



**Housing Needs Survey Report
for
Butlers Marston Parish Council**

June 2022

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

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1. Introduction

Butlers Marston Parish Council commissioned a local Housing Needs Survey which was distributed in May 2022, with a deadline return of 31st May. The aim of the survey was to collect local housing needs information within and relating to Butlers Marston parish.

The survey form was based on a standard document used in parishes across Stratford district and a copy was 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.

All households were requested to complete Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small development in the parish, and asked what the parish council could do to improve life in the parish. Questions were also posed around the possible development of the former school site.

Households with or containing a specific housing need, and who wish to live in the parish, were requested to complete Part 2 of the survey form. This part asks 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.

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

The survey pack included a Freepost envelope so, where the survey was 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

Approximately 100 survey forms were distributed to local residents and there were 43 returns (38 hard copy and 5 online), either partly or fully completed. This equates to a response rate of 43% which is excellent for a survey of this type.

People generally respond for one of three reasons:

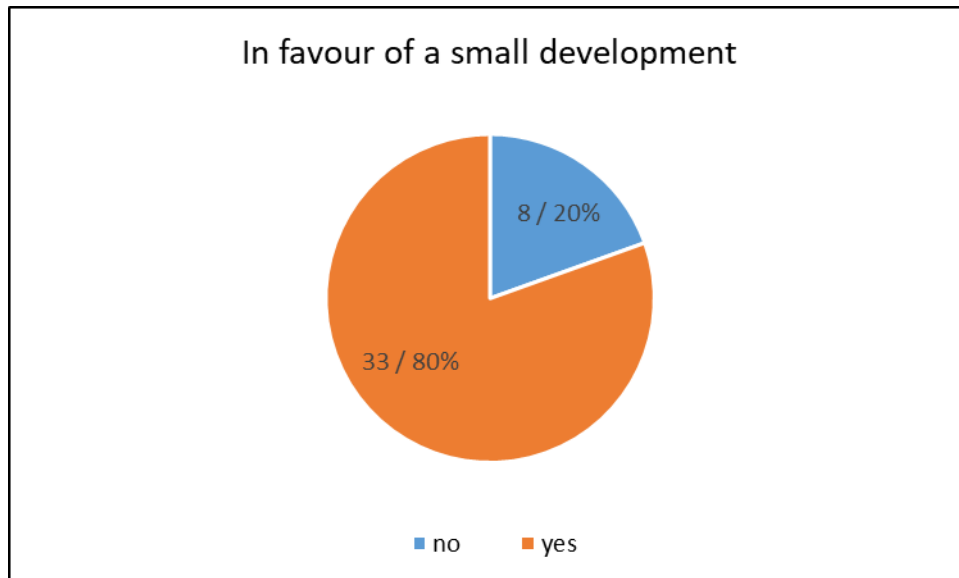
1. To express a housing need, or
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

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

Part one – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked whether, in principle, they would “be in favour of a small development in the parish some of which could be restricted to people with a local connection”.

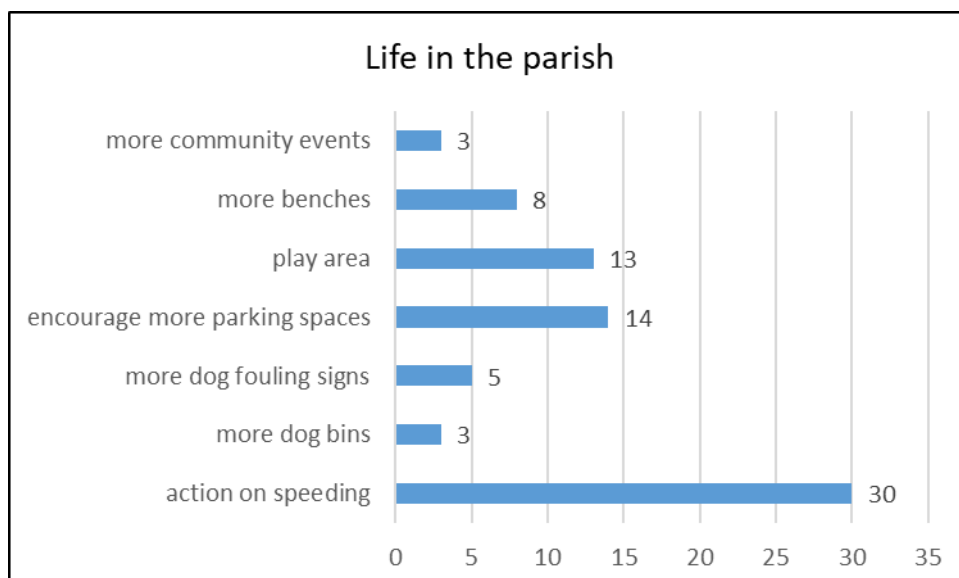


Of the 43 respondents 41 answered this question and, at 80%, the majority of respondents would, in principle, be in favour of a small development of homes for people with a local connection.

Respondents were invited to add comments about local housing, including possible locations that may be suitable. Some respondents provided comments and these comments can be seen at Appendix B to this report.

Q2: Life in the parish

Respondents were asked to indicate what the parish council could do to improve life in the parish and could choose from a list of suggested improvements.



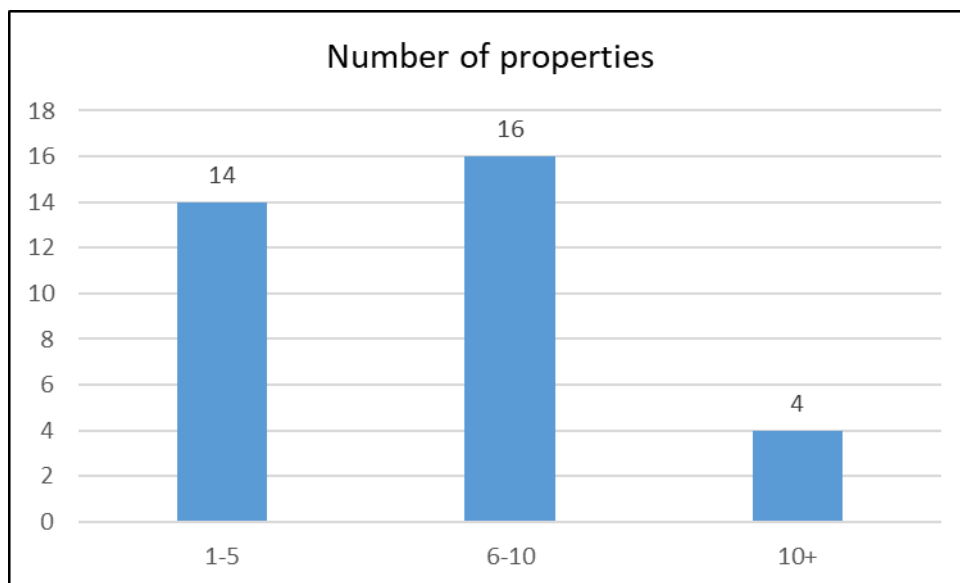
As can be seen above the main improvement that respondents would like to see is action against speeding.

Respondents were also invited to make their own suggestions under “other”, which can be seen below:

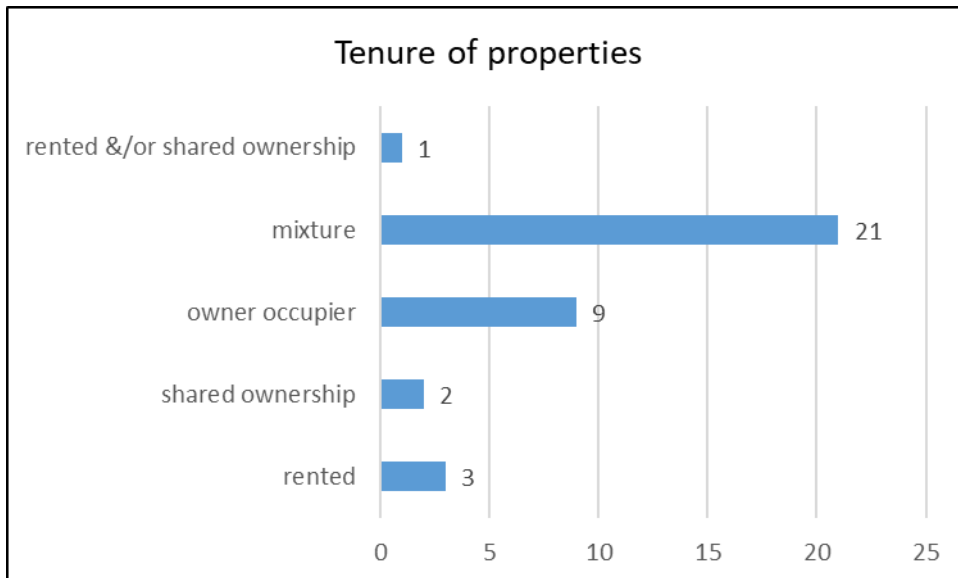
- Path to connect kennel hill houses to main village.
- Work with the church council to make the church a functional community building
- Somewhere for community events
- Childrens play area/facilities/equipment
- Clear footpaths + pavements.
- Try to prevent parking at road junctions.
- Stop parking on/at junctions. This is dangerous for drivers, having to pull out into oncoming traffic as you cannot see past the parked cars.
- Footpath up Kennel Hill
- Benches near bus stop
- Traffic calming measures
- Footpath along road to Kineton
- Allotments
- The [play area] in Gaydon is a great example of a small dev for the village
- Action on speeding within the village as well as on the main road
- Public house
- Clearer signage of public pathways
- Discouraging pavement parking

Q3: Former school site

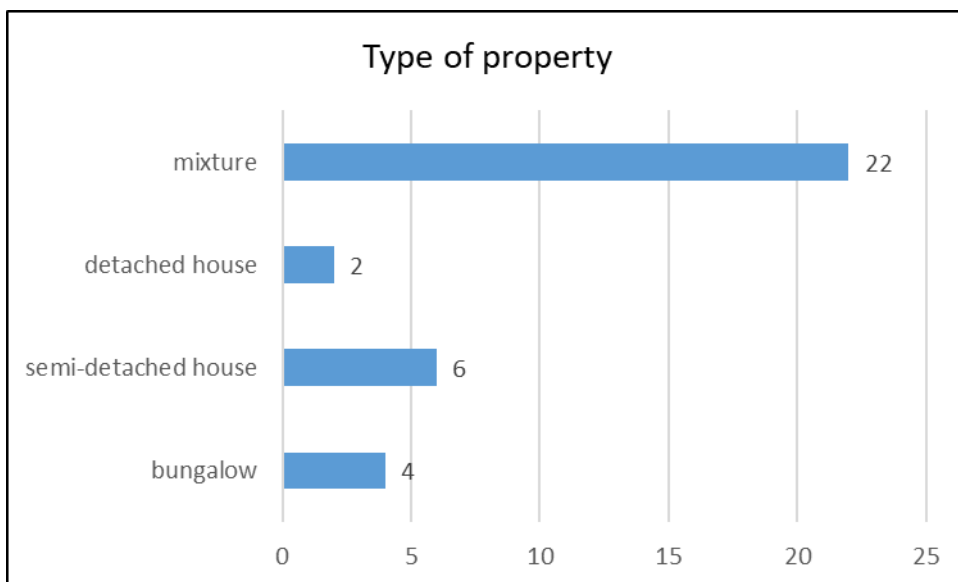
Respondents were asked “If the former school site were developed for properties what type and number of properties do you think would benefit the parish”.



As can be seen above, most respondents believe the parish could benefit from 6-10 properties being developed.



As can be seen in the charts above and below, most respondents believe that a mixture of tenures and types would benefit the parish.



Some respondents also provided comments at this question:

- We are a category 5 village, so will only be allowed 5 dwellings
- Plus a small village hall and/or community orchard/vegetable garden i.e, facilities to benefit the whole village
- NONE!
- Bungalow (disabled access)

Q4: Is your current home suitable

Respondents were asked to consider “whether or not your current home is suitable for your needs”.

Of the 43 responses, 5 indicated that their current home is not suitable.

Part two – to be completed only if your household is in need of alternative housing

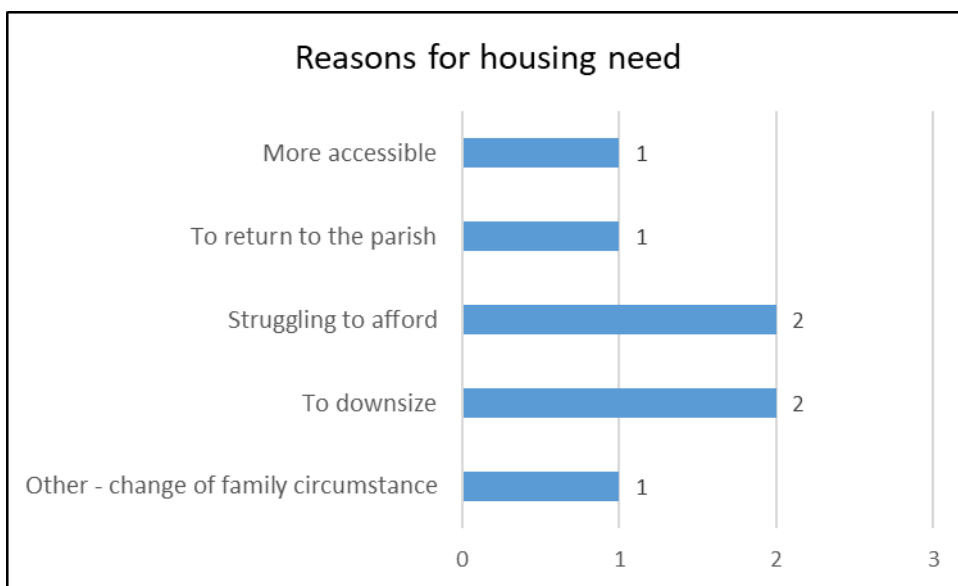
Five respondents indicated that their current home is not suitable although 6 respondents either partly or fully completed part two. However, 1 of these responses has been discounted as the respondent household already appear to be adequately housed within the parish.

This section therefore relates to information provided by 5 respondents.

Q1: Reasons for housing need

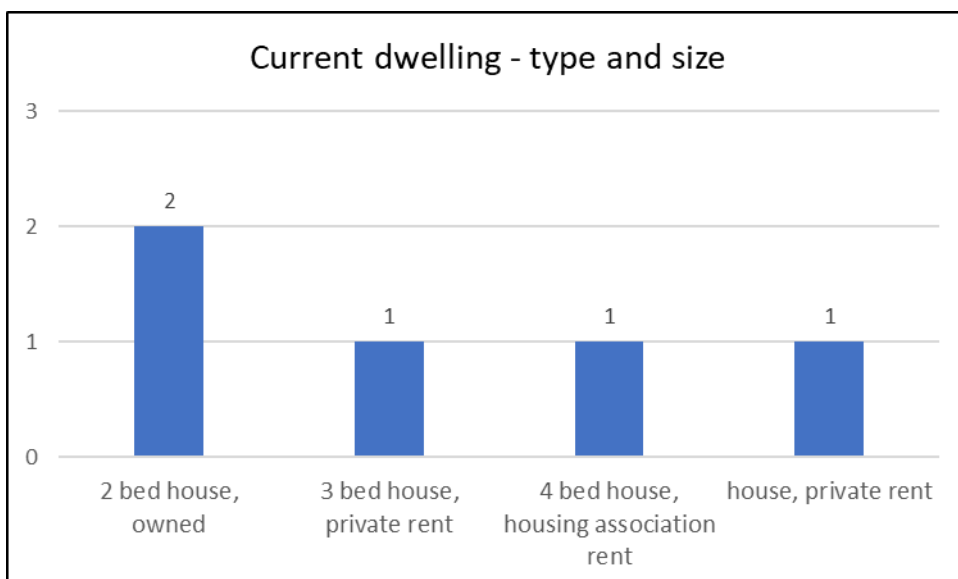
Respondents were asked to indicate the reason for the household requiring alternative accommodation and were able to indicate more than one reason.

All 5 respondents completed this section.



Q2: Current dwelling

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



All respondents currently live in a house, with 2 owning their home. As can be seen above, 1 respondent didn't indicate the number of bedrooms in their current home.

Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" It is generally accepted that a household should ideally spend no more than 35% of their net income on rent.

All 3 respondents who currently rent provided information, as below:

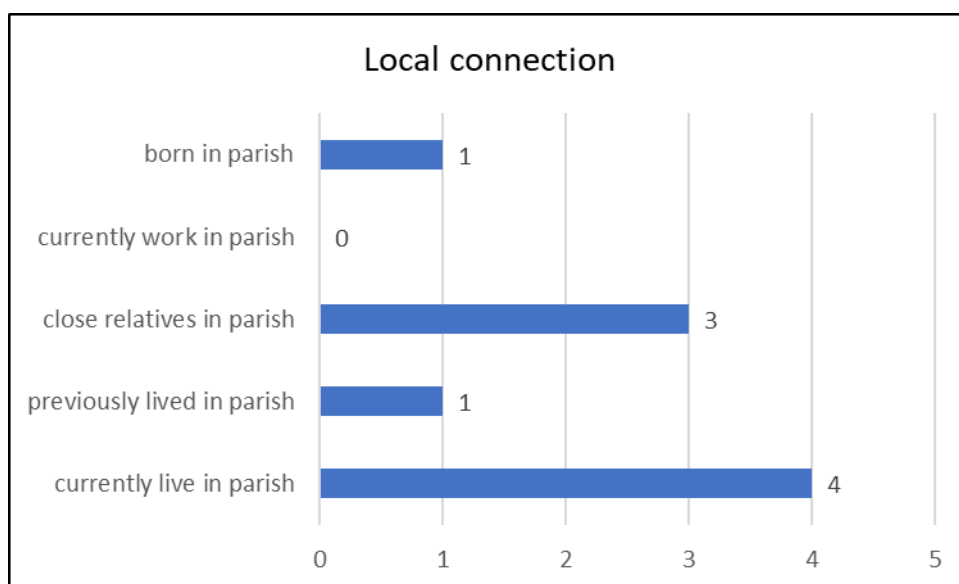
- 85%
- £825*
- 1/3

*Information provided elsewhere on the survey form allows us to calculate that the respondent paying £825 per month is probably paying 62% of their net income on rent.

This gives an average spend across the 3 respondents of 60% on net income on rent.

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, and 4 out of 5 currently live within the parish. One respondent previously lived in the parish and has close relatives currently living in 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 probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

i) Type, size and tenure

All respondents provided information, though 2 respondents only indicated a preference for a type of dwelling with no indication of preferred size or tenure. Information provided to other questions has enabled analysis for these 2 respondents.

Preferred dwelling - size, type & tenure	Number of responses
3 bed house, owner	1
4 bed bungalow, housing association rent	1
bungalow	1
bungalow or house	1
2 bed, housing association rent or shared ownership	1

ii) Self build

None of the respondents indicated that they would be interested in self build.

iii) Designed to cater for a disability

Two respondents indicated that they would prefer a property designed to cater for a disability, with reference made to wheelchair use and the need for space for carers.

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 C 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 achieve 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 needing either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

None 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 be noted that at November 2021 there were 5 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 etc. This particularly applies to

families with children and older people. A summary of these registered households can be seen at Appendix D.

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 5 alternative homes for households with a defined local connection to Butlers Marston parish, as shown below.

Housing association rent

- 1 x 1 bed maisonette or 2 bed house (see comment below)
- 1 x 2 bungalow
- 1 x 4 bed bungalow – suitably adapted for disability

Housing association shared ownership

- 1 x 2 bed bungalow – 50%

Owner occupier

- 1 x 3 bed house

Consideration should also be given to the households registered on Home Choice Plus.

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

Kirsty Buttle - Clerk to Butlers Marston Parish Council

Tel: 07419 126206

Email: butlersmarstonparishclerk@outlook.com

Website: www.butlersmarstonvillage.co.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Website: www.ruralwarwickshire.org.uk



May 2022

Housing needs survey for Butlers Marston parish

In order to best represent the parish, the parish council wishes to seek the views of the residents.

A lack of suitable housing may be an issue for many households and can often lead to local people moving away. To assess whether or not this is a problem in the parish we are conducting a survey to identify the number and types of homes that local people need. The survey will also be used by the parish council to support their work in improving life in the parish and guide the council in discussions about any future development.

The survey is for everyone, whether or not you are looking for alternative housing.

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in or move to the parish are requested to complete all parts of the form.

If you know anyone currently living elsewhere who would like to live in Butlers Marston parish, please ask them to contact the Rural Housing Enabler (details on back page) or a member of the parish council 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.

Data is collected on behalf of the parish council by WRCC (an independent charity that supports rural communities across Warwickshire). All information will be treated in strict confidence and all returns will be anonymised by WRCC before being shared with the parish council.

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

Completed survey forms should be returned to WRCC by 31st May 2022 using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/ButlersMarston.

Thank you for participating in this survey.
Butlers Marston Parish Council

Housing survey for Butlers Marston parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development in the parish some of which could be restricted to people with a local connection.

- Yes No

Please add any comments you would like to make about local housing, including possible local locations that may be suitable.

2. Life in the parish

What could the parish council do to improve life in the parish.

- | | |
|--|--|
| <input type="checkbox"/> Action on speeding | <input type="checkbox"/> More benches |
| <input type="checkbox"/> More dog bins | <input type="checkbox"/> More community events |
| <input type="checkbox"/> More dog fouling signs | <input type="checkbox"/> Other (please specify): |
| <input type="checkbox"/> Encourage more parking spaces | |
| <input type="checkbox"/> A play area | |

3. At the time of printing the parish council is unaware of any plans for the former school site. If the former school site were developed for properties what type and number of properties do you think would benefit the parish: (Please only tick one per row)

- | | | | |
|-----------------------------------|--|---|----------------------------------|
| <input type="checkbox"/> 1 – 5 | <input type="checkbox"/> 6 – 10 | <input type="checkbox"/> 10 + | |
| <input type="checkbox"/> Rented | <input type="checkbox"/> Shared ownership | <input type="checkbox"/> Owner occupier | <input type="checkbox"/> Mixture |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Semi-detached House | <input type="checkbox"/> Detached House | <input type="checkbox"/> Mixture |

4. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

- Yes, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)
- No, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

Part two – to be completed ONLY if your household is in need of alternative housing and you wish to live in the parish

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
- 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/your household 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 (parents, siblings, children)
- 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 you/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
- Interested in self-build
- 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 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 Stratford on Avon District Council housing waiting list (Home Choice Plus)?

- Yes No

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

7. Details of the household seeking 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 any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

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

**Please return this form in the Freepost envelope provided
no later than 31st May 2022.**

(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 – Comments on local housing

At Part 1 Q1 respondents were able to provide comments about local housing including possible locations that may be suitable for new housing.

- It seems there is already evidence that the infrastructure would struggle to support a growing village e.g. sewage problems, heavy traffic.
- I would be in favour of an unrestricted development
- This is a leading question. The village doesn't need a small development. Recently planning permission has been granted for 3x dwellings at Kennel Hill Barns (2 still not sold), 1x dwelling at the old cattle yard West Meads Farm. Little Kineton which is 1 mile away from Butlers recently built 8x dwellings at Aspen Fields, Kineton Road. 5x dwellings at Kington Grove. Kineton which is 1.5 miles away recently built Kineton Mews which is a mix development and the Willows. In conclusion there is plenty of newly built housing options within 1.5 miles of the parish with a mix of rented/shared ownership + own occupier with a mix of housing styles. Butlers does not need a new development.
- Old school site.
- If school site developed, no vehicle entry via town ground
- Former school site still lies unused & is becoming an eyesore. A small number of houses here would be a much better use of the space.
- Developments must be in keeping with current buildings and sympathetic to Butlers Marston Architecture.
- Would be good to see the old school site developed in a manner in keeping with the village
- See 3 below. Most suitable location. [former school site]
- Redevelop school site.
- Local housing on the former school should be for anyone who has a contact with the village, past or present, and be affordable if purchased, with a covenant for the future. A play area for children is needed as there are no facilities in the village. Parking is becoming an increasing problem.
- Any development must have adequate parking off road. Housing must be affordable for the younger generation within the community + be of little visual impact.
- If the buildings reflect the old Traditional Buildings & were in the Correct Stone/ Bricks etc.
- There is only one brownfield site left in the parish. This is now a cat 5 village, so development is restricted. Do bear in mind the more you alter what we have the less appeal the village will have.
- On condition as specified
- The old C of E school site would be ideal. It has been empty & closed for 26 years!!
- Suggest affordable, smaller homes rather than large, executive homes.
- Affordable for young families - 2,3 & 4 Bedrooms
- Small development on school site with access to main road not through village
- If there were to be any social housing it should be made available to local people. Old school 4 access was made through main road
- The site of the old/former school.
- We are not in favour of further development in the village, including that proposed in questions three to five. We would not like to see the answers to these questions to be taken out of context as support for development of the site given that there is not an option for zero houses in question 3. It leads the reader to think that

development of the site is inevitable. If development of this site was forced upon the village after the previous rejections, it would have to be sensitive to the surroundings i.e. low rise stone frontages set back from the main road (Pillerton Road), preservation of hedgerows, with traditional style low density accommodation. In summary we are opposed to further development given that there are very limited/no services supporting the village such as buses, employment and shops.

- The school site is perfect for some housing - preferably small & affordable - 1 & 2 bedrooms?
- The problem is not to do with enough housing for local people in Butlers Marston. The problem is rich city folks buying up all the housing stock pushing the locals out.

Appendix C – Property search

Results of property search within the parish, June 2022.

Details of properties for sale in Butlers Marston

Agent	Location	No of beds	Type	Price £
Peter Clarke & Co	Verney Close	4	detached house	600,000

Average house prices for sale

Property size & type	Price £
4 bed detached house	600,000

Details of properties sold in Butlers Marston over the last 24 months

Date sold	Location	No of beds	Type	Price £
Nov-21	Bank Close	3	semi-detached house	300,000
Mar-21	Town Ground	1	terraced bungalow	131,000
Dec-20	Westmeads Cottages	3	detached house	650,000
Oct-20	Bridge Road		detached house	360,000
Oct-20	Verney Close	4	detached bungalow	470,000
Dec-19	Town Ground	3	terraced house	260,000

Average house prices sold within the last 24 months

Property size & type	Price £
1 bed terraced bungalow	131,000
3 bed terraced house	260,000
3 bed semi-detached house	300,000
3 bed detached house	650,000
4 bed detached bungalow	470,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix D – 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 households with an address within Butlers Marston parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	4	1 bed maisonette or 2 bed house*
Pensioner/DLA	0	1	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 prioritising occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 on the survey form).