



**Housing Needs Survey Report
for
Whatcote Parish**

September 2022

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Rural Housing Enabler, WRCC**

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1. Introduction

Whatcote Parish Meeting commissioned a local Housing Needs Survey which was distributed during August 2022, with a deadline return of 31st August. The aim of the survey was to collect housing needs information relating to Whatcote 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 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 found 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 (Section 106 Agreement) limiting 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

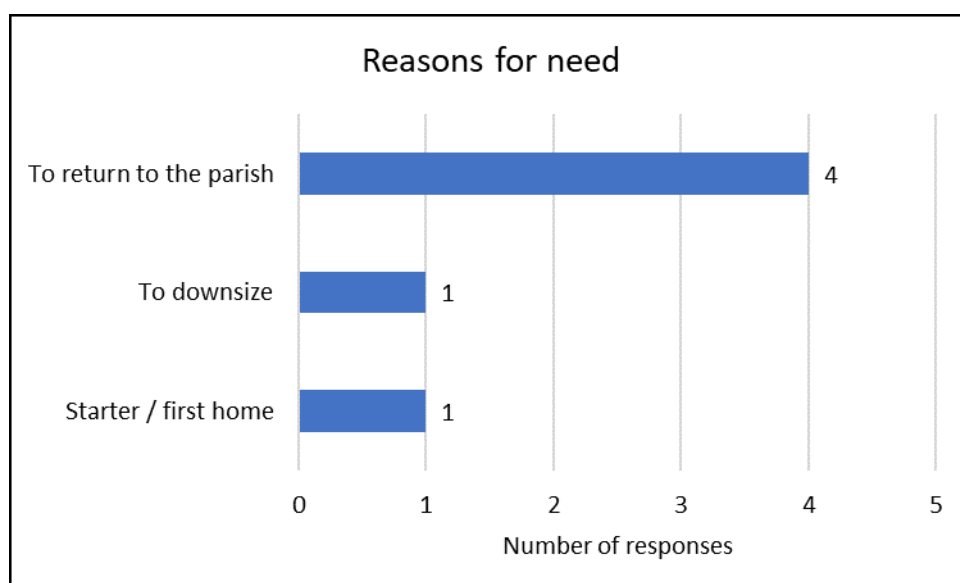
Households with a need for alternative housing, and who wish to live in the parish, were requested to complete and return the survey form. The form asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive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

Approximately 75 Housing Needs Survey forms were distributed. Three survey forms were returned by post and 2 were completed online. This gives a return rate of 6.66%, which is much higher than the average 2% housing need seen in other rural parishes across the district.

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

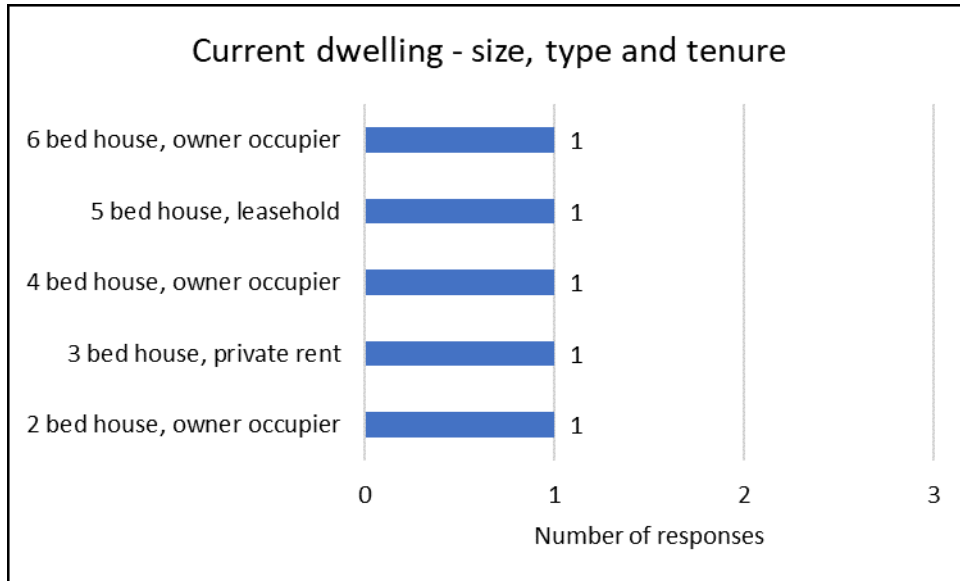
Q1: Reasons for housing need

Respondents were asked “why do you/your household require different accommodation” and were able to indicate more than one reason. All respondents completed this section and, as can be seen below, ‘to return to the parish’ is the majority response.



Q2: Current dwelling

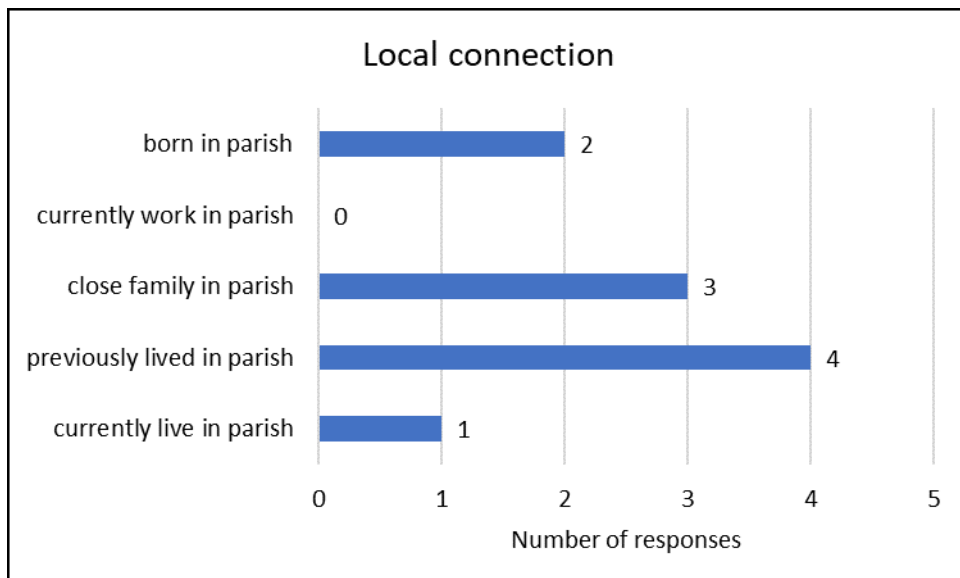
All respondents indicated the type, size and tenure of their current dwelling and 3 of the 5 respondents currently live in an owner-occupied house.



Q3: Local connection

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

All respondents answered this question and 4 of the 5 respondents previously lived in the parish whilst 3 of them have close family (parents, siblings, children) currently living in the parish.

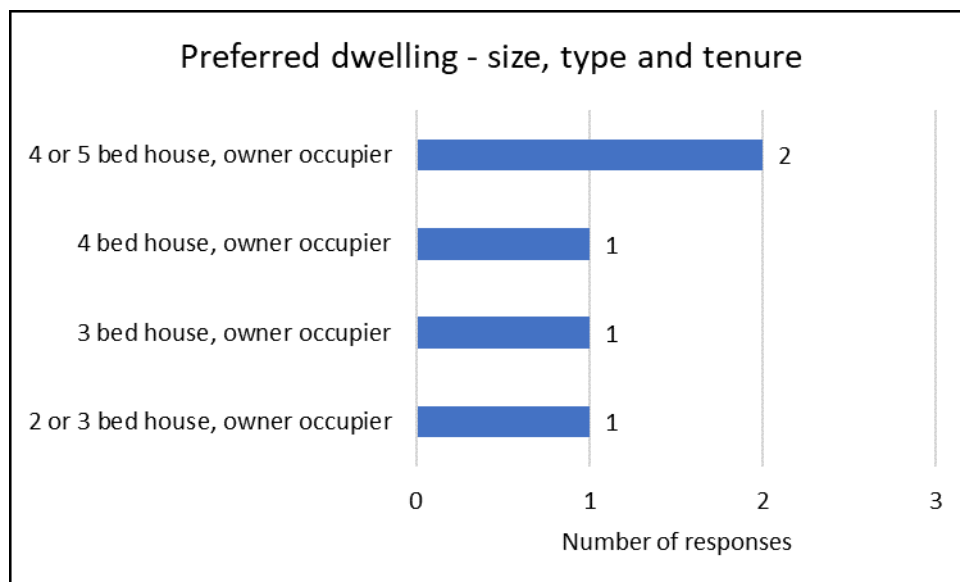


Q4: Preferred dwelling

i) Type, size and tenure

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

All respondents provided information and indicated that they would prefer an owner-occupied house, ranging from a '2 or 3 bed house' to a '4 or 5 bed house'.



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 preferring 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

Two of the respondents indicated that they would be interested in self build and, given the financial information provided, both would appear to be able to achieve this.

iii) Designed to cater for a disability

None of the respondents indicated that they would prefer a property specifically designed for a disability.

Respondents were asked to 'provide details of any specific housing requirements' and whilst the information provided aids the analysis of need it is not reproduced within the report. However, comments included reference to a need for a home office as the respondent permanently works from home.

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 B 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 needing 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 needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

None of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus, and there do not appear to be any households with an address within the parish registered on this 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 5 alternative homes for households with a defined local connection to Whatcote parish, as shown below.

Owner occupier

- 1 x 3 bed house
- 3 x 4 bed house
- 1 x 4 or 5 bed house

As can be seen by the property research at Appendix B dwellings rarely come up for sale within Whatcote parish so it is difficult to move within, or return to, the parish.

5. Contact Information

Whatcote Parish Meeting - 4 The Orchard, Whatcote CV36 5EP
Email: whatcotechair@gmail.com
Web: www.whatcotevillage.co.uk

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

Housing needs survey for Whatcote 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? Do you work in the parish and want to live here?

A lack of suitable and affordable housing in rural communities has been a problem for many years, with house prices outstripping average incomes by large margins, and this can sometimes lead to local people moving away. The last housing needs survey was undertaken in 2014 so is no longer considered current.

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 live locally they can also complete this survey though they would need to have a local connection, for example they currently work in the area or have immediate family currently living in the parish.

Data is being collected on our behalf 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 (family, single, couple) in need of different housing 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 direct to WRCC by 31st August 2022 using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/Whatcote.

Thank you for participating in this survey.

Whatcote Parish Meeting

1. Why do you/your household require different accommodation (tick all that apply)?

- Need a larger home due to overcrowding
- 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 within the parish
- 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 and have done so for at least one year
- Previously lived in the parish for at least three years
- Have close family living in the parish (parents, siblings, children)
- Currently work in the parish, for at least 16 hours per week and for at least one year
- 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 Stratford on Avon District Council 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 (family, single, couple) seeking different 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 31st August 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 brief 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, September 2022.

Details of properties currently for sale.

Agent	Location	No of beds	Type	Price £
Knight Frank	Brailes Road	6	modern detached house set in 1.65 acres with stabling, swimming pool, outbuildings	2,250,000

Properties sold in last 4 years.

Date sold	Location	No of beds	Type	Price £
Mar-21	Church Lane	3	semi-detached house	315,000
Jul-20	Church Lane	3	terraced house	315,000
Jan 20			detached house	240,000
Oct 19	Upper Farm Barn		detached house	350,000
Nov 18	Batsford Flats	2	flat	76,000
Aug 18			semi-detached house	313,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket