



# Wolverton Housing Needs Survey

July 2005

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

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## 1. Summary of Results

Approximately 103 survey forms were distributed and 40 completed forms were returned. Giving a response rate of 39%. This is a good response level for this type of survey.

None of the respondents stated a need for affordable housing at the present time. However, the data presented does suggest that there may be a need in the near future if younger members of the community wish to remain in the parish.

The housing needs register of Stratford-upon-Avon shows that one family requires accommodation in Wolverton or Norton Lindsey. They are currently resident in Norton Lindsey. Therefore, this need should be met by the proposed development in Norton Lindsey.

The Parish Council should re-survey within a period of three years, or sooner if necessary, to avoid losing younger and older members of the parish due to the lack of appropriate housing.

## 2. Introduction

In January 2005 the Rural Housing Enabler for Warwickshire Rural Community Council (WRCC) was invited to a meeting with Wolverton Parish Council to discuss the affordable housing needs of Wolverton Parish. As a result of this meeting the Parish Council requested that a Housing Needs Survey be undertaken in their Parish to ascertain whether or not there was any need for additional housing in the parish and, if there was a need, the quantity and type of housing required.

A survey form was devised based on a 'model' form that has been successfully used in nearly 40 housing needs surveys over the last 5 years. Warwickshire Rural Housing Association (WRHA) - a specialist provider of small-scale affordable rural housing schemes based on local needs - organised and paid for the printing of the questionnaire, along with the Freepost return envelopes and ethnicity monitoring forms. WRHA also undertook the analysis of the data and wrote the final report.

A copy of the survey form can be found in Appendix A.

## 3. Purpose of survey

The aim of the survey was to assess local housing needs, i.e. housing needs within and relating to Wolverton parish. The survey specifically sought to identify affordable housing needs as it is very unlikely that any open market housing development would not be possible within the parish due to current planning restrictions.

## 4. Local Planning Context

Nationally there is a widespread policy of restraint on the development of new housing in rural areas. However, chapter 18 of PPG 3: Housing (amendment January 2005) recognises the importance of affordable housing in rural areas to meet the needs of local people and '*...contribute to the delivery of sustainable communities.*' At a local level this policy is expressed by Stratford-on-Avon District Council's Local Plan Review 1996 – 2011, Revised Deposit Draft January 2003, policy CTY 5 'Housing "exception" schemes' that states:

*'The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted'*

Policy CTY5 allows for the development of affordable housing in rural areas where:

- It has been demonstrated that there is a local and long-term need for affordable housing.
- The content of the scheme reflects and can reasonably meet the identified local need.
- The scheme has been initiated by the local community concerned and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan.
- Satisfactory prior arrangements have been made for the management and occupation of the properties to ensure that the homes provided will meet the identified local need both initially and in perpetuity.

In practice the fulfilment of the final point of this policy is subject to a planning condition (known as an S106 agreement) being placed on the development that limits the occupation of the homes to people with a local connection. In this context a local connection is usually defined as:

- An individual or household currently living in the parish concerned.
- An individual or household that has lived in the parish concerned, but who has moved away in order to find suitable and/or affordable accommodation.
- A household containing an individual who works in the parish concerned.
- A household containing an individual who was born in the parish concerned.
- A household containing an individual who has close relative in the parish concerned.

Currently no planning policy allows for the development of open market housing in Wolverton.

## 5. Results – Parish Profile

### 5.1 Response rate

Approximately 103 survey forms were distributed and 40 were received in return. This equates to a response rate of nearly 39%, which is considered as a good rate for this type of survey because people will only respond for one of three possible reasons:

1. to express a need for alternative accommodation,
2. to offer their support in principle to the idea of a small housing scheme for local needs,
3. to state their opposition to the development of a housing scheme.

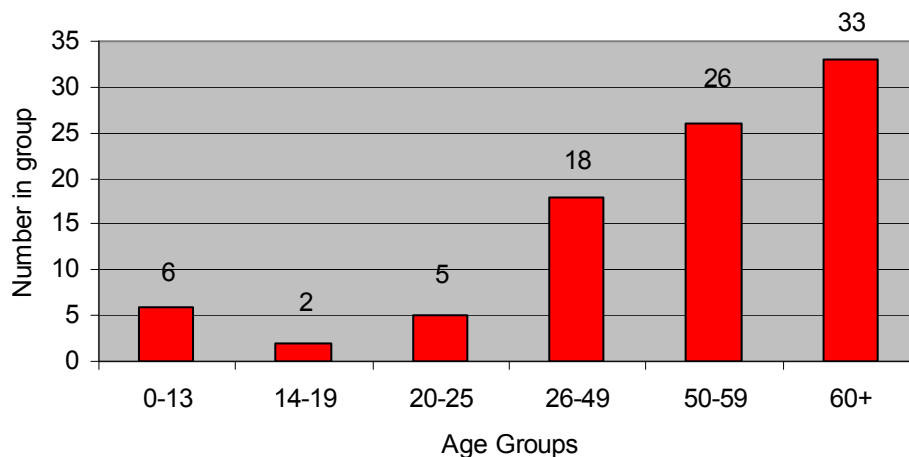
All 40 responses were included in the remainder of this analysis. The total number of people represented by the survey forms was 90.

### 5.2 Profile of the respondents

#### 5.2.1 Age profile of respondents

Figure 1 shows the age profile of the respondents to the survey. It would appear to show a steeply aging population, however the age brackets distort the overall picture. There is, however, a lean towards older age groups.

Figure 1: Age groups of survey respondents

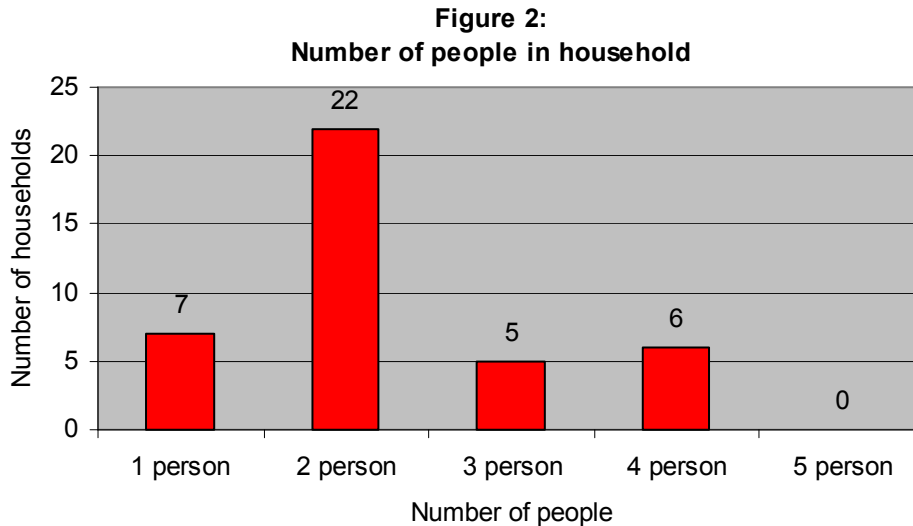


- Number of households with one or more people aged 19 years or younger = 5 (12.5%)
- Number of households with one or more people aged 60 years or older = 22 (55%)

## 5.2.2 Household size, composition and dwelling type

### Household Size

Figure 2 shows the sizes of the households that responded to the survey.



55% of household are composed of two person families. However, two bedroom homes only make up 5% of the house types. This reflects national trends towards under-occupancy of dwellings in rural areas. The average household size = 2.25 people per dwelling.

### Composition

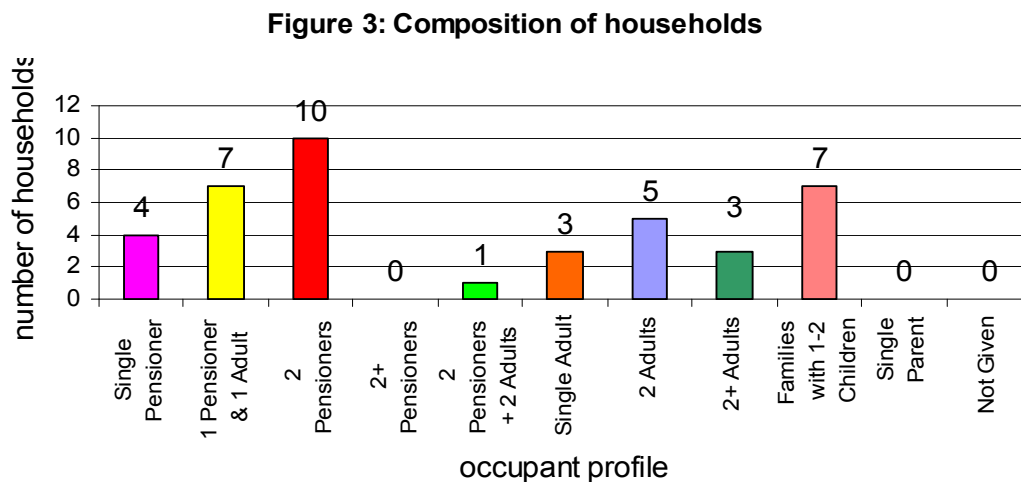


Figure 3 shows the composition of respondent's households. Here it can be seen that a majority of households contain a member over 60 years of age<sup>1</sup>.

The next most significant group in figure 3 are the families with 1 – 2 children. The issue here is one of potential housing need in the future. Table 1 presents the data behind this group and shows that there are four people between the ages of 20 – 25 who may, in the

<sup>1</sup> No information regarding gender is collected as part of the survey. Therefore for the purposes of this report the term 'Pensioner' refers to anybody over 60 years of age.

near future, require independent accommodation. Their ability to find this locally will almost certainly depend on the availability of affordable housing within the parish.

Table 1: Data for household 'Family 1 – 2'

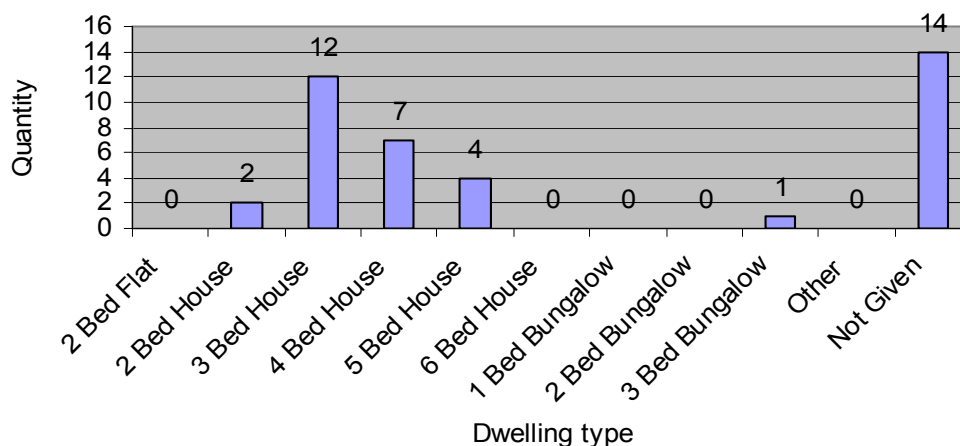
	0-13	14-19	20-25	26-49	50-59	60+	Household size	Household
1				2			3	family 1-2
2				2			4	family 1-2
			2	1	1		4	family 1-2
2				2			4	family 1-2
			2	1	1		4	family 1-2
1				2			3	family 1-2
		2		1	1		4	family 1-2

The group in figure 3 referred to as '2 adults' is predominantly composed of older people in the 50 – 59 age group and therefore unlikely to generate any further housing need as a result of children.

### Dwelling Type

Figure 4 shows the types of dwellings that respondents currently live in.

Figure 4: Profile of dwelling type

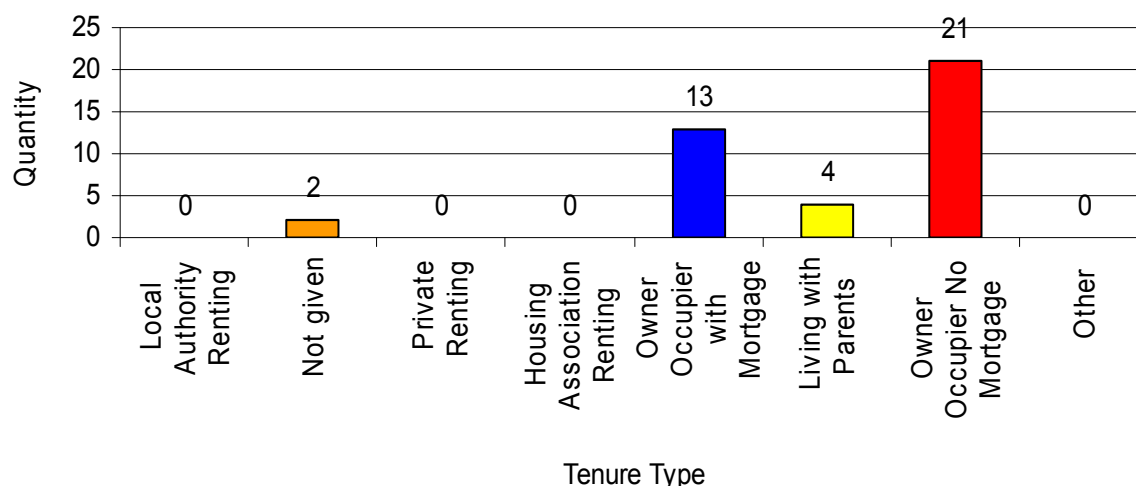


Although a majority (35%) of respondents didn't include a full enough description of their homes (many of this group did not include details of the number of bedrooms) it can be stated that a majority of people live in houses rather than flats, bungalows, mobile homes, etc. Of those that did complete this section of the questionnaire fully, it can be seen that 3-bedroom houses make up a majority (46%) of the house types lived in by respondents.

### 5.2.3 Tenure profile.

Figure 5 shows the current tenure of respondents.

**Figure 5: Tenure Profile**



From this it can be seen that 85% of respondents live in their own homes, with 62% of these having no mortgage. Of concern in this section is the group who have expressed their tenure as ‘living with parents’, 10% of respondents. Four households (5 people) have expressed this tenure. Table 2 shows the profile of this group. It is reasonable to assume that eventually members of this group will seek independent accommodation. Again it is highly probable that their ability to remain within the parish, if this is their wish, will depend to a large extent on the availability of affordable housing.

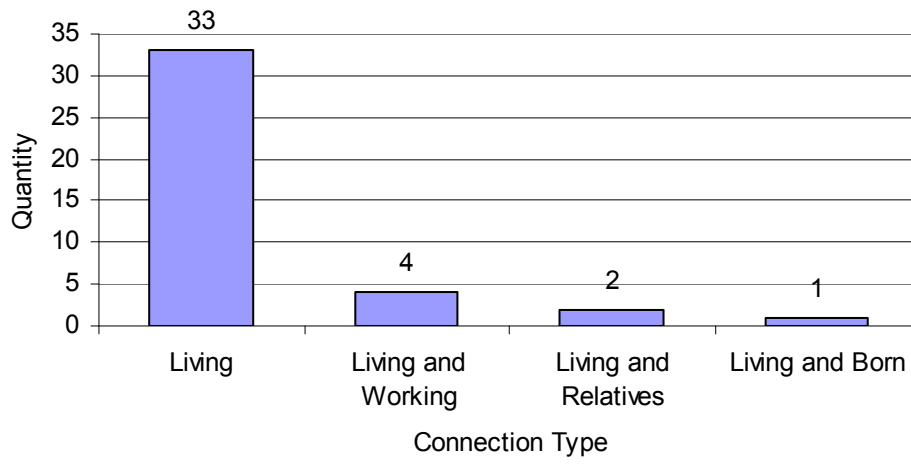
Table 2: Age profile of ‘Living with parents’ tenure response.

0-13	14-19	20-25	26-49	50-59	60+	Household size	Household	Tenure
			1	2		3	2+ adults	Living with Parents
		1		2		3	2+ adults	Living with Parents
			1	2		3	2+ adults	Living with Parents
			2		2	4	2 pen 2 adults	Living with Parents

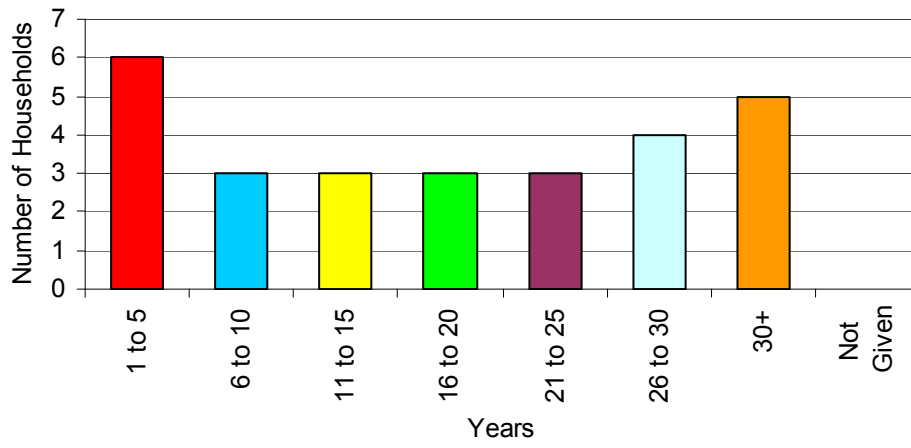
### 5.2.4 Local Connection

Respondents were asked to define their connection to Wolverton parish. Figure 6 shows their responses. From this it can be seen that all respondents are currently residing in Wolverton. Respondents were also asked to state the number of years that they have lived in the parish. The results from this question are shown in Figure 7. This shows a stable inflow of residents over a twenty year period of approximately 3 families every five years. This rate has doubled in the last five years.

**Figure 6: Type of local connection**



**Figure 7: Length of time in Parish (years)**

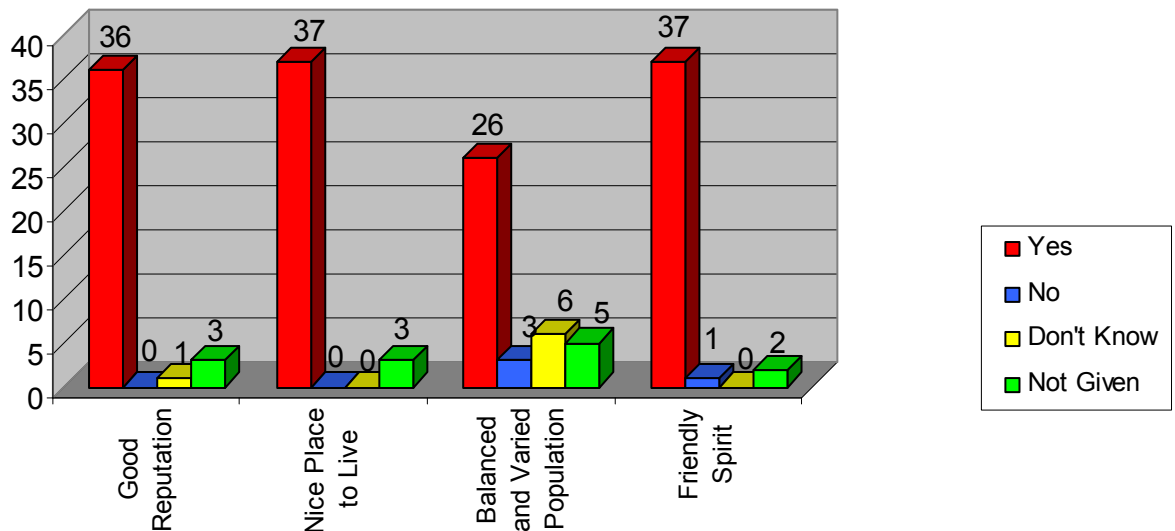


### 5.3 Desirability (sustainability) of Wolverton.

The survey form contained a series of questions relating to the respondents perception of life in Wolverton. The reason for posing these questions was to get a feel for the vitality of the parish and any underlying issues and problems that may exist.

Figure 8 shows the responses to four proposed benefits to living in Wolverton.

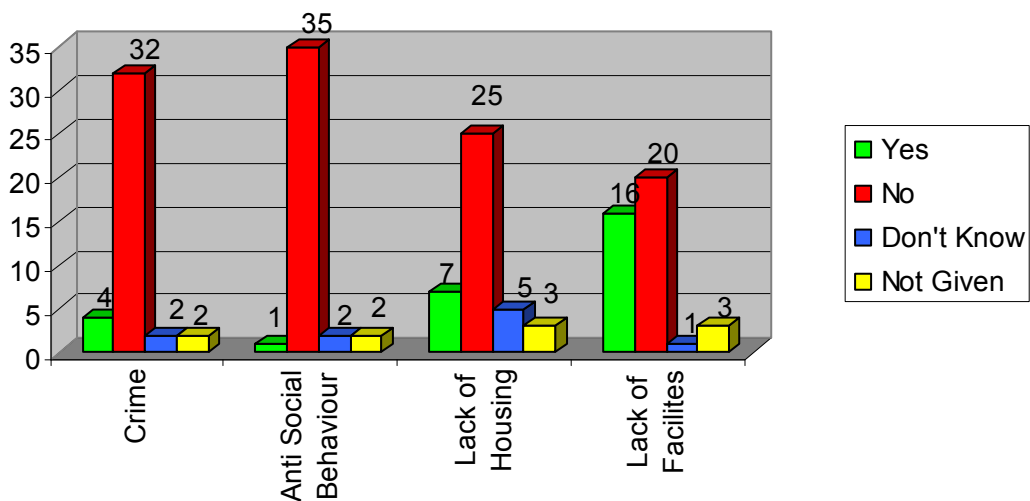
**Figure 8: Benefits of living in Wolverton**



This shows that a large majority of respondents view Wolverton positively as a place to live. The only area a slight concern appears to be the 'balance of the population' that scores the highest negative response, highest uncertainty and highest non-response.

Figure 9 shows the responses to four proposed negative issues.

**Figure 9: Negatives of living in Wolverton**



This shows that a majority of respondents are not effected by the four negative issues proposed. However, it does show that 10% of respondents are concerned about crime. Anti-social behaviour is not considered to be an issue by a majority of respondents but a

lack of housing was considered a problem by 17.5% of respondents. The most significant area of concern was the lack of local facilities with 40% of respondents citing this as an issue. This part of the questionnaire allowed respondents to elaborate on their answers. The comments received are replicated below:

**Comments regarding the lack of facilities:**

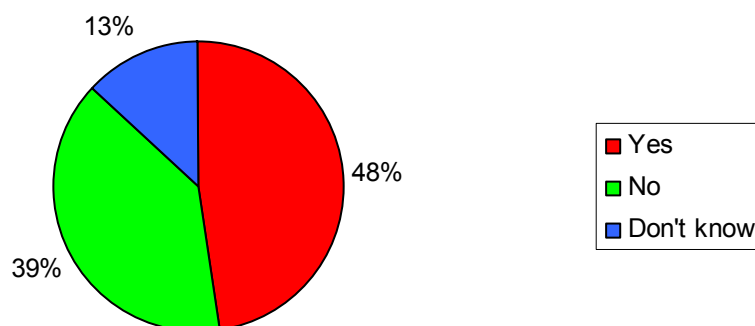
Facility lacking	Number of comments	Percentage of respondents
Need for a village shop	9	22.5%
Need for an improved bus service	6	15%
Need for better street lighting	1	2.5%
Need for better recycling facilities	1	2.5%

Need for a pub	1	2.5%
Need for traffic calming	1	2.5%
Need for Post Office	1	2.5%

**5.4 Support for small housing scheme.**

Respondents were asked if they would be in favour of a small housing scheme for local people. Figure 10 shows that there is a small majority of support for such a scheme.

**Figure 10: Inclination to New Development**



This question also allowed respondents to elaborate on their response. These responses have been collected together and are presented in Appendix B.

## 6. Results – Housing Needs.

### 6.1 Directly expressed need.

**No respondents to the survey directly expressed any need for additional housing.**

### 6.2 Stratford-on-Avon District Council Housing Needs Register.

The Stratford-on-Avon District Council's housing needs register contains the details of all persons with Stratford District that are in housing need and that qualify for housing assistance.

The register currently (04/08/2006) shows one family in need. The family profile is composed of two adults and one child. Therefore they would qualify for a 2-bed house either for rent or shared ownership.

As part of their application to the housing needs register applicants can state their preference regarding the areas in which they wish to live. This applicant has selected both Wolverton and Norton Lindsey, where they are currently residing.

## 7. Conclusion and Recommendations

Although no need for affordable housing is directly expressed, the responses do suggest that there may be the potential need for affordable housing within the parish in the near future. From the 'Tenure' section of the analysis it can be seen that five people may be potentially in need of alternative accommodation. Four of these are in the 26 – 49 age group and one is in the 20 – 25 age group. From the 'Household composition' section four people in the 20 – 25 age group may need alternative accommodation in the near future. However, as no need for affordable housing has been expressed Warwickshire Rural Housing Association is unable to make provision for these individuals at this time.

There is one family who would qualify for subsidised housing provided by a Registered Social Landlord (RSL) currently on Stratford-upon-Avon's housing needs register requiring a 2-bed house to rent or for shared ownership.

I therefore conclude that the housing need for Wolverton is one 2-bed house for rent or shared ownership, depending on the families financial circumstances. However, as single unit developments are unfeasible due to costs, and given that the family in need have also expressed a preference for both Wolverton and Norton Lindsey and are currently resident in Norton Lindsey, I recommend that the housing needs of Wolverton are combined with those already identified in the neighbouring parish of Norton Lindsey. A potentially successful scheme is currently being developed by Warwickshire Rural Housing Association in partnership with Norton Lindsey Parish Council and a single additional unit will fit on the proposed site.

I would also recommend to the Parish Council that, due to a perceived future need for affordable housing, they undertake another Housing Needs Survey in **three (3)** years time or sooner if they become aware of an affordable housing shortage.

Paul Eccleshare

**Warwickshire Rural Housing Association and Warwickshire Rural Community Council would like to thank June Reed for her efforts in organising the distribution of the survey forms.**

## Contact Information.

### **Parish Council**

Mrs J Read.  
Clerk to Wolverton Parish Council  
Rose Cottage  
Wolverton  
Stratford-on-Avon, Warwickshire CV37 0HQ  
Tel: 01926 842 476

### **Warwickshire Rural Housing Association**

Paul Eccleshare  
Development Services Officer  
Warwickshire Rural Housing Association  
Whitwick Business Centre  
Stenson Road  
Coalville, Leicestershire. LE67 4JP  
Tel: 01530 276 545

### **Warwickshire Rural Housing Enabler**

Charles Barlow  
Rural Housing Enabler  
Warwickshire Rural Community Council  
25 Stoneleigh Deer Park  
Stareton  
Kenilworth, Warwickshire. CV8 2LY  
Tel: 02476 531 290

**Appendix A: Copy of survey form.**

# Wolverton Parish Council

## Housing Needs Survey

May 2005

Dear Parishioner

The Parish Council is aware that a lack of affordable housing is a problem in some villages, causing both young and older people to move elsewhere to find suitable accommodation.

To determine whether this is a problem in Wolverton we are carrying out a local housing needs survey.

**The survey is for everyone, not just people who are in housing need.** The general questions on page two will help us to compile a profile of residents, migration patterns and also some general points regarding life in the parish.

The survey is being conducted in partnership with Warwickshire Rural Community Council (WRCC) and Warwickshire Rural Housing Association (WRHA). The Parish Council will consider the results of the survey when it is completed and work together with WRCC, WRHA and Stratford-on-Avon District Council to decide what further action to take.

**Please note that interested parties do not have to be living in Wolverton at the present time, but must have a strong local connection, e.g. work in the parish, have relatives in the parish or have previously lived in the parish but moved away to find suitable accommodation.**

All information you give will be treated in the strictest confidence **and individual replies will not be seen by the Parish Council.** The survey questionnaires will be analysed by Warwickshire Rural Housing Association and they will retain all completed survey forms.

If you have any questions or require additional survey forms, please contact Charles Barlow, Rural Housing Enabler for WRCC on 02476 531290 or email [charlesb@wrccrural.org.uk](mailto:charlesb@wrccrural.org.uk). This form should be returned by 31 May 2005 in the Freepost envelope provided.

Thank you for your help in conducting this survey.

**David Stone**

**Chairman of Wolverton Parish Council**

**PART A**

**Q.1 DETAILS OF RESPONDENT:**

Please give the number of people living in your household by the following age categories, including yourself:	0-13 years	.....
	14-19 years	.....
	20-25 years	.....
	26-49 years	.....
	50-59 years	.....
	60+ years	.....

**Q.2 CURRENT HOUSING CIRCUMSTANCES:**

What is your current housing situation? (Please tick)	Housing Association renting <input type="checkbox"/> Housing Ass. Shared Ownership <input type="checkbox"/>
	Tied accommodation <input type="checkbox"/> Private renting <input type="checkbox"/>
Do you live in a (Please tick)	Owner occupier/NO mortgage <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/>
	<input type="checkbox"/> Living with parents <input type="checkbox"/> Other (please specify) .....
	House? <input type="checkbox"/> Bungalow? <input type="checkbox"/> Flat? <input type="checkbox"/>
	Other? <input type="checkbox"/> Please specify..... Number of bedrooms: .....

**Q.3 LOCAL CONNECTION:**

(Please tick all boxes which apply)	Do you currently live in the parish? <input type="checkbox"/> If so, for how long? .....years
	Do you work in the parish? <input type="checkbox"/> Do you have relatives in the parish? <input type="checkbox"/>
	Did you previously live in the parish? <input type="checkbox"/> If so, for how long? .....years
	Were you born in the parish? <input type="checkbox"/>

**Q.4 DESIRABILITY:**

Do you feel that the parish benefits from the following (Please circle)	Good reputation	YES	DON'T KNOW
	NO		
	Nice place to live?	YES	DON'T KNOW
	NO		
Do you feel that	Balanced and varied population	YES	DON'T KNOW
	NO		
Do you feel that	Friendly atmosphere/community spirit	YES	DON'T KNOW
	NO		
Do you feel that	Crime	YES	DON'T KNOW

<b>the parish suffers from the following (Please circle)</b>	<b>NO</b>	
	<b>Anti-social behaviour</b>	<b>YES DON'T KNOW</b>
	<b>NO</b>	
	<b>Lack of adequate housing</b>	<b>YES DON'T KNOW</b>
	<b>NO</b>	
	<b>If YES, in what way?</b>	
	.....	
	.....	
	.....	
	<b>Lack of facilities (e.g. pub, bus service)</b>	<b>YES DON'T KNOW</b>
	<b>NO</b>	
	<b>If YES, what would you like to see:</b>	
	.....	
	.....	
	.....	

<b>Would you be in favour of a small housing scheme for LOCAL people based on LOCAL needs in or adjacent to the parish? (Please circle)</b>	<b>YES DON'T KNOW NO</b>
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**ADDITIONAL COMMENTS:**

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**PART B**

Do you consider that you need alternative suitable accommodation in Wolverton but are currently unable to find this in the parish? (Please circle)	YES	NO
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**IF THE ANSWER TO THE ABOVE QUESTION IS ‘NO’, THERE IS NO NEED TO COMPLETE THE REST OF THIS QUESTIONNAIRE FORM**

**DETAILS OF THE PERSON (HEAD OF HOUSEHOLD) REQUIRING HOUSING:**

<b>Name</b>	Mr/Mrs/Ms*	
<b>Address</b>		
<b>Telephone no.</b>	<b>Work:</b>	<b>Home:</b>
<b>Date of birth</b>		

**DETAILS OF OTHER HOUSEHOLD MEMBERS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU):**

Title	Surname	First name	Relationship to you	Date of Birth

**TIMESCALE:**

How soon do you require alternative accommodation?	Immediately	<input type="checkbox"/>	Within the next 12 months
	<input type="checkbox"/>		
	1 – 2 years time	<input type="checkbox"/>	Over 2 years time
	<input type="checkbox"/>		

**FINANCIAL INFORMATION:**

Basic annual income, “joint” where applicable: (Please tick)	Below £15,000	<input type="checkbox"/>	£15-£20,000
	<input type="checkbox"/>		
	£20-£25,000	<input type="checkbox"/>	£25-£30,000
	<input type="checkbox"/>		
	£30-£35,000	<input type="checkbox"/>	£35,000+
	<input type="checkbox"/>		
Do you have savings over £2,000? (Please tick)	YES	<input type="checkbox"/>	NO
		<input type="checkbox"/>	<input type="checkbox"/>

**HOUSING NEEDS:** Please state briefly why you require alternative accommodation (e.g. poor condition, too expensive, overcrowding, family support etc.):

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**SPECIAL NEEDS:**

Please state if there are any specific housing needs (e.g. mobility difficulties, disability requirements, additional support etc.) in the space below:

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**HOUSING REQUIREMENTS:**

What type of housing would you wish to be considered for? (Please tick all appropriate boxes )	Rent from a housing association <input type="checkbox"/>																
	*Shared ownership (see below) <input type="checkbox"/>																
If you would prefer shared ownership please tick the maximum mortgage you could raise (assume 3 times annual salary)	<table> <tr> <td>£51-£60,000 <input type="checkbox"/></td> <td>£61-£70,000 <input type="checkbox"/></td> </tr> <tr> <td>£71-£80,000 <input type="checkbox"/></td> <td>£81-£90,000 <input type="checkbox"/></td> </tr> <tr> <td>£91-£100,000 <input type="checkbox"/></td> <td>£100,000+ <input type="checkbox"/></td> </tr> </table>	£51-£60,000 <input type="checkbox"/>	£61-£70,000 <input type="checkbox"/>	£71-£80,000 <input type="checkbox"/>	£81-£90,000 <input type="checkbox"/>	£91-£100,000 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>										
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£91-£100,000 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>																
What type of accommodation would be required? (Please tick)	<table> <thead> <tr> <th></th> <th>House</th> <th>Bungalow</th> <th>Flat</th> </tr> </thead> <tbody> <tr> <td>2 bed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>3 bed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>4 bed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		House	Bungalow	Flat	2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	House	Bungalow	Flat														
2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>														
Would you like a room in order to work from home? (Please tick)	<table> <tr> <td>YES <input type="checkbox"/></td> <td>NO <input type="checkbox"/></td> </tr> </table>	YES <input type="checkbox"/>	NO <input type="checkbox"/>														
YES <input type="checkbox"/>	NO <input type="checkbox"/>																

Thank you for taking the time to complete this form. Please return it in the pre-paid envelope provided by 31 May 2005.

\*ADDITIONAL INFORMATION ON PROPERTY TYPES AND TENURES:

Any small-scale scheme would probably include a mix of property sizes and tenures. Some homes may be available for rent, some for shared ownership and some for sale on the open market.

Rented properties would be available to people with a strong local connection at an affordable rent.

Shared ownership is an alternative to renting and full ownership of a home. It is particularly suitable for people who have a regular income and want to buy their own home, but cannot currently afford to do so on the open market. Under a shared ownership scheme you can buy a share of your home and pay rent on the remaining share. By retaining a share of the house, the Housing Association can ensure that the home is used to provide housing for a local person/s in need of an affordable home. Part owners of a property developed within an affordable scheme are not able to buy the property outright. If the property is sold, it would be valued and the part owner would receive their proportion of the sale price. In this way they would benefit from any increase in the value of the property, should this occur.

If you have any questions regarding this Survey or require additional forms, please contact Charles Barlow, Rural Housing Enabler at:

**Warwickshire Rural Community Council, 25 Stoneleigh Deer Park, Stareton, Kenilworth, Warwickshire. CV8 2LY. Telephone 02476 531290. Email [charlesb@wrccrural.org.uk](mailto:charlesb@wrccrural.org.uk)**

## Appendix B: Comments regarding the provision of additional housing.

I am against any further housing development

Depends on location – no change to rural aspect

Not sure – depends where

Not enough small homes for first time buyers

Children cannot afford area

Please leave Wolverton as it is – unfortunately there are not many places like it, so leave it alone

Prices too high for younger couples

Average house values / house size precludes younger / older people moving into village

There is no space in this parish for this type of housing. This request is a thin veiled attempt to install social housing together with all of the problems which it would attract.

Should be children of parishioners only.

Depends how large and situation.

With increasing age, we may have to consider moving to a smaller house. The ability to 'Downsize' within the village would be attractive.

But how to keep it local and reasonably priced?

In favour of a small housing scheme as long as it is for local people and is in proportion and keeping to the size of the village.

*(Our Children (26-49 years)) cannot afford to move out.* Note: Respondent circled the children's ages to highlight their response.