



Housing Needs Survey Report for Luddington Parish Council

July 2019

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Rural Housing Enabler, WRCC**

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1. Introduction

Luddington Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Luddington 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 Luddington parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover 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 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, gave residents an opportunity to comment on local housing and facilities, and asked whether the 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 asked 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 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 250 survey forms were distributed to local residents and 68 responses were received, equating to a response rate of 27.2%. This level of response is considered to be good for a survey of this type.

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.

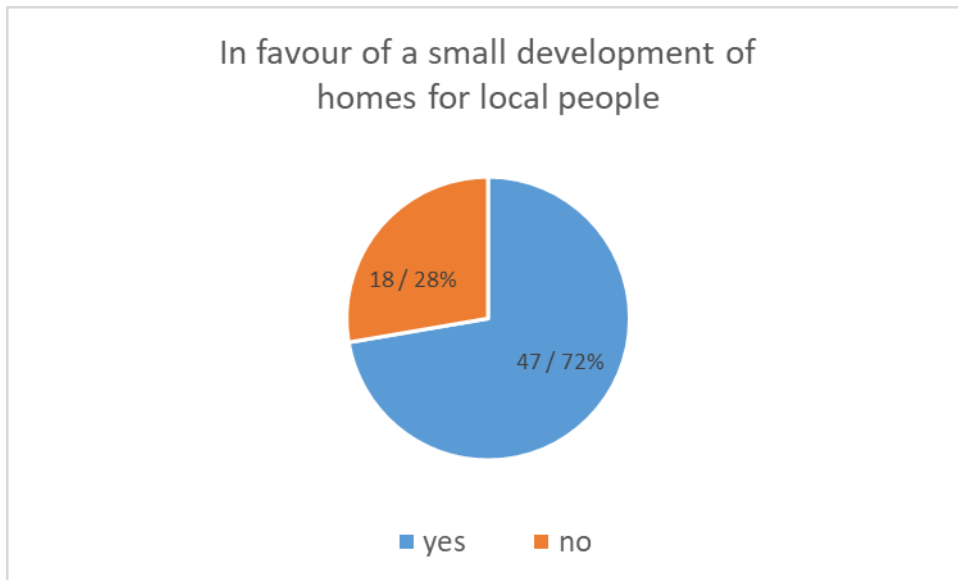
For the purpose of this report the term "respondent" refers to an individual survey form.

Part one – to be completed by all households

Q1: Support for development of affordable homes

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

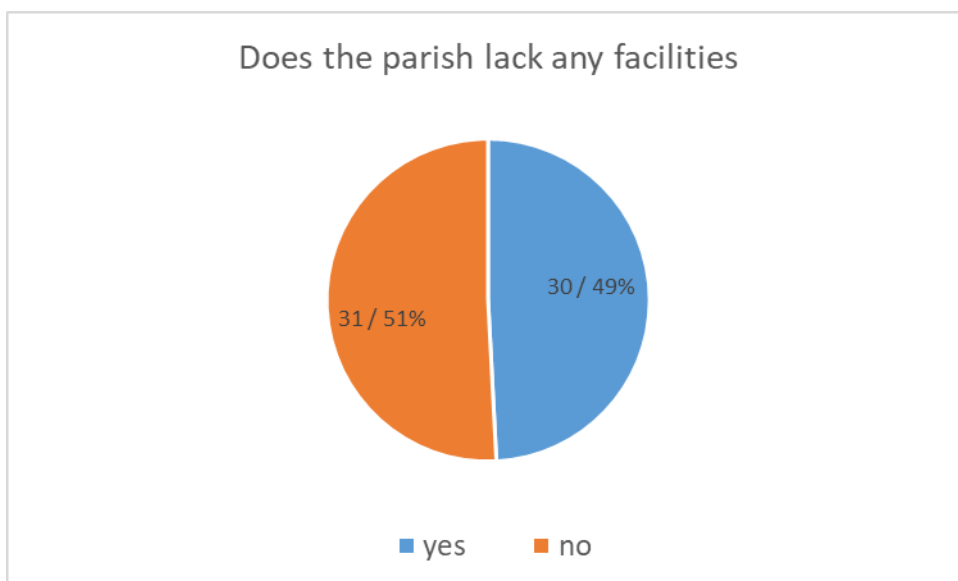
Sixty-five of the 68 respondents answered this question and, as can be seen from the chart below, at 72% the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.



Respondents were invited to add comments about local housing, including possible locations that may be suitable. These comments can be seen at Appendix B to this report.

Q2: Life in the parish

Respondents were asked “Do you feel the parish lacks any facilities”. The result was very close but, of the 61 responses, the majority (51%) indicated that the parish does not lack facilities.

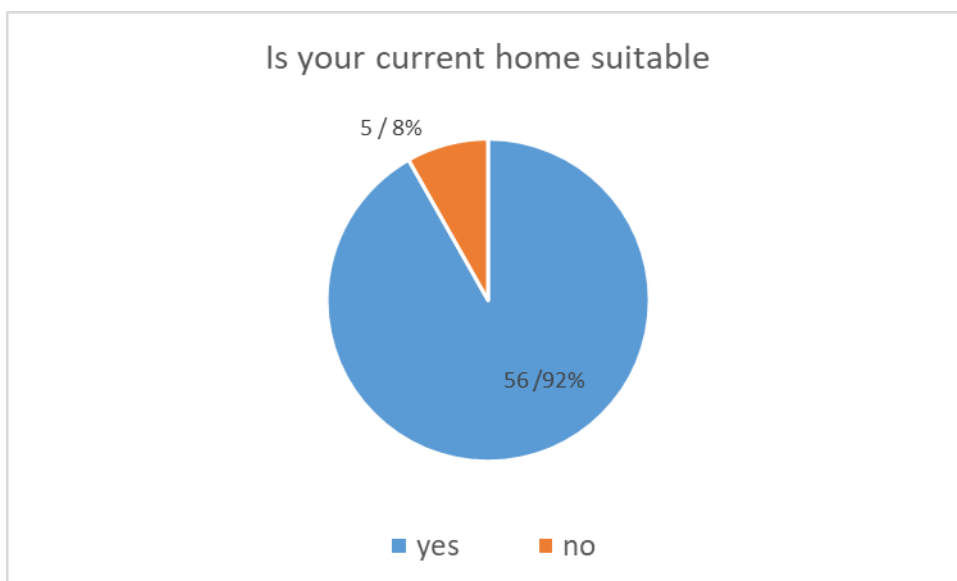


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 61 responses were received.

Of the 61 responses, 92% indicated that their current home is suitable.



Part two – to be completed if your household is in need of alternative housing and you wish to live in the parish

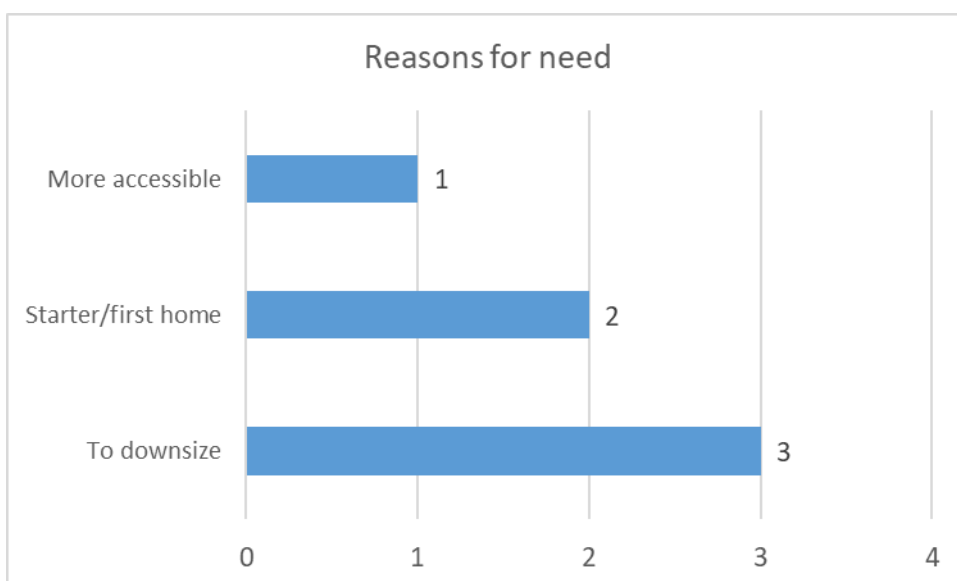
Although only 5 respondents indicated that their current home is not suitable 9 respondents completed some or all of part two of the survey. However, of these 9 respondents 3 did not provide sufficient information nor a means to contact the household so have been discounted. One further respondent appears to already be adequately housed within the parish so has also been discounted.

This section therefore relates to information provided by the remaining 5 respondents.

Q1: Why does your household need alternative housing?

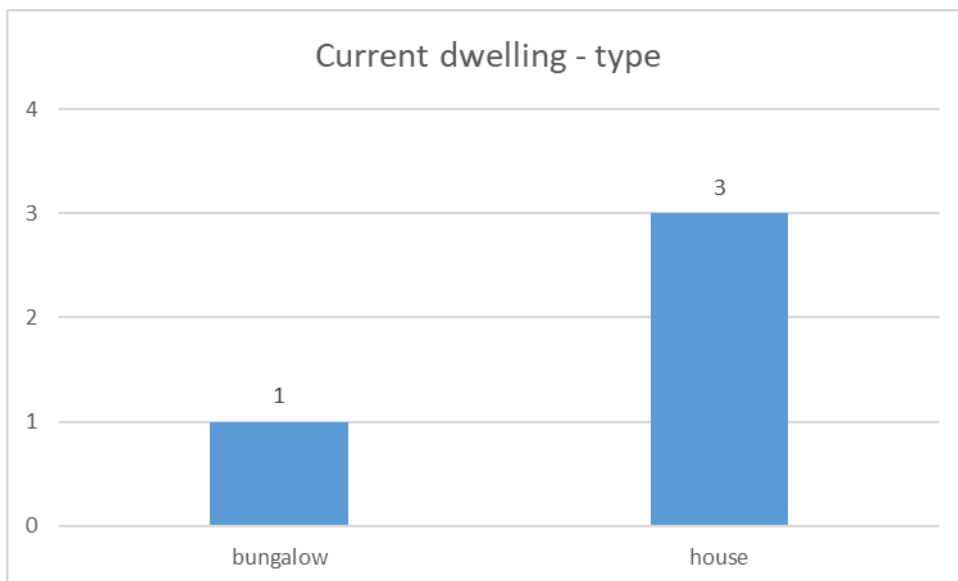
Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

As can be seen below the main reason for need is to downsize.

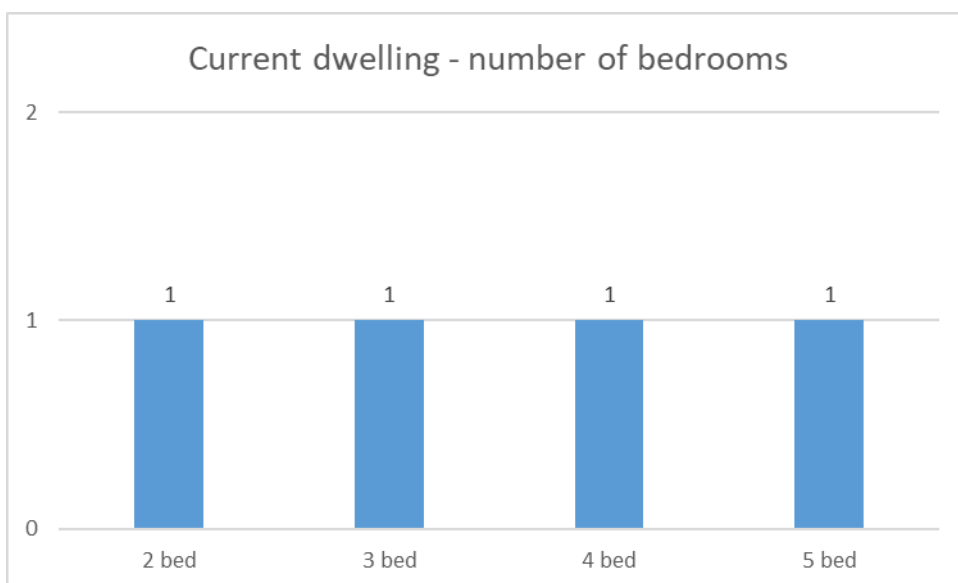


Q2: Current dwelling

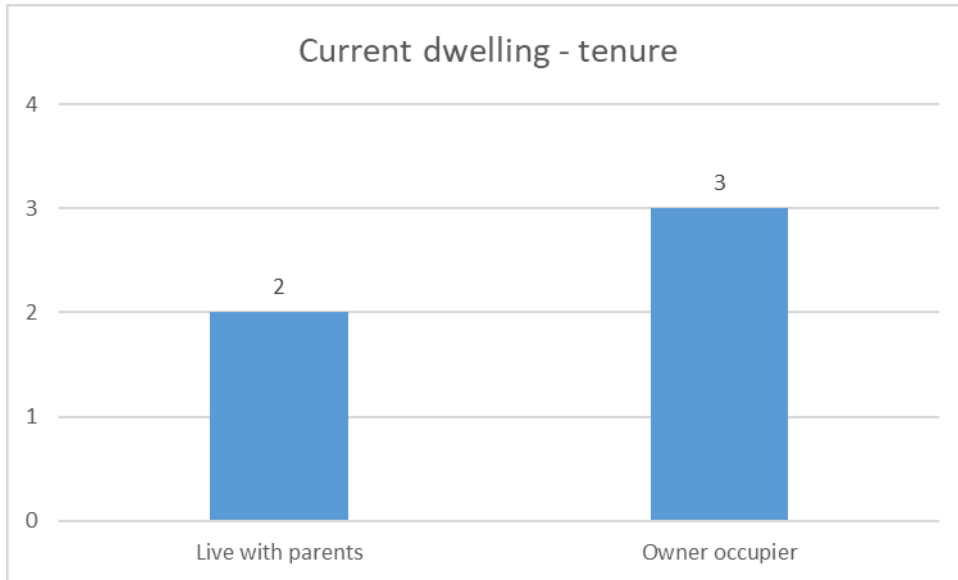
All respondents provided some information about their current dwelling, with the majority, not unsurprisingly, currently living in a house.



Four of the 5 respondents indicated the number of bedrooms in their current dwelling, as shown below.



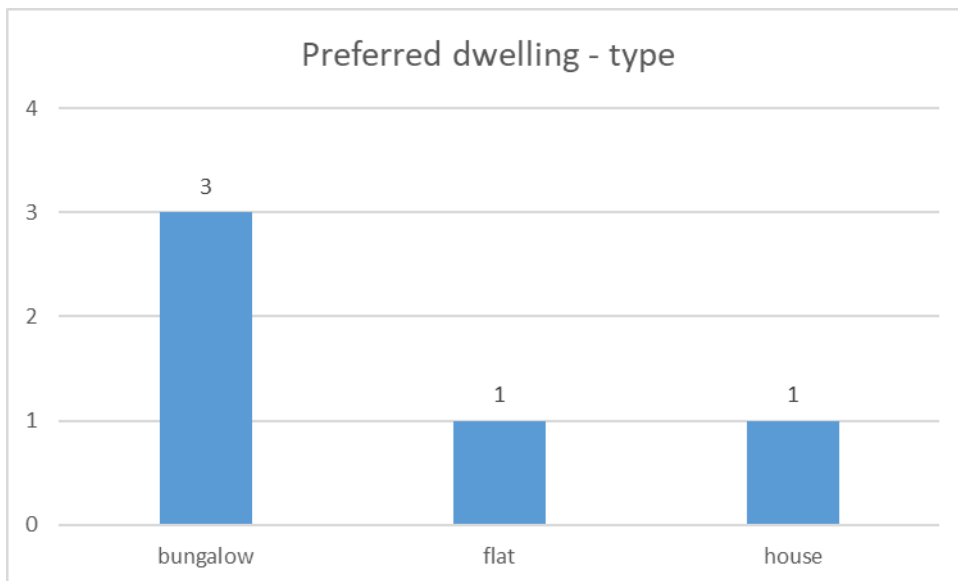
Respondents were also asked about the tenure of their current dwelling. Two of the respondents currently live with parents whilst the remaining 3 are in owner occupied accommodation (either with or without a mortgage).



Q3: Dwelling type and size preferred

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

All respondents indicated a preferred type, with the majority preferring a bungalow.



All respondents indicated a preferred number of bedrooms, with the majority preferring a two-bedroomed dwelling.



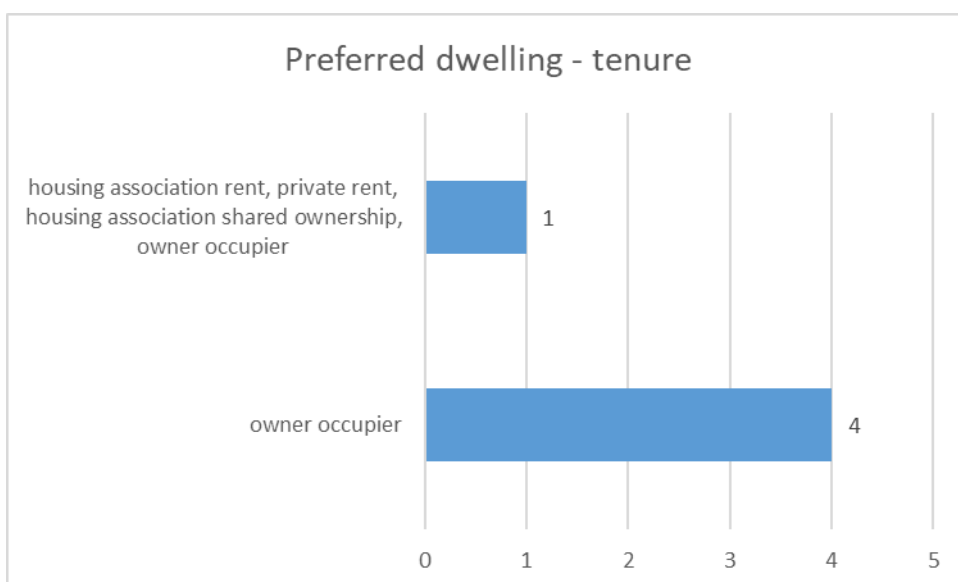
One of the respondents indicated that they would like a study or space to work from home and 1 respondent indicated a need for a home specifically designed to cater for a disability.

Respondents were able to provide details of specific housing requirements. This information aids the analysis of need but is not reproduced within the report.

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 the majority preferring owner occupied accommodation.



Q5: Local connection

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

All respondents currently live in the parish and two 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 D 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 (without a suitable deposit).

Q7: Housing waiting list

Three 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 14 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.

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 5 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 1 x 1 bed maisonette

Housing association shared ownership

- 1 x 2 bed house

Owner-occupier

- 3 x 2 bed bungalow

Consideration should also be given to the requirements of the local households registered on Home Choice Plus (discounted by the responses to Q7).

In rural areas where analysis indicates a need for 1-bed accommodation this would generally 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. Acknowledgements

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

6. Contact Information

Darryl Armstrong - Clerk to Luddington Parish Council

Telephone: 07798 680202

Email: luddingtonparishclerk@gmail.com

Website: www.luddingtonpc.org

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Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Housing survey for Luddington parish

The parish council has decided to update the housing needs survey for the parish, which was last undertaken in 2007. A lack of suitable housing can be an issue for many households, possibly leading to local people being forced to move away.

The survey is for everyone, whether or not you are looking for alternative housing.

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to live within the parish are requested to complete all parts of the form.

If you know anyone currently living elsewhere who would like to return to live in Luddington parish 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 currently work in the parish, previously lived in the parish or have a close relative currently living in the parish.

This data is collected 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. Returned forms are posted directly to WRCC (an independent charity that supports rural communities across Warwickshire), who will retain all survey forms.

Analysis will be carried out by WRCC and an anonymised report will be provided to the parish council.

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.

Please return the completed survey form by 22nd June 2019 using the attached Freepost envelope. Alternatively you may complete this survey online at www.smartsurvey.co.uk/s/LuHNS2019

Thank you for your help in conducting this survey.

Cllr J Warrender
Chairperson, Luddington Parish Council



Housing survey for Luddington 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 the parish specifically for people with a local connection to this parish? Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection (as per Q5 overleaf) in perpetuity.

- Yes No

Please add any comments you would like to make about local housing, including possible locations that may be suitable. 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 think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

- Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)
- No**, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

Anonymity and confidentiality are guaranteed if you use the attached Freepost envelope

Part two – to be completed ONLY if your household is in need of alternative housing and you wish to live within the parish

1. Which of the following statements apply to your household (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 existing home
- Need to be closer to a carer or dependent
- 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"/> Mobile / park home |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |
| <input type="checkbox"/> Flat / maisonette | |

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

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.

4. Is your household looking for (tick all that apply)?

- | | |
|---|---|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Shared ownership (part rent, part buy) |
| <input type="checkbox"/> Rent – private | <input type="checkbox"/> Owned (with/without) mortgage |
| <input type="checkbox"/> Fixed equity | <input type="checkbox"/> Self-build |

5. 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?)
- Were born in the parish but moved away

6. 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 or equity in your current home that could be used towards a new home?

- Yes savings £..... / equity £.....
- No

7. Are you registered on the local authority 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 email (housingadviceteam@stratford-dc.gov.uk), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

8. 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			

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 any third party.

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 – comments regarding housing and possible locations

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

- All for this initiative. Two sites now being built in or up for planning - old research station, Boddington Farm. Paddock Nurseries by Stannells Close will become available? Better public transport essential so affordable home dwellers do not need cars.
- Currently live in Luddington with parents. Would love to buy my first home in the area with my fiancée but it has just totally outpriced us! We will have to move out of the area to more affordable housing.
- We believe anyone should have the right to live in the countryside, if every village adopted this approach, city people would never be able to buy a slower pace of life despite the fact they contribute to the economic welfare of the nation. Luddington has many very expensive homes, how many will be made affordable for the general public of average salary & not just affordable homes for the rich folk who can afford to pay anyway.
- Any future development would be better located centrally rather than the entrance or exit of the village. This would not be detrimental to the visual effect of village life.
- Unfortunately development companies seem to have no idea of control or restraint. Note the buildings 10 feet from the road at Welfords old station site. I fully appreciate the need for houses, but there are now developments underway in Luddington village at this time.
- Already 20 planned on old VITC site. 5 at Boddington Farm, Takes house count in village to 100?
- There have been 2 small developments agreed over the last 1-2 years. I do not think any further housing is needed. The new housing agreed was on the basis that a variety of size of units would be appropriate.
- We have no need for more affordable homes.
- There is already a development going on at the old Defra site - this is probably all Luddington needs.
- There is no justification for affordable homes in the parish. Affordable homes are required for families in the town where schools, jobs, amenities, hospital, doctors, shops are accessible in walking distance negating the need for vehicle journeys (eg school run) and regular public transport meets local travel needs. Develop affordable homes in Stratford upon Avon! Not in locations where car ownership is essential.
- There is already a good mix of housing in Luddington parish. There is a development on the vet site that will have a proportion of affordable houses.
- It is important that local communities are kept in place, the chance for future generations to habit in area that they wish at affordable cost.
- Lack of affordable properties seems to be driven by planning being unwilling to grant planning to split plots, which in turn means only large/expensive properties are viable.
- Although I realise there is always a need for additional housing for low income/FTB. My concern is that a Permission for a 'New Development' would be the start of many, in an area of restricted development.
- The intentions are doubtless laudable but the reality is that social engineering does not really work. The modern-day workforce is more flexible and does not 'tie itself' to specific villages/areas.

- We have 2 sites being developed, why are affordable homes not included in these developments. It would be against the nature of the village, and environment to make more sites available.
- Although I have ticked yes Luddington is a lovely small village and it would be nice to keep it that way.
- Everyone should have an opportunity for affordable housing as long as they are adding to the community.
- We were under the impression that the vet site development has taken affordable homes with local connected people on board?
- Vet lab site. About 5 would be a suitable number.
- Affordable homes appear to be a bargaining shop used by developers to get their developments through. There needs to be more stringent rules to ensure the developers provide affordable homes to those with connections. Affordable homes are often de-scoped in order for developers to maximise profit.
- Affordable housing for young and single people, too many big posh houses being built for wealthy people. We need to keep young people in the area not drive them to bigger towns.
- Approximately 1/2 hectare available if required by potential developer [identifying comment removed].
- Would be great to encourage more young families in particular. If possible, some eco-qualities & good garden sizes.
- Luddington is a small hamlet. Plans have already been passed for one housing development of expensive properties, removing our only farmyard & part of the character of the hamlet & another large housing development has been passed for at least 20 houses - enough is enough! Some of these homes should be restricted to local people.
- This is a very vague question! Yes, I would be in favour of a small development in principle, but, it would be dependent on where this was sited and also whether the Local Planning Dept would keep to their word & keep it at less than 10 homes!
- In small scattered areas to avoid a large area being built (with pavements & lighting) that might then become a foothold for further housing development because of the new facilities costs that would need to precede it.
- Would like to see bungalows included in the small development that would be suitable for elderly or disabled residents.
- Included within any proposed development of DEFRA site.

Appendix C – comments regarding facilities

Respondents were invited to add comments about local facilities.

- Pub & shop
- A small local shop for essentials & a local pub.
- Play area for kids
- Public House, Post Office, shop, bridge crossover, facilities for children to play eg put more benches on the scrub ground by the locks for childrens safe playing
- Pub/small shop
- It is small and is fine as it is.
- Luddington is a small rural community. It does not need "town like" facilities & amenities. Village hall and church is sufficient.
- A convenience store (small) & a pub!
- Everything shop, pub, school etc
- Children's play space, shop
- Lamposts & pavements
- A pub (but impossible, I realise)
- Shop / PO
- Perhaps more playground amenities for children
- Perhaps a small village shop would be nice. A village pub to have a drink on a nice summer evening!
- Pub x5
- Small shop
- A convenience shop would be good
- Tennis court, village land for recreation & sport & community activity
- A play area with multiple equipment
- Pub. Park/playground for young children
- Childrens playground
- Shop / pub - community based
- Public house with post office + shop run as local community centre
- Pub! A play area for kids
- Street lighting, footpaths, public house
- No shops
- Luddington parish is really a small hamlet & as such is not expected to provide facilities. It is what it is.
- A sports area away from traffic?
- Social, sports & recreational facilities for all ages

Appendix D – property search

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

For sale

Agent	No of beds	Type	Price £
Jeremy McGinn & Co	2	semi-detached house	250,000
Connells	2	semi-detached house	225,000

Previously sold (within last 18 months)

Date sold	No of beds	Type	Price £
Feb-18	3	detached house	470,000

Average house prices

House type & size	Price £
2 bed semi-detached house	237,500
3 bed detached house	470,000

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

Appendix E - summary of need

ID	Local connection	Household composition	Specific housing needs	Actual tenure	Actual size & type
6	Yes	One adult	No	Housing association rent	1 bed maisonette
15	Yes	Two adults	No	Housing association shared ownership	2 bed house
18	Yes	Two adults	One level living	Owner occupier	2 bed bungalow
30	Yes	Two adults	No	Owner occupier	2 bed bungalow
55	Yes	One adult	No	Owner occupier	2 bed bungalow