

A stylized illustration of a village scene, rendered in a light blue and white color scheme. It shows several houses with gabled roofs and chimneys, a stone wall in the foreground, and a path leading through the village. The illustration is set against a light blue background with a torn-paper edge effect.

# **FENNY COMPTON HOUSING NEEDS SURVEY**

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

**August 2005**

# CONTENTS

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

## 1 Introduction

In December 2004 the Rural Housing Enabler for Warwickshire Rural Community Council was invited to attend a meeting of Fenny Compton Parish Council to discuss the possibility of undertaking a housing needs survey. Fenny Compton Parish Council, aware that a lack of suitable and affordable housing is a problem in many villages, was happy to support a survey.

Warwickshire Rural Housing Association (WRHA) works with parish councils and local authorities to investigate the need for and provide affordable homes in villages throughout the county. The first stage in working towards new affordable homes for local people is to undertake a housing needs survey to give an overview of the current housing situation in a village and provide specific details of the level of need for affordable homes.

A housing needs survey form was agreed with the Parish Council and a copy delivered to every household in the parish during June 2005. The return date for the survey was 30<sup>th</sup> July 2005 and returns were made via a 'Freepost' envelope directly to WRHA.

## 2 Purpose of the survey

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

## 3 Average house prices

Data from the land registry shows the following average house prices for Fenny Compton (postcode CV47 2\*\*), based on sales between Apr – Jun 2005:

Detached - £381,658 based on 6 sales during the period

Semi- Detached £158,312 based on 8 sales during the period

Terraced - £148,000 based on 3 sales during the period.

## 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 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 that met their local housing needs. In this context 'local' means parish level. 'Housing needs' refers to all forms of need, both 'affordable', i.e. houses to rent or for shared ownership in through a housing association, as well as open-market needs.

Policy COM.1 applies to all 'Local Centre Villages' within Stratford on Avon District and Fenny Compton is classified as one such settlement. The policy encourages communities to explore their housing needs, ideally as part of a Parish Plan or equivalent. It is anticipated that in due course this

housing needs survey will form an integral part of a Parish Plan for Fenny Compton, the Plan as a whole to be adopted by the District Council as a Supplementary Planning Document.

The provision of any housing that may be provided as a result of this survey would be subject to a planning condition (known as an S106 agreement) being placed on the development, limiting occupation of the homes to people with a local connection. 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 elsewhere.
- A household containing an individual who works in the parish
- A household containing an individual who was born in the parish

## 5 Respondents' details

Approximately 330 survey forms were distributed and 94 were received in return. This equates to a response rate of over 28%, which is considered as a good rate for this type of survey because people will only respond for one of three possible reasons:

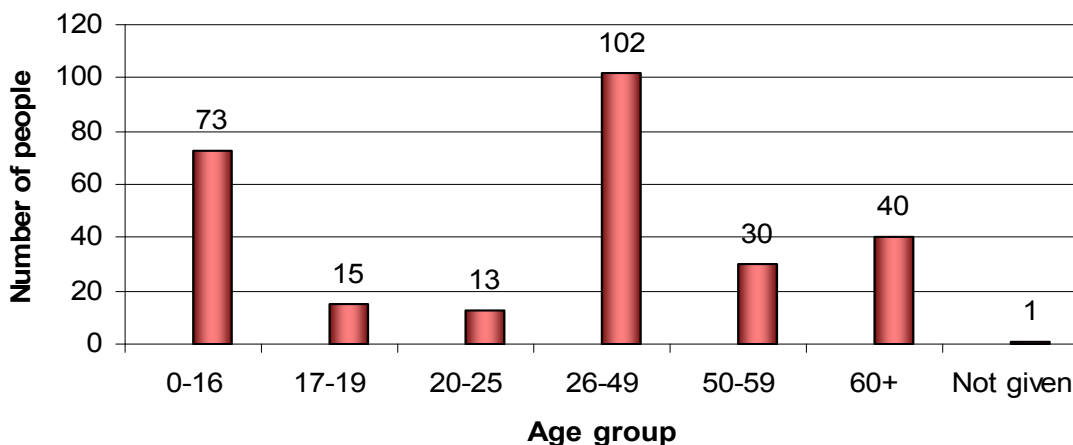
- a) to express a need for alternative accommodation,
- b) to offer their support in principle to the idea of a small housing scheme for local needs,
- c) to state their opposition to the development of a housing scheme.

All 94 responses<sup>1</sup> were included in the remainder of this analysis. The total number of people represented by the survey forms was 274 across all age groups.

### 5.1 Age profile

The following chart shows the age profile of the 274 people captured by the 94 returned survey forms. The responses closely mirror the census data gathered as part of the 2001 census programme and show that a majority of households in Fenny Compton are made up of families with young children. Children under the age of 16 formed 26.6 per cent of people captured in the Housing Needs Survey, compared to 22.9 per cent in the census 0-15 year's age group. This shows that a young generation is forming and their ability to remain in Fenny Compton in the longer term will almost certainly depend on the availability of affordable housing within the parish.

**Age profile of respondents**

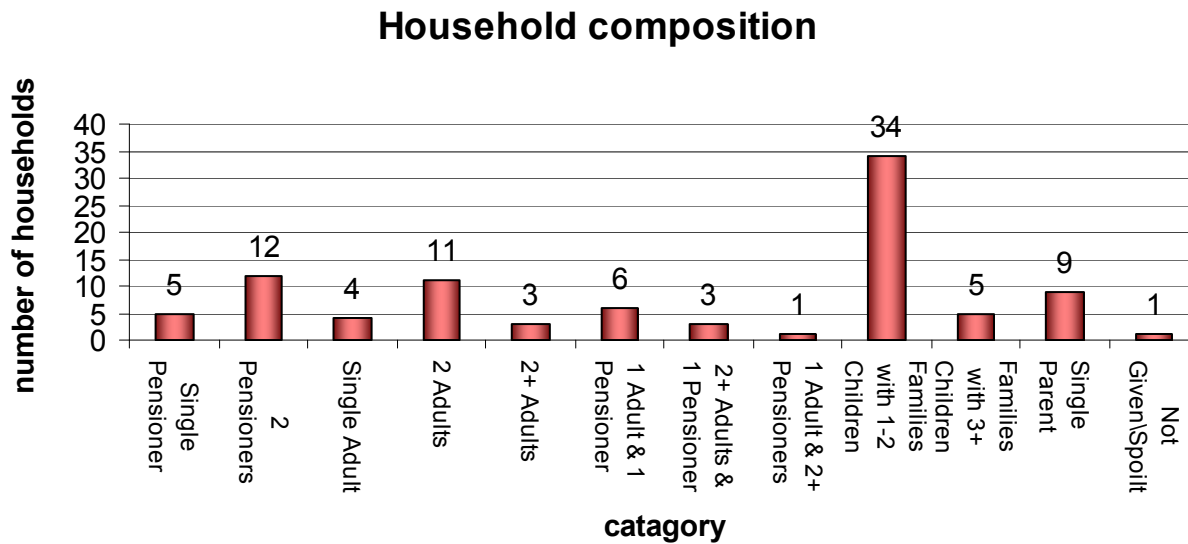


<sup>1</sup> For the purposes of this document the term respondent refers to an individual survey form. This could represent a household containing more than one person.

## 5.2 Household size and mix

The following chart shows the number of households in each size/mix category. The conclusions drawn from the first chart are verified here as it can be clearly seen that 'Families with 1-2 children' make up over 36 per cent of the respondents. Households that contain a member over 60-years<sup>2</sup> of age account for nearly 29 percent of respondents.

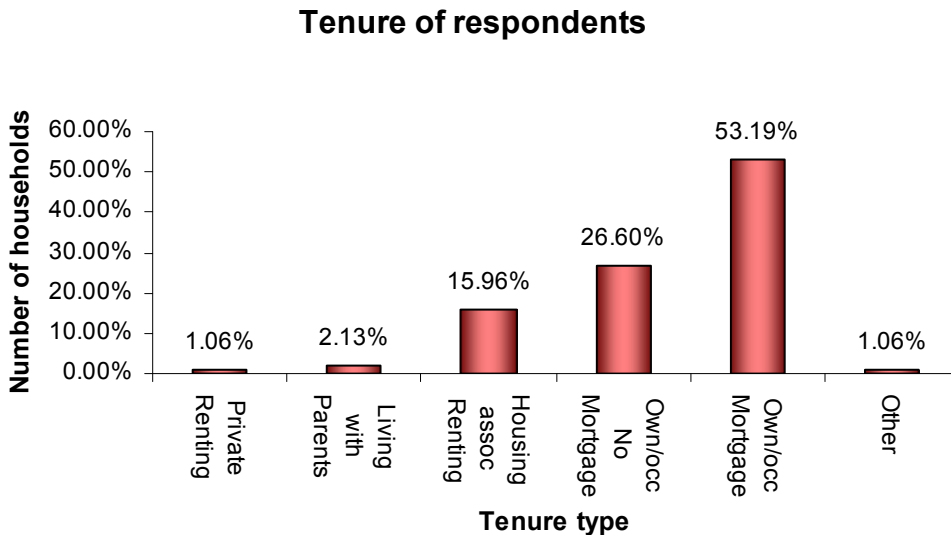
The average household size for the respondents = 2.91 persons per dwelling.



<sup>2</sup> For the purposes of this survey the term 'pensioner' refers to any person over 60 years of age.

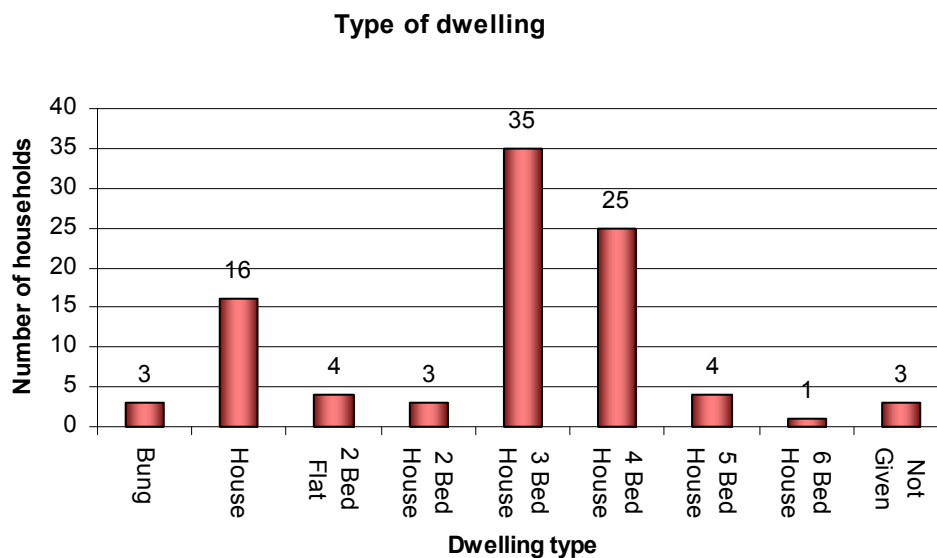
### 5.3 Tenure of respondents

The following chart shows the current household tenure across the 94 respondents. The chart shows percentages of the total rather than actual numbers. In a pattern that is repeated across villages in Warwickshire, owner-occupiers make up nearly 80% of the total. Accommodation in the 'social' sector makes up nearly 16% of the total, while respondents currently living with parents make up 2%.



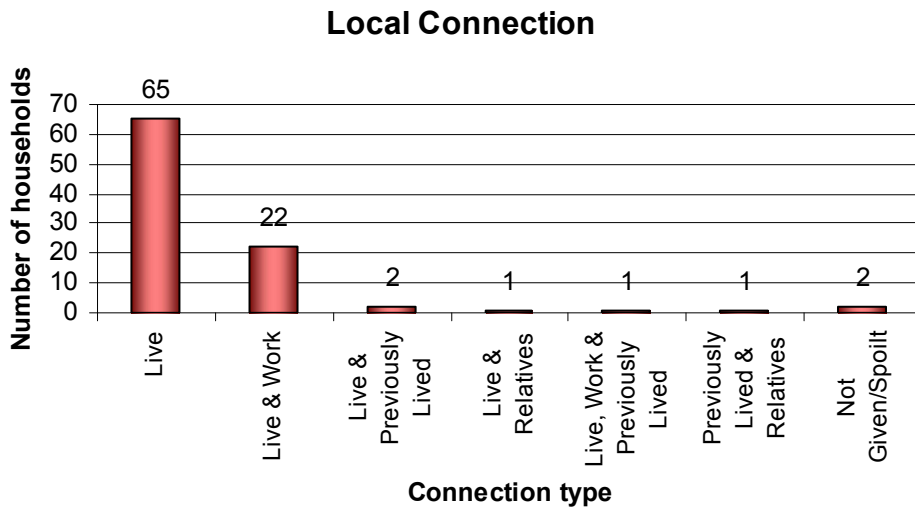
### 5.4 Property types

The following chart shows the types of dwellings that respondents currently live in. The two largest categories are 3 bedroom houses and 4 bedroom houses, which is not untypical for a rural parish. The categories of 'House' and 'Bung' exist due to incomplete regarding the number of bedrooms from these respondents. This could suggest that there is a shortage of smaller homes in the parish that could reduce the ability of single people, young couples and small families to find suitable accommodation.

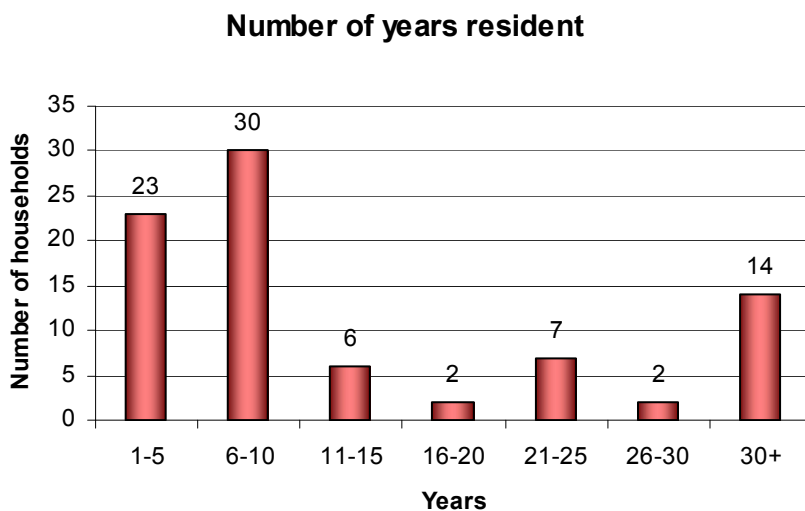


## 5.5 Local connection

The graph below shows the type of local connection that the respondents have. Of the 92 respondents that replied to this question 91 are already resident in Fenny Compton. One respondent does not currently live within the parish but was born, and spent the first twenty years of their life in the parish and then had to leave. They now wish to return with their family. They still have relatives in the parish.



The following graph shows the length of residency of these respondents. Of the 84 respondents who answered this question over 55 percent have arrived in Fenny Compton within the last 10 years.

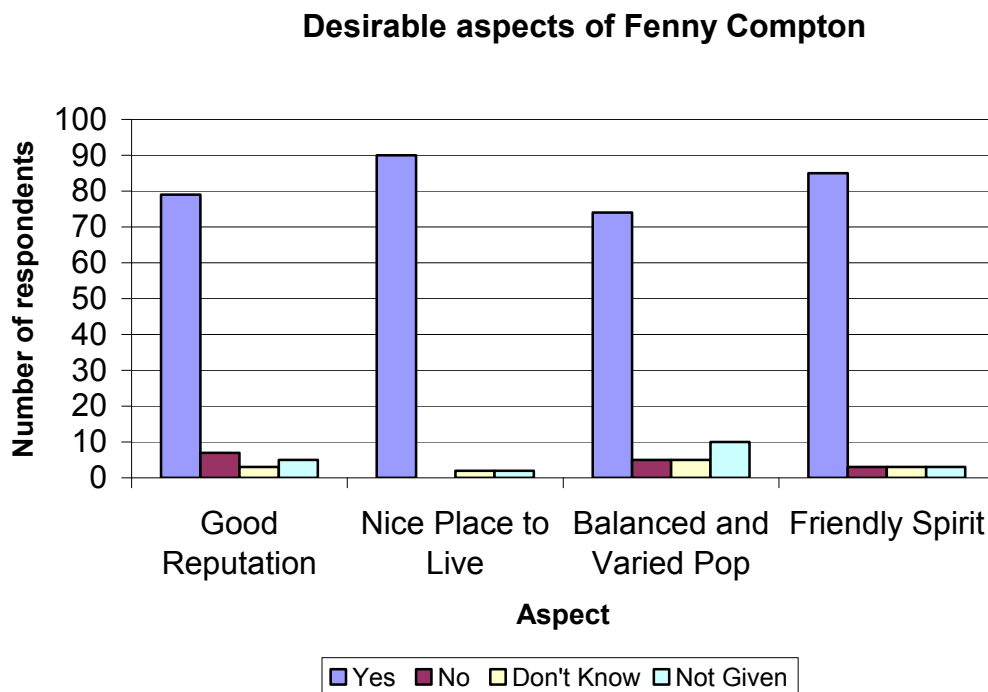


## 6 Sustainability issues

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

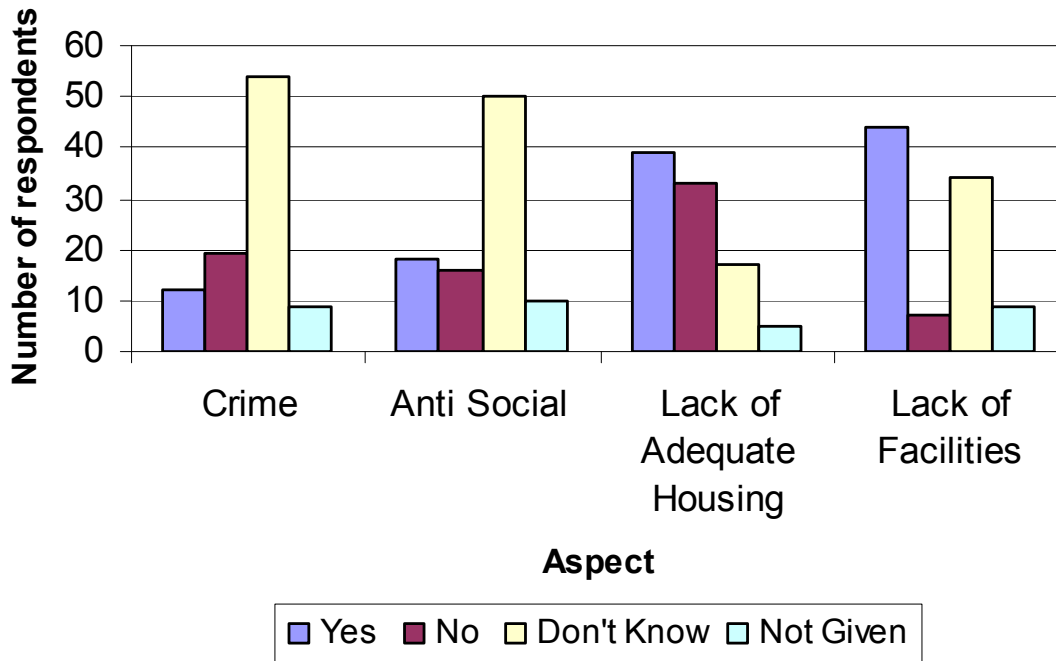
The first chart shows respondents' views about the benefits to living in Fenny Compton. The majority of respondents think the parish has a good reputation, is a nice place to live, and has a balanced and varied population and a friendly spirit.



The second chart shows respondents' views about negative issues that might exist in the parish. This is more of a mixed bag of views. Crime and Anti-social behaviour stand out purely for the level of 'Don't know(s)' attributed to them. Nearly 41 percent of respondents felt that there was a lack of adequate housing in the parish and nearly 47 percent were concerned about the lack of facilities.

As part of the survey respondents were asked to elaborate on their views regarding local facilities. The responses to this question are shown in appendix B.

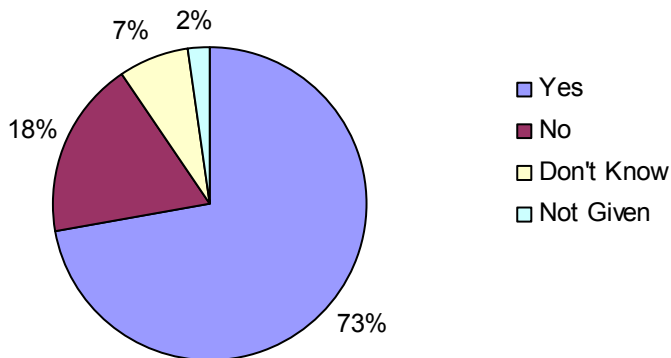
### Negative Aspects of Fenny Compton



## 7 Local support for a small housing development

The chart below shows the level of support within the community for a small housing development of affordable homes for local people, being built in the parish. The chart shows that there is a high level of support amongst the respondents for a small-scale affordable housing scheme. Only 18 percent of respondents were completely against such a scheme. Comments received from the respondents with regard to the development of such a scheme are given in appendix C.

Level of support for affordable housing scheme



## 8 Housing needs analysis

Of the 94 returns, 80 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 a survey form primarily to offer their support or objection towards a 'local needs' housing development, to give their comments regarding the 'sustainability' of Fenny Compton and comment on its facilities. They were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing is concerned there are 14 returns detailing a specific housing need.

The following table lists the responses identifying a housing need, what type of housing they would prefer and our assessment of their need:

<b>RESPONDENT</b>	<b>PREFERENCE</b>	<b>REALITY</b>
Single Parent currently selling marital home. Has two daughters part-time who attend local school Current residency 9 years	3 Bed House Shared Ownership / open market	3 Bed House Shared Ownership
Family with 2 children wishing to return to the parish where 1 adult was born. Previous residency 20 years	3 Bed House shared ownership / open market	3 Bed House Shared Ownership
Single person currently living with parents. Current residency 34 years	1/2 Bed House or Flat Renting / Shared Ownership	2 Bed House Rented
Family with 3 children needing larger accommodation Current residency 16 years	3 / 4 Bed House Renting / Shared Ownership	3 Bed House Rented
Single parent with two daughters Current Residency 4 years	3 Bed House Owner occ/ Shared Ownership / Renting	3 Bed House Rented
Family with two children. Current residency 10 years.	2/3 Bed House/Bungalow Rent / Shared Ownership	3 Bed House Rented
Disabled couple needing special needs accommodation. Current residency 7 years	4 Bed Bungalow Special Needs Owner Occupier	2 Bed Bungalow Special Needs Owner Occupier
Single person with arthritis Current residency 1 year	2 Bed Bungalow Owner Occupier / Shared Ownership	2 Bed Bungalow Shared Ownership
Single person living with parents Current residency 36 years, born in village	2 Bed House Shared ownership / Owner Occupier	2 Bed House Rented
Family with 2 children Current residency 20 years	2 /3 Bed House Rented	3 Bed House Rented
Young person living with parents Current residency 2 years. Previous family residency 17 years	2 Bed House / Flat Rented / Shared Ownership	2 Bed House Rented
Family with 4 children need more space Current residency 14 years. Works in Parish	4 Bed House Owner Occ / Shared Ownership / Rented	4 Bed House Rented
Family with 3 children need more space. Born, live and work in Fenny Compton. Residency 32 years	3 Bed House Rented / Shared Ownership	3 Bed House Rented
Single Parent with 2 children mixed sex. Current residency 7 years	4 Bed House Owner Occupier	3 Bed House Shared Ownership

Therefore the housing needs derived directly from the survey are:

**3 x 3-bed house for shared ownership**  
**1 x 2-bed bungalow for shared ownership**

**3 x 2-bed house for rent**  
**5 x 3-bed house for rent**  
**1 x 4-bed house for rent**

**1 x 2-bed bungalow (special needs) for open market**

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 Fenny Compton, after discounting are:

**2 x 3-bed houses for shared ownership**  
**1 x 2-bed bungalow for shared ownership**

**5 x 3-bed houses for rent**  
**1 x 4 bed house for rent**

**1 x 2-bed bungalow (special needs) for open market**

## **9 Conclusions and recommendations**

Warwickshire Rural Housing Association, in partnership with Fenny Compton Parish Council has conducted a detailed study of housing need in the parish. 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.

Our recommendation is that a single development of nine social housing dwellings be considered as detailed above. This development would alleviate the current housing need for those who cannot afford to secure a suitable property in Fenny Compton, but wish to stay in the parish or return to be close to family and friends for support and work commitments.

The survey has also identified the need for an open market bungalow that is specially adapted for the needs of the potential occupants. If the parish council wishes for this need to be met then a mixed tenure 'local choice' development could be brought forward which would allow for this to happen. However, a further consultation with the prospective resident would be needed to ascertain their determination to see the process through and consideration would have to be given to the issue of maintaining the 'local connection' of the property in perpetuity.

## 10 Acknowledgements

Warwickshire Rural Housing Association would like to thank Deborah Lee, Chair of Fenny Compton Parish Council, and Catherine Lambert, Clerk of Fenny Compton Parish Council, for their time and help in carrying out this Housing Needs Survey.

## 11 Contact details

Paul Eccleshare  
Development Services Officer  
Warwickshire Rural Housing Association  
Unit 19, Whitwick Business Centre  
Stenson Road  
Coalville  
Leicestershire  
LE67 4JP  
Telephone 01530 276546  
Email: paul.eccleshare@midlandsrh.org.uk

Charles Barlow  
Rural Housing Enabler  
Warwickshire Rural Community Council  
25 Stoneleigh Deer Park  
Stareton  
Kenilworth  
CV8 2LY  
Telephone 02476 531290  
Email charlesb@wrccrural.org.uk

## Appendix A: Comments regarding facilities

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

- Better bus service to Banbury, Leamington Spa and Southam: 33 respondents cited this as an issue.
- Youth club / Social club: 3 respondents cited this as an issue.
- Shops generally: 2 respondents cited this as an issue.
- More sports facilities for children: 2 respondents cited this as an issue.
- Services for keeping fit: 1 respondent cited this as an issue.
- Dry Cleaners: 1 respondent cited this as an issue.
- Butchers shop: 1 respondent cited this as an issue.
- Better street lighting: 1 respondent cited this as an issue.
- Better Public House: 1 respondent cited this as an issue

## 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:

- Before you build or designate anymore 'affordable' housing here – why not ask why a rental house on Church Street, owned by Oxford University has sat empty , un-tended, overgrown and ignored for 5 months? It's outlandish for a house to sit empty – no let signs NO Nothing.
- The infrastructure of Fenny Compton cannot support any more property- particularly because of present chronic parking generated mainly by the school + th vast amount of HGV traffic generated by transport firms in the village + the use of these roads as a rat run. Families with young children take their lives in their hands walking along the pavement in Brook Street.
- Increased housing would adversely effect the already high volume of traffic and available placements for local children at the Dasset School .
- Starter homes. Single accommodation. Sheltered homes for the elderly.
- Housing affordable for young families wishing to stay in the village they have always lived in. For elderly and young families.
- Housing need for young people to rent or part-buy + housing to rent for the elderly.
- Not enough houses for rent.
- No affordable housing for first buyers and for down sizing.
- Need make council 2-bed houses for rent.
- I do not know anyone who wants to rent. I know of other persons who also want to own their own home too. There is a demand for bungalows which I hope your survey will show.
- Groups of low cost housing (council houses) tend to lead to loud, anti-social types moving in and spoiling it for others.
- I think it's important to build more houses for young families, why should we suffer because we can't afford to buy our own houses.
- More bungalows for the aged and affordable housing for youngsters.
- In principle [support small scale housing scheme] but would want to know the details before a definite yes.
- Lots of people needing bigger home.

- Although fairly new to the village (having previously lived in Banbury) I feel that there should always be provision for local people.
- Been on the waiting list for couple of years. 5 people in 2 bedroom house.
- Not enough rented housing for young people.
- More people more trouble.
- Affordable housing and bungalows. There would be adequate land suitable for a small development.
- Not enough single housing. Not enough 3 bedroom housing.
- Lack of affordable housing for young people.
- Lack of single storey dwelling for the elderly.
- Small starter homes. I am raising children in the village + they love it here. I would hope that affordable small properties will be available in the future to meet their requirements so that they can remain in the community which is home.
- Council houses have been sold so family's with small incomes have to move away to rent.
- Dependent upon size, location, number of properties, etc.
- Although this (a small housing scheme) should be limited to retain a village atmosphere / sense of community & should help people who come from the village to enable them to stay if they wanted.
- Cheap housing for rent for young people.
- More bungalows.
- Too many new houses already built. Too much heavy traffic (lorries) through the village.
- Nothing for the younger people that was born here. The parking wants to be looked at before many more houses are built, eg. All along High Street + Brook Street.
- With sell-off of many former council houses, there are few affordable houses to rent.
- Starter Homes.
- (supportive) Strict rules as to where.
- A shortage of low cost housing.
- Not enough affordable housing.
- Not that big as the road can't cope, & not in the conservation area.

- First time buyers.
- Not enough housing for first time buyer.
- Fenny Compton is a village and to build more house would spoil the village.
- As with all these things – it aint what you do it's the way that you do it. Small and cheap shouldn't equal "cheap and nasty". It needs to pay regard to the environment both locally & internationally.
- We need well designed village style old persons accommodation.
- If Fenny Compton gets any larger it will lose its character. There is already the start of nuisance youth – we don't need any more. There are plenty of suitable starter homes local to Fenny Compton.
- (supportive) vacant authority housing is given to those outside the village when there are plenty who need it from within.
- too many highly priced homes – nothing for younger adults.
- I've lived here all my life. My Mum and Dad did before me. So I would love to be able to stay in Fenny Compton, and my children and so on. I know so many people that have two or more children and live in a small flat.
- (supportive) would not want to see overspill council estates in the village or surrounding area.
- the village needs new blood to keep it alive. A greater ethnic diversity would also enrich the community.
- my husband and I are in our fifties. I would like to think we could move into a bungalow, but there's not that many built in Fenny Compton.