



**Housing Needs Survey Report
for
Studley Parish Council**

December 2018

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

Contents

1. Introduction

2. Planning context

3. Results

Q1: Why do you/your household need alternative housing?

Q2: Current dwelling

Q3: Dwelling type and size preferred

Q4: Dwelling tenure preferred

Q5: Local connection

Q6: Financial details

Q7: Housing waiting list

Q8 & Q9: Detail of households seeking alternative housing

4. Conclusion

5. Acknowledgements

6. Contact information

Appendices

A: Survey form

B: Property search

1. Introduction

Studley Parish Council commissioned WRCC to conduct a survey during November 2018 to collect local housing needs information within and relating to Studley parish.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish alongside a survey relating to the production of a neighbourhood development plan. People living elsewhere but who would like to return to live in Studley parish were able to request a copy of the form from the Rural Housing Enabler. A copy of the survey form can be seen at Appendix A to this report.

Households with or containing a specific housing need were requested to complete the survey form, which asked for specifics of the need and details of the household in need together with sensitive information such as financial details. A separate form was to be completed by each household in need of alternative housing if they wished to be housed within the parish.

Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions has helped with the analysis but is confidential and therefore not reproduced within this report.

Analysis of the survey forms was undertaken in December 2018. Completed survey forms are retained by WRCC for a short period before being shredded.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

‘Local needs schemes’ will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,

- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 2700 survey forms were distributed to local residents and 59 were completed and returned. Of the 59 returned forms:

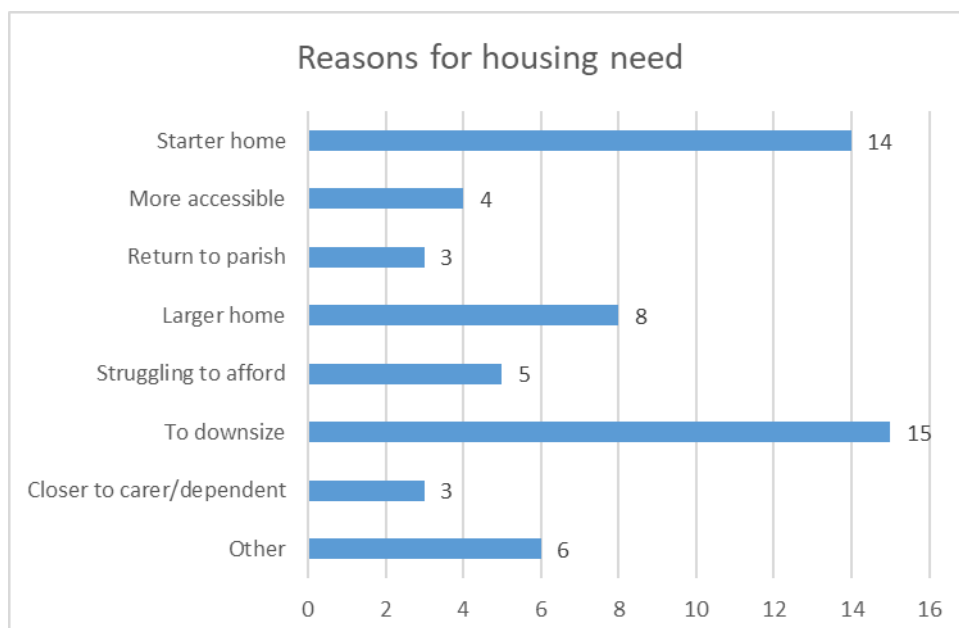
- two respondents provided insufficient information and no contact details so were discounted,
- one survey form contained details of two households in need,
- five respondent households indicated no need for alternative housing and only completed some of the form and so were discounted.

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

This report therefore provides information relating to 52 survey forms that were analysed.

Q1: Why do you/your household need alternative housing?

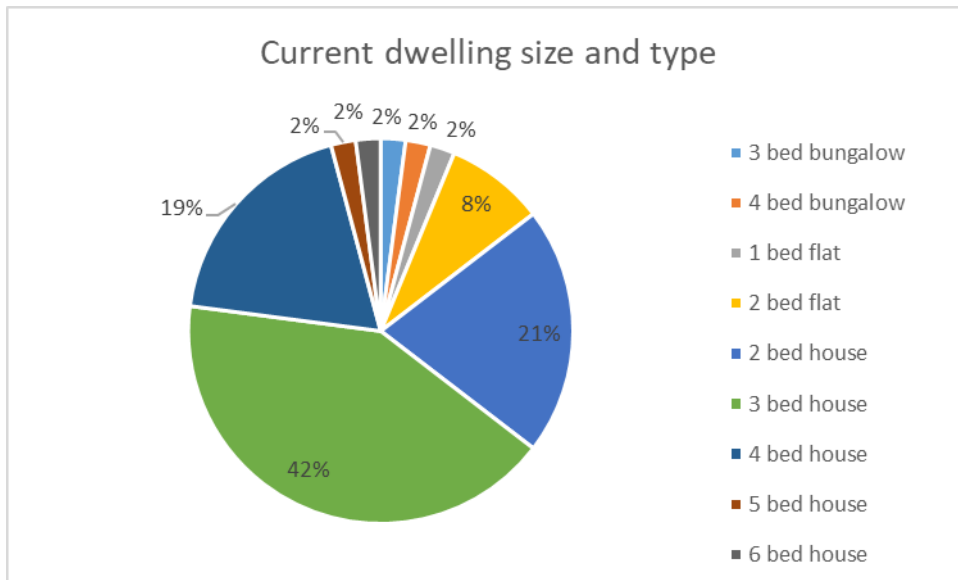
Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.



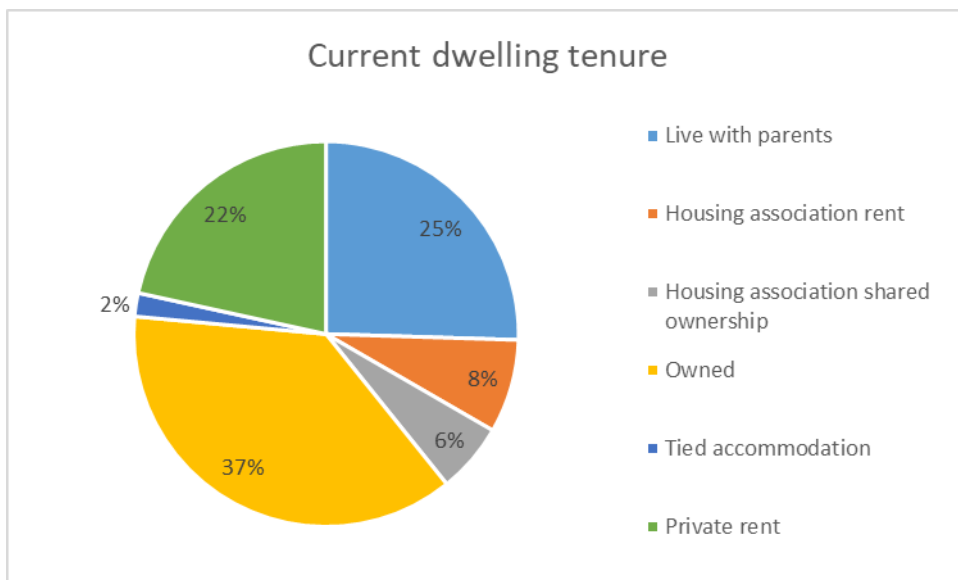
As can be seen, the largest group, at 15 responses, wish to downsize, closely followed by those wishing to have a starter home at 14 responses. 'Other' includes two respondents who wish to return to the parish and two looking for a change of tenure.

Q2: Current dwelling

All respondents answered this section and the largest group of respondents currently live in a 3-bed house. Those living in a 2-bed house and a 4-bed house were, at 21% and 19%, similar sized groups.

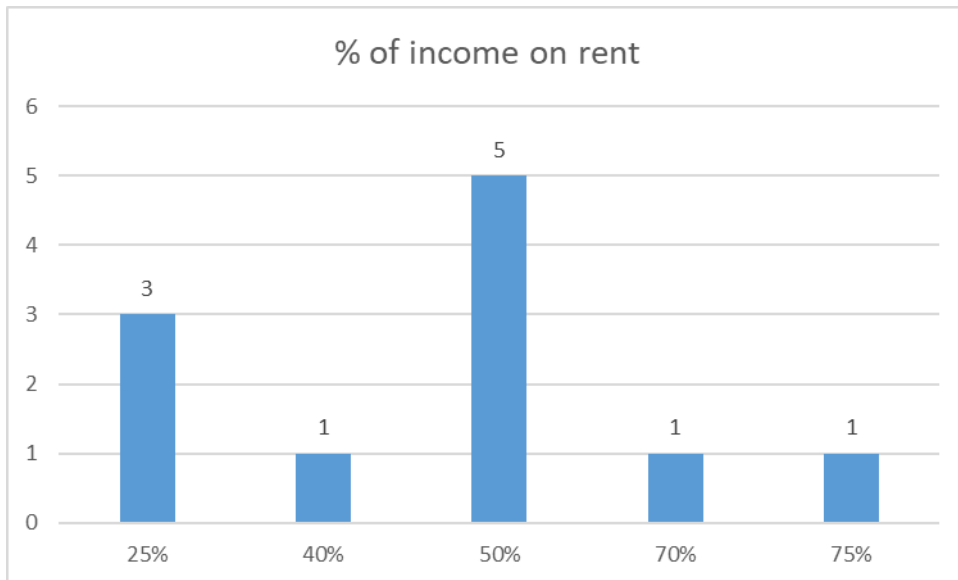


Respondents were also asked about the tenure of their current dwelling and the largest group is, not surprisingly, home ownership at 37%.



25% of respondents currently live with parents and private rent is the third largest respondent group at 22%.

Those respondents who indicated that they currently rent their home were asked “approximately what percentage of your income, after tax, do you spend on rent?”

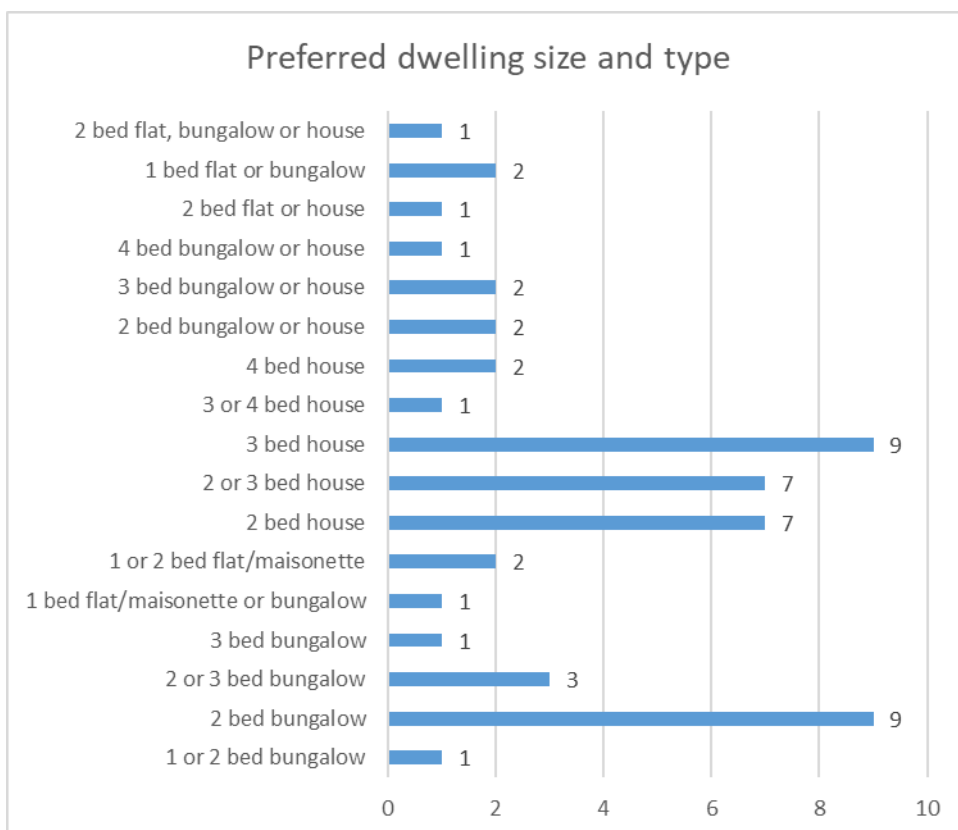


The above chart indicates that an average 46.36% of income is spent on rent.

Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property would best suit the responding household.

Of the 52 respondents the largest groups indicate a preference for 2 bed bungalows and 3 bed houses, closely followed by 2 bed houses and 2 or 3 bed houses.



14 respondents indicated that they would like a study or space to work from home and 3 respondent indicated a need for a home specifically designed to cater for a disability.

Respondents were asked to provide details of any specific housing requirements. This aided the analysis but the detail is not reproduced herein.

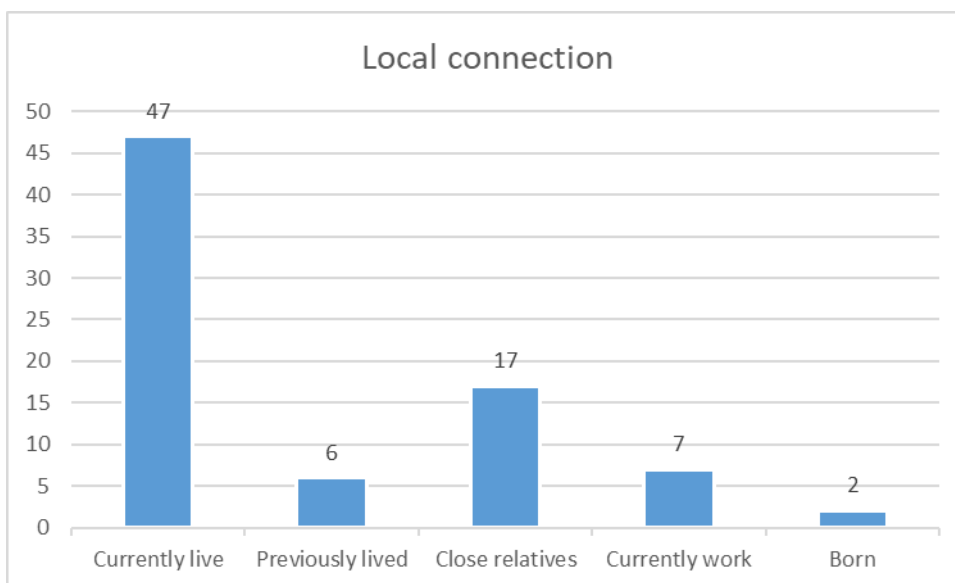
Q4: Dwelling tenure preferred

Respondents were asked to indicate their preferred tenure and were able to indicate more than one tenure. As can be seen below the largest group is owner-occupier followed by respondents looking for a property to rent from a housing association.

Dwelling tenure	No.
Housing association rent	7
Housing association shared ownership	1
Housing association rent or shared ownership	2
Housing association rent, shared ownership or owner	2
Private rent	3
Private rent or owner occupier	1
Owner occupier	18
Self-build	1
Housing association rent or private rent	4
Housing association rent or shared ownership, or private rent	1
Housing association rent or shared ownership, private rent, or owner occupier	2
Housing association shared owner or owner occupier	4
Housing association shared ownership, owner occupier or self-build	1
Housing association shared ownership, private rent or owner occupier	1
Owner occupier or self-build	2

Q5: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. 47 of the 52 respondents currently reside in the parish, whilst 17 have a close relative in the parish.



Q6: Financial details

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

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting % 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, either through lack of deposit or lack of mortgage, they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q7: Housing waiting list

Eleven respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

It should be noted that at November 2018 there were 176 households with an address within the parish registered on the local authority housing waiting list and seeking suitable accommodation to rent. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children and older people.

Q8 & Q9: Detail of households seeking alternative housing

The information provided in response to these questions aids the analysis of need but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 53 new homes for households with a defined local connection, as shown below.

Housing association rent

- 6 x 1 bed maisonette
- 2 x 1 bed bungalow
- 1 x 2 bed bungalow, adapted
- 8 x 2 bed house
- 5 x 3 bed house

Housing association shared ownership

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

Owner-occupier (local market)

- 1 x 1 bed maisonette
- 1 x 2 bed maisonette
- 1 x 1 bed bungalow

10 x 2 bed bungalow
1 x 3 bed bungalow
1 x 2 bed house
1 x 3 bed house

Self-build

1 x 4 bed house

Self-build or owner occupier

1 x 3 bed house

1 x 3 bed bungalow or house

Consideration should also be given to the housing requirements of the local households registered on Home Choice Plus.

Where 1-bed accommodation is referenced, in reality it is reasonable for this to be re-classified as 2-bed accommodation. Rural 1-bed homes, especially older homes, can be difficult to let and may sit vacant for periods of time. A 1-bed dwelling can accommodate only a single person or a couple, whereas a 2-bed home can also accommodate a small family. 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 a slightly larger unit.

5. Contact Information

Mrs Lesley Gailey – Clerk to Studley Parish Council

Studley Village Hall, High Street, Studley B80 7HJ

Telephone: 01527 853204

Email: clerk@studleyparishcouncil.org.uk

Website: www.studleyparishcouncil.org.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk

Appendix A – survey form

Studley Neighbourhood Plan Steering Group (SNPSG)
in conjunction with
Warwickshire Rural Community Council (WRCC)

Housing Needs Survey for Studley Parish

When the survey is complete the SNPSG will consider the results and explore how any housing needs can be addressed within the Studley Neighbourhood Plan.

The 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 Studley parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, eg they work in the parish, previously lived in the parish or have a close relative (parent, sibling, adult child) currently living in the parish.

This data is collected for the purpose of identifying parish wide housing need only for the Studley Neighbourhood Plan and will not be used for any other purpose. All information will be treated in strict confidence and neither the parish council nor any of its representatives 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 if they wish to be housed within the parish. If necessary, please request extra forms; see contact details at the end of the survey.

Completed survey forms should be returned by 30th November alongside the NDP survey.



Please tick this box if you agree to participate in this survey and provide data for research purposes. Anonymity and confidentiality is guaranteed.

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 within the next two years
- Struggling to afford our/my existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- Current home is in disrepair
- Wish to return to the parish
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

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

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

3. What type of property would best suit your household (tick all that apply)?

- | | | |
|-----------------------------------|--------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> House | <input type="checkbox"/> Flat / maisonette |
|-----------------------------------|--------------------------------|--|

Number of bedrooms

- To include a study/space to work from home
- Specifically designed to cater for a disability

8. Details of the household seeking alternative housing

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

9. Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email sarahbt@wrccrural.org.uk

**Please return this form alongside the NDP survey form,
No later than 30th November 2018.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purposes of providing an anonymised Housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned Survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by
Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk



Appendix B - property search

Property search within Studley parish, November 2018

For sale:

Agent	Street	No of beds	Type	Price £	Comments
Oulsnam	Green Lane	4	detached house	630,000	with outbuildings
Shipways	Node Hill	5	detached house	425,000	
Arden Estates	Watts Road	4	detached house	389,950	
Lamberts	Knottesford Close	3	detached bungalow	340,000	
Lamberts	Railway Close	2	detached bungalow	295,000	
Lamberts	Castle Road	5	terraced house	285,000	
Vizors	Gunners Lane	4	semi-detached house	280,000	
Lamberts	Railway Close	3	semi-detached house	275,000	
Lamberts	Railway Close	3	semi-detached house	275,000	
Dixons	Lansdowne Road	4	semi-detached house	265,000	
Jeremy McGinn	Albury Road	3	detached house	260,000	in need of updating
Lamberts	Redditch Road	3	semi-detached house	260,000	18thC period cottage
Shipways	Gunners Lane	3	semi-detached house	250,000	
Purplebricks	St Judes Avenue	3	semi-detached house	250,000	
Arden Estates	Castle Road	3	end-terrace house	244,950	
Emoov	St Asaphs Avenue	3	semi-detached house	240,000	
King Homes	Haydon Close	2	detached house	219,950	
Jeremy McGinn	St Judes Avenue	2	semi-detached house	210,000	
Dixons	Knottesford Close	3	semi-detached house	200,000	
King Homes	Redditch Road	3	terraced house	195,000	
Lamberts	High Street	2	end-terrace house	195,000	
Purplebricks	Allendale Avenue	3	terraced house	190,000	
Dixons	The Grove	3	semi-detached house	170,000	

Average:

Property size & type	Price £
2 bed end-terrace house	195,000
2 bed semi-detached house	210,000
2 bed detached house	219,950
2 bed detached bungalow	295,000
3 bed terraced house	192,500
3 bed end-terrace house	244,950
3 bed semi-detached house	240,000
3 bed detached house	260,000
3 bed detached bungalow	340,000
4 bed semi-detached house	272,500
4 bed detached house	509,975
5 bed terraced house	285,000
5 bed detached house	425,000

Previously sold:

Date sold	Street	No of beds	Type	Price £
Oct-18	Needle Close	2	semi-detached house	185,000
Oct-18	Lansdowne Crescent	3	semi-detached house	257,500
Oct-18	Foster Avenue	3	semi-detached house	197,500
Sep-18	Rowland Avenue	3	terraced house	191,000
Sep-18	Greys Road	3	semi-detached house	220,000
Sep-18	Redditch Road	3	semi-detached house	210,000
Sep-18	New Road	3	terraced house	195,000
Sep-18	Johns Close	4	detached house	342,500
Aug-18	Lansdowne Road	3	detached house	317,500
Aug-18	Manor Mews	2	semi-detached house	212,500
Aug-18	Southmead Gardens		detached house	365,000
Aug-18	Toms Town Lane	4	terraced house	255,000
Aug-18	Lansdowne Road	3	detached house	335,000
Aug-18	Lansdowne Road	2	detached house	265,000
Aug-18	Pardoe Court		flat - leasehold	105,000
Aug-18	Manse Gardens	2	terraced house	171,500
Aug-18	Canterbury Close	3	semi-detached house	234,000
Aug-18	Needle Close	2	terraced house	193,000
Aug-18	Westmead Avenue	3	semi-detached house	211,500
Jul-18	Allendale Crescent	3	terraced house	195,000
Jul-18	Badbury Close	3	semi-detached house	250,000
Jul-18	Augustine Avenue	3	semi-detached house	235,000
Jul-18	Monks Drive	3	detached house	255,000
Jul-18	Lansdowne Crescent	3	semi-detached house	299,950
Jul-18	Augustine Avenue	3	semi-detached house	216,000
Jul-18	Node Hill	4	detached house	463,500
Jul-18	Green Lane	4	detached house	320,000
Jul-18	Castle Road	4	terraced house	312,500
Jul-18	Albury Road	3	detached house	220,000
Jul-18	Stapleton Close	4	detached house	275,000
Jun-18	New Road		flat - leasehold	99,950
Jun-18	Watts Road	3	semi-detached house	260,000
Jun-18	Middletown Lane	2	detached house	335,000
Jun-18	Crooks Lane	2	semi-detached house	178,500
Jun-18	Mallard Road		semi-detached house	235,000
Jun-18	Littlewood Green	2	flat - leasehold	140,000
Jun-18	Lords Lane	2	flat - leasehold	135,000
May-18	Holt Road	3	detached house	475,000
May-18	Middletown Lane	3	detached house	271,500
May-18	York Close	4	detached house	286,000
May-18	Marble Alley	3	terraced house	190,000
May-18	The Grove	3	terraced house	215,000
May-18	Lansdowne Road	4	semi-detached house	303,500
May-18	Green Close	3	semi-detached house	176,000
Apr-18	Middletown Lane	3	semi-detached house	282,500
Apr-18	Toms Town Lane	2	terraced house	169,950
Apr-18	High Street	3	semi-detached house	172,000
Apr-18	Allendale Court	3	flat - leasehold	108,000
Apr-18	Bromsgrove Road	3	terraced house	226,000
Apr-18	Bromsgrove Road	2	terraced house	195,000
Mar-18	Riverside	3	detached house	272,500
Mar-18	Manor Road	3	semi-detached house	290,000

Mar-18	St Judes Avenue	3	semi-detached house	240,000
Mar-18	Henley Road		detached house	420,000
Mar-18	Outhill		terraced house	500,000
Feb-18	Park Avenue	3	semi-detached house	255,500
Feb-18	Abbeyfields Drive	4	detached house	375,000
Feb-18	Augustine Avenue	3	semi-detached house	207,500
Feb-18	Oak Tree Lane	4	semi-detached house	560,000
Feb-18	Alcester Road	4	terraced house	200,000
Feb-18	Green Lane	4	detached house	343,000
Feb-18	Castle Road	2	terraced house	190,000
Feb-18	Church Street	3	semi-detached house	190,000
Feb-18	High Street		flat - leasehold	129,000
Feb-18	Teal Road	2	semi-detached house	195,000
Feb-18	Alcester Road	2	terraced house	165,500
Feb-18	Crooks Lane	4	semi-detached house	275,000
Jan-18	Eldorado Close	3	terraced house	215,000
Jan-18	Middletown Lane	2	detached house	200,000
Jan-18	St Judes Avenue	3	semi-detached house	235,000
Jan-18	Toms Town Lane	2	terraced house	144,000
Jan-18	Alcester Road	2	terraced house	172,000
Jan-18	St Agnes Close	2	semi-detached house	199,950
Jan-18	Vale Court		semi-detached house	188,500

Average:

Property size & type	Price £
2 bed detached house	266,667
2 bed flat - leasehold	137,500
2 bed semi-detached house	194,190
2 bed terraced house	175,119
3 bed detached house	306,643
3 bed flat - leasehold	108,000
3 bed semi-detached house	231,997
3 bed terraced house	202,000
4 bed detached house	343,571
4 bed semi-detached house	379,500
4 bed terraced house	255,833

Source: Rightmove, Zoopla, OnTheMarket