

BISHOPS ITCHINGTON HOUSING NEEDS SURVEY

**Commissioned by Bishops Itchington
Parish Council in partnership with
Warwickshire Rural Community Council**

**Analysis by Charles Barlow
Rural Housing Enabler for
Warwickshire Rural Community Council**

October 2007

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1. Summary of results

Approximately 765 housing needs survey forms were distributed and 166 forms were returned. This equates to a response rate of 22% which is considered reasonable for a survey of this type.

26 respondents expressed a need for alternative housing, although one of these was subsequently discounted. The remaining 25 housing needs are for:

Owner-occupier

1 x 2 bedroom bungalow

Rented

5 x 2 bedroom bungalows
11 x 2 bedroom flats or houses
3 x 2 bedroom houses
2 x 3 bedroom houses

Shared ownership

2 x 2 bedroom flats or houses
1 x 3 bedroom house

2. Introduction

Bishops Itchington Parish Council commissioned a local housing needs survey in September 2007.

The aim of the survey was to collect accurate housing needs information for Bishops Itchington Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes for people with a local connection.

A survey form was designed with input from Bishops Itchington Parish Council and the Rural Housing Enabler for Warwickshire Rural Community Council.

A copy of the survey form was delivered to every home in the parish. Additional copies of the form were available for people not currently living in Bishops Itchington. A copy of the survey form can be seen as Appendix A to this report.

All households were requested to fill out Part 1 of the survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues, in order to build up a profile of positive and negative aspects to life in the parish. The final segment asked whether any member of the household had left the parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the survey form. This asked for respondents' names and addresses and other sensitive information, e.g. financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in early October 2007.

3. Planning context

Planning policy at all levels {national, regional and local} imposes considerable restraint on the development of new homes in rural areas. There is, however, capacity for this restraint to be relaxed, but only where new homes are intended to meet locally identified needs.

Policy COM.1 of the Stratford on Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new 'local needs' housing in Local Centre Villages and Main Rural Centres. Bishops Itchington is classified as a Local Centre Village.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as 'Local Choice' schemes and can include both affordable housing and market housing.

There are a number of useful definitions in this context:

1. **'Local need'** refers to need originating or relating to the settlement in question, i.e. Bishops Itchington.

2. A household is considered to have a local connection if it meets one or more of the following **'Local connection criteria'**:

- An individual who was born in the parish
- An individual who currently lives in the parish and has done so for at least 12 months
- An individual who was resident in the parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the parish and has done so for at least 12 months
- An individual with a close family member resident in the parish for at least 3 continuous years

3. **'Affordable housing'** is defined as homes available to rent through a housing association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (also known as 'HomeBuy') is a middle ground between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a housing association, on the remaining share. A 'shared owner' can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

4. **'Market housing' or 'Owner-occupier housing'** is defined as homes available to buy outright.

5. All new homes provided under Policy COM.1 would be subject to a planning obligation, referred to as a **'Section 106 Agreement'**. This would limit occupation of the homes, including any owner-occupier homes, to people with a local connection, at least in the first instance. It would also seek to ensure that any affordable homes remained affordable in perpetuity.

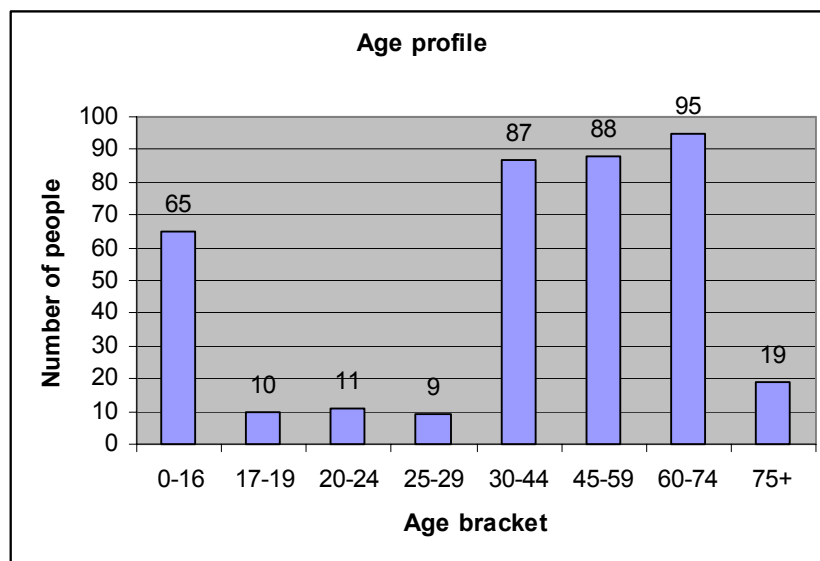
4. Results – Contextual information

A total of 166 survey forms were returned equating to a response rate of 22%. This level of response is considered to be a reasonable achievement for a survey of this type because people generally respond for one of three main reasons:

1. To express a housing need.
2. To offer support in principle to the idea of a small housing scheme to meet local needs.
3. To state opposition to the idea of a housing scheme.

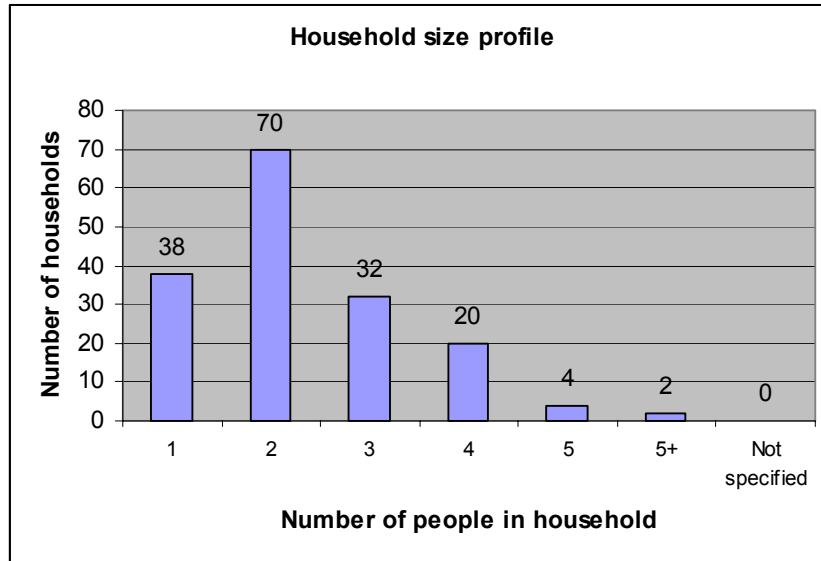
i) Age profile (166 responses, 384 people)

The following chart shows the age profile captured by the survey returns. In common with many Warwickshire parishes, the chart shows an ageing population, with 53% of people aged 45 years or over. Encouragingly though, the number of children in the age bracket 0–16 years and adults in the age bracket 30–44 years indicates a relatively high number of young families. In terms of the future sustainability of the village, this is a healthy sign.



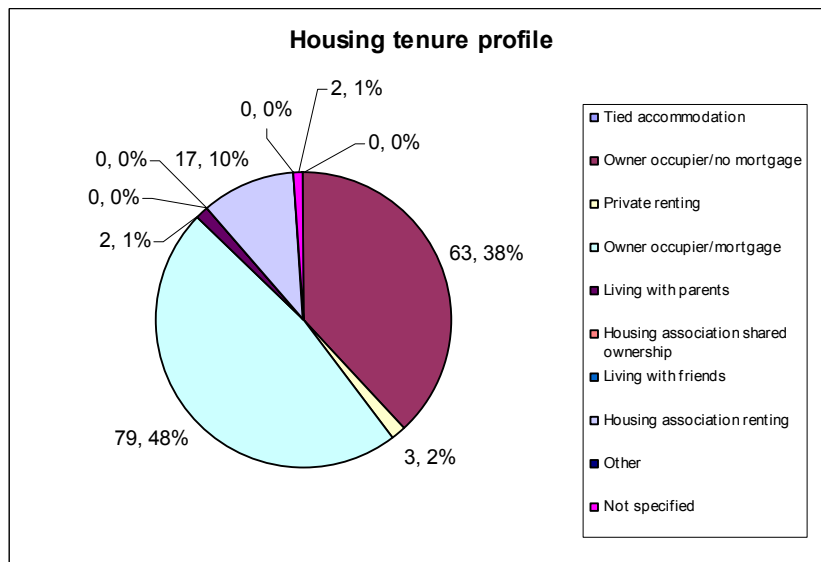
ii) Household size profile (166 responses)

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 1 and 2 person households as indeed do the majority of parish housing needs surveys. The mean average household size is 2.31 people; slightly less than the Census 2001 figure for Bishops Itchington Parish of 2.64 people.



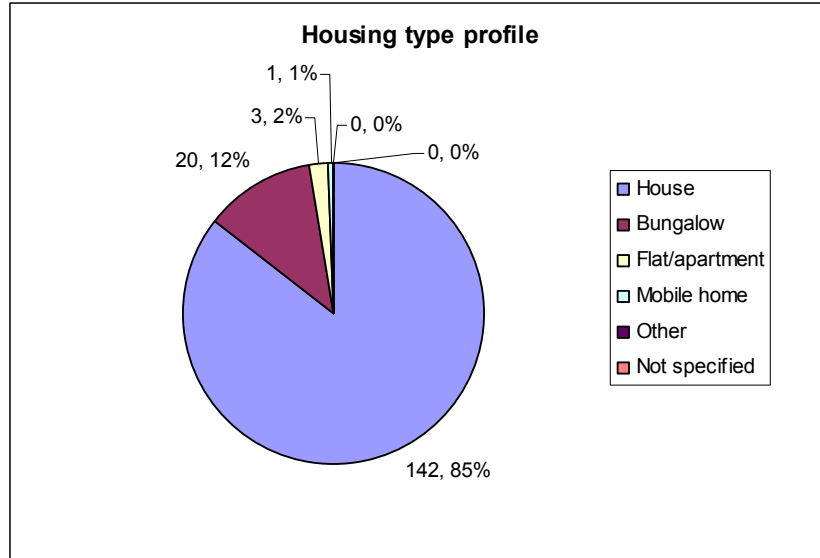
iii) Housing tenure profile (166 responses)

The following chart shows the housing tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 86% of the total. Tenures traditionally considered within the 'social sector' represent just 10% of the total.



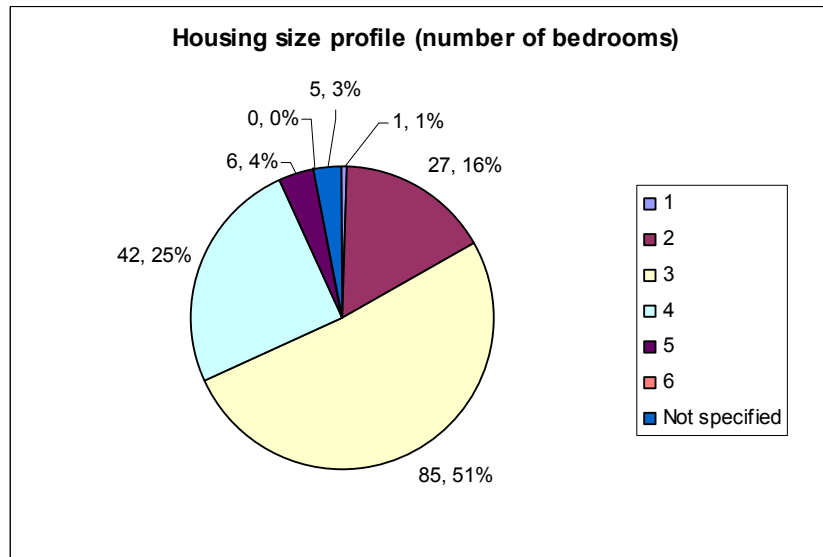
iv) Housing type profile (166 responses)

The chart below shows the types of homes that the survey respondents live in. Perhaps unsurprisingly the majority live in houses.



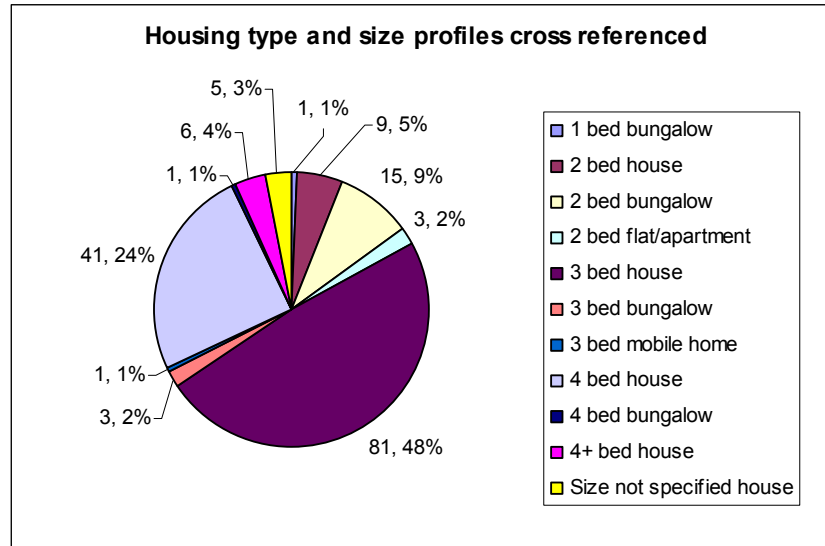
v) Housing size profile (166 responses)

The following chart shows the sizes of homes that respondents live in. 3 bedroom homes represent over 50% of the total.



vi) Housing type and size profiles cross referenced (166 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 bedroom houses emerge as the largest single factor.

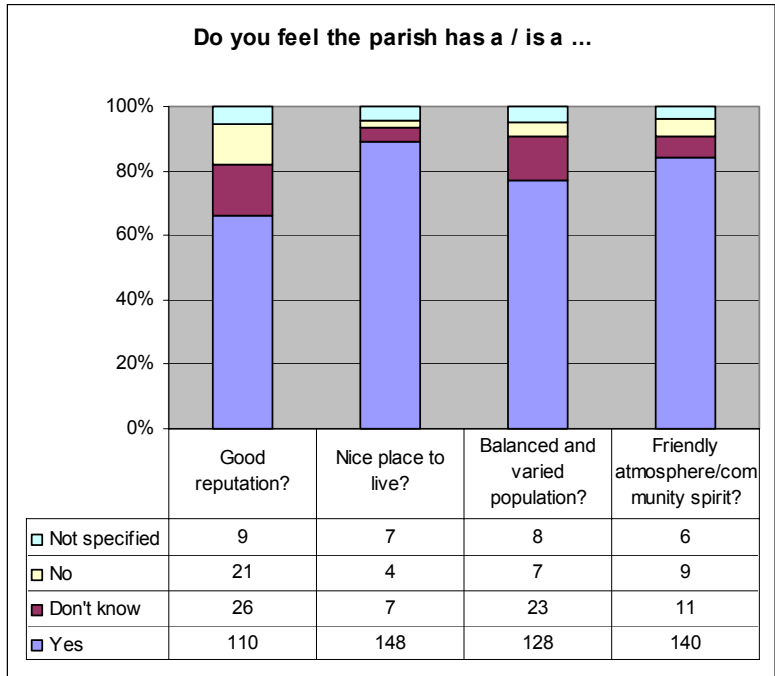


vii) Life in the parish: positive and negative aspects (166 responses)

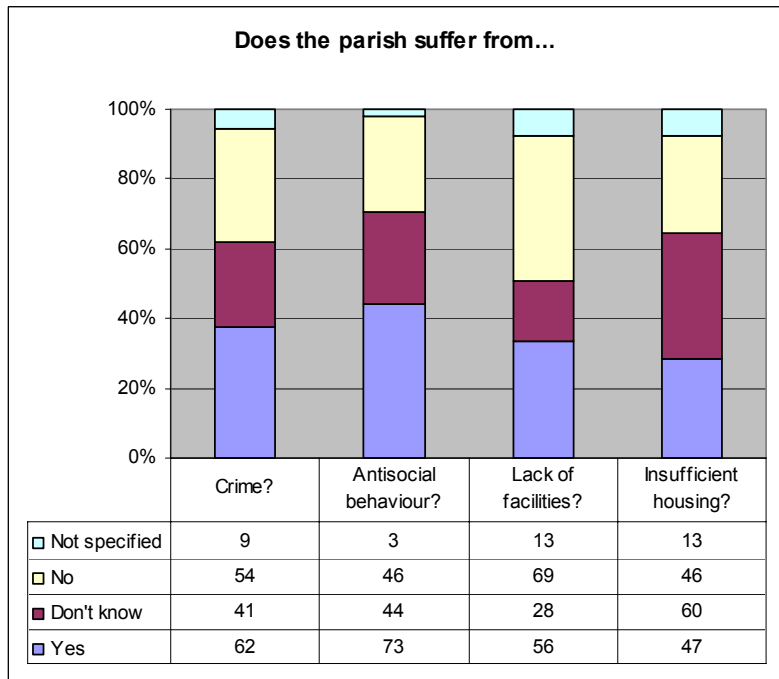
Respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Bishops Itchington Parish.

Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies is a crucial consideration when proposing new affordable homes.

The first chart shows respondents' views on the benefits to living in Bishops Itchington. The majority of respondents thought the parish had a good reputation, was a nice place to live, had a balanced and varied population and a friendly spirit.



The second chart shows respondents' views on negative issues that might exist in the parish. A significant minority of people perceive there to be an issue with crime and antisocial behaviour. A lesser number of people felt there was a lack of facilities and/or insufficient housing.



Respondents were asked to elaborate on their views regarding a lack of facilities and insufficient housing. Certain key issues emerged, as described in the following tables:

Lack of facilities (59 comments)

Key issue	Number of respondents' comments
Activities for youths/teenagers	37

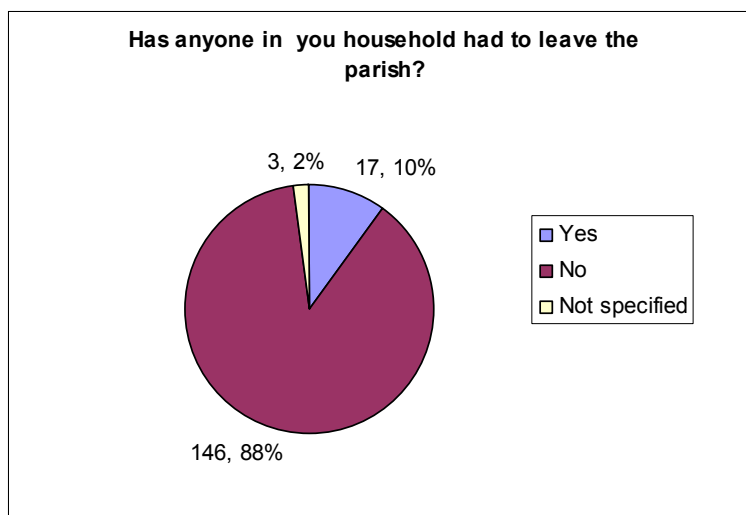
Insufficient housing (44 comments)

Key issue	Number of respondents' comments
Need for more affordable housing	27
Need for starter homes	16
Need for older persons housing	11

N.B. - Some of the respondents who made reference to 'starter homes' may actually have been referring to housing association rented and shared ownership homes. Although starter homes have traditionally been considered to be owner-occupied housing, this perception is now changing.

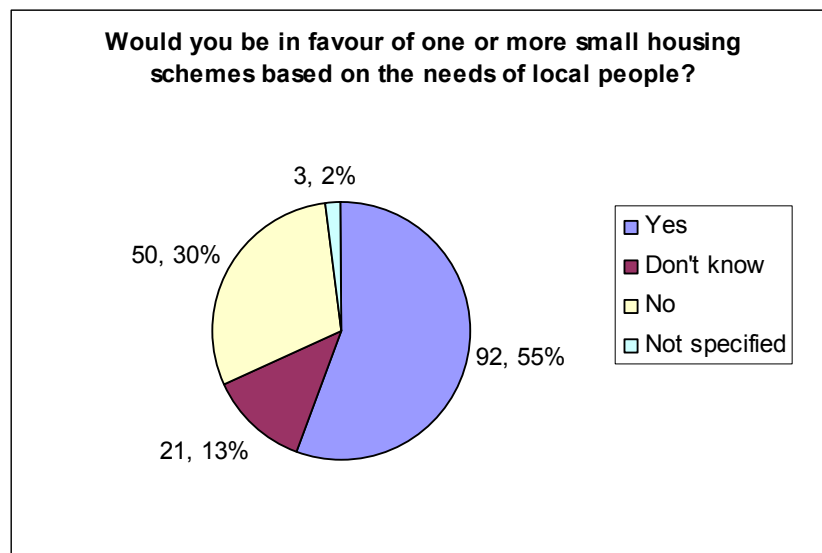
viii) Outward migration from the parish (166 responses)

Respondents were asked whether anyone in their household had had to leave the parish in the last 5 years because no affordable/suitable housing was available. The following chart shows the overall response.



ix) Support for one or more small housing schemes based on local needs (166 responses)

The chart below shows the level of support amongst respondents for one or more small housing schemes to meet the needs of local people being built in the parish. The chart shows there is a high level of support amongst respondents for one or more small schemes. Only 30% of respondents would oppose such development. Comments received from respondents in respect of this matter are reproduced as Appendix B to this report.



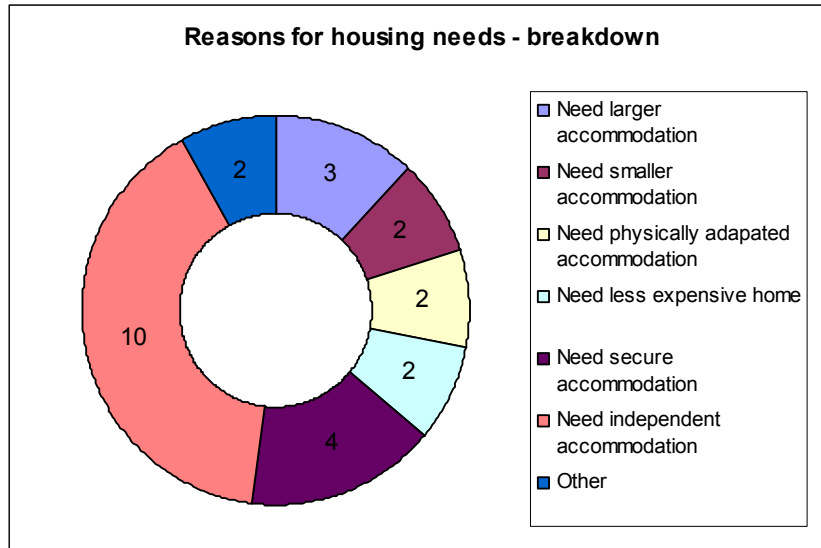
5. Results – Housing needs information

Out of the 166 responses to the survey, 26 individuals or households expressed a need for alternative housing. However, 1 of these housing needs was subsequently discounted because the view was taken that the respondent could meet their need from the existing owner-occupier housing stock in the village.

Section 5 provides a detailed breakdown of information from the remaining 25 respondents.

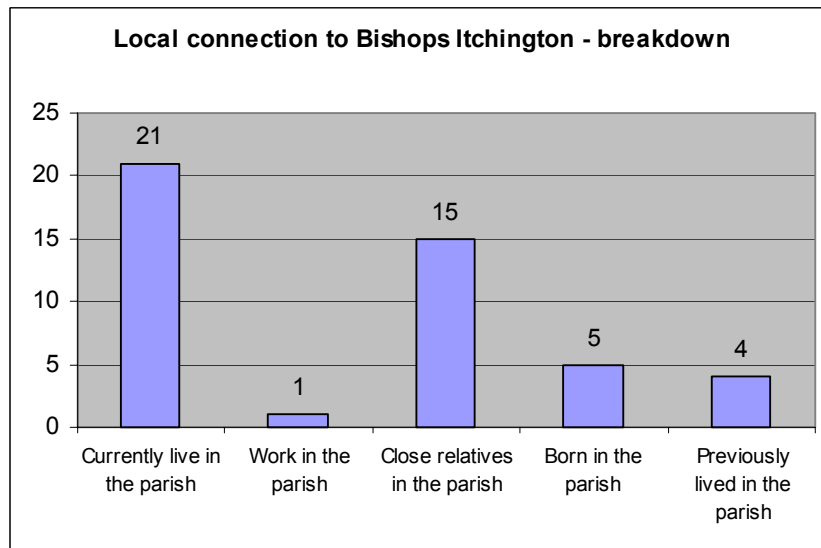
i) Reason(s) for housing needs – breakdown (25 responses)

The following chart shows the reasons for the 25 respondents' housing needs. Where more than one reason was specified, the first reason shown on the survey form was counted.



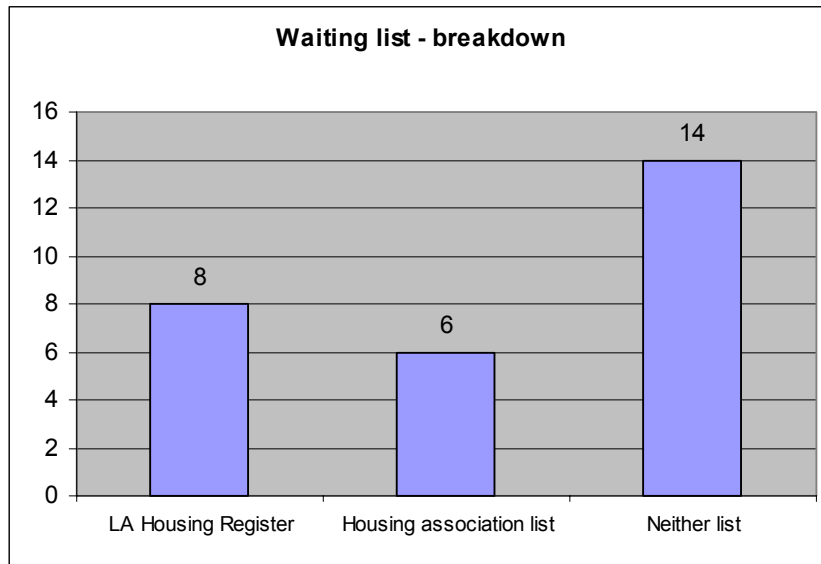
ii) Local connection – breakdown (25 responses)

The following chart shows the types of local connection that the 25 respondents have. The 4 respondents that were not currently living in the parish had all previously lived in the parish.



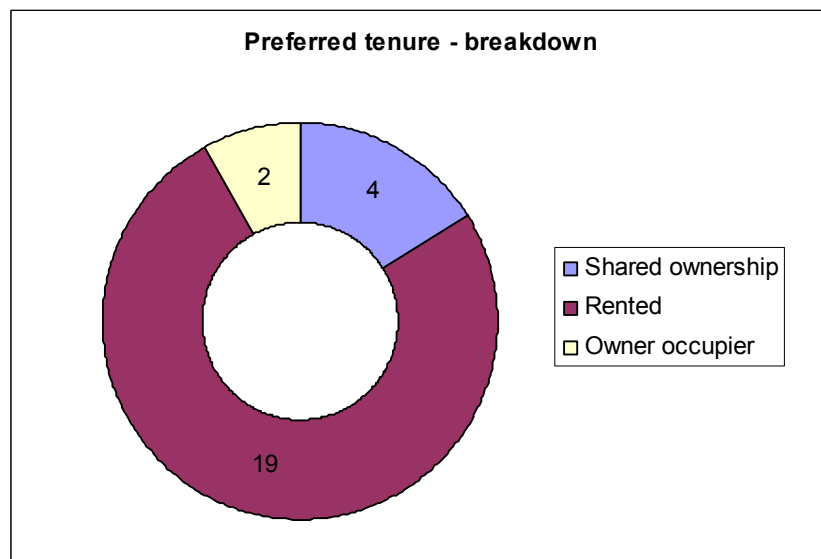
iii) Housing Register / Waiting List – breakdown (25 responses)

The following chart shows the number of respondents registered on the Local Authority Housing Register and/or a housing association waiting list. The number of non-registered respondents is not untypical.



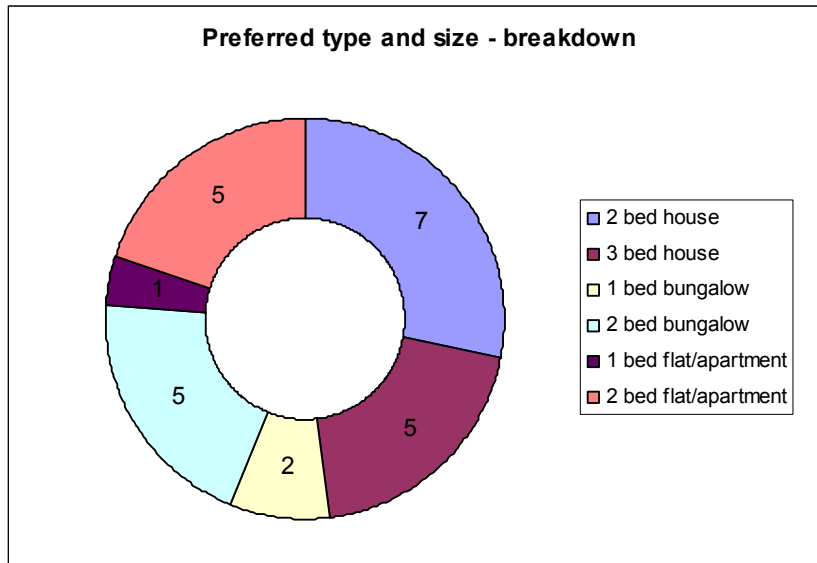
iv) Preferred tenure – breakdown (25 responses)

The preferred tenures of the 25 respondents are shown in the following chart.



v) Preferred type and size – breakdown (25 responses)

The preferred types and sizes of accommodation expressed by the 25 respondents are shown in the following chart.



6. Determination of specific housing needs

The following table shows the specific housing needs of the 25 respondents. A number of rules were used to compile this table:

- Where a respondent indicated a preference for a 1 bedroom home they were classified as being in need of a 2 bedroom home. There are three reasons for this: 1.) The possibility of a 1 bedroom home sitting vacant for a period of time, 2.) The extra flexibility that a 2 bedroom home provides and 3.) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small

extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

Three housing needs were classified as being for 2 bedroom accommodation, even though the respondent's original preference was for a 1 bedroom home.

- Where a respondent indicated a preference for owner-occupied housing their ability to afford this was clarified using the income and mortgage capacity information they provided. If a respondent could not afford owner-occupied housing then they were reclassified as being in need of shared ownership housing under the terms described in the paragraph above.
- Where a respondent indicated a preference for owner-occupied housing and they were deemed able to afford this, their need was compared against the turnover of existing owner-occupied properties in the parish. The purpose of this was to determine whether the turnover could accommodate this need, rather than providing a new-build dwelling. The research that can be seen in Appendix C was used to guide this decision, as was information on past house sales acquired from Land Registry, which for reasons of local sensitivity is not included with this report.

One owner-occupied need was discounted from the results of the survey because the need could be accommodated through the existing turnover of properties in the parish, as previously described on page 11 of this report.

- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable open market property. Research was carried out on property prices in the Bishops Itchington area and this can be seen as Appendix C to this report. Having assessed whether the respondent 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 from a housing association.
- Information was acquired from Stratford on Avon District Council regarding the turnover of existing affordable homes in Bishops Itchington Parish. This shows that in the previous 3 years up to October 2007 10 properties had been reallocated. The information further shows that 4 of the reallocations had gone to people with a local connection to the parish.

On the basis of the very low number of reallocations, no discount has been applied to the number of rented or shared ownership needs expressed by respondents.

Local connection verified	Preferred tenure	Preferred type/size	Actual tenure	Actual type/size
Yes	Owner occupier	2 bed bungalow	Owner occupier	2 bed bungalow
Yes	Rented	1 bed bungalow	Rented	2 bed bungalow
Yes	Shared ownership	1 bed bungalow	Rented	2 bed bungalow
Yes	Rented	2 bed bungalow	Rented	2 bed bungalow
Yes	Rented	2 bed bungalow	Rented	2 bed bungalow
Yes	Rented	2 bed bungalow	Rented	2 bed bungalow
Yes	Rented	2 bed bungalow	Rented	2 bed flat or house
Yes	Rented	1 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Rented	2 bed house	Rented	2 bed flat or house
Yes	Rented	2 bed house	Rented	2 bed flat or house
Yes	Shared ownership	2 bed house	Rented	2 bed flat or house
Yes	Rented	2 bed house	Rented	2 bed flat or house
Yes	Rented	2 bed house	Rented	2 bed house
Yes	Rented	3 bed house	Rented	2 bed house
Yes	Rented	3 bed house	Rented	2 bed house
Yes	Rented	3 bed house	Rented	3 bed house
Yes	Rented	3 bed house	Rented	3 bed house
Yes	Owner occupier	2 bed house	Shared ownership	2 bed flat or house
Yes	Shared ownership	2 bed house	Shared ownership	2 bed flat or house
Yes	Shared ownership	3 bed house	Shared ownership	3 bed house

A full breakdown of the needs can be seen as Appendix D to this report.

7. Conclusions

There is need for 25 new homes in Bishops Itchington for people with a local connection. The specific needs are for:

Owner-occupier

1 x 2 bedroom bungalow

Rented

5 x 2 bedroom bungalows
11 x 2 bedroom flats or houses
3 x 2 bedroom houses
2 x 3 bedroom houses

Shared ownership

2 x 2 bedroom flats or houses
1 x 3 bedroom house

8. Recommendations

It is recommended that an exercise is carried out to identify a suitable piece of land, or pieces of land, to meet the 25 housing needs identified through this survey. Partners in this exercise should include:

- The Parish Council
- Stratford on Avon District Council
- A housing association selected by the Parish Council
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this report.

9. Acknowledgements

Gratitude is expressed to all those who helped to deliver survey forms.

10. Contact information

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

Alison Biddle
Clerk to Bishops Itchington Parish Council
6 Bridge End
Southam
CV47 1PD
Tel: 01926 811394
Email: alisonbiddle@btinternet.com

Appendix A

BISHOPS ITCHINGTON PARISH COUNCIL **HOUSING NEEDS SURVEY**

September 2007

Dear Parishioner

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people moving away to find accommodation.

To assess whether or not this is a problem in Bishops Itchington we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey form is for all households to complete, however, not just people in housing need.** The questions in the first part of the survey form will help to create a profile of residents and some general points about life in the parish. **All households should complete Part 1 of the survey form.**

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford on Avon District Council to explore how any needs can be addressed.

Please note that people currently living outside Bishops Itchington can also express a housing need if they have a strong local connection. 'Strong local connection' includes people who were born in the parish, people who work in the parish, people with close relatives in the parish and people who have previously lived in the parish but moved away to find suitable housing. If you know of anyone currently living outside Bishops Itchington with a strong local connection and who wishes to return, please encourage them to contact Charles Barlow, Rural Housing Enabler for Warwickshire Rural Community Council so that a survey form can be sent to them. Telephone 02476 217343 or email charlesb@wrccrural.org.uk.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Forms should be returned by **28 September 2007** in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Bishops Itchington Parish Council

BISHOPS ITCHINGTON HOUSING NEEDS SURVEY

PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each age category, e.g. 0,1,2,3)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

Q2 YOUR HOUSING CIRCUMSTANCES

Housing tenure (Please tick)	Tied accommodation <input type="checkbox"/>	Owner occupier/no mortgage <input type="checkbox"/>
	Private renting <input type="checkbox"/>	Owner occupier/mortgage <input type="checkbox"/>
	Living with parents <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
	Living with friends <input type="checkbox"/>	Housing association renting <input type="checkbox"/>
	Other <input type="checkbox"/> (please specify):	
Housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/> (please specify):	
No. of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>	

Q3 LIFE IN THE PARISH

Do you feel the parish (Please tick)	Has a good reputation?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Is a nice place to live?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a balanced and varied population?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a friendly atmosphere/community spirit?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
Do you feel the parish (Please tick)	Suffers from crime?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from anti-social behaviour?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from a lack of facilities? If 'YES', what facilities?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from insufficient housing? If 'YES', what type of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>

Has anyone in your household had to leave the parish in the last 5 years because no affordable/suitable housing was available? (Please tick)	Yes <input type="checkbox"/> No <input type="checkbox"/>
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Would you be in favour of one or more SMALL (average 10 units) housing schemes* based on the needs of LOCAL people being built in the parish? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
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* See back page for definition

ADDITIONAL COMMENTS

PART 2 – TO BE COMPLETED (ONLY) IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT CHARLES BARLOW, RURAL HOUSING ENABLER (CONTACT DETAILS ON PAGE 1) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

Title		First name		Surname	
Address					
Postcode					
Telephone no. (Home)					
Telephone no. (Work)					
Date of Birth					
Current housing tenure (Please tick)	Tied accommodation	<input type="checkbox"/>	Owner occupier/no mortgage	<input type="checkbox"/>	
	Private renting	<input type="checkbox"/>	Owner occupier/mortgage	<input type="checkbox"/>	
	Living with parents	<input type="checkbox"/>	Housing assoc. shared ownership	<input type="checkbox"/>	
	Living with friends	<input type="checkbox"/>	Housing association renting	<input type="checkbox"/>	
	Other	<input type="checkbox"/>			
	(please specify):				
Current housing type (Please tick)	House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>
	Other	<input type="checkbox"/>			
	(please specify):				
Current number of bedrooms (Please tick)	1 Bed	<input type="checkbox"/>	2 Bed	<input type="checkbox"/>	3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

Q2 THE REASON FOR YOUR HOUSING NEED

Why do you need alternative accommodation? (Please tick)	Need larger accommodation	<input type="checkbox"/>
	Need smaller accommodation	<input type="checkbox"/>
	Need physically adapted accommodation	<input type="checkbox"/>
	Need less expensive home	<input type="checkbox"/>
	Need to be closer to relatives	<input type="checkbox"/>
	Need to be closer to employment	<input type="checkbox"/>
	Need to be closer to a carer or dependent	<input type="checkbox"/>
	Need secure accommodation	<input type="checkbox"/>
	Need supported accommodation	<input type="checkbox"/>
	Need independent accommodation	<input type="checkbox"/>
Other	<input type="checkbox"/>	
	(please specify):	

Q3 YOUR LOCAL CONNECTION

Do you / have you / were you (Please tick all boxes that apply)	Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
	Work in the parish?	<input type="checkbox"/>		
	Close relatives in the parish?	<input type="checkbox"/>		
	Born in the parish?	<input type="checkbox"/>		
	Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years

Q4 HOUSING REGISTER

Are you on a housing register? (Please tick all boxes that apply)	Local authority housing register <input type="checkbox"/>
	Housing association register <input type="checkbox"/>

(You are recommended to register with the local authority, if you have not done so already)

Q5 YOUR FAMILY DETAILS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU)

Title	First name	Surname	Relationship to you	Date of Birth

Q6 SPECIFIC HOUSING NEEDS

Please specify any specific housing needs (e.g. disability requirements)	
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Q7 TYPE OF HOUSING NEEDED

Tenure of housing needed (Please tick)	Shared Ownership* <input type="checkbox"/>	Rented <input type="checkbox"/>	Owner occupier <input type="checkbox"/>
Type of housing needed (Please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
No. of bedrooms needed (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>		

*See back page for definition of shared ownership

Q8 FINANCIAL INFORMATION

Basic annual income, 'joint income' where applicable (Please tick)	Up to £14,999 <input type="checkbox"/>	£15,000-£19,999 <input type="checkbox"/>	£20,000-£29,999 <input type="checkbox"/>
	£30,000-£39,999 <input type="checkbox"/>	£40,000-£49,999 <input type="checkbox"/>	£50,000-£59,999 <input type="checkbox"/>
	£60,000-£69,999 <input type="checkbox"/>	£70,000-£79,999 <input type="checkbox"/>	£80,000-£89,999 <input type="checkbox"/>
	£90,000-£99,999 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>	
If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford to pay for this?	Maximum mortgage	£	(assume 3x joint income) +
	Equity in existing home	£	+
	Savings	£	+
	Other	£	=
	Total	£	

Q9 ETHNICITY MONITORING

Please specify the number of people in each group			
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
Mixed		Other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
Chinese		Other (please state below)	
Chinese			

THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 28 SEPTEMBER 2007

If you have any questions regarding this survey or you require additional forms, please contact Charles Barlow, Rural Housing Enabler for Warwickshire Rural Community Council.

Address: 25 Stoneleigh Deer Park Business Centre, Abbey Park,

Stareton, Kenilworth. CV8 2LY.

Telephone: 02476 217343.

Email: charlesb@wrccrural.org.uk

ADDITIONAL INFORMATION ON PROPERTY TYPES

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent, some for shared ownership and some for owner occupation.

Rented properties would be available to people with a strong local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'Right To Buy' available to tenants.

Shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value, should this occur.

Any new owner occupied homes would reflect locally identified needs and be subject to local occupancy restrictions.

Appendix B

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify an individual or in the case of defamatory remarks.

- *No. because antisocial behaviour in this village is committed by the children of people in social housing. I would prefer them to move to Southam or Lillington with like minded people.
- Already too many houses for too few facilities.
- Any additional building must use brownfield sites like the old Cement Works and be balanced by work available in the Village.
- Any new housing to be built on the former Blue Circle Land. This is not agricultural land and should be actively developed.
- Any new 'small' developments (average 10 units) must be built to a design that preserves the rural character of Bishops Itchington.
- Bishops Itchington is already a cheaper village to live in than most other Warwickshire villages. To add more affordable housing would be to the detriment to the country spirit and house prices.
- Bishops Itchington is a split village with no centre of community.
- Compared to other villages Bishops is much more affordable. Bishops already suffers from a poorer reputation than other local villages. The last thing it needs is more cheap housing.
- Depends on where they are built.
- Depends where.
- Depends where the low cost housing was built and the type of people that lived there. Would not want it built at the bottom of my garden for instance.
- Feel that the village does not need further housing.
- For village people only.
- Houses should be built on brownfield sites such as the Old Cement Works, not on greenfield sites.

- I feel that if more houses are built money should also be spent on the school. Classes are already 30+ in some cases and I don't think the school could cope / accommodate more children unless it's made bigger.
- I feel the village has already grown in the last few years with new houses. I believe that more would not maintain a village but create a large unfriendly community.
- I have one daughter who has had to move to [town] to be able to buy her own home and a younger daughter who is a [professional] yet cannot get either a part buy or affordable house.
- I think the village is big enough.
- I was born and brought up in the village and have been on the Waiting List for housing for 12+ years and have never been offered anything.
- I would be in favour of a number of starter homes but no matter what good intentions you have regarding housing local people the District Council would over-ride any local wishes and house people they want to. This has happened already where outsiders are being housed in preference to locals and unfortunately not desirables.
- If the housing would go to working people then great idea, otherwise it goes to the unemployed and/or young single mothers which is wrong.
- It is not a very attractive village, compared to say Shipston or Cropredy.
- I've lived in the village 55 years. When they built the houses down Wilcox Meadow none of my children was offered anything. I think this is the wrong way it was done. They should have been first, not outsiders and singles from outside the village.
- Nowhere to downsize in the village for homeowners.
- Only for local people. Not a repeat performance of last time.
- Plenty of rented housing already in village.
- Provided tenants are properly assessed and people with previous poor records, i.e. ASBOs are declined.
- Scruffy village.
- The village has ample Council homes and already has a reputation as being a poor, run down village. It always seems to put off buyers from

out of the village without adding to the problem. You don't seem to consider hard working people who have houses with mortgages, but struggle to sell because of the growing Chav culture here. The village suffers from a lack of policing too.

- The village has grown enough over recent years. No more building please.
- There are many houses for sale around this area. In my experience young people do not want to stay in a village and feel the need to move on.
- We could do with a small scheme of bungalows for senior residents to free family houses and a small block of flats for single people.
- We feel the village needs some sheltered accommodation for the elderly residents to be able to stay independent for longer in the village they grew up in.
- We have a son still at home because he cannot afford to buy a house. We have enough housing as such facilities would find it hard to cope, other than a very small housing scheme of low cost homes.
- We think the village has enough housing now.
- We were unable to move to a 4 bedroom house so chose to extend our 3 bedroom house rather than double our mortgage and risk not meeting the repayments each month.
- We would like planning permission to build two affordable houses at the bottom of our garden to accommodate our children.
- Who is paying for this survey?
- Yes, but only on brown sites, not further encroachment of fields.

Appendix C

Property search 060707. Bishops Itchington and surrounding settlements. Excluding Southam, character properties, properties in need of repair and properties valued at over £300,000.

Agent	Street	Settlement	No of beds	Type	Price
Loveitts	Meadow Crofts	Bishops Itchington	1	Bungalow	122950
Bairstow Eves	Ladbroke Hall	Ladbroke	2	Bungalow	196950
Halifax	Stratford Road	Lighthorne Heath	2	House	134950
Your Move	-	Lighthorne Heath	2	House	139950
Newman	Birdhaven Close	Lighthorne Heath	2	House	144995
Fine Homes	-	Lighthorne Heath	2	House	151950
Newman	Birdhaven Close	Lighthorne Heath	2	House	155000
Connells	Ivy Lane	Harbury	2	House	165000
Parkinson Jones	Ivy Lane	Harbury	2	House	168000
Wiglesworth	Ivy Lane	Harbury	2	House	169950
Loveitts	Church Street	Harbury	2	House	170000
Loveitts	Church Street	Harbury	2	House	174950
Newman	Ladbroke Road	Bishops Itchington	2	House	179950
Newman	Hambridge Road	Bishops Itchington	2	House	184950
Peter Clarke	-	Lighthorne Heath	3	House	145000
Paul Twyneham	Ladbroke Road	Bishops Itchington	3	House	165000
Halifax	Southam Crescent	Lighthorne Heath	3	House	169950
Newman	The Greaves Way	Bishops Itchington	3	House	175000
Connells	Old Road	Bishops Itchington	3	House	175000
Loveitts	Bishops Gate	Bishops Itchington	3	House	184950
Connells	Starbold Road	Bishops Itchington	3	House	187500
Hawkesford	Meadow Crofts	Bishops Itchington	3	House	195000
Newman	Hambridge Road	Bishops Itchington	3	House	219950
Newman	Binswood End	Harbury	3	House	219950
Locke and England	Station Road	Bishops Itchington	3	House	235000
Neales Close	-	Harbury	3	House	249950
Parkinson Jones	High Street	Harbury	3	House	270000
Brown and Cockerill	Sutcliffe Drive	Harbury	3	House	274995
Wiglesworth	Ladbroke Hall	Ladbroke	3	House	279950
Halifax	Leam Road	Lighthorne Heath	4	House	214950
Newman	Butchers Close	Bishops Itchington	4	House	219950
Newman	Butchers Close	Bishops Itchington	4	House	224950
Wiglesworth	Bishops Gate	Bishops Itchington	4	House	235000
Brown and Cockerill	Meadow Crofts	Bishops Itchington	4	House	269995
Loveitts	Mansion Close	Bishops Itchington	4	House	279950
John Shepherd	Leam Road	Lighthorne Heath	4	House	280000
Wigwam	Wilcox Close	Bishops Itchington	4	House	299950

	Average	Average -5%
1 bed bungalow	122950	116802.5
2 bed bungalow	196950	187102.5
2 bed house	161637.0833	153555.2292
3 bed house	209813	199322.35
4 bed house	253093.125	240438.4688

Settlements searched: Bishops Itchington, Ufton, Ladroke, Gaydon, Lighthorne Heath, Lighthorne and Harbury

Appendix D

Local connection verified	Household composition	Reason for need	Need support	Preferred tenure	Preferred type/size	Actual tenure	Actual type/size
Yes	Older couple	Need smaller accommodation	No	Owner occupier	2 bed bungalow	Owner occupier	2 bed bungalow
Yes	Single older person	Need secure accommodation	Possibly	Rented	1 bed bungalow	Rented	2 bed bungalow
Yes	Single older person	Need less expensive home	Possibly	Shared ownership	1 bed bungalow	Rented	2 bed bungalow
Yes	Older couple	Need physically adapted accommodation	Possibly	Rented	2 bed bungalow	Rented	2 bed bungalow
Yes	Single older person	Need smaller accommodation	Possibly	Rented	2 bed bungalow	Rented	2 bed bungalow
Yes	Single older person	Other	Possibly	Rented	2 bed bungalow	Rented	2 bed bungalow
Yes	Couple	Need secure accommodation	No	Rented	2 bed bungalow	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	1 bed flat	Rented	2 bed flat or house
Yes	Couple	Need independent accommodation	No	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Couple	Need independent accommodation	No	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Single person	Other	No	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	2 bed house	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	2 bed house	Rented	2 bed flat or house
Yes	Single person	Need independent accommodation	No	Rented	2 bed house	Rented	2 bed flat or house
Yes	Single person	Need less expensive home	No	Shared ownership	2 bed house	Rented	2 bed flat or house
Yes	Single person	Need less expensive home	No	Rented	2 bed house	Rented	2 bed flat or house
Yes	Single person	Need secure accommodation	No	Rented	2 bed house	Rented	2 bed house
Yes	Family of 3 (1 child)	Need larger accommodation	Yes	Rented	3 bed house	Rented	2 bed house
Yes	Family of 3 (1 child)	Need larger accommodation	Yes	Rented	3 bed house	Rented	2 bed house
Yes	Family of 3 (1 child)	Need physically adapted accommodation	Possibly	Rented	3 bed house	Rented	2 bed house
Yes	Family of 4 (2 children)	Need larger accommodation	No	Rented	3 bed house	Rented	3 bed house
Yes	Family of 5 (3 children)	Need secure accommodation	No	Rented	3 bed house	Rented	3 bed house
Yes	Single person	Need independent accommodation	No	Owner occupier	2 bed house	Shared ownership	2 bed flat or house
Yes	Couple	Need independent accommodation	No	Shared ownership	2 bed house	Shared ownership	2 bed flat or house
Yes	Family of 6 (4 children)	Need larger accommodation	No	Shared ownership	3 bed house	Shared ownership	3 bed house