



**Housing Needs Survey Report  
for  
Wootton Wawen Parish Council**

**March 2022**

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

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## 1. Introduction

Wootton Wawen Parish Council commissioned a local Housing Needs Survey which was distributed in January 2022, with a deadline return of 31<sup>st</sup> January (extended to 12<sup>th</sup> February). The aim of the survey was to collect local housing needs information within and relating to Wootton Wawen parish to help assess the future needs for housing in the parish. The parish council were particularly keen to hear from families with young children as there is a risk to the primary school without enough young children attending.

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.

Additionally, a letter and poster was sent to each local employer requesting that, if they had employees, they display the poster encouraging their employees to complete the survey. A copy of the letter and poster can be seen at Appendix B 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. Wootton Wawen Neighbourhood Development Plan was subject to referendum in 2017 and adopted by SDC in 2018.

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 700 Housing Needs Survey forms were distributed and 19 survey forms were returned by post with a further 26 surveys completed online. However, 16 surveys have been discounted for the following reasons:

- 5 online respondents answered “yes, my current home is suitable” and no further information was provided
- 2 surveys were duplicated
- 1 respondent provided insufficient information and no contact details
- 8 respondents indicated no housing need (for example, wanting a garage or wanting somewhere peaceful and quiet) and provided limited or no information.

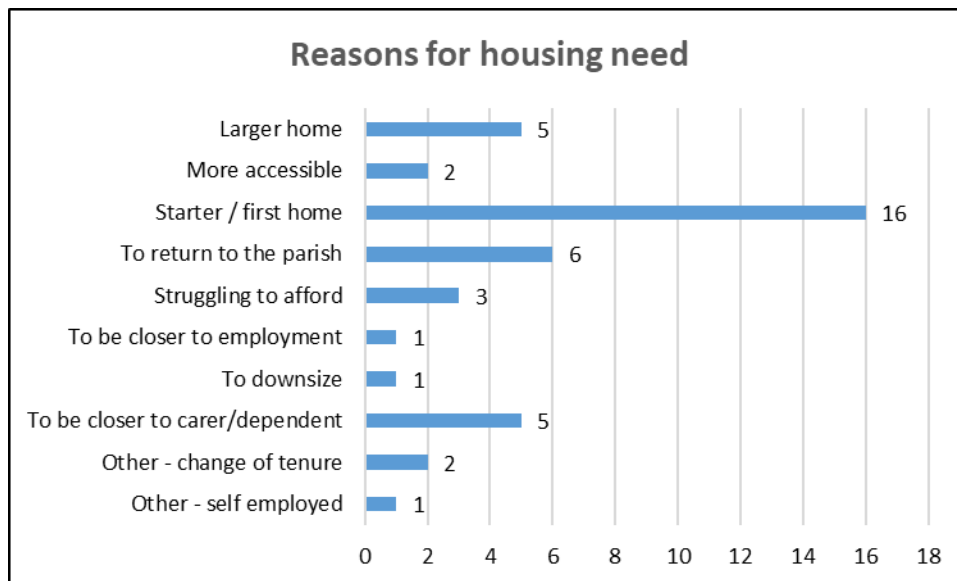
This report therefore provides information from the remaining 29 survey forms. Of these 29 responses:

- 9 are single or couple households
- 4 are OAP households (at least one person over 66 years of age)
- 16 are families with one or more children aged under 18years

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

## Q1: Reasons for housing need

Respondents were asked to indicate “which of the following statements apply to your household” and were able to indicate more than one reason. All respondents completed this section.



As can be seen above respondents wanting a starter or first home represent the largest group at 16 responses.

The government’s First Homes scheme offers homes at up to a 30% discount and is open to first time buyers only. Purchasers must have a household income of less than £80,000, and a mortgage must be used for at least 50% of the purchase price. First Home properties cannot cost more than £250,000 (or £420,000 in London) after the discount has been applied.

Of the 16 respondents wanting a starter or first home, 6 currently live with parents and 9 are in privately rented accommodation. Half of the 16 respondents are families, and 1 of these families currently live with parents.

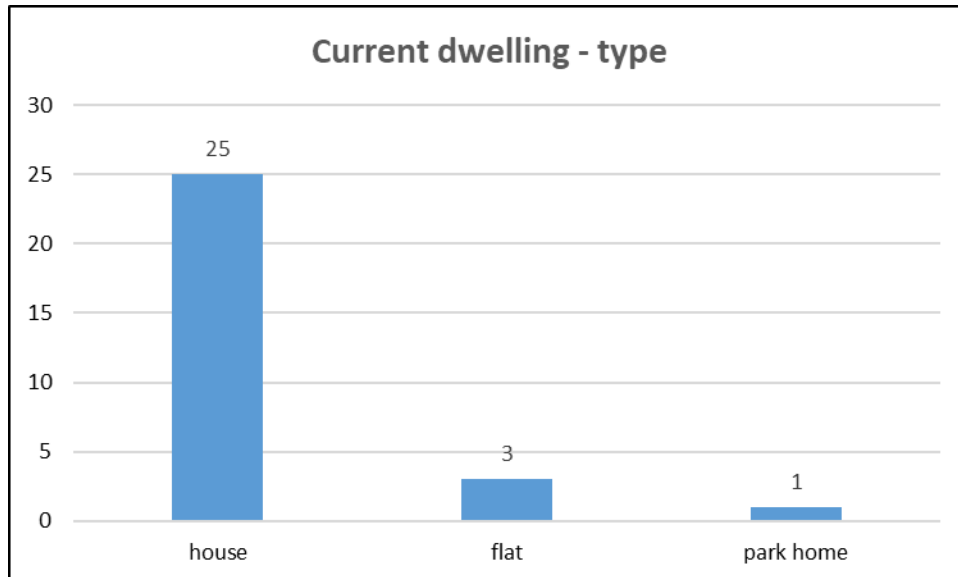
Four of the 6 respondents who wish to return to live in the parish are families.

## Q2: Current dwelling

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

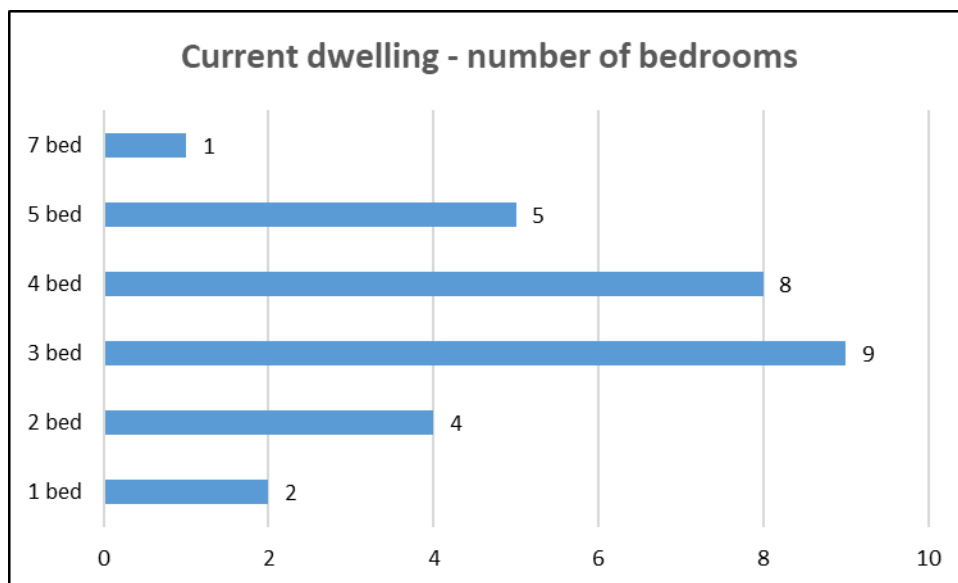
### i) Dwelling type

All of the respondents indicated the type of dwelling that they currently reside in and, not surprisingly, ‘house’ represents the largest group at 25 responses (86%).



**ii) Number of bedrooms**

All of the respondents indicated the number of bedrooms within their current dwelling and 3 bed homes represent the largest group closely followed by 4 bed homes.

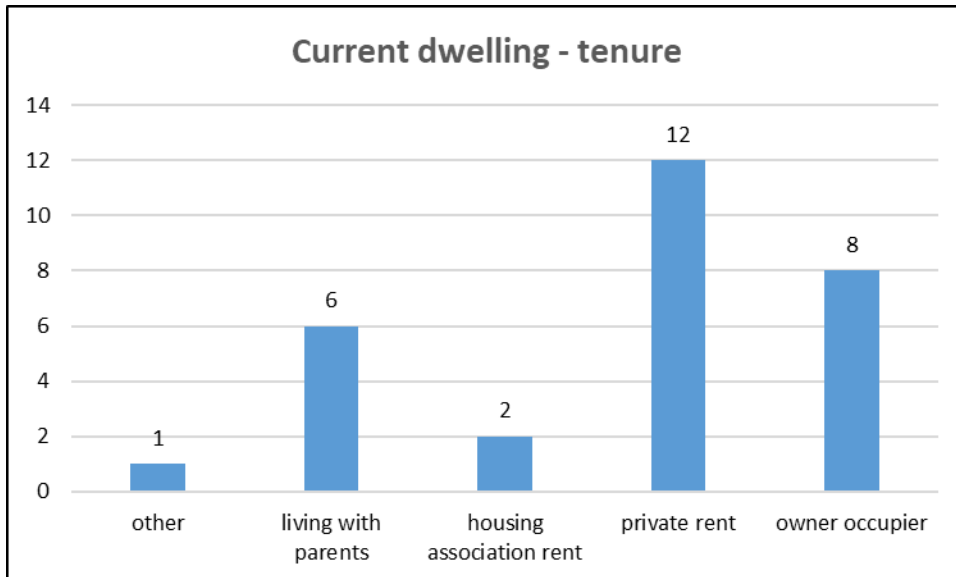


**iii) Dwelling tenure**

The following chart shows the current dwelling tenure of the 29 respondents, with private rent being the single largest factor at 12 responses (41%).

Of those renting privately 9 are families with young children, and 4 of these 9 families are currently living within the parish.

Four of the 16 responding families currently own their own home, and 1 family currently live with parents.

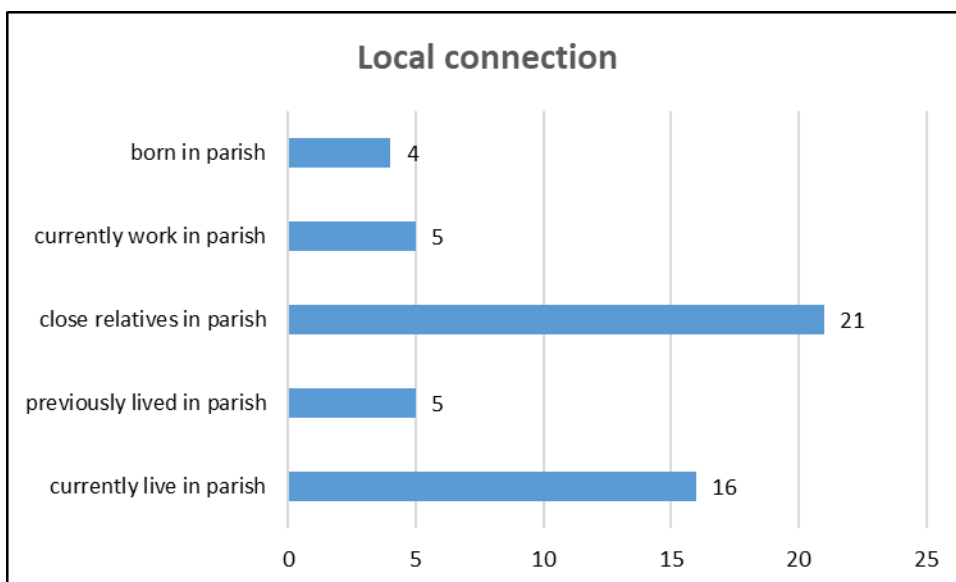


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Of the 14 respondents who currently rent 12 provided information, as shown below, which gives an average rent of 31.08% of income:

- 30%
- 37%
- 50%
- 20%
- 70%
- 25%
- 20%
- 35%
- 20%
- 10%
- 30%
- 26%

### Q3: Local connection

Respondents were asked to indicate their local connection to the parish and, if appropriate, were able to indicate more than one connection. All respondents answered this question and all were able to indicate at least one local connection.



Unsurprisingly, 16 of the 29 respondents currently live in the parish and 21 indicated that they have close relatives (parents, siblings, children) within the parish.

Of the 16 respondent families:

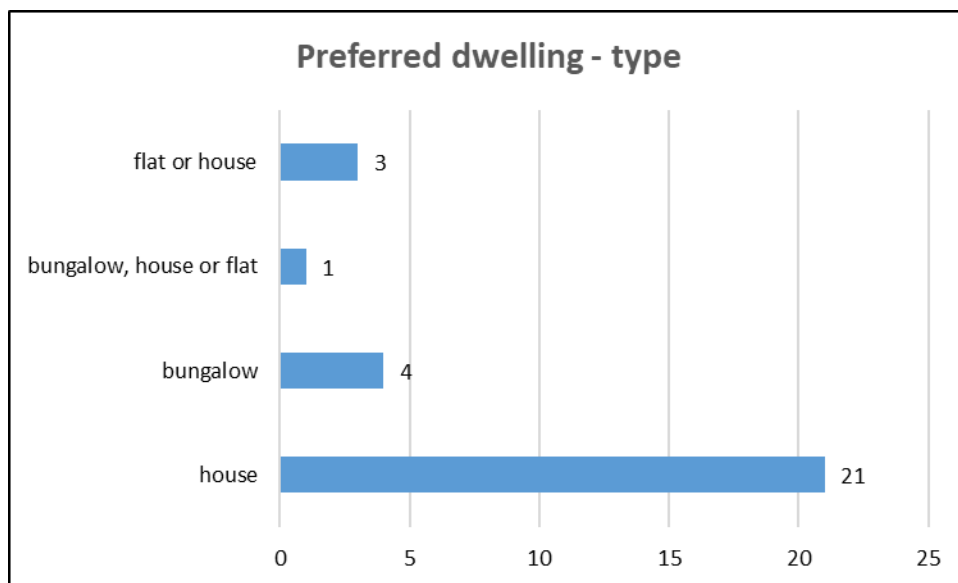
- 5 families currently live within the parish
- 4 families have someone in the household who previously lived within the parish
- 12 families have close relatives living within the parish
- 3 families have someone in the household currently working within the parish

#### Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that this 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.

##### i) Dwelling type

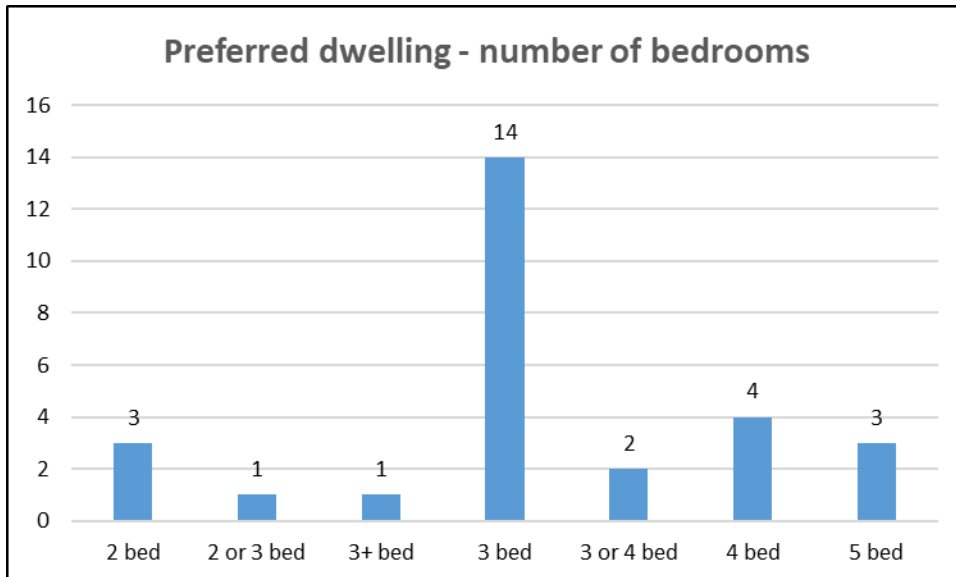
All respondents provided information and, as can be seen in the following chart, most respondents would prefer to live in a house.



##### ii) Number of bedrooms

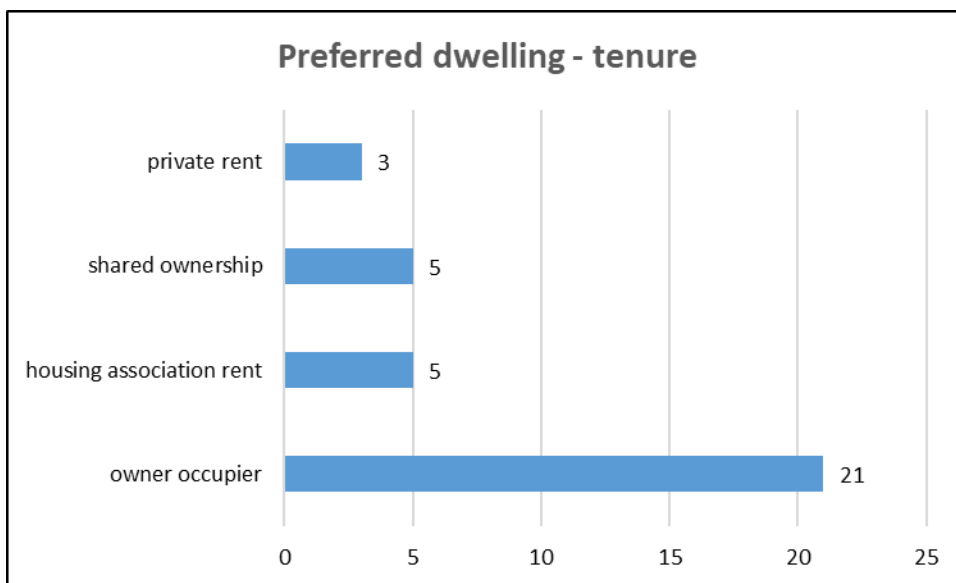
Of the 29 respondents 28 indicated a preference regarding the number of bedrooms they would prefer with 3-beds proving most popular, which is not dissimilar to other rural parishes across the district.





### iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. Of the 29 respondents 27 answered this question and the majority would prefer some form of home ownership.



Of the 2 respondents who didn't specifically answer this question, 1 respondent is currently in an owner occupied home and wishes to return to the parish whilst the other is currently renting privately but seeking a starter/first home. It is therefore not unreasonable to assume that both of these respondents are seeking home ownership particularly as they provided information under the savings, equity and gifted money question.

### iv) Self build

Eleven respondents indicated that they would be interested in self build.

## **v) Designed to cater for a disability**

Two 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 a property that is wheelchair friendly, has space when the respondent needs extra care, providing care for someone with health issues, and limited sight.

## **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**

Three of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

However, it should also be noted that at November 2021 there were 54 households with an address within the 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, friends and family. This particularly applies to families with children and older people who wish to preserve their independence.

A summary of these registered households can be seen at Appendix D.

## **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 29 alternative homes for households with a defined local connection to Wootton Wawen parish, as shown below.

### Housing association rent

- 1 x 1 bed maisonette
- 2 x 2 bed house
- 1 x 3 bed house
- 1 x 2 bed bungalow (wheelchair friendly)

### Housing association shared ownership

- 1 x 2 bed house at 30% share
- 2 x 2 bed house at 40% share
- 1 x 2 bed house at 50% share
- 1 x 2 bed house at 60% share

### Owner occupier

- 2 x 1 bed bungalow
- 2 x 2 bed bungalow
- 7 x 2 bed house
- 3 x 3 bed house
- 3 x 4 bed house
- 1 x 5 bed house
- 1 x 2 bed house – 80% discounted market sale

Consideration should also be given to the 54 households registered on Home Choice Plus (suitably discounted by the results at Q6).

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only 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.

It is recommended that the parish council work with the community, the District Councillor and the Rural Housing Enabler to identify land within or adjacent to the village to enable some of the above identified local needs homes to be developed with the assistance of a housing association.

## 5. Contact Information

Carolyn Ashford - Clerk to Wootton Wawen Parish Council  
Parish Office – Wootton Wawen Village Hall, Alcester Road, Wootton Wawen B95 6AY  
Email: [clerk@ww-pc.org.uk](mailto:clerk@ww-pc.org.uk)  
Web: [www.woottonwawen.org.uk](http://www.woottonwawen.org.uk)

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

# Housing needs survey for Wootton Wawen parish

January 2022

Do you work in the area and want to live here as well? Have you previously lived locally and would like to return? Does your child go to school in the village and you'd like to live locally?

The parish council is concerned that there are not enough young families coming into the village, and there is a risk to the primary school without enough young children attending. We would like to develop some homes specifically for families with young children, but finding evidence of this hidden need can be difficult.

**If you have young children and wish to live within the parish please complete this form.**

If you know anyone with young children and currently living elsewhere who would like to live in Wootton Wawen 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.

The data is being collected by WRCC (an independent charity that supports rural communities across Warwickshire) on behalf of the parish council for the specific purpose of identifying parish-wide housing need only and will not be used for any other purpose. All information will be treated in strict confidence, individual returns will be anonymised, and analysis will be carried out by WRCC.

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 31<sup>st</sup> January 2022 using the attached Freepost envelope, or complete this survey online at [www.smartsurvey.co.uk/s/WW2022](http://www.smartsurvey.co.uk/s/WW2022).

Thank you for participating in this survey.  
Wootton Wawen Parish Council

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

- Need a larger home due to overcrowding
- Wish to downsize
- Want to buy 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?**

- Bungalow
- House
- Flat / maisonette
- Other .....

**Number of bedrooms .....**

- Rent – housing association\*
- Rent - private\*
- Shared ownership (part rent, part buy)
- Owned (with / without mortgage)
- Live with parent/s
- 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)
- 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 (known as 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](http://www.homechoiceplus.org.uk)), email ([housingadviceteam@stratford-dc.gov.uk](mailto: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.

	<b>Age (yrs)</b>	<b>Sex (M / F)</b>	<b>Relationship to person completing survey form</b>
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](mailto:housing@wrccrural.org.uk).

**Please return this form in the Freepost envelope provided  
no later than 31<sup>st</sup> January 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](http://www.ruralwarwickshire.org.uk)



## Appendix B – Employer letter & poster

### Wootton Wawen Parish Council

Parish Office - Wootton Wawen Village Hall, Alcester Road, Wootton Wawen B95 6AY  
clerk@ww-pc.org.uk

January 2022

<business name>  
<business address>

Dear Sir / Madam

Re: local housing needs

Wootton Wawen Parish Council is aware that a lack of affordable and suitable housing can often lead to local people being forced to move away and make employing local staff difficult. To assess whether or not this is a problem in Wootton Wawen parish we are carrying out a survey to identify the types of homes that local people need.

Do you have employees who currently live elsewhere but would like to live within the parish, closer to their employment? If so, would you please display the attached poster and encourage your employees to take part in the survey.

The parish council is particularly interested in families with young children who would like to attend the village school.

When the survey is complete the parish council will consider the results of the survey and explore how any needs can be addressed.

The survey is being undertaken on behalf of the parish council by WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities.

Thank you for your help in this project.

Yours sincerely

Mark McCall  
Chairman of Wootton Wawen Parish Council

# Would you like to live closer to your place of employment?

Wootton Wawen Parish Council is currently considering local housing need, particularly homes for families with younger children who might attend the village school.

As part of this work the parish council would be interested to hear from any employee who would like to live closer to this place of employment.

The work is being undertaken for us by a local charity, who will provide an anonymised report of housing need to the parish council.



Please contact the Rural Housing Enabler on 01789 842182 or [housing@wrccrural.org.uk](mailto:housing@wrccrural.org.uk) no later than 12<sup>th</sup> February to receive a survey form, or complete it online at [www.smartsurvey.co.uk/s/WW22](http://www.smartsurvey.co.uk/s/WW22).

## Appendix C – Property search

Results of property search within the parish, February 2022 (excluding park homes)

Details of properties for sale.

Agent	Location	No of beds	Type	Price £
Purplebricks	Pennyford Lane	5	detached house	950,000
Brendan Petticrew & Partners	Stratford Road	4	detached house	900,000
Earles	Stratford Road	4	detached house	875,000
Brendan Petticrew & Partners	Stratford Road	4	detached house	800,000
Jeremy McGinn	Stratford Road	3	detached house	750,000
Nikki Homes	Alcester Road	5	detached house	725,000
Earles	School Hill	4	detached house	625,000
Jeremy McGinn	Mayswood Road	3	detached house	550,000
Mr and Mrs Clarke	Stratford Road	3	detached house	450,000
Earles	Pennyford Lane	3	semi-detached bungalow	425,000

Average of properties for sale.

Property size & type	Price £
3 bed semi-detached bungalow	425,000
3 bed detached house	583,333
4 bed detached house	800,000
5 bed detached house	837,500

Properties sold within the last year.

Date sold	Location	No of beds	Type	Price £
Sep-21	Pennyford Lane		terraced house	370,000
Aug-21	Mayswood Road	2	semi-detached house	275,000
Jun-21	Alcester Road		semi-detached house	560,000
Jun-21	Stratford Road	3	terraced house	605,000
Jun-21	Mayswood Road	4	semi-detached house	500,530
May-21	Pennyford Lane	3	semi-detached house	395,000
Mar-21	Wootton Rise		detached house	367,000
Mar-21	Mayswood Road	3	semi-detached house	429,950
Feb-21	Stratford Road	3	detached house	610,000
Feb-21	Stratford Road	2	terraced house	305,000

Average of properties sold within the last year.

<b>Property size &amp; type</b>	<b>Price £</b>
2 bed terraced house	305,000
2 bed semi-detached house	275,000
3 bed terraced house	605,000
3 bed semi-detached house	412,475
3 bed detached house	610,000
4 bed semi-detached house	500,530

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

## Appendix D – 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 2021 the following 54 households with an address within Wootton Wawen parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	16	1 bed maisonette or 2 bed house*
Pensioner/DLA	0	36	1 or 2 bed bungalow*
Other	0	2	2 bed house or bungalow

\*In rural areas where analysis indicates a need for 1-bed accommodation this may 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 connection market homes, to people with a defined local connection (as listed at Q3 on the survey form).