



# **Housing Needs Survey Report for Gaydon Parish Council**

**September 2020**

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## 1. Introduction

Gaydon Parish Council commissioned a local Housing Needs Survey which was distributed in July 2020, with a deadline return of 15<sup>th</sup> August. The aim of the survey was to collect local housing needs information within and relating to Gaydon parish.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. 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 as Appendix A to this report.

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 asks 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.

The survey pack included a Freepost envelope so forms could be securely returned direct to the WRCC Rural Housing Enabler.

## 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 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.

‘Affordable housing’ is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent on the remaining share. A ‘shared owner’ can usually increase their share of the property.

### 3. Results

Approximately 200 Housing Needs Survey forms were distributed and 18 surveys were returned. However, 2 of the surveys were discounted as:

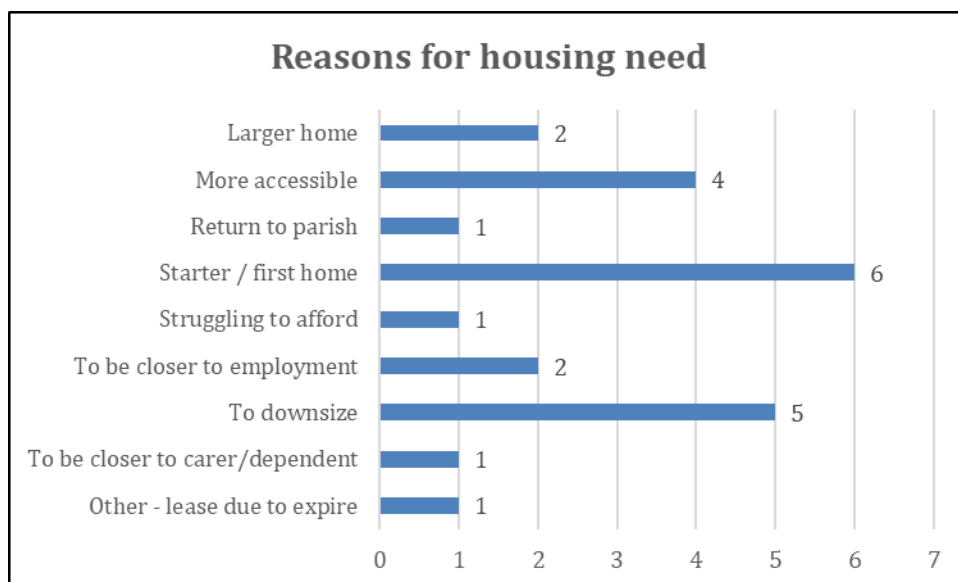
- one survey was a duplicate, and
- one survey respondent expressed no need for alternative housing and appears to already be adequately housed.

This report therefore provides information from the remaining 16 survey forms.

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 “why does your household need alternative accommodation” and were able to indicate more than one reason. All respondents completed this section.



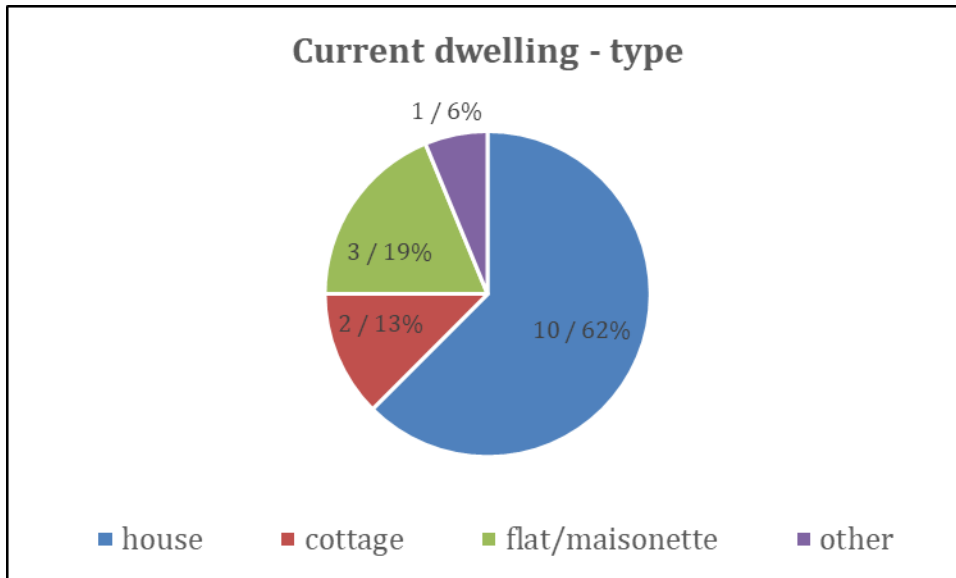
As can be seen respondents seeking a starter/first home represent the largest group, closely followed by respondents looking to downsize.

## Q2: Current dwelling

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

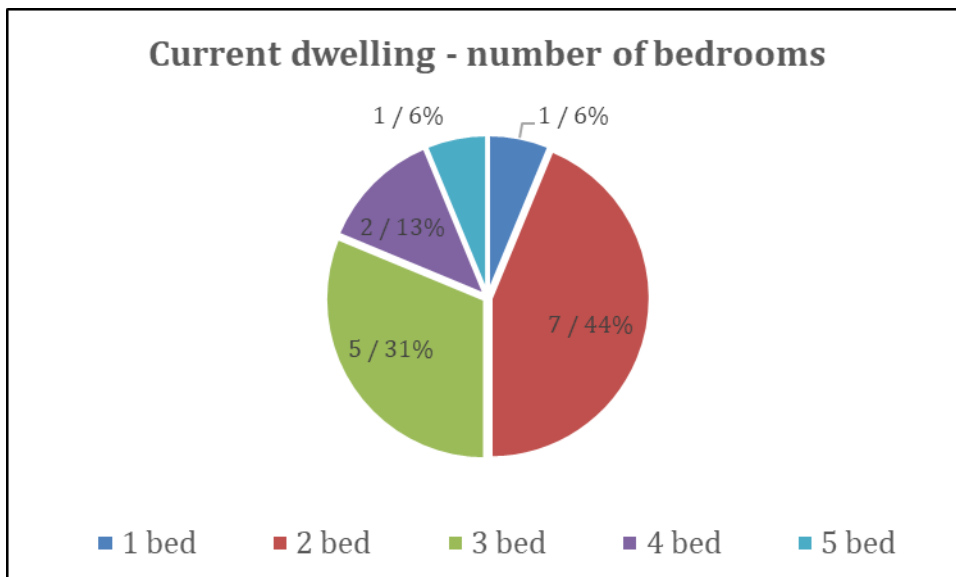
### i) Dwelling type

All respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the largest factor at 62% (10 out of 16).



### ii) Number of bedrooms

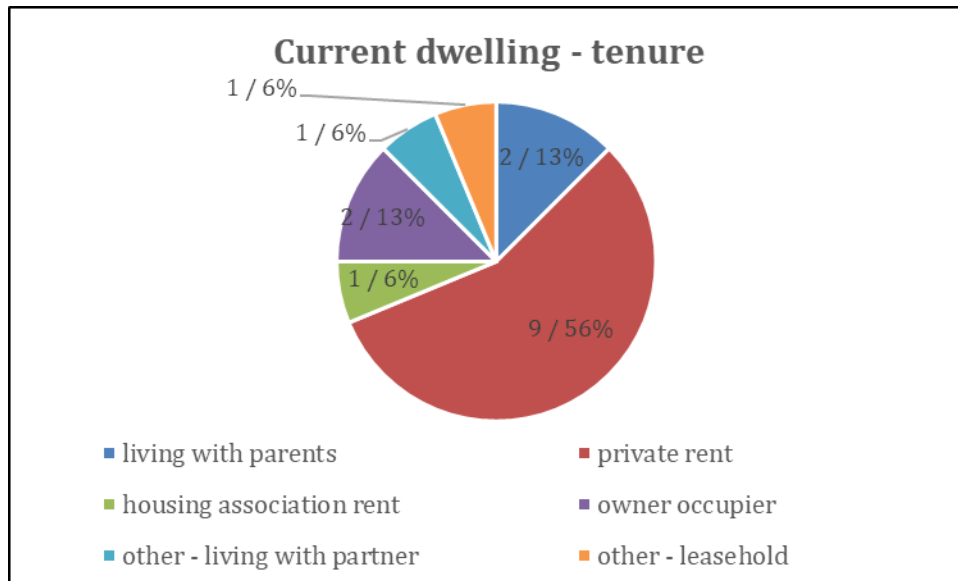
All respondents indicated the number of bedrooms within their current dwelling.



The 2011 Census shows the average number of bedrooms per household within the parish to be 2.4.

### iii) Dwelling tenure

The following chart shows the current dwelling tenure of the 16 respondents, with private rent being the single largest factor at 56%.

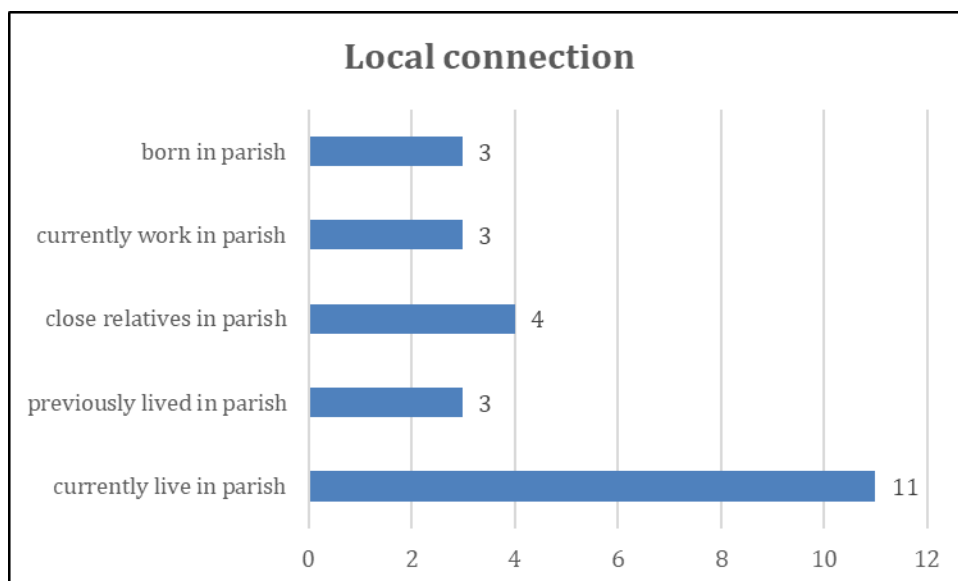


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Six of the 9 respondents who currently rent provided information, as shown below, which gives an average rent of 25% of income:

- 10%
- 12%
- 20%
- 30%
- 35%
- 40%

### Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All respondents answered this question.



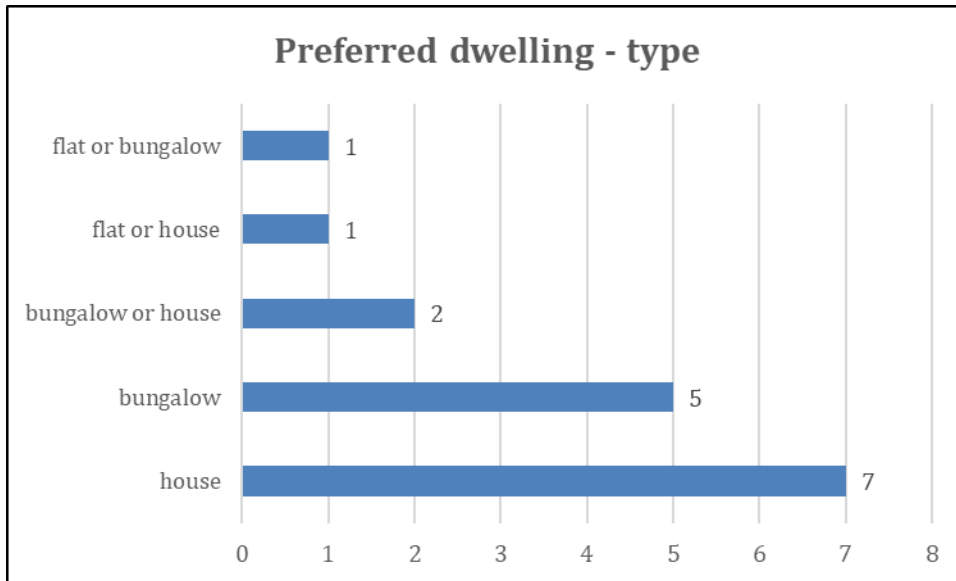
Unsurprisingly, 11 of the 16 respondents currently live in the parish whilst 4 indicated that they have close relatives (parents, siblings, children) within the parish.

#### Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £40,000, no savings 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.

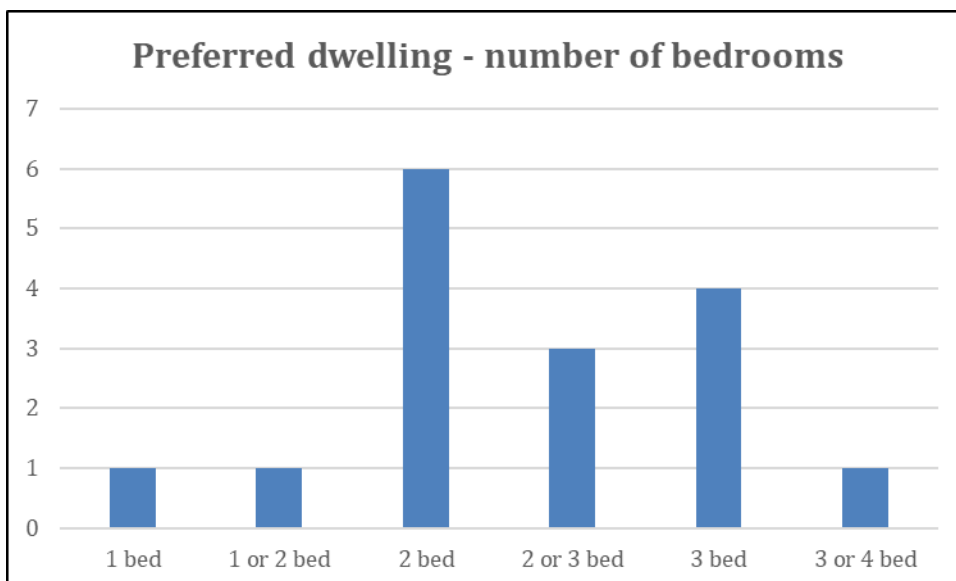
##### i) Dwelling type

All respondents provided information and, as can be seen in the following chart, house is the most popular option followed by bungalow.



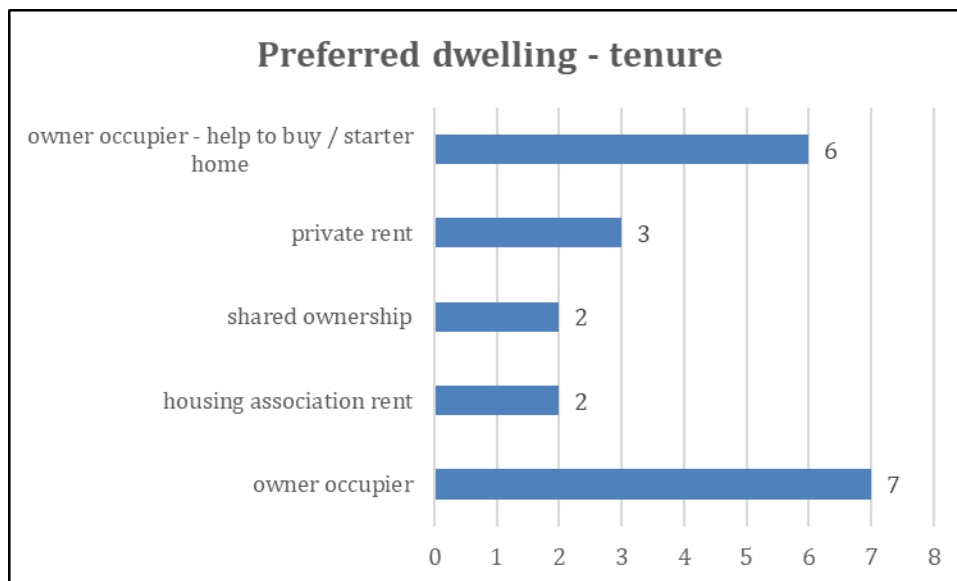
##### ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms with two and three 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. All respondents answered this question and some form of home ownership is the most popular.



### iv) Self build

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

### v) Designed to cater for a disability

Three respondents indicated that they would prefer a property specifically designed for a disability, with reference made to health issues limiting mobility, a preference for no stairs, bathroom aids, and ease of access.

Respondents were invited to “provide details of specific housing requirements”. This information aids the analysis of need but is not reproduced within the report.

## 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 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 (without a suitable deposit).



## **Q6: Housing waiting list**

Two 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 be noted that at April 2020 there were 8 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 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 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 16 alternative homes for households with a defined local connection to Gaydon parish, as shown below.

### **Housing association rent**

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

### **Housing association shared ownership**

- 2 x 2 bed bungalow
- 3 x 2 bed house

### **Owner occupier**

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

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.

## **5. Acknowledgements**

Gratitude is expressed to all those who delivered the survey forms across the parish.

## **6. Contact Information**

Mr Ian Wilson - Clerk to Gaydon Parish Council

Tel: 07725 071616

Email: [gaydonpc@gmail.com](mailto:gaydonpc@gmail.com)

Web: [www.gaydon.org.uk](http://www.gaydon.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 Gaydon 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 want to return to the parish?

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

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to live in the parish? Or someone currently working in the parish who lives elsewhere but would like to move to the parish to be nearer to their work? Please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form.

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

This data is collected solely for the purpose of identifying parish-wide housing need 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 (an independent charity that supports rural communities across Warwickshire), who will retain and eventually shred 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.

Use the attached Freepost envelope to return your completed form by 15<sup>th</sup> August or complete the survey online at [www.smartsurvey.co.uk/s/Gaydon2020](http://www.smartsurvey.co.uk/s/Gaydon2020).

Thank you for participating in this survey.

Ian Wilson  
Parish Clerk – Gaydon Parish Council

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

- Need a larger home due to overcrowding
- Wish to downsize
- Want a starter home / first home
- To return to live in the parish
- Struggling to afford current home
- 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 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                       Owned - with / without mortgage  
 Rent – private                       Owned – Help to Buy / Starter Home  
 Shared ownership (part rent, part buy)                       Fixed equity

Please tick if you are interested in self-build

Does anyone in your household require a home 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. Application 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 (01789 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>Gender</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 have questions regarding this survey or you require an additional survey form please contact the Rural Housing Enabler by telephone (01789 842182) or email (housing@wrccrural.org.uk).

**Please return this form in the attached Freepost envelope by 15<sup>th</sup> August 2020.**

(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 – Property search

Results of property search within the parish, August 2020.

Details of properties currently for sale in Gaydon.

Agent	Location	No of beds	Type	Price £
Peter Clarke & Co	Sequoia Ridge	4	detached house	695,000
Donald Carter & Partners	Kineton Road	3	detached house	499,950
Seccombes	Victor Close	3	detached Victorian house	390,000
Seccombes	Kineton Road	3	Grade II listed barn conversion	375,000
eXp UK	Kineton Road	2	semi-detached barn conversion	275,000

Details of properties sold in Gaydon during 2019/2020.

Date sold	Location	No of beds	Type	Price £
Dec-19	Kineton Road	4	detached house	584,000
Oct-19	Banbury Road	4	detached house	450,000
Oct-19	Church Road	3	terraced house	475,000
Aug-19	Church Lane	2	detached house	373,000
Apr-19	Kineton Road	2	terraced house	316,000
Jan-19	Kineton Road	2	semi-detached house	292,500

Average house prices in Gaydon using above information.

Dwelling size	Price £
2 bed dwelling	314,125
3 bed dwelling	434,988
4 bed dwelling	576,333

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

## 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 April 2020 the following households with an address within Gaydon parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single	0	2	1 bed maisonette or 2 bed house*
Family	1	1	2 bed house
Family	3	1	3 or 4 bed house
Pensioner/DLA	0	4	1 or 2 bed 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 market homes, to people with a defined local connection (as listed at Q3 on the survey form).