



SAMBOURNE HOUSING NEEDS SURVEY

**Commissioned by The Sambourne Trust
in partnership with
Warwickshire Rural Community Council**

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler
Warwickshire Rural Community Council**

November 2014

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1. Summary of Results.

Approximately 320 Housing Needs Survey forms were distributed and 101 forms were returned. This equates to a response rate of 31.56%, which is considered to be very good for a survey of this type.

Seven respondents expressed a need for alternative housing.

The specific need is for:

Housing Association rent

1 x 2 bed house
1 x 3 bed house

Housing Association shared ownership

1 x 2 bed house or bungalow
4 x 2 bed house

2. Introduction.

The Sambourne Trust commissioned a local Housing Needs Survey in September 2014.

The aim of the survey was to collect accurate housing needs information for Sambourne parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme, because the development of new homes in rural areas is an exception to normal planning policy.

The survey forms were essentially standard documents used in parishes across Warwickshire. A survey form was delivered to every home in the parish and additional copies of the form were available for people not currently living in Sambourne parish. A copy of the survey form and covering letter can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the parish. The final segment asked whether any member of the household had left the parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the survey form. This asked for the respondents name and address and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing

Enabler and analysis of all the information provided took place in October and November 2014.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances, but only where new homes are intended to meet locally identified needs.

Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy states;

"The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that;

- It has been demonstrated that there is a local and long-term need for affordable housing,
- The content of the scheme reflects and can reasonably be expected to meet identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent),
- Satisfactory prior 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, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme".

Stratford on Avon District Council's Intended Proposed Submission Core Strategy of July 2013 effectively extends Policy COM.1 currently in the Local Plan 1996-2011 to those areas covered by Policy CTY.5.

Housing schemes brought forward under Policy COM.1, referred to as 'Local Choice' schemes, can include both affordable housing and local market housing.

It is intended that similar housing schemes brought forward under the Intended Proposed Submission Core Strategy, referred to as 'Local Needs' schemes, can also include both affordable housing and local market housing.

'Local need' refers to need originating or relating to a particular village. For parishes that contain more than one village, the housing needs of each village must be considered separately.

A household is considered to have a local connection if it meets one or more of the following 'Local connection criteria';

- An individual who was born in the parish,
- An individual who currently lives in the parish and has done so for at least 12 months,
- An individual who was resident in the parish for at least 3 continuous years but has left in order to find suitable accommodation,
- An individual who works full time in the parish and has done so for at least 12 months,
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the parish for at least 3 continuous years.

‘Affordable housing’ is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as ‘Homebuy’) is a middle ground between renting a property and full ownership. A ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A ‘shared owner’ can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

‘Local market housing’ or ‘Owner-occupier housing’ is defined as homes available to buy outright.

All new homes provided as part of a ‘Rural Exception’ or ‘Local Choice’ scheme would be subject to a planning obligation, referred to as a **‘Section 106 Agreement’**. This limits occupation of the homes, including any local market homes, to people with a local connection in the first instance and ensures that the affordable homes remain ‘affordable’ in perpetuity.

4. Results – Contextual Information.

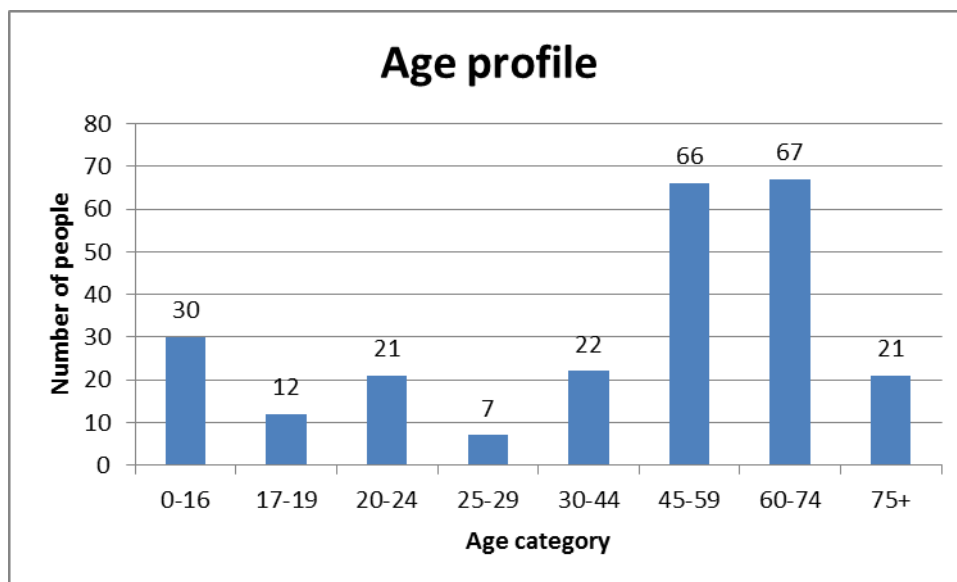
A total of 101 Survey forms were returned equating to a response rate of 31.56%.

This level of response is considered to be a very good achievement for a survey of this type because people generally respond for one of three reasons;

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

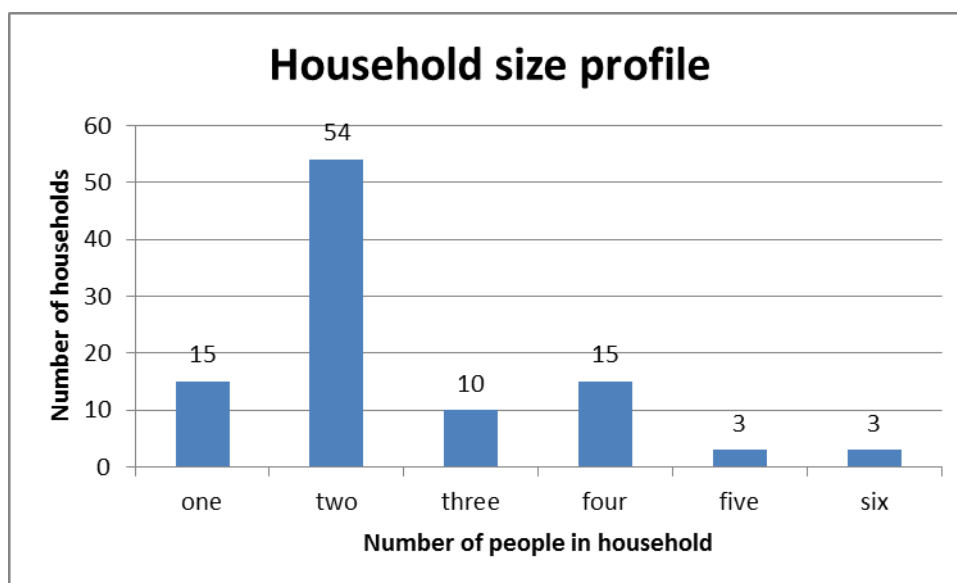
i) Age Profile (100 responses, 246 people).

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 154 out of the 246 people aged 45 and above.



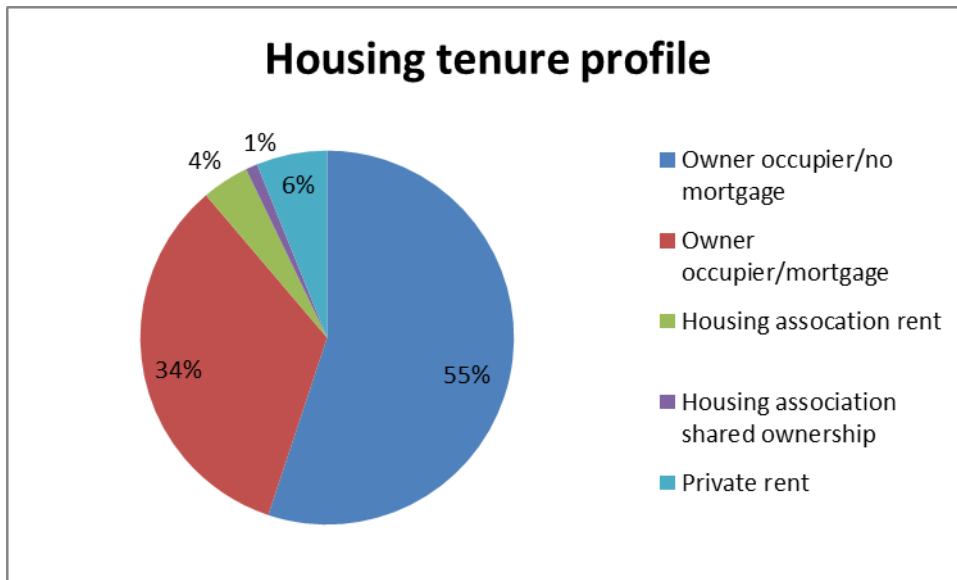
ii) Household Size Profile (100 responses).

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of two person households as indeed do the majority of parish Housing Needs Surveys. The mean average household size is 2.46 people, slightly lower than the 2011 Census figure of 2.53 people (823 usual residents in households divided by 326 dwellings).



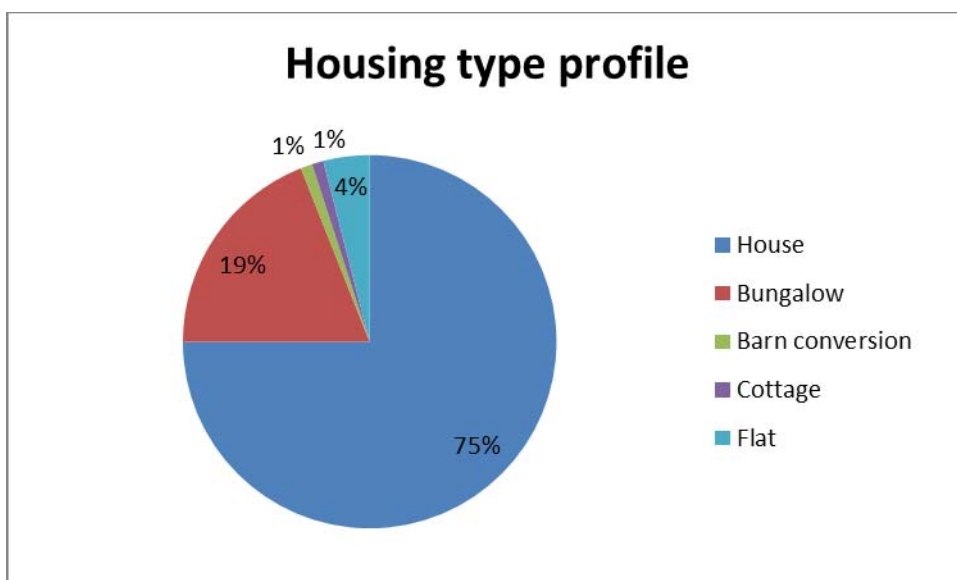
iii) Housing Tenure Profile (98 responses).

The following chart shows the housing tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 89% of the total. Tenures traditionally considered within the 'social sector' represent just 5% of the total.



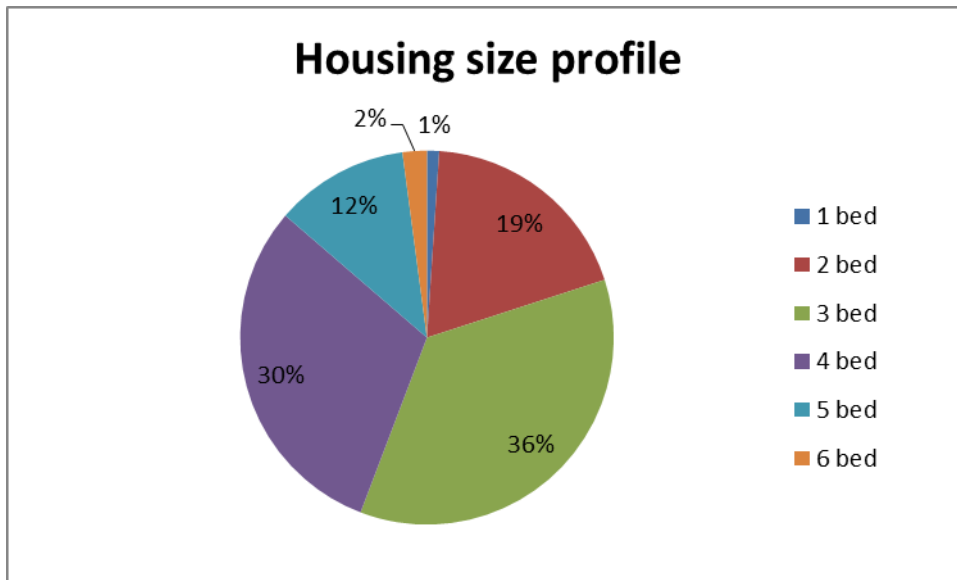
iv) Housing Type Profile (100 responses).

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor.



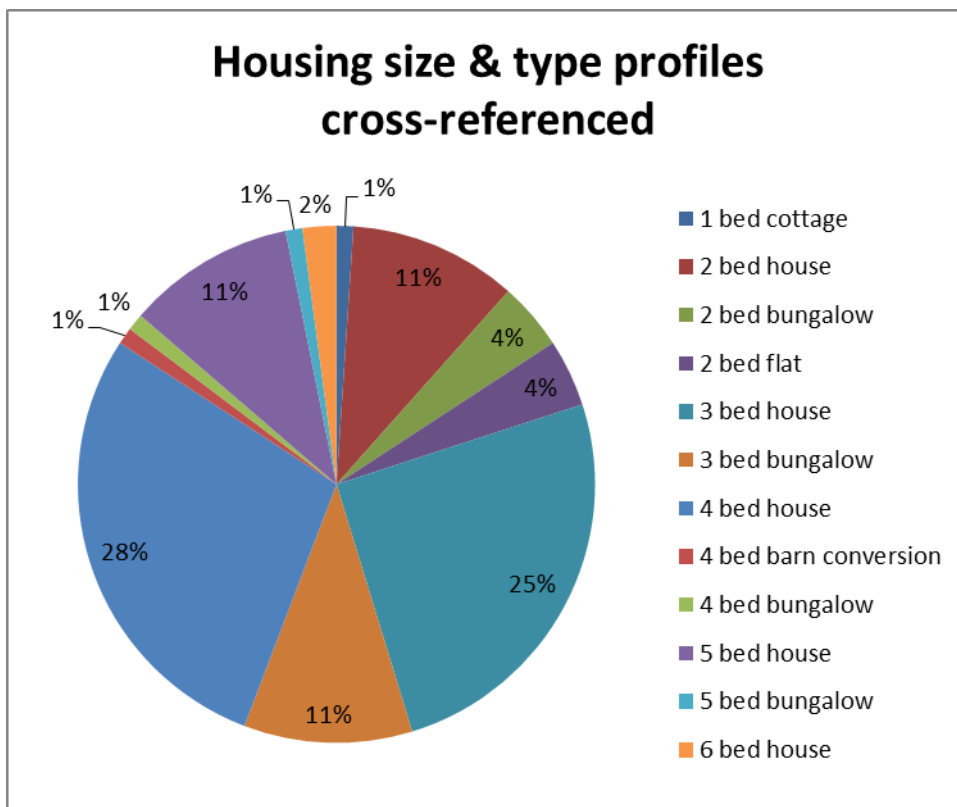
v) Housing Size Profile (95 responses).

The following chart shows the sizes of homes that the survey respondents live in.



vi) Housing Type and Size Profiles Cross Referenced (95 responses).

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 and 4 bedroom dwellings emerge as the largest factors. When compared to 4.ii above, ie a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the parish.

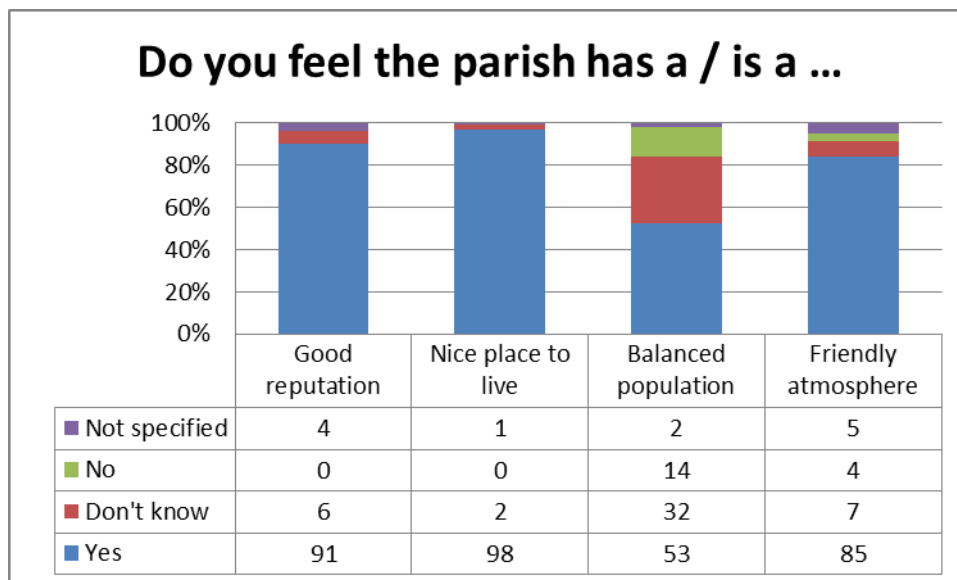


vii) Life in the Parish: Positive and Negative Aspects.

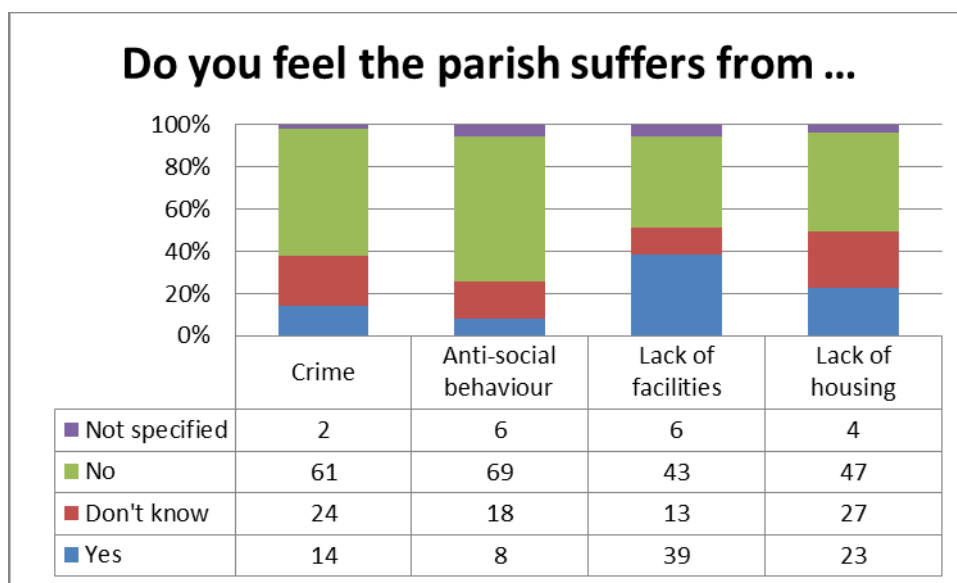
The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Sambourne parish.

Information relating to the sustainability of a parish is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

The first chart shows respondents' views on the benefits to living in Sambourne parish. The majority of respondents thought the parish had a good reputation, was a nice place to live, had a balanced and varied population, and had a friendly spirit.



The second chart shows respondents' views on negative issues that exist in the parish. The majority of respondents thought there was not an issue with crime or anti-social behaviour. The largest group of respondents thought there was neither a lack of facilities or housing.



The survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables.

Lack of Facilities comments:

Key issue	Number of comments
Shop	23
Improved public transport	12
Post Office	7
Village Hall / Community Centre	5

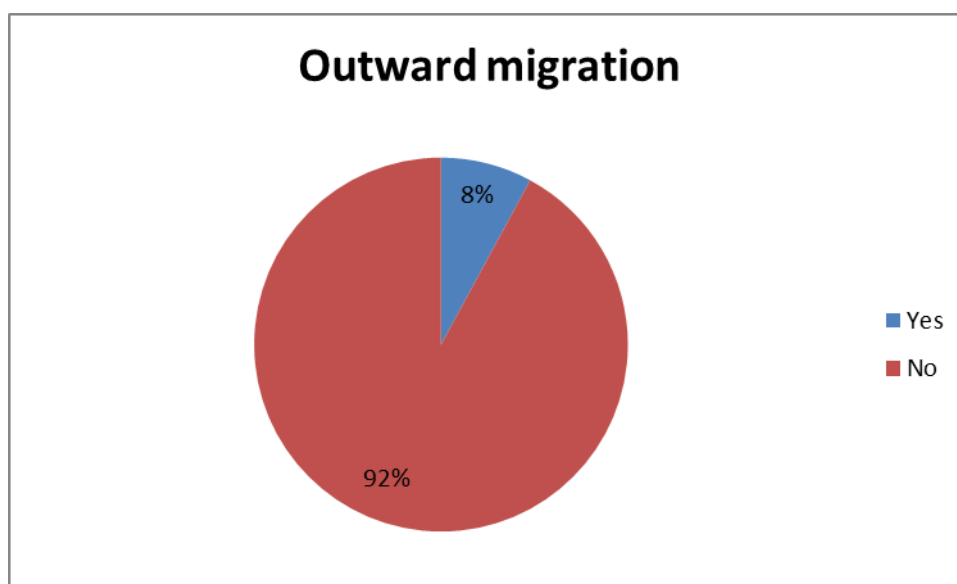
Lack of Housing comments:

The comments received are reproduced below, whole and verbatim.

Comments
<ul style="list-style-type: none">• "Affordable" for young, smaller accom for elderly wishing to 'downsize'.• 1/2 bedroom affordable housing.• 1st time buyers.• 2/3 bed affordable housing.• A couple of starter homes would be good.• Affordable family accommodation to rent - 3 bed.• Affordable for first time buyers x3.• Affordable housing for young people & families.• Affordable housing for younger people x2.• Affordable housing x5.• Cheap rentable properties.• For those starting out on the ladder irrespective of age.

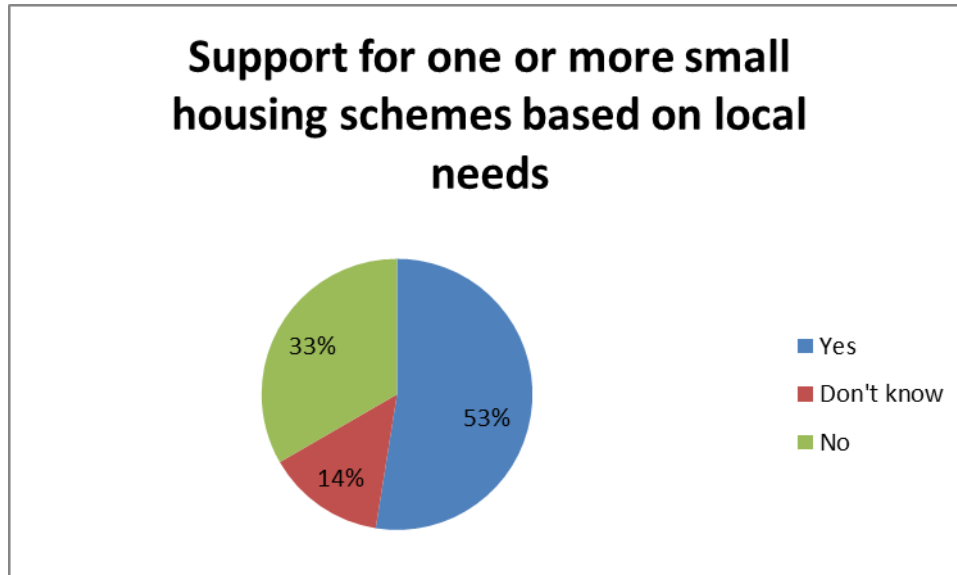
viii) Outward Migration from the Parish (101 responses).

The survey respondents were asked whether anyone in their household had had to leave the parish in the last 5 years because no affordable / suitable housing was available. 8 respondents stated this had happened in their household.



ix) Support for One or More Small Housing Schemes Based on Local Needs (99 responses).

The chart below shows the level of support amongst survey respondents for a small housing scheme to meet the needs of local people being built in the parish. The chart shows that the majority of respondents support such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this report.



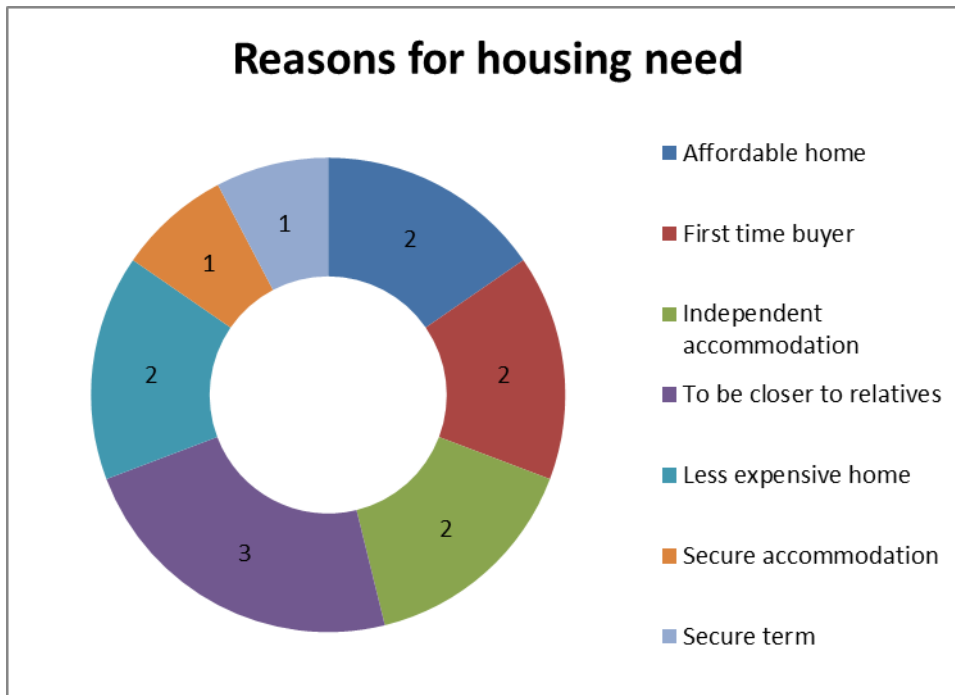
5. Results – Housing Needs Information.

Out of the 101 responses to the survey, seven individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from these respondents.

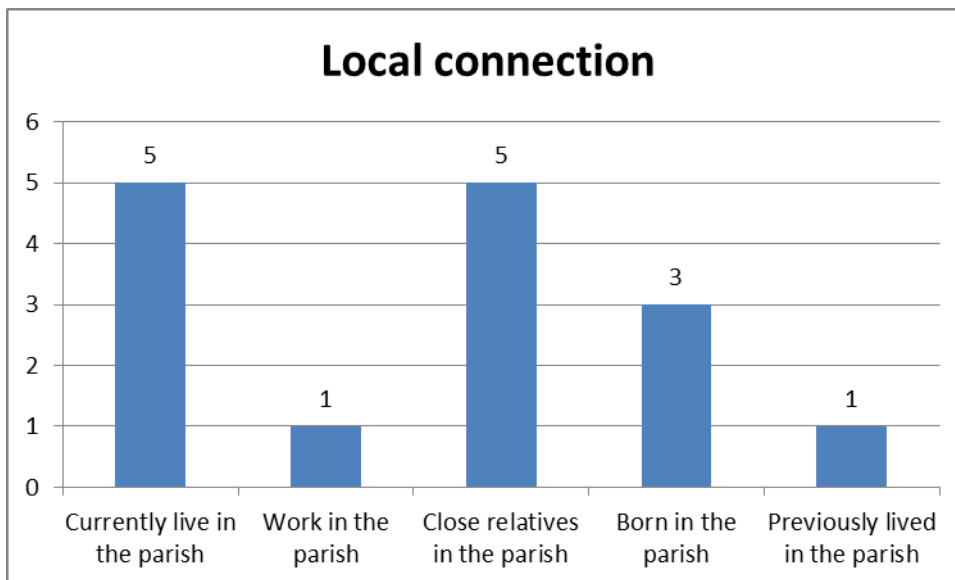
i) Reasons for Housing Need – Breakdown (7 responses).

The following chart shows the reasons for the seven respondents' housing needs. Respondents were able to indicate more than one reason for need.



ii) Local Connection – Breakdown (7 responses).

The chart below shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.

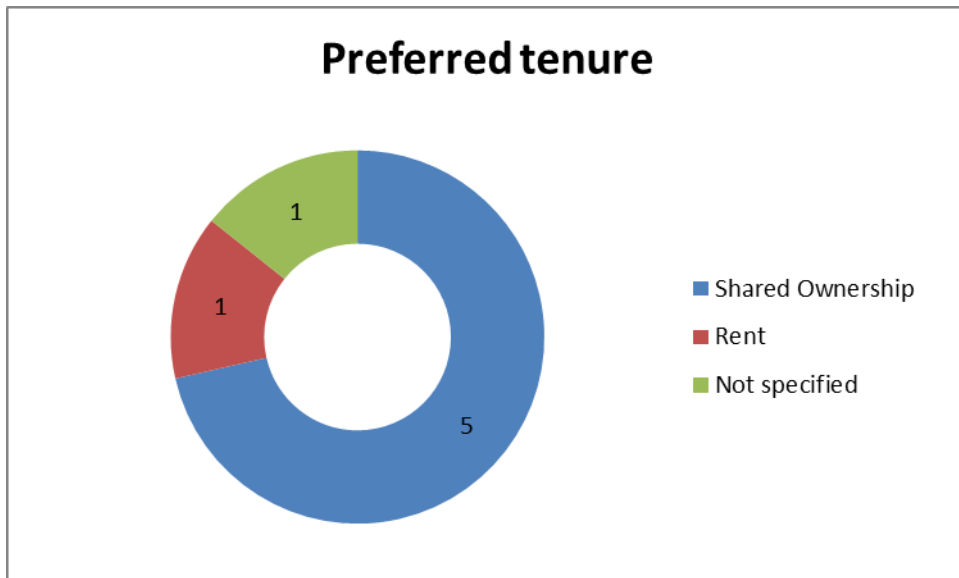


iii) Housing Register – Breakdown (1 response).

Only one respondent was registered on the Local Authority Housing Register. The remaining six respondents did not indicate that they were on a housing register.

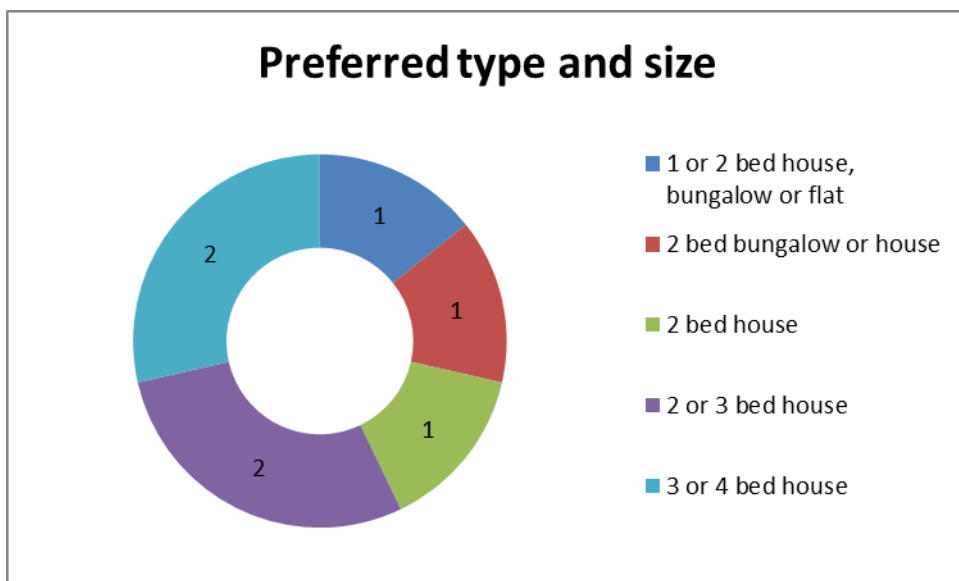
iv) Preferred Tenure – Breakdown (6 responses).

The preferred tenures of the six respondents are shown in the chart below.



v) Preferred Size and Type – Breakdown (7 responses).

The preferred types and sizes of accommodation expressed by the seven respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the seven respondents. A number of rules were used to compile this table;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. There are three reasons for this; (1) The possibility of a 1 bedroom home sitting vacant for a period of time, (2) The extra flexibility that a 2 bedroom home provides and (3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable owner-occupied property. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a Housing Association.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Shared ownership	2 bed house	Shared ownership	2 bed house
Yes		2 or 3 bed house	Shared ownership	2 bed house
Yes	Shared ownership	2 or 3 bed house	Shared ownership	2 bed house
Yes	Shared ownership / rent	1 or 2 bed house, bungalow, flat	Rent	2 bed house
Yes	Shared ownership	3 or 4 bed house	Rent	3 bed house
Yes	Shared ownership	2 bed house or bungalow	Shared ownership	2 bed house or bungalow
Yes	Rent	3 or 4 bed house	Shared ownership	2 bed house

A full breakdown of the needs can be seen as Appendix D to this Report.

7. Conclusion.

There is a need for seven new homes in Sambourne parish for people with a local connection.

The specific need is for;

Housing Association rent

- 1 x 2 bed house
- 1 x 3 bed house

Housing Association shared ownership

1 x 2 bed house or bungalow
4 x 2 bed house

8. Recommendations.

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the seven housing needs identified by this survey.

Partners in the land identification exercise should include;

- The Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

9. Acknowledgements.

Gratitude is expressed to Mr David Shaw, Chairman of The Sambourne Trust, and all those who helped to deliver the Survey forms.

10. Contact Information.

The Sambourne Trust
75 Reynard Close
Webheath
Redditch
B97 6PY

Sarah Brooke-Taylor
Rural Housing Enabler
Warwickshire Rural Community Council
Warwick Enterprise Park
Wellesbourne
Warwick
CV35 9EF

Tel (01789) 842182
Email sarahbt@wrccrural.org.uk

The Sambourne Trust **Housing Needs Survey**

September 2014

Dear Householder

It is widely recognised that a lack of affordable and suitable housing is an issue for many rural communities such as Sambourne, which has few smaller houses and very little stock available which young people can afford. This can lead to local people being forced to move away – but if some local provision is available those people may be able to stay in their community and perhaps move up the housing ladder when they can afford to.

The Sambourne Trust is considering building two new homes on land it owns within its existing housing complex. No planning application has yet been prepared and the Trust would engage in public consultation before any plans were considered by Stratford District Council.

In accordance with the Trust's Constitution, the homes would be provided for needy persons resident in or having strong connections with the Parish of Sambourne regardless of age. The Trust already owns and rents out 10 houses and bungalows to a mixture of tenants and, as the Trust has the status of a Housing Association, tenants are not at risk of having their tenancies terminated at a few months notice as can happen in the private sector.

We are, therefore, carrying out a Survey to identify the types and sizes of homes that local people need. **The Survey is for everyone, however, not just people in housing need** - knowing what local people may also need in the future is an important aspect of planning now. The issues in the first part of the Survey form will help to compile a profile of residents and some general points about life in the Parish. **We need your help and ask all households to complete a survey form.**

- People who are not in housing need are requested to complete Part 1 only of the form.
- People in need of affordable housing are requested to complete both parts of the form.

The Survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the Survey is complete the Sambourne Trust will consider the results and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Sambourne Parish at the present time. They do, however, need to have a strong local connection, eg they work in the Parish **or** they have close relatives (mother / father / son / daughter / sister / brother) in the Parish **or** they were born in the Parish **or** they previously lived in the Parish but moved away to find suitable housing. If you know of anyone with a strong connection to the Parish but currently living elsewhere, please encourage them to contact Sarah Brooke-Taylor, the Rural Housing Enabler for Warwickshire Rural Community

Council, on 01789 472611 or email sarahbt@wrccrural.org.uk so that a Survey Form can be sent to them.

The Sambourne Trust has complete discretion as to whom it will let a property and does not provide 'social housing' as it needs surplus rental income to fulfil its charitable purposes.

As well as providing housing for those in 'need', the rent from the houses, which contains an element of subsidy to help affordability, allows the Trust to help local people in discreet ways.

Helping people in need takes many forms and includes assistance with mobility problems, educational grants, and the provision of a weekly shopping bus as there is little public transport available. The Trust also helps support some charity organisations which offer assistance and care to our parishioners, such as local hospices. The exact work done by the Trust is often of a personal and very confidential nature and therefore cannot be publicised.

All information you give will be treated in strict confidence and the Sambourne Trust will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all Survey Forms.

Forms should be returned by 11th October 2014 in the 'Freepost' envelope provided.

Thank you for your help in conducting this Survey.

Yours faithfully

David Shaw
Chairman of Sambourne Trust

Appendix A2

**SAMBOURNE PARISH AFFORDABLE HOUSING NEEDS SURVEY
PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD**

Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each category)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

Q2 YOUR HOUSING CIRCUMSTANCES

Housing tenure (Please tick)	Tied accommodation <input type="checkbox"/>	Owner occupier/ no mortgage <input type="checkbox"/>
	Private renting <input type="checkbox"/>	Owner occupier/mortgage <input type="checkbox"/>
	Living with parents <input type="checkbox"/>	Housing association shared ownership <input type="checkbox"/>
	Living with friends <input type="checkbox"/>	Housing association renting <input type="checkbox"/>
	Other <input type="checkbox"/>	
(please specify):		
Housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/>	
	Other <input type="checkbox"/> (please specify):	
No. of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>	

Q3 LIFE IN THE PARISH

Do you feel the Parish (Please tick)	Has a good reputation?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Is a nice place to live?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a balanced and varied population?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a friendly atmosphere/community spirit?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
Do you feel the Parish (Please tick)	Suffers from crime?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from anti-social behaviour	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from a lack of facilities?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
If 'YES', what type of housing?		

Has anyone in your household had to leave the Parish in the last 5 years because no affordable / suitable housing was available? (Please tick)	Yes <input type="checkbox"/> No <input type="checkbox"/>
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Would you be in favour of a SMALL housing scheme based on the needs of LOCAL people being built in the Parish? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
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ADDITIONAL COMMENTS

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PART 2 – TO BE COMPLETED ONLY IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT SARAH BROOKE-TAYLOR, RURAL HOUSING ENABLER, (CONTACT DETAILS ON BACK PAGE) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

Name	
Address	
Telephone no. (Home)	
Telephone no. (Work)	
Date of Birth	
Current housing tenure (Please tick)	Tied accommodation <input type="checkbox"/> Owner occupier/ no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing assoc. shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current number of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

Q2 THE REASON FOR YOUR HOUSING NEED

Why do you need alternative accommodation? (Please tick)	Need larger accommodation <input type="checkbox"/> Need smaller accommodation <input type="checkbox"/> Need physically adapted accommodation <input type="checkbox"/> Need less expensive home <input type="checkbox"/> Need to be closer to relatives <input type="checkbox"/> Need to be closer to employment <input type="checkbox"/> Need to be closer to a carer or dependent <input type="checkbox"/> Need secure accommodation <input type="checkbox"/> Need supported accommodation <input type="checkbox"/> Need independent accommodation <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
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Q3 YOUR LOCAL CONNECTION

Do you / have you / were you (Please tick all boxes that apply)	Currently live in the Parish? <input type="checkbox"/> If so, for how long? years Work in the Parish? <input type="checkbox"/> Close relatives in the Parish? <input type="checkbox"/> Born in the Parish? <input type="checkbox"/> Previously lived in the Parish? <input type="checkbox"/> If so, for how long? years
--	---

Q4 HOUSING REGISTER

Are you on a Housing Register? (Please tick all boxes that apply)	Local Authority Housing Register <input type="checkbox"/> Housing Association Register <input type="checkbox"/>
--	--

(You are recommended to register with the Local Authority, if you have not done so already)

Q5 YOUR FAMILY DETAILS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU)

Title	Surname	First name	Relationship to you	Date of Birth

Q6 SPECIFIC HOUSING NEEDS

Please specify any specific housing needs (e.g. disability requirements)	
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Q7 TYPE OF HOUSING NEEDED

Tenure of housing needed (Please tick)	Shared Ownership* <input type="checkbox"/> Rented <input type="checkbox"/>
Type of housing needed (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat <input type="checkbox"/>
No. of bedrooms needed (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

*See back page for definition of shared ownership

Q8 FINANCIAL INFORMATION

Basic annual income, 'joint income' where applicable (Please tick)	Up to £14,999 <input type="checkbox"/>	£15,000-£19,999 <input type="checkbox"/>	£20,000-£29,999 <input type="checkbox"/>
	£30,000-£39,999 <input type="checkbox"/>	£40,000-£49,999 <input type="checkbox"/>	£50,000-£59,999 <input type="checkbox"/>
	£60,000-£69,999 <input type="checkbox"/>	£70,000-£79,999 <input type="checkbox"/>	£80,000-£89,999 <input type="checkbox"/>
	£90,000-£99,999 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>	
If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford to pay for this?	Maximum mortgage	£	(assume 3x joint income) +
	Equity in existing home	£	+
	Savings	£	+
	Other	£	=
	Total	£	

Q9 ETHNICITY MONITORING

Please specify the number of people in each group			
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
Mixed		Other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
Chinese		Other (please state below)	
Chinese			

THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 11th OCTOBER 2014.

If you have any questions regarding this Survey or you require additional Survey Forms please contact Sarah Brooke-Taylor, Rural Housing Enabler for Warwickshire Rural Community Council at Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF
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ADDITIONAL INFORMATION ON PROPERTY TYPES

Rented properties would be available to people with a strong local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'Right to Buy' available to tenants.

Shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value, should this occur.

Appendix B.

Respondents were invited to provide additional comments. Although intended to focus on housing issues the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- I am in favour of any new housing being built as long as the building's style is in keeping with the historic look and feel of the village or town (many new builds in modern style look awful) and as long as the developments are small in style.
- This all depends on the location and size of the scheme.
- Depends on the circumstances of where/if the builds will be put, and the effect on area's in Sambourne.
- Depends on nature and location of scheme.
- As long as it fits in with the village aesthetics.
- Will the results be 1) credible 2) applied equivocally?
- Due to Sambourne & Middletowns proximity to Studley I do not believe we require affordable housing to be built in the parish. I do however think more affordable housing should be available in Studley itself.
- Refer to Parish Plan for community view on additional housing.
- Do not believe that the parish has a need for any additional housing.
- May lead to additional housing development in the area.
- This is green belt area and unsuitable for new build. There are adjacent towns and villages (Studley/Alcester) where new build is more appropriate should this be necessary. Please do not ruin our village with the "creep" of new build.
- There is housing to suit every budget within striking distance of Sambourne eg Studley, Alcester, Astwood Bank, Redditch.
- Sambourne definitely does NOT need any more houses; if people can't afford to live here they buy or rent somewhere else, like the rest of the population!!
- Sambourne should be left the way it is. Affordable housing should be built in towns/citys.
- If you want affordable homes go to Redditch like we all did. What's wrong with that?
- Has a balanced and varied population in terms of age yes, in terms of ethnicity, no.
1) What is the meaning of the term 'LOCAL'. 2) I question the validity of a survey purporting to represent "local" needs when responses are invited from well outside the 'local' area.
- We need more affordable houses in the parish of Sambourne.
- We would be in favour of a SMALL NUMBER of SMALL and AFFORDABLE houses being built on suitable sites either for ownership, shared ownership or rental from a housing association.
- Great idea. Small villages are becoming too expensive, pricing young people out of the market.
- We need more affordable houses in the parish of Sambourne.
- Simple brick & tile vernacular with local details like arched windowheads I think would comfortably and inoffensively blend in & add.
- Sambourne is a dying village & desperately needs an influx of younger people.

- In favour of small housing scheme - depends where it is built. Some theft. Some anti-social behaviour - barking dogs. 2 households in particular who have no thought for others, even though they have been told about the noise their dog/dogs make.
- In favour of small development but only if very small number as in letter.
- Sister born & bred in Sambourne, living locally unable to move back into village.
- We need more affordable houses in the parish of Sambourne.
- We moved to Astwood Bank 5 yrs ago - due to no homes available to rent. We returned as soon as we were able to find an affordable property because my 3 children attend school in village.
- Why doesn't the trust consider acquiring property and converting the ex local authority housing - 2 have recently been sold.
- It depends on how big!

Appendix C.

Property search on 4 November 2014 (Sambourne and surrounding villages excluding character properties, properties in need of repair and properties over £350,000).

Agent	Street	Settlement	No of beds	Type	Price
Allan Morris	Evesham Road	Astwood Bank	1	flat	115000
Jeremy McGinn & Co	Astwood Court	Astwood Bank	1	flat	120000
Jeremy McGinn & Co	New Road	Astwood Bank	2	bungalow	270000
Jeremy McGinn & Co	Oak Tree Lane	Cookhill	2	bungalow	310000
Hadley & Co	Church Road	Astwood Bank	2	flat	125000
Arden Estates	Joseph Perkins Close	Astwood Bank	2	flat	154950
Jeremy McGinn & Co	Alcester Road	Studley	2	house	150000
Lamberts	Marble Alley Mews	Studley	2	house	150000
The House Giant	Crooks Lane	Studley	2	house	160000
Arden Estates	Church Road	Astwood Bank	2	house	169960
Hadley & Co	The Ridgeway	New End	2	house	175000
Quantum Construction	Bell Court	Studley	2	house	180000
A P Morgan	Joseph Perkins Close	Astwood Bank	2	house	199950
Lamberts	St Judes Avenue	Studley	2	house	200000
Jeremy McGinn & Co	Birmingham Road	Studley	3	house	155000
A P Morgan	Foster Avenue	Studley	3	house	155000
Lamberts	Birmingham Road	Studley	3	house	160000
Lamberts	New Road	Studley	3	house	172500
Lamberts	Old Vicarage Gardens	Studley	3	house	174950
Jeremy McGinn & Co	St Martins Avenue	Studley	3	house	177500
Arden Estates	Queen Street	Astwood Bank	3	house	179950
House Network	High Street	Astwood Bank	3	house	214995
Vizors	Brickyard Lane	Studley	3	house	215000
Allan Morris	Cladswell Close	Cookhill	3	house	219950
Jeremy McGinn & Co	The Covers	Studley	3	house	220000
Hadley & Co	Lords Lane	Studley	3	house	220000
Quantum Construction	Bell Court	Studley	3	house	230000
Arden Estates	The Ridgeway	Astwood Bank	3	house	289950
Arden Estates	Woodside Court	Cookhill	3	house	299950
Sanders & Sanders	Oak Tree Lane	Cookhill	3	house	330000

	Average	Average -5%
1 bed flat	117500	111625
2 bed bungalow	290000	275500
2 bed flat	139975	132976
2 bed house	173114	164458
3 bed house	213422	202750

Appendix D.

ID	Local Connection Verified	Household Composition	Reason for Need	Support Needed	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
3	Yes	Two adults, one child	Independent accommodation, first time buyer, to be close to relatives.	No	Shared ownership	2 bed house	Shared ownership	2 bed house
77	Yes	Two adults	Need affordable home, first time buyer.	No		2 or 3 bed house	Shared ownership	2 bed house
78	Yes	Two adults	Need affordable home.	No	Shared ownership	2 or 3 bed house	Shared ownership	2 bed house
81	Yes	One adult	Need independent accommodation.	No	Shared ownership / rent	1 or 2 bed house, bungalow, flat	Rent	2 bed house
85	Yes	One adult, three children	Need less expensive home, need secure accommodation.	No	Shared ownership	3 or 4 bed house	Rent	3 bed house
89	Yes	One adult	Need to be closer to relatives.	Yes	Shared ownership	2 bed house or bungalow	Shared ownership	2 bed house or bungalow
94	Yes	Two adults	Need less expensive home, need to be closer to relatives, secure <u>term</u> .	No	Rent	3 or 4 bed house	Shared ownership	2 bed house