



**Housing Needs Survey Report
for
Bishops Itchington Parish Council**

August 2016

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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1. Introduction

Bishops Itchington Parish Council commissioned a local Housing Needs Survey which was distributed at end of June with a deadline return of 24th July 2016.

The aim of the survey was to collect local housing needs information within and relating to Bishops Itchington parish.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Bishops Itchington parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report. Articles about the survey appeared on social media, in the Scene newsletter, on the WRCC website and an information stall was manned during the Bishops Itchington Carnival.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size. It gives an opportunity for residents to comment on specific issues in order to build a profile of life in the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as 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 and analysis of the information provided took place in August 2016.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council recently adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory 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.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

Approximately 1010 Housing Needs Survey forms were distributed and 282 forms were returned, equating to a response rate of 27.92%. This compares favourably to the average return rate for housing needs surveys across Warwickshire of 31.61%

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 to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

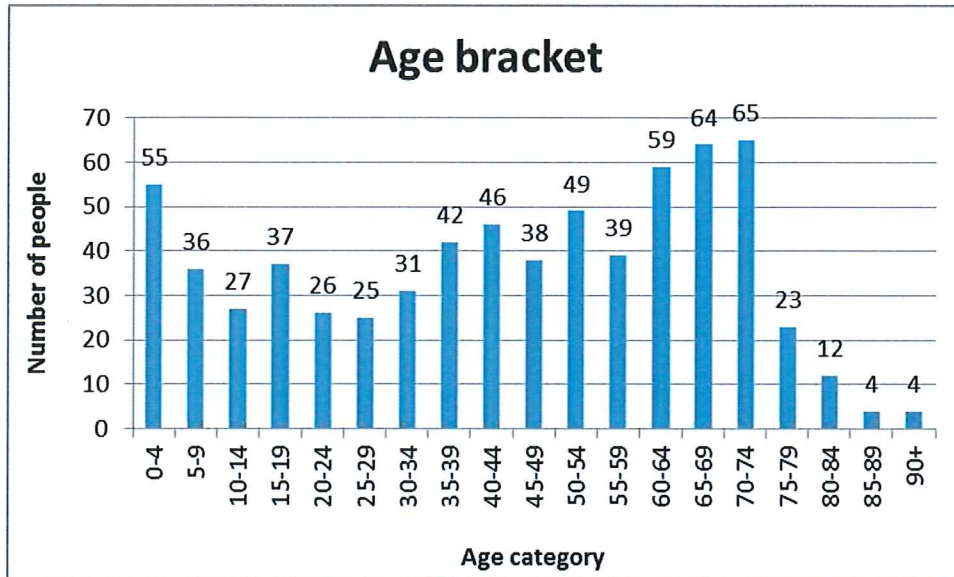
For the purposes of this report the term respondent refers to an individual survey form.

Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

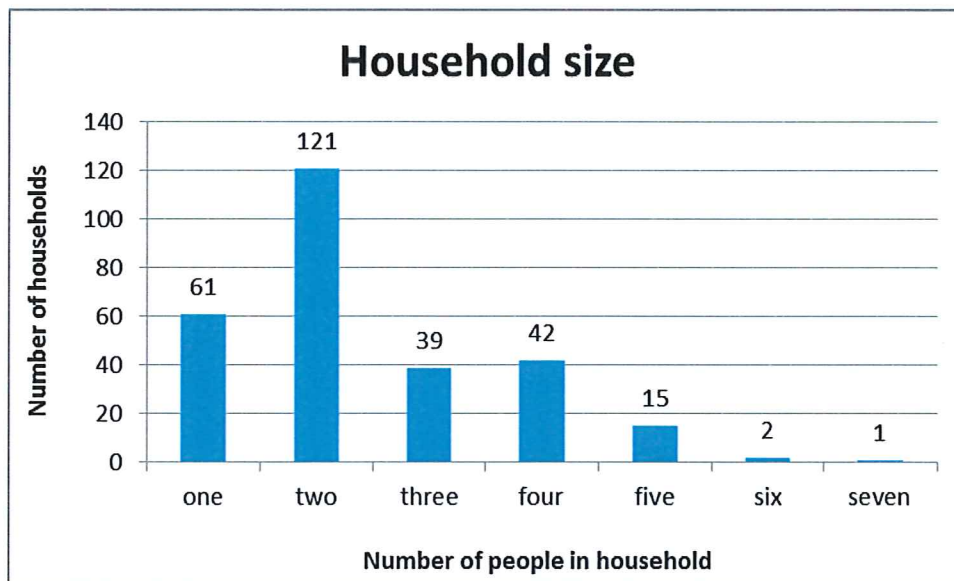
i) Age bracket

There were 281 responses to this question and the following chart shows the age profile of 682 people. Unusually for parishes across south Warwickshire there is a good spread of people in all age groups, suggesting no particular imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

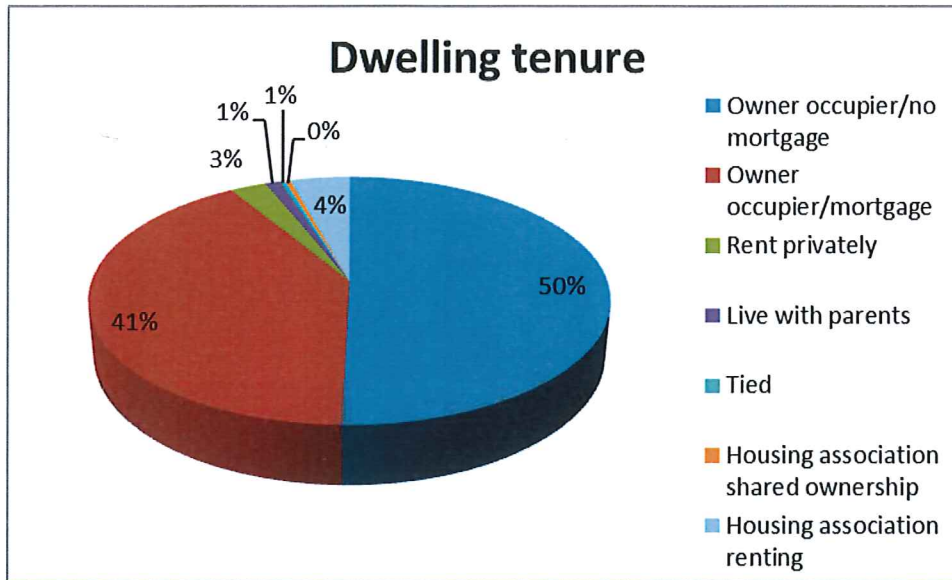
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.43 persons per dwelling, being almost identical to the 2011 Census figure of 2.44 people (2082 usual residents in households divided by 854 dwellings).



Q2: Your current housing circumstances

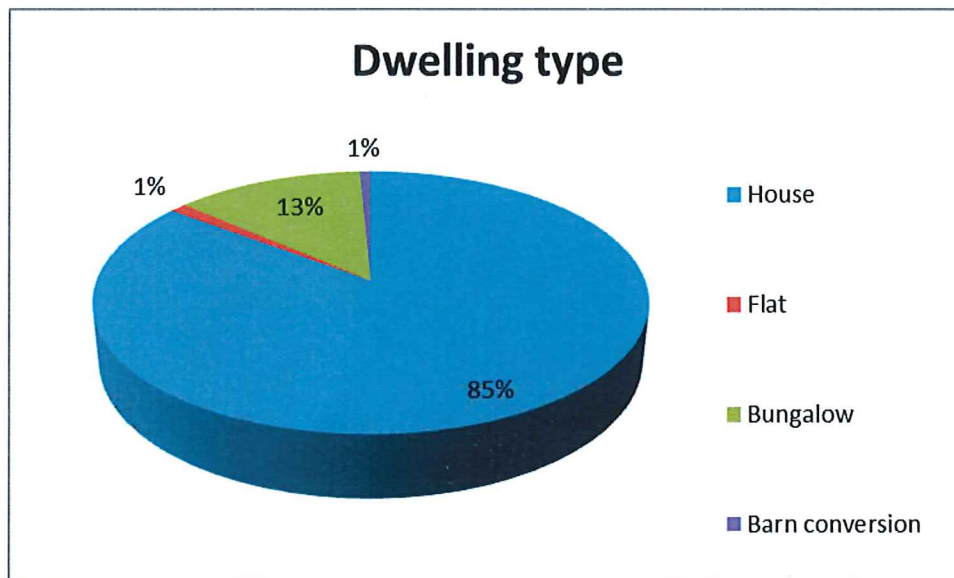
iii) Dwelling tenure

The following chart shows the dwelling tenure profile for 278 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 91% of the total. Tenures that traditionally fall within the 'social sector' account for 5%.



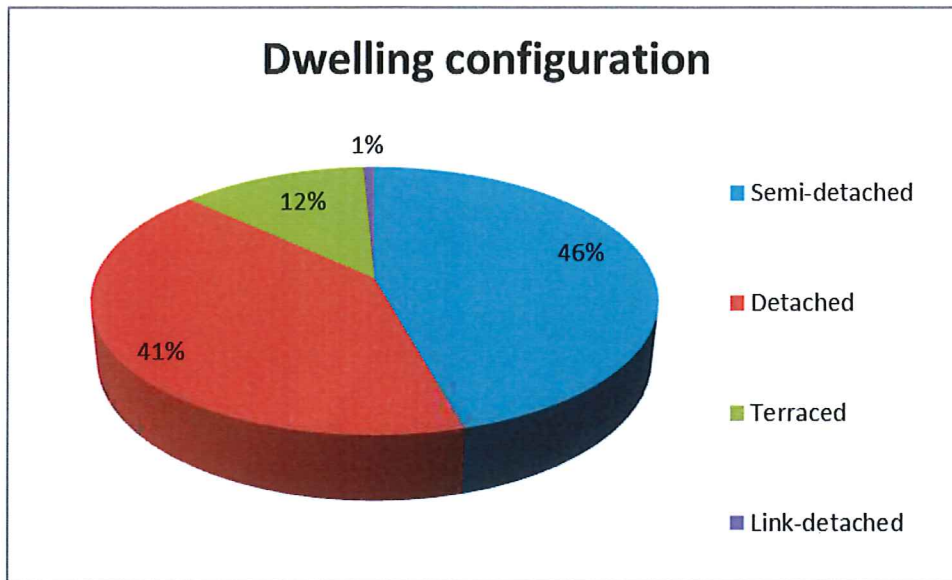
iv) Dwelling type

259 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor, at 85%.



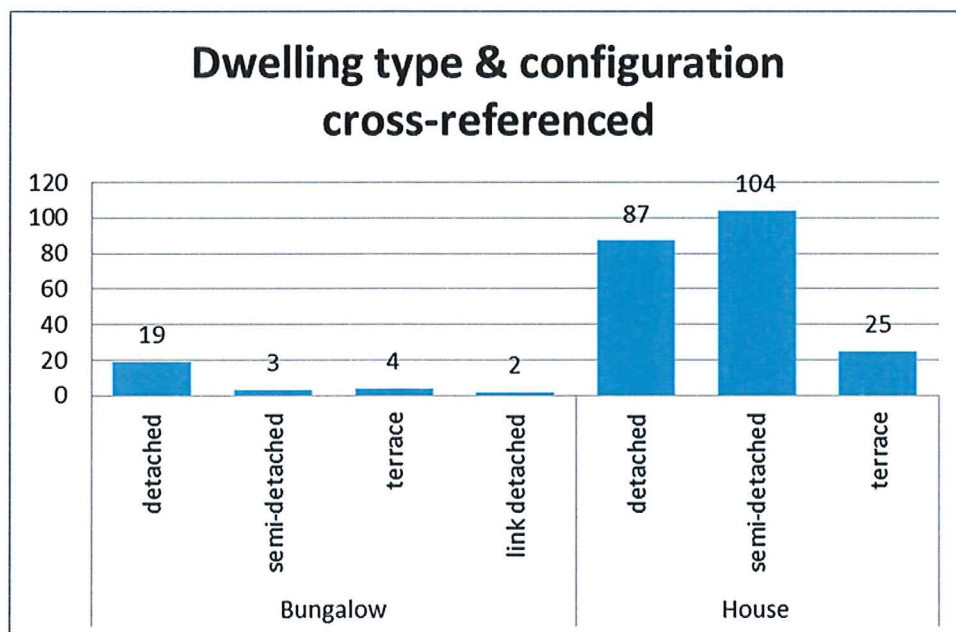
v) Dwelling configuration

Respondents were also asked about the configuration of their dwelling and the following chart shows the 265 responses.



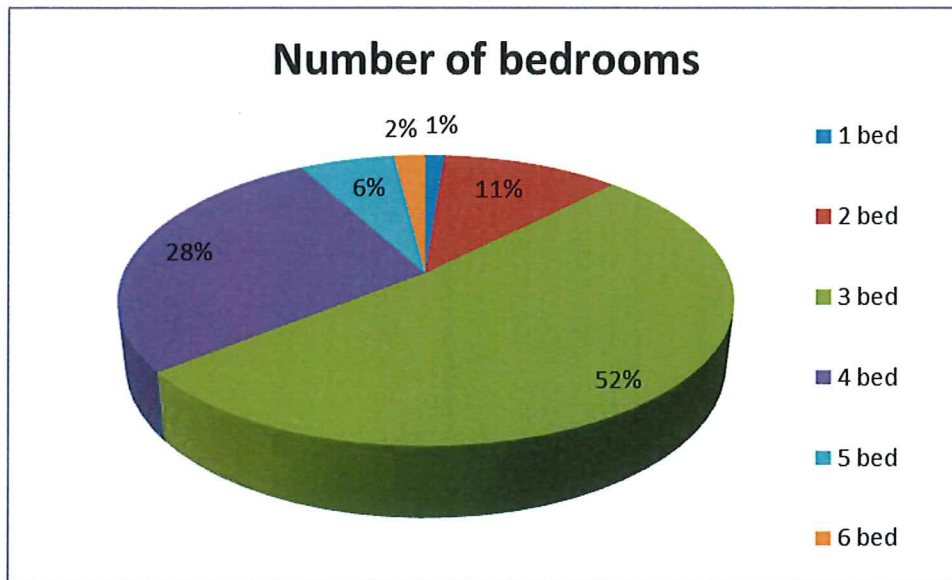
vi) Dwelling type and configuration cross-referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and configuration. Semi-detached houses represent the largest factor, closely followed by detached houses.



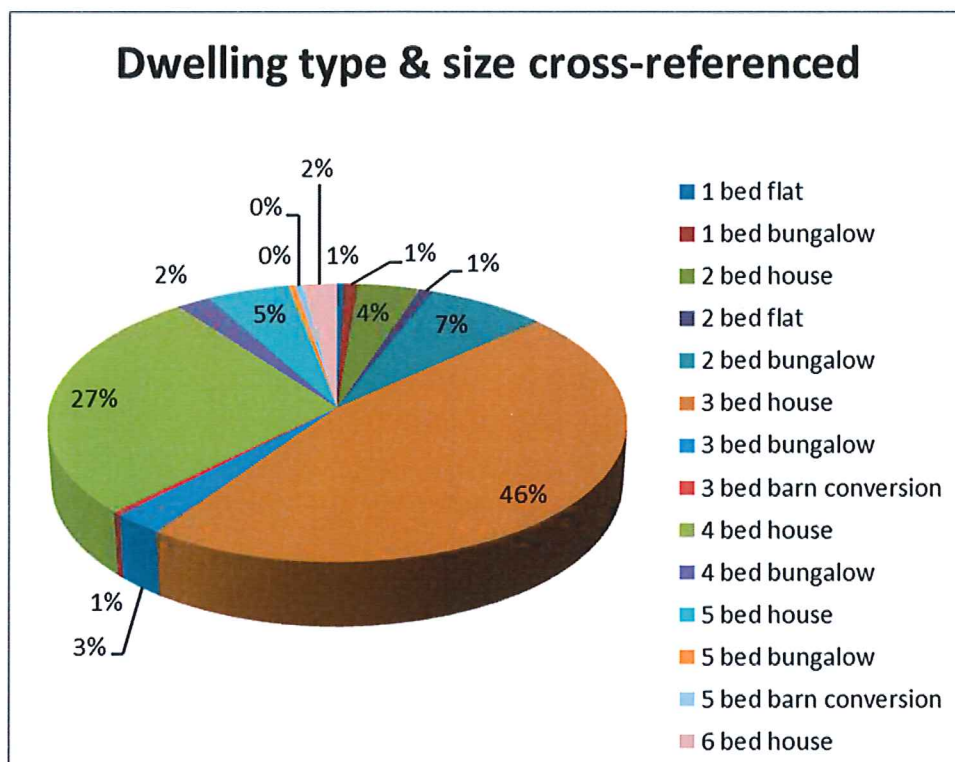
vii) Number of bedrooms

The following chart shows the sizes of homes that 252 survey respondents live in. Given the Census 2011 average household size of 2.44 people this chart indicates that the majority of homes across the parish are under-occupied.



viii) Dwelling type and size cross-referenced

Cross-referencing the data from 4.iv and 4.vii provides a combined profile of dwelling type and size. 4 bed houses represent the largest group at 30% and 19% of dwellings have 2 bedrooms or less.



ix) Work from home

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 51 respondents who indicated that they predominantly work from home 38 indicated that they occupy or need dedicated work space. One respondent indicated that they occupy or need dedicated work space without predominantly working from home.

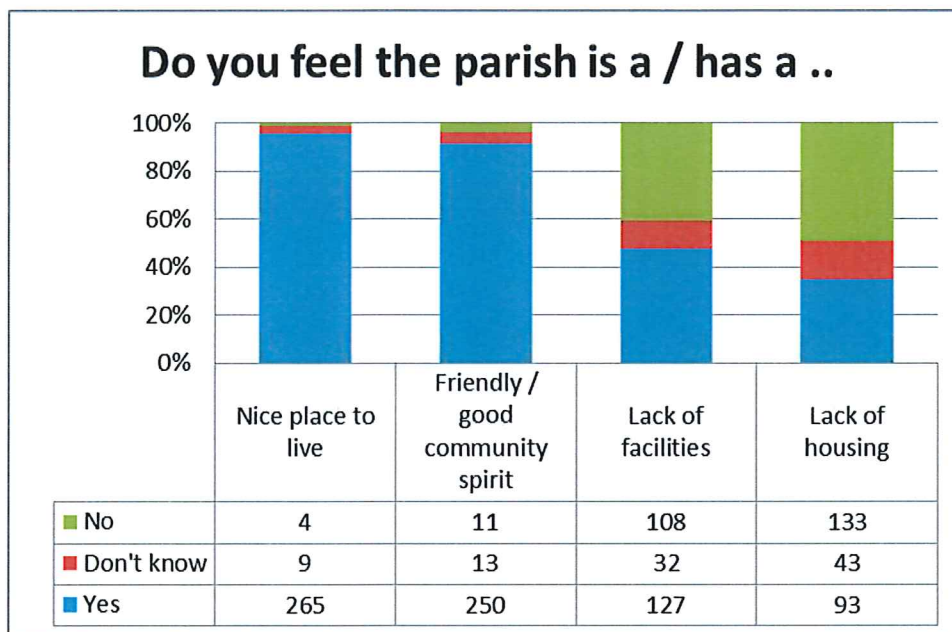
Q3: Life in the parish

x) Positive and negative aspects

The survey respondents were asked questions in respect of perceived positive and negative aspects to life in Bishops Itchington. Not all respondents answered each question within this section.

Ensuring that people will want to take up tenancies and settle in a village are crucial considerations when proposing new homes for local people.

The vast majority of respondents feel the parish is a nice place to live and is friendly with a good community spirit.



Of 267 respondents 47.56% feel that the parish lacks facilities and of 269 respondents 49.44% feel that the parish doesn't lack housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

xi) Lack of facilities comments:

- A modern sports pavilion, community centre & doctors surgery - investment needed in existing facilities in light of expanding population in village
- An adequate GP surgery
- Transport. Shops. Things for youngsters to do. Doctors. Street cleaning.
- Teenage after school building
- Police presence
- Hairdressers, butchers, chemist
- Decent pub
- Chemist x4
- Medical, parking for shops
- Post box
- Sports hall, larger Dr surgery
- A good Dr's surgery, better school and more shops where you can park

- Restaurant, take away, other pub, bus service to Stratford and Warwick direct please
- Public transport
- More facilities for older people
- A café, a small library
- Provision for more local shops, allotments
- Café x3
- Gastro pub
- Dog bins, play area, shops
- Skate park
- Chemist / pharmacy shop
- Re-open a railway station
- Other shopping options as the Co-op is causing a lot of cars to park on Chapel Street, another park
- Fitness evening classes, toddler and baby group, a decent fish and chip shop
- Secure field for dog walkers, café that is open daily
- Adequate school size to accommodate the new housing estates and a full time Drs surgery before any more houses
- New Doctors surgery
- Doctors too small
- Perhaps another restaurant/public house
- A surgery
- Hairdresser, café
- Chemist, butcher (there is only 1 Co-op, 1 Post office) as community grows the infrastructure is needed, transport etc
- local butchers or bakery would be nice
- Wider range of local shops eg butcher, greengrocer, cleaner streets, better bus service
- Bus to Stratford (rates paid to them - should be able to reach it)
- The local shop needs parking facilities, the school and GP surgery are under resourced
- A bigger more modern GP surgery, a supermarket type shop with fresh meat and fish counter
- Drs needs improving
- Full time GP surgery and not controlled by Harbury Doctors
- Bigger doctors surgery x3
- Chemist, chinese takeaway
- More shops, accommodation for older people
- A healthy walking/running path or route - or if there is one for it to be more advertised
- Adequate school size, GP surgery to meet growth of village, viable P.O. Appropriate traffic calming measures, not the same as Deppers Bridge as do not work.
- More places to eat, butchers, larger shop to accommodate growing village
- Primary school is full because of too many houses
- Pleasant communal area - village centre focal point
- More or bigger shops, school, Drs surgery and library would be good
- Good surgery
- Given the obscene number of developments approved it lacks enough shops, doctors, traffic calming, 7.5T weight limit

- A supermarket, pubs, chemist
- A modern community centre with a surrounding green area for families and children
- A full time nursery and full time Dr surgery
- The park could be improved with a new building for shelter. My son would like a skate park and football posts
- Better surgery
- Bakery, butcher, fishmonger
- More takeaways
- Sports facilities eg swimming pool, adequate shopping facilities and central parking arrangements
- Toddler friendly playground equipment
- At present there is no decent sports pavilion at the playing field, although this is being addressed
- A café/Community centre that is open during the day, office spaces to rent with decent wi-fi
- Young people team sports
- A meeting hall with sufficient storage, a café would be nice
- Adequate parking outside the shop
- Better GP surgery and a more accessible shop, not in centre of village (roads clogged)
- Family park, children's playground, swimming pool
- Sports Pavilion
- High speed internet
- A smarter centre of the village, the pub looks nice now but the rest of that area looks scruffy
- Chemist, butchers, hairdressers, library
- Café/coffee shop or local hub other than pub
- Improved sports pavilion
- A better GP surgery, a variety of shops (Chemist, hardware)
- We need more shops and bigger surgery
- Café- pity community café closed
- Chemist, hairdresser, library, coffee shop
- Community
- A Chemist/Pharmacy
- More parking for shops
- Small supermarket, chemist hairdresser
- Library, more shops
- If you go running it is quite dangerous and you have to run on the road
- Full time Doctor. A second pub or takeaway
- Café/non pub food, bank, day nursery - not just preschool, central village green
- Fruit and veg shop/flowerist, butchers
- Decent fish & chip shop, Indian or chinese takeaway, another pub
- Decent bus service, things for teenagers to do. Doctors surgery, chemist. More room in school as it is full.
- A surgery with doctors that care about the community they serve, can be reached 7 days a week and do not direct folk to A & E without seeing them first.
- Youth activities
- A full time day nursery
- School and Doctors surgery needs to expand to cope with influx of people

- Skate park, bike park for children
- Dentist x2
- Sewer infrastructure, bins large enough to cope with litter volume, parking around facilities, café/coffee shop
- We have very few facilities, even the post office is a light version these days
- Drs, competitive shopping, to encourage more residents to shop here perhaps a Tesco/Sainsbury's local store
- Pharmacy, Butchers, greengrocers, bakers
- Decent sports changing facility
- Dentist, pharmacy, leisure centre
- Secure housing/homes for elderly
- Youth activities/shops (Butchers, groceries)
- Sports x2
- Real affordable housing, shops, working school, structure of village (no centre)
- School spaces, Doctors surgery (better facilities and availability), swimming pool, better signed rights of way for walking
- Community Café, skate board park
- A focal point (centre) and everything looks "tired"
- A big enough Dr's surgery
- Childrens mini bike track, skate ramp, alternative take aways
- We have more than enough houses already OVER our stated quota!
- Better public transport services
- Pavilion, Dr Surgery
- A decent Drs surgery - accessible and where you can't hear through the walls
- New sport facility for recreation ground. Bigger surgery.
- Bigger doctors surgery & bigger shop
- Sport other than football, garbage bins, signs to restrict driving speeds esp Gaydon Rd
- A trim trail would be fantastic
- Parking
- BMX, roller skate park, flood lights for football (can be used in winter for training etc)
- A café or meeting place like the "Blue Butterfly" that existed in the community centre

xii) Lack of housing comments:

- 3 bedroom houses for villagers
- Homes the locals can afford
- Bungalows x9
- Housing going up left right & centre
- Bungalows, starter home
- Affordable housing youngsters can afford
- Accessible for disabled/elderly
- First time buyers and single purchasers
- Starter homes for the younger generation
- Starter homes x2
- Housing association rent
- Affordable small houses/flats to rent for village people and not posh houses for Solihull Refugees!

- Sheltered accommodation for the elderly
- There has been plenty of house building
- First time buyers. Accommodation for elderly people on their own
- Affordable social house
- Affordable starter homes and maisonettes/bungalows for the elderly
- Affordable housing - housing association
- Affordable housing
- Housing for older people/starter homes
- Affordable housing for local young people
- Currently over quota. Elderly sheltered facilities
- Only affordable homes
- We would like there to be housing of some sort for the elderly. This would release some council houses. PS warden controlled housing or similar accommodation.
- 1 or 2 bed flats/apartments for younger purchasers
- Affordable housing for the younger generation
- Affordable bungalows
- Affordable starter homes
- Affordable homes for local first time buyers younger generation
- Disabled flats/bungalows and 5 bed houses
- Affordable housing for our kids
- Rent only affordable homes
- Starter homes and bungalows for older people (detached 2 or 3 bed)
- Need AFFORDABLE rental accommodation
- Affordable, modern, good quality terraces for example
- Houses for rent and more bungalows
- Affordable, small, attractive houses for the young people
- For older residents with some level of support
- First time buyers x3
- Housing to buy for less than £200,000
- OAP bungalows
- 5 bedroom
- Affordable 3 bed properties
- Affordable for first time buyers and for elderly
- Shared ownership/rental - council
- Affordable homes for those who wish to get on property ladder and sheltered accommodation and properties suitable for people who wish to downsize
- Starter homes for young people
- Starter homes/small houses. However following 2 recent developments I do not want to see further new estates in the village
- Low cost affordable housing
- Sheltered accommodation
- Retirement homes to purchase at reasonable cost
- Affordable for 1st time buyers
- Flats/houses for first time buyers
- Need for bungalow type for older folk who need to downsize. Possibly affordable homes for first time buyers but NOT housing for those who can afford 3 and 4 bedrooms
- Affordable rented housing x3
- Social/Orbit housing for village residents
- Council houses on new estates

- 2 bed bungalows
- Secure housing/homes for elderly
- Social housing and real affordable housing
- Low income/affordable housing for first time buyers
- Bungalows for the elderly
- Single storey dwellings/bungalows
- Houses
- Affordable housing x 12
- Social housing
- Social housing, affordable housing
- More housing for single people
- Starter homes at a realistic price
- Affordable housing for young people x2
- 3-bed housing.
- Affordable (should be placed in the quarry's area & social housing) not in greenfield sites.
- Larger 4/5 bedroom housing

xiii) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. 24 respondents stated this had happened in their household.

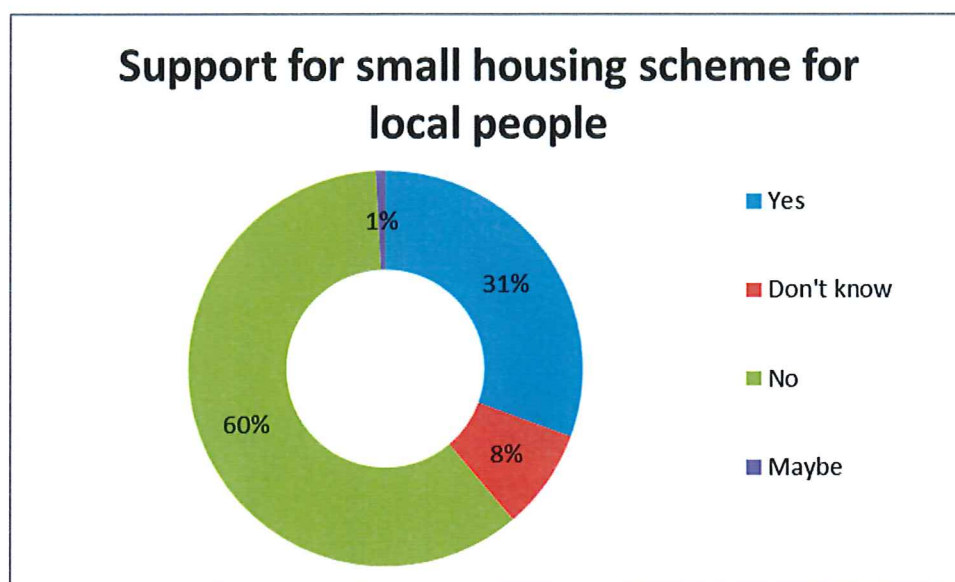
Where respondents answered "yes" they were asked to state the issue and comments received are shown below:

- We intend to leave as no house suitable for our future needs - leaving within the next 12 months
- Rents too high and property value too high
- No affordable housing, i.e. cost of housing in the area
- Not yet but might have to [due to medical problems]
- Nothing affordable for individual trying to buy first house/mortgage or one income
- House prices are far too high
- Cost of housing
- Couldn't afford to buy at the time
- Born in BI and wanted a city status
- The landlord sold the house, had to move out
- No suitable accommodation for our son, partner and two children, had to move [identifying comment removed]
- New housing too expensive
- Not enough affordable housing
- My daughter and granddaughter were unable to find affordable housing [identifying comment removed]
- Nothing to rent for single people
- Eldest son could not afford to buy in the village
- No affordable rented properties
- Affordable
- Affordability
- Cost
- Real affordable housing, social housing, jobs, transport

- As first time buyers they could not afford to purchase property in the village with the deposit they had managed to secure
- Could not afford to buy in this area
- No shared ownership available to start on housing ladder.
- Couldn't afford housing moved to different area

xiv) Support for housing scheme

This chart shows the 121 responses to the question “Would you be in favour of small housing scheme based on the needs of LOCAL people being built in the parish” At 60% the majority of respondents are not in favour.



Q4: Additional comments

Respondents were able to provide additional comments at the end of Part 1 and these comments have been listed at Appendix B.

4. Results – Housing Need Information

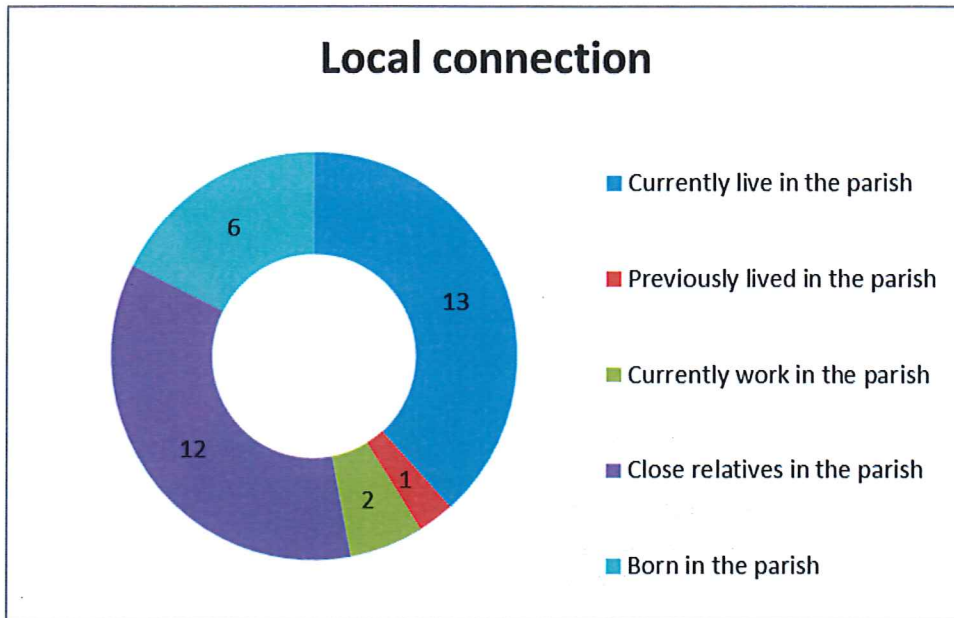
Of the 282 responses to the survey, 20 individuals or households completed all or part of Part 2. Of these 20 responses 3 were not expressing a need for alternative housing, 1 respondent did not have an appropriate local connection and 1 respondent was deemed to be already adequately housed based on the information provided. A further respondent didn't provide contact information so we were unable to engage with them to obtain sufficient information and the response was discounted.

Section 4 provides a breakdown of information from the remaining 14 respondents and a full breakdown of the needs can be seen at Appendix C to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Local connection

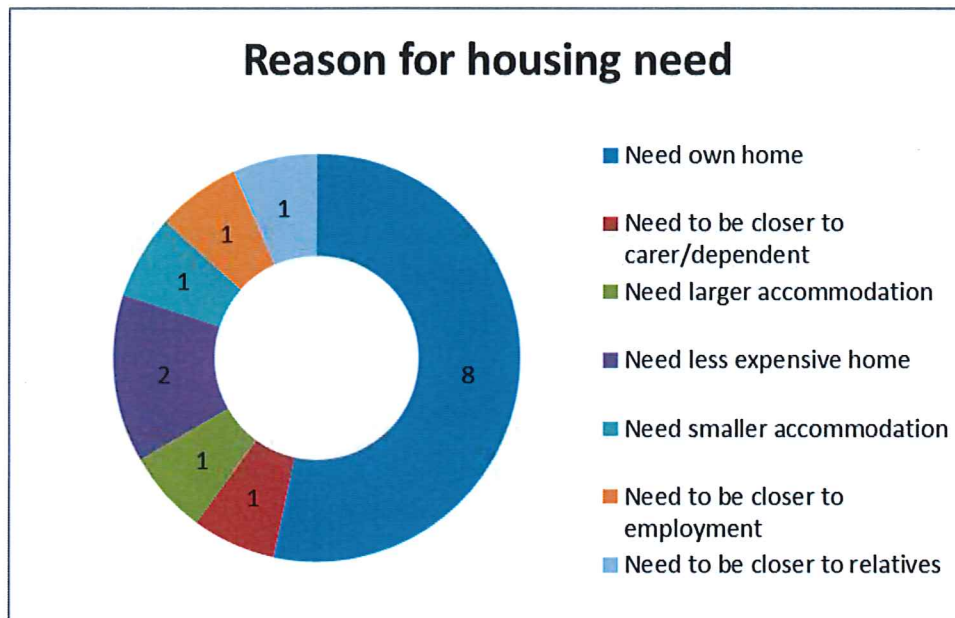
The following chart shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

ii) Reasons for housing need

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. Respondents were able to indicate more than one reason for need.



iii) Housing waiting list

Four respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

iv) **Work from home**

None of the 14 respondents indicated a need to have space in order to work from home.

5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

6. Conclusion

The survey identifies a need for fourteen new homes in Bishops Itchington parish for households with a local connection, as detailed below:

Housing association rent

- 9 x 2 bed house
- 1 x 3 bed house

Housing association shared ownership

- 1 x 2 bed bungalow
- 2 x 2 bed house

Owner occupier

- 1 x 2 bed bungalow

7. Acknowledgements

Gratitude is expressed to all those who delivered the survey forms across the parish.

8. Contact Information

Alison Biddle - Clerk to Bishops Itchington Parish Council
Brewsters Corner, Pendicke Street, Southam, Warwickshire CV47 1PN
Tel: 01926 811394
Email: bishopsitchingtonpc@btconnect.com
Web: www.bishopsitchington-pc.gov.uk

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: sarahbt@wrccrural.org.uk
Web: www.ruralwarwickshire.org.uk

Appendix A1 – Survey cover letter

Mrs Alison Biddle MILCM
Clerk to the Council

Bishop's Itchington Parish Council Housing Needs Survey

Dear Householder

June 2016

As you may be aware, we are currently in the process of preparing a neighbourhood development plan (NDP). As part of this process we are undertaking an in depth housing needs survey in order to determine our parish's present and future housing requirements. The results of this survey will provide vital evidence for housing policies within the neighbourhood development plan.

This survey will provide up to date information about the number of people currently in need of housing and the type of housing which they are looking for. We are particularly aware of the lack of affordable housing in rural areas in general and are interested to find out if this is a problem in our parish.

This survey is for everyone, however, not just people currently in housing need. The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. 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 in housing need do not have to be living in Bishop's Itchington parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

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 independently by WRCC who will retain all survey forms.

Forms should be returned by **23 July 2016** in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely,

Cllr Richard Shimmin

Chairman of Bishop's Itchington Parish Council

Appendix A2 – Survey form

Housing Needs Survey



Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-4	<input type="text"/>	5-9	<input type="text"/>	10-14	<input type="text"/>	15-19	<input type="text"/>	20-24	<input type="text"/>
25-29	<input type="text"/>	30-34	<input type="text"/>	35-39	<input type="text"/>	40-44	<input type="text"/>	45-49	<input type="text"/>
50-54	<input type="text"/>	55-59	<input type="text"/>	60-64	<input type="text"/>	65-69	<input type="text"/>	70-74	<input type="text"/>
75-79	<input type="text"/>	80-84	<input type="text"/>	85-89	<input type="text"/>	90 and over	<input type="text"/>		

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation (eg farming)	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

Dwelling type (please tick)

a) House	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	Part of a shared house	<input type="checkbox"/>
Barn conversion	<input type="checkbox"/>	In a commercial building	<input type="checkbox"/>
Park / mobile home	<input type="checkbox"/>	Other (please specify)	<input type="text"/>
b) Detached	<input type="checkbox"/>	Semi-detached	<input type="checkbox"/>
Terraced	<input type="checkbox"/>	Other (please specify)	<input type="text"/>
c) Number of bedrooms	<input type="text"/>		

d) Does anyone in your household predominantly work from home? (please circle)	Yes / No
If so, do they occupy or need dedicated work space? (please circle)	Yes / No

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Is the parish a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the parish friendly with good community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the parish lack any facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?			
Does the parish lack any housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing? (please state)			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what was the issue? (please state)			

Housing Needs Survey



	Yes	No	Don't know
Would you be in favour of a small housing scheme based on the needs of LOCAL people being built in the parish			

Additional comments (please note that comments may be reproduced anonymously in the report)

Part 2 – to be completed only if your household, or anyone in it, has an unmet housing need

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Date of birth

Your contact details:

Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

a) Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		
b) House	<input type="checkbox"/>	Flat / maisonette	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	Part of a shared house	<input type="checkbox"/>
Barn conversion	<input type="checkbox"/>	In a commercial building	<input type="checkbox"/>
Park / mobile home	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
c) Number of bedrooms	<input type="checkbox"/>		

Housing Needs Survey



Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?		If so, for how long?	years
Previously lived in the parish?		If so, for how long?	years
Currently work in the parish?		If so, for how long?	years
Close relatives in the parish?			
Born in the parish?			

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<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 own home	<input type="checkbox"/>
Need supported or specialised accommodation (please specify)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list

Are you on the District Council's housing waiting list? (please tick) Yes No

You should go on this list if you have not already done so and details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? (please tick) Yes No

Q10: Financial information

Please specify basic annual household income (joint income where applicable).

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"/>		

Housing Needs Survey



If owner occupier accommodation is required at what price range are you looking to purchase (*please tick all that apply*)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 23 July 2016

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information 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.

Stratford-on-Avon District Council's housing waiting list.

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from www.homechoiceplus.org.uk.

Appendix B – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations within the village for new housing. These comments are reproduced below. Comments that would identify a household or individual have been removed.

- New estates should provide adequate affordable homes if limited to rent only.
- Provided that any development was forced to contribute to necessary improvements to local services.
- My [comment removed] are currently renting a house in the village & are looking for affordable housing in the village.
- Affordable housing in need. Not home priced at £250,000 as seems to be happening.
- Too many new homes now being built in the parish.
- I don't believe we need to add more housing, people do not always need to stay in the village. Move where the jobs are & expand your horizons!
- Only local and not "open market". We have enough "open market" houses for the time being.
- Starter homes for young people wishing to stay in the parish with relatives.
- Small, would want quantifying. Due to existing building works I believe we are oversubscribed.
- Would support small scale development of Bungalows only which have not been supplied within the last two housing schemes in 2014/2015/2016.
- The recent additions of dull and overpriced "Little boxes" has done little to help. Some family sized housing with access for disabled if needed.
- There is already a large number of new developments in the village. Instead of building more it would make more sense to increase the affordable housing on each development.
- But where?
- I do not believe this is required.
- More smaller accommodation for the senior citizens of the village releasing accommodation for younger people.
- There has already been sufficient housing provided.
- Starter homes for youngsters, affordable homes by that I mean homes people can afford and not what is being built affordable means exactly that not £300,000+.
- There has been houses built in the parish maybe these should be made available to local people instead of a big corporate organisation.
- Bishops has had the brunt of additional housing in this area over the last few years. I want to live in a village not a town! Stop!
- We have been bombarded with new housing estates and the Doctors, school and activities are now at bursting point. We need money put into school and Doctors not homes.
- There are already more than our quota of new houses being built - there is not the infrastructure in place to support these houses let alone any more.
- Far too many houses built BUT not affordable to young people or for people from the village.
- Only just moved here 3 weeks ago.
- A very small housing scheme.
- There are already too many housing developments impacting on the size of the village and the amount of traffic.
- It seems that affordable housing is not what is required, social housing might be.

- I waited over 13 years on Housing Assoc list before getting a flat. Any housing scheme should be for local people only.
- Housing for low income workers, not oversized housing for the rich.
- Very dependent on how much & location. If size of population need to 4 services eg larger shop/larger school.
- Only if based on local need and the infra structure of the area is seriously considered.
- There has already been enough housing to accommodate local people. We do not need any more houses.
- Too many new builds without infrastructure to support them.
- Only if stipulated that "local" means what it says and that changes quickly (sell with profit).
- Our village has had more than its quota already, we do not need any more disruption to our lives with more housing sites, plus the majority of houses already built have been occupied by outsiders and not local people.
- The amount of housing development in the area is absurd.
- Housing needs and the allocation of new build and affordable homes have met and exceeded SDC's 2031 plan already. No further homes are needed as they would be unsustainable.
- I think the two new housing estates are enough for our village to cope with.
- Do we really need 57 more houses adjacent to Persimmon on Gaydon Road or 84 on Knightcote Road. B.I will be no longer a village.
- Only if it was built on spare land within the village.
- Too many houses being built already. Not sustainable.
- Definitely need bungalows.
- Infrastructure already at capacity. Main through road too busy with motorway traffic, too many HGV's. We have very poor public transport services creating more cars on road.
- The school looks tired, pathways are dangerous, the tarmac is broken up. School toilets are vile. Southam Leisure Centre isn't big enough to cater for the local needs. Fosseyway/Harbury lane cross roads is lethal.
- If we haven't got enough housing of the right type from the plethora of residential planning proposals already given permission something is drastically wrong with the system.
- Similar scheme in Lower Brailes was successful and provided housing for people with local connections only.
- Yes, provided the location was acceptable. There should be no more infill development as green spaces are necessary.
- In the future my son [comment removed] will need housing in the village to be near us [comment removed].
- In the near future my husband and I may need a home that suits our needs. Bungalow, flat or other.
- There has been significant housing built these past 2 years and I am disappointed another 80 has recently been given planning permission. I worry for the traffic which is horrendous to M40 early mornings. Doctors and school.
- The housing scheme is never small.
- Concerning the above question - usually, any such initiative gets watered down and fails to deliver these intentions.
- These needs should be covered by the existing houses being built or being given approval. We have enough.
- Housing developments contain too many big (4-5 bed) houses and not what communities need.

- We have just had two new housing estates - can the school and GP realistically support any further growth.
- I would rather have an estate of affordable houses rather than just being a small percentage of an estate when the majority of houses are expensive.
- I have two children 20 - 23 who will be looking for their own homes in the near future, there is nothing affordable here in our village.
- I think there is more than enough building projects currently being built or planned.
- I would only be in favour if the housing being built was specifically allocated to the known individuals/families and did not form part of a larger development. I would only be in favour if we have 100% filled accommodation from the 2 new developments on Gaydon Road and Station Road with people from this village.
- Need AFFORDABLE rental accommodation.
- We find any housing we look at doesn't have a big enough garden and only has one parking space. This leads to cars parked everywhere in the street. Developers have to appreciate people have more than one car nowadays.
- Lots of new housing recently built, but, no plans for extra schools, community facilities to meet needs in potential future.
- Only the 4 and 5 bedroom detached houses are built. Why not build prefab type properties again in the region of £60 - £70,000.
- All housing needs should have been accommodated within the developments that have already been/are being constructed.
- Local people all your first time buyers and bungalows/flats for OAP's.
- Although I already feel that there are too many proposed houses for the village and none of the plans favour anyone local in the plans.
- More information will be needed.
- However I am disillusioned at recent planning that has been passed. I would worry that agreeing to any new housing would pave the way for more sprawling estates.
- We need green fields and not houses otherwise we would live in the town. There is so much land in towns that could be used for houses so why destroy the countryside.
- STOP Gladman Housing proposal and build low cost small starter houses.
- The village now has, with the additional 2 new estates, all the housing needed to maintain village status, all people entering village are not local people, but people coming from outside, i.e because of JLR.
- Parking is an issue throughout the village. I fear that with the new housing and proposed housing pressure will be put on the infrastructure i.e schools, roads and Drs. Has any thought been given to this?
- There are already enough new housing developments going on in the village and the surrounding area, we don't need any more!
- The need for local people much needed. The elderly and young 1st time buyers. The services really cannot cope with anymore housing developments catering for newcomers. We have problems with Severn Trent, Broadband, telephones and as already stated NHS doctors who work part time only.
- Recent development is more than enough for local people, never mind future development that has already been approved.
- With Persimmon and Cala having to offer a number of affordable houses as part of the build any more would just put pressure on school and doctors.
- There has been plenty built already.
- Only Social housing. Village also lacks bungalows - what about residents who want to downsize as they get older. Not infill building.

- Not if it is to house people who are able but choose not to work but are given a house for them and their offspring to live in on taxpayers money. Surely with all the houses being built there is not a need - these should have been met when planning went through for the last lot of houses.
- We've already had 2 housing developments in the last couple of years and other proposals in the pipeline, we do not need more!
- We have quite a lot of houses currently being built we cannot have a lot more.
- No more housing village is too crowded, parking is terrible.
- I believe the village has grown enough and cannot continue to do so without improved and expanded infrastructure.
- In favour of schemes that enable young people to remain in the village and schemes which would enable elderly residents to move into properties that suit their needs.
- More than enough housing has been built in the village in recent years with yet more in progress.
- The village is already over-developed. We are well over our housing quota and already more in the pipeline.
- Please no more building, no more houses etc. The village atmosphere is being lost, facilities cannot cope, doctors are stretched and asking for help from Kineton. Soon we will become a suburb of Harbury and Southam.
- They would need to be truly affordable or if rented a secure tenancy.
- There has been two or three housing developments in the village. Enough is enough (these houses are being built now).
- We do not want anymore "outsiders" in the village thank you. We want to live in a small village, not a town.
- Provided it was only small and just for locals - no large 4 bedroom houses so that the developers can line their own pockets.
- I thought these kind of properties had already been included in recent builds?
- The extent of house building so far with a 30% affordable provision has more than satisfied a 5% need!
- This village is already very heavily populated and any additional housing would need an increase in services i.e doctors/schools/nursery etc.
- There are already far too many houses being built and they are ruining our lovely village and spoiling the countryside. We want to live in our village, not a town. No more houses please.
- Too many houses are already being built in the village to the extent it may become a town.
- I believe that recent developments should have met the need.
- There are enough 3/4 bedroom "Exec" style houses, older people who want to downsize struggle to find suitable private dwellings to move into and stay "in the village".
- Depends on how small.
- No more manky flats.
- We have already had 3 new developments which have about 150 new houses altogether.
- Local infrastructure only just copes now with all the new housing - roads around village - parking etc.
- The village has grown so much already but doctors and schools remain the same.
- Conditionally they MUST be smaller and realistically priced for the average person in their 20's looking to buy not changed when outline permission is given. Condition must be buy to live in not buy to rent.

- Not some little packed tight houses but nice spaces, houses that most people would like.
- 2 recent new estates & agreement for houses off Knightcote Lane = enough.
- Only small - too much else being developed. Village losing character.
- There seems to be plenty of building in the parish.
- Down at the old cement works only. No more building on greenfield sites.
- Already seem to have lots of new houses built/planned.
- Any housing scheme should accommodate parking spaces for 2 cars per household and roads should not be as narrow as those on the Cala estate.
- Would depend on location and suitability for our village and its residents.
- A 10 acre field purely for housing for village people and the same wherever in other villages for their overlooked people.
- The above is a good idea as many families are unable to have families in the village because of price.
- My daughters would like to have their own space but can't afford a mortgage. They have got to an age where they would like their own place around here near family.
- The heart of village gone owing to living within four estates of private homes and not speak to each other. We believe that as Mrs Kettle reported in 1990 we can become a mini Milton Keynes and no one will mind.
- More social houses especially for poor people aged 55+.
- A community needs extended families. As children become young adults/parents they need to stay close to family if at all possible.
- 3 New developments already in progress. Bishops Itchington has enough houses, anymore and services will be overstretched.
- Has to be affordable. Current houses start at £300K - not affordable.
- The housing needs of teenagers will only be met if more houses are built in order to keep prices lower due to less demand in the next 10 years.
- Radical structural change to village. Since the 60's when the add on builds started to expand the village the centre of the village no longer is adequate. My proposal is radical but could if looked at go a long way not only to bring back a centre but also accommodate the needs of the village to re-invent the community. First, the schooling is not up to the village needs. But is at the centre. Proposal. The land down by the Yellow land and lane is ideal to build a new school for our children's future needs,. Next/opposite the new surgery. This could throw up a centre for the village that could be structured as precincts with shops, council offices/police etc. New modern memorial hall, new club above shops, flats/managed housing. A centre, a heart to bring community back to our village.
- If this scheme could be partly aimed at ex residents who want to return to the village.
- If small for locals.
- Enough going on already. Housing at Gaydon, Southam, Harbury. Too many houses already gone to people outside the village.
- Need doesn't need to be only local can be from anywhere.
- Consideration should be made for local working class families to be able to live where they were raised.
- Would have been with above however the continued house building without supporting infrastructure just needs to stop. Village plan "yes". Current chaos is a spoiler for the future.
- We have far too many houses gone has the small friendly village, we seem to have more than our fair share.

- To make sure that local means people who have lived in the local area for years - not just a few so our children have the right to stay in the village they grew up in.
- Local not necessarily positive. Look at the very positive contribution "New" village people make to the community eg volunteering within organisations.
- There seems to be too many houses being built in the village with no thought to schools/doctors.
- What is small? 5,10,15,20+
- We have had over 100 new houses built recently. Another 280 are planned. Don't know how many are affordable.
- Bungalows? Could be more required in the future.
- If it got rid of Orbit Heart of England. The standards of this organization bring the Parish into disrepute.
- The village cannot cope with any more housing, plus extra traffic would be dangerous. The local school and doctors are already at near capacity. Persimon and Cala have only in the last 18 months injected the village with more affordable houses, so I wholeheartedly believe more housing would be a huge disadvantage.
- Limited number of bungalows for families who want to downsize at a later stage in life.

Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
18	Yes	One adult	Need own home	No	Housing association rent or shared ownership	Flat or house	Housing association rent	2 bed house
37	Yes	One adult	Need own home	No	Not specified	2 or 3 bed house	Housing association rent	2 bed house
72	Yes	Two adults	Need to be closer to carer/dependent	Worsening health conditions – bungalow required	Owner occupier	Bungalow	Owner occupier	2 bed bungalow
137	Yes	Two single adults	Need own home, need larger accommodation	No	Housing association rent or shared ownership	2 bed house, flat or bungalow	Housing association shared ownership	2 bed house
153	Yes	Two adults	Need smaller accommodation, need less expensive home	No	Housing association rent or shared ownership, or owner occupier	2 bed bungalow	Housing association shared ownership	2 bed bungalow
173	Yes	Two adults	Need less expensive home	No	Housing association rent	1 or 2 bed house, bungalow or flat	Housing association rent	2 bed house

ID	Local connection	Household composition	Reasons for need	Specific need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
192	Yes	One adult	Own home	No	Housing association rent or shared ownership, owner occupier, private rent	2 bed flat or house	Housing association rent	2 bed house
198	Yes	One adult	Own home	No	Housing association shared ownership, owner occupier	2 bed house	Housing association rent	2 bed house
201	Yes	Two adults	Own home	No	Housing association rent or shared ownership	1 or 2 bed flat or house	Housing association shared ownership	2 bed house
204	Yes	One adult	Own home	No	Housing association rent	1 or 2 bed flat	Housing association rent	2 bed house
257	Yes	One adult	Own home	No	Housing association shared ownership or owner occupier	2 bed flat or house	Housing association rent	2 bed house
261	Yes	One adult	Own home	No	Housing association rent	2 bed flat, bungalow or house	Housing association rent	2 bed house

ID	Local connection	Household composition	Reasons for need	Specific need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
268	Yes	One adult	Own home	No	Housing association shared ownership	Flat	Housing association rent	2 bed house
269	Yes	Two adults, two children	To be closer to relatives, to be closer to employment	No	Housing association shared ownership or owner	3 bed house	Housing association rent	3 bed house

Appendix D – Property search

Property search August 2016 (Bishops Itchington and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of beds	Type	Price £
RA Bennett & Partners	Dickens Road	Harbury	2	bungalow	225,000
Wigwam	Mountford Rise	Lighthorne	2	bungalow	239,950
Peter Clarke & Co	Frances Road	Harbury	2	bungalow	250,000
Wiglesworth	Farley Avenue	Harbury	2	bungalow	265,000
Kleinmann Properties	Fox Close	Harbury	2	bungalow	299,950
Wiglesworth	Northend Road	Fenny Compton	2	flat	117,500
Connells	Banbury Road	Lighthorne	2	house	175,000
Hawkesford	Edge Hill Road	Lighthorne Heath	2	house	180,000
Connells	Cromwell Place	Lighthorne Heath	3	house	180,000
Connells	Southam Crescent	Lighthorne Heath	3	house	200,000
Newman	Huckson Road	Bishops Itchington	3	house	230,000
Inside Homes	Meadow Crofts	Bishops Itchington	3	house	265,000
RA Bennett & Partners	Chapel Street	Harbury	3	house	310,000
Purplebricks	Manor Orchard	Harbury	3	house	335,000
Hawkesford	Huckson Road	Bishops Itchington	4	house	300,000

House type	Average	Average £ -5%	Average £ -10%
2 bed bungalow	255,980	243,181	230,382
2 bed flat	117,500	111,625	105,750
2 bed house	177,500	168,625	159,750
3 bed house	253,333	240,667	228,000
4 bed house	300,000	285,000	270,000