

*Warwickshire
Rural
Housing
Association*

A stylized illustration of a village scene. In the foreground, there is a stone wall made of irregular, light-colored stones. Behind the wall, a path leads through a row of houses. The houses have various rooflines, some with chimneys, and are rendered in shades of blue, white, and pink. The background features rolling hills and a bright sun or moon in the sky, creating a soft, hazy atmosphere. The entire scene is set within a light blue, torn-edge border.

**A DETAILED INVESTIGATION
INTO THE
HOUSING NEEDS OF
SOUTHAM**

**Produced by
Warwickshire Rural Housing Association
in conjunction with
Southam Town Council**

February 2005



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1. Introduction

Southam Town Council is aware that local people may be finding it necessary to move away from the town in order to find suitable and affordable homes. Increasing house prices and limited availability of suitable properties may have left local people unable to find a home.

Warwickshire Rural Housing Association (WRHA) works with local councils and local authorities to investigate the need for and provide affordable homes in rural settlements. The first step is to undertake a housing needs survey to provide details of what new affordable housing is required for local people.

Survey forms were delivered to every household in Southam during November 2004. The forms were delivered with the parish magazine. A leaflet to publicise the survey was delivered to every unit on the industrial estate to the south of the town. The leaflet was intended to be posted on staff noticeboards to encourage employees of those businesses to contact the Town Clerk or Rural Housing Enabler if they considered themselves to be in housing need in Southam. Survey forms could then be posted out upon request.

The return date for survey forms was 17 December 2004 and returns were made via a 'Freepost' envelope directly to WRHA.

2. Purpose of the survey

The survey was carried out primarily to obtain evidence of affordable housing needs in Southam. This evidence can be used in a number of ways:

1. The evidence can be used to inform the District Housing Strategy - to provide clarity on the type and tenure of additional housing required.

2. Although there is a policy of restraint on new housing development in rural areas, this restraint can be relaxed 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 might be met.

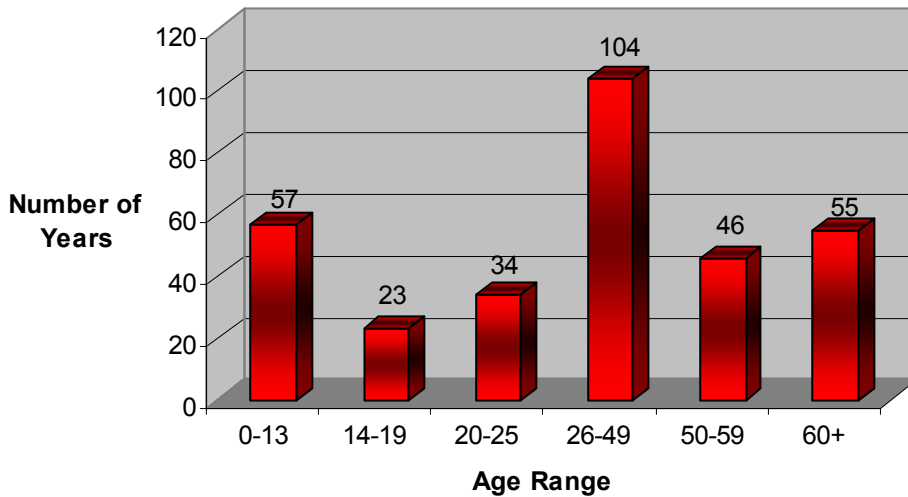
Policy COM1 applies to the Main Rural Centres in the District. Southam is designated as one such 'Rural Centre'. Policy COM1 encourages communities to obtain evidence of their housing needs by way of a detailed survey. The policy also gives rural communities the opportunity to put forward proposals for meeting any housing needs that are identified.

3. The evidence can be used to negotiate 'planning gain' opportunities with developers. It provides information that can be used to obtain an element of affordable housing for local needs in negotiation with house builders on 'allocated' and 'windfall' sites.

3. Respondent details

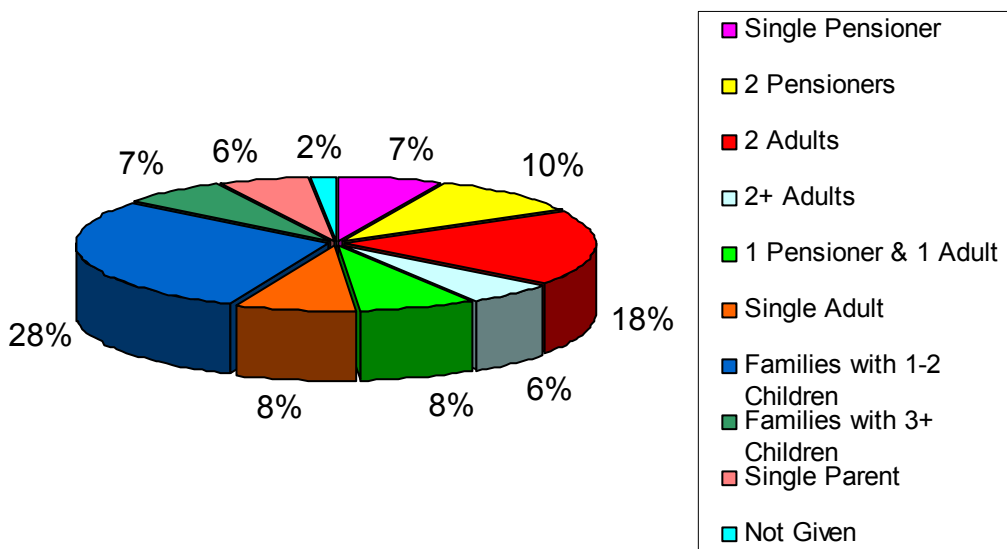
Approximately 2650 survey forms were distributed and 199 were received in return, giving a return rate of 8%. Although this is not a high return rate it must be considered in light of the fact that that only people with a housing need or people interested in a local needs development would have responded to the survey.

i) Household size and type



The majority of respondents, 52%, are aged between 26 and 49 years of age, with teenagers (14-19 years) making up only 11%.

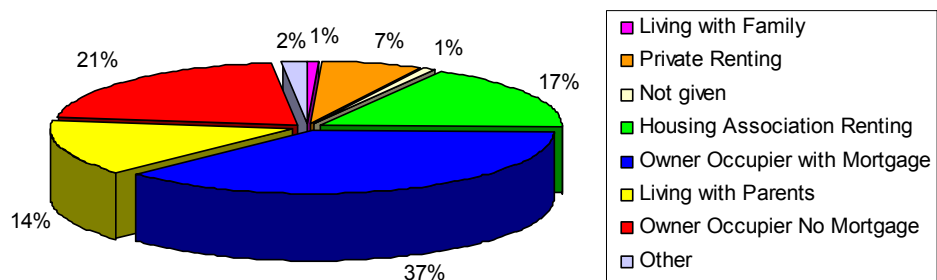
The responses reflect the overall makeup of the town and in terms of household type, families with 1-2 children gave the highest responses at 28% followed by adult couples (18%) and elderly couples (10%).



ii) Tenure

The current household tenure of respondents is given in the chart below. It is easy to see that owner-occupiers were by far the largest tenure group accounting for 58%. Just under half of these owner-occupiers have no outstanding mortgage on their properties. It should be noted that some of these returns may have been completed by the owner of the property, but who have children who require housing, i.e. concealed housing needs.

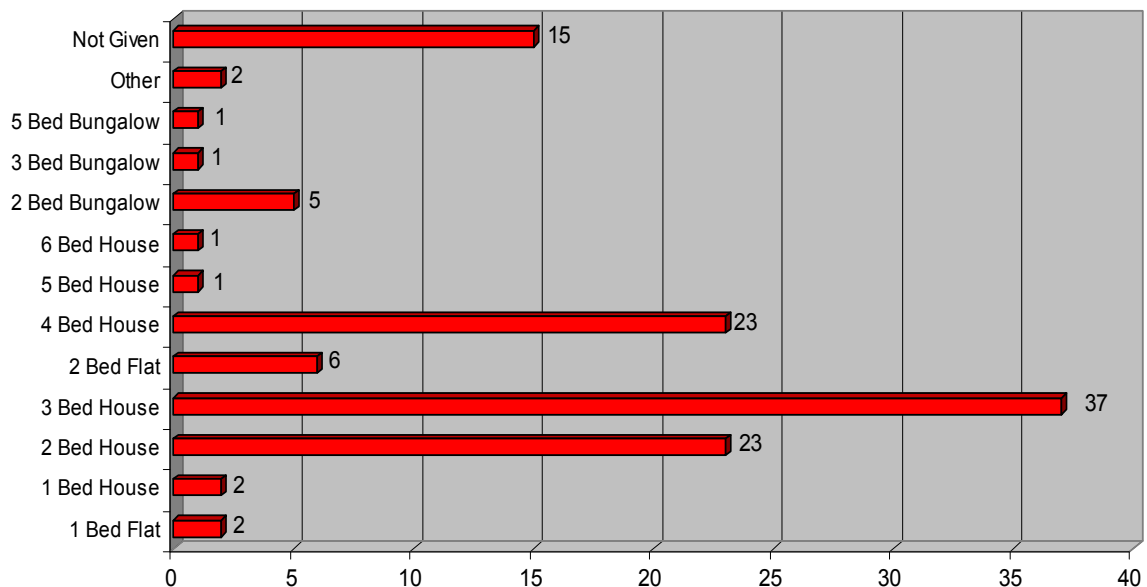
Only 7% of respondents are renting their property from a private landlord, and 17% are renting from a Housing Association.



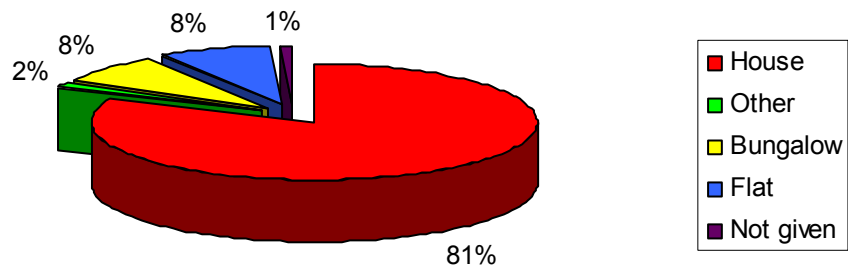
iii) Property type

The following chart details the types of property that respondents currently reside in.

Those living in 3 bedroom houses were the largest group at 18%.



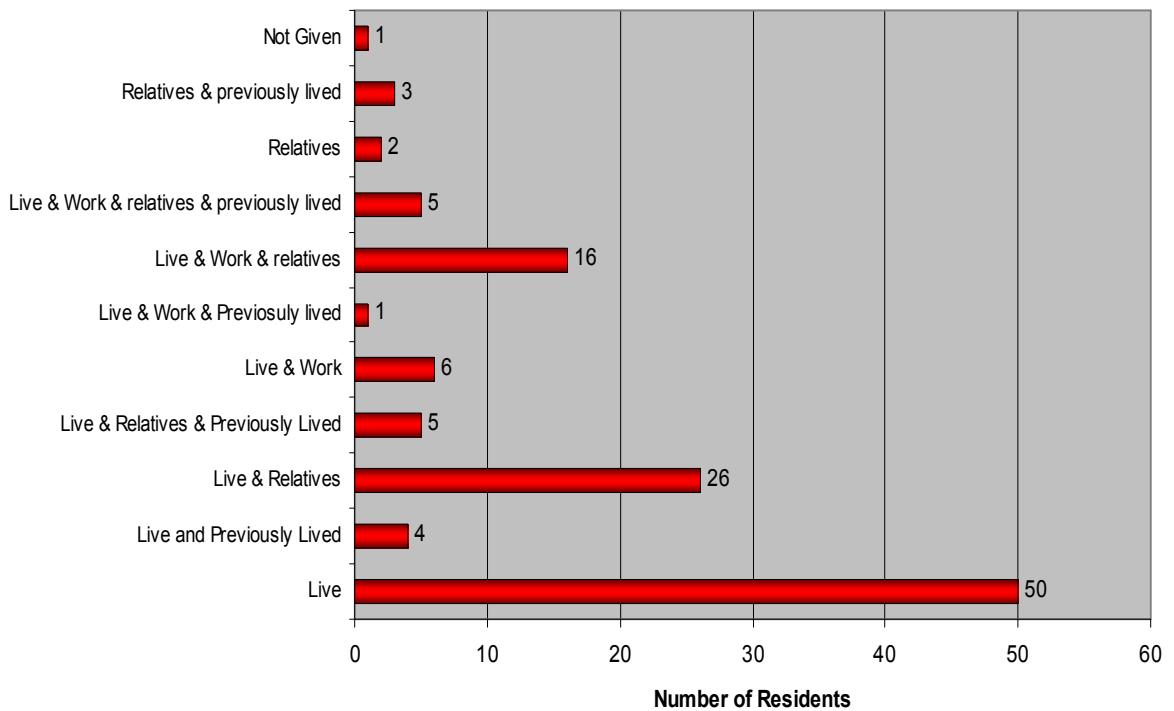
It must be noted that although all respondents provided information on the type of property they lived in only 104 respondents specified the number of bedrooms.



This chart shows that the majority of respondents live in houses. It is clear, however, that there are a variety of property types within the town.

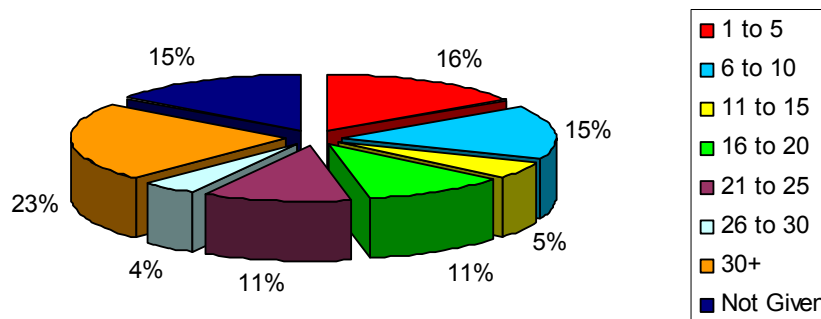
iv) Local connection

The survey form is made available to those who have a previous residency or close local connection to the town, such as a job or close family. In this case all but 5 respondents were currently living within the town. A moderate number of respondents both live and have relatives in Southam.



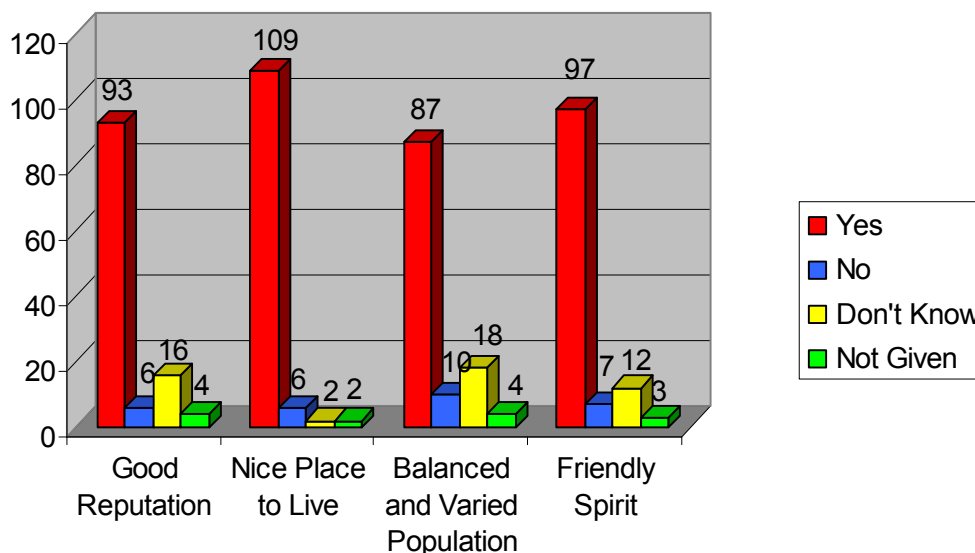
v) Period of residence

The table below gives the number of years that respondents have lived in the town. From this table we see that the largest category, 23%, represents residents who have lived in the town for 30 years or more. This suggests a reasonably stable population. However, 16% have lived in the town for 1-5 years suggesting a high level of inward migration into an increasingly popular settlement. These figures combined show the issue of an ageing population together with the long-term desirability of the town.

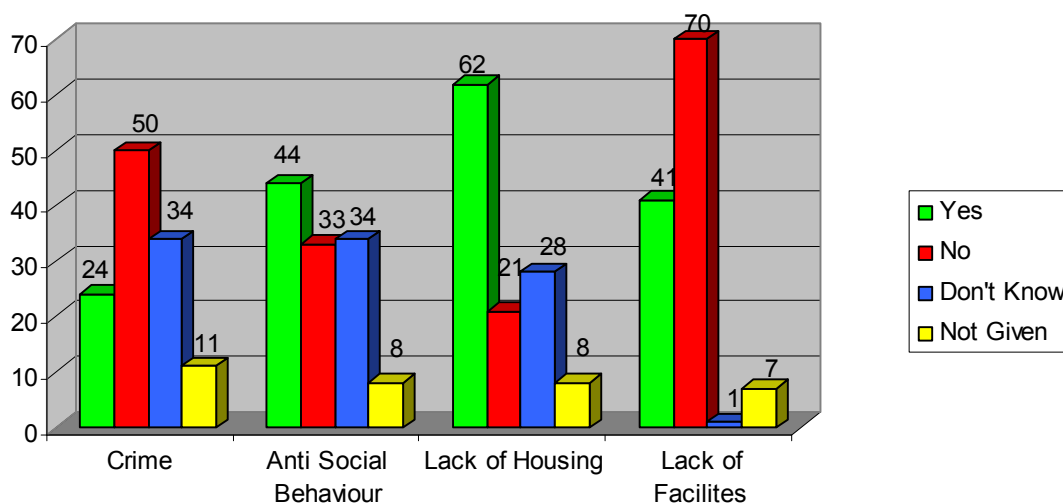


vi) Desirability (Sustainability)

The following two charts detail respondents' answers to the 'desirability' questions. The answers to these questions allow us to build up a picture of life within the town. This information can help assess whether any affordable homes that are subsequently provided in the town will be "sustainable". Ensuring that people will want to take up tenancies and live in a settlement are important considerations when providing new homes.



From this first chart it is very clear that Southam is a nice place to live with a good reputation and community spirit. It is also felt that the town has a varied / balanced population.



As can be seen from the chart above a number of respondents are concerned with the problem of anti social behaviour. There were a high number of respondents who felt that the town has a lack of adequate housing. The majority of respondents felt that the town has adequate facilities.

Comments made regarding the lack of facilities indicated the need for

“Lack of Police”

“Larger supermarket, Solicitors and Community Hall activities”

“Choice of shops”

“A crèche at the sports centre”

“Better Bus service, something for the teenagers”

“A clothing store i.e. Peacocks”

“A bus service that can get you to work on time, wherever your place of employment”

“Youth club / Drop in for youths, not associated with a church”

vii) Ethnicity

It is a requirement of The Housing Corporation (our regulatory body) that we monitor ethnicity within settlements where a housing needs survey has been carried out. It is important to note that not all respondents returned this form and that there was not just one entry on each form. Consequently the results do not equal the total number of forms returned.

WHITE		MIXED		ASIAN / ASIAN BRITISH		BLACK / BLACK BRITISH		OTHER ETHNIC GROUP	
British	94	White & Black Caribbean	1	Indian	1	Caribbean		Chinese	
Irish		White & Black African		Pakistani		African		Other	
Other		White & Asian	1	Bangladeshi		Other		Refused	1
		Other		Other					
TOTAL	94	TOTAL	2	TOTAL	1	TOTAL	0	TOTAL	1

viii) Respondents comments

Many respondents made additional comments on their returned form. They are summarised below. It is not appropriate to include certain comments that make specific reference to particular areas of the town, or to identifiable elements or sections of the community.

“Suitable properties for to rent for single people and too expensive for young people”

“Very high house prices driving young people out of the town”

“Young people can not afford to stop in the town”

“Lack of general (housing) variety”

“Affordable for singles / First time buyers / or those who have separated”

“Housing for first time buyers”

“To keep local people and families within the community”

“Careful selection of building sites”

“Housing must be for local people”

“More 4 Bed Houses”

“Affordable for youngsters from the town to buy / rent not shipped in from Stratford to the detriment of Southam town residents”

“Affordable starter homes would be good”

“Housing for the young first timers either buyers or renters”

“We have enough houses and affordable areas. Southam is in danger of losing its identity. We do not need to be bigger”

“Low cost rented accommodation for single people / families”

4. Housing need analysis

Of the 199 returns, 154 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a form primarily to offer their support/objection towards a “local” needs housing development as well as give their comments regarding the “desirability” of Southam. These were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing is concerned there are 45 returns detailing a specific housing need.

Immediately or within the next 2/3 years

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
1	Couple – living with parents, require independence.	Any Tenure – 2 or 3 Bed House	Rent – 2 Bed House (due to income level)
2	Single Parent – Private Renting which is very expensive.	Any Tenure – 2 or 3 Bed House	Rent – 2 Bed House (due to income level)
3	Single Adult – Living with parents, requires independence. Overcrowding issues.	Rent – 2 Bed House or Flat	Rent – 2 Bed House or Flat
4	Single Adult – Private Renting.	Any Tenure – 2 Bed House, Bungalow or Flat	Rent -2 Bed House or Flat (due to income level)
5	Single Adult – Private Renting which is very expensive. Health problems.	Any Tenure – 3 Bed House	Rent – 2 Bed Bungalow (due to health problems and income level)
6	Couple – HA Renting. Would like a bigger property in order to raise a family.	Shared Ownership – 2 or 3 Bed House	Shared Ownership – 2 Bed House
7	Single Adult – Living with Parents, requires independence.	Shared Ownership – 2 Bed House or Flat	Rent – 2 Bed House or Flat (due to income level)
8	Single Parent – HA Renting. Over crowding problems. Opposite sex	Any Tenure – 3 Bed House	Rent - 3 Bed House (due to income level)

	children sharing a bedroom.		
9	Family – HA Renting. Overcrowding issues.	Rent – 3 Bed House	Rent – 3 Bed House
10	Couple – Private Renting which is very expensive.	Any Tenure – 2 Bed House	Rent – 2 Bed House or Flat (due to income level)
11	Family – HA Renting. Overcrowding issues.	Any Tenure – 3 or 4 Bed House	Rent – 4 Bed House (due to income level)
12	Single Adult – HA Renting. Needs to support a disable relative in the village. Is registered disabled.	Rent- 2 Bed House, Flat or Bungalow	Rent – 2 Bed Bungalow
13	Family – HA Renting. Overcrowding issues.	Any Tenure – 2 Bed House	Rent – 2 Bed House (due to income level)
14	Single Parent – HA Renting. Overcrowding issues. Children of opposite sex sharing a bedroom.	Rent – 3 Bed House or Flat	Rent – 3 Bed House
15	Family – HA Renting. Overcrowding problems. Opposite sex children sharing a bedroom.	Shared Ownership – 3 Bed House	Rent – 3 Bed House (due to income level)
16	Single Parent – HA Renting. Behavioural problems with a child means overcrowding issues.	Rent – 3 Bed House or Bungalow	Rent – 3 Bed House
17	Family – HA Renting. Overcrowding problems. Opposite sex children sharing a bedroom.	Rent – 3 Bed House	Rent – 3 Bed House
18	Single Adult – Living with Parents, requires independence.	Shared Ownership – 2 Bed Flat	Rent – 3 Bed House or Flat (due to income level)
19	Pensioner – Owner Occupier with a mortgage. Health problems mean current accommodation is no longer suitable.	Rent – 2 Bed Bungalow	Rent – 2 Bed Bungalow
20	Single Adult – Living with parents, requires independence.	Any Tenure – 2 Bed House, Bungalow or Flat	Rent – 2 Bed House (due to income level)
21	Single Adult – Living with parents, requires independence, however has severe learning difficulties.	Rent – 2 Bed House, Bungalow or Flat	Rent – 2 Bed House
22	Couple – Owner Occupier with a mortgage. Having financial problems. Mobility problems.	Rent – 2 Bed Bungalow	Shared Ownership – 2 Bed Bungalow (Due to sale of own property)
23	Pensioner – HA Renting. Concerned about access to property.	Rent – 2 Bed Bungalow	Rent – 2 Bed Bungalow
24	Couple – HA Renting. Would like to purchase a larger property.	Shared Ownership – 3 Bed House	Shared Ownership – 2 Bed House
25	Single Adult – Living with parents, requires independence.	Shared Ownership – 2 Bed House or Flat	Rent – 2 Bed House or Flat
26	Single Adult – Living with parents, requires independence.	Any Tenure – 2 Bed House or Flat	Rent – 2 Bed House or Flat
27	Single Parent - Private Renting which is too expensive.	Rent- 2 Bed House, Bungalow or Flat	Rent – 2 Bed House
28	Single Parent – Living with Parent. Overcrowding issues.	Rent – 2 Bed House or Flat	Rent- 2 Bed House
29	Couple – Living with parents, require independence.	Any tenure – 2 or 3 Bed House, Bungalow or Flat	Rent – 2 Bed House
30	Pensioner – Owner occupier no mortgage. Current property too large to maintain.	Rent – 2 Bed Bungalow or House	Shared Ownership – 2 Bed Bungalow (due to income from sale of own property)
31	Single Adult – Living with parents,	Rent – 2 Bed Flat	Rent – 2 Bed House or

	requires independence.		Flat
32	Single Adult – Private renting which is very expensive.	Rent - 2 Bed Flat	Rent – 2 Bed House or Flat
33	Couple – Living with parents, require independence. Overcrowding issues.	Rent – 2 Bed House or Flat	Rent – 2 Bed House or Flat
34	Elderly Couple – Living with family, require independence.	Rent – 2 Bed Bungalow or Flat	Rent – 2 Bed Bungalow
35	Single Adult – Living with parents, requires independence.	Shared Ownership – 2 or 3 Bed House or Flat	Rent – 2 Bed House
36	Single Adult – Living with parents. Disabled & requires care.	Any Tenure – 4 Bed House or Bungalow	Rent – 2 Bed Bungalow (due to income level)
37	Single Adult – Living with parents, requires independence.	Rent – 2 Bed House	Rent – 2 Bed House
38	Single Adult – Private renting. Current property unsuitable for living in.	Rent – 1 or 2 Bed Flat	Rent – 2 Bed House or Flat
39	Family – HA Renting. Overcrowding, different sex children sharing a room.	Any Tenure – 3 Bed House	Rent – 3 Bed House
40	Family – HA renting. Disability means one family member can not access upstairs.	Rent – 3 Bed Bungalow	Rent – 3 Bed Bungalow
41	Single Adult – Living with parents, requires independence	Shared Ownership – 2 or 3 Bed House	Rent – 2 Bed House (due to income level)
42	Couple – Living in unsuitable accommodation. Disabled with several health issues.	Rent – 2 Bed House, Bungalow or Flat	Rent – 2 Bed Bungalow
43	Single Adult – No details of current accommodation. Has to vacate current property. Requires room for his children to stay.	Rent – 2 or 3 Bed house or Flat	Rent – 3 Bed House
44	Family – Living with family. Requires independence. Would still like to live with siblings.	Shared Ownership – 2 Bed House, Bungalow or Flat	Rent – 2 Bed House (due to income level)

Next 3-5 years

Ref	RESPONDENT	WHAT REQUIRED	<u>REALITY TENURE</u>
1	Pensioner – HA renting. May require sheltered accommodation one day.	Rent – 2 Bed Bungalow or Flat	Rent – 2 Bed Bungalow

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 (this was based on 2.5 times income and is shown as Basic Income required for a 50%) was compared against a 50% share of a shared ownership property. This '50% share' was determined by researching property prices in the Southam area, calculating an average price for the type/size of property then multiplying this by 50%. Households were assessed as to whether they 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. The analysis of property prices for Southam can be seen in Appendix 1.

It is apparent that there is a high level of interest with regard to social housing in the town from potential applicants.

5. Conclusions

Warwickshire Rural Housing Association, in partnership with Southam Town Council, has conducted a detailed study of housing need in the town. The study has not only investigated the actual housing need of Southam, but also ascertained residents' views with regards to living in the town.

There is a need for both rented and shared ownership purchase and the exact need is as follows:

11 x 2 Bed Houses or Flats for Rent

12 x 2 Bed Houses for Rent

8 x 3 Bed House for Rent

1 x 4 Bed House for Rent

7 x 2 Bed Bungalows for Rent

1 x 3 Bed Bungalow for Rent

2 x 2 Bed Houses for Shared Ownership

2 x 2 Bed Bungalows for Shared Ownership

However with this kind of housing need survey we would apply a discounting factor. This is to take into account that during the time it would take to develop a scheme and that some respondents will have satisfied their own housing needs. For this level of need we would apply a 25% discount to the rented requirement and 40% to the shared ownership.

Accordingly the suggested housing mix required would be:

9 x 2 Bed Houses or Flats for Rent

8 x 2 Bed Houses for Rent

6 x 3 Bed House for Rent

1 x 4 Bed House for Rent

5 x 2 Bed Bungalows for Rent

1 x 3 Bed Bungalow for Rent

1 x 2 Bed Houses for Shared Ownership

1 x 2 Bed Bungalows for Shared Ownership

This information could be used in a number of potential ways.

- Firstly, the information could be used to influence the tenure and type mix of any new affordable housing provided on the two development sites in the Local Plan Review: sites off High Street and Wattons Lane.
- Secondly, the information could be used as part justification for a single mix development of social housing dwellings, as per Policy COM1 of the Local Plan Review.

Either way, the information should be used to alleviate the current housing need for those who cannot afford to secure a suitable property in Southam.

The information must also be used/seen in conjunction with the wealth of information coming out of the 'Vision 4 Southam' process.

6. Acknowledgements

Warwickshire Rural Housing Association would like to thank the following people:

- Cllr Carolyn Akeister
- Debbie Carro
- Kyles of Southam
- Nick Fletcher
- All those who helped to distribute the housing needs survey forms

7. Contact information

Warwickshire Rural Housing Association

Unit 19, Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP

Telephone 01530 276546

Fax 01530 276547

Email rachel.dutton@midlandsrh.org.uk

Appendix 1

Property search **24 January 2005**
Sales up to £300,000

Agent	Street	Settlement	No of beds	Type1	Type2	Price
Brown and Cockerill	Red Lion Close	Southam	2	Semi detached	Bungalow	£189,995
Malcolm Hawkesford	Mill Crescent	Southam	2		Flat	£109,950
Malcolm Hawkesford	Willow Gardens	Southam	2		Flat	£115,000
Connells	Chestnut Place	Southam	2		Flat	£129,950
Brown and Cockerill	School Street	Southam	2	Semi detached	House	£156,000
Malcolm Hawkesford	School Street	Southam	2	Semi detached	House	£159,950
Brown and Cockerill	St Wulstan Way	Southam	2	Semi detached	House	£167,950
Malcolm Hawkesford	Daventry Road	Southam	2	Terrace	House	£185,000
Malcolm Hawkesford	St Mary's Road	Southam	3	Detached	Bungalow	£279,950
Malcolm Hawkesford	Market Hill	Southam	3		Flat	£175,000
Malcolm Hawkesford	Flying Fields Drive	Southam	3	Semi detached	House	£177,995
Brown and Cockerill	Beech Close	Southam	3	Semi detached	House	£179,500
Brown and Cockerill	Hillyard Road	Southam	3	Semi detached	House	£185,000
Malcolm Hawkesford	Holywell Road	Southam	3	Semi detached	House	£189,950
Malcolm Hawkesford	Stowe Drive	Southam	3	Semi detached	House	£190,000
Brown and Cockerill	Hillyard Road	Southam	3	Semi detached	House	£197,500
Malcolm Hawkesford	Flying Fields Drive	Southam	3	Detached	House	£242,500
Malcolm Hawkesford	Barkus Close	Southam	3	Detached	House	£249,950
Crabb Curtis	Coventry Street	Southam	3	Terrace	House	£275,000
Malcolm Hawkesford	Coventry Street	Southam	3	Semi detached	House	£300,000
Brown and Cockerill	Drovers Way	Southam	4	Detached	Bungalow	£290,000
Malcolm Hawkesford	Stowe Drive	Southam	4	Detached	House	£249,500
Malcolm Hawkesford	Drovers Way	Southam	4	Detached	House	£252,950
Brown and Cockerill	Drovers Way	Southam	4	Detached	House	£252,950
Knight and Rennie	Banbury Road	Southam	4	Detached	House	£275,000
Malcolm Hawkesford	Lime Road	Southam	4	Detached	House	£285,000
Malcolm Hawkesford	Stowe Drive	Southam	4	Detached	House	£295,000
Brown and Cockerill	Warwick Road	Southam	4	Detached	House	£299,950

	Average	Average - 5%	50% Share	Basic Income level required for 50% share
1 bed	n/a	n/a	n/a	n/a
2 bed flat	£118,300	£112,385	£56,193	£22,477
2 bed house	£167,225	£158,864	£79,432	£31,773
2 bed bungalow	£189,995	£180,495	£90,248	£36,099
3 bed flat	£175,000	£166,250	£83,125	£33,250
3 bed house	£218,740	£207,803	£103,902	£41,561
3 bed bungalow	£279,950	£265,953	£132,976	£53,191
4 bed house	£275,043	£261,291	£130,645	£52,258

Assuming sale price could be up to 5% below asking price

