



RATLEY AND UPTON HOUSING NEEDS SURVEY

**Warwickshire Rural Community Council in
partnership with Ratley and Upton Parish Council
and Warwickshire Rural Housing Association**

December 2005

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1 Introduction

In September 2005 the Rural Housing Enabler for Warwickshire Rural Community Council (WRCC) contacted Ratley and Upton Parish Council recommending that a housing needs survey be carried out in the parish. The Parish Council was concerned about the lack of affordable housing available to parishioners and so agreed to support a survey. In late September survey forms were delivered to every house in the parish. Warwickshire Rural Housing Association agreed to analyse the completed forms and produce this report.

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.

The return date for the survey was 30th September 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 Ratley and Upton parish.

3 Average house prices

A search of property websites was undertaken to calculate the average house prices in Ratley and Upton. However, no properties within the parish were identified so the parishes of Fenny Compton and Kineton were used. The full list used to generate these figures is shown in Appendix A.

The average property values at the time of writing this report were as follows:

2-Bed House = £152,475

3-Bed House = £198,478

4-Bed House = £224,469

4 Planning Context

Planning policy at all levels {national, regional and local} imposes considerable restraint on new housing development in rural areas. National Planning Policy Guidance 3 (PPG3) – allows for an exception to this restraint to be made in the case of affordable housing that meets an identified need in small rural settlements. This is known as an 'Exception Scheme' and is promoted in Stratford-on-Avon District Council's Local Plan as Policy CTY 5 'Housing Exception Schemes'. Such schemes will be supported by the local planning authority provided that:

- It has been demonstrated that there is a local and long-term need for affordable housing, i.e. by undertaking a housing needs survey.
- The content of the scheme reflects the identified local need.

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 150 survey forms were distributed and 45 were received in return. This equates to a response rate of 32%, which is considered as a good rate for this type of survey because people generally respond for one of three reasons:

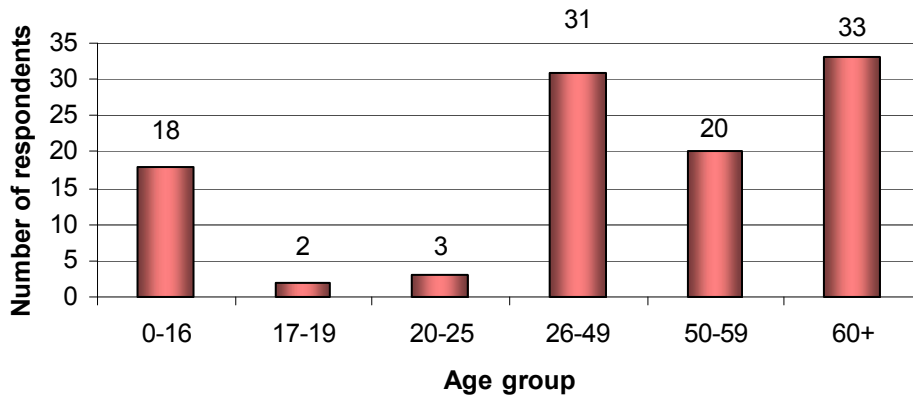
- a) to express a need for alternative accommodation,
- b) to offer their support in principle to the idea of a small housing scheme for local needs,
- c) to state their opposition to the development of a housing scheme.

All 45 responses were included in the remainder of this analysis. The total number of people represented by the survey forms was 107 across all age groups.

5.1 Age profile

The following chart shows the age profile of the 107 people captured by the 45 returned survey forms. It can be seen that the 60+ age group forms the largest, accounting for over 30% of the respondents. The next largest group is the 26 – 49 age group, representing families responsible for the younger age groups and couples with no children at home. This age balance in Ratley and Upton is reasonably healthy compared to many parishes in Warwickshire in that it has a good mix of different age groups. However, the teenage / early 20s group is poorly represented.

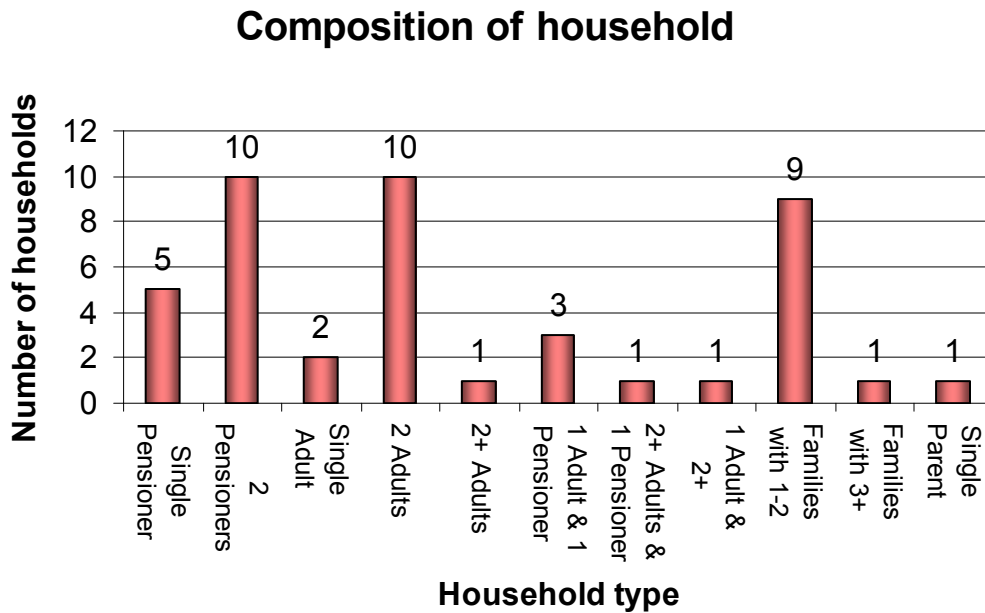
Age of respondents



5.2 Household size and mix

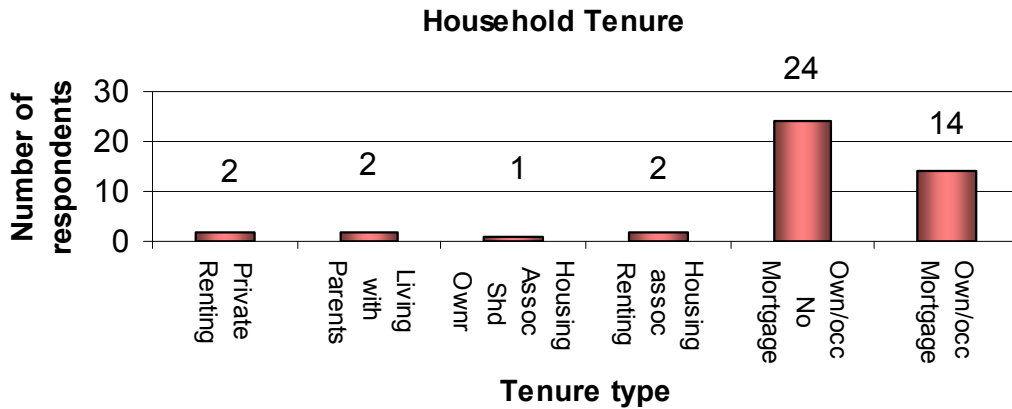
The following chart shows the number of households in each size/mix category. The conclusions drawn from the first chart are verified here as it can be clearly seen that pensioner (over 60) households make up a majority of households, with over 42% of homes containing at least one person over 60-years of age. Households with children make up the next largest group, closely followed by households without children.

The average household size for the respondents = 2.38 persons per dwelling.



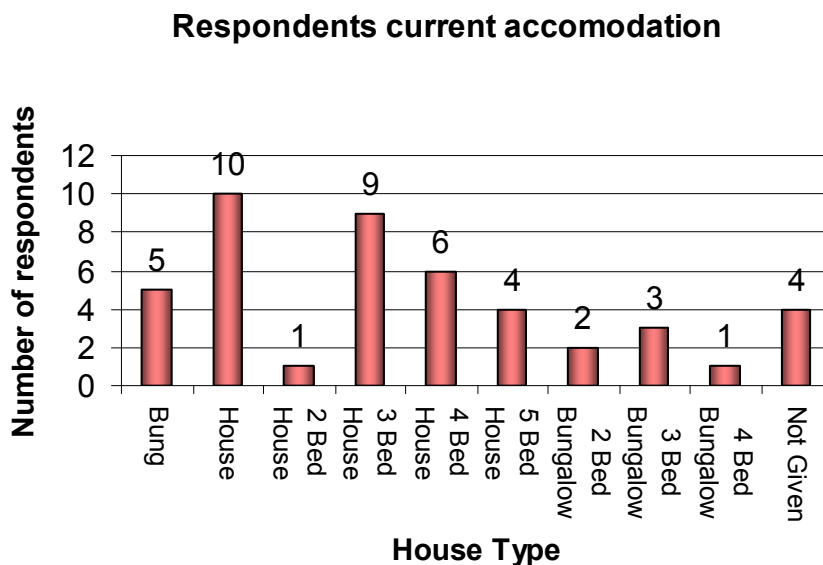
5.3 Tenure of respondents

The following chart shows the current household tenure across the 94 respondents. In a pattern that is repeated across villages in Warwickshire, owner- occupiers make up nearly 90% of the total. Accommodation in the 'social' sector makes up only 7% of the total, while respondents currently living with parents make up 4%.



5.4 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. The two largest categories are 3 bedroom houses and 4 bedroom houses, which is not untypical for a rural parish. 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

Only three respondents expressed a need for affordable housing in the parish, all three state that they have a strong local connection. Two are currently resident within the parish and the third, currently resident in Banbury, was born in the parish, lived there for twenty-four years and their parents still live there.

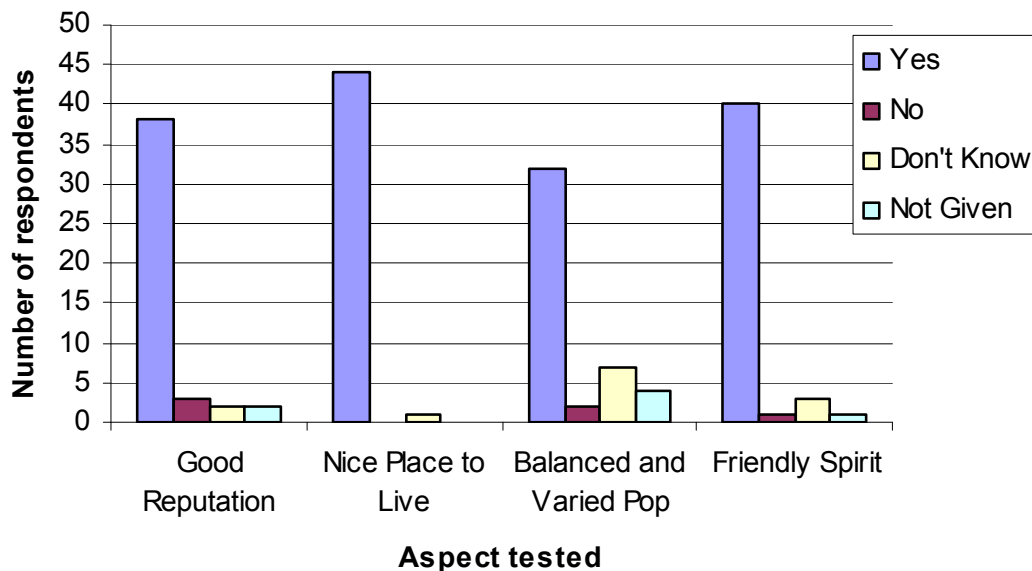
6 Sustainability issues

Respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Ratley and Upton 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 villages.

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 Ratley and Upton. 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.

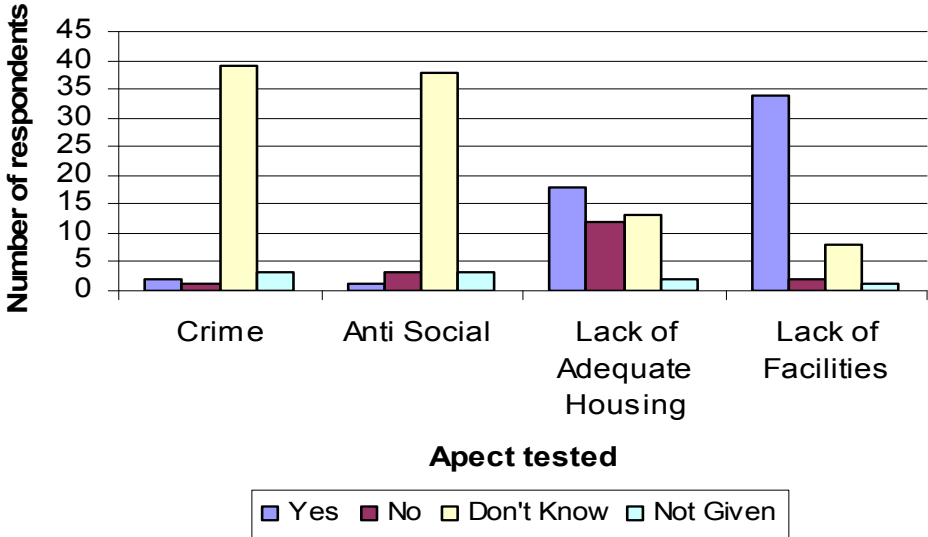
Positive aspects of Ratley & Upton



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. 40 percent of respondents felt that there was a lack of adequate housing and nearly 76 percent felt that there was a lack of local 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.

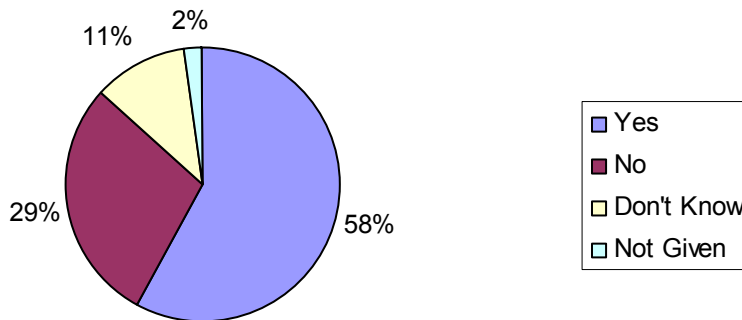
Negative aspects of Ratley & Upton



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 (58 percent). 29 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.

**Support for small scheme of affordable housing
for local people**



8 Housing needs analysis

Of the 45 returns, 42 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 Ratley and Upton 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 3 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. Where respondents have indicated a preference for open market or shared ownership tenures their ability to afford such a tenure has been assessed against the financial information that they have provided. If their aspiration appears unrealistic a more achievable tenure is assigned to their need under the 'Reality' heading.

RESPONDENT	PREFERENCE	REALITY
Young person currently living with parents wishing to move into independent accommodation within the parish	2 Bed House Open Market	2 Bed House Rented
Young person currently living with parents wishing to move into independent accommodation within the parish	2 or 3 Bed House open market	2 Bed House Rented
Family (2 children) currently living in Banbury but with strong local connection to the Parish wishing to return to be closer to family	3 Bed House Open Market	3 Bed House Shared Ownership

Therefore the housing needs derived directly from the survey are:

1 x 3-bed house for shared ownership

2 x 2-bed house for rent

9 Conclusions and recommendations

Warwickshire Rural Housing Association, in partnership with Ratley and Upton 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 three 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 Ratley and Upton, but wish to stay in the parish or return to be close to family and friends for support and work commitments.

Acknowledgements

Warwickshire Rural Housing Association would like to thank Mike Grinnell-Moore Chairman of Ratley and Upton Parish Council, for his time and help in carrying out this housing needs survey.

10 Contact details

Charles Barlow
Rural Housing Enabler
Warwickshire Rural Community Council
25 Stoneleigh Deer Park
Stareton
Kenilworth
CV8 2LY
Telephone 02476 217343
Email charlesb@wrccrural.org.uk

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

Appendix A: Average House Prices

Property search 061205 (3 mile radius of Ratley, excluding Temple Herdewyke)

Agent	Street	Settlement	No of beds	Type1	Price
Connells	Friars Hill	Wroxton	1	Flat	79950
Your Move	Manor Court	Fenny Compton	2	Flat	109950
Bigwood	Spring Cottage	Kineton	2	House	125000
Bishops	Banbury Street	Kineton	2	House	179950
Loveitts	Bridge Street	Fenny Compton	3	Bungalow	345000
Bishops	Warwick Road	Kineton	3	House	179950
Bishops	Southam Street	Kineton	3	House	189500
Your Move		Shotteswell	3	House	189950
Bishops	Dene Close	Kineton	3	House	192950
Bishops	Park Close	Kineton	3	House	205000
Parker Mercer and Durnian	Banbury Street	Kineton	3	House	207000
Bishops	Green Farm End	Kineton	3	House	225000
Taylor's	Manor Court	Fenny Compton	4	House	179995
Connells	King John's Road	Kineton	4	House	189950
Bishops	Shortacres	Kineton	4	House	229950
Bishops	Shortacres	Kineton	4	House	242500
Bishops	Little Pittern	Kineton	4	House	279950
	Average	Average -5%			
1 bed - all types	79950	75952.5			
2 bed flats	109950	104452.5			
2 bed houses	152475	144851.25			
3 bed bungalows	345000	327750			
3 bed houses	198478.5714	188554.6429			
4 bed houses	224469	213245.55			

Appendix B: Comments regarding local facilities.

It does manifestly lack these, but I see no economic way of supplying them or sustaining them

Yes, but not sure how viable a post office / shop would be in a small village

Shop + especially a post office – possibly only feasible in combination with e.g. pub / other business

Shops

Busses

Post office

Appendix C: 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:

- Small affordable housing for single people
- I think that prices are making it almost impossible for some of the young villagers being able to set up home in the village. Yes, but only if it was for locals only. Also want them to look nice and fit in i.e. stone built.
- No small, affordable houses (available).
- Poor availability for young people earning up to £20,000 pa, not much better for older 'low-earners'.
- There are many new developments all around Ratley & Upton; there is no shortage of so-called 'affordable' housing.
- More housing is needed for the younger generation, affordable that is. More facilities for the older generation, shop, bus services, etc.
- A small housing scheme would be welcome for the young people of Ratley to keep the village alive with young families.
- Negative – would be happy / encourage any unoccupied building to be sympathetically converted to help bridge the gap of first time buyers.
- Low cost housing for those on low to average incomes.
- Not enough housing association property.
- None available for young people due to property values.
- No low cost housing for people in local jobs. New development needed to provide housing for young local people and bring new life into the community. Smaller properties needed for the elderly and retired people who, wish to stay in the area.
- No affordable housing. My 22 y son lives at home, no chance affording here.
- There would seem to be some room for expansion.
- Lack of affordable housing for first time buyers.
- This is a non-development area. The parish council went to extraordinary lengths to back the recent planning application edgehill against the wishes of the inhabitants.

- In my opinion there is no such thing in this day and age as affordable housing.
- Lots of young people from the parish would like to return.