



# **BINTON HOUSING NEEDS SURVEY**

**Commissioned by Binton Parish Council  
in partnership with  
Warwickshire Rural Community Council**

**Analysis by Phil Ward  
Rural Housing Enabler  
Warwickshire Rural Community Council**

**May 2013**

# CONTENTS

1. **Summary of Results**
  2. **Introduction**
  3. **Planning Context**
  4. **Results – Contextual Information**
    - i) Age Profile
    - ii) Household Size Profile
    - iii) Housing Tenure Profile
    - iv) Housing Type Profile
    - v) Housing Size Profile
    - vi) Housing Type and Size Profiles Cross Referenced
    - vii) Life in the Parish : Positive and Negative Aspects
    - viii) Outward Migration from the Parish
    - ix) Support for One or More Small Housing Schemes Based on Local Needs
  5. **Results - Housing Needs Information**
    - i) Reason(s) for Housing Needs - Breakdown
    - ii) Local Connection – Breakdown
    - iii) Housing Register / Waiting List - Breakdown
    - iv) Preferred Tenure - Breakdown
    - v) Preferred Size and Type - Breakdown
  6. **Determination of Specific Housing Needs.**
  7. **Conclusions**
  8. **Recommendations**
  9. **Acknowledgements**
  10. **Contact Information**
- Appendices A1, A2, B, C and D**

## 1. Summary of Results.

Approximately 160 Housing Needs Survey forms were distributed and 37 forms were returned. This equates to a response rate of 23%, which is considered to be good for a Survey of this type.

Four respondents expressed a need for alternative housing.

The specific housing need is for ;

### **Rented**

1 x 2 bedroom house

### **Local Market Ownership**

1 x 2 bedroom house

1 x 3, 4 or 5 bedroom house

1 x 4 bedroom house

## 2. Introduction.

Binton Parish Council commissioned a local Housing Needs Survey in March and April 2013.

The aim of the Survey was to collect accurate housing needs information for Binton 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, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme, because the development of new homes in rural areas is an exception to normal planning policy.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. There were different forms to cover affordable housing and local market housing. Copies of the Survey forms were delivered to every home in the Parish. Additional copies of the forms were available for people not currently living in Binton Parish. Copies of the forms can be seen as Appendices A1 and A2 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, eg 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 April and May 2013.

### **3. Planning Context.**

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

Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy 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.

Such schemes will be supported within or adjacent to existing settlements provided that ;

- 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 be expected to meet identified local need
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent)
- Satisfactory prior arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs, both initially and in perpetuity, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme"

It is anticipated that the emerging Stratford on Avon District Local Development Framework Core Strategy will extend Policy COM.1 currently in the Local Plan 1996-2011 to those areas covered by Policy CTY.5.

Housing schemes brought forward under Policy COM.1, referred to as 'Local Choice' schemes, can include both affordable housing and local market housing.

**'Local need'** refers to need originating or relating to a particular village. For Parishes that contain more than one village, the housing needs of each village must be considered separately.

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, ie mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

**'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 (sometimes 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).

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

All new homes provided as part of a 'Rural Exception' or 'Local Choice' scheme would be subject to a planning obligation, referred to as a **'Section 106 Agreement'**. This limits occupation of the homes, including any local market homes, to people with a local connection in the first instance and ensures that the affordable homes remain 'affordable' in perpetuity.

#### 4. Results – Contextual Information.

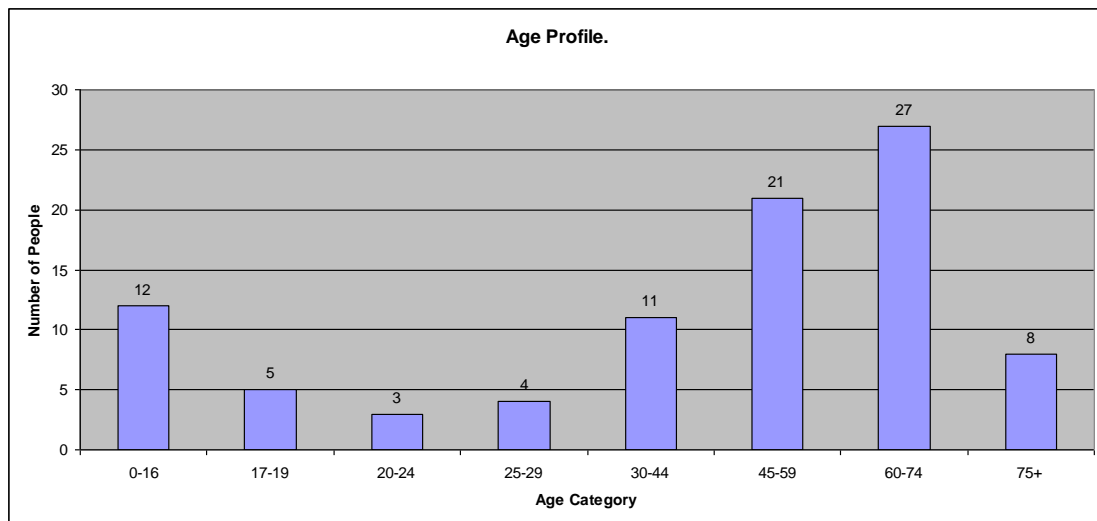
A total of 37 Survey forms were returned equating to a response rate of 23%.

This level of response is considered to be a good achievement for a Survey of this type because people generally respond for one of three 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.

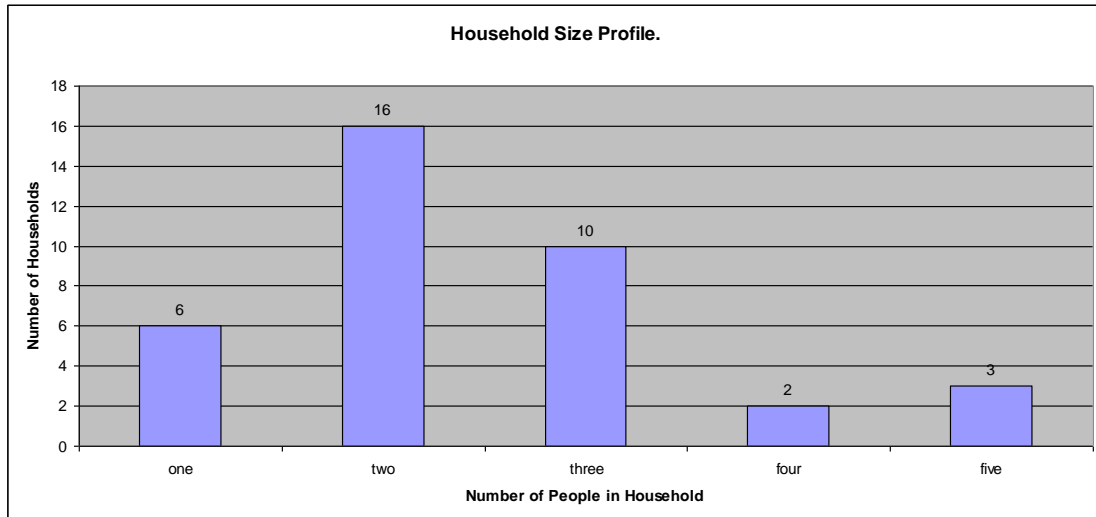
##### i) Age Profile (37 responses, 91 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 56 out of the 91 people aged 45 and above.



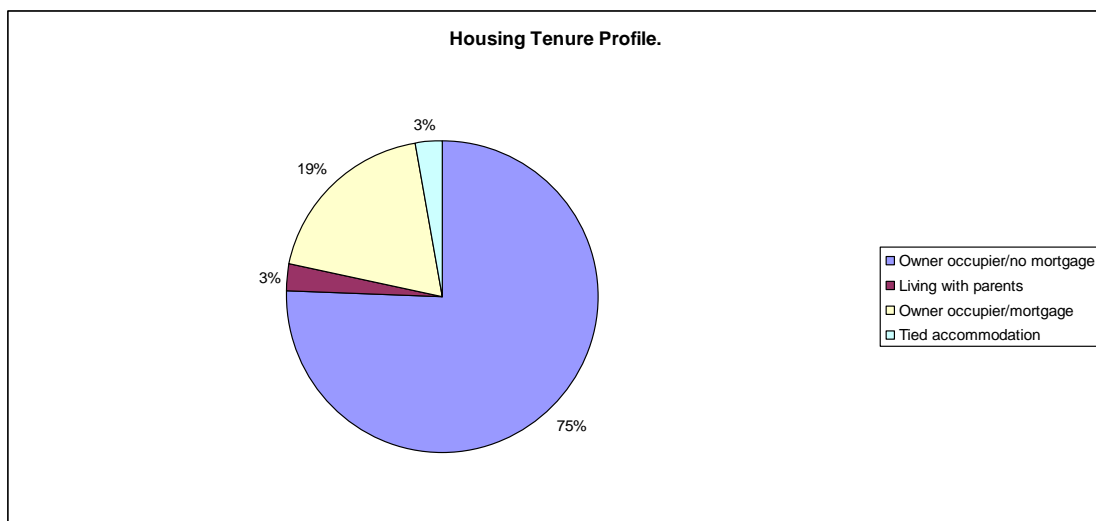
**ii) Household Size Profile (37 responses).**

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 2 person households as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.46 people, slightly higher than the 2011 Census figure of 1.96 people (306 usual residents in households divided by 156 dwellings).



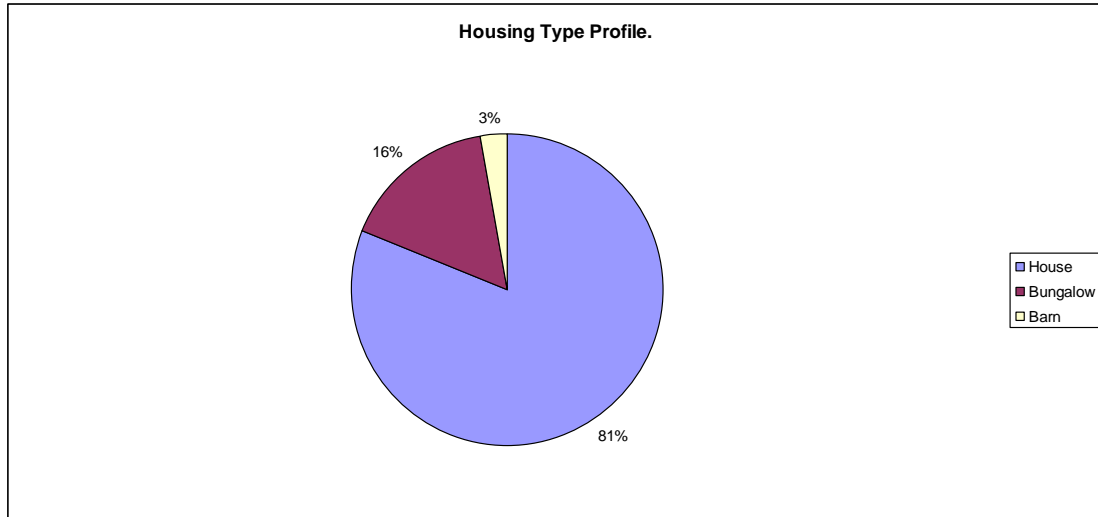
**iii) Housing Tenure Profile (37 responses).**

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 94% of the total. Tenures traditionally considered within the 'social sector' are not represented in the total.



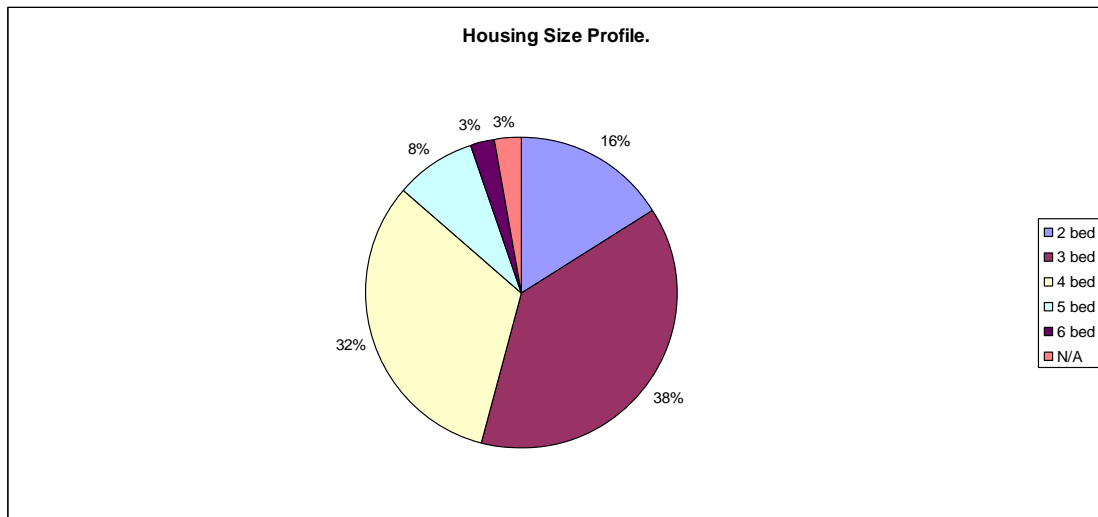
**iv) Housing Type Profile (37 responses).**

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



**v) Housing Size Profile (37 responses).**

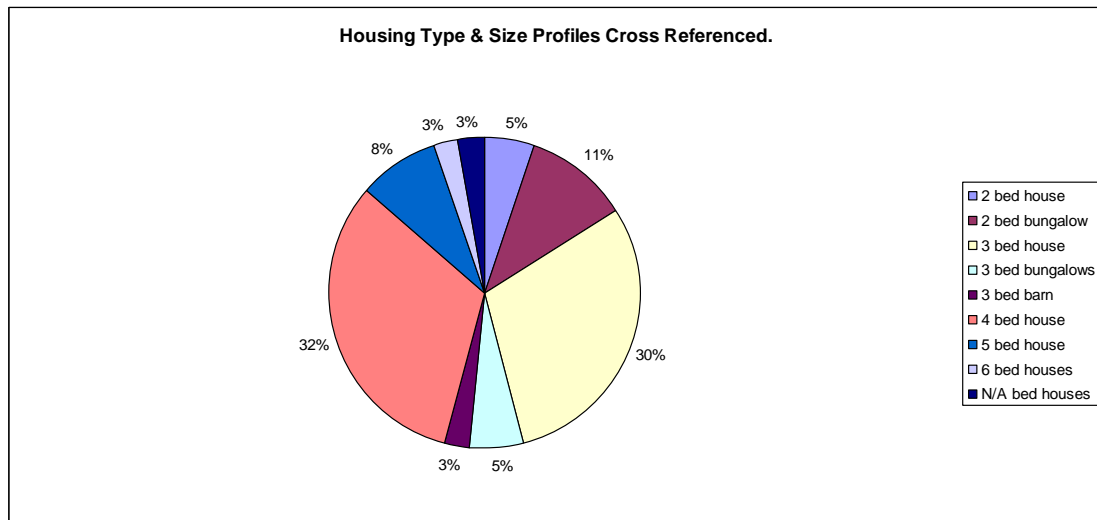
The following chart shows the sizes of homes that the Survey respondents live in.





**vi) Housing Type and Size Profiles Cross Referenced (37 responses).**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 4 bedroom houses emerge as the largest single factor, closely followed by 3 bedroom houses. When compared to 4.ii above, ie a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the Parish.

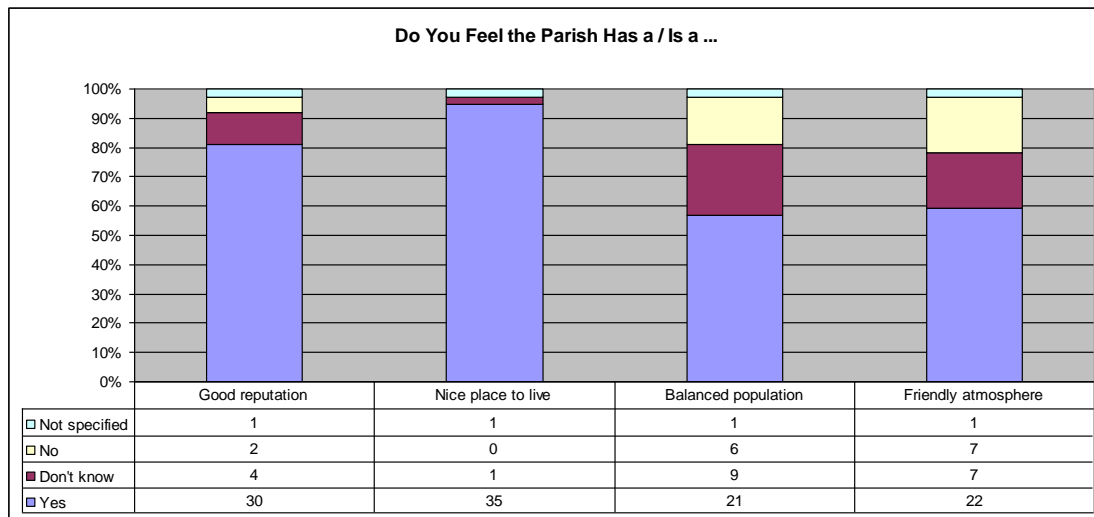


**vii) Life in the Parish : Positive and Negative Aspects (37 responses).**

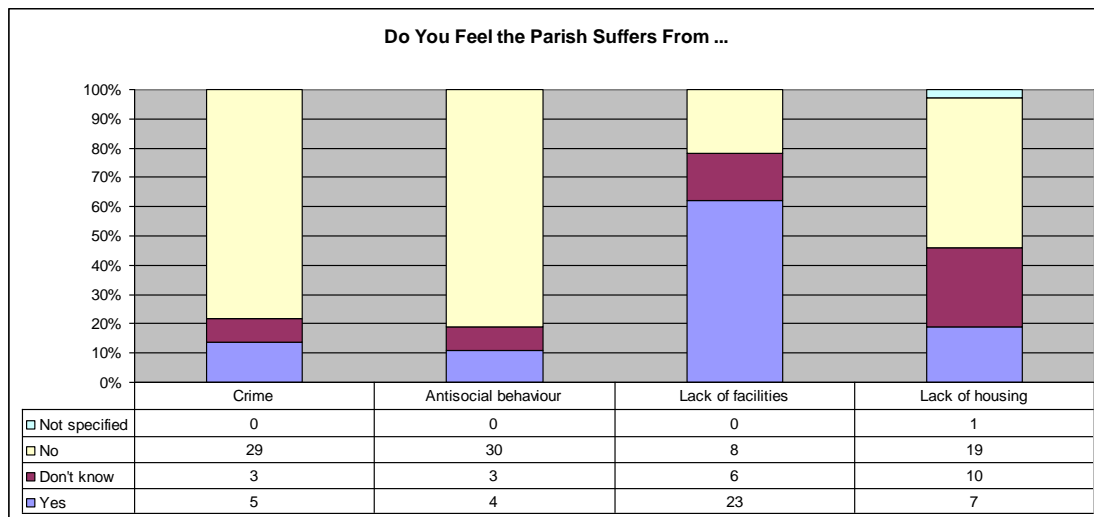
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Binton Parish.

Information relating to the sustainability of a Parish is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

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



The second chart shows respondents' views on negative issues that exist in the Parish. The majority of respondents thought there was not an issue with crime or anti-social behaviour. The majority of respondents thought there was a lack of facilities. The majority of respondents thought there was not a lack of housing.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables ;

**Lack of Facilities Comments :**

Key issue	Number of comments
Shop	17
Post Office	5
Pub	5
Play Ground / Field / Area	4
School	3

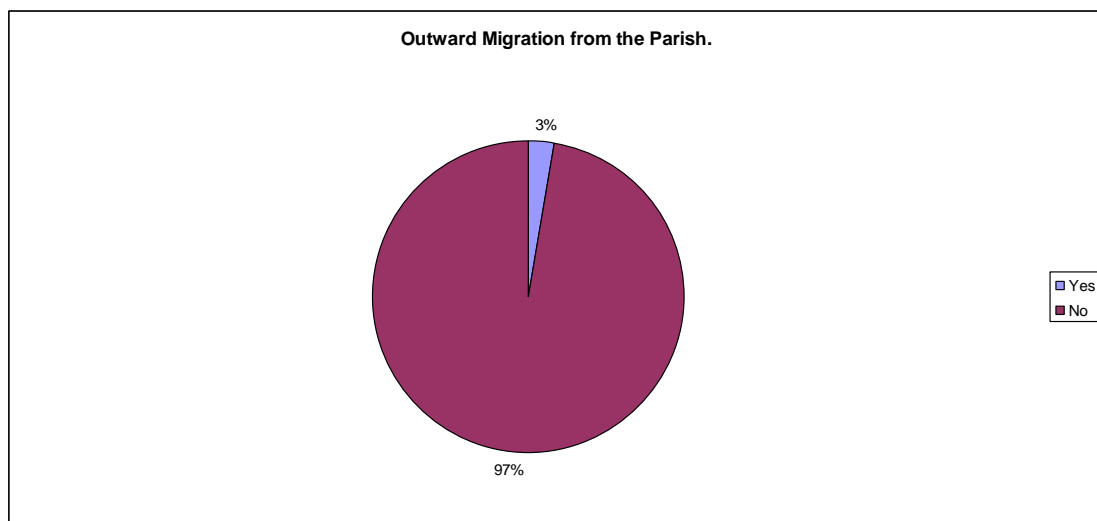
## Lack of Housing Comments :

The comments received are reproduced below, whole and verbatim.

Comments
<ul style="list-style-type: none"><li>• Affordable housing.</li><li>• Small affordable housing suitable for young couples and elderly residents wishing to remain in Binton.</li><li>• Limited housing (affordable) of any sort for young people.</li><li>• Small housing - younger people who want local housing.</li><li>• Houses of the sort it already has - it has too few for people to move in and out - so they move out and don't come back.</li><li>• Cheaper open market housing.</li><li>• 3/4 bedroom houses for families.</li></ul>

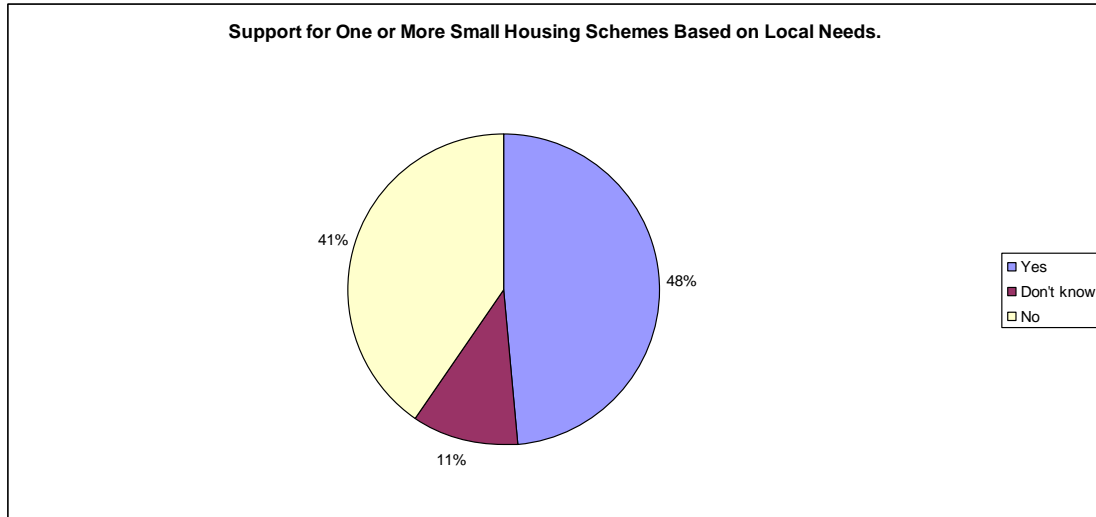
### viii) Outward Migration from the Parish (37 responses).

The Survey 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. 1 of the respondents stated this had happened in their household.



**ix) Support for One or More Small Housing Schemes Based on Local Needs (37 responses).**

The chart below shows the level of support amongst Survey respondents for a small housing scheme to meet the needs of local people being built in the Parish. The chart shows there is a level of support, 48% amongst the Survey respondents for a small housing scheme. 41% of respondents were against such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



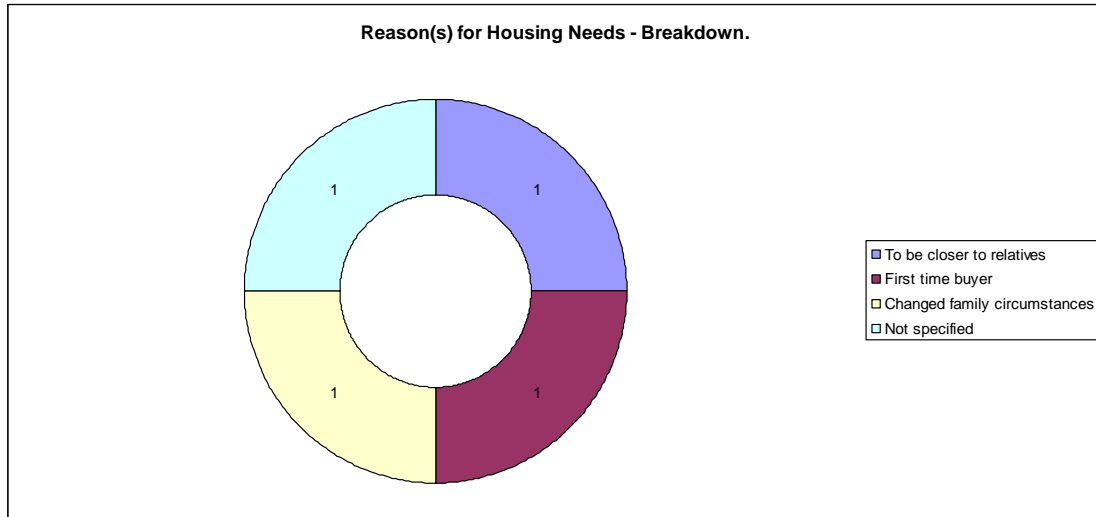
**5. Results – Housing Needs Information.**

Out of the 37 responses to the Survey, 4 individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from the 4 respondents.

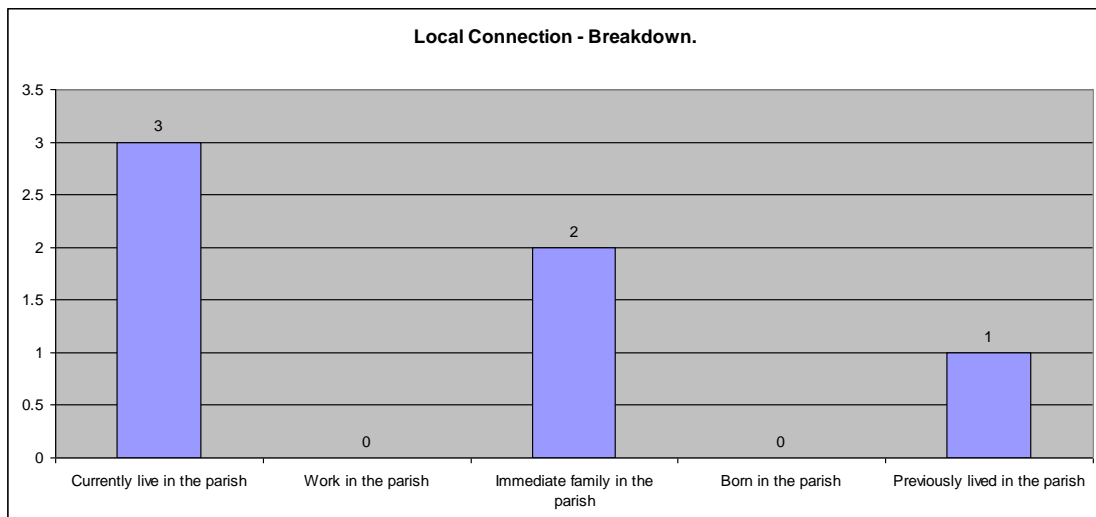
**i) Reason(s) for Housing Needs – Breakdown (4 responses).**

The following chart shows the reasons for the 4 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



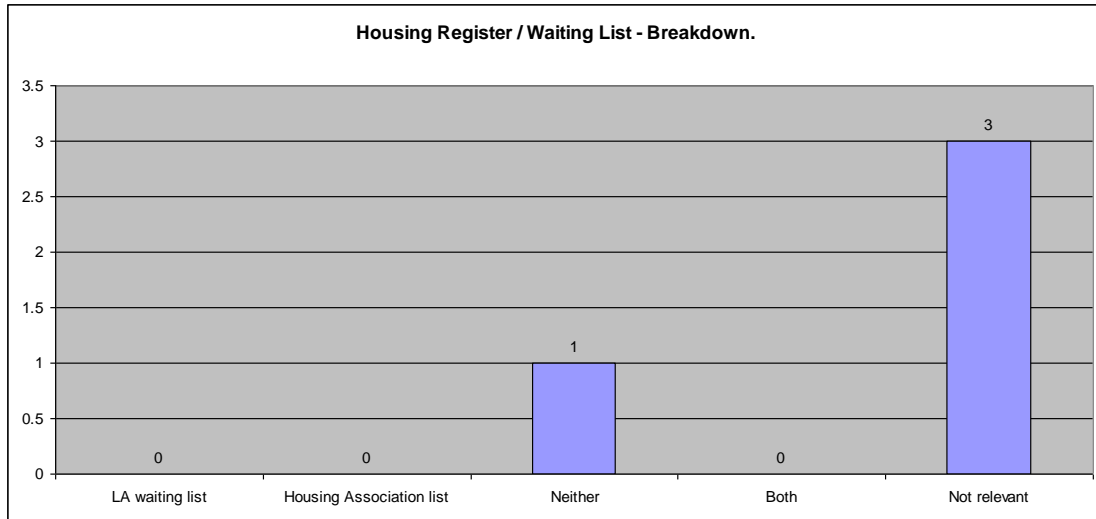
**ii) Local Connection – Breakdown (4 responses).**

The chart below shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



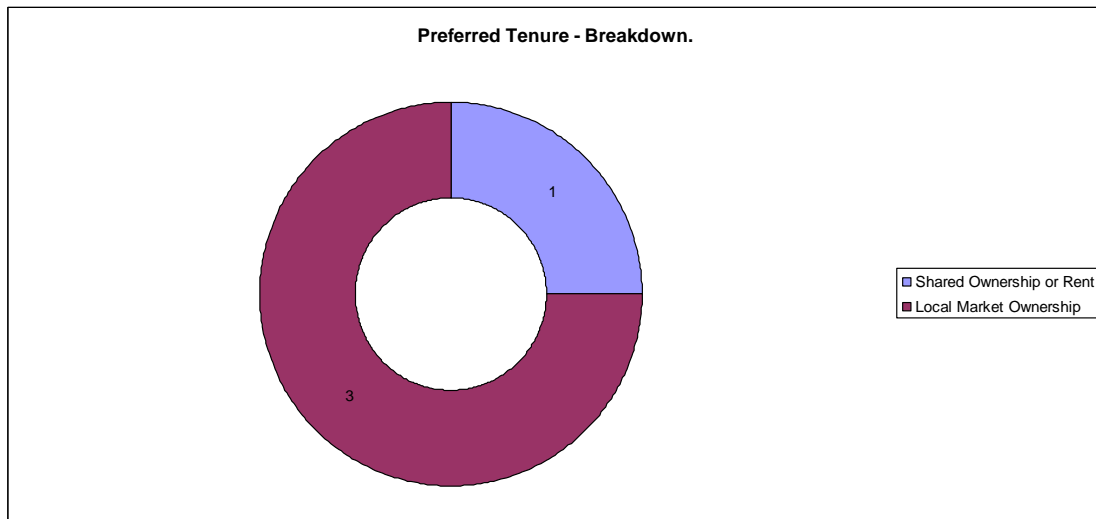
**iii) Housing Register / Waiting List – Breakdown (4 responses).**

The following chart shows the number of respondents registered on the Local Authority Housing Register and / or a Housing Association Waiting List. It was not necessary to ask respondents requiring local market homes this question.



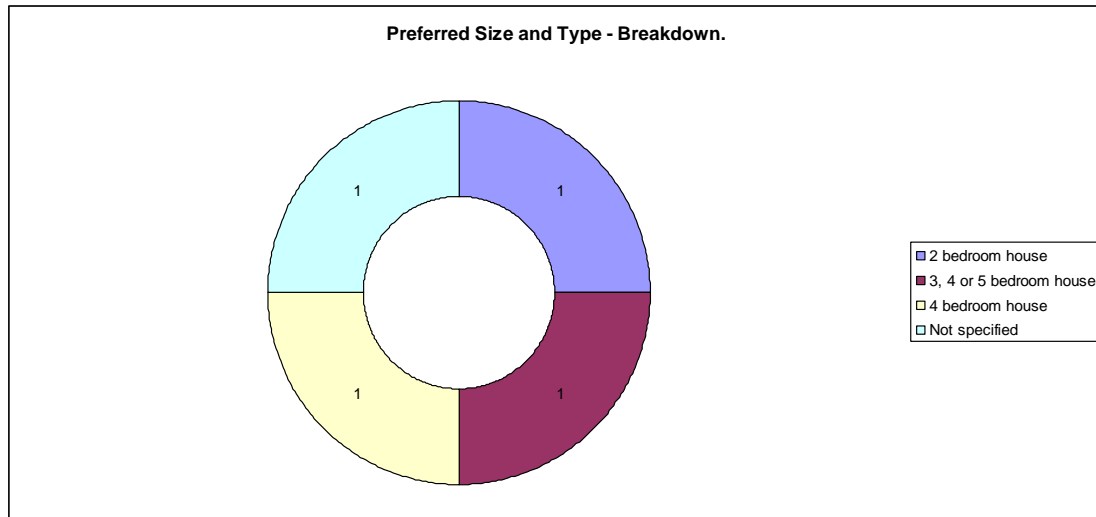
**iv) Preferred Tenure – Breakdown (4 responses).**

The preferred tenures of the 4 respondents are shown in the chart below.



**v) Preferred Size and Type – Breakdown (4 responses).**

The preferred sizes and types of accommodation expressed by the 4 respondents are shown in the following chart.



**6. Determination of Specific Housing Needs**

The following table shows the specific housing needs of the 4 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified 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.

- 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 owner-occupied property, as demonstrated through the research shown in 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 reclassified as being in need of rented accommodation from a Housing Association.

Local connection verified	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
Yes	Shared Ownership or Rent	Not specified	Rent	2 bed house
Yes	Local Market Ownership	3, 4 or 5 bed house	Local Market Ownership	3, 4 or 5 bed house
Yes	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
Yes	Local Market Ownership	4 bed house	Local Market Ownership	4 bed house

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

## 7. Conclusions.

There is a need for 4 new homes in Binton Parish for people with a local connection. The specific need is for ;

### Rented

1 x 2 bedroom house

### Local Market Ownership

1 x 2 bedroom house

1 x 3, 4 or 5 bedroom house

1 x 4 bedroom house

## 8. Recommendations.

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the 4 housing needs identified by this Survey.

Partners in the land identification exercise should include ;

- The Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council



It should be noted that it may be difficult to make a scheme to develop just four homes financially viable.

It might be necessary, therefore, to build the homes at the same time as another, perhaps larger, housing development in a nearby Parish.

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 Councillor Marc Gisborne, Chairman of Binton Parish Council and all those who helped to deliver the Survey forms.

## **10. Contact Information.**

Karen Parnell  
Clerk to Binton Parish Council  
109 St Mary's Road  
Stratford upon Avon

Tel ; (01789) 292968  
Email [karendparnell@gmail.com](mailto:karendparnell@gmail.com)

Phil Ward  
Rural Housing Enabler  
Warwickshire Rural Community Council  
Warwick Enterprise Park  
Wellesbourne  
Warwick  
CV35 9EF

Tel (01789) 472610  
Email [philw@wrccrural.org.uk](mailto:philw@wrccrural.org.uk)

## 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 the individual concerned or in the case of defamatory remarks.

- Don't know much. New to village.
- Suggestions: a. Shop for locals and campers based at Binton Club  
b. Children's playground (on the Binton Club field ?)  
Generally difficult to get to know others in the village due to a lack of community centre / shop.
- New-build in the village would spoil the character of Binton. Stratford is already ruined with the sprawling new developments and it seems as though people now want to ruin the villages. There are options for affordable housing in Stratford - which is only 5 miles away.
- This is a small village with few facilities. Any development would also need to be small, to not overwhelm the existing village.
- Over the past few years too many cottages have been over-developed or pulled down to make way for large houses, thus creating an imbalance of properties - the ghastly monstrosity along Church Bank currently on the market for £3,250,000.00 illustrates this point.
- Dependent upon 1) location 2) standard of housing 3) nos. of houses.
- Binton is the most ideal place to live.
- Providing they are local. It's important that young people brought up in the village have the opportunity to stay and have their families here rather than to move elsewhere where housing is cheaper.
- Binton is a village and should be left as a village.
- Might depend on detail. Also more houses might support more services one day.

## Appendix C.

Property Search on 22 April 2013<sup>1</sup> (within 1 mile of Binton, excluding character properties, properties in need of repair, and properties over £350,000).

Agent	Street	Settlement	Beds	Type	Price (£)
Westbridge & Co	Church Lane	Welford on Avon	2	House	250,000
Connells	Church Lane	Welford on Avon	2	House	250,000
Edwards	Croft Lane	Temple Grafton	3	House	249,995

Type	Average (£)	Average - 5% (£)
2 bedroom houses	250,000	237,500
3 bedroom houses	249,995	237,495

**Appendix D.**

ID	Local Connection Verified	Household Composition	Reason for Need	Support Needed	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
33	Yes	Single person	Not specified	No	Shared Ownership or Rent	Not specified	Rent	2 bed house
35	Yes	Couple with 1 child	Requires to be closer to relatives	No	Local Market Ownership	3, 4 or 5 bed house	Local Market Ownership	3, 4 or 5 bed house
36	Yes	Single person	First time buyer	No	Local Market Ownership	2 bed house	Local Market Ownership	2 bed house
37	Yes	Couple	Changed family circumstances	No	Local Market Ownership	4 bed house	Local Market Ownership	4 bed house

**APPENDIX A1 BINTON PARISH AFFORDABLE HOUSING NEEDS SURVEY**

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

**Q1 YOUR HOUSEHOLD**

<b>Number of people in your household that fall into each age category (Please specify the number for each category)</b>	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**

<b>Housing tenure (Please tick)</b>	Tied accommodation <input type="checkbox"/>	Owner occupier/ <b>no</b> 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):		
<b>Housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/>	
(please specify):		
<b>No. of bedrooms (Please tick)</b>	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**

<b>Do you feel the Parish (Please tick)</b>	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"/>
<b>Do you feel the Parish (Please tick)</b>	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?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
If 'YES', what type of housing?		

<b>Has anyone in your household had to leave the Parish in the last 5 years because no affordable / suitable housing was available? (Please tick)</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>
---	--

<b>Would you be in favour of one or more SMALL housing schemes based on the needs of LOCAL people being built in the Parish? (Please tick)</b>	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
--	--

**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 PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS BACK PAGE) SO THAT EXTRA FORMS CAN BE SENT TO YOU**

**Q1 YOUR DETAILS**

<b>Name</b>	
<b>Address</b>	
<b>Telephone no. (Home)</b>	
<b>Telephone no. (Work)</b>	
<b>Date of Birth</b>	
<b>Current housing tenure (Please tick)</b>	Tied accommodation <input type="checkbox"/> Owner occupier/ <b>no</b> 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):
<b>Current housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
<b>Current number of bedrooms (Please tick)</b>	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**

<b>Why do you need alternative accommodation? (Please tick)</b>	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**

<b>Do you / have you / were you (Please tick all boxes that apply)</b>	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**

<b>Are you on a Housing Register? (Please tick all boxes that apply)</b>	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	Surname	First name	Relationship to you	Date of Birth

**Q6 SPECIFIC HOUSING NEEDS**

<b>Please specify any specific housing needs (e.g. disability requirements)</b>	
---	--

**Q7 TYPE OF HOUSING NEEDED**

<b>Tenure of housing needed (Please tick)</b>	Shared Ownership* <input type="checkbox"/>	Rented <input type="checkbox"/>	
<b>Type of housing needed (Please tick)</b>	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
<b>No. of bedrooms needed (Please tick)</b>	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**

<b>Basic annual income, 'joint income' where applicable (Please tick)</b>	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"/>	
<b>If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford to pay for this?</b>	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			
<b>White</b>		<b>Asian or Asian British</b>	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
<b>Mixed</b>		Other Asian background	
White and Black Caribbean		<b>Black or Black British</b>	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
<b>Chinese</b>		<b>Other (please state below)</b>	
Chinese			

**THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 8 APRIL 2013.**

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Phil Ward, Rural Housing Enabler for Warwickshire Rural Community Council.  
 Address: Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF  
 Telephone: (01789) 472610  
 Email: [philw@wrccrural.org.uk](mailto:philw@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.



**APPENDIX A2 BINTON PARISH LOCAL MARKET HOUSING NEEDS SURVEY**

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

**Q1 YOUR HOUSEHOLD**

<b>Number of people in your household that fall into each age category (Please specify the number for each category)</b>	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**

<b>Housing tenure (Please tick)</b>	Tied accommodation <input type="checkbox"/>	Owner occupier/ <b>no</b> 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):		
<b>Housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/>	
(please specify):		
<b>No. of bedrooms (Please tick)</b>	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**

<b>Do you feel the Parish (Please tick)</b>	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"/>
<b>Do you feel the Parish (Please tick)</b>	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?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
If 'YES', what type of housing?		

<b>Has anyone in your household had to leave the Parish in the last 5 years because no affordable / suitable housing was available ? (Please tick)</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

<b>Would you be in favour of one or more SMALL housing schemes based on the needs of LOCAL people being built in the Parish? (Please tick)</b>	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
--	--

**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 PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS BELOW) SO THAT EXTRA FORMS CAN BE SENT TO YOU**

**Q1 YOUR DETAILS**

<b>Name</b>	
<b>Address</b>	
<b>Telephone no. (Home)</b>	
<b>Telephone no. (Work)</b>	
<b>Date of Birth</b>	
<b>Current housing tenure (Please tick)</b>	Tied accommodation <input type="checkbox"/> Owner occupier/ <b>no</b> 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):
<b>Current housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
<b>Current number of bedrooms (Please tick)</b>	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 REQUIREMENTS**

<b>Why do you require alternative accommodation? (Please tick)</b>	Require larger accommodation <input type="checkbox"/> Require smaller accommodation <input type="checkbox"/> Require physically adapted accommodation <input type="checkbox"/> Require less expensive home <input type="checkbox"/> Require to be closer to relatives <input type="checkbox"/> Require to be closer to employment <input type="checkbox"/> Require to be closer to a carer or dependent <input type="checkbox"/> Require to be closer to school <input type="checkbox"/> Require supported accommodation <input type="checkbox"/> Require independent accommodation <input type="checkbox"/> Changed family circumstances <input type="checkbox"/> First time buyer <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
--	--

**Q3 YOUR LOCAL CONNECTION**

<b>Do you / have you / were you (Please tick all boxes that apply)</b>	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 SPECIFIC HOUSING REQUIREMENTS

<b>Please specify any specific housing requirements (e.g. disability requirements)</b>	
--	--

#### Q5 TYPE OF LOCAL MARKET HOUSING REQUIRED

<b>Type of housing required (Please tick)</b>	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
<b>No. of bedrooms required (Please tick)</b>	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"/>		

#### Q6 PURCHASE PRICE INFORMATION

<b>At what price range are you looking to purchase a home ? (Please tick as many boxes as appropriate)</b>	Up to £199,999 <input type="checkbox"/>
	£200,000-£249,999 <input type="checkbox"/>
	£250,000-£299,999 <input type="checkbox"/>
	£300,000-£349,999 <input type="checkbox"/>
	£350,000-£399,999 <input type="checkbox"/>
	£450,000 + <input type="checkbox"/>

#### Q7 ETHNICITY MONITORING

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

**THANK YOU FOR COMPLETING THIS FORM.  
PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 8 APRIL 2013.**

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Phil Ward, Rural Housing Enabler for Warwickshire Rural Community Council.  
Address: Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF.  
Telephone: (01789) 472610      Email: [philw@wrccrural.org.uk](mailto:philw@wrccrural.org.uk)