



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

January 2020

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

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1. Introduction

Tredington Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Tredington parish, which includes the villages of Tredington, Newbold on Stour, Darlingscott, Blackwell, and Armscote.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living within the parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the survey form can be seen at Appendix A to this report.

Households with or containing a housing need were asked to complete the survey form, providing details of their current housing situation, specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

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

Completed hard copy survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided by both hard copy survey forms and online surveys took place in January 2020. 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 640 survey forms were distributed to local residents and 15 were completed, either partly or fully, equating to a response rate of 2.34%. This level of response is considered to be very good for a survey of this type. No respondents completed the survey online.

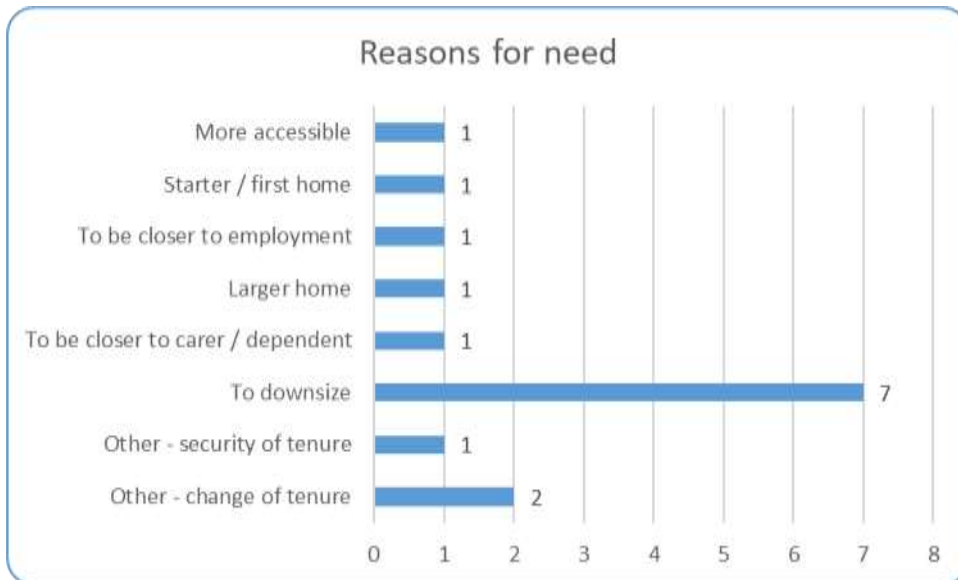
Of the 15 returned survey forms 3 responses have been discounted:

- 1 response was discounted as the respondent didn’t indicate a need and only partly completed the form
- 1 response was discounted as the respondent didn’t indicate a need and appears to already be adequately housed
- 1 response was discounted as the respondent wishes to be closer to employment but appears to already be adequately housed within the parish

This section therefore relates to information provided by the remaining 12 respondents who indicated that their current home is not suitable.

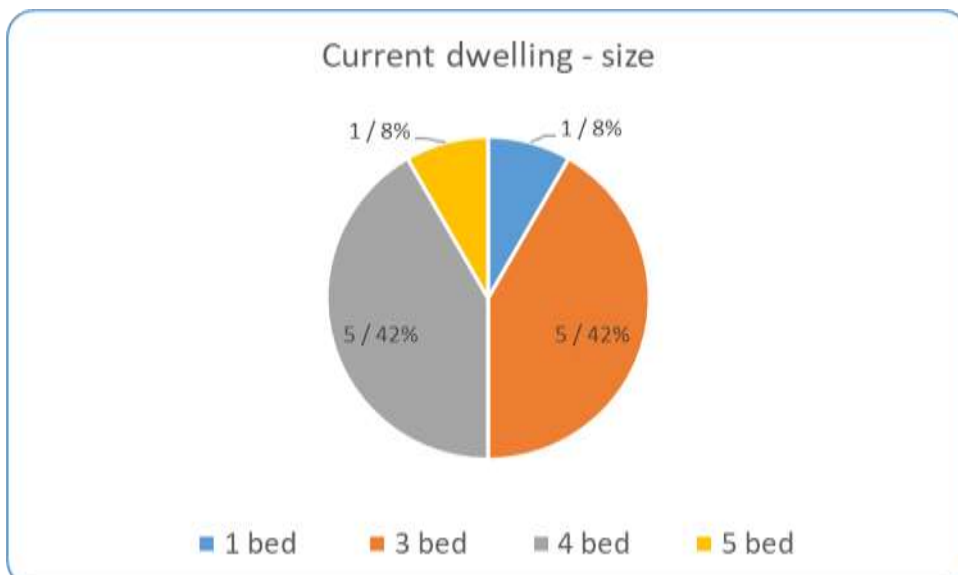
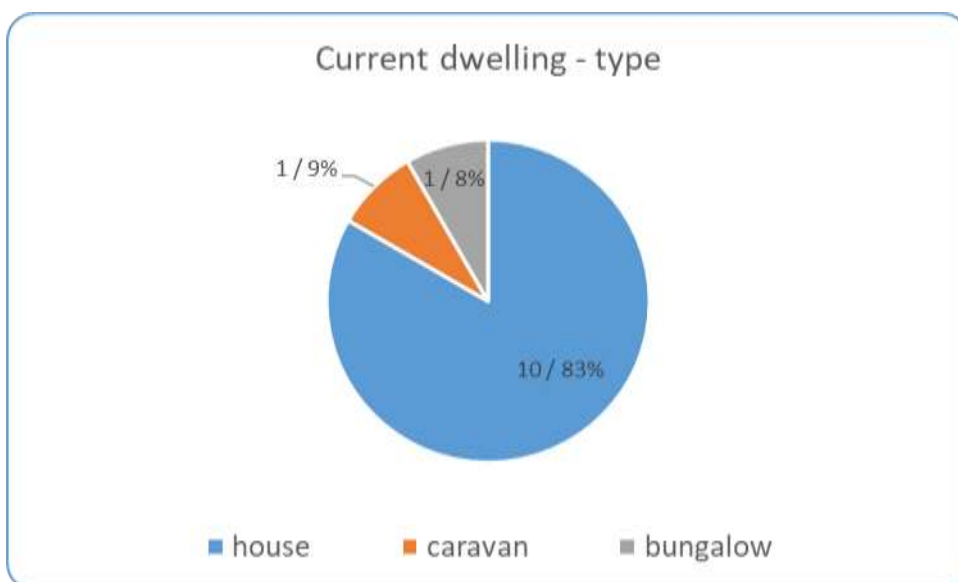
Q1: Why does your household need alternative housing?

Respondents were asked to indicate why they need alternative accommodation and were able to indicate more than one reason for need. As can be seen below the main reason is to downsize.

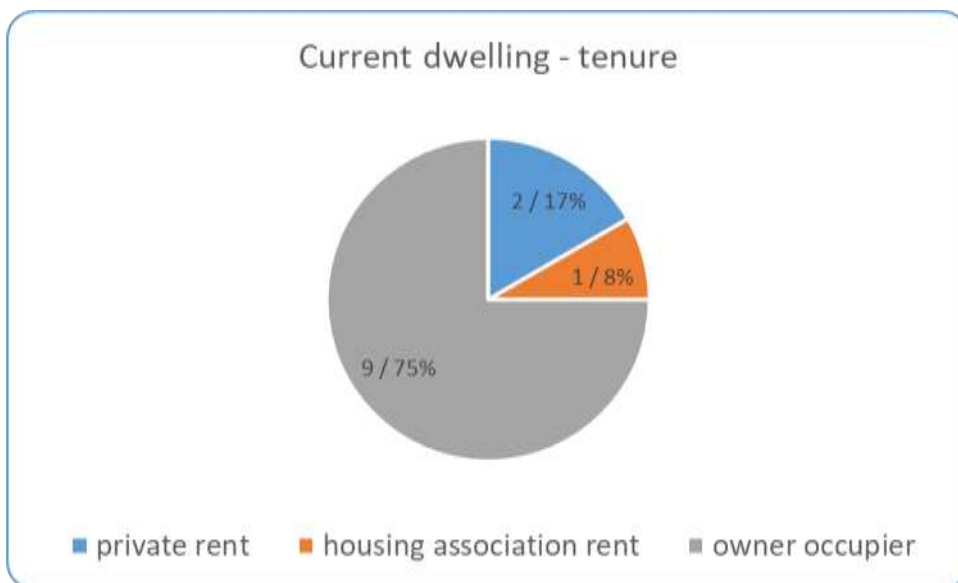


Q2: Current dwelling

All 12 respondents provided information about their current dwelling. The majority of respondents currently live in a 3- or 4-bed house.



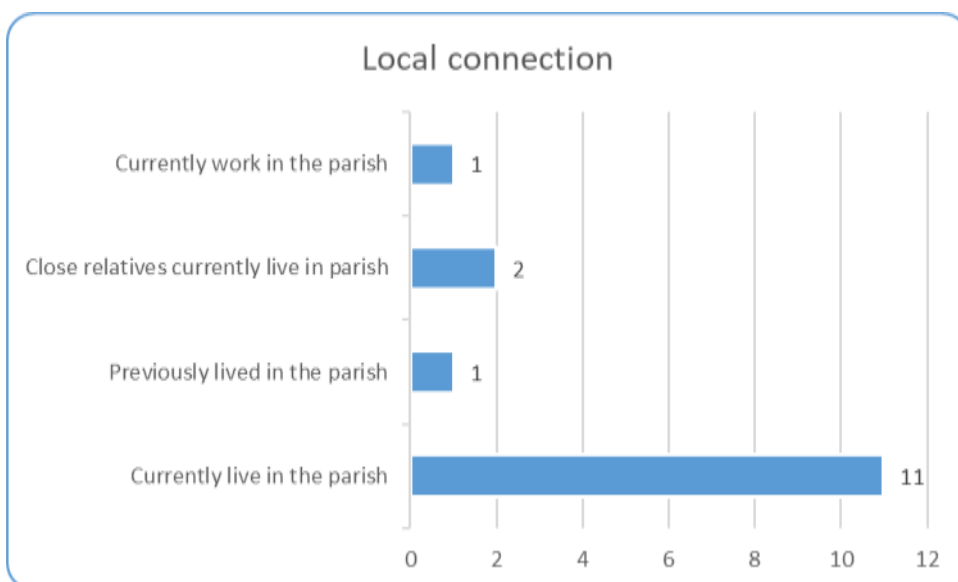
In a pattern typical for south Warwickshire settlements, owner-occupiers represent 75% of the total whilst tenures traditionally considered to be within the 'social sector' represent 8%.



Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?". Two respondents answered this question and both indicated that they spend 30% of their income on rent.

Q3: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection.



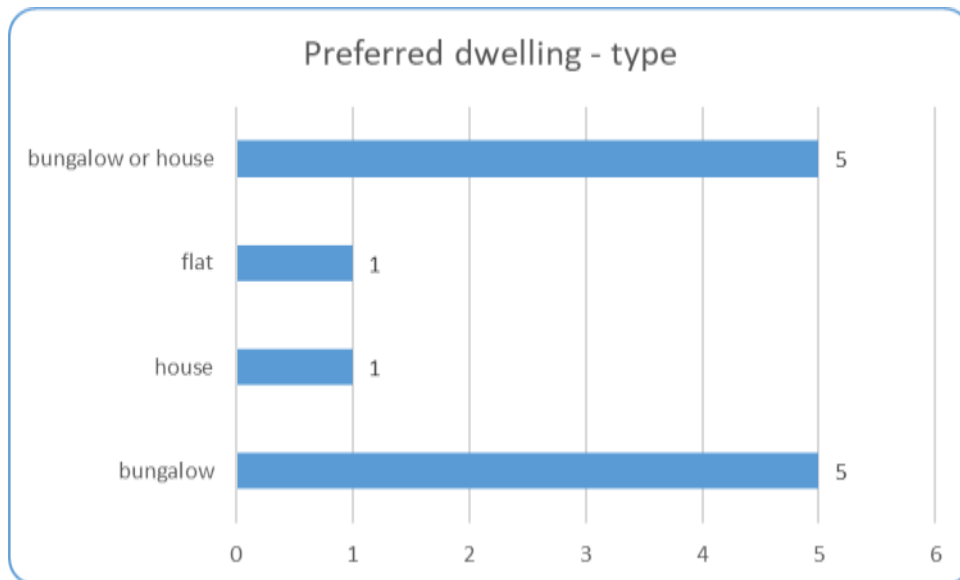
The vast majority of respondents currently live within Tredington parish.

Q4: Type of property preferred

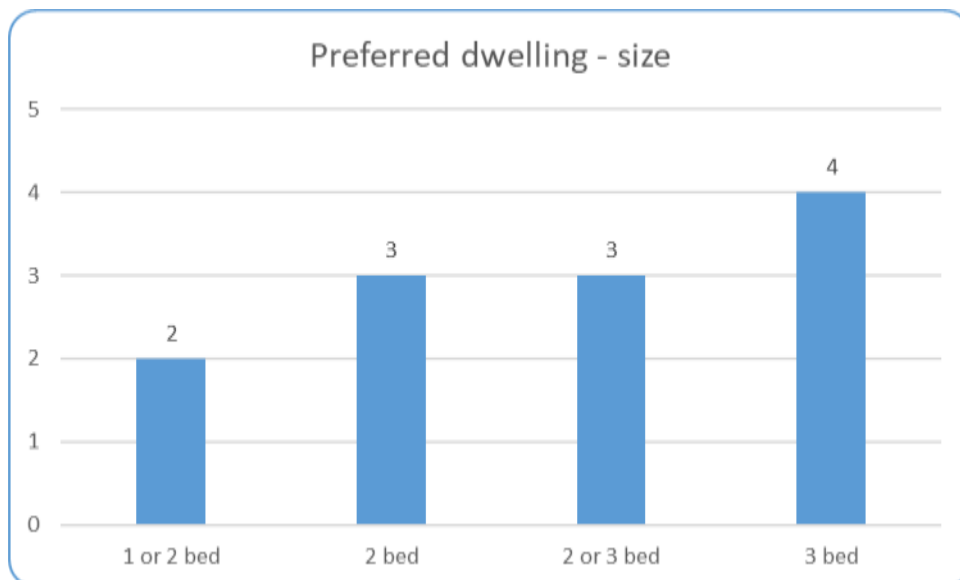
Respondents were asked to indicate what type, size and tenure of property the household would prefer and were able to indicate more than one preference within each section of this question.

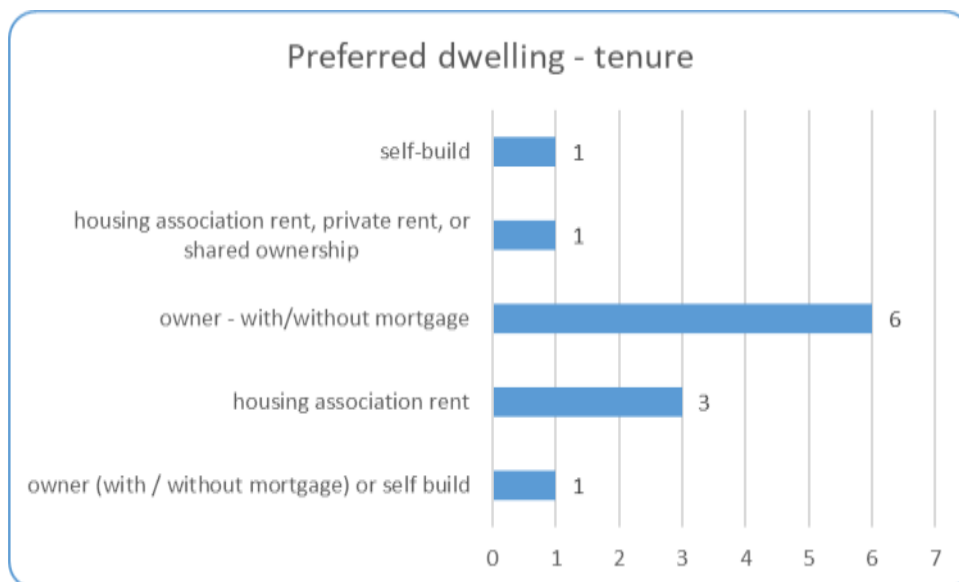
Whilst this indicated preference aids the analysis it does not necessarily reflect the actual need. For example, a single adult preferring a 3-bed shared ownership house, with low income and no savings or equity, would be analysed as requiring a 1-bed home to rent. Consideration is also given to the household's financial situation, as described in 'Q5 financial details' within this report.

All 12 respondents provided information about their preferred dwelling.



Respondents are generally looking for smaller properties, which reflects that a large number of respondents are looking to downsize (indicated at Q1).





One respondent indicated that their household had a requirement for a property designed to cater for a disability, and 3 respondents provided details of health related or similar requirements.

Q5: Financial details

All respondents provided financial information. However, the information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner occupied property, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property.

Q6: Housing waiting list

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

However, it should be noted that at November 2019 there were 30 households with an address within Tredington parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix C.

Q7: Detail of households seeking alternative housing

The information provided in response to the questions in section 7 aids the analysis of need but is confidential and not reproduced herein.

4. Conclusion

This survey identifies 12 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

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

Owner occupier

- 5 x 2 bed bungalow
- 1 x 3 bed house

Self-build or owner occupier

- 1 x 2 bed bungalow

Self-build

- 1 x 3 bed house

Households looking for alternative accommodation broken down by settlement:

Blackwell -

- 1x 1 bed maisonette, housing association rent
- 1 x 2 bed bungalow, owner occupier
- 1 x 3 bed house, owner occupier

Darlingstott -

- 1 x 2 bed bungalow, housing association rent
- 1 x 2 bed bungalow, owner occupier or self-build

Newbold on Stour -

- 1 x 1 bed maisonette, housing association rent
- 1 x 2 bed house, housing association rent
- 2 x 2 bed bungalow, owner occupier

Tredington -

- 1 x 2 bed bungalow, owner occupier
- 1 x 3 bed house, self-build

Settlement not identified –

- 1 x 2 bed bungalow, owner occupier

Consideration should also be given to the requirements of the 107 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

6. Contact Information

Mr Ian Wilson – Clerk to Tredington Parish Council
Oakley, Mollington, Oxfordshire OX17 1BL
Telephone: 07725 071616
Email: clerk@tredingtonparishcouncil.co.uk
Website: www.tredingtonparishcouncil.co.uk

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Website: www.wrccrural.org.uk



Housing needs survey for Tredington parish

It is six years since the last housing needs survey so the parish council has decided to undertake a fresh survey, which is being carried out on its behalf by WRCC.

When the survey is complete the parish council will consider the results and explore how any housing needs can be addressed through the Neighbourhood Development 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 Tredington 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 currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only for the Neighbourhood Development 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 third party will see individual replies. Individual returns will be anonymised and analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire), who will retain all survey forms.

A separate form should be completed by each household in need of alternative housing and if they wish to be housed within the parish within the next five years. If necessary please request extra forms; see contact details on the back page.

Completed survey forms should be returned by 31st December 2019 using the attached Freepost envelope. Alternatively, you can complete this survey online at www.smartsurvey.co.uk/s/Tred2019.

Thank you for participating in this survey.

1. Which of the following statements apply to your household (tick all that apply)?

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent
- To be closer to employment
- Need a home that is more accessible (ie all on one floor)
- Need a new home for another reason - please explain below

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

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

Number of bedrooms

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

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

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish (how many years?))
- Previously lived in the parish (how many years?))
- Have close relatives living in the parish (relationship))
- Currently work at least 16 hours per week in the parish (how many years?))
- Born in the parish but moved away

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

- Bungalow House Flat / maisonette

Number of bedrooms

- Rent - housing association Shared ownership (part rent, part buy)
 Rent – private Owned (with / without mortgage)
 Fixed equity Owned - self-build
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings or equity in your current home or will someone gift you money towards a new home?

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

6. Are you registered on the local authority housing waiting list (Home Choice Plus)?

- Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by email (housingadviceteam@stratford-dc.gov.uk), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

7. Details of the household seeking alternative housing.

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

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

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with the parish council or any third party.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

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

**Please return this form in the Freepost envelope provided
no later than 31st December 2019.**

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

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

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

Appendix B – property search

Property search within Tredington parish January 2020 (excluding listed properties, properties requiring refurbishment, with additional land, stables etc).

For sale

Agent	Location	No of beds	Type	Price £
Seccombes	Tredington	4	detached house	865,000
Hamptons International	Tredington	5	detached house	750,000
Hamptons International	Tredington	4	detached house	695,000
Hamptons International	Tredington	4	detached house	675,000
Hamptons International	Tredington	4	detached house	650,000
Peter Clarke & Co	Tredington	4	detached house	625,000
Peter Clarke & Co	Tredington	4	detached house	499,950
Cameron Homes	Tredington	4	detached house	499,950
Kennedys Stratford	Tredington	4	detached house	495,000
Edwards Estate Agents	Tredington	3	semi-detached house	290,000
Oliver Knight New Homes	Newbold on Stour	4	detached house	650,000
Lioncourt Homes Ltd	Newbold on Stour	5	detached house	620,000
Lioncourt Homes Ltd	Newbold on Stour	5	detached house	599,950
Lioncourt Homes Ltd	Newbold on Stour	5	detached house	575,000
Fine & Country	Newbold on Stour	5	detached house	550,000
Oliver Knight New Homes	Newbold on Stour	4	detached house	504,950
Oliver Knight New Homes	Newbold on Stour	4	detached house	499,950
Oliver Knight New Homes	Newbold on Stour	4	detached house	399,950
Oliver Knight New Homes	Newbold on Stour	3	semi-detached house	305,000
Oliver Knight New Homes	Newbold on Stour	3	semi-detached house	289,950
Peter Clarke & Co	Newbold on Stour	2	semi-detached house	280,000
Oliver Knight New Homes	Newbold on Stour	2	semi-detached house	275,000
Peter Clarke & Co	Newbold on Stour	2	semi-detached house	260,000
Knight Frank	Blackwell	3	detached house	550,000

Average prices – for sale

House size & type	Price £
2 bed semi-detached house	271,667
3 bed semi-detached house	294,983
3 bed detached house	550,000
4 bed detached house	588,313
5 bed detached house	618,990

Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Oct-19	Tredington		detached house	450,000
Sep-19	Tredington		detached house	584,950
Sep-19	Tredington		detached house	550,000
Aug-19	Tredington		terraced house	220,500
Aug-19	Tredington		detached house	599,950
Aug-19	Tredington		detached house	585,000
Jul-19	Tredington		detached house	499,950
Jul-19	Tredington		detached house	299,950
Jul-19	Tredington		detached house	255,000
Jul-19	Tredington		detached house	360,000
Jul-19	Tredington		detached house	499,000
Jun-19	Tredington		detached house	335,000
Jun-19	Tredington		detached house	325,000
Jun-19	Tredington		detached house	575,000
May-19	Tredington		detached house	479,950
Mar-19	Tredington	3	semi-detached house	300,000
Mar-19	Tredington		detached house	475,000
Mar-19	Tredington		detached house	300,000
Aug-19	Newbold on Stour		detached house	591,000
Aug-19	Newbold on Stour		detached house	410,000
Jul-19	Newbold on Stour		detached house	650,000
Jul-19	Newbold on Stour	3	detached house	395,000
May-19	Newbold on Stour	3	semi-detached house	250,000
Mar-19	Newbold on Stour		detached house	520,000
Mar-19	Newbold on Stour	3	terraced house	296,000
Mar-19	Newbold on Stour		detached house	650,000
Mar-19	Newbold on Stour		semi-detached house	255,000
Feb-19	Newbold on Stour		flat	150,000
Feb-19	Newbold on Stour		detached house	420,000
Jan-19	Newbold on Stour		semi-detached house	260,000

Source: rightmove.co.uk, zoopla.co.uk, onthemarket.com

According to Land Registry records last year Tredington was similar in terms of sold prices to nearby Moreton-In-Marsh but more expensive than Shipston-On-Stour and cheaper than Ettington. Similarly, Newbold On Stour was more expensive than nearby Shipston-On-Stour and Ilmington but cheaper than Ettington.

Appendix C – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At November 2019 the following households with an address within Tredington parish were registered.

Household type	No. of children in household	No. of households	House type/size
Blackwell:			
Single/couple	0	4	1 bed maisonette or 2 bed house
Family	2	1	2 or 3 bed house
Darlingstott:			
Single/couple	0	1	1 bed maisonette or 2 bed house
Family	3	1	3 or 4 bed house
Newbold on Stour:			
Single/couple	0	5	1 bed maisonette or 2 bed house
Family	1	1	2 bed house
Family	2	1	2 or 3 bed house
Family	3	1	3 or 4 bed house
Pensioner/DLA	0	6	1 or 2 bed bungalow
Tredington:			
Single/couple	0	4	1 bed maisonette or 2 bed house
Family	2	1	2 or 3 bed house
Family	3	1	3 or 4 bed house
Pensioner/DLA	0	2	1 or 2 bed bungalow
Other	2	1	2 bed house

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Q3 of the survey form).

Appendix D - summary of need

ID	Local connection	Household composition	Specific housing needs	Tenure	Size & type
1	Yes	Two adults		Housing association rent	2 bed house
2	Yes	Two adults		Housing association rent	1 bed maisonette
3	Yes	Two adults		Owner occupier or self build	2 bed bungalow
4	Yes	Two adults	Health/mobility issue	Housing association rent	2 bed bungalow
5	Yes	One adult		Owner occupier	2 bed bungalow
6	Yes	Two adults		Owner occupier	3 bed house
7	Yes	Two adults		Owner occupier	2 bed bungalow
8	Yes	Two adults		Self build	3 bed house
10	Yes	One adult		Housing association rent	1 bed maisonette
11	Yes	Two adults		Owner occupier	2 bed bungalow
13	Yes	Two adults		Owner occupier	2 bed bungalow
15	Yes	Two adults	Health/mobility issue	Owner occupier	2 bed bungalow

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.