



# **Housing Needs Survey Report for Ratley and Upton Parish Council**

**May 2020**

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## 1. Introduction

Ratley and Upton Parish Council commissioned a local Housing Needs Survey which was distributed early in March 2020, with a deadline return of 31st March. Due to Covid-19 restrictions this deadline was extended to mid-April.

The aim of the survey was to collect local housing needs information within and relating to Ratley and Upton 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 forms were available upon request and respondents were given the option to complete the survey online if they preferred. The cover letter referenced a piece of land in Edgehill which has been offered for local needs housing and residents were urged to “take this opportunity to consider your housing needs”. A copy of the cover letter and survey form can be seen as Appendix A to this report.

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete and return the survey form. The form asks for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

The survey pack included a Freepost envelope so forms could be securely returned direct to the WRCC Rural Housing Enabler.

## 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 has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new 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 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

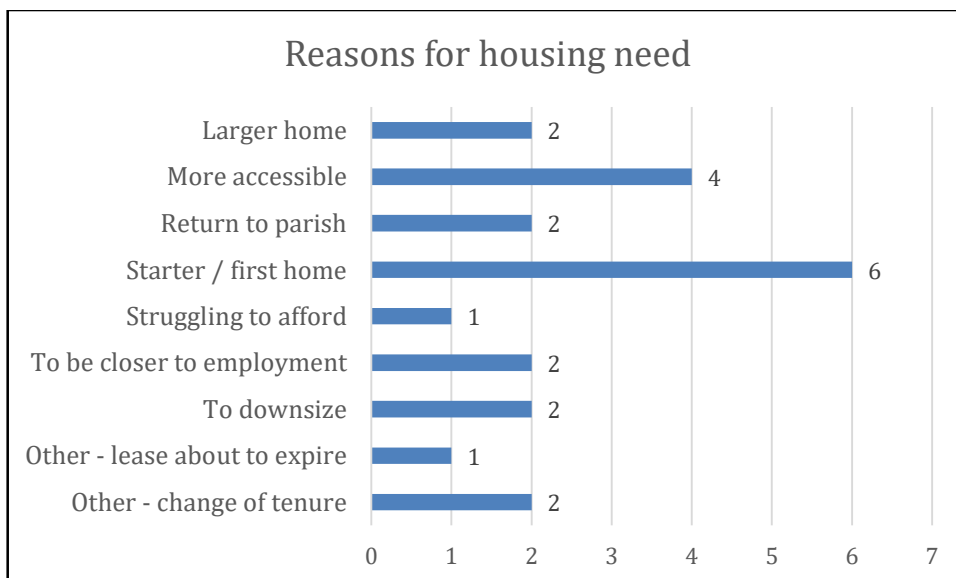
160 Housing Needs Survey forms were distributed and 16 forms were returned. However, 2 of the forms have been discounted as, in both cases, the forms contained no information.

When considering the results, it should be noted that not every form was completed in full with every question answered.

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

#### Q1: Reasons for housing need

Respondents were asked to indicate “which of the following statements apply to your household” and were able to indicate more than one reason. All respondents completed this section.



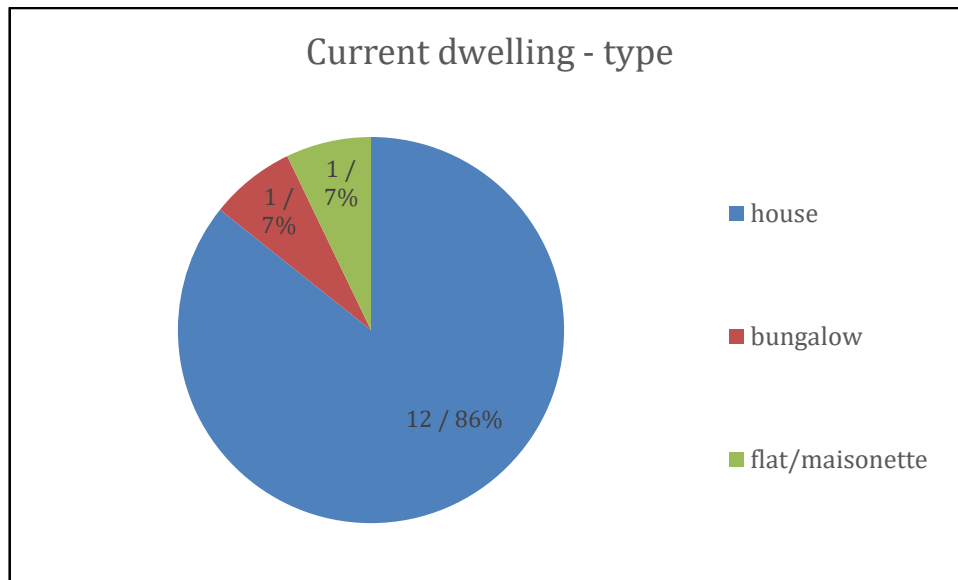
As can be seen respondents seeking a starter/first home represent the largest group, closely followed by respondents looking for a more accessible home.

## Q2: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

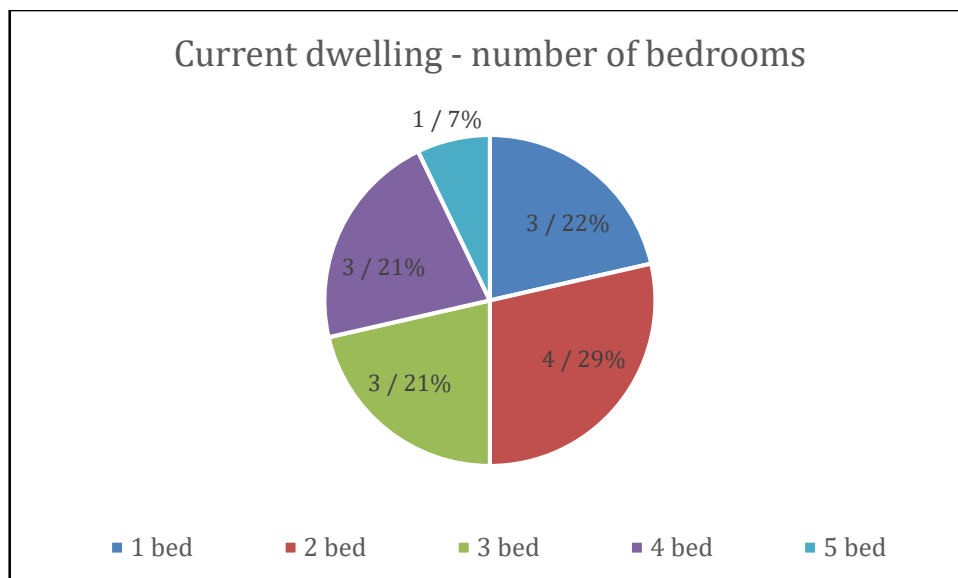
### i) Dwelling type

All respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the largest factor at 86% (12 out of 14).



### ii) Number of bedrooms

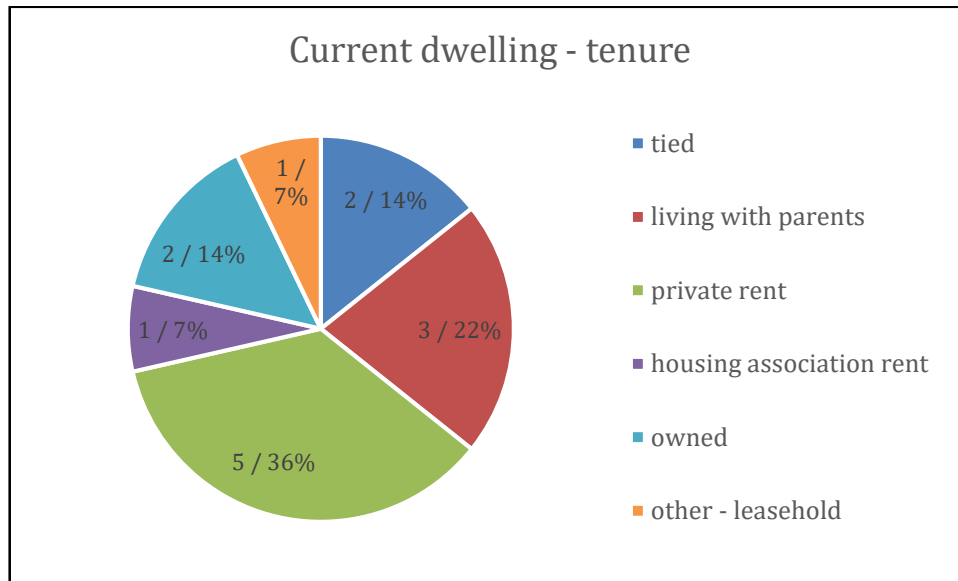
All respondents indicated the number of bedrooms within their current dwelling.



The 2011 Census indicates the average number of bedrooms per household within the parish to be 3.4.

### iii) Dwelling tenure

The following chart shows the current dwelling tenure of the 14 respondents, with private rent being the single largest factor.

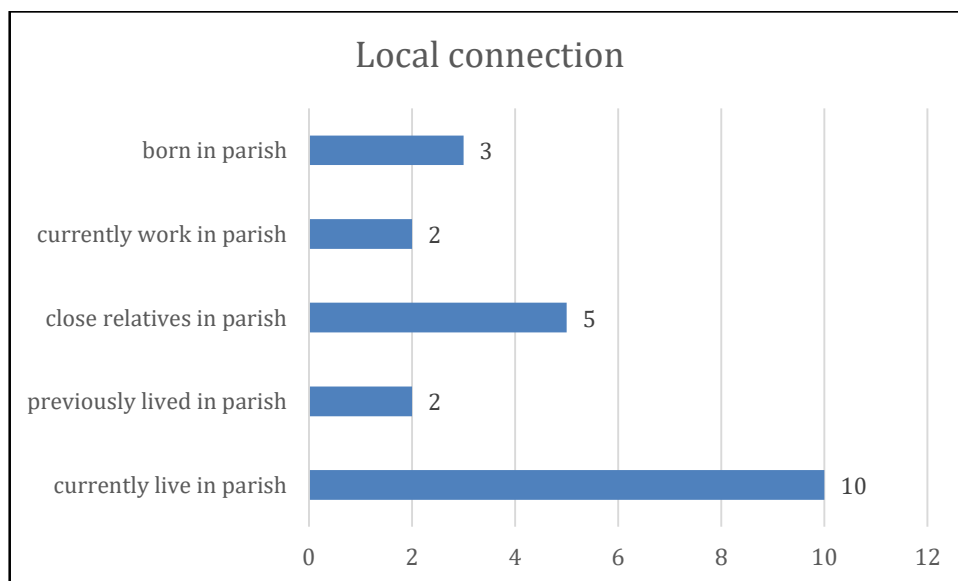


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Five respondents provided rent information, as shown below, which gives an average rent of 31% of income:

- 1 x 25%
- 1 x 10%
- 3 x 40%

### Q3: Local connection

Respondents were asked to indicate their local connection to the parish, and were able to indicate more than one connection. All respondents answered this question.



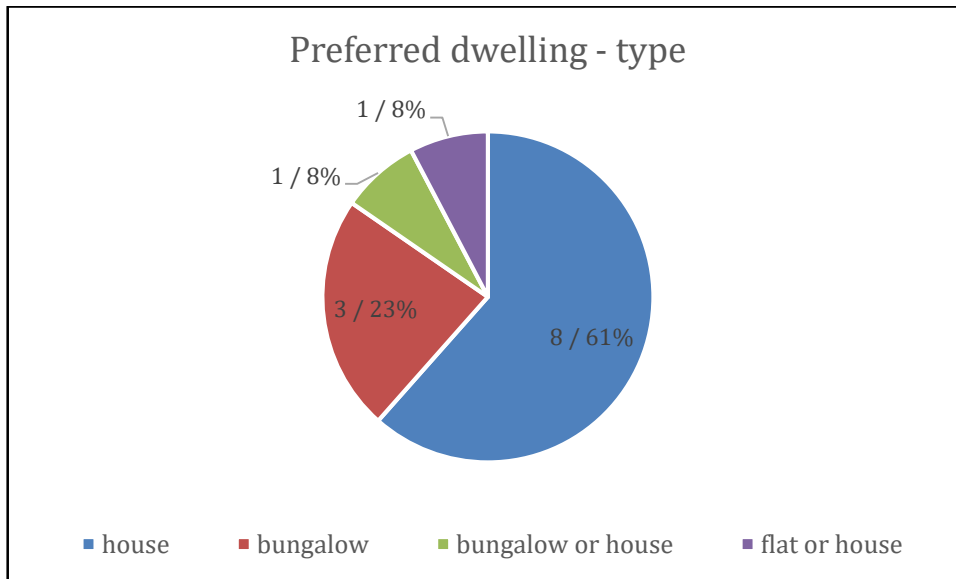
Unsurprisingly, 10 of the 14 respondents currently live in the parish whilst 5 have close relatives (parents, siblings, children) within the parish.

#### Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £40,000, no savings and seeking a 3-bed owner occupier home would be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

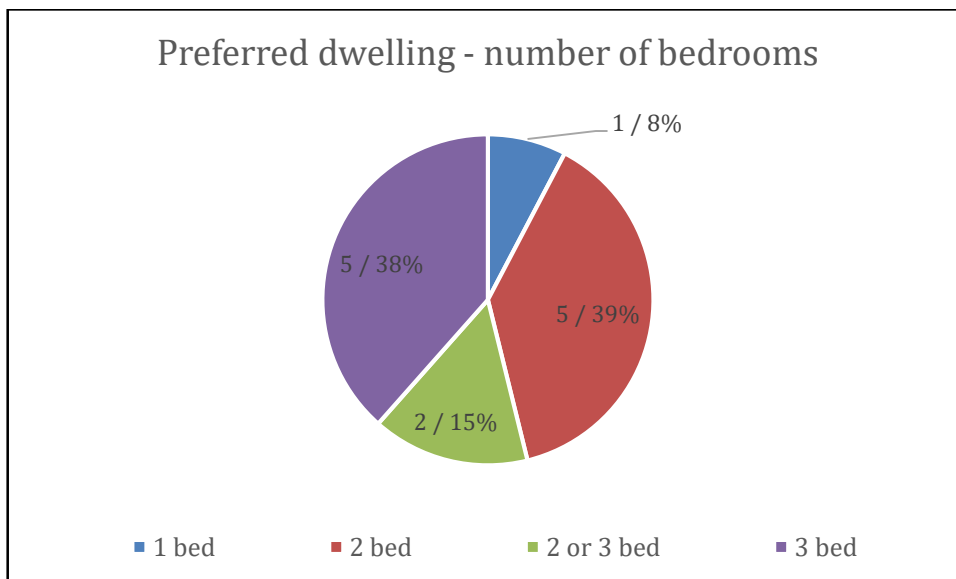
##### i) Dwelling type

Thirteen respondents provided information and, as can be seen in the following chart, the majority would prefer a house.



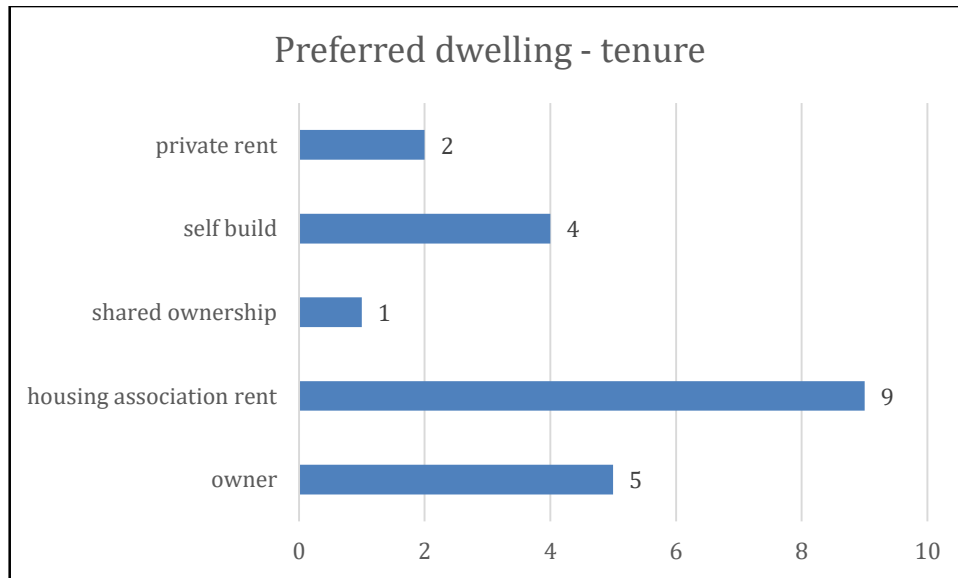
##### ii) Number of bedrooms

Thirteen respondents indicated a preference regarding the number of bedrooms, with two and three beds proving most popular.



### iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question. Renting is the most popular preferred tenure, either through a housing association or private landlord, followed closely by some form of home ownership.



### iv) Designed to cater for a disability

Two respondents indicated that they would prefer a property specifically designed for a disability, with reference made to limited mobility, a preference for no stairs, and a disabled access bath/shower.

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

### Q5: Financial information

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 (without a suitable deposit).



## **Q6: 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.

## **Q7: Detail of households seeking alternative housing**

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

## **4. Conclusion**

This survey identifies a need for 14 alternative homes for households with a defined local connection to Ratley and Upton parish, as shown below.

### **Housing association rent**

- 3 x 1 bed maisonette
- 4 x 2 bed bungalow
- 2 x 2 bed house
- 1 x 3 bed house

### **Housing association shared ownership**

- 1 x 2 bed house

### **Owner occupier**

- 1 x 3 bed house

### **Owner occupier self-build**

- 2 x 3 bed house

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 delivered the survey forms across the parish.

## **6. Contact Information**

Mr Jeremy Obbard - Clerk to Ratley and Upton Parish Council

Tel: 07748 903260 / Email: [ratleypc@aol.com](mailto:ratleypc@aol.com) / Web: [www.ratleyandupton-pc.gov.uk](http://www.ratleyandupton-pc.gov.uk)

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182 / Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk) / Web: [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Housing needs survey for Ratley & Upton parishes

At a recent parish council meeting it was agreed that the housing needs identified through the 2017 housing needs survey didn't seem to fully indicate the local need for housing, particularly where families have been required to move away due to lack of local suitable housing. So whether you want to rent or buy, downsize or return to the parish please take this opportunity to consider your housing needs.

A piece of land has now been offered for local needs housing in Edgehill but development of the site is dependent upon the level of need for homes for local people.

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

If you know anyone currently living elsewhere who would like to return to live in the parish please ask them to complete this survey. They would need to have a strong local connection, e.g. they 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. 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.

You can either complete this survey form and return it using the attached Freepost envelope or complete the survey online at [www.smartsurvey.co.uk/s/RUHNS2020](http://www.smartsurvey.co.uk/s/RUHNS2020).

The survey should be completed by 31<sup>st</sup> March 2020.

Thank you for participating in this survey.

**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 who lives in the parish
- To be closer to employment
- Need a home that is more accessible (ie all 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"/> Flat / maisonette |
| <input type="checkbox"/> House    | <input type="checkbox"/> Other .....       |

Number of bedrooms .....

- |  |   |
|--|---|
| <input type="checkbox"/> Rent - housing association*           | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Rent – private*                       | <input type="checkbox"/> Other .....        |
| <input type="checkbox"/> Shared ownership (part rent part buy) |   |
| <input type="checkbox"/> Owned (with/without mortgage)         |   |

**\* If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

**3. 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? .....
- Born in the parish but moved away

**4. What type of property would your household prefer (tick all that apply)?**

- Bungalow                       House                       Flat / maisonette

Number of bedrooms .....

- Rent - housing association                       Shared ownership (part rent, part buy)  
 Rent – private                       Owned (with / without mortgage)  
 Fixed equity                       Owner occupier self-build
- 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.

**5. 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, equity in your current home or will someone gift you money towards a new home?**

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

**6. 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 download ([www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)), email ([housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)) or telephone (01789 260861).

**7. Details of the household seeking alternative housing.**

Please complete a separate form for each household in need of alternative housing.

	<b>Age (yrs)</b>	<b>Sex (M / F)</b>	<b>Relationship to person completing survey form</b>
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

**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 please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk).

**Please return this form by email or Freepost  
or complete this survey online no later than 31<sup>st</sup> March 2020**

Post to: Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council, Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF, or  
Email to: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)

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](http://www.ruralwarwickshire.org.uk)

## Appendix B – Property search

Results of property search March 2020 (excluding listed properties, property in need of refurbishment, with additional land, stables etc)

No houses currently for sale in Ratley.

Details of properties sold in Ratley within the last two years.

Date sold	Location	No of beds	Type	Price £
Apr-19	Ratley	3	semi-detached house	365,000
Oct-18	Ratley	2	terraced house	225,000
Jun-18	Ratley	3	terraced house	271,000
Mar-18	Ratley	3	terraced house	209,000
Jan-18	Ratley	2	detached house	432,500

Average sold house prices - Ratley

House size & type	Price £
2 bed terraced house	225,000
2 bed detached house	432,500
3 bed semi-detached house	365,000
3 bed terraced house	240,000

No properties sold in Edgehill in the last two years.

No properties sold in Upton in the last two years.

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket