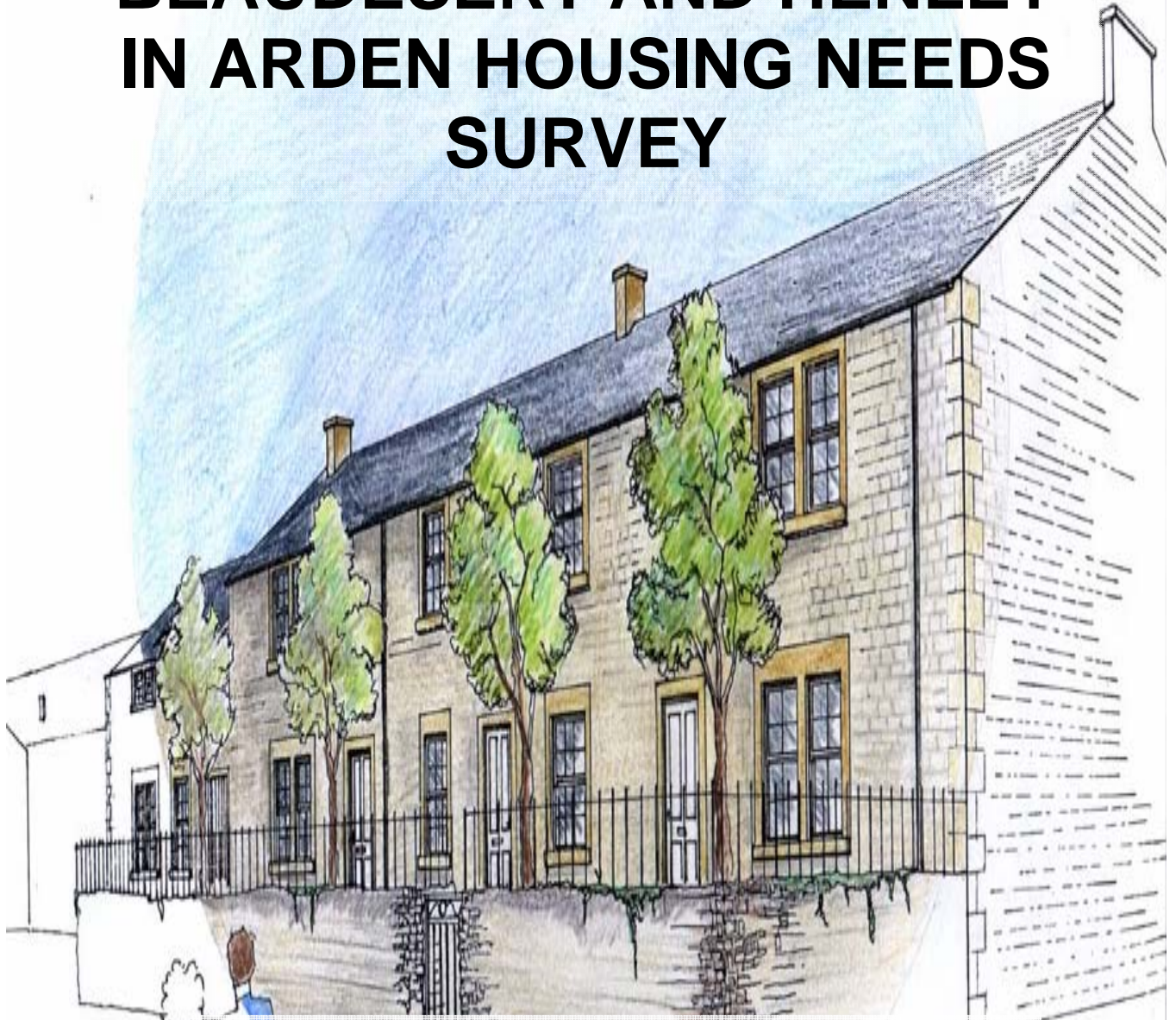




BEAUDESERT AND HENLEY IN ARDEN HOUSING NEEDS SURVEY



**Warwickshire Rural Housing Association in
partnership with Warwickshire Rural Community
Council and Beaudesert & Henley in Arden
Parish Council**

July 2006

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1 Introduction

In March 2006 the Rural Housing Enabler for Warwickshire Rural Community Council (WRCC) was asked to co-ordinate a housing needs survey on behalf of Beaudesert & Henley in Arden Joint Parish Council. The Council was keen to assess the level of need in the parishes as a response to two of the 'Action Points' in the Beaudesert and Henley in Arden Parish Plan 2004, these being:

- To ensure that new development receiving consent is truly need driven
- To encourage an appropriate level of social housing in new developments

Warwickshire Rural Housing Association (WRHA) was asked by WRCC to undertake analysis of the responses from the survey in order to maintain the confidentiality of respondents' details. WRHA is a specialist rural housing association that works with parish councils and local authorities to investigate the need for and provide affordable homes in parishes throughout the county.

A housing needs survey form was agreed with the Joint Parish Council and a copy delivered to every household in the parishes during April 2006. The return date for the survey was 5 May 2006 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 Beaudesert & Henley in Arden.

3 Average house prices

Data from the land registry shows the following average house prices for Beaudesert & Henley in Arden (postcode B95 5**) based on sales between January – March 2006.

Detached - £364,125 based on 4 sales during the period. The UK average is £294,403.

Semi- Detached £240,812 based on 8 sales during the period. The UK average is £173,667.

Terraced - £322,000 based on 5 sales during the period. The UK average is £150,335.

4 Planning Context

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas.

For the purposes of the Stratford on Avon District Council Local Plan 1996 – 2011 the settlement of Henley in Arden (which includes Beaudesert) is classified as a 'Main Rural Centre' (MRC). Development opportunities within MRCs are identified within the Local Plan as 'allocated sites', which identify specific locations, potential uses and size limits. Henley currently has two allocated sites within its boundary:

- The Cattle Market, Warwick Road covering 1.2 hectares allocated for mixed use development (HEN.C)
- Land off High Street covering 1.5 hectares allocated for industrial development (Class B1 and B2) (HEN.D)

In light of the recent moratorium by Stratford on Avon District Council on new housing development (June 2006) it is unlikely that any application for new houses will be granted planning permission, other than those applications lodged with the District Council before 21 June 2006.

An application to develop the land off High Street was lodged with the District Council before 21 June 2006 and we are advised that permission is likely to be granted. The current proposal for this site is, contrary to the allocation in the Local Plan, mixed use (residential/industrial) and would provide 36 new houses, of which 11 would be either rented or shared ownership.

One exception to the moratorium on new development would be a proposal in line with Policy COM.1 of the Local Plan.

Policy COM.1 outlines the method by which local communities can engage with the planning process to bring about a development to meet local housing needs. In this context 'local' means parish level. 'Housing need' refers to all forms of need, both 'affordable', i.e. houses to rent or for shared ownership through a housing association, as well as open-market needs (referred to as 'Local Market' housing). The initial step in the methodology is for a parish to undertake a housing needs survey.

The provision of any housing in accordance with Policy COM.1 would be subject to a planning condition (known as a S106 agreement) being placed on the new homes. This would limit the 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
- An individual or household with a close family member within the parish

5 Respondents' details

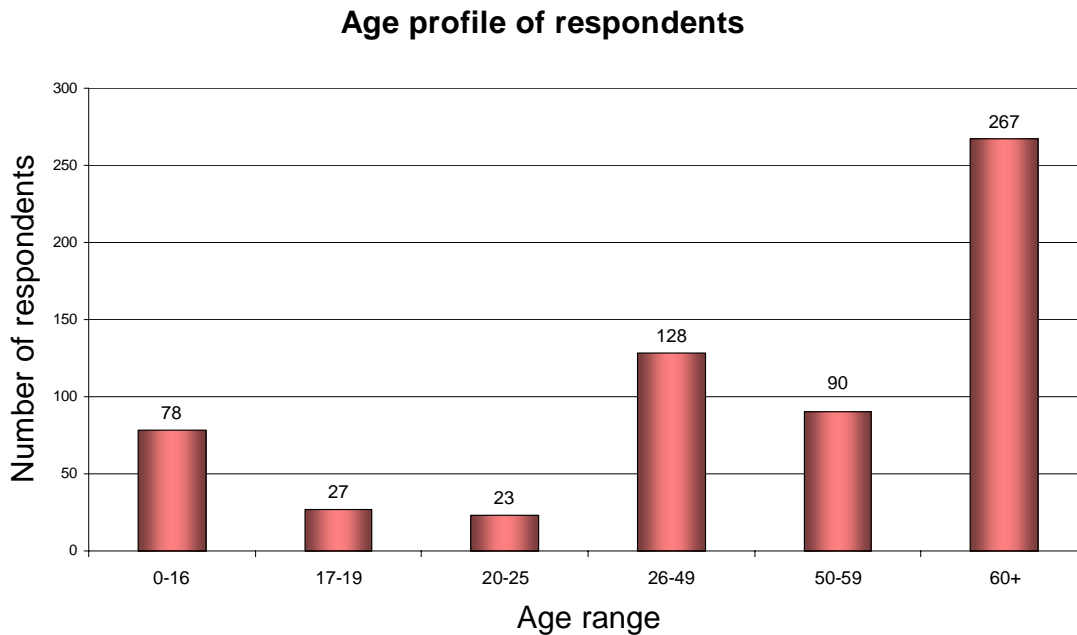
Approximately 1450 survey forms were distributed and 310 were received in return. This equates to a response rate of over 21%, which is considered to be reasonable for this type of survey because people generally respond for one of three reasons:

- 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 310 responses¹ were included in the remainder of this analysis. The total number of people represented by the survey forms was 613 across all age groups.

5.1 Age profile

The following chart shows the age profile of the 613 people captured by the 310 returned survey forms. It can be seen that the largest group of respondents fall into the 60+ age group, accounting for nearly 44% of the total population captured by the survey. The next largest group is the 26 – 49 age range. This latter group are responsible for a majority of the younger people identified by the survey.

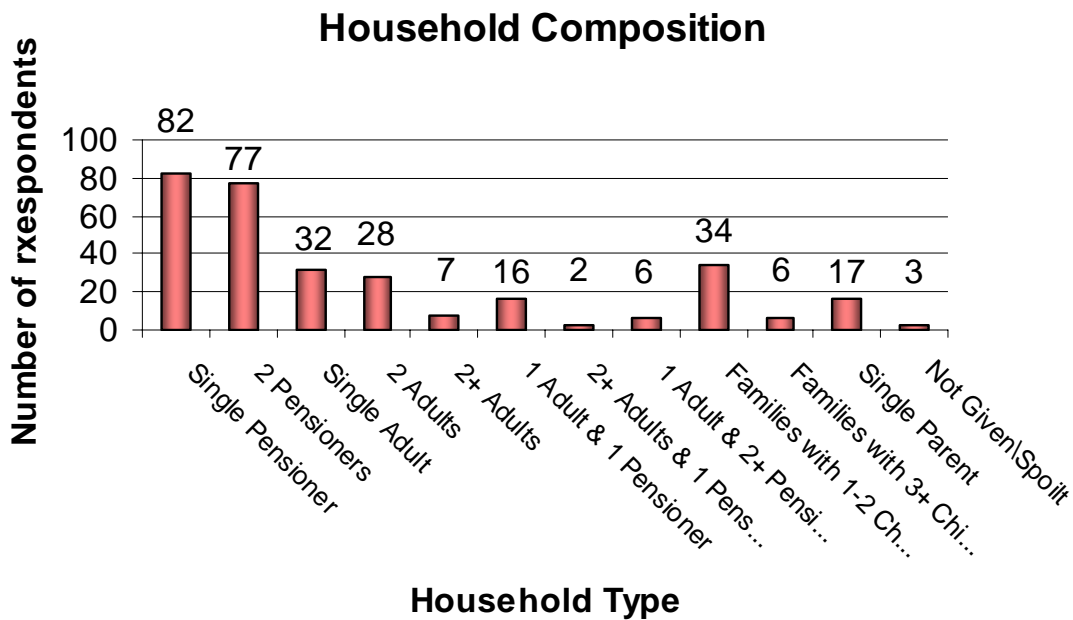


¹ For the purposes of this document, the term respondent refers to an individual survey form. This could represent a household containing more than one person.

5.2 Household size and mix

The following chart shows the number of households in each size/mix category. The extent of the 60+ age group can be clearly seen here. Altogether 183 households in the survey (59%) contain at least 1 person over 60 years of age. This compares to 57 households containing children (18%). This chart along with the previous one suggests that the population of Beaudesert & Henley in Arden is heavily skewed towards older people.

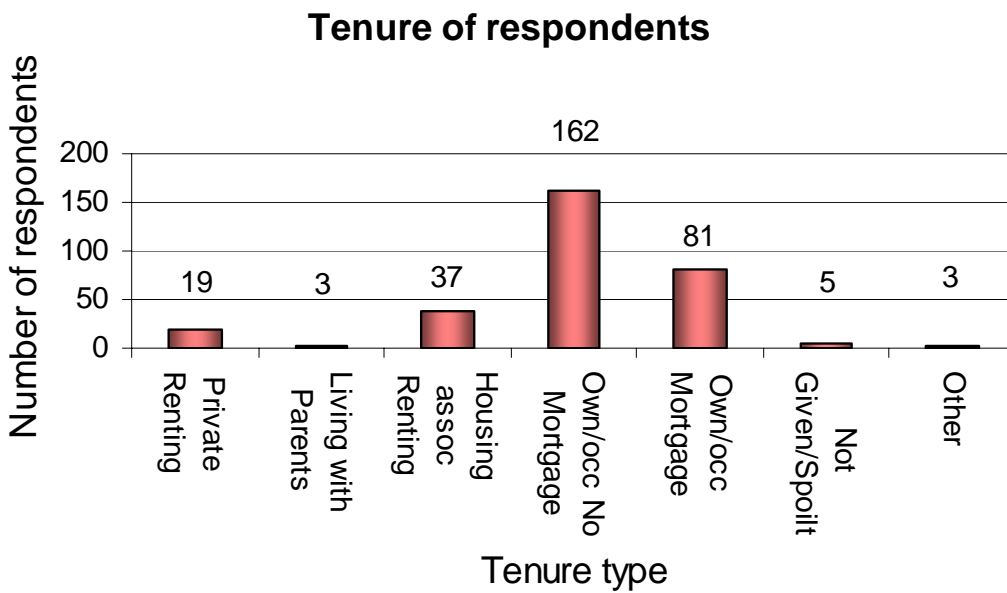
The average household size for the respondents = 1.97 persons per dwelling. This low average can be explained by the large amount of single pensioner households (26%) captured by the survey.



5.3 Tenure of respondents

The following chart shows the current household tenure across the 310 respondents. Once again the effects of large amount of older respondents can be seen with 'Owner occupier with no mortgage' forming easily the largest group of respondents (52%). Owner-occupiers together form the largest tenure group, accounting for over 78% of households, which is normal for rural parishes due to the small number of alternative tenures usually available.

Social housing accounts for nearly 12% of respondents, housing 52 (8.5% of) people. 19 households (42 people) are renting privately. This form of tenure is considered insecure in the medium to long term and many people with this tenure in rural areas will seek to move to a more secure and regulated form of tenure if possible. There are 3 households containing people living with parents who may wish to move to independent accommodation if it is available and affordable.

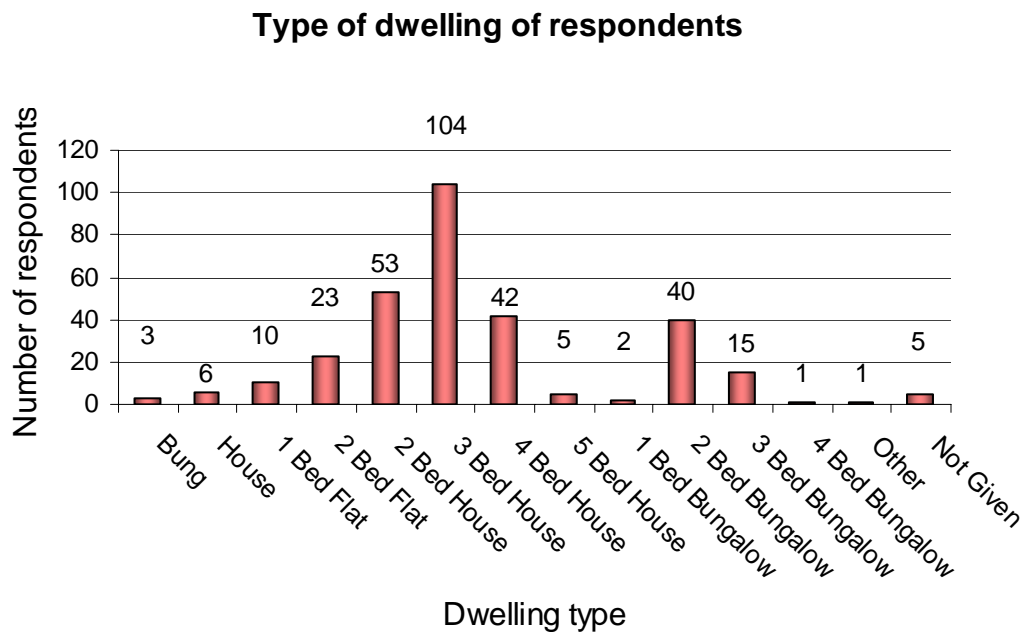


5.4 Property types

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 mix of dwelling types shows that a good range of accommodation sizes appear to be available within the parish. Many rural parishes lack smaller accommodation types, but here we can see 1 + 2 bed flats and 1-bed bungalows. Bungalows are well represented within the parish, with 61 respondents living in this form of dwelling. 52 of these dwellings are occupied by households with at least 1 person aged over 60 in residence. Social housing landlords provide 12 bungalows. Due to the ageing population of the parish, competition for this dwelling type, both on the open market and through social landlords, is likely to be very high.

3-bedroom houses are the most common form of dwelling that respondents live in, followed by 2-bedroom houses.



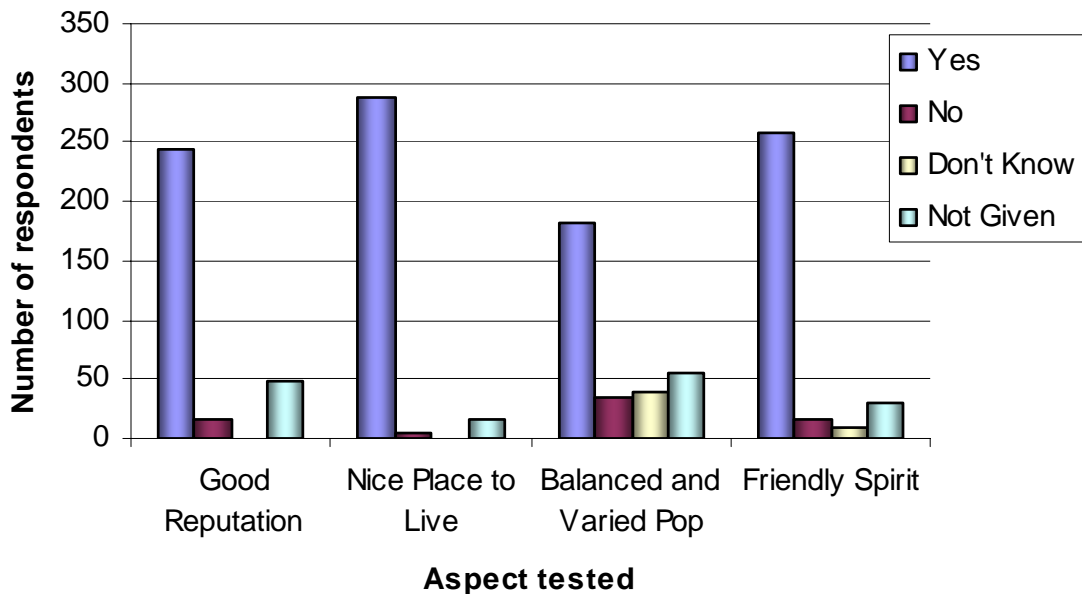
6 Sustainability issues

Respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Beaudesert & Henley in Arden 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 village.

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 Beaudesert & Henley in Arden. The majority of respondents think the parish has a good reputation, is a nice place to live. Opinion was a little more divided with regard to whether or not the population was 'Balanced and varied'. Most people agreed that the parish had a 'Friendly spirit'.

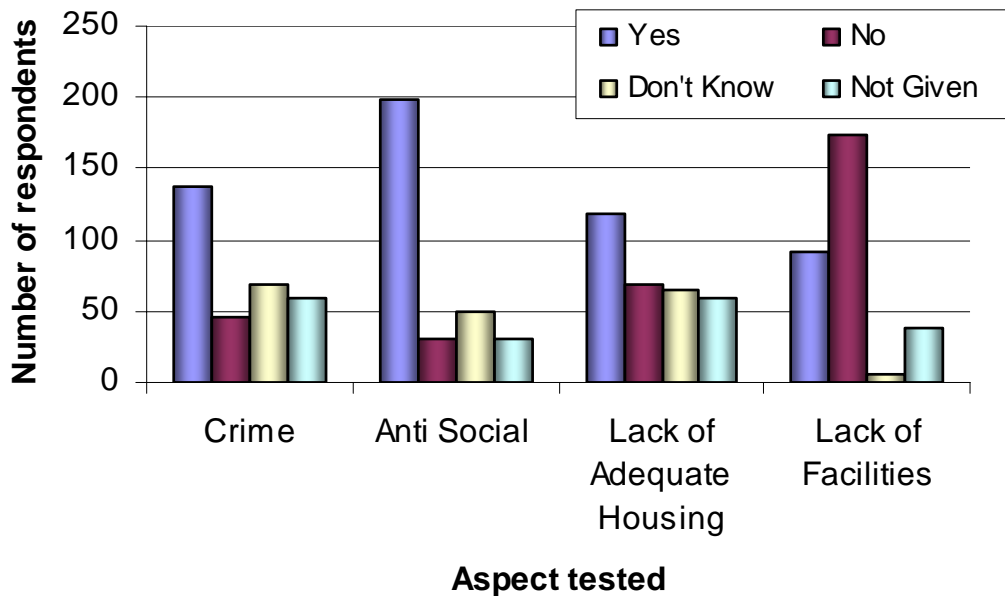
Positive Aspects of Beaudesert & Henley



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 were concerns to a majority of residents. Over 44% of respondents felt that the parish suffers from crime and nearly 64% felt that it suffered from anti-social behaviour. 38% percent felt that there was a lack of adequate housing, with most comments focused on affordable and sheltered housing issues. A majority of respondents felt that the facilities available in the parish were adequate for their purposes.

As part of the survey, respondents were asked to elaborate on their views regarding local facilities. The responses focussed on the need to provide a greater police presence on the streets of Henley to deter crime. People also wanted to see a greater range of shops, an ironmongers featured in several replies. A greater number of traditional English restaurants were called for, and several respondents felt that this would be good for tourism. Improvements to the frequency and range of destinations of the local bus service were called for, and one respondent each requested a play area / swimming pool and recycling area.

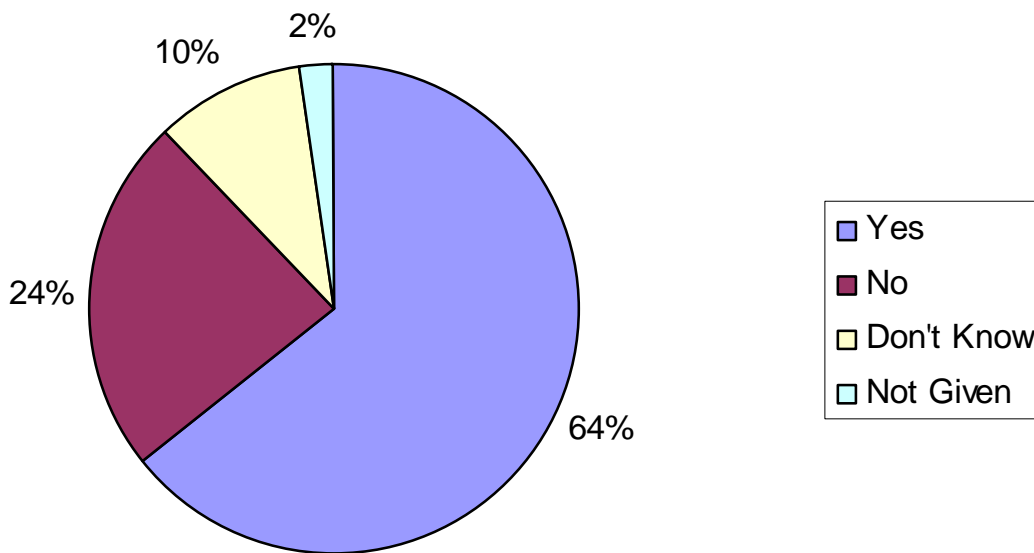
Negative aspects of Beaudesert and Henley



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 within the parish. The chart shows that 64% of respondents were positive about such a scheme, with 24% being opposed. 12% of respondents were ambivalent. Interestingly, a majority of people in the 60+ age group supported the development of such a scheme, with many of their comments focussed on the needs of the younger generations.

Respondents were asked to elaborate on the opinions regarding a small affordable housing development for local people. Their comments are reproduced in appendix A.



8 Housing needs analysis

Of the 310 returns, 283 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 Beaudesert & Henley in Arden 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 27 returns detailing a specific housing need.

The following table lists the responses identifying a housing need, what type of housing they would prefer (Preference) and our assessment of their need (Reality):

RESPONDENT	PREFERENCE	REALITY
Young couple, resident in parish for two years. Currently purchasing 2-bed home on mortgage. Expecting first child and wanting larger accommodation.	3 Bed House Shared Ownership / Open Market	3 Bed House Shared Ownership
Single parent, resident in the parish 11 years. Currently renting privately. Requires more secure and cheaper tenure.	2 Bed House Shared Ownership	2 Bed House Rented
Single older person, resident in parish for 40 years. Currently renting privately. Requires cheaper and more secure tenure.	2 Bed House Rented	2 Bed House Rented
Single parent, resident in parish for 2 years. Currently renting privately. Requires more secure and cheaper tenure.	3 – 4 Bed House Shared Ownership / Open Market	3 Bed House Shared Ownership
Single person, resident in parish 8 years. Currently renting privately. Requires more secure and cheaper tenure	3 Bed House Rented	2 Bed House Rented
Single person, current residence 1 year, previous residence 25 years. Currently renting privately. Requires cheaper tenure.	2 Bed House Rented	2 Bed House Rented
Young single person, resident in parish for 4 years. Works and has family in parish. Currently living with parents and wanting independent accommodation.	1 – 2 Bed Flat. Rented or Shared Ownership	2 Bed House Rented
Couple. Resident in parish for 4 years and previously resident for 10 years. Currently renting privately. Requires cheaper tenure.	2 Bed Bungalow Rented	2 Bed Bungalow Rented
Single person. Resident in parish for 6 years. Currently in tied accommodation and requires more secure tenure.	2 Bed House Rented / Shared Ownership	2 Bed House Rented

RESPONDENT	PREFERENCE	REALITY
Young couple. Born, work and resident in parish for 18 years. Require first home together.	2 Bed Flat Rented	2 Bed House Rented
Single person, resident in parish for 6 years. Currently living with parents. Requires independent accommodation.	2 Bed Flat Rented	2 Bed House Rented
Family. Born in parish, lived there for 25 years. Now wishing to return to be near family who are still resident	3 – 4 Bed House Shared Ownership	4 Bed House Shared Ownership
Couple. Born and resident in parish, family resident. Renting privately. Require cheaper, more secure tenure	3 Bed House Shared Ownership	2 Bed House Shared Ownership
Single person, resident in parish for 55 years. Living with parents and requires independent accommodation	2 Bed Bungalow Rented	2 Bed Bungalow Rented
Single person, resident in parish 43 years. All family resident in parish. Currently without own home	1 Bed House / Flat / Bungalow Rented	2 Bed House Rented
Single parent. Resident in parish for 3 years. Family in parish. Currently renting privately and requiring cheaper accommodation.	2 – 3 Bed House Shared Ownership / Owner Occupier	2 Bed House Rented
Single person, resident in parish for 3 years. Currently renting privately. Wanting to get on property ladder.	2 Bed House Owner Occupier	2 Bed House Shared Ownership
Single person, resident in parish for 20 years. Family resident in parish. Currently living with relatives and needs independent accommodation.	3 – 4 Bed House Rented	2 Bed House Rented
Single elderly person, resident in parish for 53 years. Present home now too big and wants to downsize.	1 – 2 Bed Bungalow Local Market	2 Bed Bungalow Local Market
Single parent, resident in parish for 19 years. Currently renting from Housing Association. Needs larger dwelling due to growing family.	3 – 4 Bed House / Bungalow. Rented	3 Bed House Rented
Family. Resident in parish for one year and work in parish. Currently renting privately. Want more secure tenure and own home.	2 Bed House / Flat / Bungalow. Shared Ownership / Local Market	2 Bed House Shared Ownership
Family. Resident in parish for 11 years. Currently buying own house. Need larger dwelling due to growing family	3 Bed House Local Market	3 Bed House Shared Ownership
Single parent, resident in parish for 32 years. Currently renting from Housing Association. Requires larger dwelling due to growing family	4 Bed House Shared Ownership	4 Bed House Rented

RESPONDENT	PREFERENCE	REALITY
Young person, born in parish and lived there for 22 years. Family in parish. Currently living in bed-sit in Stratford. Wishes to return to start own home.	1 – 2 Bed Flat Rented	2 Bed House Rented
Couple. Resident in parish for 8 months. Parents in Ullenhall. Currently renting privately, wanting to get onto the property ladder.	2 Bed House / Bungalow Shared Ownership	2 Bed House Shared Ownership
Family. Current residence 34 years and work in parish. Currently renting privately. Need less expensive and more secure tenure.	3 Bed House Rented	3 Bed House Rented.
Young person, resident in parish for 22 years. Currently living with parents, needs independent accommodation.	2 Bed Flat Rented	2 Bed House Rented

Therefore the housing needs derived directly from the survey are:

4 x 2-bed house for shared ownership
3 x 3-bed house for shared ownership
1 x 4-bed house for shared ownership

13 x 2-bed house for rent
2 x 2-bed bungalow for rent
2 x 3-bed house for rent
1 x 4-bed house for rent

1 x 2-bed bungalow for open / local market

It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied due to our experience that in the time it takes to bring forward a development some of the respondents will have solved their own housing need. The standard discounting factors that are applied are 40 percent to the shared ownership properties and 25 percent to the rented properties. The different factors reflect the ability of each tenure group to solve their own housing needs. Therefore the housing needs for Beaudesert & Henley in Arden, after discounting are:

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

8 x 3-bed houses for rent
2 X 2-bed bungalow for rent
2 x 3-bed houses for rent
1 x 4 bed house for rent

1 x 2-bed bungalow for open / local market

9 Conclusions and recommendations

A detailed housing needs survey has been carried out for the joint parishes of Beaudesert and Henley in Arden. The survey has not only identified housing needs, but also ascertained residents' views towards life in the parishes, as well as identifying local support for a development to meet local needs.

The housing needs information that has been identified by this survey can be used in 2 ways. The first of these is to influence the mix of affordable (rented / shared ownership) housing that will be provided on the High Street site. The second use of the information could be to justify a 'Local Choice' scheme, solely to meet identified local needs, utilising Policy COM.1 of the Local Plan. This would entail the community, most likely led by the Joint Parish Council, exploring land opportunities around the parishes. Warwickshire Rural Community Council and Warwickshire Rural Housing Association would be able to help with this process.

The survey has identified a need for an open market bungalow to enable a local resident to downsize to a more appropriate size and form of dwelling. Utilising Policy COM.1 of the Local Plan it would be possible to meet this resident's need as part of a 'Local Choice' scheme.

10 Acknowledgements

We would like to thank all those who had input into the design of the survey form and all those who helped delivered the forms.

In particular we would like to thank

- Cllr Stephen Thirlwell, Chairman of Beaudesert and Henley in Arden Parish Council
- Cllr Mrs Sheila Roy, Beaudesert and Henley in Arden Parish Council
- Hayley Syratt, Parish Clerk, Beaudesert and Henley in Arden Parish Council
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Appendix A: 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:

- I am a firm believer in accessibility for local people to stay in the area and feel given the right location this would benefit the community
- Henley is big enough
- More housing required for first time buyers and the village needs a better bus service and a recycle area
- There is not enough affordable housing for first time buyers
- There is a lack of affordable housing for those born in Henley
- Don't build apartments, build cottage type housing
- Parishes would benefit in having more housing association/shared ownership properties for 1st time buyers
- I had to start with nothing and had to work hard for what ive got. I didnt rely on handouts/subsidies
- I feel a shared ownership scheme would be an advantage to young people trying to get on the housing ladder and reduce the number of high priced properties being built and build realistically priced starter homes
- The population, structure and diversity of the town in terms of people, housing, facilities including shops, activities and transport are sufficient
- Too much private building is being undertaken
- Build houses not high rise flats
- Depends whether they are council or private houses
- Young people are unable to buy their first home in Henley due to prices
- Housing schemes should be blended into the general community not segregated into any kind of social housing estate at the fringes of the community
- Instead of building more offices, more flats and apartments should be built for the younger people who can't afford to stay in Henley. The village is becoming an old people's town.
- Present occupiers seem to be neighbours from hell and they are not local

- The village needs more middle priced family housing to sustain community and shops
- There are too many houses in Henley now to meet the facilities available within the town. More growth would spoil the town and surrounding areas
- There is little if any land left to build yet more houses on – you should have restricted the build of expensive property in favour of low cost property. To build on more green sites, however desirable, will destroy further the town and make it a giant housing estate without any of the services required
- If more houses are built we will lose the community spirit. The housing situation for people born and bred in the village would be helped enormously if the housing association refrained from bringing people from other areas into Henley
- If more housing is built it means you can move overcrowded families out of the flats and let them to single people
- Henley is big enough and does not need anymore imported problems
- The infill policy has created many more houses and Henley is on the verge of being overbuilt
- The village is large enough – further development would ruin the ambience of the area. The village does need more local affordable sport and leisure facilities
- Henley has enough houses and is being spoilt by all the new estates that are being built
- In favour of a development as long as it is small
- Much more use could be made in the area, using redundant space over shops and offices. If new housing is planned, social housing should be a percentage (25%) of this for diversity and integration purposes
- Young people need to be able to buy/rent property at affordable prices or Henley in Arden will turn into “Gods waiting room”
- We don't need more housing in Henley. It is being ruined by crime and youths and is a waste of tax payers money
- Local people do not benefit from these schemes and are still having to move away. Only people with solid work can now afford to buy in Henley – or the very rich. Building more properties will spoil what is left of the village
- Henley must retain its uniqueness and neat 'in-keeping' housing.
- Overcrowding and too much built up areas already, we do not need anymore
- Henley is a small place and to build more houses would spoil its country feel, as happened in Solihull, from where I moved because of overbuilding resulting in too many cars, people etc

- These should be for families or young married couples wishing to stay near to family and friends, Not for single teenage mothers
- In favour of a scheme assuming land availability is not in green belt
- Whatever developments take place I feel that extreme care should be taken to preserve the small market town essence of Henley, with its historic architecture and close proximity to open green land such as 'the mount' etc
- Existing council houses should not be sold, private ownership to be re purchased by council and all used for people in need
- It would be too expensive as always
- Insufficient infrastructure for increase in housing stock
- Not in favour of more housing in Henley
- Henley is in need of more shared ownership properties
- In favour of housing providing they are starter homes
- The local people are already in adequate housing, we also have a large housing estate in the village
- With an elderly population more bungalows are needed at reasonable prices or flats without stairs
- The houses need to be owned by a housing association so they cant be brought