



SNITTERFIELD HOUSING NEEDS SURVEY

**Commissioned by
Snitterfield Parish Council
in partnership with
Warwickshire Rural Community Council**

**Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council**

June 2014

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1. Summary of Results.

Approximately 500 Housing Needs Survey forms were distributed and 118 forms were returned. This equates to a response rate of 24%.

A response rate of 24% is considered good for a Survey of this type.

7 Survey respondents expressed a need for alternative housing.

The specific housing needs are for ;

Rented from a Housing Association (5)

5 x 2 bedroom houses

Local Market Ownership (2)

1 x 2 bedroom house or bungalow

1 x 2 or 3 bedroom house or bungalow

2. Introduction.

Snitterfield Parish Council commissioned a local Housing Needs Survey in April and May 2014.

The aim of the Survey was to collect accurate housing needs information for Snitterfield Parish.

Housing needs information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. Copies of the Survey forms were delivered to every home in Snitterfield Parish.

Additional copies of the form were available for people not currently living in Snitterfield Parish, but with a strong connection to the Parish, as well as for households in which more than one housing need existed, eg households with two adult children needing independent accommodation. Copies of the Survey forms 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 one or more small housing schemes 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 respondents' names and addresses 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. Analysis of all the information provided took place in May and June 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, particularly where new homes are intended to meet locally identified needs.

Policy COM.1 of the Stratford on Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new 'local needs' housing in Local Centre Villages and Main Rural Centres. Snitterfield is classified as a Local Centre Village.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as 'Local Choice' schemes and 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 the settlement in question, ie Snitterfield.

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

All new homes provided under Policy COM.1 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, at least in the first instance. It would also ensure that any affordable homes remain ‘affordable’ in perpetuity.

4. Results – Contextual Information.

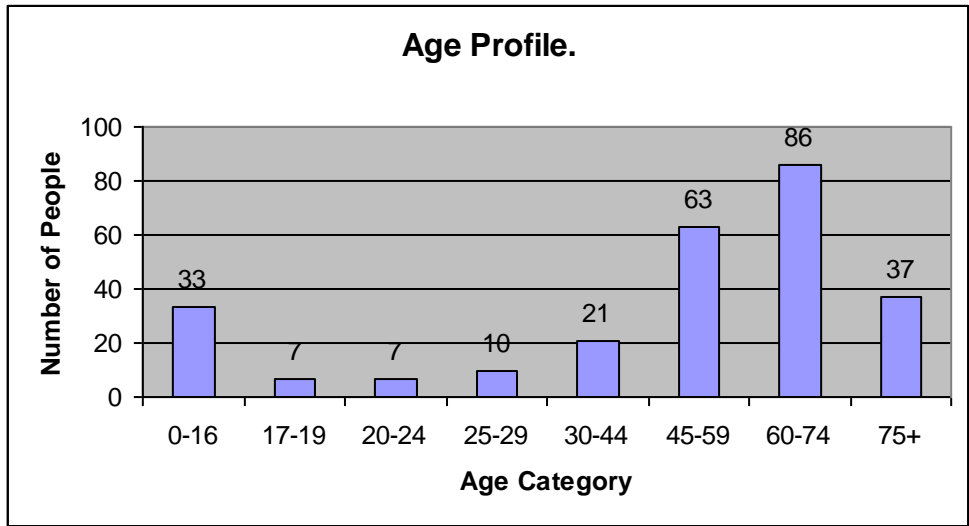
A total of 118 Survey forms were returned equating to a response rate of 24%.

This level of response is considered to be a 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.
3. To state opposition to the idea of a housing scheme.

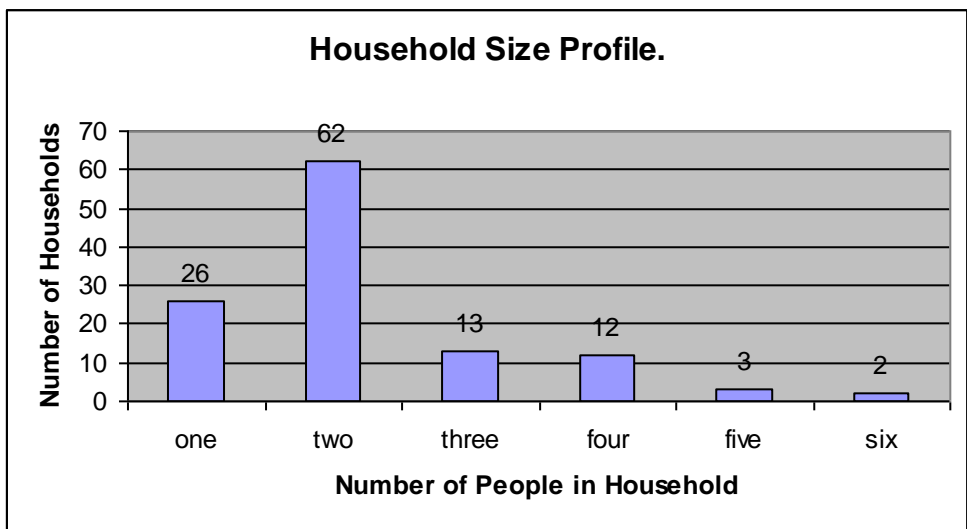
i) Age Profile (118 responses, 264 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 186 out of the 264 people aged 45 years and above.



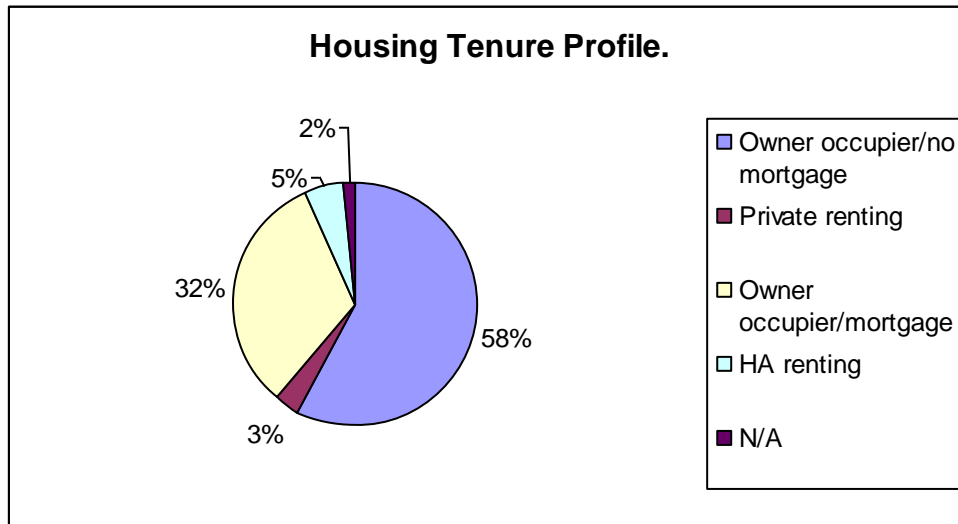
ii) Household Size Profile (118 responses).

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 2 person households as indeed do the majority of local Housing Needs Surveys. The mean average household size is 2.24 people, slightly lower than the 2011 Census figure for Snitterfield Parish of 2.41 people (1,198 usual residents in households divided by 497 households).



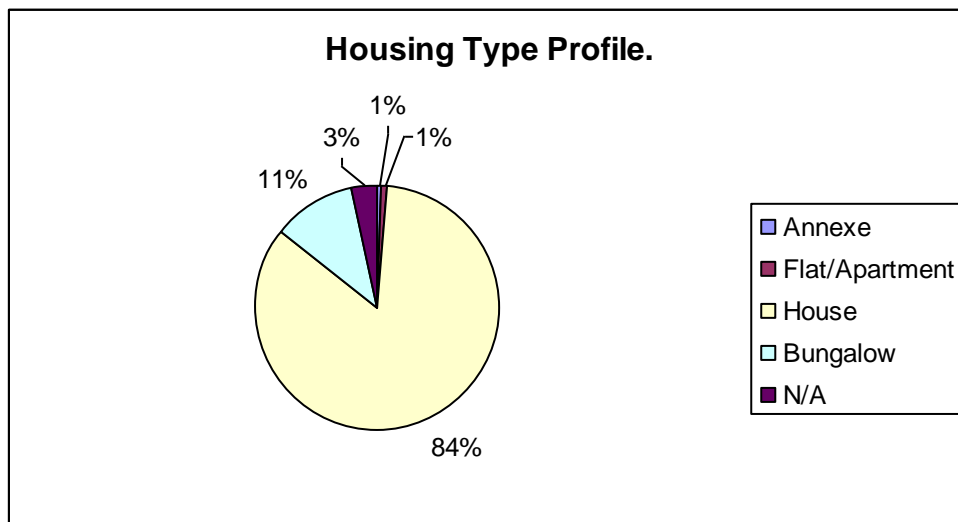
iii) Housing Tenure Profile (118 responses).

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for south Warwickshire settlements, owner-occupiers represent 90% of the total. Tenures traditionally considered to be within the 'social sector' represent just 5% of the total.



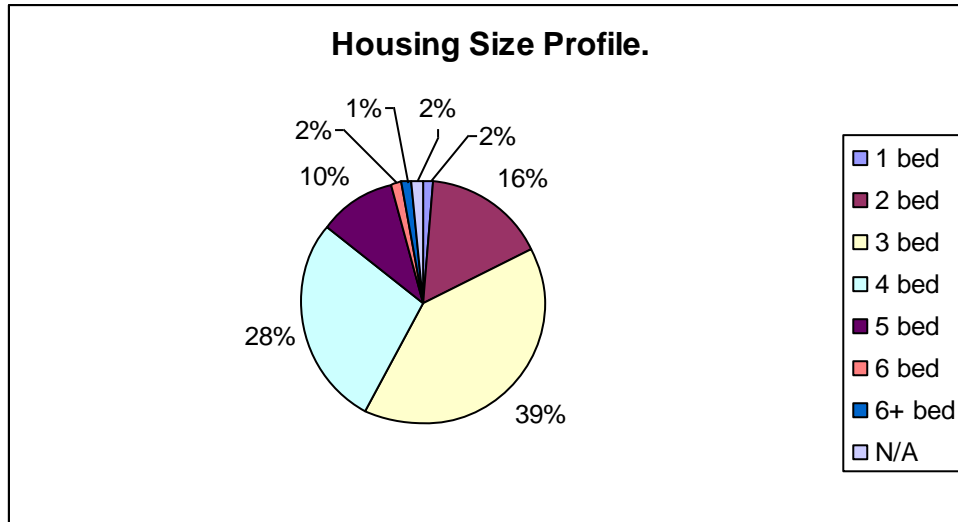
iv) Housing Type Profile (118 responses).

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



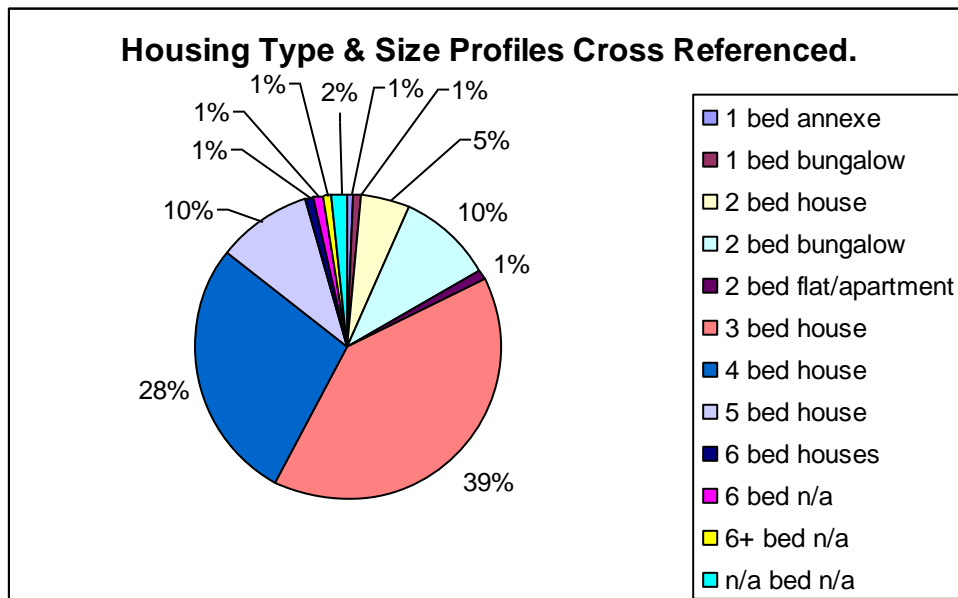
v) Housing Size Profile (118 responses).

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



vi) Housing Type and Size Profiles Cross Referenced (118 responses)

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

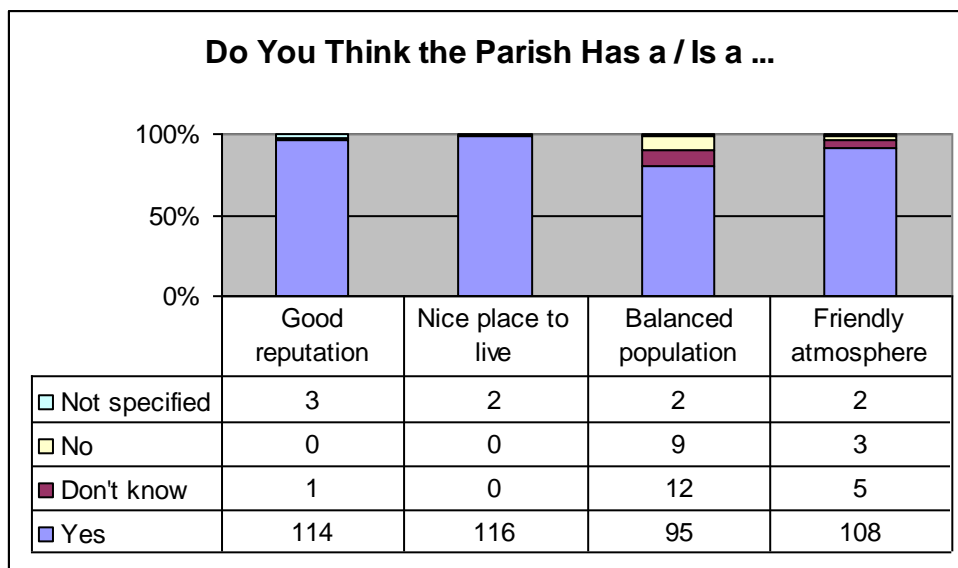


vii) Life in the Parish : Positive and Negative Aspects (118 responses).

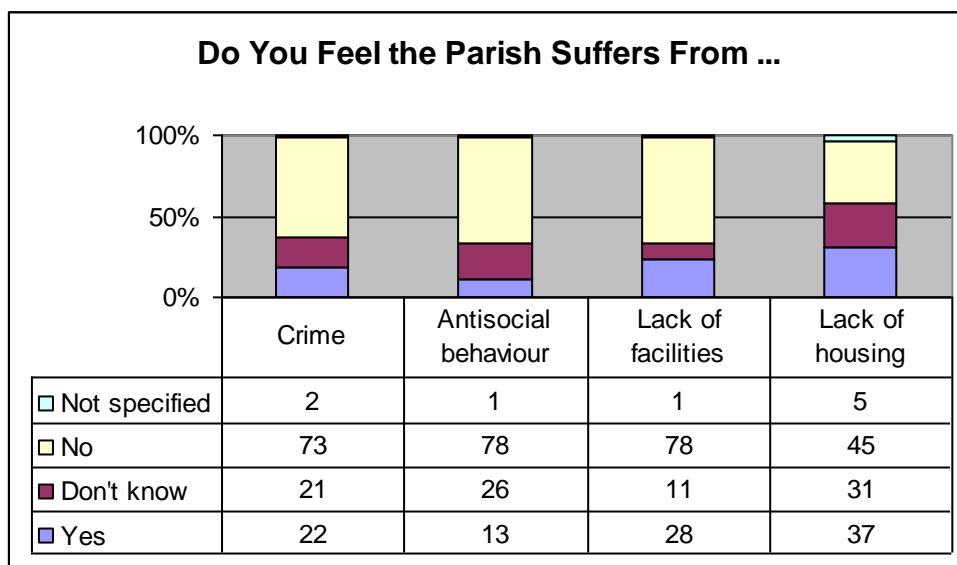
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Snitterfield Parish.

Information relating to the sustainability of a settlement is important to assess whether any homes that are subsequently provided will be ‘sustainable’. Ensuring that people will want to 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 Snitterfield 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 atmosphere.



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 antisocial behaviour. The majority of respondents thought there was not a lack of facilities. The largest group of respondents thought there was not a lack of 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 ;

The comments received are reproduced below, whole and verbatim.

Key issue	Number of comments
Post Office	7
Improved Bus service	7
Medical facilities	5
Improved Play Area	4
Facilities for Young People	3

Lack of Housing Comments ;

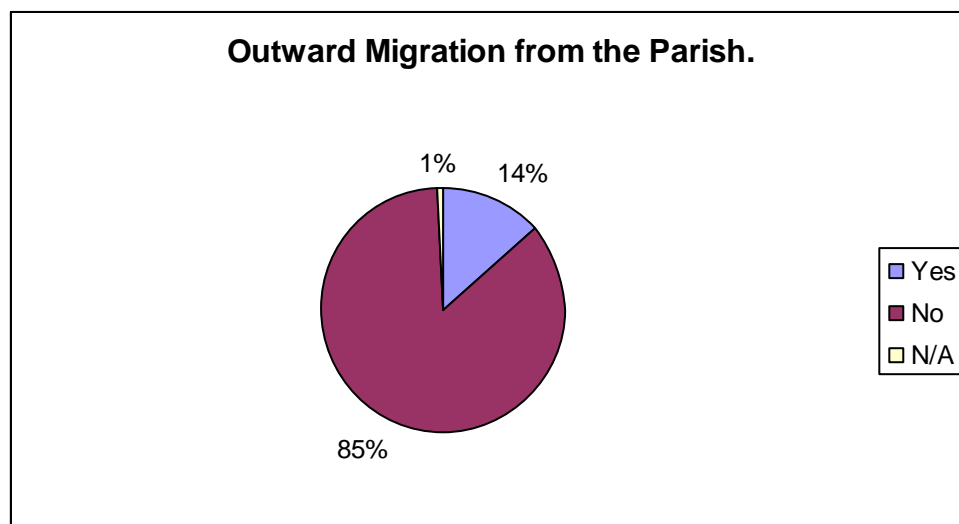
The comments received are reproduced below, whole and verbatim.

Comments
<ul style="list-style-type: none"> • Affordable family housing. • Affordable. • Affordable housing for local people. • Senior residential complex, own home within safe environment. Most seniors have to move out of village. • Affordable housing. • Affordable. • Affordable and one bedroomed. • Local authority houses which can be rented at a subsidised rent, we used to call them 'council houses'. • Small starter homes. • More affordable houses for local people. • Affordable.

- Low cost housing.
- Controlled mix together with appropriate facilities.
- Low cost housing with 2 or 3 bedrooms and shared ownership (less than £100k deposit).
- Affordable housing for first time buyers.
- Starter homes.
- Affordable / first time buyers.
- Affordable.
- Starter homes.
- For younger families - 2 to 3 bedroom houses.
- Affordable.
- Smaller affordable housing particularly for young people.
- To accommodate resident young people.
- 2 bed starter homes for young people who have to leave village.
- Affordable.
- Affordable rented when on low income.
- Affordable for young people.
- Affordable housing.
- Affordable housing.
- Affordable houses.
- Low cost & rental.

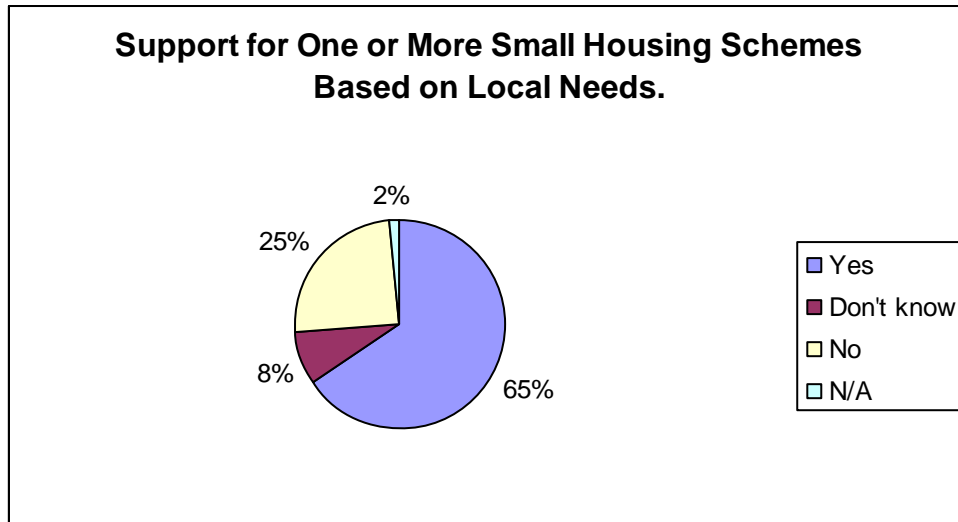
viii) Outward Migration from the Parish (118 responses).

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. The chart shows that this has occurred in 14% of respondents' households (16 cases).



ix) Support for One or More Small Housing Schemes Based on Local Needs (118 responses).

The chart below shows the level of support amongst Survey respondents for one or more small housing schemes to meet the needs of local people being built in the Parish. The chart shows there is a high level of support, 65%, amongst respondents for a small housing scheme(s). 25% of respondents were against such a scheme(s). Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



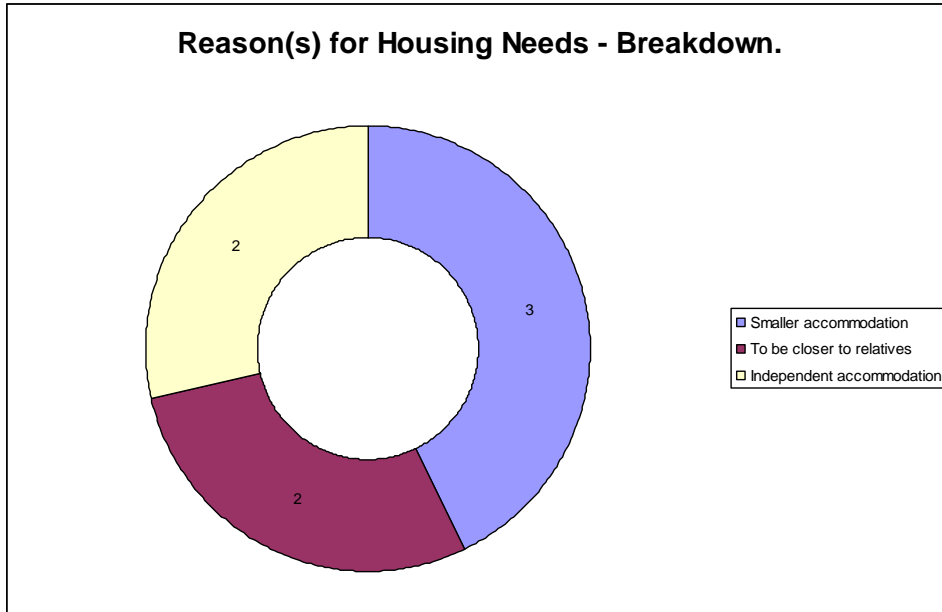
5. Results – Housing Needs Information.

Out of the 118 responses to the Survey, 7 individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from the 7 respondents.

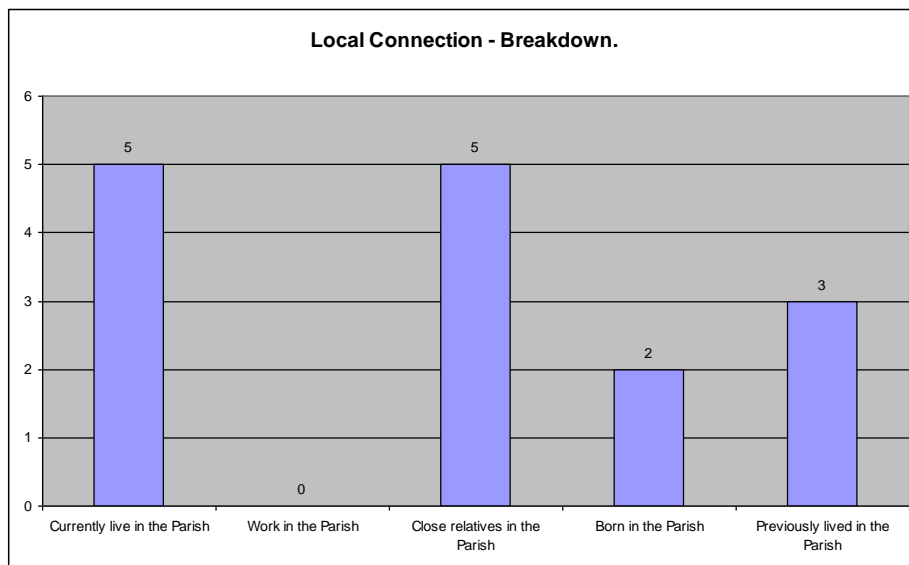
i) Reason(s) for Housing Needs – Breakdown (7 responses).

The following chart shows the reasons for the 7 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



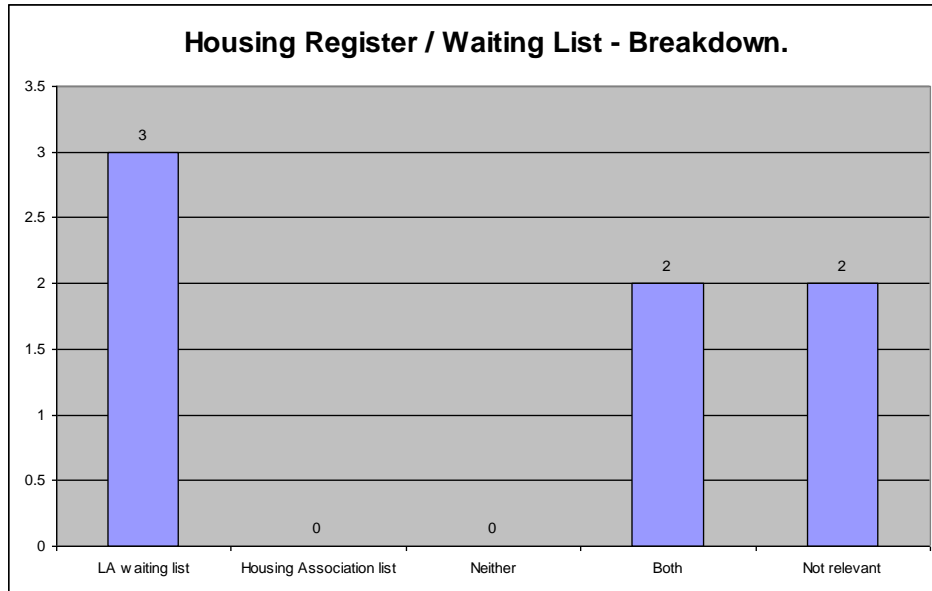
ii) Local Connection – Breakdown (7 responses).

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.



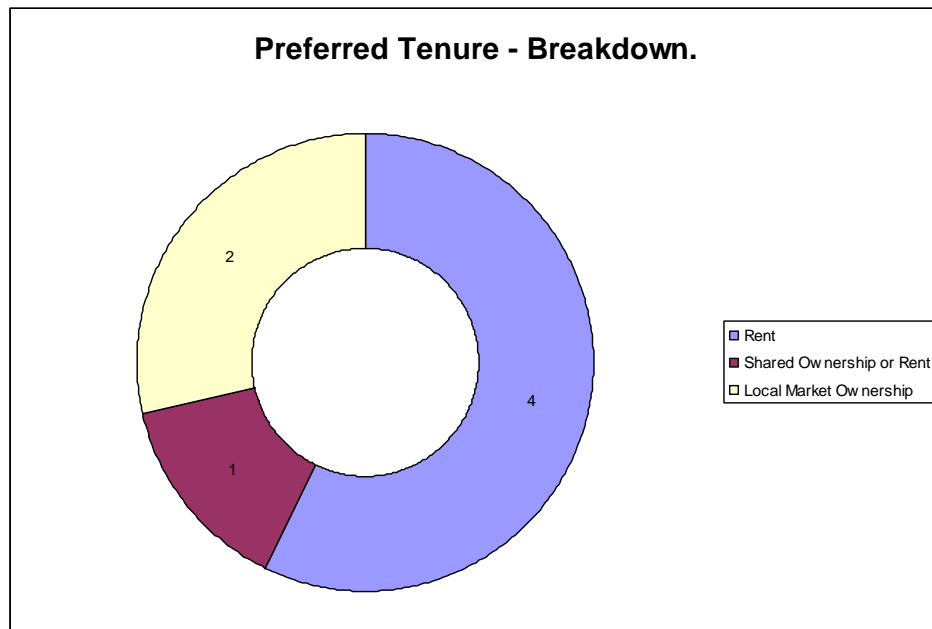
iii) Housing Register / Waiting List – Breakdown (7 responses).

The following chart shows the number of respondents registered on the Local Authority Housing Register and / or a Housing Association Waiting List. It was not necessary to ask respondents requiring local market homes this question.



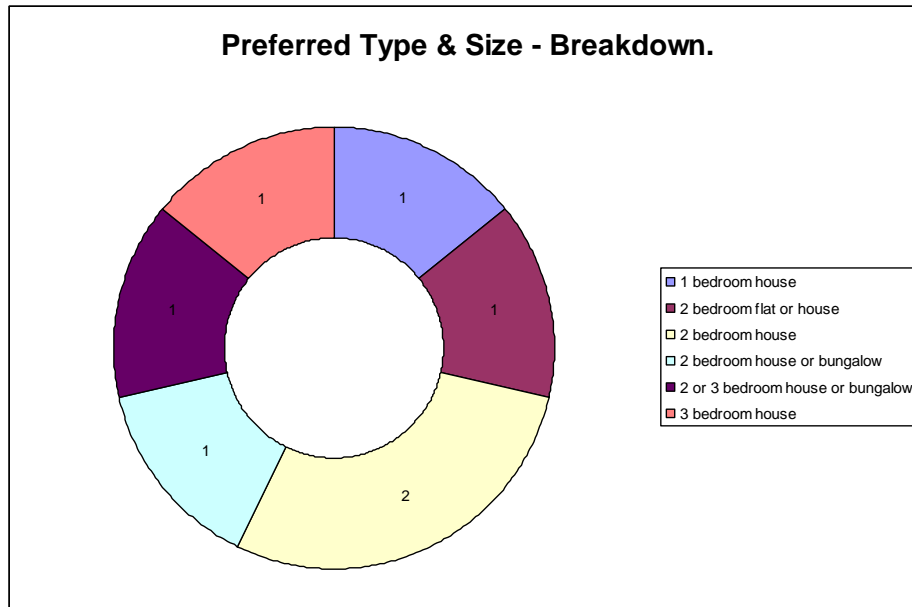
iv) Preferred Tenure – Breakdown (7 responses).

The preferred tenures of the 7 respondents are shown in the chart below.



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

The preferred types and sizes of accommodation expressed by the 7 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 7 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, as demonstrated through the research shown in Appendix C to this Report. 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	Rent	2 bed flat or house	Rent	2 bed house
Yes	Shared Ownership or Rent	2 bed house	Rent	2 bed house
Yes	Local Market Ownership	2 or 3 bed house or bungalow	Local Market Ownership	2 or 3 bed house or bungalow
Yes	Rent	3 bed house	Rent	2 bed house
Yes	Local Market Ownership	2 bed house or bungalow	Local Market Ownership	2 bed house or bungalow
Yes	Rent	2 bed house	Rent	2 bed house
Yes	Rent	1 bed house	Rent	2 bed house

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

7. Conclusions.

There is a need for 7 new homes in Snitterfield for people with a local connection. The specific needs are for ;

Rented from a Housing Association (5)

5 x 2 bedroom houses

Local Market Ownership (2)

1 x 2 bedroom house or bungalow

1 x 2 or 3 bedroom house or bungalow

8. Recommendations.

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the 7 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 Councillor Guy Norris, Chairman of Snitterfield Parish Council, and all those who helped to deliver the Survey forms.

10. Contact Information.

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Ian Wilkins
Parish Clerk
Snitterfield Parish Council
21 Flower Road
Stratford-upon-Avon
Warwickshire
CV37 0EA

Tel (01789) 266665
Email ianwilkins@talktalk.net 

Appendix B.

Respondents were invited to provide any 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.

- My wife required 100% care and is resident in a Care Home.
- "Rat run" traffic at speed can be a problem. Extra housing has to be planned with this in mind. Also not to encroach on existing Green Belt / Conservation or this will negate what Snitterfield is !
- Helpful for village to have new households to remain vibrant and to keep facilities well used.
- Infilling is also generally acceptable.
- Seniors.
- Providing you don't always make straight to the Bearley Rd / Woodward Court section to build them !!
- We like living in Snitterfield and having a shop and would like to see the corner (where Fox Hunter was) developed and measures taken to reduce speed of traffic.
- Affordable housing seldom goes to local people.
- Providing the houses went to local people - not like the 2 in Hurdlers Lane that were recently let out to one non-villager and one that had only been in the village a few years and not born here !
- Any development should be in keeping with village. Any development should not increase the risk of flooding and the ability of sewerage system to cope. Need to try and preserve the agricultural nature of village.
- If a village does not grow it will die. Why is everybody against anything which anyone wants to do in Snitterfield ? Let us live and let live.
- We need some starter homes, some bungalows, some ExtraCare elderly development, to release larger homes.
- Housing must blend with current properties. I'm averse to Green Belt being built on.

- A youth club is needed.
- The village is populated enough. Any more houses should be shared ownership. People should have a responsibility.
- Need to get a more representative of the Parish - Parish Council.
- Some petty crime and anti-social behaviour on occasion.
- Snitterfield is a village which has been increased considerably in size due to the building of local authority / low cost houses over recent years examples of which are Hurdlers Lane, Park Lane, Wolverton Rd and recently Shaw Close. Proportionally more than enough !!
- 2 / 3 of the latest built are yet to be occupied, so doesn't appear to be a need.
- Provided infrastructure improved - sewage, lighting etc. High time something was done with old Fox Hunter site.
- Too many people in village against any sort of change. No matter what they will object. Need to see change as positive and not always negative. Change is good.
- Young families are unable to afford housing in Snitterfield. More should be done to stop the village becoming an 'out of reach' village for young people.
- Infill development continues with planning permission allowed and building in former gardens. This is providing more low level property development. More extensive development should not be allowed whilst this type of development continues.
- Housing schemes should be ribbon development and not sited on open ground within the village.
- Depends on what small means, rather ambiguous statement.
- Snitterfield has had enough social housing over the years - and much of it was not occupied by local people.
- Building on 'brown' sites only.
- One small housing scheme already built (Shaw Close)* No doubt more are planned so my opinion would be irrelevant !! *3 of which are still unsold.

- I feel we are extremely fortunate to have a village shop.
- If we have to have more houses they should be nearer A46 not at the Bearley Road end of village.
- Any housing development schemes need to be well considered and to a good design (not something which a developer thinks will be easy to erect and get through planning) ie something a little more imaginative. There are too many large 4-5 bedroom detached red brick and very similar houses which don't add to the character of the village.
- Proportion is the key to any new housing for local people. Keep it small and appropriate and it will represent organic, gradual growth.
- Enforce the owner of the Fox Hunter to develop.
- There is so much standing water in my area - even by mature tall trees it takes weeks to dry out. I don't think that drainage can cope as it is.
- How big do you want the village to be ? It already has far too much traffic, making it far too noisy, far too dangerous and therefore less desirable to live.
- Feel really protective about our Green Belt being the next target for housing.
- With 2 teens approaching adulthood I anticipate housing need here soon ! I love the shared ownership scheme !
- Whilst I understand the housing need, I am concerned about the size of the village increasing, as I have seen what has happened in Stratford of late which is concerning.
- We need more affordable housing in Snitterfield.
- Yes. Desperate for affordable housing in Snitterfield.
- There is a need for more affordable homes as I was one of the people who unfortunately did not get one in Shaw Close.
- Housing should not be built on Green Belt land.

- 'No' because allocating scarce and subsidised housing on needs only has produced a 'race to the bottom' and provides no incentive to people to show what they can do. Access to housing should be part of 'something for something', like the Bromford deal. The recent allocations to the new scheme in Snitterfield illustrate the bad, unintended consequence of current system. Your form is also a good example - nothing about 'contribution'.

Appendix C.

Property Search on 1 May 2014 (Snitterfield and within 3 miles, excluding Stratford-upon-Avon, character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Beds	Type	Price (£)
CP Bigwood	Charlecote Close	Tiddington	2	Bungalow	275,000
RA Bennett	Grange Road	Bearley	2	House	200,000
RA Bennett	Grange Road	Bearley	3	Bungalow	270,000
Peter Clarke & Co	Hurdlers Lane	Snitterfield	3	House	239,950
Edwards	Snitterfield Road	Bearley	3	House	249,950
CP Bigwood	Oak Road	Tiddington	3	House	269,500
RA Bennett	Townsend Road	Tiddington	3	House	270,000
CP Bigwood	Knights Lane	Tiddington	3	House	279,500
Sheldon Bosley	Bridge Street	Hampton Lucy	3	House	284,950

Type	Average (£)	Average - 5% (£)
2 bedroom bungalows	275,000	261,250
2 bedroom houses	200,000	190,000
3 bedroom bungalows	270,000	256,500
3 bedroom houses	265,642	252,360

APPENDIX A1 SNITTERFIELD 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? If 'YES', what type of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>

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 one or more SMALL housing schemes 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 PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS 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"/>
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(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 12 MAY 2014.

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Phil Ward, Rural Housing Enabler for Warwickshire Rural Community Council.
 Address: Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF
 Telephone: (01789) 472610
 Email: philw@wrccrural.org.uk

ADDITIONAL INFORMATION ON PROPERTY TYPES

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent, some for shared ownership and some for owner occupation.

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 A2 SNITTERFIELD PARISH LOCAL MARKET 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 one or more SMALL housing schemes 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 PHIL WARD, RURAL HOUSING ENABLER (CONTACT DETAILS BELOW) 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 REQUIREMENTS

Why do you require alternative accommodation? (Please tick)	Require larger accommodation <input type="checkbox"/> Require smaller accommodation <input type="checkbox"/> Require physically adapted accommodation <input type="checkbox"/> Require less expensive home <input type="checkbox"/> Require to be closer to relatives <input type="checkbox"/> Require to be closer to employment <input type="checkbox"/> Require to be closer to a carer or dependent <input type="checkbox"/> Require to be closer to school <input type="checkbox"/> Require supported accommodation <input type="checkbox"/> Require independent accommodation <input type="checkbox"/> Changed family circumstances <input type="checkbox"/> First time buyer <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
--	--

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 SPECIFIC HOUSING REQUIREMENTS

Please specify any specific housing requirements (e.g. disability requirements)	
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Q5 TYPE OF LOCAL MARKET HOUSING REQUIRED

Type of housing required (Please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
No. of bedrooms required (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"/>		

Q6 PURCHASE PRICE INFORMATION

At what price range are you looking to purchase a home ? (Please tick as many boxes as appropriate)	Up to £199,999 <input type="checkbox"/>
	£200,000-£249,999 <input type="checkbox"/>
	£250,000-£299,999 <input type="checkbox"/>
	£300,000-£349,999 <input type="checkbox"/>
	£350,000-£399,999 <input type="checkbox"/>
	£450,000 + <input type="checkbox"/>

Q7 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 12 MAY 2014.**

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Phil Ward, Rural Housing Enabler for Warwickshire Rural Community Council.
Address: Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF.
Telephone: (01789) 472610 Email: philw@wrccrural.org.uk

Appendix D.

ID	Local Connection Verified	Household Composition	Reason for Need	Support Needed	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
78	Yes	Single person	Need to be closer to relatives	No	Rent	2 bed flat or house	Rent	2 bed house
107	Yes	Couple with 1 child	Need independent accommodation	No	Shared Ownership or Rent	2 bed house	Rent	2 bed house
108	Yes	Couple	Require smaller accommodation	No	Local Market Ownership	2 or 3 bed house or bungalow	Local Market Ownership	2 or 3 bed house or bungalow
110	Yes	Single person with 2 children	Need to be closer to relatives	No	Rent	3 bed house	Rent	2 bed house
111	Yes	Couple	Require smaller accommodation	No	Local Market Ownership	2 bed house or bungalow	Local Market Ownership	2 bed house or bungalow
114	Yes	Single person with 1 child	Need independent accommodation	No	Rent	2 bed house	Rent	2 bed house
118	Yes	Couple	Need smaller accommodation	No	Rent	1 bed house	Rent	2 bed house