



Housing Needs Survey Report for Quinton Parish Council

May 2019

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

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1. Introduction

Quinton Parish Council commissioned WRCC to conduct a parish-wide survey to collect local housing needs information within and relating to Quinton 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 Quinton parish but with a strong local connection who may wish to return to live within the parish.

A copy of the survey form can be seen as Appendix A to this report.

Households with or containing a housing need were requested to complete the survey form which 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 March and April 2019 and analysis of the information provided took place in May 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 local 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 1140 survey forms were distributed to local residents and 35 were completed (either partly or fully) and returned.

Of the 35 returned forms 16 were discounted for various reasons, as below:

- did not indicate anywhere within the responses that there is a need for alternative housing
- preferring a larger home but as a single person appears to already be adequately housed
- struggling to afford the current home but appears to be able to afford to downsize
- insufficient information provided
- moving out of the area
- no information provided

Where respondents included contact information we attempted to contact the relevant household but not everyone responded to requests for further information.

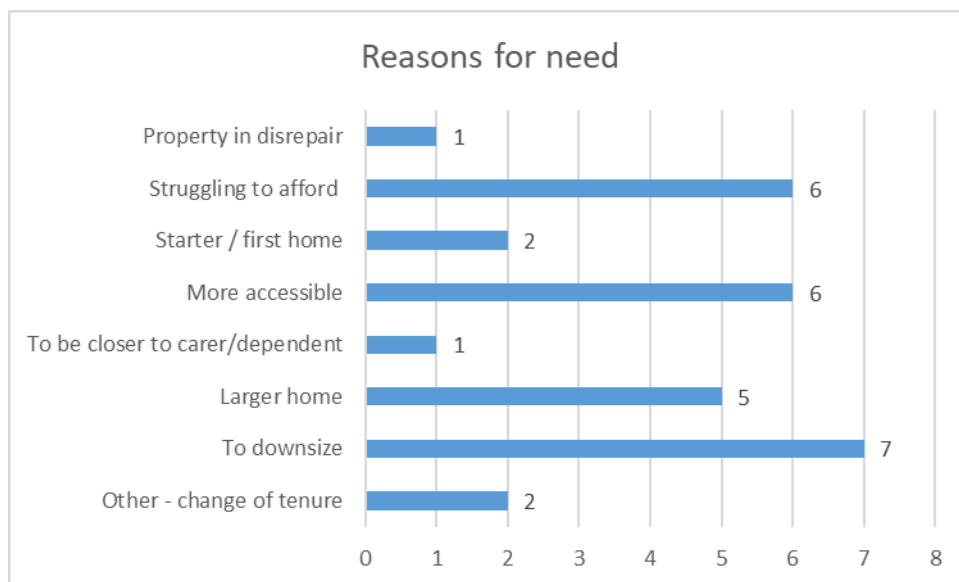
This report therefore reflects the responses by the remaining 19 households.

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

Q1: Why do you/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. All respondents provided a response to this question.

Seven households are looking to downsize, 6 are struggling to afford their current home and 6 households are looking for more accessible accommodation (for example all rooms on one floor). Five households are seeking a larger home.



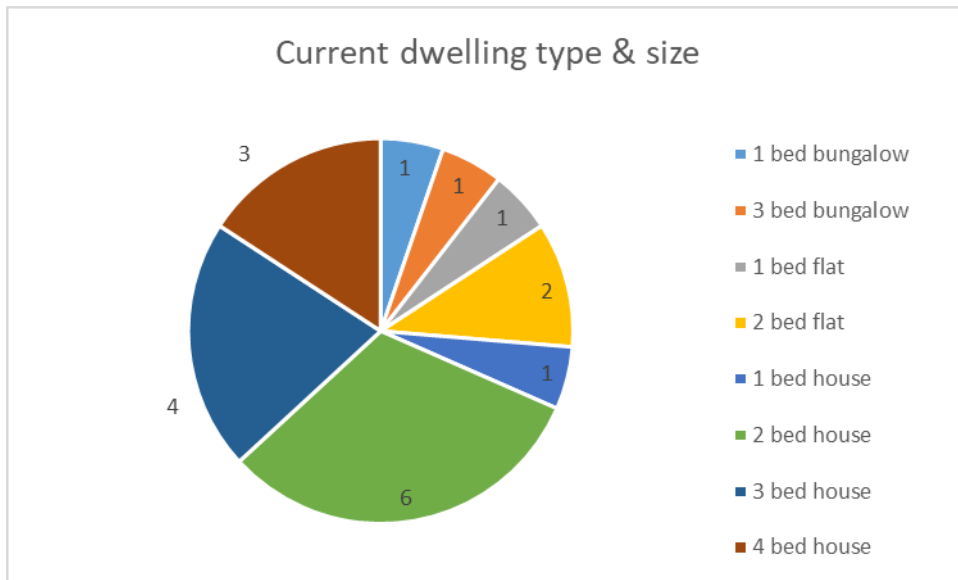
Q2: Current dwelling

All respondents provided information relating to the type, size and tenure of their current dwelling.

Tenure	Type and size	No. of households
housing association rent	1 bed bungalow	1
private rent	3 bed bungalow	1
housing association rent	1 bed flat	1
housing association rent	2 bed flat	1
private rent	2 bed flat	1
housing association rent	2 bed house	2
housing association rent	3 bed house	2
housing association shared ownership	2 bed house	1
owner occupier	2 bed house	1
owner occupier	3 bed house	2
owner occupier	4 bed house	3
private rent	1 bed house	1
private rent	2 bed house	2

Seven of the responding households own their current home either outright, with a mortgage or through shared ownership, whilst the remaining 12 rent their home either through a housing association (7) or privately (5).

Six respondents currently reside in a 2 bed house, 4 households live in a 3 bed house and 3 occupy a 4 bed house. Two respondents currently reside in a bungalow and 3 currently live in a flat/maisonette.



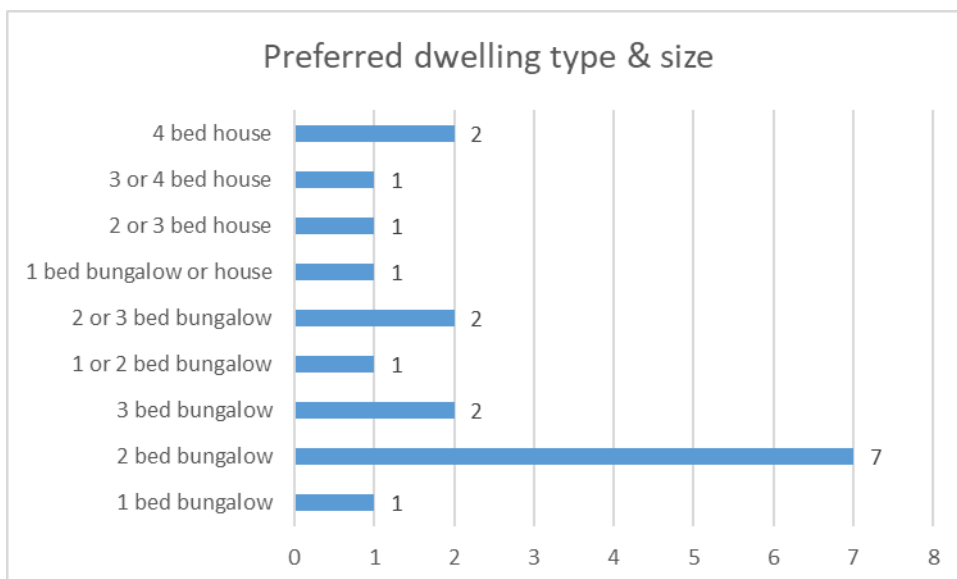
Respondents were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Of the 12 households who indicated that they are currently renting (private or housing association) there were 5 responses, as below:

- 33%
- 37%
- 50%
- 80%
- £110pw

Of the 4 respondents who indicated a percentage, this gives an average rent of 50% of income.

Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property the household would prefer and were able to indicate more than one type or size. Eighteen responses were received.



One respondent indicated that they would prefer a house but did not indicate how many bedrooms they would prefer.

Seven respondents indicated that they would like a study or space to work from home and 6 indicated a need for a home specifically designed to cater for a disability.

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

Q4: Dwelling tenure preferred

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

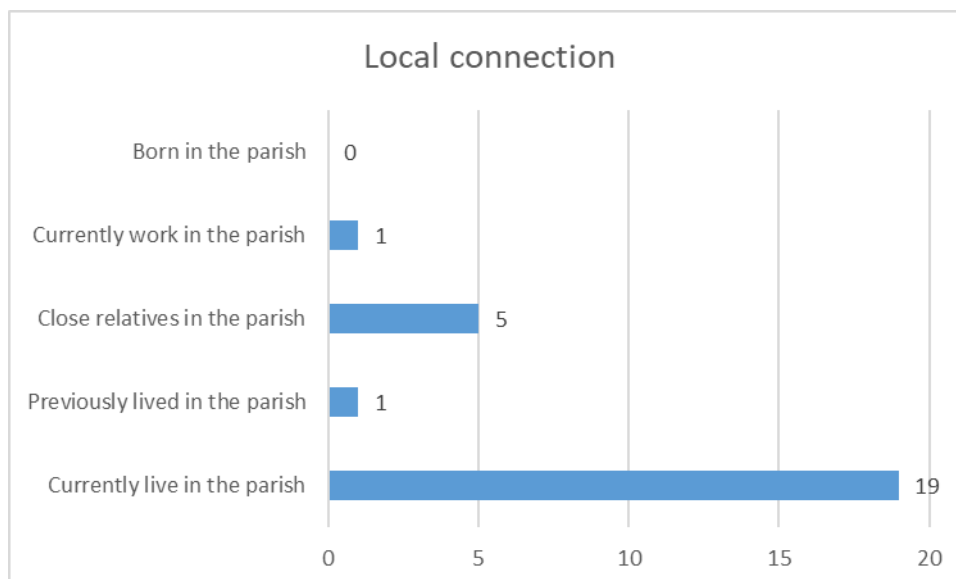
Tenure	No. of households
owner occupier	4
housing association shared ownership	1
housing association rent	6
housing association or private rent	2
housing association shared ownership, owner occupier or self-build	1
owner occupier or self-build	1
housing association rent or owner occupier	1
private rent, housing association shared ownership or owner occupier	1
housing association rent or shared ownership, or private rent	1

One respondent did not indicate a preferred tenure.

The preferences indicated above will not necessarily align with the analysis of need which takes into account all information provided by the responding household.

Q5: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. All of the respondents indicated that they currently reside in the parish and 5 also have close relatives currently living within the parish.



Q6: Financial details

Respondents were asked to indicate “the approximate total annual gross income (before tax) of the household in need of alternative housing” and whether they “have savings or equity in your current home that could be used towards a new home”.

The information provided in response to these two questions 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 % 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 (without a suitable deposit).

Using this information, together with financial data provided by the respondents (such as household income, savings and current equity), size and composition of household, etc the actual needs are identified at Section 4 below.

Q7: Housing waiting list

Respondents were asked to indicate whether they are “registered on the local authority housing waiting list (Home Choice Plus)” and 3 respondents indicated that they are currently registered.

However, it should be noted that at November 2018 there were 87 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 because of established social networks etc. This particularly applies to families with children and older people.

Q8: Details of the household seeking alternative housing

Q9: Contact details

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 a need for nineteen homes for households with a defined local connection, as shown below.

Housing association shared ownership

- 1 x 3 bed house

Housing association rent

- 6 x 1 bed bungalow
- 2 x 1 bed bungalow, adapted for disabled access
- 2 x 2 bed house
- 2 x 4 bed house

Owner occupier

- 4 x 2 bed bungalow
- 1 x 2 or 3 bed bungalow

Owner occupier self-build

- 1 x 3 bed bungalow

Consideration should also be given to the requirements of the local households registered on Home Choice Plus, which is summarised at Appendix C.

Where analysis indicates a need for 1-bed accommodation this should be reclassified as being a need for 2-bed accommodation. One bed homes in rural areas can often be difficult to let and may sit vacant for a period of time. A 1-bed home can only accommodate a single person or a couple, whereas a 2-bed home provides extra flexibility as it 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

Mrs Maria Norman – Clerk to Quinton Parish Council

Telephone: 01789 450242

Email: quintonpcclerk@gmail.com

Website: www.quintonweb.net

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Housing survey for Quinton parish

This survey is being carried out by Warwickshire Rural Community Council (WRCC) on behalf of Quinton Parish Council. WRCC is an independent charity that supports rural communities across Warwickshire.

The results of the survey will be considered by the parish council and will form part of the input to the Neighbourhood Development Plan for Quinton.

Please complete this form if you or others in your household (eg children or other relatives) have a need for alternative housing within the parish.

This data is collected for the purpose of identifying parish-wide housing needs 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. The survey returns will be anonymised and analysis will be carried out by WRCC who will retain all survey forms.

Completed survey forms should be returned by 13th April 2019 using the attached Freepost envelope. If necessary extra forms can be obtained from Sarah Brooke-Taylor, Rural Housing Enabler, via email sarahbt@wrccrural.org.uk or telephone 01789 842182.

You may also know someone currently living elsewhere who would like to return to Quinton parish but who is having difficulty finding suitable housing. If so, please contact Sarah Brooke-Taylor via the email address or telephone number above. They would need to have a strong local connection eg they work in the parish, have previously lived in the parish or have a close relative (parent, sibling, adult child) currently living in the parish

Alternatively, this survey can be completed online at:
www.smartsurvey.co.uk/s/QuintonHNS2019

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
- Current home is in disrepair
- 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 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
- 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"/> Owned (with / without mortgage) |
| <input type="checkbox"/> Rent - private | <input type="checkbox"/> Fixed equity |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <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 in the parish for at least 16hrs per week (how many years?)
- 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 to 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 rent a housing association property you must be on the housing waiting list. Applications forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

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.

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 13th April 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 Quinton parish, April 2019

For sale

Agent	No of beds	Type	Price £
Jeremy McGinn & Co	5	detached house	750,000
Walker Doble	5	detached house	699,950
Walker Doble	5	detached house	675,000
Walker Doble	5	detached house	599,950
Jeremy McGinn & Co	4	detached house	450,000
Parker Mercer & Durnian	4	detached house	425,000
Jeremy McGinn & Co	4	semi-detached house	375,000
Jeremy McGinn & Co	3	detached house	350,000
Connells	3	semi-detached house	330,000
Connells	3	semi-detached house	285,000
Connells	2	detached house	280,000
Connells	3	terraced house	250,000
Edwards Estate Agents	3	terraced house	240,000
Peter Clarke & Co	3	semi-detached house	215,000
Peter Clarke & Co	3	semi-detached house	210,000
RA Bennett	3	semi-detached house	210,000
RA Bennett	2	semi-detached house	190,000
RA Bennett	3	terraced house	190,000
Nikki Homes	2	terraced house	189,950
Connells	2	terraced house	185,000
Peter Clarke & Co	2	terraced house	180,000
Jeremy McGinn & Co	3	semi-detached house	180,000
Jeremy McGinn & Co	2	terraced house	160,000
RA Bennett	2	semi-detached bungalow	160,000
Connells	3	terraced house	250,000
RA Bennett	2	terraced house	155,000
Connells	2	terraced house	145,000

Previously sold

Date sold	No of beds	Type	Price £
Nov-18	4	detached house	312,500
Nov-18	2	terraced house	160,000
Nov-18		semi-detached house	180,000
Nov-18	4	detached house	355,000
Nov-18	3	detached house	367,500
Nov-18	3	terraced house	190,000
Oct-18	3	semi-detached house	205,000
Oct-18	3	semi-detached house	215,500
Oct-18	2	detached bungalow	259,700
Oct-18	3	terraced house	210,000

Sep-18		detached house	330,000
Aug-18	5	detached house	310,000
Aug-18	4	terraced house	215,000
Jul-18	3	terraced house	180,000
Jun-18		detached house	302,500
Jun-18	2	leasehold flat	105,000
Jun-18	3	semi-detached house	161,000
Apr-18	3	semi-detached house	177,000
Mar-18	3	semi-detached house	282,500
Mar-18	4	detached house	370,000
Feb-18	2	terraced house	165,000
Jan-18	4	detached house	320,000
Jan-18		detached house	325,000
Jan-18		detached house	975,000

Average house prices

House type	Price £
2 bed flat	105,000
2 bed semi-detached bungalow	160,000
2 bed detached bungalow	259,700
2 bed terraced house	167,494
2 bed semi-detached house	190,000
2 bed detached house	280,000
3 bed terraced house	215,714
3 bed semi-detached house	224,636
3 bed detached house	358,750
4 bed terraced house	215,000
4 bed semi-detached house	375,000
4 bed detached house	372,083
5 bed detached house	606,980

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 November 2018 the following households with an address within Quinton parish were registered.

Household type	No. of children in household	No. of households	House type/size
Family	1	16	2 bed house
Family	2	11	2 or 3 bed house
Family	3	5	3 or 4 bed house
Family	4	2	4 or 5 bed house
Family	5	1	5 or 6 bed house
Single/couple	0	30	1 bed maisonette
Pensioner/DLA	0	14	1 bed bungalow
Other	0	5	2 bed house
Other	0	2	3 bed house
Other	0	1	4 bed house

Where analysis indicates a need for 1-bed accommodation this would be reclassified as being a need for 2-bed accommodation. In rural areas 1-bed homes can often be difficult to let so may sit vacant for a period of time and can accommodate only a single person or a couple. A 2-bed home can also accommodate a small family and it is reasonable to assume that 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.

If local needs properties are developed by 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 within the survey form, which can be seen at Appendix A).