



**Housing Needs Survey Report
for
Little Compton Parish Council**

March 2018

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

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1. Introduction

Little Compton Parish Council commissioned WRCC to conduct a local Housing Needs Survey during February 2018, with a return deadline of 28th February 2018. The aim of the survey was to collect local housing needs information within and relating to Little Compton parish.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Little Compton parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asks whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gives residents an opportunity to comment on the perceived lack of facilities within the parish and asks whether the respondents current home is suitable for the needs of the household.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

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

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in March 2018. Completed survey forms are retained by WRCC.

For the purposes of this document the term respondent refers to an individual survey form.

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 is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging 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, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the emerging 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 180 survey forms were distributed to local residents and 47 forms were completed and returned equating to a response rate of 26.11%. This level of response is considered to be a good achievement for a survey of this type because people generally respond for one of three reasons:

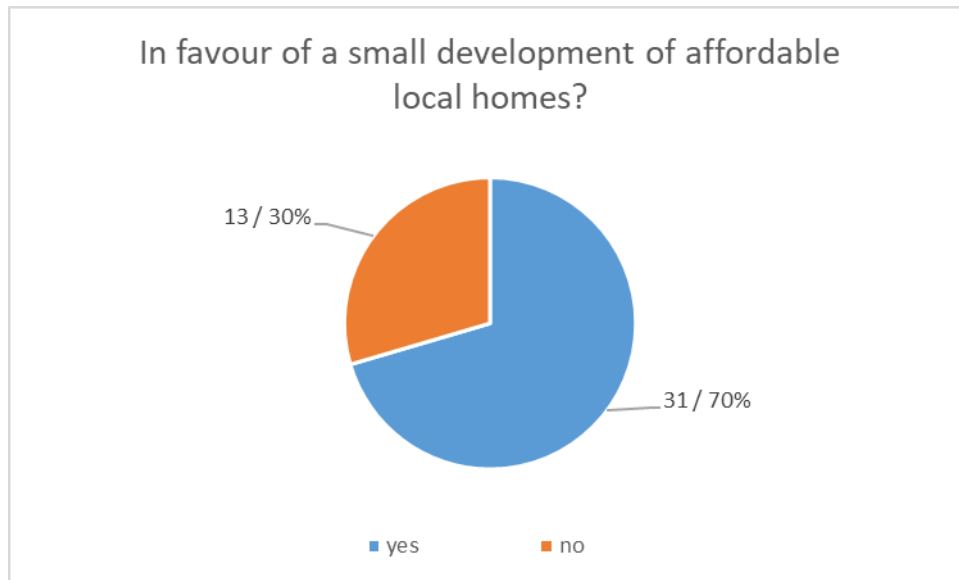
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

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

Part one – to be completed by all households

Q1: Support for development of affordable homes in Little Compton

Respondents were asked "In principle would you be in favour of a small development (<10 homes) of affordable homes in Little Compton specifically for people with a local connection to this parish?"



At 70% the majority of respondents would, in principle, be in favour of a small development.

Respondents were invited to add comments about local housing, including possible locations that may be suitable for housing. These comments are reproduced below.

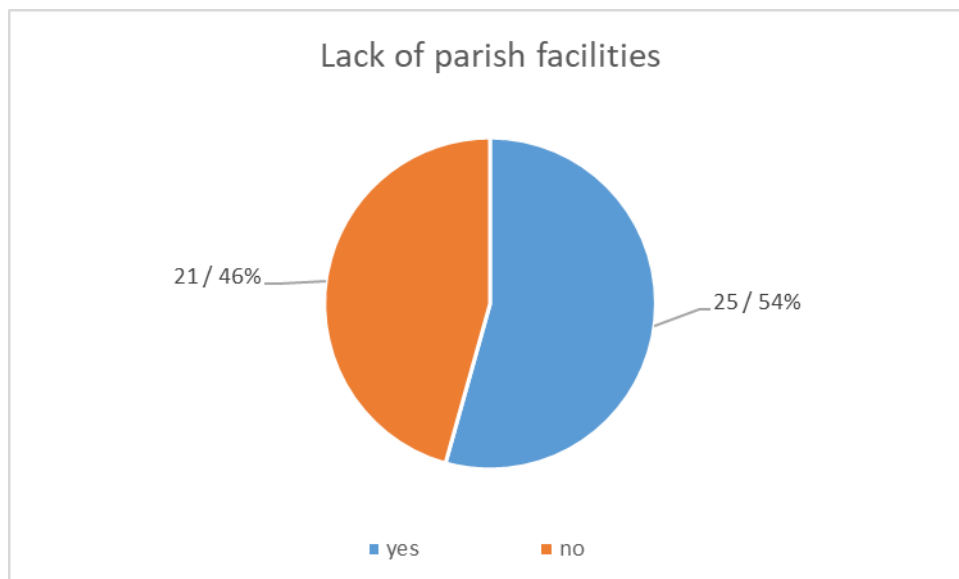
- I have 2 children who would like to live in Little Compton. 1 is renting in another local village. The other is still living at home in Little Compton. We have lived here for over 20years and it is a shame there is no affordable housing in the village. The land behind Jordans Orchard would be ideal. Field at back / front of Willow End.
- 10 homes now, then another 10 and so on and so on and then no longer a village. This is just an excuse to build and breed and build and breed. All villages eventually turn to towns. Stop the building now.
- There are enough social houses in the village already (25% social housing). 1. No bus service. 2. No school.
- Affordable housing is usually purchased by young families needing to get onto the housing ladder. As Little Compton lacks facilities ie school or shop it doesn't stand out as the appropriate village for this type of housing.
- A similar survey was conducted ~5 years ago. At a meeting to discuss the issue, the idea of more building was overwhelmingly rejected. Who has raised the issue again? The Council agreed ? years ago that there should be no more "in-filling" in the village: the road infrastructure was unsuitable. All 'affordable housing' as hitherto be bought by Reed College. If there is to be more building in the village, it should be on Reed College land and on the edge of the village, or on land owned by Sir Alec Reed.
- Location would be the issue and a study of infrastructure ie sewage, water pressure, power etc would be requested to ensure no further strain.
- The village has too many second homes that are empty all week & most ex Council houses are owned by Reed Collage that could also house familys.
- Council housing or any housing association should never have sold welfare housing - I appreciate it was a government regulation and these properties were sold to owner occupiers as from 'the 80's', but often when they are vacant now they are sold on the open market to the highest offer no matter if sold as second homes etc. This is now even happening with the welfare bungalows purpose built for the frail and elderly. Stop selling off council/housing association housing and there won't/wouldn't be a problem.
- Not true except perhaps at initial occupation.

- I do not call 10 homes a small development. It's far far too big for the size of the small village & would be totally out of place & not in keeping, so spoil it & it's character. I also don't think there is any need for any more affordable housing. As we've already had two lots of these built one not all that long ago. There are definitely no suitable locations on which to build any more houses anywhere in Little Compton let alone that amount. Don't want even one house anywhere. We must have enough houses or Reed Business School wouldn't be allowed to keep buying up the village houses to put his students in. This would then mean that all village houses would be kept for the village. Reed already owns a number of houses that belong to the Manor without taking village houses where families could be living. No more houses please we don't want or need them. Let's keep the countryside.
- Affordable homes should be built in towns with appropriate facilities: Chipping Norton, Stow on the Wold, Moreton in Marsh: **all close to Little Compton which has inadequate facilities for its existing residents**. There is no shop, no school, not even minimally adequate public transport, no street lighting, poorly maintained pavements and grass verges, complete isolation in snowy weather, roads remain uncleared (particularly dangerous for elderly residents). I have never come across the principle that people with a connection to a particular location have a right to live there. Rather unworkable if applied to the whole population of Great Britain. Certainly affordable housing is a right but not in inadequately resourced Cotswold villages which should be preserved within a National Park of outstanding beauty and cultural heritage.
- Should be limited to people under 35 or who have a young family as the village needs young people or it will fail to survive.
- Genuinely affordable (not 80% market rate) +/- social rented housing for local community. Possible location - Redlands farmhouse (rear redundant farm buildings / shed) but not on limited village green / open space.
- Little Compton is a dying village with very few amenities. While it would be revitalised by some new homes & people there is little to attract them apart from the scenery. No shop, no sense of community, one pub, a church which is barely functioning & total dependence on cars.
- The other half of Jordan's Orchard could be used for a few homes.
- Certainly if it's needed for local people it should be allowed. The village doesn't have any obvious locations but may be up by the new cemetery. Mainly the issue is most of the village already being owned by a few people and the aged population. Also the lack of transport links is a concern but you have to have a decent number using it to be cost effective if increased to CN or MiM.
- My only reservation is that whoever lives in the affordable homes would need to afford 1 - 2 cars for transport to their employment or school runs etc. This will be a challenge financially.
- It would be nice if younger people were attracted to the village. All empty properties appear to belong to weekenders!
- The question is too broad to give a definitive answer. It would be dependent on a number of issues eg where the proposed development is situated and the type of properties, would a new development increase the likelihood of more facilities within the village, there are a large proportion of properties in the village which are either used as 2nd homes/holiday lets, or are owned by Reed for student use, and therefore unoccupied for a good part of the year - does it therefore make sense to build additional homes?
- There are few locals in this village anyway - if you banned second homes there would be housing here for locals! There is no real need for further housing in a village of this size with few amenities - housing is better needed in larger areas that actually have adequate public transport + jobs (ie not here!!).

- I am unaware of anyone with a local connection wishing for housing. I wish there were - as when houses were made available to outsiders they do not always contribute to village life.
- In favour of affordable homes but not restricted.
- We have had this before & subsequently bought by Reed Buz School leaving empty properties in village. S106 can be overridden.
- Since the four houses built about ten years ago next to the cemetery I know of several young people who would have liked to stay in the village but could not afford the existing housing. There is plenty of land to the rear of Jordans Orchard which could be used for a further small scale development., Maybe somewhere too along the main road between old schoolhouse and garage!
- In the future, do you really want a concrete jungle stretching from John-O-Groats to Lands End? Yes? Then keep building and ruin the country for future generations.

Q2: Life in the parish

Survey respondents were asked about the perceived lack of facilities within the parish.



At 54% the majority feel that the parish lacks facilities. Respondents were invited to suggest what facilities were lacking and comments are reproduced below.

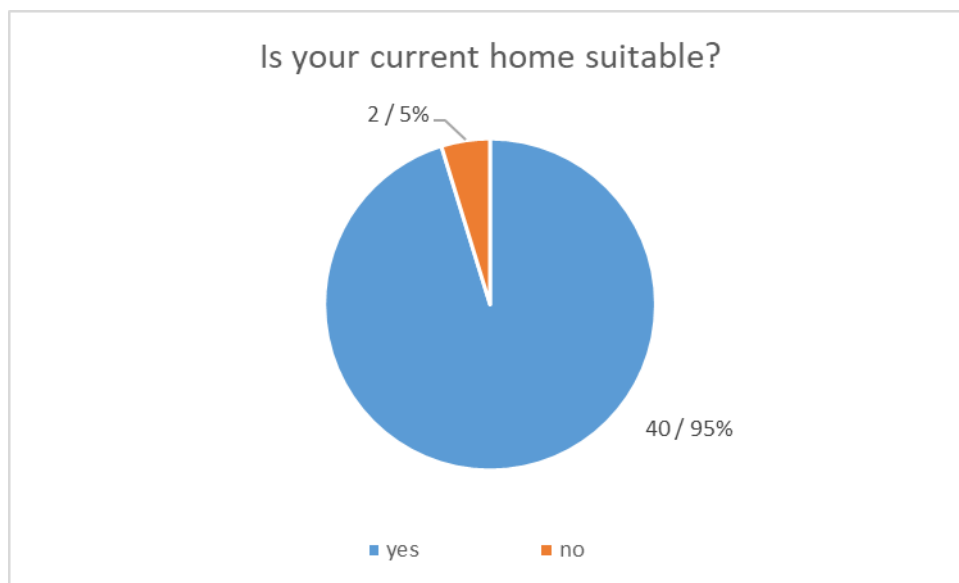
- School / shop / any social life
- This is a village - you do not expect the same facilities you would find in a town. Public transport could be improved.
- A loo in the church
- Shop, bus service
- Transport, shopping, broadband
- Village shop
- No activities for younger gen
- Everything! It needs a community shop, a few people under 60 to bring some life to the village, a better bus service, better road drainage, etc
- Shop
- Super fast broadband
- Extra public transport
- Bus service, shop
- Baby swing, a shop, buses to CN or MiM?

- No shop / school
- No school, shop or regular bus service
- Shop - small convenience. Gastro pub
- Public transport
- When I was a little girl, Little Compton had a School, two village shops, a post office, and a doctor held a surgery once a week. There was a youth club, the Baptist Chapel held Sunday school, the parish had its own vicar and we had a garage workshop and petrol station. All of the above created jobs, taxed and a thriving community. All of the above have been lost through legislation centralisation or corporate greed.
- Shop, better bus service, school, gas supply
- A local shop for local people
- Many - that is why it is an unsuitable place for further housing
- Too many empty houses
- Shop (but maybe can't justify one!)
- Post office and community shop

Q3: Is your current home suitable?

Respondents were asked whether or not “your current home is suitable for your needs”.

As can be seen in this chart, of the 42 responses 95% indicated that their current home is suitable.



Part two – to be completed by the household in need of alternative housing

Two recipients completed all or part of part two. One of these forms provided details concerning two households in need and this section therefore relates to information concerning three needs.

Q4: Why do you/your household need alternative housing?

All three households indicated that they wish to acquire their own home within the parish.

Q5: Current dwelling tenure

One respondent household currently lives at home with parents, one is currently privately renting whilst the third household currently resides in tied accommodation.

Q6: Dwelling type and size required

Two respondent households are seeking a 2 or 3 bed house whilst the other is looking for a 2 bed bungalow.

Q7: Dwelling tenure required

One of the respondents is seeking a dwelling rented from a housing association whilst the other two are looking for any tenure, including self-build.

Q8: Local connection

All three respondent households have a strong local connection to the parish of Little Compton.

Q9: Financial details

The information provided in response to these questions is confidential and not reproduced herein.

Q10: Housing waiting list

One of the three respondents is currently registered on the district council's housing waiting list, known as Home Choice Plus.

Q11 & Q12: Detail of households seeking alternative housing

The information provided in response to these questions is confidential and not reproduced herein.

4. Conclusion

The survey identifies a need for three alternative homes in Little Compton parish for households with a local connection, as detailed below:

- 1 x 2 bed bungalow, housing association rent
- 2 x 2 bed house, housing association rent

In addition, it should be noted that as at December 2017 there were four households with a Little Compton address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in Little Compton parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children and older people. A summary of these households can be found at Appendix C.

5. Acknowledgements

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

6. Contact Information

Victoria Hanks - Clerk to Little Compton Parish Council
9 Plum Tree Close, Longborough, Moreton in Marsh GL56 0UH
Email: littlecompton.pc1@gmail.com
Website: www.littlecompton.info

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

Little Compton Parish Council
Housing Survey

February 2018

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Little Compton parish we are carrying out a survey to identify the homes that local people need. **The survey is for everyone, however, not just people in need of alternative housing.**

- People who are not in need of alternative housing are requested to complete page one only.
- People who are in need of alternative housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

Do you know of people with a local connection to the parish who would like to live here? If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or child) currently living in the parish.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Please complete and return the attached form by 28th February 2018 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr Ian Robinson
Chairman of Little Compton Parish Council



Housing survey for Little Compton parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development (<10 homes) of affordable homes in Little Compton specifically for people with a local connection to this parish? Through a planning obligation (S106 Agreement) all properties would be restricted to people with a local connection.

Yes

No

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

2. Life in the parish

Do you feel the parish lacks any facilities?

Yes - what facilities?

No

3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please consider all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next two years.

Yes (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

No (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

Part two – to be completed by the household in need of alternative housing

4. Which of the following statements apply to your household (tick all that apply)?

- Need a larger home
- Wish to downsize
- Will need own home within the next two years and wish to stay in the parish
- Struggling to afford our/my existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- Current home is in disrepair
- Need a new home for another reason - please explain below

5. 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 parents |
| <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?** %

6. What type of property would best suit your household (tick all that apply)?

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

Number of bedrooms

- To include a study/space to work from home
- Specifically designed to cater for a disability

11. Details of the household seeking alternative 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			

12. Please provide your name and contact details. Any information you give will remain confidential to WRCC.

Name	
Address	
Email	
Telephone	

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

**Please return this form using the Freepost envelope attached
no later than 28th February 2018.**

All information will be treated in strict confidence and the Parish Council will not see individual replies. This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. The analysis will be carried out by WRCC and it will retain all survey forms.

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 within Little Compton parish March 2018.

No properties currently for sale.

Previously sold

Date sold	Street	No of beds	Type	Price £
Nov-17	Chacott	3	semi-detached house	314,000
Jul-17	Kitebrook	3	semi-detached house	265,000
Jun-17	Rivington Glebe	2	semi-detached house	460,000
Oct-16	Rivington Glebe	3	terraced house	625,000
Aug-16	The Orchard	4	detached bungalow	512,500
Jul-16	Pool Close	3	semi-detached house	249,999
Apr-16	Newtown	2	terraced house	280,000
Mar-16	Redlands Row	2	semi-detached house	419,000
Feb-16	Redlands Row	3	terraced house	325,000

Property type	Average £	Average £ -5%	Average £ -10%
2 bed semi-detached house	439,500	417,525	395,550
2 bed terraced house	280,000	266,000	252,000
3 bed semi-detached house	276,333	262,516	248,700
3 bed terraced house	475,000	451,250	427,500
4 bed detached bungalow	512,500	486,875	461,250

Appendix C

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 December 2017 the following households with a Little Compton address were registered.

Household type	No. of children in household	House type/size required
Couple	0	1 bed maisonette
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Family	1	2 bed house

If local needs properties are developed by a community as a result of information obtained through a housing survey and other 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.