



# **LADBROKE HOUSING NEEDS SURVEY**

**Commissioned by Ladbroke Parish Council  
in partnership with  
Warwickshire Rural Community Council**

**Analysis by Charles Barlow  
Warwickshire Rural Community Council**

**June 2008**

# CONTENTS

1. **Summary of results**
  2. **Introduction**
  3. **Planning context**
  4. **Results – Contextual information**
    - i) Age profile
    - ii) Household size profile
    - iii) Housing tenure profile
    - iv) Housing type profile
    - v) Housing size profile
    - vi) Housing type and size profiles cross referenced
    - vii) Life in the Parish: positive and negative aspects
    - viii) Outward migration from the Parish
    - ix) Support for one or more small housing schemes based on local needs
  5. **Results - Specific housing needs**
  6. **Conclusions**
  7. **Recommendations**
  8. **Acknowledgements**
  9. **Contact information**
- Appendices A, B and C**

## 1. Summary of results

Approximately 115 Housing Needs Survey forms were distributed and 47 forms were returned. This equates to a response rate of 41%, which is considered to be excellent for a Survey of this type.

2 respondents expressed a need for alternative housing, although one of these was subsequently discounted. The remaining need is for:

### **Rented from a housing association**

1 x 2 bedroom flat or house

## 2. Introduction

Ladbroke Parish Council commissioned a local Housing Needs Survey in May 2008.

The aim of the Survey was to collect accurate housing needs information for Ladbroke Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of affordable homes for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme, because the development of new homes in rural areas is an exception to normal planning policy.

A Survey form was designed with input from Ladbroke Parish Council and the Rural Housing Enabler for Warwickshire Rural Community Council. The basis of the form was a model document, previously used for many local Housing Needs Surveys in parishes across Warwickshire.

A copy of the Survey form was delivered to every home in the Parish. Additional copies of the Form were available for people not currently living in Ladbroke. A copy of the Survey form can be seen as Appendix A to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues, in order to build up a profile of positive and negative aspects to life in the Parish. The final segment asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, e.g. financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in early June 2008.

### **3. 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, but only where new housing meets an identified local need for affordable homes.

Policy CTY.5 of the Stratford on Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy states:

"The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local and long-term need for affordable housing
- The content of the scheme reflects and can reasonably be expected to meet identified local need
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent)
- Satisfactory prior 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, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme"

**‘Local need’** refers to need originating or relating to a particular village. For parishes that contain more than one village, the housing needs of each village must be considered separately. In the case of Ladbroke the Village and the Parish are effectively the same thing.

A household is considered to have a local connection if it meets one or more of the following **‘Local connection criteria’**:

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, i.e. mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

**‘Affordable housing’** is defined as homes available to rent through a housing association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as ‘Homebuy’) is a middle ground between renting a property and full ownership. A ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a housing association, on the remaining share. A ‘shared owner’ can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

All new affordable homes provided as part of a ‘Rural Exception’ scheme are subject to a planning obligation, referred to as a **‘Section 106 Agreement’**. This limits occupation of the homes to people with a local connection in the first instance and ensures that the homes remain ‘affordable’ in perpetuity.

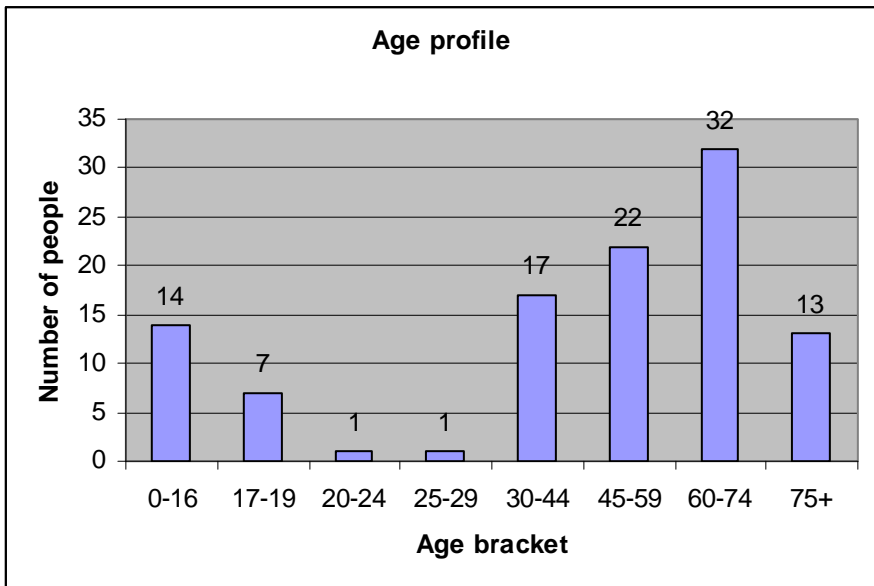
#### **4. Results – Contextual information**

A total of 47 Survey forms were returned equating to a response rate of 41%. This level of response is considered to be an excellent achievement for a survey of this type because people generally respond for one of three reasons:

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

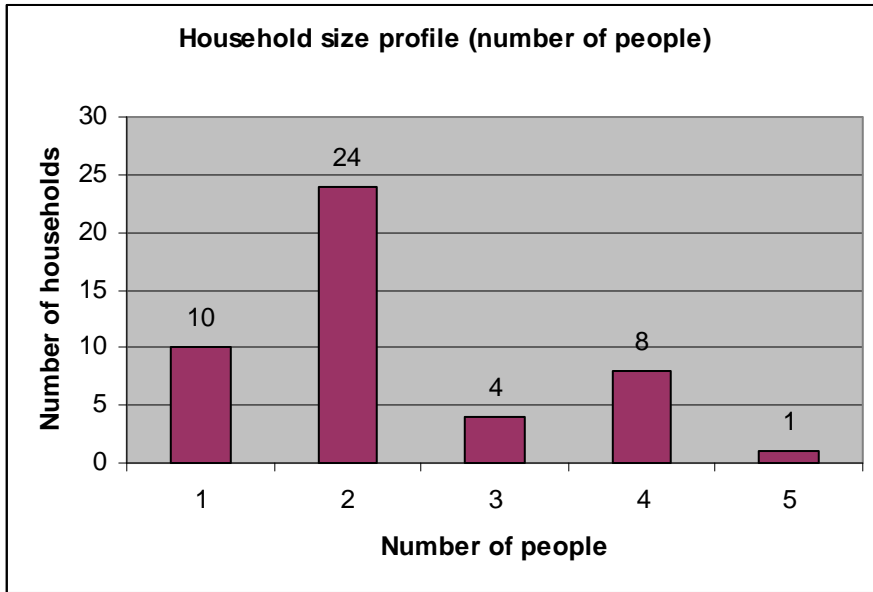
**i) Age profile (47 responses representing 107 people)**

The following chart shows the age profile captured by the Survey returns. In common with many Warwickshire parishes, the chart shows an ageing population, with 63% of people aged 45 years or over. Encouragingly though, the number of children in the age bracket 0–16 years and adults in the age bracket 30-44 years indicates a relatively high number of young families as well. In terms of the future sustainability of the Parish, this is a healthy sign.



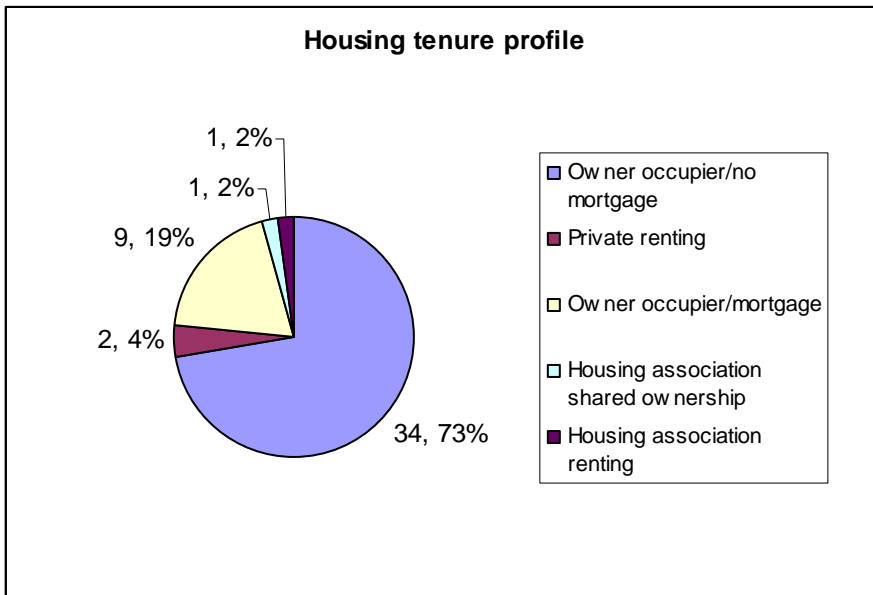
**ii) Household size profile (47 responses)**

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 1 and 2 person households as indeed do the majority of Parish housing needs surveys. The mean average household size is 2.28 people; slightly less than the Census 2001 figure for Ladbroke Parish of 2.39 people.



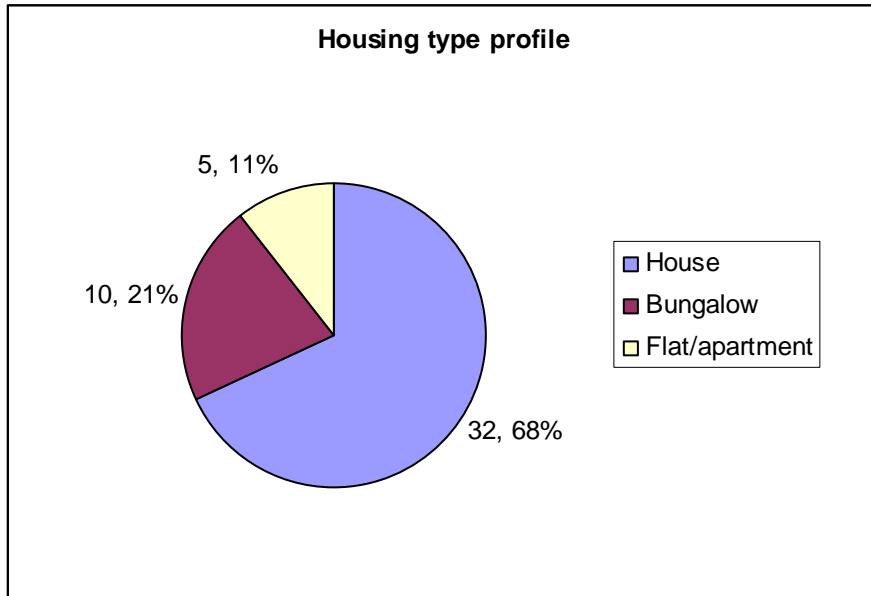
**iii) Housing tenure profile (47 responses)**

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 92% of the total. Tenures traditionally considered within the 'social sector' represent only 4% of the total.



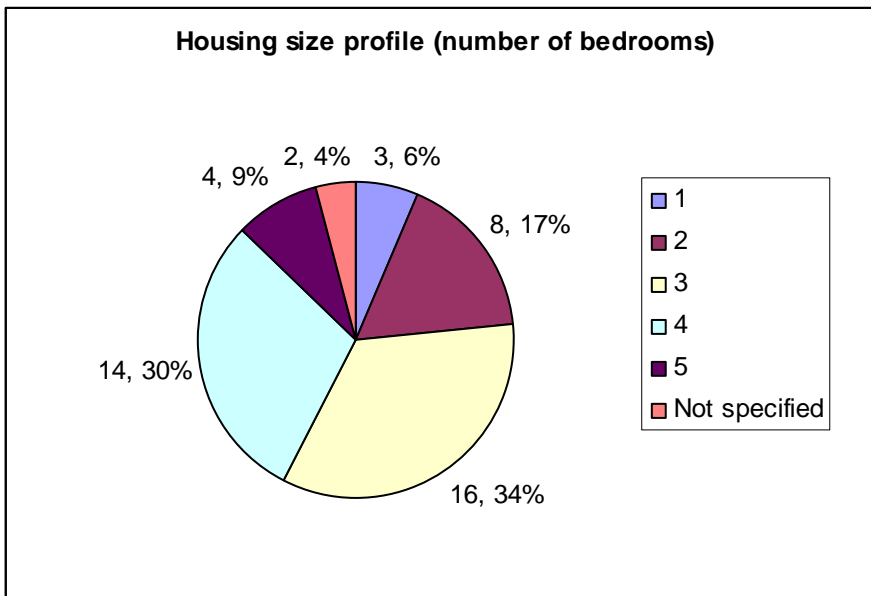
**iv) Housing type profile (47 responses)**

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly houses represent the largest factor.



**v) Housing size profile (47 responses)**

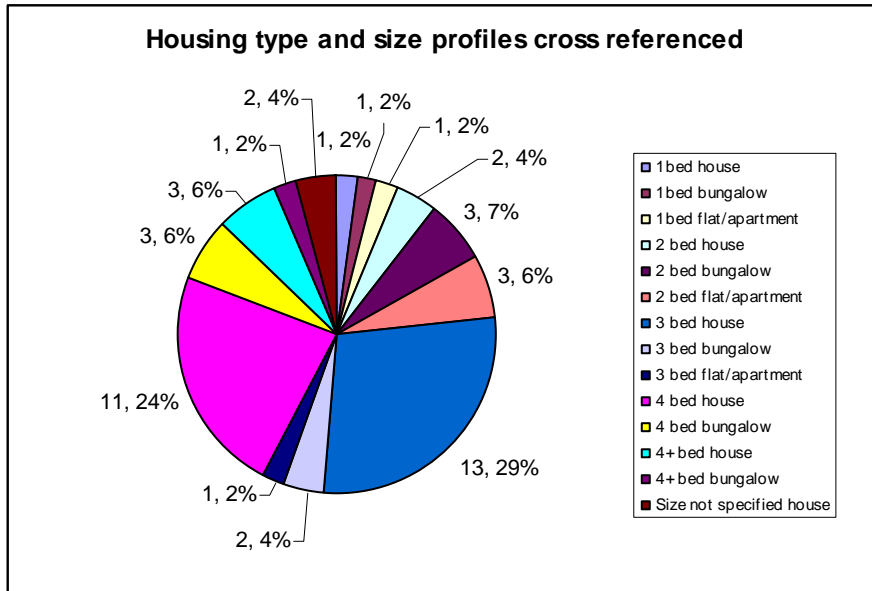
The following chart shows the sizes of homes that the Survey respondents live in. 3 and 4 bedroom homes make up the majority.





**vi) Housing type and size profiles cross referenced (47 responses)**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 bedroom houses emerge as the largest single factor.

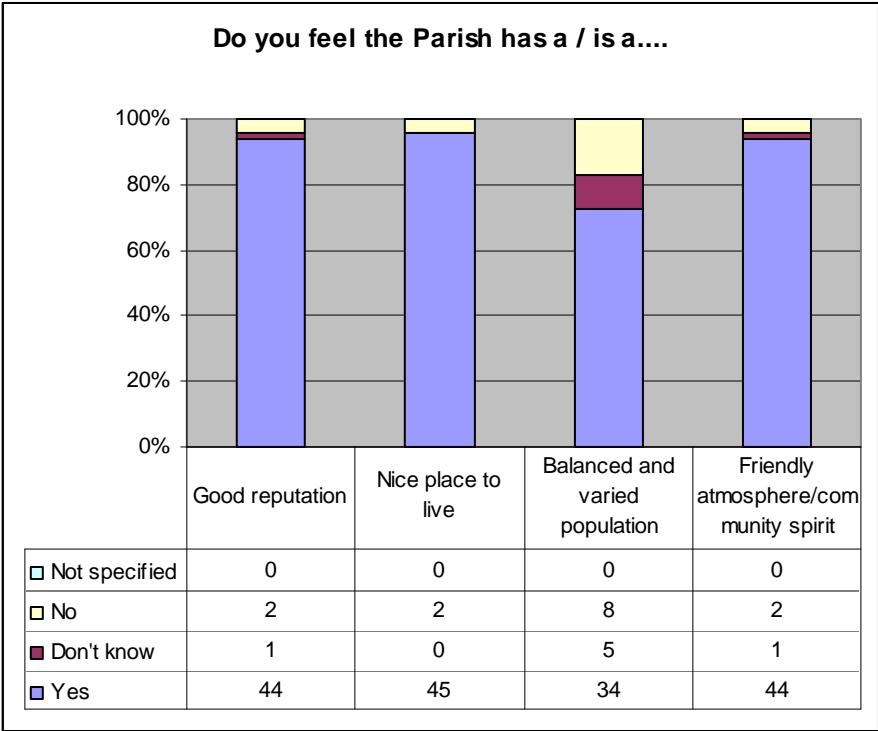


**vii) Life in the Parish: positive and negative aspects (47 responses)**

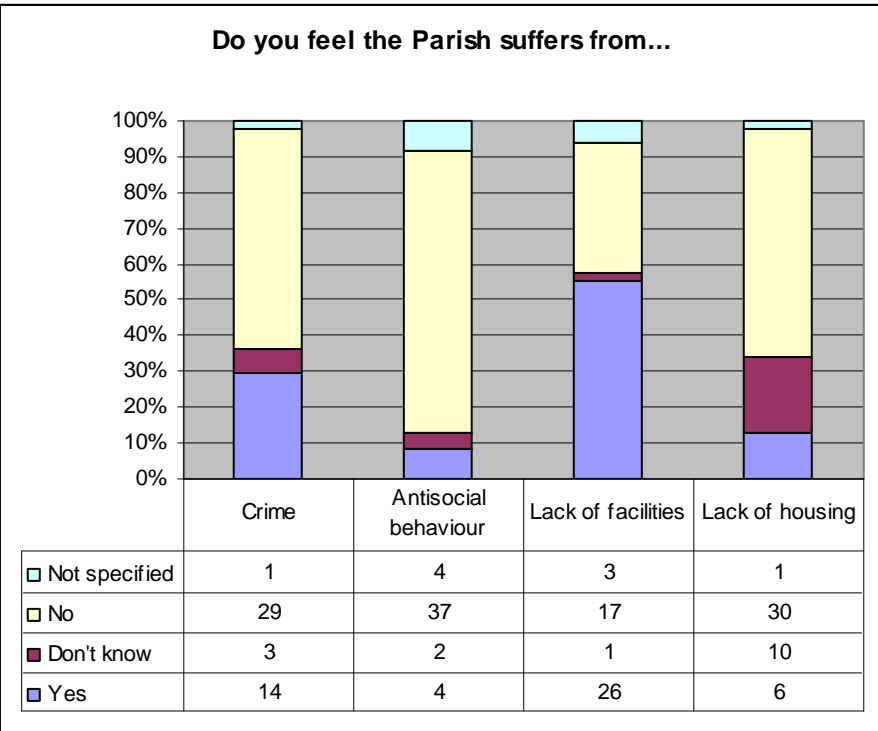
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Ladbroke Parish.

Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies is a crucial consideration when proposing new affordable homes.

The first chart shows respondents' views on the benefits to living in Ladbroke. The majority of respondents thought the Parish had a good reputation, was a nice place to live, and had a balanced and varied population and a friendly spirit.



The second chart shows respondents' views on negative issues that exist in the Parish. Over half of the respondents perceived there to be a lack of facilities.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables:

**Lack of facilities comments:**

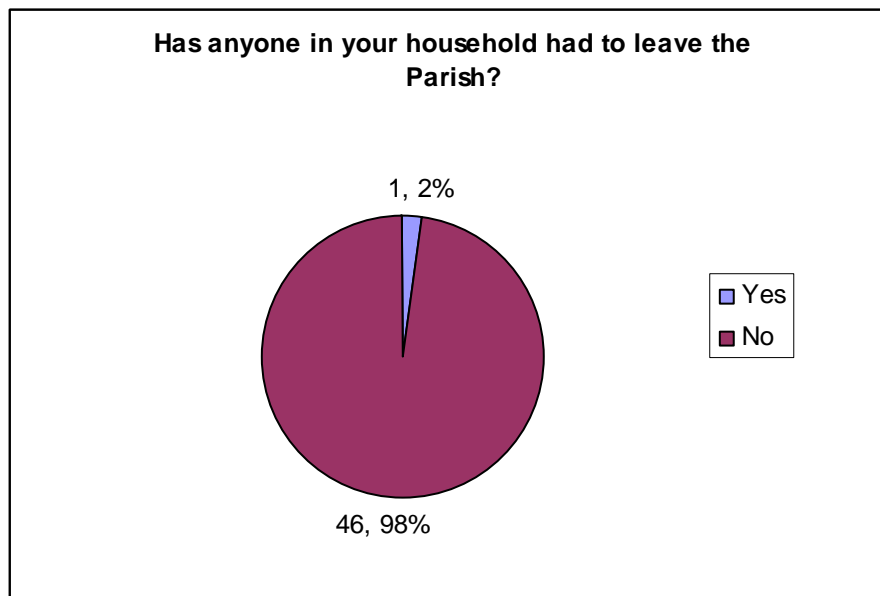
| Key issue                     | Number of respondents' comments |
|-------------------------------|---------------------------------|
| Need for a better bus service | 16                              |
| Need for a shop               | 16                              |
| Need for a Post Office        | 4                               |

**Lack of housing comments:**

| Key issue                                  | Number of respondents' comments |
|--|---------------------------------|
| Need for affordable housing                | 4                               |
| Need for older persons / supported housing | 2                               |

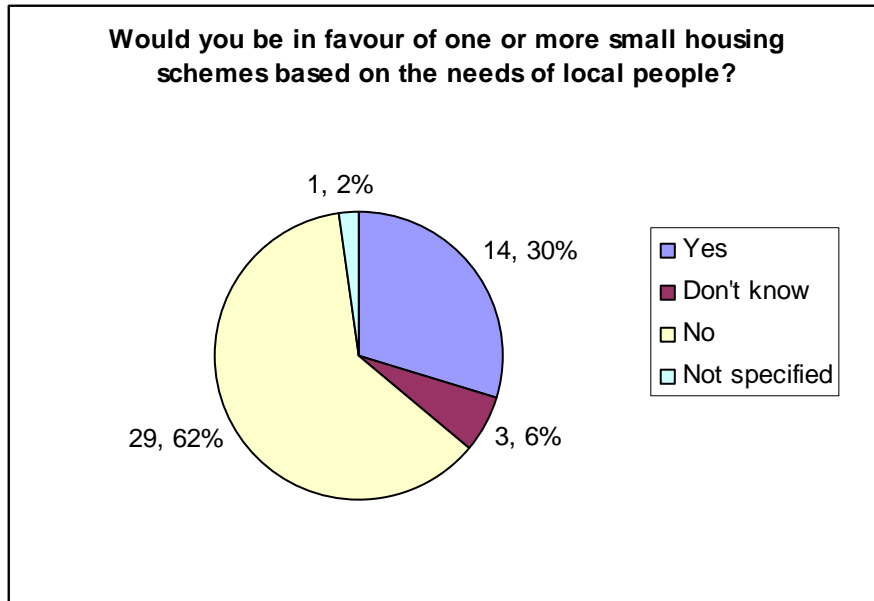
**viii) Outward migration from the Parish (47 responses)**

The Survey respondents were asked whether anyone in their household had had to leave the Parish in the last 5 years because no affordable/suitable housing was available. The following chart shows the overall response.



**ix) Support for one or more small housing schemes based on local needs (47 responses)**

The chart below shows the level of support amongst Survey respondents for one or more small housing schemes to meet the needs of local people being built in the Parish. The chart shows there is a high level of opposition to the idea of a small scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



**5. Results – Specific housing needs**

Out of the 47 responses to the Survey, 2 individuals or households expressed a need for alternative housing. However, 1 of these expressed needs was discounted from the final analysis because there is no planning policy mechanism that would facilitate meeting their need. The details of the two expressed needs were as follows:

**Need 1**

- Older single person
- Owner-occupier
- Currently living in a 2 bedroom flat
- In need of a 2 bedroom flat or bungalow for owner-occupation and with personal support facilities
- **Discounted because there is no planning policy mechanism to facilitate owner-occupied supported accommodation in Ladbroke Parish**

## **Need 2**

- Couple
- Living with parents
- Currently living in a 2 bedroom flat
- In need of a 2 bedroom flat or house to rent from a housing association
- **Counted**

## **6. Conclusions**

There is need for 1 new home in Ladbroke Parish for people with a local connection. The specific need is for:

### **Rented from a housing association**

1 x 2 bedroom flat or house

## **7. Recommendations**

On the basis of the low level of housing need demonstrated by this Survey, no further action is recommended at the present time.

Although there is a need for a single new affordable home it would not be financially viable for a housing association to develop this.

It is recommended that a further Housing Needs Survey should be carried out in 3 years time to determine whether any additional needs have emerged by this time. With the significant number of children / young adults in the Parish this is a distinct possibility.

## **8. Acknowledgements**

Gratitude is expressed to all those who helped distribute Survey forms.

## 9. Contact information

Charles Barlow  
Rural Housing Enabler, Warwickshire Rural Community Council  
25 Stoneleigh Deer Park  
Stareton  
Kenilworth  
CV8 2LY  
Tel: 02476 217343  
Email: [charlesb@wrccrural.org.uk](mailto:charlesb@wrccrural.org.uk)

Ms Jane Cove  
Clerk to Ladbroke Parish Council  
9 Scowcroft Drive  
Bishops Itchington  
Southam  
CV47 2HP  
Tel: 01926 613998