



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

July 2022

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1. Introduction

Kineton Parish Council commissioned a local Housing Needs Survey which was distributed early in June 2022, with a deadline return of 30th June. The aim of the survey was to collect local housing needs information within and relating to Kineton parish.

The survey form was a standard document used in parishes across Stratford district and a copy was provided 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 with or containing a specific housing need, and who wish to live in the parish, were requested to complete the survey form which asked for details of the household, the current housing situation, preferred housing situation, the reason for the 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 assist in meeting any local housing that may be identified in this report or as a result of subsequent housing surveys. Kineton Neighbourhood Development Plan was ‘Made’ in October 2016 and is now formally part of the District Council's development plan and will be used to assist in making decisions on planning applications within the plan area.

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 prioritises 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 1193 survey forms were distributed and 28 were returned, either partly or fully completed. However, five survey returns have been discounted:

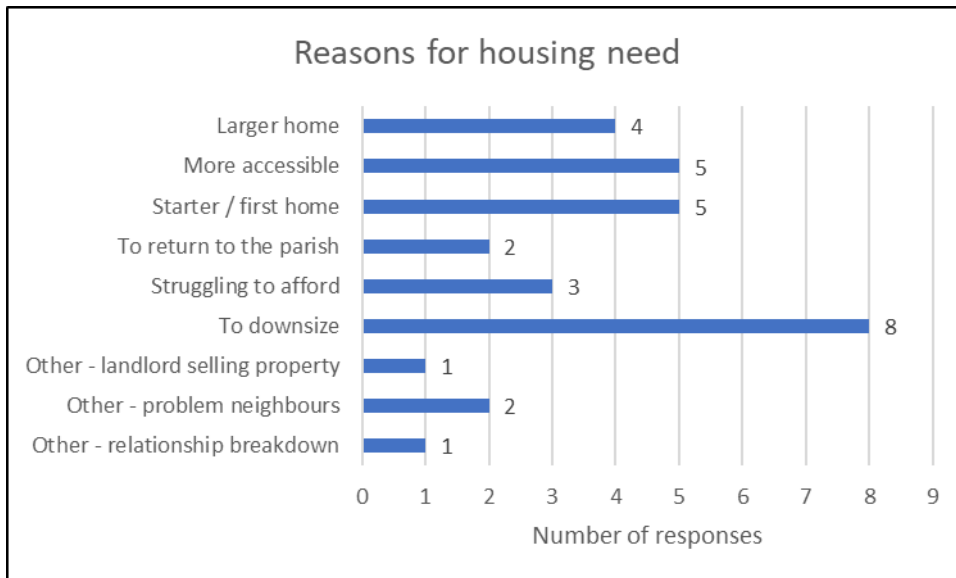
- One return is a duplication, having been submitted twice online
- One responding household appears to already be adequately housed given the information provided
- Two respondents have no wish to live locally
- One respondent returned the form but did not respond to any of the questions though they did provide this comment about housing: “I think there is a crying need for bungalows and smaller properties in the village and totally endorse this survey!!”

One survey form provided information with regard to two housing needs, so in total this report relates to 24 responses.

Q1: Reasons for housing need

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

All respondents bar one completed this section and respondents wanting to downsize made up the largest group.

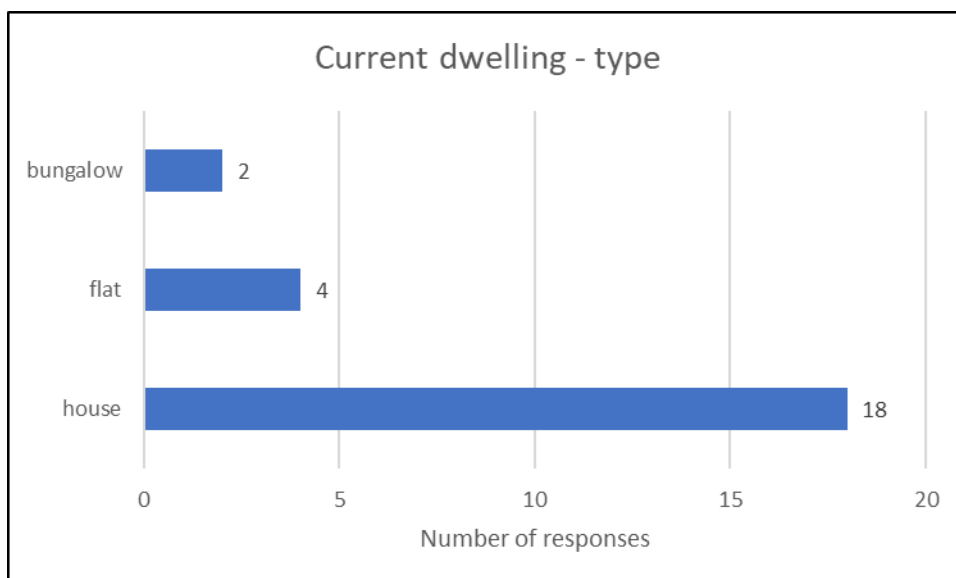


Q2: Current dwelling

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

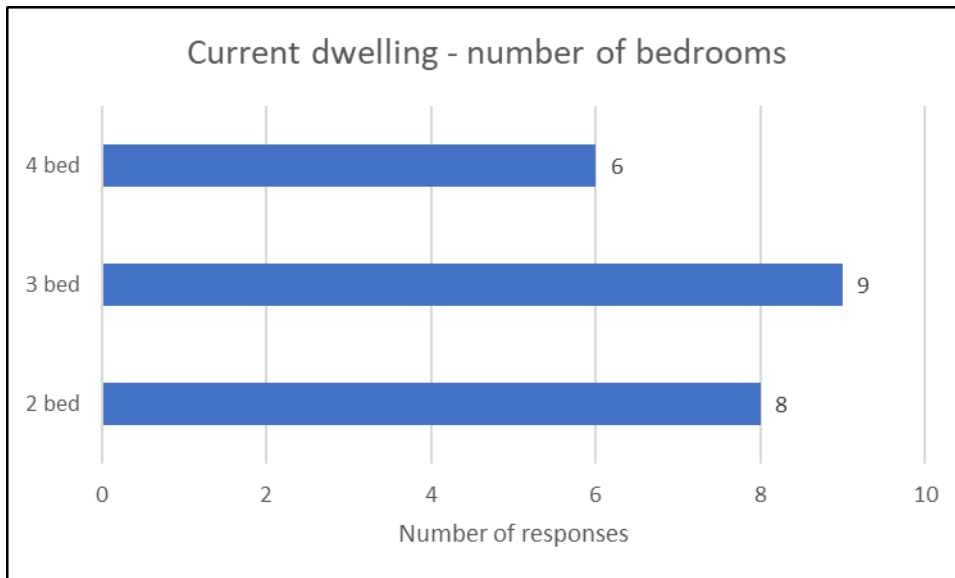
i) Dwelling type

All of the respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the majority at 18 responses.



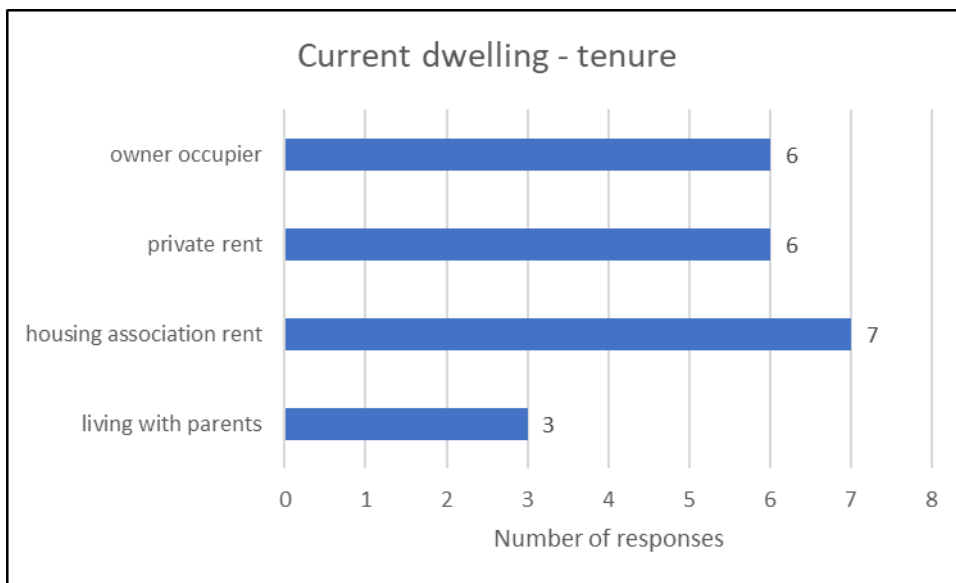
ii) Number of bedrooms

Of the 24 responses 23 indicated the number of bedrooms within their current dwelling and, as can be seen below, 3 bed homes represent the largest group closely followed by 2 bed homes.



iii) Dwelling tenure

The following chart shows the current dwelling tenure as indicated by 22 respondents, with 'housing association rent' being the single largest factor at 7 responses.



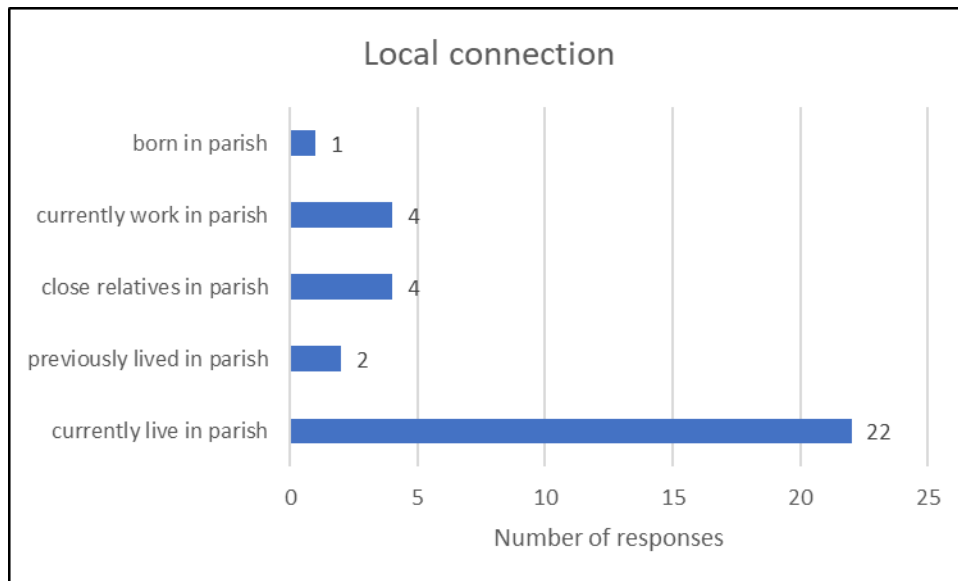
Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" It is generally accepted that a person should ideally spend no more than 35% of their income on rent.

Of the 13 respondents who currently rent 10 provided information, as shown below, which gives an average of 39.10% of income spent on rent:

- 20%
- 25%
- 30%
- 52%
- 20%
- 21%
- 96%
- 32%
- 45%
- 50%

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection.



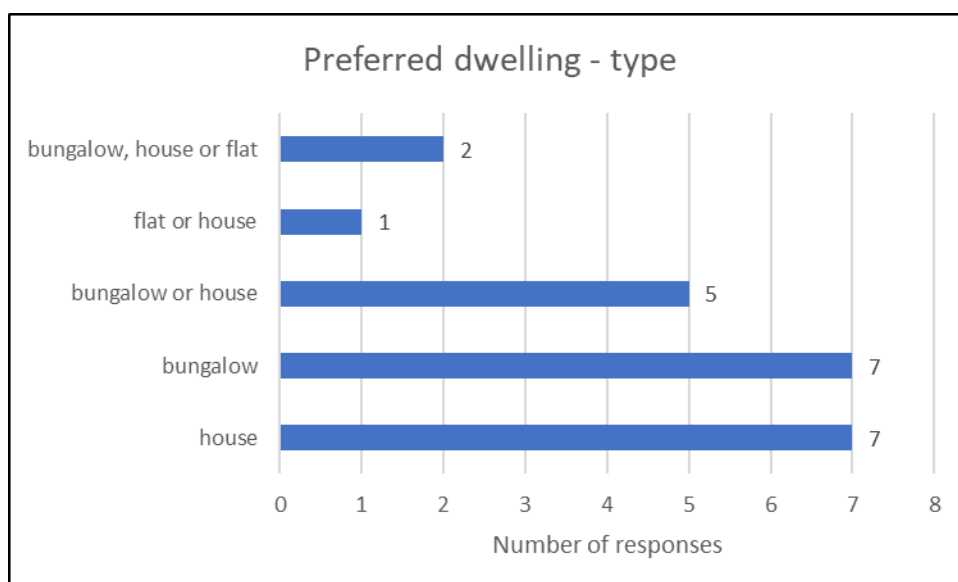
As can be seen above, the majority currently live in the parish.

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) Dwelling type

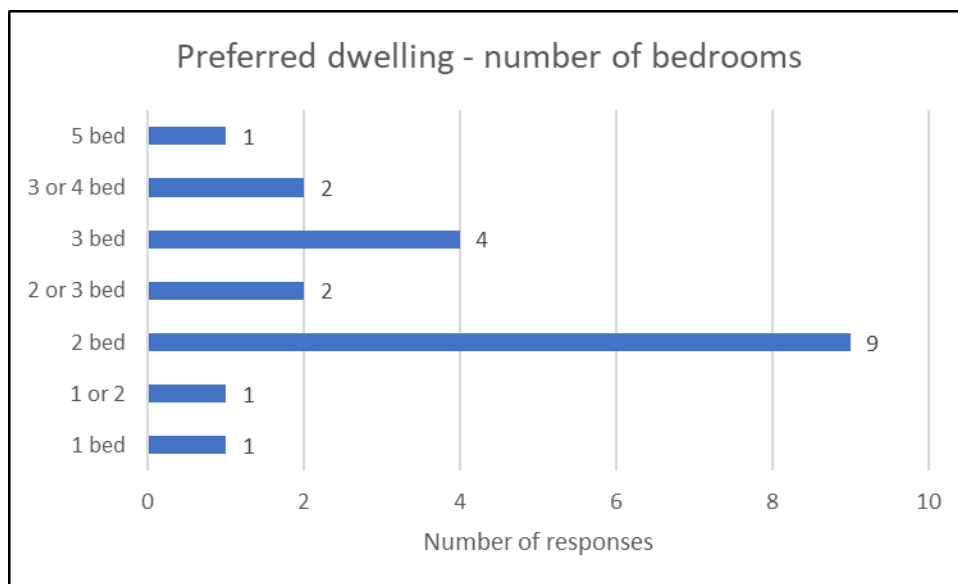
Two of the respondents did not provide information to this question so the chart below shows information from 22 respondents.



Not unsurprisingly, most respondents would prefer to live in a house or bungalow. Of the 8 respondents who indicated at Q1 that they would like to downsize, 5 indicated that they would prefer a bungalow.

ii) Number of bedrooms

Twenty of the respondents indicated a preference regarding the number of bedrooms they would prefer with 2 bed accommodation proving popular followed by 3 bed accommodation.



Most of those indicating a preference for a 2 bed dwelling currently live in a family-sized 3 or 4 bed home and are aged over 60 years.

iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. Twenty-one of the respondents answered this question, with no single preferred tenure emerging.

Preferred dwelling - tenure	Number of responses
owner occupier	6
housing association rent, private rent, shared ownership or owner occupier	2
housing association rent	7
housing association rent, shared ownership or owner occupier	1
shared ownership or owner occupier	2
housing association rent or shared ownership	2
housing association rent, private rent, or owner occupier	1

The majority of respondents currently in rented accommodation (either housing association or private) prefer housing association rent whilst the 3 respondents currently living with parents prefer some form of home ownership, though they don't necessarily have a suitable deposit to enable them to acquire a mortgage.

iv) Self build

Four of the respondents indicated that they would be interested in self build, though of these four respondents it would appear to only be a financially viable option for two of the respondents at the current time.

v) Designed to cater for a disability

Three respondents indicated that they would prefer a property specifically designed for a disability and 5 respondents provided information about a specific housing need relating to health issues. Comments included reference to mobility issues, preference for a wet room, ongoing medical conditions, and a need for wheelchair access.

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

Q5: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein. Twenty-three of the 24 respondents provided information.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner-occupied property in the local area, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as requiring 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 given the information provided, if they could not do so they are re-classified as needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

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

However, it should be noted that at November 2021 there were 118 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 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 24 alternative homes for households with a defined local connection to Kineton parish, as shown below.

Housing association rent (15)

- 6 x 1 bed maisonette
- 4 x 1 bed bungalow
- 2 x 2 bed bungalow
- 3 x 2 bed house

Housing association shared ownership (1)

- 1 x 4 bed house at 65%

Owner occupier (8)

- 1 x 2 bed maisonette
- 5 x 2 bed bungalow
- 1 x 3 bed house
- 1 x 4 bed house

Consideration should also be given to the households registered on Home Choice Plus (suitably discounted by the 6 responses to Q6).

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

Georgina Lowe - Clerk to Kineton Parish Council
Sideways, Banbury Road, Kineton, Warwickshire CV35 0JY
Email: clerk@kineton-pc.gov.uk
Website: www.kineton-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
Website: www.ruralwarwickshire.org.uk



June 2022

Housing needs survey for Kineton parish

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

The last parish-wide housing needs survey was completed in 2013 so we are now undertaking another survey to find out whether there is a lack of suitable housing for local people.

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

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

Data is collected on behalf of the parish council by WRCC (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information will be treated in strict confidence and all returns will be anonymised.

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

Completed survey forms should be returned to WRCC by 30th June using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/Kineton2022.

Thank you for participating in this survey.

Kineton Parish Council

1. Why does your household require different accommodation (tick all that apply)?

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

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

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

Number of bedrooms

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

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

%

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

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

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

- Bungalow House Flat / maisonette

Number of bedrooms

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

Are you interested in self-build?

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

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

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

This information will not be disclosed to any third party and remains confidential. Financial information helps 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 apply to rent a housing association property you should be on the housing waiting list. Application forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

7. Details of the household seeking housing.

Please complete a separate form for each household in need of different 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:
01789 842182 or housing@wrccrural.org.uk

**Please return this form in the Freepost envelope provided
no later than 30th June 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 – Property search

Results of property search within the parish, June 2022 (excluding period & listed properties, park homes, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale

Agent	Location	No of beds	Type	Price £
Morris	Warwick Road	3	detached house	474,750
Connells	Glostons Green	4	detached house	445,000
Peter Clarke	Mill Street	3	detached bungalow	425,000
Morris	Warwick Road	2	detached house	399,750
Morris	Warwick Road	2	semi-detached house	357,750
Morris	Warwick Road	2	semi-detached house	354,750
Morris	Warwick Road	2	semi-detached house	349,750
Peter Clarke	Park Piece	4	semi-detached house	325,000
Sheldon Bosley Knight	Southam Street	3	terraced house	295,000
Connells	St Peters Road	3	terraced house	240,000
Connells	Dene Close	2	maisonette	185,000
Connells	Southam Street	1	apartment	150,000

Average house prices for sale

Property size & type	Price £
1 bed apartment	150,000
2 bed maisonette	185,000
2 bed semi-detached house	354,083
2 bed detached house	399,750
3 bed terraced house	267,500
3 bed detached house	474,750
3 bed detached bungalow	425,000
4 bed semi-detached house	325,000
4 bed detached house	445,000

Details of properties sold over the last 12 months

Date sold	Location	No of beds	Type	Price £
Apr-22	Fordington Place	4	detached house	530,000
Mar-22	Hutton Road		detached house	585,000
Mar-22	Court Close	3	detached house	375,000
Feb-22	Mill Street		detached house	200,000
Jan-22	Lighthorne Road	3	semi-detached house	380,000
Jan-22	St Peters Road	1	terraced bungalow	152,000
Dec-21	Park View Court		semi-detached house	363,000
Dec-21	Southam Street	3	terraced house	320,000
Nov-21	Smith Close		detached house	402,000
Nov-21	Banbury Street	4	detached house	725,000
Nov-21	Hutton Road		detached house	537,000
Nov-21	Banbury Street	4	detached house	725,000
Oct-21	Lighthorne Road		semi-detached house	365,000
Oct-21	Bridge Street		terraced house	345,000
Oct-21	King Johns Road		semi-detached house	245,000
Sep-21	Little Pittern	4	detached house	410,000
Sep-21	Smith Close		flat	132,000
Sep-21	Walton Cottages		semi-detached house	310,000
Aug-21	Warwick Road		semi-detached house	550,000
Aug-21	Castle Crescent	2	semi-detached house	295,000
Aug-21	Banbury Road	3	detached house	335,000
Jul-21	St Peters Road	3	semi-detached house	189,500
Jun-21	Southam Road		detached house	1,032,000
Jun-21	Gardiner Road		detached house	525,000
Jun-21	Mill Street	4	semi-detached house	451,000
Jun-21	Banbury Road		terraced house	241,000
Jun-21	Market Square	4	semi-detached house	343,000
Jun-21	Banbury Street	2	detached house	220,000
Jun-21	Shepherds Place	3	semi-detached house	332,000
Jun-21	Little Pittern	4	detached house	454,000
Jun-21	Park Piece	4	semi-detached house	276,000

Average house prices sold within the last 12 months

Property size & type	Price £
1 bed terraced bungalow	152,000
2 bed semi-detached house	295,000
2 bed detached house	220,000
3 bed terraced house	320,000
3 bed semi-detached house	300,500
3 bed detached house	355,000
4 bed semi-detached house	356,667
4 bed detached house	568,800

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix C – Home Choice Plus

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

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

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	49	1 bed maisonette or 2 bed house*
Family	1	18	2 bed house
Family	2	9	2 or 3 bed house
Family	3	6	3 or 4 bed house
Family	4	1	4 or 5 bed house
Pensioner/DLA	0	27	1 or 2 bed bungalow*
Other	0	6	2 bed house
Other	0	2	3 or 4 bed house

*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).