

## **Introduction**

A meeting was held on 9 March 2004 to discuss the possibility of undertaking an affordable housing needs survey in Napton-on-the-Hill ('Napton'). Those persons present at this meeting were Alison Watson - Napton Parish Council, Jim Sleight - Chairman of the Parish Plan Steering Group and Charles Barlow – Rural Housing Enabler.

Subsequent to this initial meeting the Parish Council decided to undertake an affordable housing needs survey as part of the Parish Plan process. Further meetings took place over April and May to finalise a format for the survey questionnaire. The survey then proceeded as follows:

- A leaflet advertising the survey and a pre-paid envelope were delivered to every household in the parish in the first week of June 2004. At the bottom of the leaflet was a tear-off strip for people to request a survey questionnaire if they were in affordable housing need. The leaflet also encouraged people with a strong local connection but not currently living in the parish to request a survey questionnaire. It was hoped that current residents of the parish would advertise the survey by word-of-mouth. A copy of the leaflet can be seen as Appendix 1.
- An article appeared in the June edition of Napton Parish Magazine to advertise the survey. Again, this encouraged people who had left the parish but with a strong desire to return to request a copy of the survey questionnaire.
- The leaflet gave people until 23 June 2004 to return the tear-off strips to the Rural Housing Enabler (RHE). Copies of the survey questionnaire were then sent out by post. A total of 32 questionnaires were sent out. A copy of the survey questionnaire can be seen as Appendix 2.
- Closing date for questionnaires was 16 July 2004. On this date, 8 completed questionnaires had been returned.
- A follow-up letter was sent to all people who had requested but not returned their questionnaire asking why this was the case. The majority of people who responded (again via a pre-paid envelope) stated that on reflection the survey was not relevant to them. A number of people requested a further copy of the questionnaire. These were duly sent out.
- The final closing date was 6 August 2004. 12 completed questionnaires had been returned. The data from the questionnaires was then analysed.

The housing needs survey was intended from the outset as a 'supplementary' questionnaire to the main Parish Plan questionnaire which is due for distribution in autumn 2004. The main questionnaire will explore housing needs across all tenures, not just affordable housing needs, albeit in less detail than the affordable housing survey has done. The intention is to get a complete picture of current housing needs in the parish.

## **Context**

### *Local Planning Framework*

While there is a policy of considerable restraint on new housing development in rural areas, this policy can be relaxed in order to meet local needs.

Policy COM1 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 essence, this gives rural communities in the District the opportunity to shape their future and help determine how their housing needs can be met.

Policy COM1 applies to the Main Rural Centres and Local Centre Villages in the District. Napton is designated a Local Centre Village, having a basic range of facilities including a general store, a primary school and regular public transport.

Policy COM1 makes specific reference to the importance of rural communities' undertaking Parish Plans. The Policy anticipates that meeting the housing needs of local residents will feature as a high priority in most Parish Plans.

Examples of housing need that Policy COM1 anticipates could be identified as part of the Parish Plan process include:

- Affordable (social) housing for local people
- Specialist types of housing, e.g. supported accommodation or homes for 'key workers'.
- Open market housing where this meets a need from within communities.

Policy COM1 also provides rural communities with an opportunity to put forward proposals for meeting housing needs identified through the Parish Plan process.

## **Background**

Napton is some way into the Parish Plan process. The affordable housing needs survey is an integral part of this Plan.

A Parish Appraisal adopted in 1995 (information gained in 1993) identified a number of housing needs:

"The Housing Need survey and the Appraisal survey yielded similar results on questions of future housing development. Order of priority for occupant type was shown to be.....

- Housing for young people

- Housing for local people
- Housing for the elderly.

Acceptable types of development were expressed as.....

- Small groups of less than 10 dwellings
- Conversion of redundant buildings
- Single dwellings in controlled locations.”

The results of the 1995 Appraisal were used as part justification for the Jackson Lane development by South Warwickshire Housing Association in the late 1990s.

### **Justification for the latest housing needs survey**

- To update information gained from the 1995 Parish Appraisal.
- To compare affordable needs against current market data. In respect of affordable housing, affordability is usually defined by comparing a household’s income against the price of open market accommodation. As property prices have increased by as much as 50% over the last three years, the ability to make an up-to-date comparison is imperative.
- To compare affordable needs against other housing needs, including open market housing needs, which will be gained through the forthcoming Parish Plan questionnaire.

### **Results**

#### *Breakdown of question data*

#### **Location**

A total of 12 questionnaires were returned. 9 of these responses were from households currently living in Napton, 3 from households living outside of the parish. Of the 9 responses from inside Napton, the addresses given for the first question indicate an even spread of response throughout the parish.

#### **Ages of household members**

Analysis of the data reveals the following:

- 5 of the households contained one or more person 17 years or younger.
- Only 1 household contained a person 60 years or older

- The average household size was 2.1 persons.

### Local connection

Of the 3 responses from households living outside Napton, 2 of these had previously lived in the parish. The remaining 1 household had a strong local connection through an immediate family member living in the parish.

Of the remaining ‘local connection criteria’:

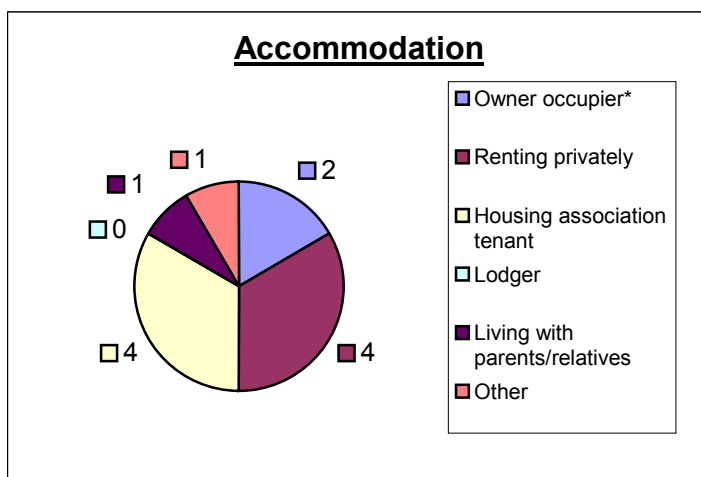
- 3 of the 12 households had a household member working in the parish.
- 8 of the 12 households had relatives living in the parish

NOTE 180804 Stratford-on-Avon District Council confirmed in August 2004 that its local connection criteria do not include relatives in a parish as a legitimate local connection. Therefore, the 1 household that indicated they neither currently lived in the parish nor had previously lived in the parish should be discounted from this survey, on the basis that this household’s local connection was a relative living in the parish. As an alternative to eliminating this household from the data, an asterisk (\*) indicates its presence in the figures for the remainder of this report.

### Specific needs

Only one of the 12 households indicated a specific housing need. However, this specific need would be unlikely to require any ongoing home support.

### Current accommodation



The household that responded ‘Other’ was a single person living with friends.

## Property needs

The question asked people to tick one box. Where more than one box was selected, the largest type and size of accommodation was recorded.

- 6 households indicated a need for a two bedroom house
- 6\* households indicated a need for a three bedroom house.

## Need for a room to work from home

4 households indicated 'Yes', 8\* households indicated 'No'.

## Tenure

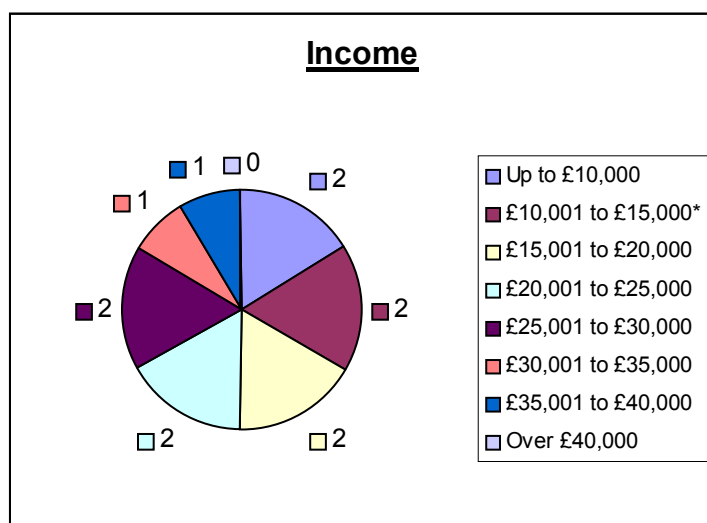
Where more than one option was selected, the preference recorded was decided by the following priorities:

- Shared ownership
- Rent from a housing association

	Number
Rent from a housing association	3
Shared ownership	9*

## Income

The income breakdown of households was as follows:



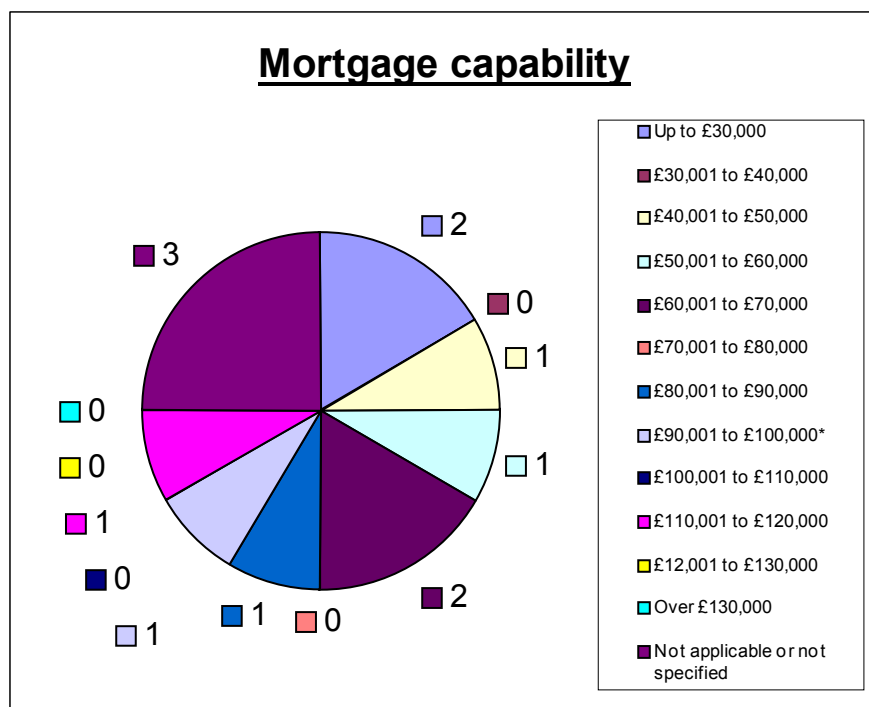
## Rented accommodation

Where households had a preference for rented accommodation they were asked to indicate the level of weekly rent they could afford. A number of households gave this information even though their preference was not for rented accommodation however.

	Number
Up to £50	1
£51 to £100	5
£101 to £150	1
£151 to £200	0
£201 to £250	0
Over £250	0
Not applicable or not specified	5*

## Shared ownership

Where households had a preference for shared ownership they were asked to indicate the likely mortgage they could raise. A number of households gave this information even though their preference was not for shared ownership however.



## Urgency of need

	Number
Immediate	5
Within the next 2 years	6
Not specified	1

## Waiting list

3 households indicated they were on the District Council's waiting list. 9\* indicated they were not.

### *Manipulation of data*

The data collected can be manipulated to give us more meaningful information regarding the types and sizes of homes needed for local people.

## Supported housing

Of the 12 households that returned a questionnaire, none of these would appear to have a need for supported accommodation.

## Type/tenure breakdown

The following tables provide a breakdown of type/tenure need in Napton. A number of rules were used to compile these tables:

- The tables display actual need, as far as the data can indicate, not aspiration. A small number of respondents indicated a need for a size of home larger than they could reasonably need, based on the number of persons within the household. This aspiration for a larger home was scaled down in these few instances to the actual size appropriate to the household's needs.
- The tables take into account the need to have a room to work from home.
- Where households indicated a preference for shared ownership, their ability to enter into such an arrangement was assessed. The likely mortgage a household could raise was compared against a 50% share of a shared ownership property. This '50% share' was determined by researching property prices in the Napton area, calculating an average price for the type/size of property and then multiplying this by 50%. Having assessed whether households 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. The analysis of property prices in the Napton area can be seen as Appendix 3.

Immediate need:

	Rent from a housing assn.	Shared ownership
2 bed house	2	1
3 bed house	2	0

Need within the next 2 years:

	Rent from a housing assn.	Shared ownership
2 bed house	2	3*
3 bed house	1	1

(This table also includes the 1 household that did not specify how urgent their need was)

### Full Type/Tenure breakdown

Urgency	Tenure	Type
Immediate	Rent	2 bed house
Immediate	Rent	2 bed house
Immediate	Rent	3 bed house
Immediate	Rent	3 bed house
Immediate	SO	2 bed house
N/S (counted as within the next 2 years)	SO	2 bed house
Within the next 2 years	Rent	2 bed house
Within the next 2 years	Rent	2 bed house
Within the next 2 years	Rent	3 bed house
Within the next 2 years*	SO*	2 bed house*
Within the next 2 years	SO	2 bed house
Within the next 2 years	SO	3 bed house

### Conclusion

The information gained from this survey clearly demonstrates a need for:

- Additional 2 and 3 bedroom properties to rent from a housing association and for shared ownership from a housing association.

### Next steps

The next step will be for the results of this survey to be adopted by both Napton Parish Council and the Parish Plan Steering Group.

The intention is that the District Council will adopt parts of the parish plan as supplementary planning guidance. This survey should be one of those parts

adopted. In the meantime, the results of this survey can be used as a material planning consideration in justifying an affordable housing scheme for local people.

Housing needs other than affordable needs will be explored through the parish plan questionnaire in autumn 2004.

In meeting the needs identified in this survey, the next stage is to identify suitable development sites. Already a number of potential sites have been suggested and the Rural Housing Enabler and Warwickshire Rural Housing Association are investigating these. The parish plan questionnaire may well identify further potential sites in the spirit of COM1.

It will be important to ensure that any sites for affordable housing development have the backing of the community as a whole. A suitable community consultation method will need to be utilised.

### **Acknowledgements**

Thanks are given to:

- Alison Watson, Napton Parish Council
- Jim Sleight, Chairman of the Parish Plan Steering Group.
- All those involved in delivering the initial leaflets

### **Appendices**

- Appendix 1 Leaflet
- Appendix 2 Questionnaire
- Appendix 3 Market analysis
- Appendix 4 2001 Census data for Napton-on-the-Hill

### **For further information please contact:**

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## **Addendum – April 2005**

Between August 2004 and April 2005 a further 3 housing needs survey forms were returned. The needs of these 3 individuals/households can be summarised as follows:

Single person living with friends/relatives in Napton. Need for accommodation within the next 2 years. Preference for a 2 bedroom flat for shared ownership. Salary details suggest that a 2 bedroom flat for shared ownership would be the most appropriate option.
Single person living with friends/relatives in Napton. Need for accommodation in the next 2 years. Preference for a 2 bedroom flat for shared ownership. Salary details suggest that a 2 bedroom flat to rent would be the most appropriate option.
Single person living with friends/relatives in Napton. Immediate need for accommodation. Preference for a 2 bedroom house for shared ownership. Salary details / number of occupants suggest that a 2 bedroom flat to rent would be the most appropriate option.

The revised full type/tenure breakdown is as follows:

Urgency	Tenure	Type
Immediate	Rent	2 bed flat
Immediate	Rent	2 bed house
Immediate	Rent	2 bed house
Immediate	Rent	3 bed house
Immediate	Rent	3 bed house
Immediate	SO	2 bed house
N/S (counted as within the next 2 years)	SO	2 bed house
Within the next 2 years	Rent	2 bed flat
Within the next 2 years	Rent	2 bed house
Within the next 2 years	Rent	2 bed house
Within the next 2 years	Rent	3 bed house
Within the next 2 years	SO	2 bed flat
Within the next 2 years*	SO*	2 bed house*
Within the next 2 years	SO	2 bed house
Within the next 2 years	SO	3 bed house