



Housing Needs Survey Report for Harbury Parish Council

November 2020

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

Contents

1. Introduction

2. Planning Context

3. Results

- Q1 Reasons for housing need
- Q2 Current dwelling
 - i) Dwelling type
 - ii) Number of bedrooms
 - iii) Dwelling tenure
- Q3 Local connection
- Q4 Preferred property
 - i) Dwelling type
 - ii) Number of bedrooms
 - iii) Dwelling tenure
 - iv) Self build
 - v) Designed to cater for a disability
- Q5 Financial information
- Q6 Housing waiting list
- Q7 Detail of households seeking alternative housing

4. Conclusion

5. Contact Information

Appendices

- A: Survey letter & form**
- B: Property search**
- C: Home Choice Plus**

1. Introduction

Harbury Parish Council commissioned a local Housing Needs Survey specifically to find out more about the local housing needs of over 55s who wish to remain living in the parish.

A letter was delivered to every home in the parish which invited respondents to either complete the survey online or request a hard copy survey form. The survey form was a standard document used in parishes across Stratford district, and the survey ran throughout October 2020.

A copy of the cover letter and survey form can be seen as Appendix A to this report.

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete the survey. 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.

Hard copy survey forms could be securely posted direct to the WRCC Rural Housing Enabler using a Freepost address.

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 local plan to guide development in the district up to 2031. Amongst other things the local 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 the Harbury and Deppers Bridge Neighbourhood Plan was ‘made’ in December 2018.

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.

‘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

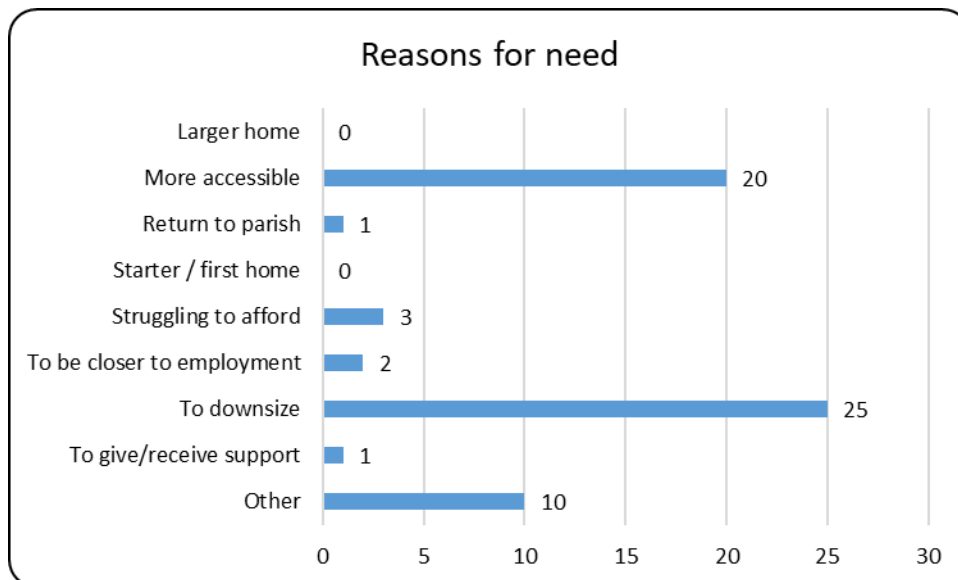
Approximately 1190 letters were distributed across the parish and 38 surveys were returned either partly or fully completed. However, 2 of the survey responses have been discounted as neither indicated a valid housing need and each household appeared to already be adequately housed.

This report therefore provides information from the remaining 36 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 “why does your household need alternative accommodation” and were able to indicate more than one reason. All respondents completed this section.



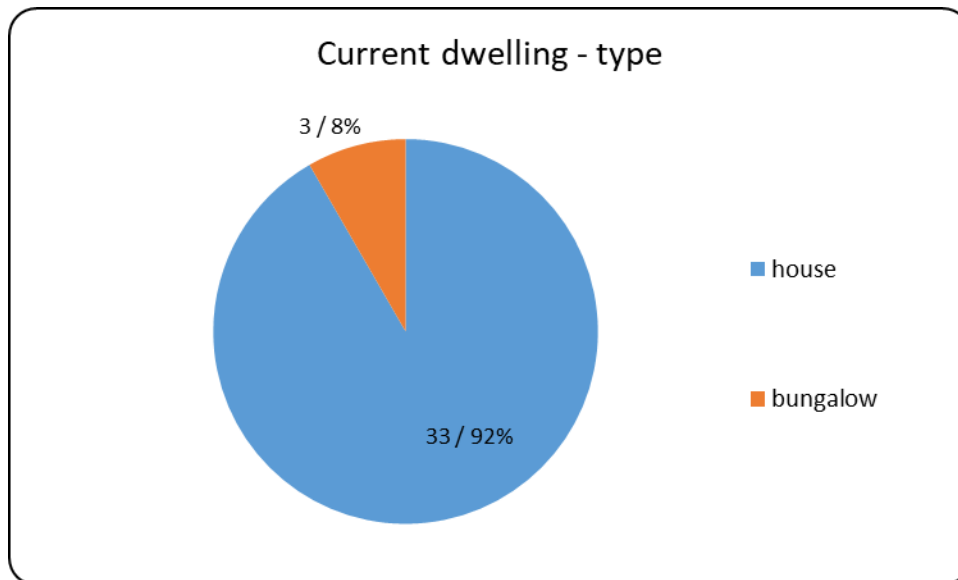
As can be seen above, respondents looking to downsize represent the largest group closely followed by respondents looking for a property that is more accessible (for example, all rooms on one floor).

Q2: Current dwelling

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

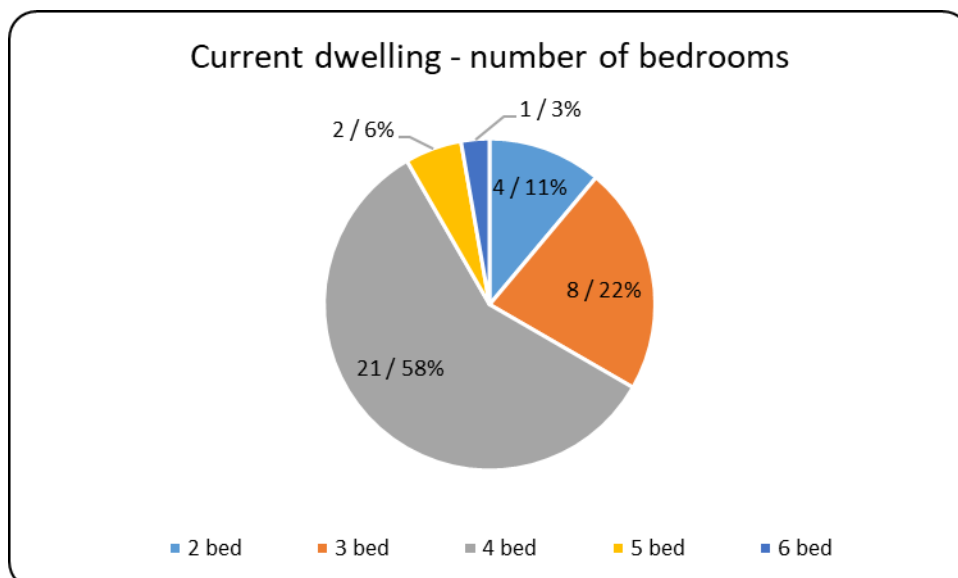
i) Dwelling type

All respondents indicated the type of dwelling that they currently reside in and, not unsurprisingly, 'house' represents the largest factor at 92% (33 out of 36).



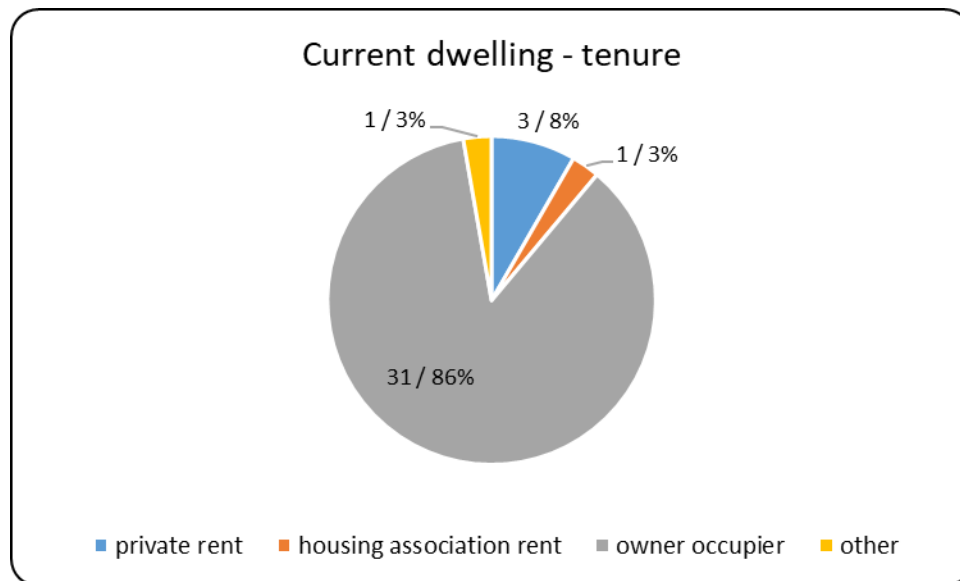
ii) Number of bedrooms

All respondents indicated the number of bedrooms within their current dwelling and the majority currently live in a 4-bed property.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of the 36 respondents, with owner occupier being the single largest element at 86%.



The mixture of owner-occupied, social rented and private rented accommodation in the area is an important component in the sustainability of a local community. With high house prices it may be difficult for less affluent households (for example younger people) to stay in, or return to, areas which have low levels of social or private rented housing.

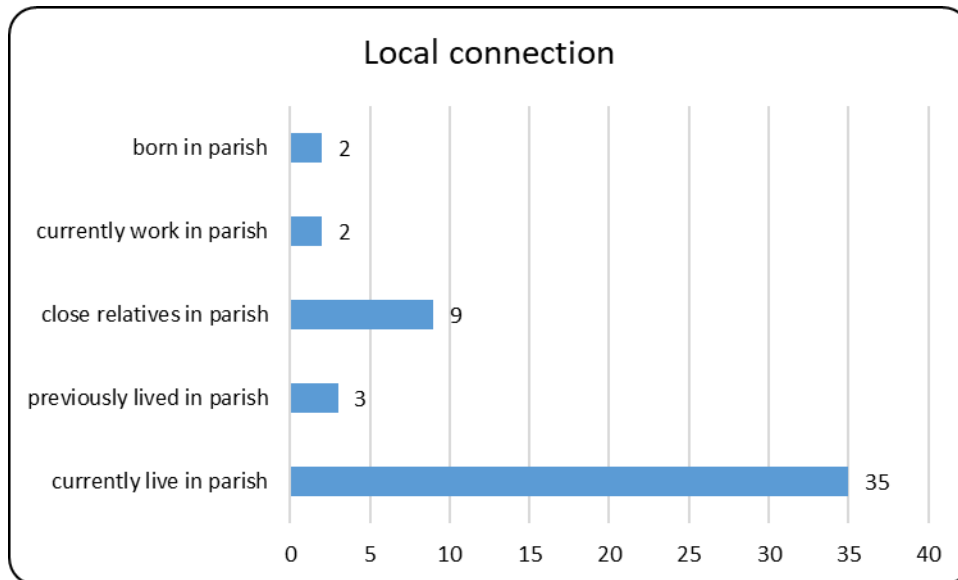
Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" Two of the 3 respondents who currently rent provided information, as shown below, which gives an average rent of 42.5% of income:

- 25%
- 60%

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, the vast majority of respondents currently live in the parish. Nine respondents indicated that they have close relatives (parents, siblings, children) within the parish.

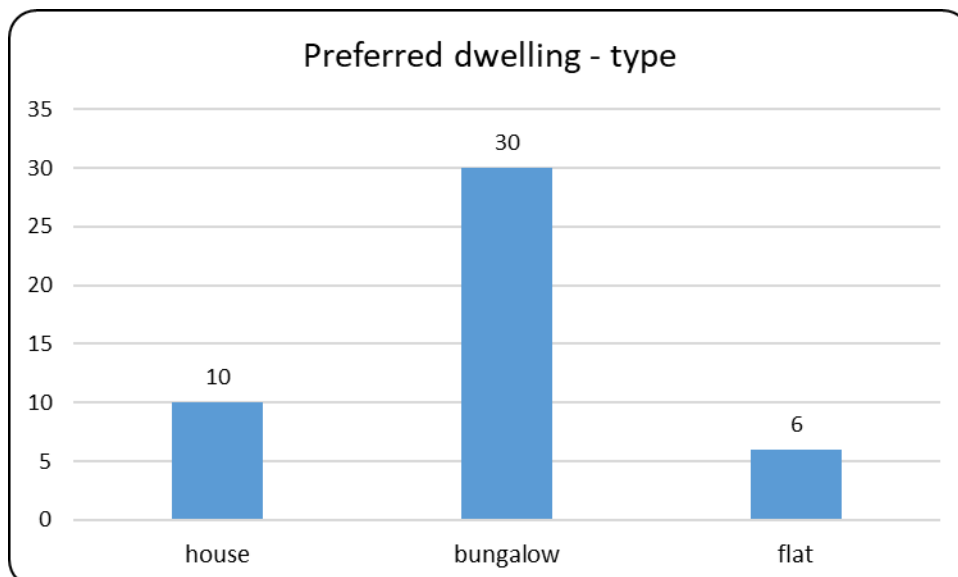


Q4: Preferred dwelling

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 £40,000, 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.

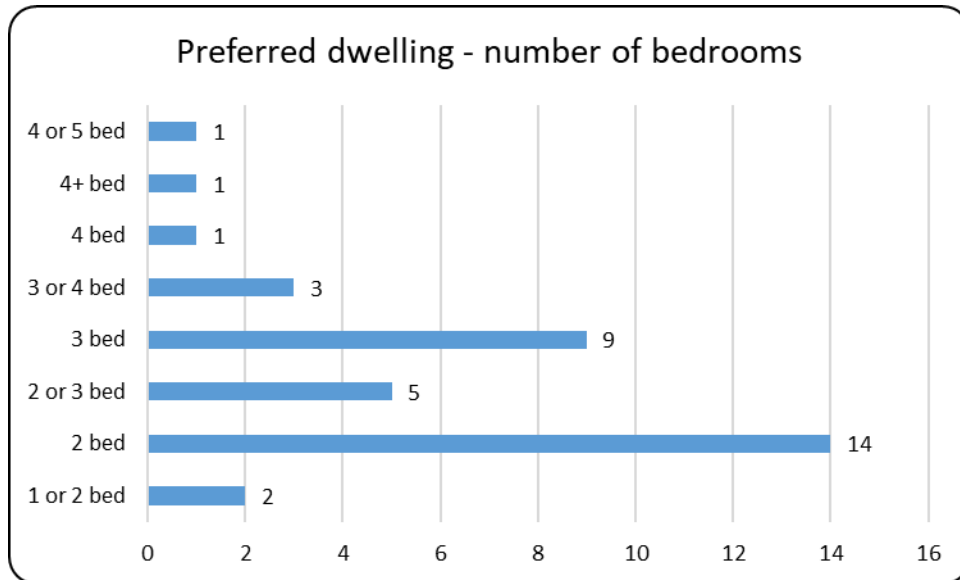
i) Dwelling type

All respondents provided information and, as can be seen in the following chart, 'bungalow' is the most popular option followed by 'house'. Respondents were able to indicate more than one preference.



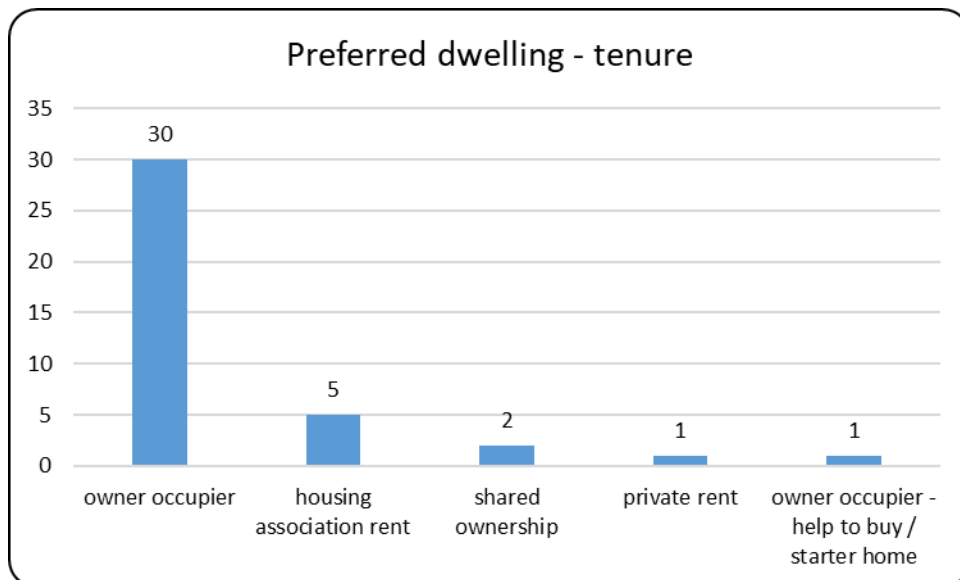
ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms with two and three 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, predictably, some form of home ownership is the most popular tenure.



iv) Self build

Seven of the respondents indicated that they would be interested in self build.

v) Designed to cater for a disability

Fifteen respondents indicated that they would prefer a property specifically designed for a disability.

Respondents were invited to “provide details of specific housing requirements”, and comments referred to wheelchair access, a preference for no stairs, and bathroom aids.

This information 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 the respondent could raise is compared against a 50% share (an average starting percentage for shared ownership) of a comparable local owner occupied property, 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 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 21 households with an address within the parish registered on the local authority housing waiting list and where at least one household member is aged over 55 years. 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 21 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 36 alternative homes for households with a defined local connection to Harbury parish and where at least one household member is aged over 55 years, as shown below.

Housing association rent

- 1 x 1 bed maisonette
- 3 x 1 bed bungalow

Owner occupier

- 1 x 1 bed maisonette
- 4 x 1 bed bungalow
- 1 x 2 bed house
- 15 x 2 bed bungalow
- 4 x 3 bed house
- 4 x 3 bed bungalow
- 2 x 3 bed house or bungalow
- 1 x 4 bed house

Consideration should also be given to the 21 households with an address within the parish registered on the local authority housing waiting list and where at least one household member is aged over 55 years.

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 Alison Biddle – Clerk to Harbury Parish Council
2 Bull Ring Business Centre, Church Terrace, Harbury CV33 9HL
Tel: 01926 614646
Email: clerk@harbury-pc.gov.uk
Web: www.harbury-pc.gov.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



Housing needs survey

October 2020

Dear Householder

Do you want to downsize, do you need a bungalow in preference to a house, are you struggling to maintain your current home?

There has been lots of development recently within the village suitable for families but the parish council would like to specifically find out more about the housing needs of over 55s within the parish so are conducting a survey with the assistance of WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities.

If you are over 55 years of age and think you might start looking for alternative accommodation within the next five years or so please contact either the Rural Housing Enabler (Sarah - 01789 842182 or housing@wrccrural.org.uk) or the Parish Clerk (Alison - 01926 614646 or clerk@harbury-pc.gov.uk) to receive a survey form. A Freepost envelope will be included for free return of the survey. Alternatively, you may complete the survey online at www.smartsurvey.co.uk/s/Harbury55.

When the survey is complete the parish council will consider the results and work with WRCC to explore how any local needs might be addressed.

Do you know anyone who is originally from the parish, now living elsewhere, who is aged over 55 and would like to return to the parish? If so, please ask them to contact Sarah or Alison (details as above)

All information you give will be treated in confidence and the parish council will not see individual replies. The analysis is carried out independently by WRCC and it will retain, and shred, all returned survey forms.

This survey will run throughout October.

Thank you for your assistance in conducting this survey.

Yours sincerely

Tim Lockley
Chairman – Harbury Parish Council

Housing needs survey for Harbury parish

Thank you for requesting this survey form. The parish council would like to specifically find out more about the housing needs of over 55s who wish to remain living in the parish.

All information you give will be treated in confidence and the parish council will not see individual replies. The analysis is carried out independently by WRCC and it will retain, and shred, all returned survey forms.

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 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

- 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 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 email (housingadviceteam@stratford-dc.gov.uk) or 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.

**Please return this form in the Freepost envelope provided
no later than 31st October 2020.**

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

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).

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, November 2020 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale in Harbury

Agent	Location	No of bedrooms	Type	Price £
ehB Residential	Vicarage Lane	4	detached house	795,000
Wiglesworth	The Barns	5	detached house	740,000
Peter Clarke	Butt Lane	4	detached house	675,000
ehB Residential	Hall Lane	4	detached house	645,000
ehB Residential	Mill Street	4	detached house	595,000
Kleinmann Properties	Brooks Drive	4	detached house	575,000
Kleinmann Properties	Pineham Avenue	5	semi-detached house	525,000
Kleinmann Properties	Percival Drive	4	detached house	525,000
Purplebricks	Mill Street	4	detached house	500,000
ehB Residential	Percival Drive	4	detached house	489,950
Wiglesworth	Honiwell Close	4	detached house	395,000
Kleinmann Properties	South Parade	2	semi-detached house	345,000
Kleinmann Properties	Fox Close	2	semi-detached bungalow	335,000
Kleinmann Properties	Manor Orchard	3	detached house	335,000
Kleinmann Properties	Frances Road	3	semi-detached house	330,000

Average house prices - for sale

House size & type	Price £
2 bed semi-detached house	345,000
2 bed semi-detached bungalow	335,000
3 bed semi-detached house	330,000
3 bed detached house	335,000
4 bed detached house	577,217
5 bed semi-detached house	525,000
5 bed detached house	740,000

Details of properties sold in Harbury during the last 12 months

Date sold	Location	No of bedrooms	Type	Price £
Jun-20	Hereburgh Way	2	semi-detached house	330,000
May-20	Neales Close	3	semi-detached house	311,000
Feb-20	Dickens Road	4	semi-detached house	305,000
Feb-20	Farley Avenue	3	detached house	322,500
Feb-20	Brooks Drive	3	detached house	415,000
Dec-19	Bird Walk	2	end terrace house	250,000
Dec-19	Frances Road	3	end terrace house	300,000
Dec-19	Farley Avenue	3	detached house	315,000
Nov-19	Mackley Way	3	detached house	290,000
Nov-19	Constance Drive	2	detached bungalow	330,000
Nov-19	Brooks Drive	4	detached house	490,000
Nov-19	Frances Road	2	semi-detached bungalow	272,500

Average house prices - sold in the last 12 months

House size & type	Price £
2 bed end terrace house	250,000
2 bed semi-detached house	330,000
2 bed semi-detached bungalow	272,500
2 bed detached bungalow	330,000
3 bed end terrace house	300,000
3 bed semi-detached house	311,000
3 bed detached house	335,625
4 bed semi-detached house	305,000
4 bed detached house	490,000

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 April 2020 the following households with an address within Harbury parish were registered, where at least one member of the household was aged over 55 years.

Household type	No. of children in household	No. of households	House type & size
Other	0	1	2 bed house
Family	2	1	3 bed house
Couple	0	1	1 bed maisonette or 2 bed house*
Pensioner/DLA	0	18	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).