



**Housing Needs Survey Report
for
Great Wolford Parish Council**

December 2020

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

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1. Introduction

Great Wolford Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Great Wolford parish.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Great Wolford parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, gave residents an opportunity to comment on local housing and asked whether the current home is suitable for the needs of the household.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asked for specifics of the need and 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 strict confidence.

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

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler during November 2020 and analysis of the information provided took place in December 2020. Completed survey forms are retained by WRCC for a short period before being shredded.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is 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 through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using 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. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

'Local needs 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 market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 150 survey forms were distributed to local residents and 52 were completed (either partly or fully) and returned, equating to a response rate of 34.67%. This level of response is considered to be excellent for a survey of this type.

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.

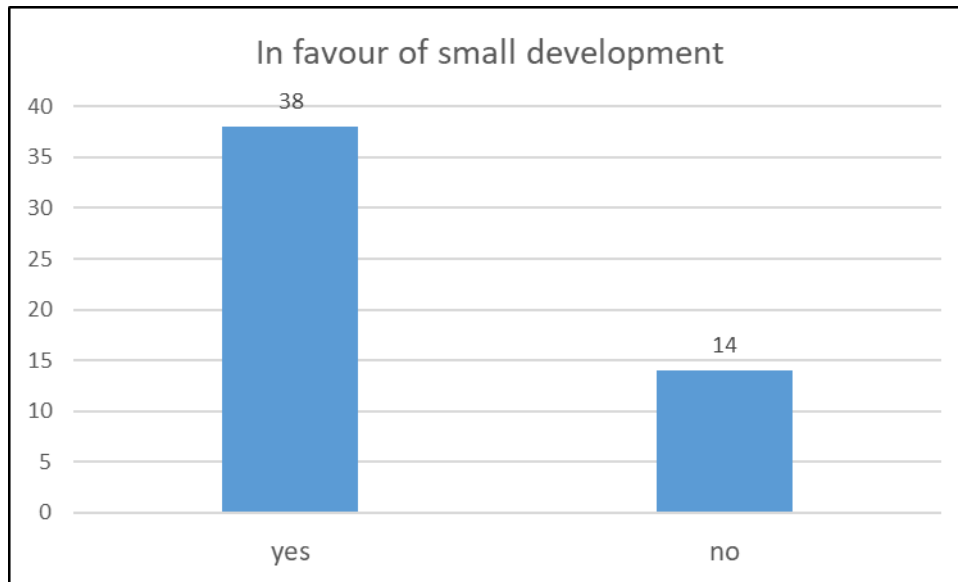
For the purpose of this report the term "respondent" refers to an individual survey form.

Part one – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked "In principle would you be in favour of a small (possibly 2 dwellings locally perhaps in association with another local village) development of homes in the parish or adjacent parish restricted to people with a local connection".

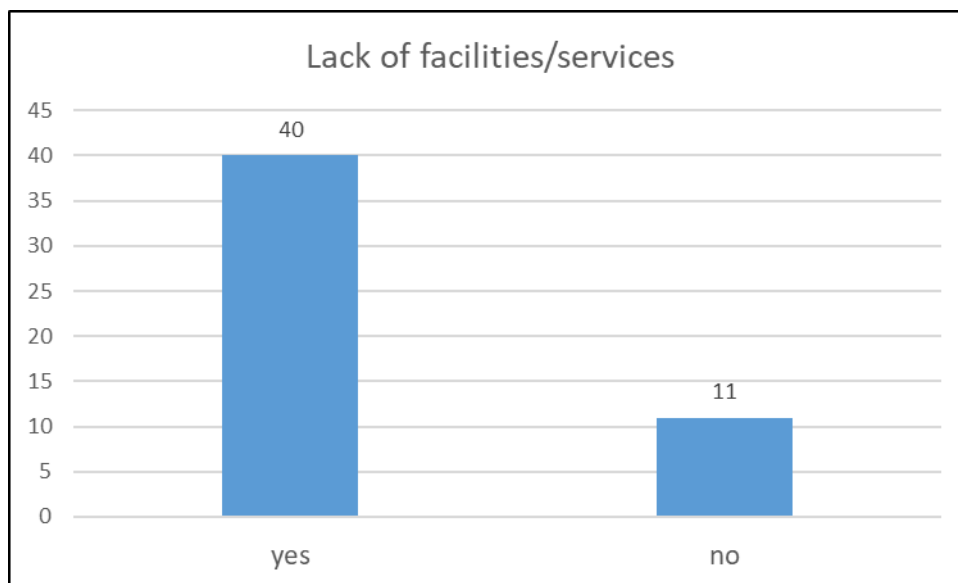
All respondents answered this question and, as can be seen from the chart below, at 73% ((38 of 52) the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.



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

Q2: Life in the parish

Respondents were asked “Do you feel the parish lacks any facilities/services”. 51 of the 52 respondents indicated either “yes” or “no”, with the majority (78%) indicating that the parish does lack facilities.

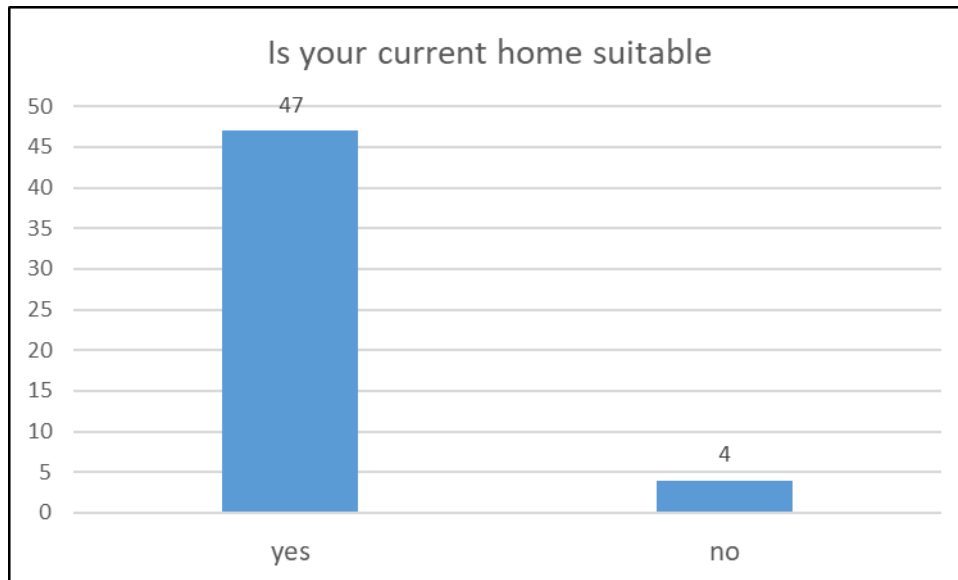


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 51 responses were received.

Of the 51 responses, 92% (47) indicated that their current home is suitable.



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

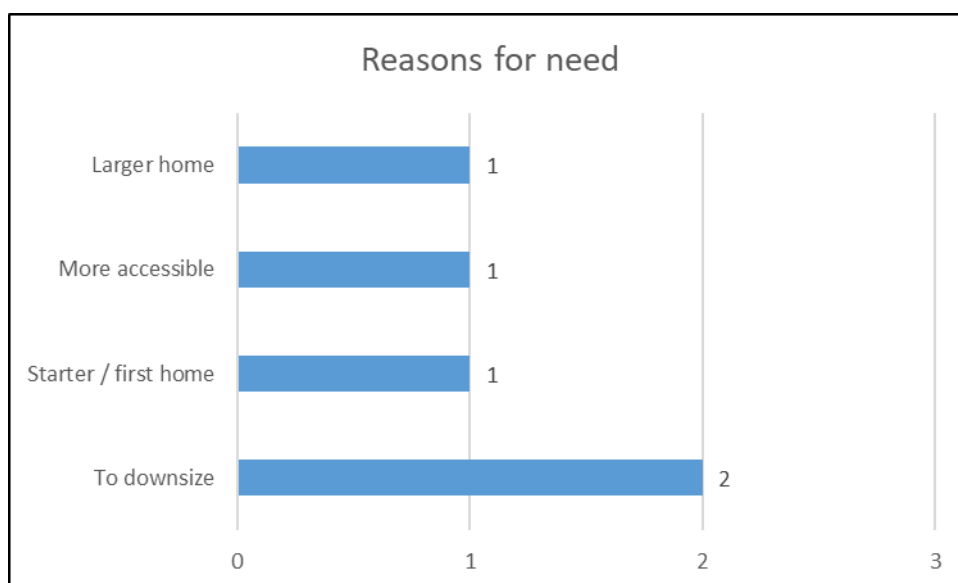
Four of the respondents indicated that their current home is not suitable and this section relates to information provided by those 4 respondents.

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.

Q1: Why does your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

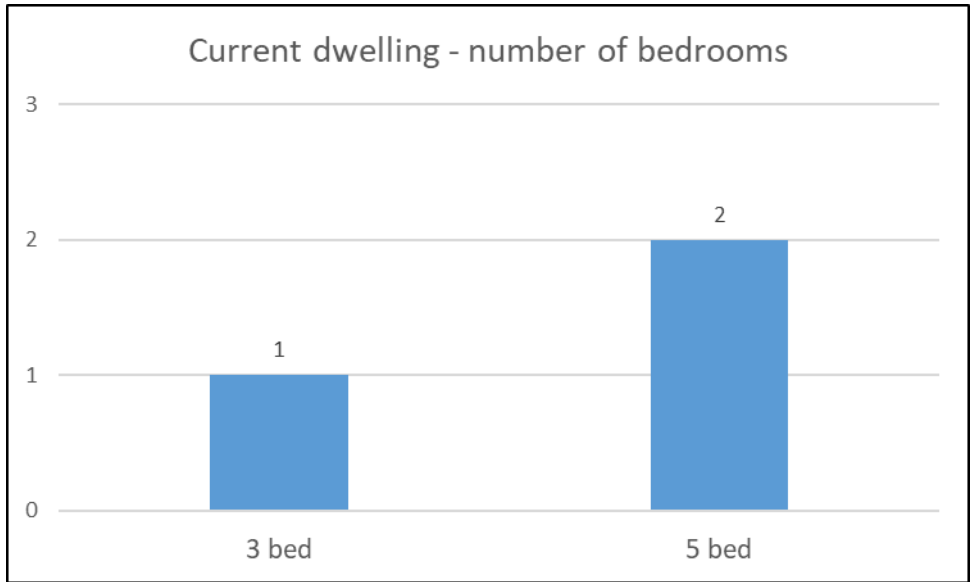
As can be seen below 2 respondents wish to downsize, 1 wants a starter/first home, 1 has a need for a home that is more accessible (ie all rooms on one floor), and 1 household wants a larger home.



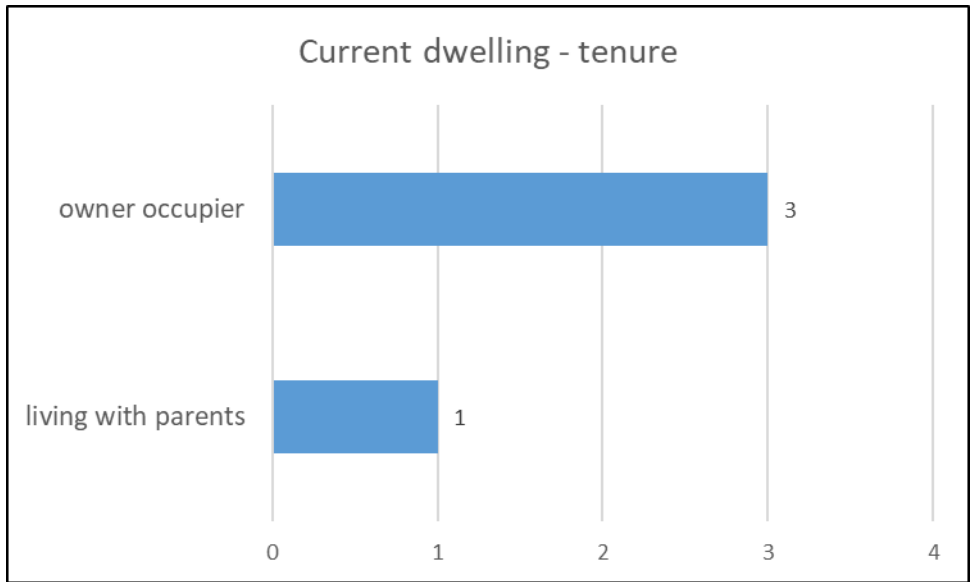
Q2: Current dwelling

All 4 respondents provided information about their current type of dwelling, with all of them currently residing within a house.

Of the 4 respondents, 3 indicated the number of bedrooms in their current dwelling as shown below.



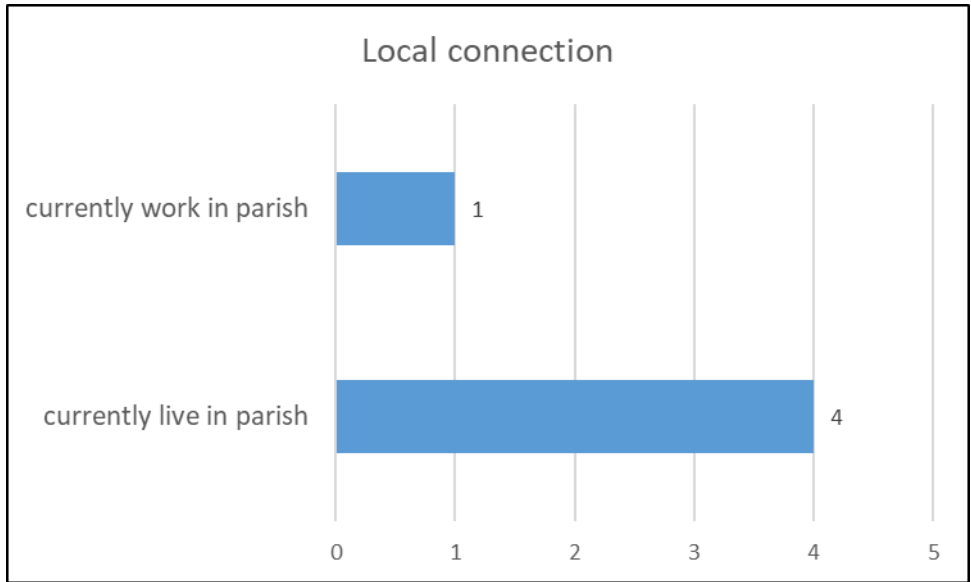
Respondents were also asked about the tenure of their current dwelling. Not unsurprisingly the majority currently live in owner occupied accommodation.



Q3: Local connection

Respondents were asked to indicate their connection to the parish. All indicated at least one local connection and were able to indicate more than one connection where relevant.

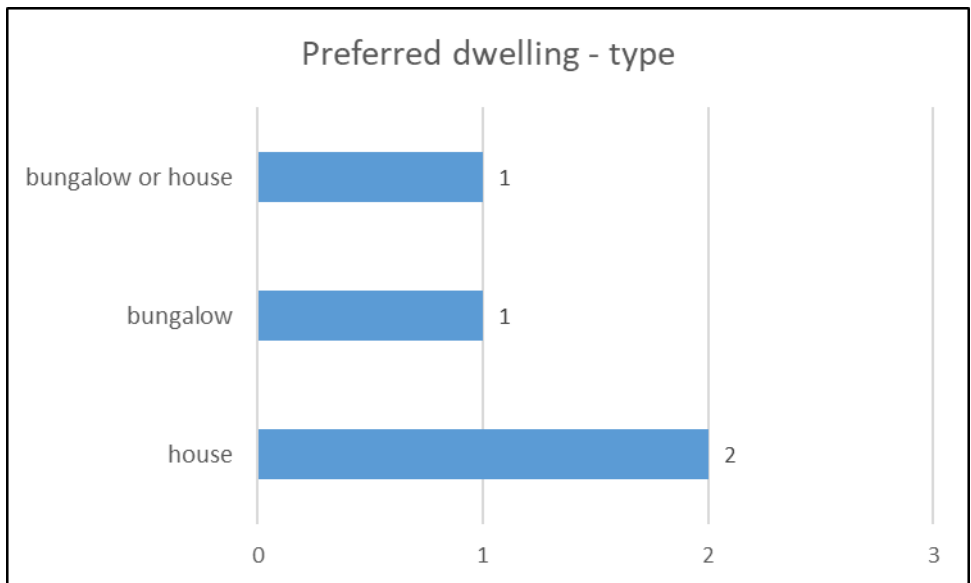
All 4 of the respondents currently live in the parish, with 1 also currently working in the parish.



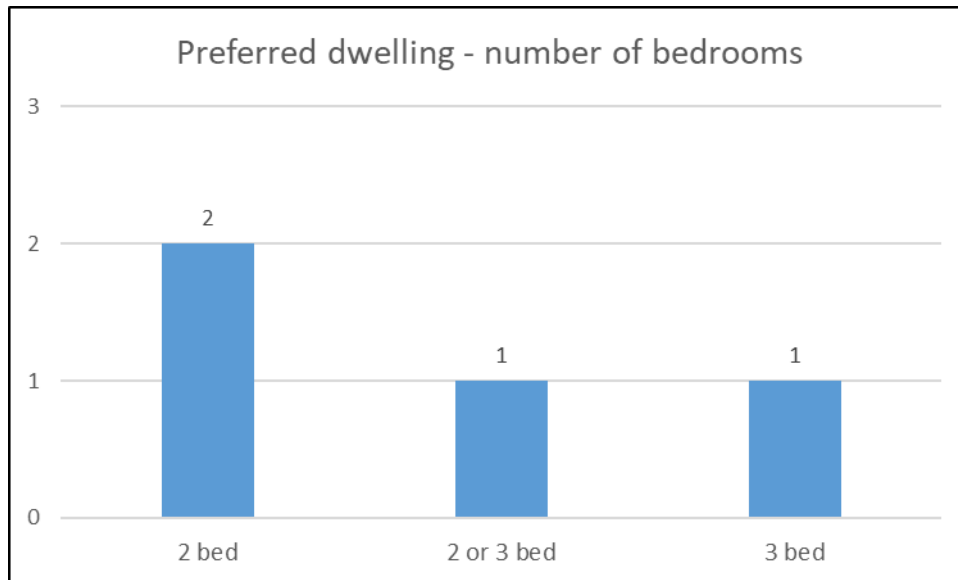
Q4: Preferred dwelling

Respondents were asked to indicate what type, size and tenure of property the responding household would prefer.

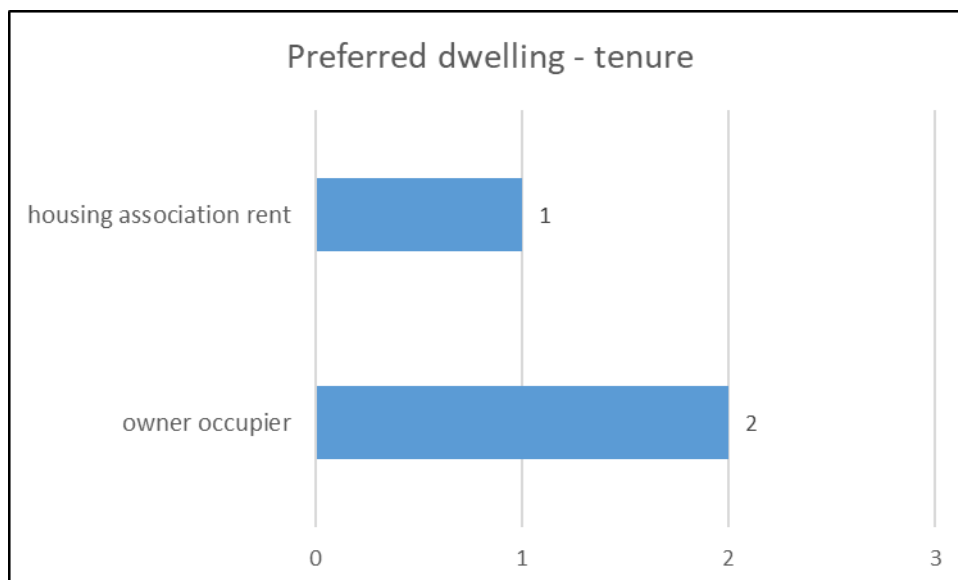
All of the respondents indicated a preference for dwelling type and were able to tick all types that applied.



All of the respondents indicated a preference for the number of bedrooms in their preferred dwelling, as shown below.



Of the 4 respondents, 3 indicated a preferred tenure.



One respondent indicated that they were interested in self build, and 1 respondent indicated that they would prefer a property designed to cater for a disability.

Respondents were able to provide details of specific housing requirements. This information aids the analysis of need but is private and confidential and not reproduced within this report.

Q5: Financial details

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 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. If it appears that the respondent could not enter into a shared ownership arrangement 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

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 April 2020 there were 2 households with an address within Great Wolford 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 households can be found at Appendix E to this report.

Q7: Detail of households seeking alternative housing

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

4. Conclusion

This survey identifies a need for 4 homes for households with a defined local connection, as shown below.

Housing association rent

- 1 x 1 bed maisonette or 2 bed house (see note below)

Owner-occupier

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

Owner occupier with an interest in self-build

- 1 x 3 bed bungalow or house

Consideration should also be given to the requirements of the 2 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally 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. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

6. Contact Information

Mrs Lynn Mathias - Great Wolford Parish Council
Manor Farm, Great Wolford CV36 5NQ
Email: clerk@greatwolfordparishcouncil.org.uk
Website: www.greatwolford.com

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



Great Wolford Parish Council

Housing Needs Survey

November 2020

Dear Householder

Warwickshire Rural Community Council Survey

The Parish Council would like to encourage as many villagers as possible to complete the attached survey so that we can assess whether housing is a problem in the village. The last survey was carried out 5 years ago and is now out of date

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?

A lack of suitable housing is 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 local area we are conducting a survey to identify the homes that local people need. **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 the parish are requested to complete all parts of the form.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? Or someone who currently works in the parish and lives elsewhere but would like to move into the parish to be nearer to their work? If so, please ask them to contact the Rural Housing Enabler (housing@wrccrural.org.uk or 01789 842182) to receive a copy of this survey.

All information will be treated in confidence and an anonymised report will be provided to the parish council. The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. The analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms.

By participating in the survey and completing the attached form, your views and opinions will help to provide an insight into the housing needs of our community both now and for the future.

Please complete and return the attached form by 28th November using the Freepost envelope provided, or complete this survey online at www.smartsurvey.co.uk/s/GreatWolford.

Thank you for participating in this survey.

Yours sincerely

Cllr Lynn Mathias
Chairman – Great Wolford Parish Council



Housing survey for Great Wolford parish

Part one - to be completed by all households

1. In principle would you be in favour of a small (possibly 2 dwellings locally perhaps in association with another local village) development of homes in the parish or adjacent parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association? A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity.

No particular site has been identified – this is just a general question.

Yes

No

Please add any comments you would like to make about local housing, including possible locations that may be suitable. Comments will be included anonymously in our report.

2. Life in the parish

Do you feel the parish lacks any facilities/services?

Yes - what facilities/services?

No

3. 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
- Want 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 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
 Fixed equity Owned - Help to Buy / Starter Home
- 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 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 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)	Gender	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 your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please 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 28th November 2020.**

(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 regarding housing and possible locations

- Possibly build on land on edge of village on Moreton Road, passed Fox & Hounds pub.
- The Henderson Farm site to be developed, may be 4-6 houses. The odd infill on spaces within village boundaries.
- I am in favour of small developments. However they should not be restricted to people with a local connection. People outside the parish bring far greater diversity and growth to the village, and should be encouraged.
- More houses for younger people in Great Wolford.
- Being new to the village, we have no adverse comments to make. So far we are pleased at what is close by WCC in our area.
- I believe we have no facilities in our small community for any more residents or houses to be built.
- Plenty of new housing being built very close to the village already (Moreton in Marsh, Chipping Norton). Rural communities need to be preserved.
- Location will be difficult to decide as parish is a Conservation /area. Houses do need to be in keeping with the village architecture.
- There are enough new developments nearby to accommodate those needs. Village life must be preserved.
- What builder will build just 2 houses, more of an invitation for building more than 2.
- As a conservation area and area of outstanding natural beauty I would like to keep it thus.
- Any new housing should be discrete, in keeping with the neighbourhood and provide more than adequate facilities - eg parking, such that the additional accommodation will not have an adverse effect upon the immediate neighbours and the village generally. The occupiers should be people with a local connection and should be willing and able to fit into rural life.
- Could do with some 1/2 bedroom bungalows for locals to downsize to.
- 1) Farmyard in centre of village would be ideal for development. 2) Various small plots on the edge of village. There seems to be a need for smaller/more affordable properties, ie 2 bedroomed bungalows to allow older local people to downsize.
- But no facilities if do not have a car transport is an issue. Better in Moreton or Shipston.
- Issue will be lack of services in the village requiring at least each household to own a car. Better social housing in Moreton or Shipston would be better so long as the infrastructure is improved (paid for by the developers).
- I am broadly in favour of house building in the area so long as the properties are in keeping with the local vernacular architecture. I support building affordable homes and would be happy with more than 2 (though not a huge estate of 100'2). The obvious site for redevelopment is the farmyard in the middle of Great Wolford which is a major eyesore.
- Location should only be within the current footprint of the village eg development of Hendersons Farm or Wrench's Farm (Hillside Farm), Manor Farm. I feel they should be for rent with Right to Buy/Help to Buy potentially as shared ownership is not affordable.
- I am open to new housing being added in the village. I see no particular reason to restrict access to it to people who have a local connection. Everyone needs somewhere to live and there is open space in the village - many of us came from elsewhere and I feel we should resist "pulling up the drawbridge".

Appendix C - Comments regarding facilities/services

- Farm shop/pub
- Pub, farm shop
- Pub, shop, bus shelter
- Pub, shop. Bus service, greater housing diversity
- As a small village, it inevitably is limited in facilities/services
- Shop x3
- Pub, shop/post office
- Village pub x2
- No facilities exist
- Place of social interaction - such as a pub
- Pub is closed
- Pub x9
- Need the pub opened to allow for a community shop, a proper village meeting place, also to allow a post office van a weekly visit
- Pub to be reinstated to provide community meeting area / shop / public house
- Everything
- Pub needs to be re-opened. Mobile post office/bank once a week
- Pub serving food
- No pub, no transport links, no post office
- Post office, shop, pub, bus service
- Pub, meeting hub
- Bus service, school, shop, post office, pub
- Bus, mobile phone signal, pub
- Pub, village shop/café, play area/recreation area, bus service
- Pub, buses, church
- Pub, buses, church (part time), shop
- Pub, possibly a small shop
- Children's play area, swings
- Pub/shop/transport
- Pub and a village shop
- Public house, transport

As can be seen above many respondents would like to see an active pub and shop.

Appendix D – Property search

Results of property search within the parish, December 2020.

Properties for sale

Agent	No of beds	Type	Price £
Hayman-Joyce Estate Agents	5	detached house	825,000
Sheldon Bosley Knight	4	detached house	495,000

Properties sold in the last two years

Date sold	No of beds	Type	Price £
Aug-20	3	semi-detached house	530,000
Jul-20	2	detached house	325,000
Mar-20	4	terraced house	555,000
Feb-20	4	detached house	765,000
Apr-19	5	semi-detached house	390,000
Feb-19	3	semi-detached house	341,000

Average property prices using above data

Dwelling size & type	Price £
2 bed detached house	325,000
3 bed semi-detached house	435,500
4 bed terraced house	555,000
4 bed detached house	630,000
5 bed semi-detached house	390,000
5 bed detached house	825,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix E – 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 April 2020 the following households with an address within Great Wolford parish were registered.

Household type	No. of children in household	No. of households	House type & size
Pensioner/DLA	0	2	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 Part two Q3 on the survey form).