



**Housing Needs Survey Report
for
Brailes Parish Council**

January 2022

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1. Introduction

Brailes Parish Council commissioned a local Housing Needs Survey which was distributed in November 2021, with a deadline return of 14th December. The aim of the survey was to collect local housing needs information within and relating to Brailes parish to help assess the future needs for housing in the parish.

This report presents the results of the survey and is based directly on the responses to the distributed questionnaire. It shows the current and future needs of the respondents for alternative or additional homes in the 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 forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

The survey pack included a Freepost envelope so, if not completed online, forms could be securely returned direct to the WRCC Rural Housing Enabler.

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 has 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 housing surveys.

A 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.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy open market housing, and
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize.

3. Results

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete and return the survey form. The form asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Approximately 550 Housing Needs Survey forms were distributed and 11 survey forms were returned. However, 3 of the surveys were discounted for the following reasons:

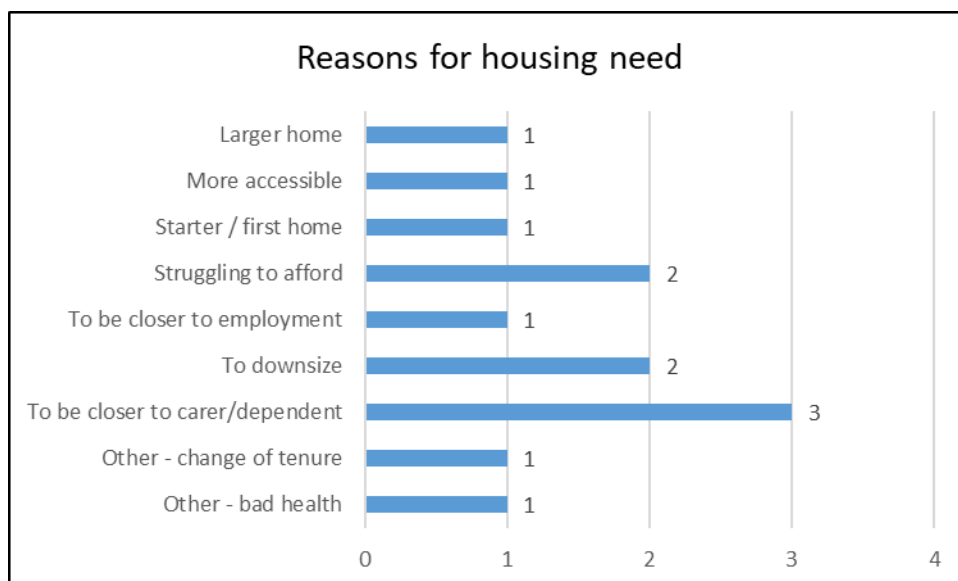
- one survey form was returned blank
- two respondents indicated no need and provided limited information

This report therefore provides information from the remaining 8 survey forms.

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

Q1: Reasons for housing need

Respondents were asked to indicate “which of the following statements apply to your household” and were able to indicate more than one reason. All respondents completed this section.



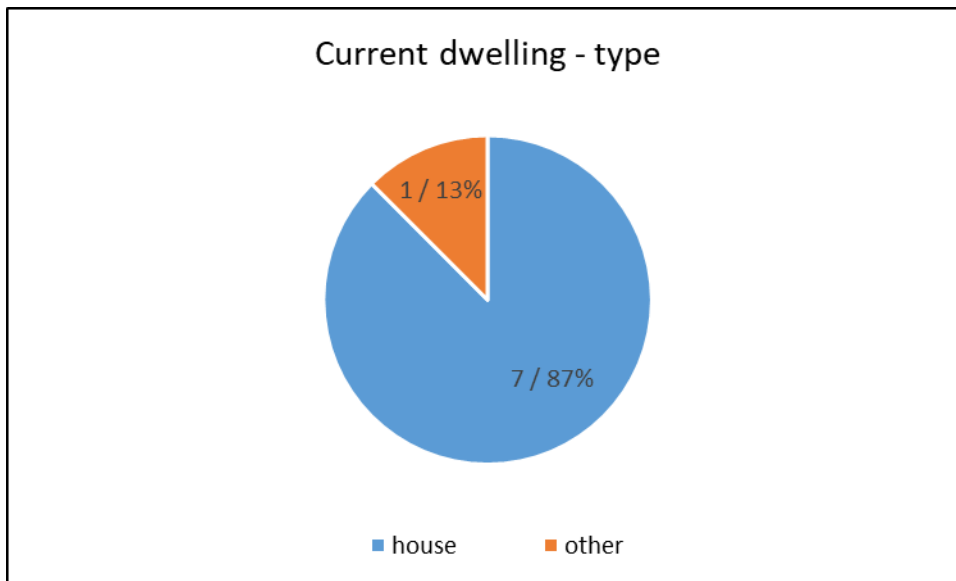
As can be seen above respondents wanting to be closer to a carer or dependent to give or receive support represent the largest group, followed by respondents looking to downsize and those struggling to afford their current home.

Q2: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

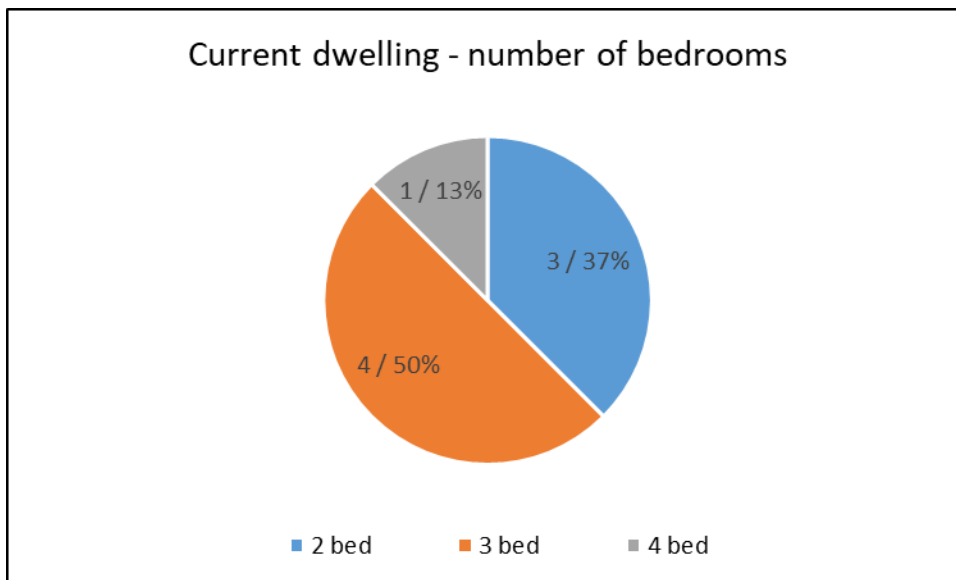
i) Dwelling type

All of the respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the largest group at 87%.



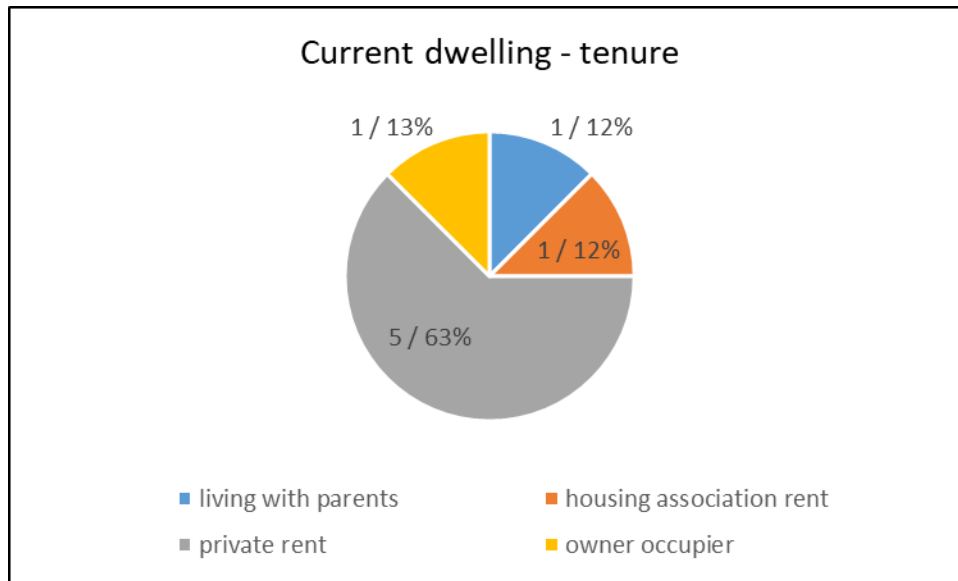
ii) Number of bedrooms

All of the respondents indicated the number of bedrooms within their current dwelling, and 4 bed homes represent the largest group.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of all 8 respondents, with home ownership being the majority factor at 63%.

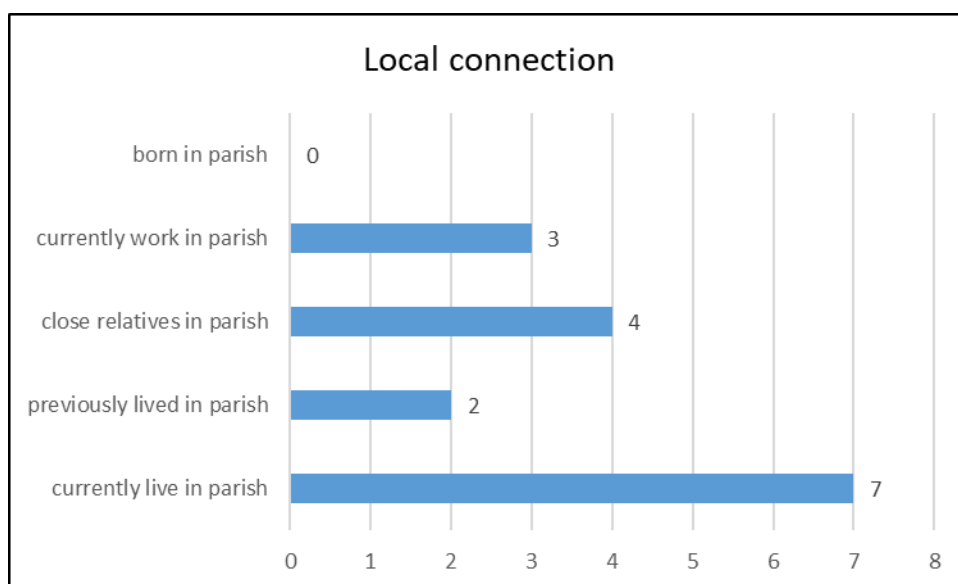


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” 4 of the 6 respondents who currently rent provided information, as shown below, which gives an average rent of 55.5% of income:

- 47%
- 80%
- 30%
- 65%

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents answered this question.



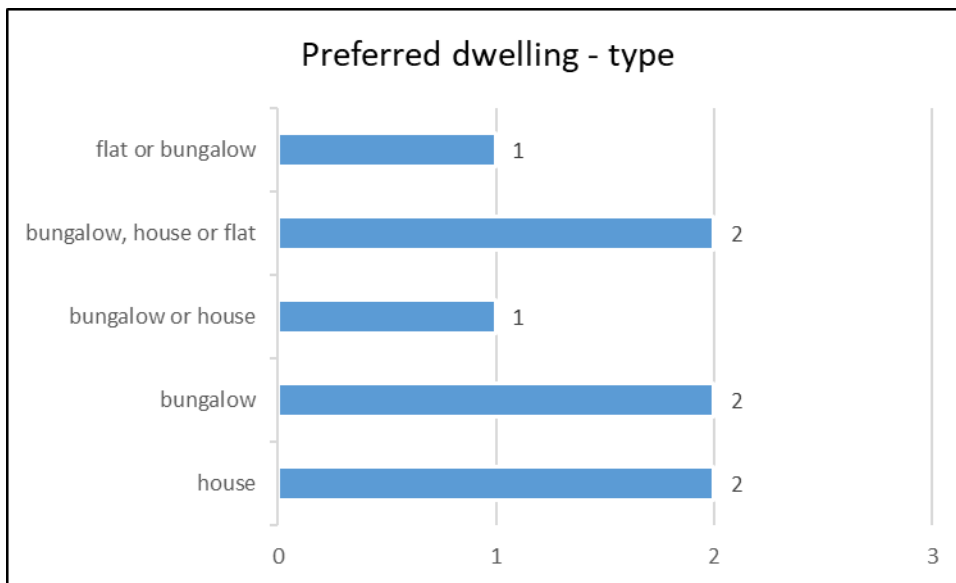
Unsurprisingly, 7 of the 8 respondents currently live in the parish and 4 indicated that they have close relatives (parents, siblings, children) within the parish.

Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

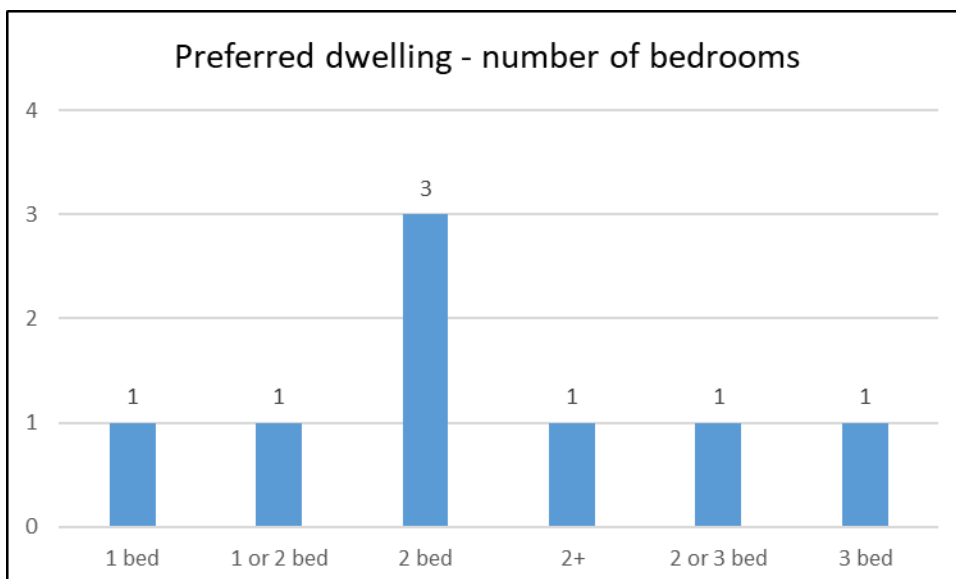
i) Dwelling type

All respondents provided information and, as can be seen in the following chart, most respondents would prefer to live in a house or bungalow.



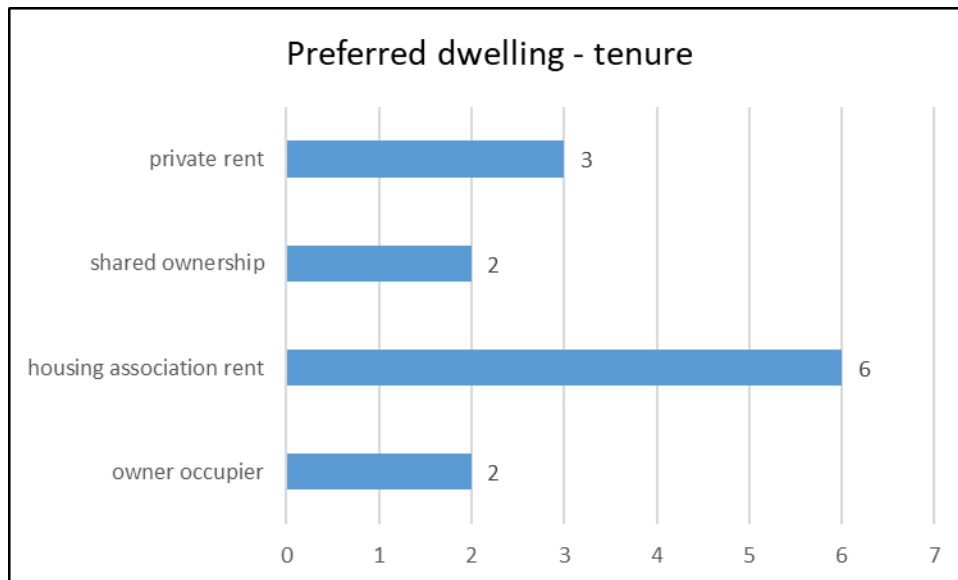
ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms with two beds proving most popular, which is not dissimilar to other rural parishes across the district.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question and renting from a housing association proved the most popular option closely followed by some form of home ownership.



iv) Self build

Two respondents indicated that they would be interested in self build.

v) Designed to cater for a disability

Two respondents indicated that they would prefer a property specifically designed for a disability, with reference made to health issues and mobility.

The information provided aids the analysis of need but is not reproduced within the report.

Q5: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

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

However, it should also be noted that at November 2021 there were 31 households with an address within the parish registered on the local authority housing waiting list.

Whilst some registered households may not wish to continue residing locally, experience from across the district shows that, typically, most people living in a rural parish will wish to continue residing there due to established social networks, friends and family. This particularly applies to families with children and older people who wish to preserve their independence.

A summary of these registered households can be seen at Appendix C.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 8 alternative homes for households with a defined local connection to Brailes parish, as shown below.

Housing association rent

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

Housing association shared ownership

- 1 x 2 bed house at 50% share

Owner occupier

- 1 x 2 bed bungalow
- 1 x 3 bed house

Consideration should also be given to the households registered on Home Choice Plus (suitably discounted).

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Contact Information

Mrs Amanda Wasdell - Clerk to Brailes Parish Council
Bruton Farm, Admington, Shipston on Stour CV36 4JW
Tel: 07710 554987
Email: brailesparishclerk@outlook.com
Web: www.brailesparishcouncil.co.uk

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

Brailes Parish Council

housing needs survey

November 2021

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

The Brailes & Winderton Neighbourhood Development Plan, at Policy H1, states ‘A Housing Needs Survey will be conducted at a minimum of every five years to provide an up-to-date assessment of local needs’. The last survey was completed in 2016 so we now need to update the information and identify the homes that local people need.

This form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to live in Brailes parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, eg they work in the parish, previously lived in the parish or have a close relative currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only and will not be used for any other purpose. All information will be treated in strict confidence and neither the parish council nor any third party will see individual replies. Individual returns will be anonymised and analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire).

A separate form should be completed by each household in need of alternative housing and if they wish to be housed within the parish within the next five years. If necessary, please request extra forms; see contact details on the back page.

Return your completed form by 14th December 2021 using the attached Freepost envelope, or complete the survey online at www.smartsurvey.co.uk/s/Brailes.

Thank you for participating in this survey.

Cllr Ashall
Chairman of Brailes Parish Council



1. Which of the following statements apply to your household (tick all that apply)?

- Need a larger home
- Wish to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment within the parish
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|--|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other |

*** If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish (how many years?
- Previously lived in the parish (how many years?
- Have close relatives living in the parish (relationship
- Currently work at least 16 hours per week in the parish (how many years?
- Born in the parish but moved away

4. What type of property would your household prefer (tick all that apply)?

- Bungalow House Flat / maisonette

Number of bedrooms

- Rent - housing association Shared ownership (part rent, part buy)
 Rent - private Owned (with / without mortgage)

Are you interested in self-build?

Do you need a home specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps to determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home or will someone gift you money towards a new home?

- Yes savings £..... / equity £..... / gift £.....
 No

6. Are you registered on the local authority housing waiting list (Home Choice Plus)?

- Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

7. Details of the household seeking alternative housing.

Please complete a separate form for each household in need of alternative housing.

	Age (yrs)	Sex (M / F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared With the parish council or any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

If you require an additional survey form please contact the Rural Housing Enabler – telephone 01789 842182 or email housing@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 14th December 2021.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Property search

Results of property search within the parish, December 2021 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale.

Agent	Location	No of beds	Type	Price £
Seccombes	Myrtle Gardens	4	detached house	495,000
Peter Clarke & Co	Orchard Close	3	detached house	395,000
Peter Clarke & Co	Orchard Close	2	semi-detached bungalow	300,000
Anker & Partners	Jeffer Close	3	end terrace house	299,950
Express Estate Agency	High Street	2	mid-terrace house	230,000

Details of properties sold over the last 12 months.

Date sold	Location	No of beds	Type	Price £
Sep-21	Lower Green	3	semi-detached house	310,000
May-21	Castle Hill Lane		detached house	726,000
May-21	Church Terrace		terraced house	390,000
May-21	High Street		semi-detached house	287,000
Apr-21	Isalyn		detached house	425,000
Apr-21	Fant Hill	1	terraced house	175,000
Mar-21	Gate Inn Cottage		detached house	345,000
Mar-21	High Street		detached house	352,000
Mar-21	Jeffer Close	3	detached house	280,000
Mar-21	Sutton Lane	5	detached house	850,000
Mar-21	Holloway Hill	4	terraced house	735,313
Mar-21	High Street		terraced house	235,000
Feb-21	Fant Hill	2	detached house	293,500
Feb-21	Midcot		terraced house	640,000
Feb-21	High Street	4	detached house	675,000
Feb-21	High Street	2	terraced house	330,000
Feb-21	Bridge Cottages	2	semi-detached house	350,000
Feb-21	Jeffer Close	3	semi-detached house	262,500
Jan-21	High Street	2	semi-detached house	315,000
Jan-21	Woodbine House		detached house	778,500
Jan-21	High Street	3	detached house	575,000

Average house prices using for sale and sold information.

Property size & type	Price £
1 bed terraced house	175,000
2 bed semi-detached bungalow	300,000
2 bed terraced house	330,000
2 bed mid-terrace house	230,000
2 bed semi-detached house	332,500
2 bed detached house	293,500
3 bed end terrace house	299,950
3 bed semi-detached house	286,250
3 bed detached house	416,667
4 bed terraced house	735,313
4 bed detached house	585,000
5 bed detached house	850,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix C – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At November 2021 the following 31 households with an address within Brailes parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	15	1 bed maisonette or 2 bed house*
Family	1	1	2 bed house
Family	1	1	3 bed house
Family	2	2	2 or 3 bed house
Family	3	1	3 or 4 bed house
Family	4	1	4 or 5 bed house
Family	5	1	4 or 5 bed house
Pensioner/DLA	0	9	1 or 2 bed bungalow*

*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence 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 (as listed at Q3 on the survey form).