



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

May 2022

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

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1. Introduction

Ufton Parish Council commissioned a local Housing Needs Survey which was distributed during April 2022, with a deadline return of 23rd April. The aim of the survey was to collect local housing needs information within and relating to Ufton parish to help assess the future needs for housing in the parish.

This report presents the results of the survey and is based directly on the responses to the distributed questionnaire. It shows the current and future needs of the respondents for alternative or additional homes in the parish.

The survey form is a standard document used across Stratford district and a copy was delivered to every home in the parish with a Freepost envelope attached. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen at Appendix A to this report.

Using the Freepost envelope forms could be securely returned direct to the WRCC Rural Housing Enabler for analysis. Individual responses are anonymised and are not shared with the parish council or any other third party.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council (SDC) has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent housing surveys.

A community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

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

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 open market housing, and
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize.

3. Results

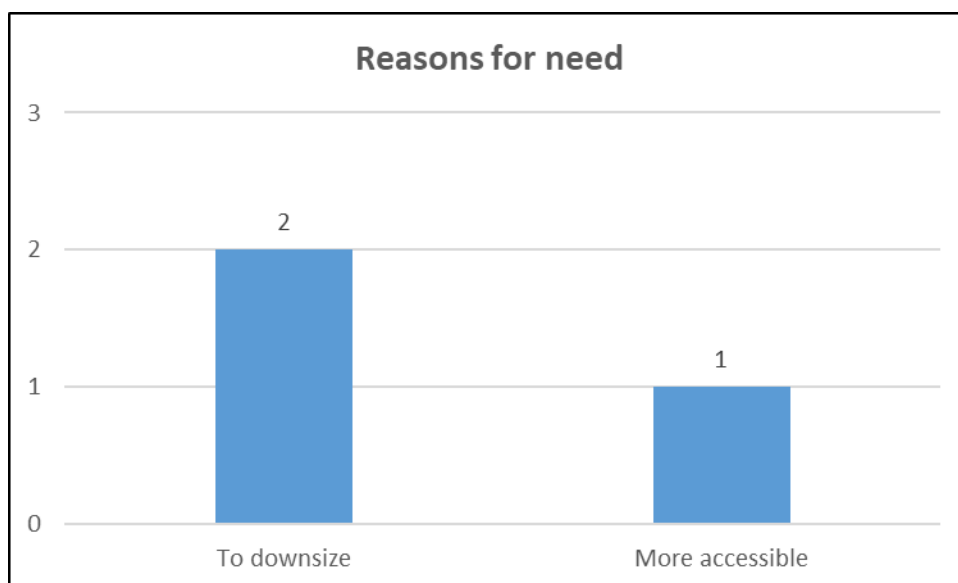
Households with a need for alternative housing, and who wish to live in the parish, were requested to complete and return the survey form. The form asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive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

Approximately 110 Housing Needs Survey forms were distributed and 2 survey forms were returned by post. One survey was completed online but the respondent contacted WRCC to advise that this was a duplication of a hard copy survey.

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

Q1: Reasons for housing need

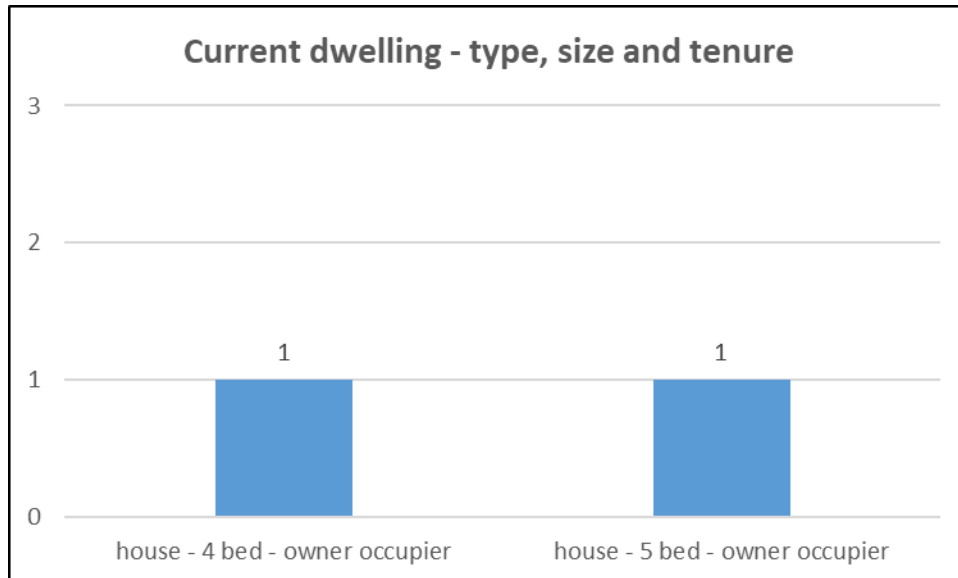
Respondents were asked “why does your household require alternative accommodation” and were able to indicate more than one reason. Both respondents completed this section.



As can be seen above both respondents are looking to downsize.

Q2: Current dwelling

Both respondents indicated the type, size and tenure of their current dwelling and, not surprisingly, both currently live in an owner occupied house.



Q3: Local connection

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

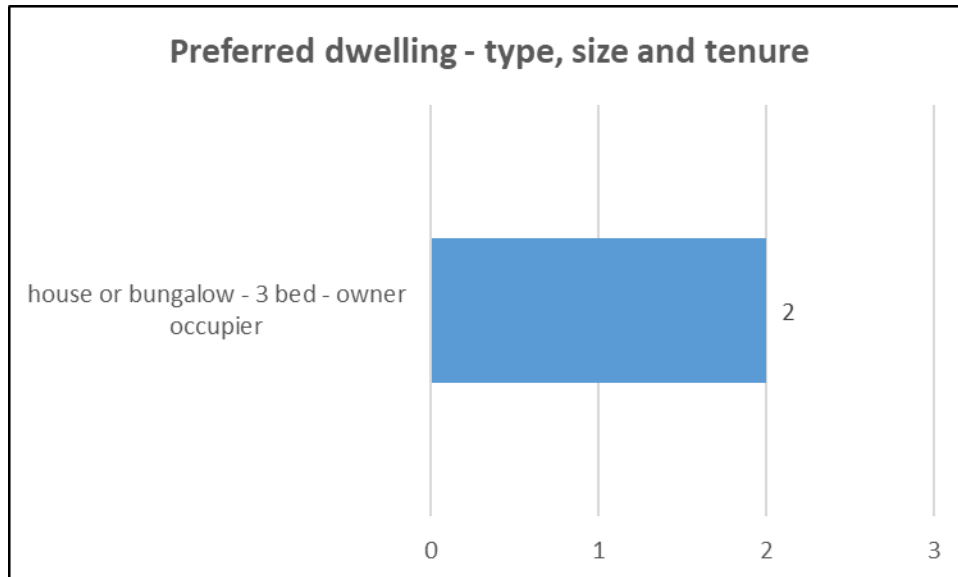
Both respondents answered this question and both indicated that they currently reside in the parish.

Q4: Preferred dwelling

i) Type, size and tenure

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

Both respondents provided information and both indicated that they would prefer an owner occupied bungalow or house, with 3 bedrooms.



It should be noted that the indicated preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

ii) Self build

Neither respondent indicated that they would be interested in self build.

iii) Designed to cater for a disability

One of the respondents indicated that they would prefer a property specifically designed for a disability.

The information provided aids the analysis of need but is not reproduced within the report. However, comments include reference to limited mobility with principal accommodation at ground level.

Q5: Financial information

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

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix C to this report. If it appears that the respondent could not enter into a shared ownership arrangement as they have a limited, or no, deposit they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they

could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

Neither of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

At November 2021 there were no households with an address within the parish registered on the local authority housing waiting list.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 2 alternative homes for households with a defined local connection to Ufton parish, as shown below.

Owner occupier

- 2 x 3 bed bungalow or house

5. Contact Information

Jackie Chapman - Clerk to Ufton Parish Council
12 St Michael's Close, Ufton, Warwickshire CV33 9PA
Tel: 01926 716191
Email: uftonpc@gmail.com
Web: www.uftonvillage.com

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: housing@wrccrural.org.uk
Web: www.ruralwarwickshire.org.uk

Housing needs survey for Ufton parish

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

A lack of suitable housing is an issue for many, and can often lead to local people moving away. To assess whether or not this is a problem in the local area we are conducting a survey to identify the homes that local people need.

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

If you know anyone currently living elsewhere who would like to return to live in Ufton 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 local connection, eg they currently work in the parish, previously lived in the parish or have a close relative who currently lives in the parish.

Data is collected on behalf of the parish council by WRCC (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information will be treated in strict confidence and all returns will be anonymised.

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 sent to WRCC by 23rd April 2022 using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/Ufton2022.

Thank you for participating in this survey.

Ufton Parish Council

1. Why does your household require alternative accommodation (tick all that apply)?

- Need a larger home
- Wish to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment
- Need a home that is more accessible (ie all rooms 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 family living in the parish (parents, siblings, children)
- 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)
- Interested in self build
- Specifically designed to cater for a disability

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

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

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

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

£

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

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

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

- Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Applications forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (10789 260861).

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 any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

If you require an additional survey form contact the Rural Housing Enabler:
01789 842182 or housing@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 23rd April 2022.**

(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

Results of property search within the parish, May 2022.

Details of properties for sale.

Agent	Location	No of beds	Type	Price £
Newman Property Experts	Ufton Fields	3	detached bungalow - barn conversion with paddock	475,000
Connells	White Hart Lane	3	semi-detached house with planning permission	280,000

Average of properties for sale.

Property size & type	Price £
3 bed detached bungalow	475,000
3 bed semi-detached house	280,000

Properties sold within the last two years.

Date sold	Location	No of beds	Type	Price £
May-21	Reeds Park	4	detached house	415,000
Apr-21	St Michael's Close	4	semi-detached house	335,000
Mar-21	Ufton Fields	3	semi-detached house	385,000
Mar-21	Ufton Fields	2	detached bungalow	410,000
Feb-21	St Michael's Close	4	detached house	397,500
Nov-20	Ufton Fields	4	detached house - character property	725,000
Sep-20	Southam Road	2	detached bungalow	527,000

Average of properties sold within the last two years.

Property size & type	Price £
2 bed detached bungalow	468,500
3 bed semi-detached house	385,000
4 bed semi-detached house	335,000
4 bed detached house	512,500

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket