 bed house	Rent	?
15.	?	3 bed house	Open market	Could afford open market based on income levels provided.

4. Conclusion

From the tables above, we can conclude that respondent no. 15 could potentially afford to purchase on the open market based on the income levels that were provided.

Therefore there are potentially 4 returns which detail people who currently live in the village who will require/can only afford “affordable” social housing. However, 2 of these have not indicated either who is in need or what is required. Also, both of these indicate that there is a need from more than 1 person which would increase the need.

Clearly, as respondents have not completed the forms fully it is difficult to conclude exactly what is required in the village. However, there is a potential need over the next 5 years for a small number of social housing dwellings.

If we also take into account the fact that 5 of the 19 respondents know of people who have left the village because of the lack of affordable housing, we would have to conclude that there is a need for housing in Farnborough.

The survey that has been conducted is our standard “first stage” survey and its purpose is to provide an indication of whether there is a requirement for social housing within a village. We would have to conclude that this is the case in Farnborough, and it is our recommendation that a more detailed housing need survey is now conducted to determine exactly what is needed and by whom. This survey would have to be publicised locally to ensure that those who would be interested in affordable housing in the village complete a form. A copy of our standard survey form is attached at Appendix 3.

However, it should be noted that there is an issue of local support for any development in the village and this would need to be discussed in more detail at the local level.