



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

July 2019

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

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1. Introduction

Loxley Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Loxley parish.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Loxley parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the survey form can be seen as Appendix A to this report.

Households with or containing a housing need were asked for details of their current situation, 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 aided 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 during June 2019 and analysis of the information provided took place in July 2019. Completed survey forms are retained by WRCC for a short period before being shredded.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is 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 through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using 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. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

‘Local needs 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.

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 market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

3. Results

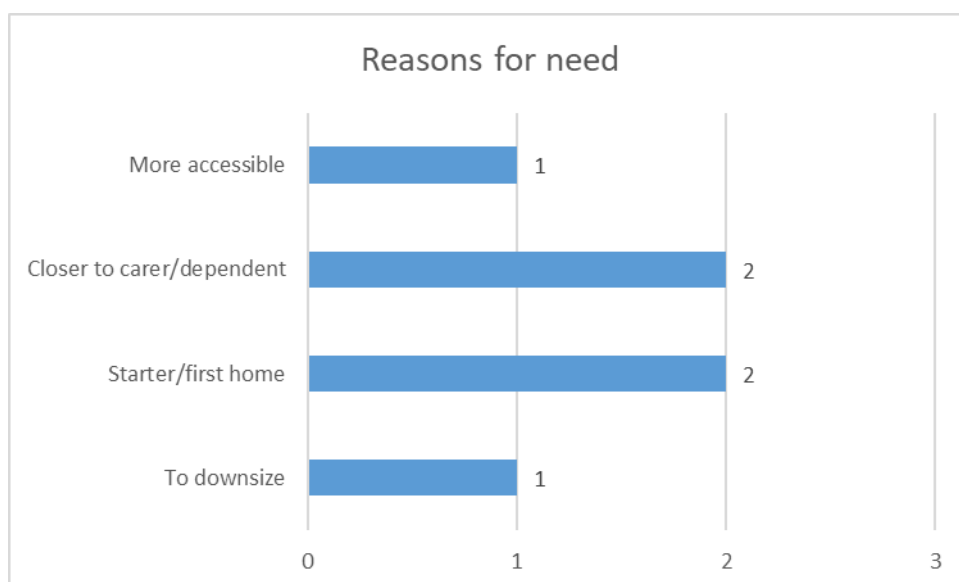
Approximately 155 survey forms were distributed to local residents and 4 responses were received. However, 1 response was discounted as the recipient did not indicate a housing need and replied N/A to the majority of questions. This report therefore relates to information provided by the remaining 3 respondents.

For the purpose of this report the term “respondent” refers to an individual survey form.

Q1: Why does your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

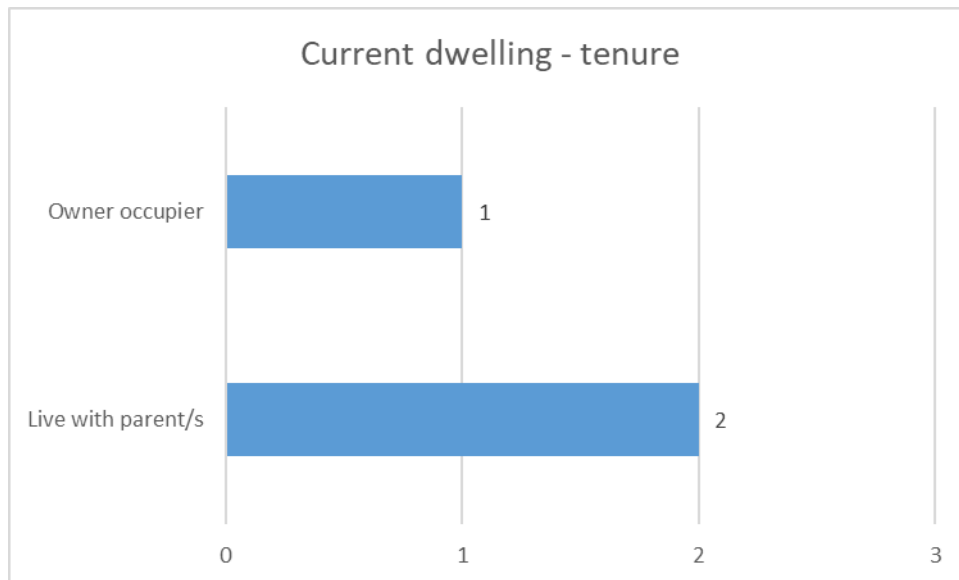
As can be seen below the main reasons for need are to be closer to carer/dependent and a wish for a starter/first home.



Q2: Current dwelling

All respondents provided information about their current dwelling and all 3 currently live in a 4-bed house.

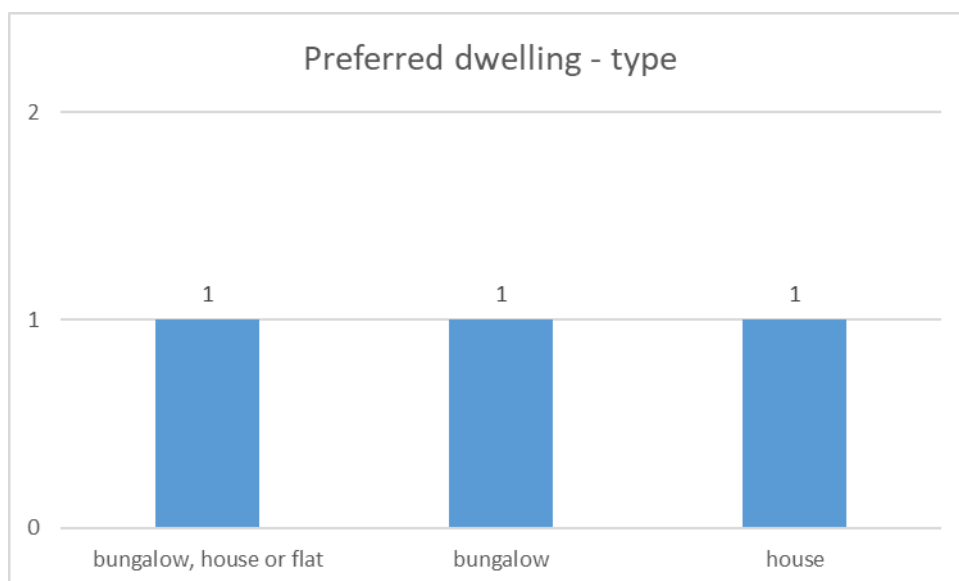
Respondents were also asked about the tenure of their current dwelling. Two of the respondents currently live with parent/s whilst the remaining respondent lives in owner occupied accommodation.



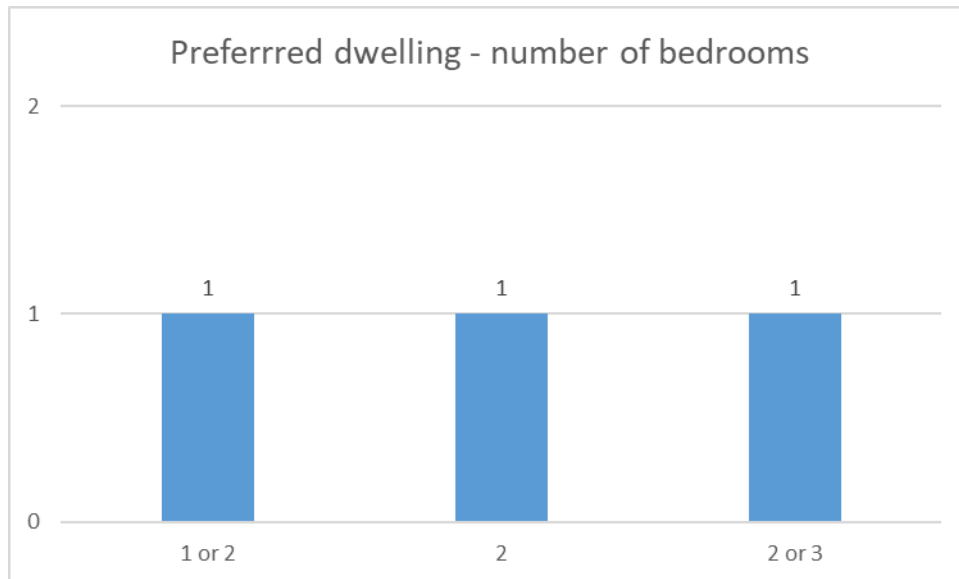
Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property the household would prefer.

All 3 respondents indicated a preferred type, as shown below.



All respondents indicated a preferred number of bedrooms, as shown below.

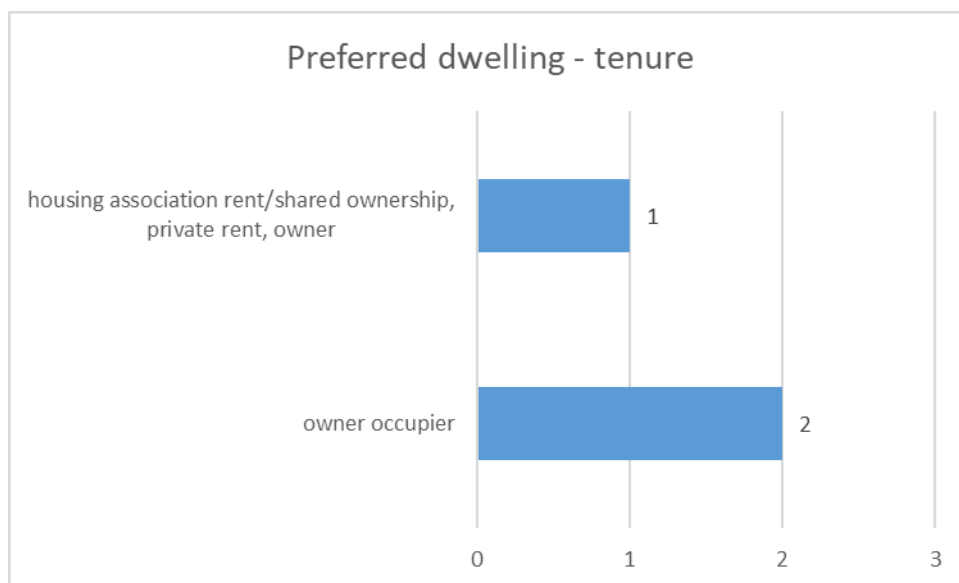


One respondent indicated a need to live in a dwelling specifically designed to cater for a disability and provided information of the need.

Q4: Dwelling tenure preferred

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference.

All respondents completed this question, with 2 out of the 3 respondents indicating a preference for owner occupied accommodation.

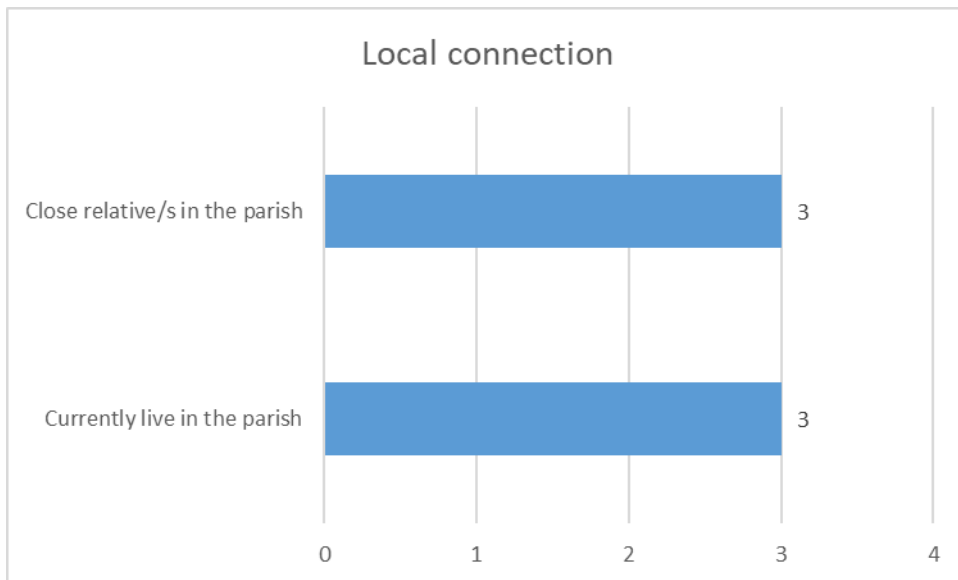


A respondent looking to purchase a home (either via shared ownership or as an owner occupier) would need to be able to demonstrate that they could raise a suitable deposit and mortgage.

Q5: Local connection

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

All 3 respondents currently live in the parish and also have close relatives currently living within the parish.



Q6: Financial details

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

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner occupied property, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property.

Q7: Housing waiting list

None of the respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at June 2019 there were 4 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.

Q8 & Q9: Detail of households seeking alternative housing

The information provided in response to these questions aids the analysis of need but is confidential and not reproduced herein.

4. Conclusion

This survey identifies 3 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 2 x 2 bed house

Owner-occupier

- 1 x 2 bed bungalow

Consideration should also be given to the requirements of the 4 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house 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. Acknowledgements

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

6. Contact Information

Cllr Glynn Jones - Loxley Parish Council

Email: loxleyparishclerk@gmail.com

Website: www.loxleyvillage.com

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

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Website: www.wrccrural.org.uk



Housing needs survey for Loxley parish

This survey is being carried out on behalf of Loxley Parish Council by WRCC to update the 2014 housing needs survey.

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

A lack of suitable housing can be an issue for many households. When the survey is complete the parish council will consider the results and explore how any housing needs can be addressed.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? Please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form.

This data is collected solely for the purpose of identifying parish-wide housing need only and will not be used for any other purpose. All information will be treated in strict confidence and neither the parish council nor any third party will see individual replies. Individual returns will be anonymised and analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire), who will retain all survey forms.

A separate form should be completed by each household in need of alternative 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 by 22nd June 2019 using the attached Freepost envelope. Alternatively you may complete this survey online at www.smartsurvey.co.uk/s/LoxleyHNS2019

Glynn Jones
Chairman - Loxley Parish Council

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

- Need a larger home
- Wish to downsize
- Want a starter / first home
- Wish to return to the parish
- Struggling to afford existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- 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 type of property would your household prefer (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

8. Details of the household seeking alternative housing. Please complete a separate form for each household in need of 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			

9. 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 the parish council or any of its representatives.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email sarahbt@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 22nd June 2019.**

(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

Property search within Loxley parish July 2019 (excluding listed/character properties, properties requiring refurbishment, with land, stables etc).

For sale

Agent	Location	No of beds	Type	Price £
Jeremy McGinn & Co	Goldicote Road	4	detached house	799,950
Peter Clarke & Co	Oldborough Drive	4	end of terrace house	595,000
The Express Estate Agency	Oldborough Drive	4	mid-terraced house	480,000
Peter Clarke & Co	Goldicote Road	3	semi-detached house	425,000

Previously sold (within last 12 months)

Date sold	No of beds	Type	Price £
Mar-19	5	detached house	880,000
Aug-18	5	detached house	978,000
Jul-18	4	detached house	775,000

Average house prices

House type	Price £
3 bed semi-detached	425,000
4 bed detached house	787,475
4 bed end of terrace house	595,000
4 bed mid-terraced house	480,000
5 bed detached house	929,000

With an overall average price of £877,667 properties in Loxley village are more expensive than nearby Stratford-Upon-Avon (£376,350), Wellesbourne (£313,302) and Ettington (£484,794).

In the past year house prices in Loxley were 26% up on the year before and 3% up on 2016 when they averaged £850,000.

Source: rightmove.co.uk, zoopla.co.uk, onthemarket.com

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 June 2019 the following households with an address within Loxley parish were registered.

Household type	No. of children in household	No. of households	House type/size
Single/couple	0	2	1 bed maisonette
Pensioner/DLA	0	2	1 or 2 bed bungalow

A further 20 households indicated Loxley as their preferred area to live.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as per Q5 of the survey form).

Appendix D - summary of need

ID	Local connection	Household composition	Specific housing needs	Tenure	Size & type
01	Yes	Two adults	No	Housing association rent	1 bed maisonette
02	Yes	Two adults	No	Housing association rent	1 bed maisonette
03	Yes	One adult	Yes	Owner occupier	2 bed bungalow

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.