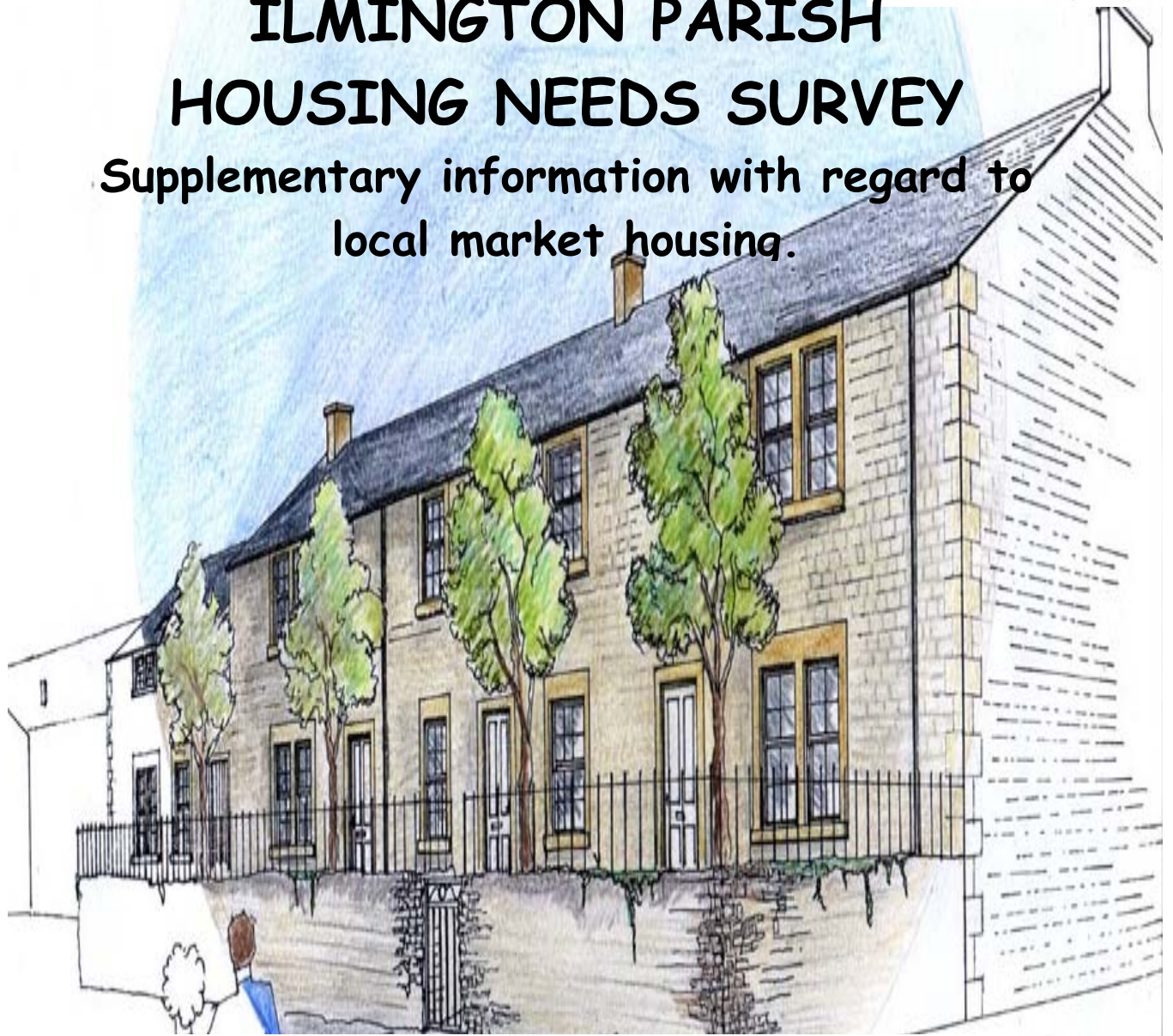




ILMINGTON PARISH HOUSING NEEDS SURVEY

Supplementary information with regard to
local market housing.



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in partnership with Warwickshire Rural Community Council
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1 Introduction

In April 2006 a Housing Needs Survey report was produced for Ilmington Parish Council by Warwickshire Rural Housing Association (WRHA) working in partnership with Warwickshire Rural Community Council (WRCC). The results of this survey identified a need for 19 additional housing units within the parish of Ilmington for the use of local people. The tenure of the housing units was a mixture of social housing, providing both rental and shared ownership opportunities for local people, and 'Local Market Housing'.

Local Market Housing (LMH) is equivalent to traditional open market housing but the deeds to these properties contain restrictions that require future owner occupiers who have decided to sell their LMH to attempt initially to sell them to people who have a strong local connection to the parish of Ilmington.

The identified need for affordable (social) housing was discounted in line with good practice to produce the following mix for the affordable element of the scheme:

3 x 2-bed houses for rent

2 x 2-bed bungalows for rent

1 x 3-bed house for rent

1 x 2-bed house for shared ownership

2 x 3-bed houses for shared ownership

The Housing Needs Survey also identified the need for 6 local market dwellings. In the original Housing Needs Survey report WRHA recommended that additional research was carried out to verify the initial findings and ensure that those people who indicated a need for owner occupier (local market) tenure were fully aware of the financial implications of their choice and able to meet them.

2 Purpose of the additional research in Local Market need

The aim of the research was to ensure that those respondents to the original Housing Needs Survey who indicated that their preferred preference of tenure was owner occupier fully appreciated the financial implications of their choice. WRHA needed to ensure that any provision made for local market housing within a future housing scheme was going to meet purely the needs of people with a **local connection** to the parish of Ilmington, and not encourage in-migration of people from other areas.

We also needed to assess the acceptability of respondents with aspirations for local market housing of alternative forms of tenure such as shared ownership / rented should they realise that they couldn't meet their initial aspirations due to their financial circumstances.

In addition we needed to ensure that those respondents who could afford local market housing were happy for this to be part of a mixed tenure scheme. WRHA are aware that some people have reservations about living near social housing dwellings and wanted to ensure that this would not be a barrier to the eventual sale of any local market units provided to local people.

Finally, any local market housing provided would be subject to a set of restrictions that steered future occupancy towards people with a strong local connection. These restrictions will form a

covenant placed on the dwelling's deed. We needed to ensure that those people who wanted local market housing were happy with this concept.

3 Methodology

A simple questionnaire was developed and sent to the respondents of the Housing Needs Survey who indicated that they wanted open market housing. A copy of the questionnaire is shown in Appendix A. included with the questionnaire was a cover letter explaining the need for additional information and a Freepost envelope in which the questionnaire could be returned for analysis.

The questionnaire included an indicator of the financial implications of respondent's tenure choice, and probed further for answers to the questions raised in section 2 above.

4 Results

Six questionnaires were sent out and after six weeks five responses had been received.

The table below shows the responses regarding tenure preference and tenure reality:

No	Tenure Requested	Reply	Tenure Reality	need	Prop. Type
1	OO	√√√√√	OO	2B4pH	2 Bed House
2	OO	√√√√√	S/O	3b5pH	3 Bed House
3	OO	√√√√√	OO	3b5pH	3 Bed House
4	OO	√√√√√	OO	4b6pH	4 Bed House
5	OO		OO	3b5pH	3 Bed House
6	OO	√√√√√	S/O	2B4pH	2 Bed House

Respondent number 5 did not reply. From an assessment of the financial information that they provided as part of the original Housing Needs Survey it is possible to determine that they could afford a property of the type and tenure that they have requested.

Respondents number 2 and 6 have changed their tenure from Owner Occupier to Shared Ownership.

All respondents indicated that they were happy to live within a mixed tenure development.

All respondents still requesting owner occupier status (local market dwellings) were happy to have restrictions placed within their deed that limited their ability to re-sell on the open market.

5 Conclusions

Two respondents who previously wanted owner occupier / local market housing have reconsidered their position and changed their preferred tenure to Shared Ownership.

This identifies that the local market housing need of Ilmington is as follows:

1 x 2-bed house
2 x 3-bed houses
1 x 4-bed house

With regard to the affordable housing, a need for two additional units has been identified:

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

The original shared ownership need of the parish, before discounting, was:

2 x 2-bed houses
3 x 3 bed houses

Adding the above need at pre-discount stage gives the following mix:

3 x 2-bed houses
4 x 4-bed houses

Applying the standard 40% discount factor on the above 7 units provides a requirement for 4 houses when rounded down. This equates to 1 additional shared ownership unit to be provided. The recommendation of WRHA is that this unit be a 2-bed dwelling to give single people / young families a more affordable start on the housing ladder.

5.1 Final scheme mix:

Therefore the final scheme mix for Ilmington Parish is:

3 x 2-bed houses for rent
2 x 2-bed bungalows for rent
1 x 3-bed house for rent

2 x 2-bed houses for shared ownership
2 x 3-bed houses for shared ownership

1 x 2-bed house for local market
2 x 3-bed houses for local market
1 x 4-bed house for local market

Total = 14 units

Appendix A: Copy of cover letter and questionnaire

Ilmington Housing Needs Survey 2006

Thank you for completing and returning the Ilmington Housing Needs Survey, carried out in 2006, which identified significant levels of housing need in the parish, as well as strong local support for a small housing scheme to meet this need.

We are now looking at possible sites around the parish for a small scheme, working in partnership with Ilmington Parish Council and Warwickshire Rural Community Council. Any such scheme would probably be 'mixed tenure', i.e. include a mixture of rented, shared ownership and owner-occupied houses. All new housing would have occupancy restrictions so that only people with a local connection could occupy the homes, at least in the first instance.

On your survey form you expressed a need for alternative owner-occupied housing. In order to verify your exact need we would be grateful if you could answer the questions contained with this letter. It is very important that any homes we propose are genuinely on the basis of 'local needs' and that local people are in a position to occupy the homes if and when they become available.

Please return the completed questionnaire to us in the 'Freepost' envelope provided. Completing the questionnaire implies no obligation on your part to purchase any units provided as a result of this survey.

If you have any questions please feel free to contact me using the contact details above. Thank you in advance for taking the time to complete the questionnaire.

Yours sincerely

<p>Paul Eccleshare Development Services Officer</p>
