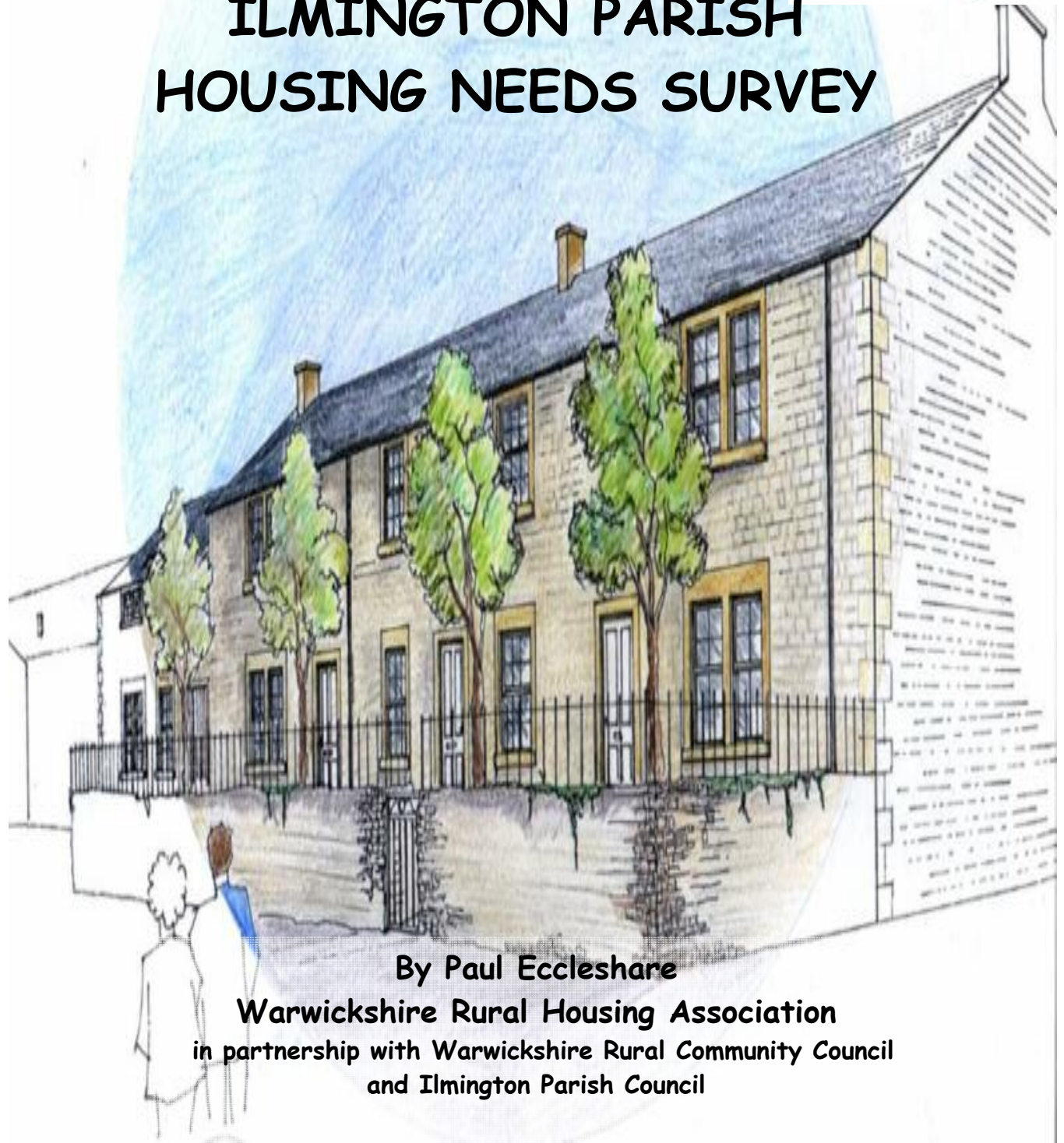




ILMINGTON PARISH HOUSING NEEDS SURVEY



By Paul Eccleshare

Warwickshire Rural Housing Association
in partnership with Warwickshire Rural Community Council
and Ilmington Parish Council

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1 Introduction

In November 2005 the Rural Housing Enabler for Warwickshire Rural Community Council (WRCC) was invited to a meeting of Ilmington Parish Council to discuss undertaking a housing needs survey for the parish. This was in response to an action point in the Ilmington Parish Plan – Action Plan to undertake a survey. The Parish Plan identified 25 housing needs in Ilmington and the Action Plan specified that further investigation was needed.

A housing needs survey form was approved by the Parish Council and a copy of the form was delivered to every household in the parish during February 2006. The return date for the survey was 31 March 2006 and returns were made via a 'Freepost' envelope directly to Warwickshire Rural Housing Association (WRHA).

WRHA were asked by the WRCC to undertake the analysis of the responses from the survey in order to maintain the confidentiality of the respondent's details. WRHA is a specialist rural housing association that works with parish councils and local authorities to investigate the need for and provide affordable homes in villages throughout the county.

2 Purpose of the survey

The aim of the survey was to assess local housing needs, i.e. housing needs within and relating to the parish of Ilmington.

3 Average house prices

Data from the Land Registry shows the following average house prices for Ilmington (CV36 4**), based on sales between October - December 2005:

Detached - £356,071 based on 7 sales during the period. The UK average = £293,231

Semi- Detached - £170,730 based on 13 sales during the period. The UK average = £174,039

Terraced - £238,250 based on 6 sales during the period. The UK average = £149,763

4 Planning Context

Planning policy at all levels {national, regional and local} imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances where new housing would meet a 'local' need identified by the community

Policy COM.1 (Local Choice) of Stratford on Avon District Council's Revised Deposit Draft (January 2003) Local Plan Review 1996-2011 outlines the method by which local communities can engage with the planning process to bring about developments to meet local housing needs. In this context 'local' means parish level. 'Housing need' refers to all forms of need, both 'affordable', i.e. houses to rent or for shared ownership through a housing association, as well as owner-occupier needs.

Policy COM.1 applies to all 'Local Centre Villages' within Stratford on Avon District and Ilmington is classified as one such settlement. The policy encourages communities to explore their housing needs, ideally as part of a parish plan or equivalent.

Occupancy of any dwellings arising from the implementation of Policy COM.1 in Ilmington would be subject to the proposed tenant / purchaser meeting the 'local connection' criteria outlined below. The method of controlling the occupancy of new dwellings would be set out in a document known as a Section 106 agreement (S106), which is essentially a set of conditions attached to planning permission. Any housing association managing dwellings upon which such conditions are placed would be legally obliged to adhere to the 'local connection' criteria in perpetuity.

Local Connection Criteria

- A household containing an individual who was born in the parish
- A household currently living in the parish and has done so for a period of at least twelve months
- An household that previously lived in the parish for at least 3 years but has moved away in order to find suitable and/or affordable accommodation.
- A household containing an individual who works in the parish and has done so for at least twelve months.
- A household containing an individual with a close relative currently living in the parish and where this relative has been resident in the parish for at least 3 years.

For the purpose of these criteria the word 'household' is used to describe all types of household composition, including single people, couples, families etc.

5 Respondents' details

Approximately 340 survey forms were distributed and 129 were received in return. This equates to a response rate of 38% which is considered to be excellent for this type of survey because people generally respond for one of three reasons:

- a) to express a need for alternative accommodation,
- b) to offer their support in principle to the idea of a small housing scheme for local needs,
- c) to state their opposition to the development of a small housing scheme for local needs.

All 129 responses¹ were included in the remainder of this analysis. The total number of people represented by the survey forms was 292 across all age groups.

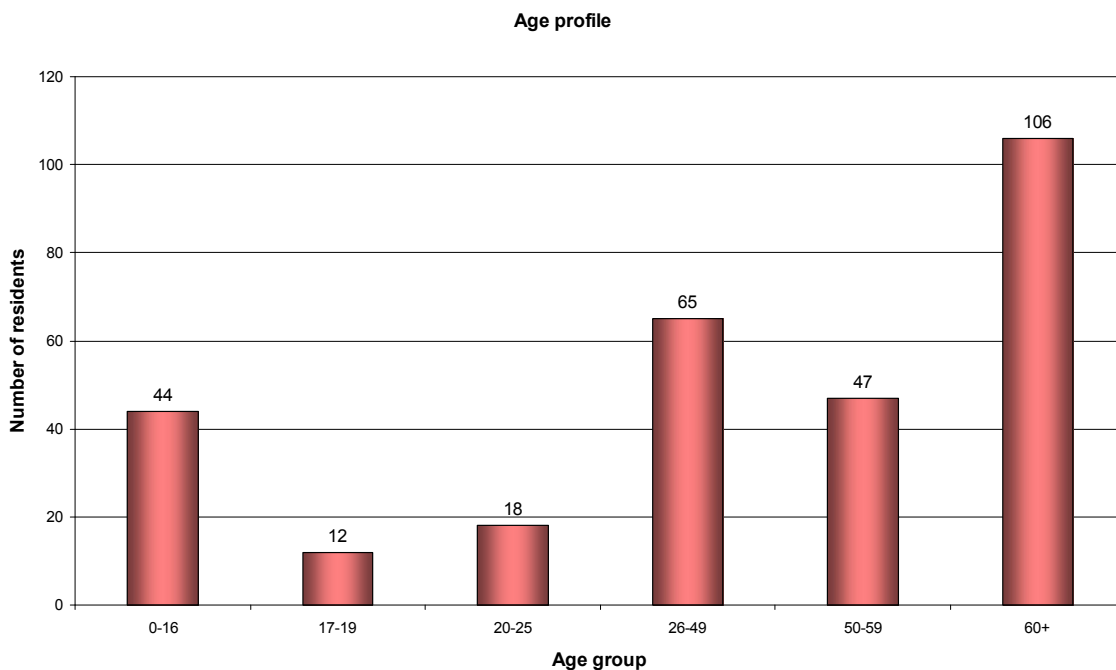
¹ For the purposes of this document the term respondent refers to an individual survey form. This often represents a household containing more than one person.

6 Age profile

The following chart shows the age profile of the 292 people captured by the 129 returned survey forms. It can be seen that the largest group of respondents are in the +60 years age group. The data underlying the graph shows that nearly half of this group are made up of single person households. Altogether 70 of the households that responded contained an individual over 60 and 61 of these were completely made up of people over 60 years of age.

The next largest age group is the 25 – 49 years group. This group represents just over 22% of the people responding to the survey. A majority of this group represent family households with a healthy number of 0 – 16 year old children present.

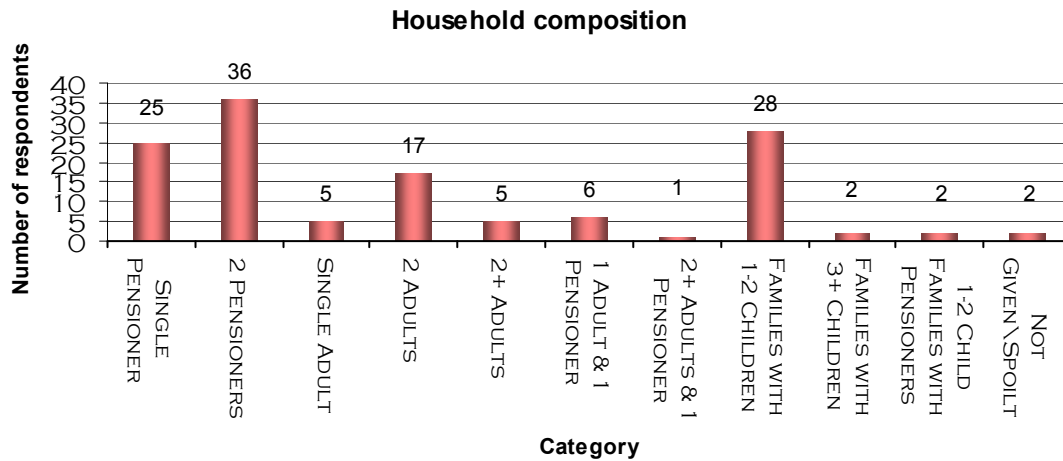
Altogether the profile shows a healthy mix of age ranges at present with the over 60s (36%) being outweighed by the under 60s (64%). A number of factors will play a role on maintaining a good diversity of age ranges, and the availability of affordable housing for young people growing up in the parish will be one of them.



7 Household size and mix

The following chart shows the number of **households** in each size/mix category. The highest level of response was from the '2 pensioner²' households, although when combined the families with children group is nearly equal to this. The next largest group are the 'Single pensioners', making up just over 19% of the respondent households.

The average household size for the respondents = 2.26 persons per dwelling.



² The term 'Pensioner' refers to anybody over 60 years of age.

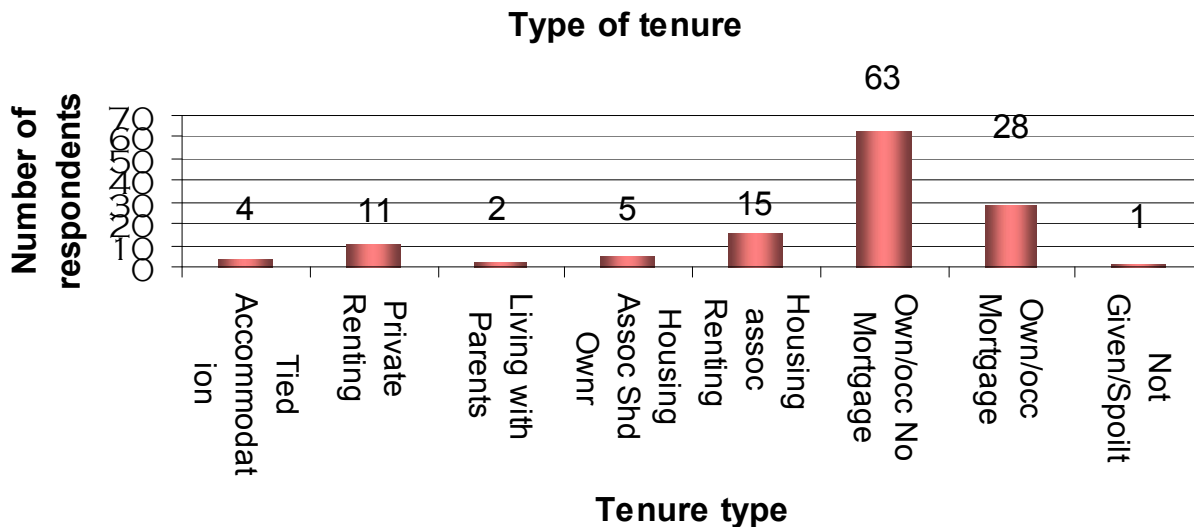
8 Tenure of respondents

The following chart shows the current **household** tenure across the 292 respondents. Owner-occupiers make up just over 70% of the total number of respondents. The largest overall group, over 48%, are owner occupiers without a mortgage. This is normal for a survey with a large over 60s age group of respondents who account for nearly 80% of this tenure group.

Accommodation in the 'social' sector makes up 15.5% of the total (44 people), while respondents who cited their tenure as 'living with parents' make up 1.5% (4 people). Tied accommodation makes up nearly 3% (9 people). Depending on the employer, this can be a very insecure form of tenure. Those respondents renting privately account for 3% (25 people) of the total, again their long-term tenure can be viewed as insecure.

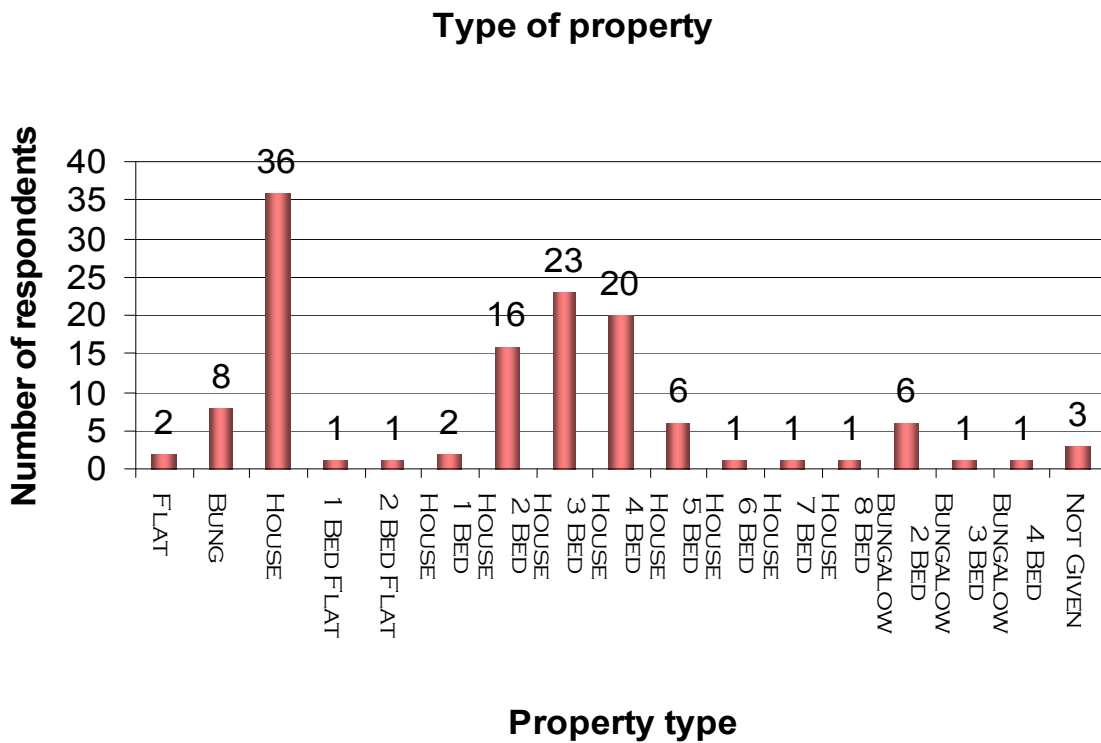
It would appear from this graph that a majority of respondents are adequately housed. It does show that 17 respondents may be in need of more secure / cost effective forms of tenure or first time independent accommodation i.e. those living in tied accommodation, renting privately or living with parents.

Additionally, the Parish Council is advised to bear in mind the large number of single pensioner households discussed above. A greater need for alternative accommodation (downsizing / single level) may emerge over the next decade.



9 Property types

The following chart shows the types of dwellings that respondents currently live in. The two largest categories are 3 bedroom houses and 4 bedroom houses, which is not untypical for a rural parish. The categories of 'House', 'Bung' and 'Flat' exist due to incomplete information regarding the number of bedrooms from these respondents. Unfortunately this accounts for over 35% of responses to this question. Overall there appears to be a reasonable mix of property types amongst the respondents. This suggests that there is no lack of smaller properties available within the parish, which can be a barrier to affordability for new families and single people in some parishes.

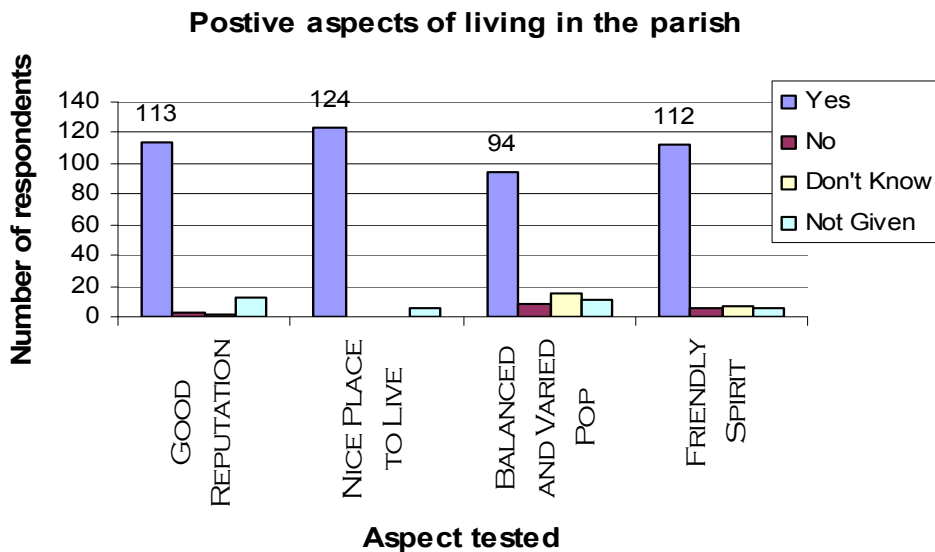


10 Sustainability issues

Respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in the parish of Ilmington. This was done to build-up a picture of life in the parish, and to identify any issues/problems that could threaten the long-term sustainability of the parish.

Information relating to the sustainability of a settlement is important to assess whether any affordable homes that are subsequently provided will in themselves be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when providing new homes.

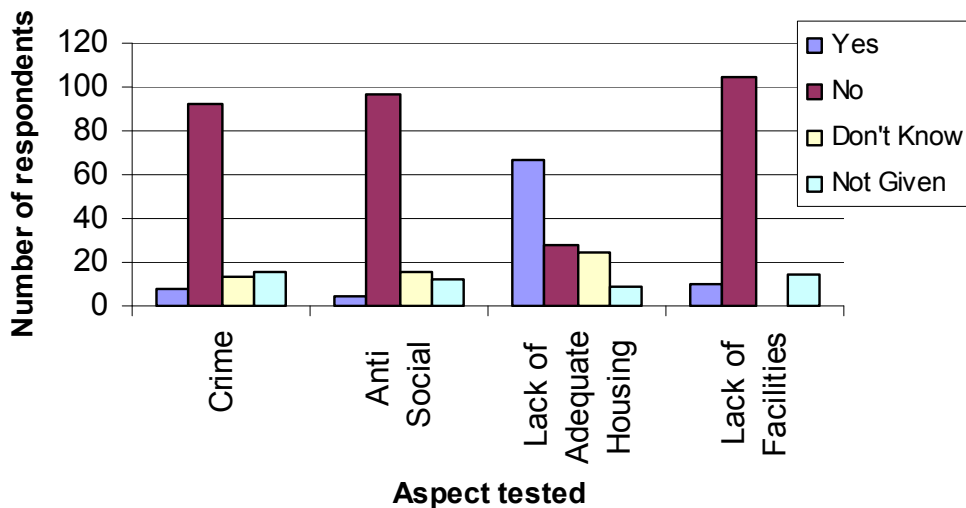
The first chart shows respondents' views about the benefits to living in Ilmington. The majority of respondents think the parish has a good reputation, is a nice place to live, and has a balanced and varied population and a friendly spirit.



The second chart shows respondents' views about negative issues that might exist in the parish. This is more of a mixed bag of views. Again, the social sustainability of the parish is confirmed in the perceived low level of crime and antisocial behaviour. Unusually, nearly all respondents also perceive that there is no lack in the local facilities available to residents of the parish. This is almost unique in our experience of undertaking housing needs surveys. The comments of those respondents who did feel that certain types of facilities were lacking or could be improved are shown in appendix A.

52% of respondents did feel that there was a lack of adequate housing, with many providing additional comments that stated that they felt that there was a lack of affordable housing for young people. Interestingly a vast majority of this type of comment came from adequately housed members of the 60+ age group. This shows a high degree of inter-generational compassion with Ilmington, with the older generation realising the benefits that the younger generation bring to the vitality of the parish.

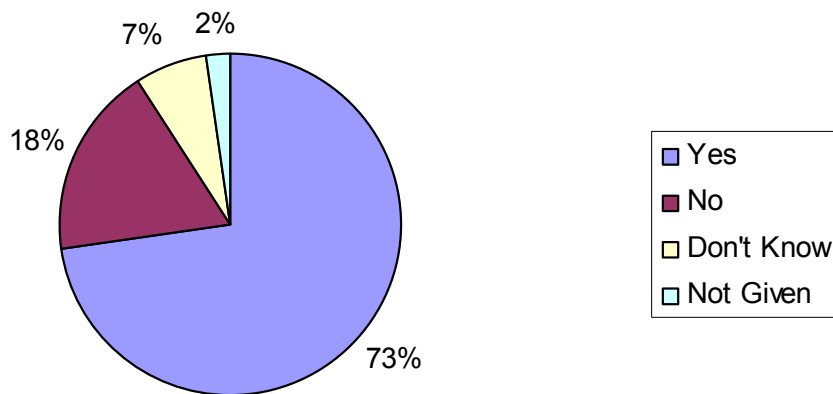
Negative aspects of living in the parish



11 Local support for a small housing development

The chart below shows the level of support within the community for the possible future provision of a small housing development of affordable homes for local people being developed within the parish. All 129 respondents completed this part of the survey form and a large majority (94) stated that they would be in favour of such a scheme. Many went on to state their reasons for supporting / not supporting such a scheme, or stating the conditions that should be placed on the development of such a scheme. Their comments are reproduced verbatim in appendix B.

Level of support for a small housing scheme



12 Housing needs analysis

Of the 129 returns, 110 were from people who would be considered as adequately housed and therefore would not be looking for alternative accommodation in the next 5 years. These respondents completed the survey form primarily to offer their support or objection towards a 'local needs' housing development, to give their comments regarding the 'sustainability' of Ilmington and comment on its facilities. They were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing within the next five years is concerned there are 19 returns where the respondents have given specific details of their housing need.

The following table lists the responses identifying what type of housing they would prefer and our assessment of their need. The term 'Local Market' refers to owner-occupied accommodation with conditions imposed upon it to restrict occupancy to people with a local connection, as per Section 4 of this report.

RESPONDENT	PREFERENCE	REALITY
Single person. Currently renting privately in Shipston. Born and lived in the parish for 23 years. Parents still resident in parish.	2 Bed House. Rented / Shared Ownership.	2 Bed House. Rented.
Couple. Resident in parish for last 13 years. Currently renting from Housing Association. Need larger property.	3 Bed House. Shared Ownership.	3 Bed House. Shared Ownership.
Single person. Resident in parish over 25 years. Current owner occupier with no mortgage. Wishes to downsize	3 Bed House. Open Market.	3 Bed House. Local Market.
Couple with 3 children. Resident in parish for 7 years, one child in local school. Currently renting privately	3 – 4 Bed House. Open Market	3 Bed House. Local Market.
Single Person. Resident in parish for 67 years. Currently lodging. Has mobility problems.	1 Bed Bungalow. Rent / Shared Ownership	2 Bed Bungalow. Rented.
Couple with one child. Live and work in parish for two years. Currently renting privately. Need more secure tenure.	2 Bed House / Bungalow. Rent, Shared Ownership or Open Market.	2 Bed House. Shared Ownership.
Couple with two children. Living in parish for two years, family in parish. Children in local school. Renting privately, need more secure tenure.	3 Bed House. Rent / Shared Ownership.	3 Bed House. Rented.
Couple with children. Live and work in the parish (time no specified). Privately renting. Wish to get onto property ladder.	3 Bed House. Open Market.	3 Bed House. Local Market.
Single person. Resident in parish 20 years. Currently living with parents, requires independent accommodation.	2 Bed House. Shared Ownership.	2 Bed House. Rent.

RESPONDENT	PREFERENCE	REALITY
Couple with 2 children currently resident in Shipston. Birth connection to Ilmington, previously lived in the parish for 21 years. One member currently works in Ilmington.	4 Bed House. Open Market.	4 Bed House. Local Market.
Single person. Resident in parish for 52 years. Currently renting from Housing Association. Requires Bungalow due to deteriorating health.	2 Bed Bungalow. Rented.	2 Bed Bungalow. Rented.
Couple with two children. Resident in parish for 6 years. Currently Shared Ownership with Housing Association. Need larger accommodation.	3 – 4 Bed House. Shared Ownership / Open Market	3 Bed House. Shared Ownership.
Single Person. Resident in parish for 25 years. Currently Share owner with Housing Association. Wants to change tenure.	2 Bed House / Flat. Open Market	2 Bed House. Local Market.
Single person. Born and resident in parish for 25 years. Currently living with parents. Wants independent accommodation.	2 Bed House. Open Market.	2 Bed House. Local Market.
Couple with 1 child. Resident in parish for 22 years. Currently renting from Housing Association. Wanting larger property and to change tenure.	3 – 4 Bed House. Shared Ownership/ Open Market	3 Bed House. Shared Ownership.
Couple. Currently resident in Admington. Born in Parish and previously lived there for 12 years. In Tied accommodation which will soon be unavailable to them.	2 Bed House. Shared Ownership	2 Bed House Shared Ownership
Single person. Currently resident in Hereford. Born in parish, previous residency of 20 years. Parents still in parish. Wishing to return to be near family.	1 – 2 Bed House. Shared Ownership / Rent	2 Bed House. Rented.
Couple. Born in parish and resident for 27 years. Renting privately. Require less expensive tenure.	2 Bed House. Share Ownership / Rent	2 Bed House. Rented.
Single person. Resident in parish 25 years. Currently living with parents. Need independent accommodation.	1 Bed House / Flat. Share Ownership / Rent	2 Bed House. Rented.

Therefore the housing needs derived directly from this survey are:

5 x 2-bed houses for rent
2 x 2-bed bungalows for rent
1 x 3-bed house for rent

2 x 2-bed houses shared ownership
3 x 3-bed houses shared ownership

2 x 2-bed houses local market
3 x 3-bed houses local market
1 x 4-bed house local market

Total = 19 units.

It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied due to our experience that in the time it takes to bring forward a development some of the respondents will have solved their own housing need. The standard discounting factors that are applied are 40 percent to the shared ownership properties and 25 percent to the rented properties. The different factors reflect the ability of each tenure group to solve their own housing needs. Therefore the housing needs for Ilmington after discounting are:

3 x 2-bed houses for rent
2 x 2-bed bungalows for rent
1 x 3-bed house for rent

1 x 2-bed house for shared ownership
2 x 3-bed houses for shared ownership

With regard to the local market housing, before defining this level of need WRHA would like to carry out additional research with the respondents who indicated open market as their preferred tenure to ensure that they are fully aware of the financial implications of this tenure. Once this has been established a definitive scheme mix will be produced. It is possible that some of these respondents may find that they are unable to realistically afford such a tenure and may therefore wish to adjust their requirements to shared ownership or even rent.

13 Conclusions and recommendations

Warwickshire Rural Community Council in partnership with Ilmington Parish Council and Warwickshire Rural Housing Association has conducted a detailed study of housing need in the parish of Ilmington. The survey has not only investigated housing needs, but also ascertained residents' views regarding life in the village, as well as identifying local support for a development to meet local needs.

WRHA's recommendation is that Ilmington Parish Council expresses a commitment to meeting the identified housing needs of the community. WRHA and the WRCC will then undertake more detailed research into the level of local market housing that is needed and produce a definitive tenure mix for a housing scheme

Such a scheme would alleviate the current housing need for those who cannot afford to secure a suitable property in Ilmington, but wish to stay in the parish or return to be close to family members that are currently resident.

14 Acknowledgements

Warwickshire Rural Community Council and Warwickshire Rural Housing Association would like to thank Cllr Tony Wilkins, Chairman of Ilmington Parish Council and Mrs S M Gardner, Clerk to Ilmington Parish Council for their help and support in carrying out this survey. We would also like to thank all those who helped deliver survey forms.

15 Contact details

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Appendix A: Comments regarding facilities

The following is a list of comments (wants) provided by respondents to the Housing Needs Survey:

Shop 1 respondent listed this as the facility most lacking in the parish.

Improved Bus Service 5 respondents listed this.

Provision of Street lighting 1 respondent listed this.

Appendix B: Respondent comments regarding the development of a small-scale affordable housing development for local people.

The following comments were received from respondents to the Housing Needs Survey regarding their feelings about the development of a small-scale affordable housing scheme for local people. They are reproduced verbatim:

- No affordable housing for young people
- No affordable housing for local residents
- In answer to above, I would be in favour of one small scheme, so long it was built with a little more taste than some of the schemes around the district. Eg: Shipston, Newbold. After all houses can be built to fit in (architecturally) with existing housing stock.
- I work full-time and earn a reasonable salary, however I still wouldn't be able to afford a property in Ilmington as things stand in Ilmington at the moment. I think this is very sad.
- Not as infill, but on perimeter of village
- For some young people who are looking for a home
- Lack of affordable housing for first time buyers (i.e. locals). providing the site was in an agreed area and did not affect the existing housing.
- The parish needs more housing with 1 or 2 bedrooms for youngsters or separated families. The parish does not need more large houses. From the parish plan it was confirmed that the parish needs more housing with 1 or 2 bedroom to allow parishioners to stay or return.
- More rented accommodation needed
- Not enough affordable accommodation for young newly-weds buying their first home.
- Village already has this. Most of us have had to move out of the village, buy cheap terrace housing in less attractive areas before being able to afford to return or live here
- Small Cotswold stone developments / barn conversions
- 19 year old would like to be able to return & live in village post university, but will only be able to do so if cheap enough housing is available.
- No more extensions, no infilling. New houses with limited space for expansion
- Housing for local youngsters needed not for affluent incomers.
- Possibly need more housing association shared ownership for local youngsters who want to stay in home area

- As long as the development did not adversely affect neighbours or not in keeping with neighbouring housing
- Emphasis on small and conditional on existing services can cope e.g. Sewerage + water
- Young local people should be able to afford to live in their own village; ordinary house prices are prohibitive
- Housing should be available for local parish people
- We have two young adults (with degrees) living at home because they enjoy 'Life in the Parish' earning approx £20 - £25,000 who want to get on the property ladder but are only able to get a X 6 salary for a mortgage, i.e. £150,000. Ideally they would like a traditional cottage type property (with parking / garage space) but it is not a feasible option in this area
- Lack of affordable housing for local families
- Not enough housing for the young people to remain in the parish
- Affordable housing to buy. Maybe more shared ownership need to be available
- If any small housing scheme is introduced any property the subject of the scheme should contain a covenant restricting the on-sale of the property to anyone other than a local, otherwise the 'problem' will be on-going
- Problems started with the 'selling off' of council houses
- Local people are unable to afford the property prices of Ilmington
- Large scale development within or on the outskirts of the village should be avoided at all costs; but small scale, low cost, development aimed at retaining village born & village related people would be welcome
- As long as it is for local people when building has been completed + not sold at very high prices
- Affordable housing for first time buyers
- Property is very expensive for young people and families
- Not enough affordable housing. New homes built are all large, very expensive
- Not enough affordable housing large enough for young families or couples. Too many council properties have been sold
- Lack of housing for locals on low incomes

- I think there is a very good range of good and different housing as it is. They may be expensive but that is because it is a lovely place to live. It is not possible to build a house that will not be expensive in a place like Ilmington so please don't try. Thanks.
- Insufficient low cost housing
- I understand that young people starting off in life have to move away as they cannot afford housing in Ilmington and they should have the chance to remain in the village if they wish.
- We had to move from Ilmington because there was no affordable, bigger homes
- Not enough low cots housing for young people wanting to stay in the village
- There is a place for social rented, shared ownership or small owner occupied housing (eg housing built by Johnson & Johnson in Telegraph Street Shipston would be appropriate). But any new housing must be in line with the village design statement guidance and respect the character of village. No more large executive detached private housing or suburban style social housing e.g. cross leys please.
- Lack of appropriate housing an issue not just for Ilmington locals – new, fresh, young blood is needed in the village – the old 'mafia' does not have to reign supreme protecting their own offspring to the detriment of others in the area.
- Although aware of the strong need for preservation of open spaces in Ilmington – but feel that a few infill plots not being used effectively, eg empty plot in Frog Lane that could be used for 2 small houses rather than another massive one that only the well off can afford. E.g. the V. exp 5 bed house for sale on Mickleton Road.
- Some in housing association 2 bedroom houses cannot move when they need more bedrooms. Rented is a priority. Mobile homes would meet a need for some young and old.
- Properties are needed for people to rent at a reasonable rent, not £1,000 or more a month, & for them to buy at affordable prices for young couples not on high flier incomes.
- I would be in favour of more houses being built for families which are not necessarily social housing but reasonably priced detached homes eg. £300 - £400k
- There is insufficient affordable properties for first time buyers. Both my sons have had to move away to find affordable accommodation. If we fail to provide housing for first-time buyers and young families the population of the village will become (has become) unbalanced, being weighted towards the elderly. £200,000 for a two bedroom house is not affordable!
- One [small housing scheme for local people] provided no big houses + no flats; all built with Cotswold stone + no dumbing down on quality. Any housing should be built outside the conservation area and AONB
- It would be great if housing association / councils could buy existing properties in villages to rent out to those on waiting lists rather than having to build new developments. This would

counter local concerns regarding new developments & integrate private owners and housing association tenants more seamlessly

- We love Ilmington but despair at the house prices in the village. I am very much in favour of new affordable housing schemes but unfortunately some of the more wealthy population may oppose this and wish to protect the inflated value of their own properties at the expense of younger people. I really hope a new housing scheme will be developed.
- No use just having shared equity – where do families go as they get bigger? We need housing stock to keep people moving up the property ladder