



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

April 2019

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

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1. Introduction

Radway Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Radway parish.

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 in Radway parish but with a strong local connection. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gave residents an opportunity to comment on local housing and asks whether the current home is suitable for the needs of the household. This section also asked a number of questions around projects that the parish council may spend money on.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asked for 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 survey forms were returned by Freepost envelope direct to the Rural Housing Enabler during March 2019 and analysis of the information provided took place in April 2019. 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 115 survey forms were distributed to local residents and 53 were completed (either partly or fully) and returned, equating to a response rate of 46.09%. This level of response is considered to be excellent for a survey of this type.

People generally respond for one of three reasons:

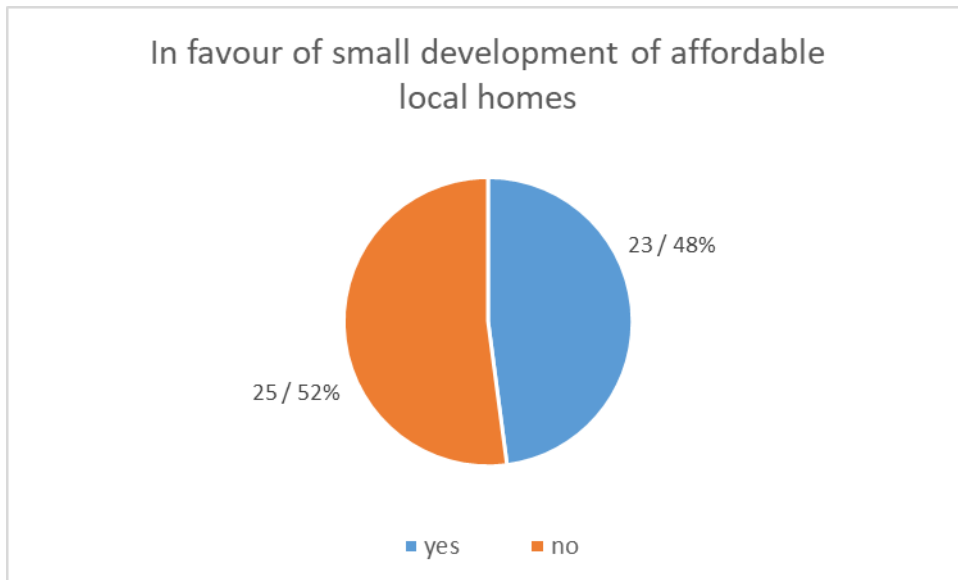
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purpose of this report the term "respondent" refers to an individual survey form.

Part one – to be completed by all households

Q1: Support for development of affordable homes

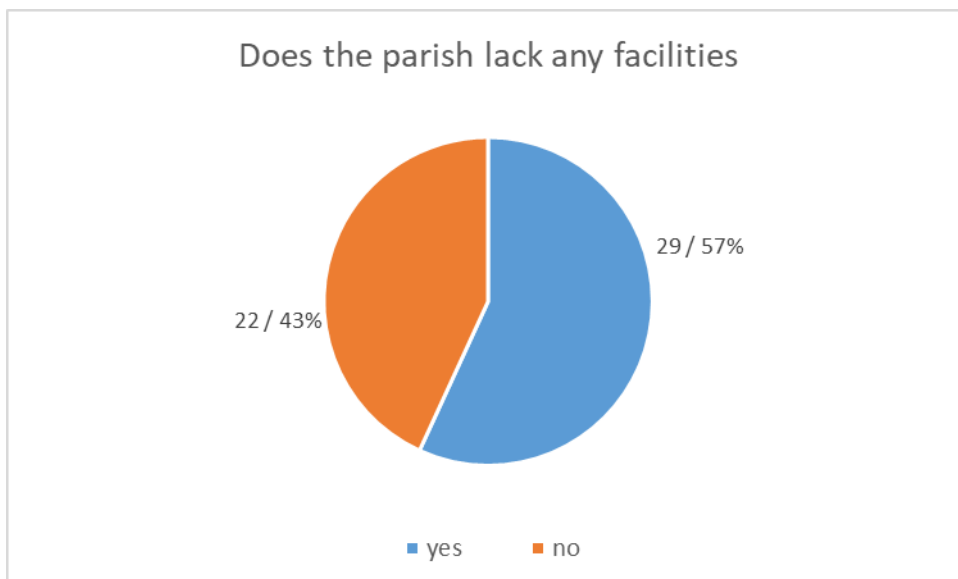
Respondents were asked "In principle would you be in favour of a small development of affordable homes in the parish specifically for people with a local connection to this parish?".



48 of the 53 respondents answered this question and, as can be seen from the chart above, the result was very close. However, at 52% the majority of respondents would, in principle, not be in favour of a small development of affordable homes for local people.

Q2: Local facilities

Respondents were asked “Do you feel Radway parish lacks any facilities”. 51 of the 53 respondents indicated either “yes” or “no”, with the majority (57%) indicating that the parish does lack facilities.



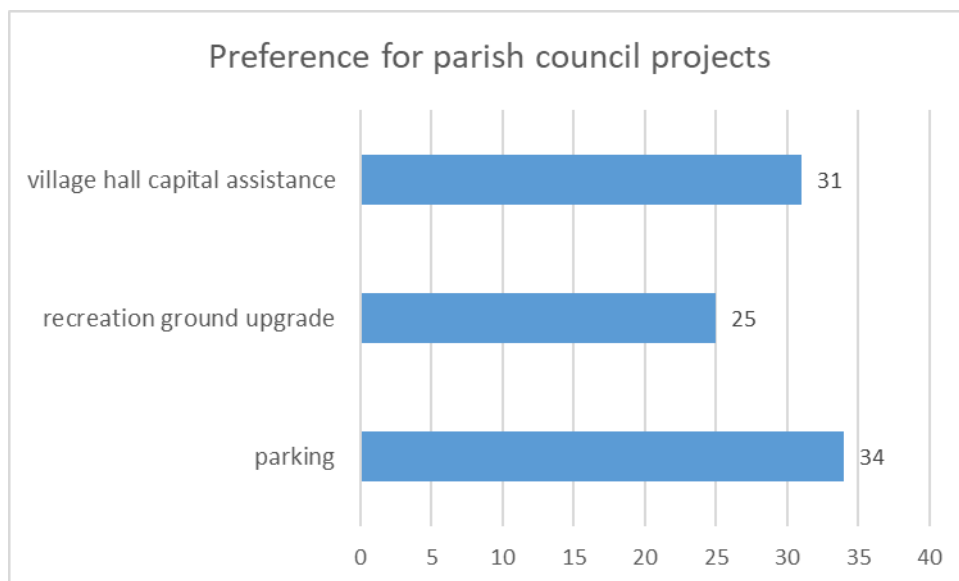
Respondents were then asked “If yes, what facilities?” and the responses are shown below.

- Small grocery shop
- Shop, buses
- Bus
- Allotments
- Shop x3
- Better communication links
- A decent bus service & route. Parking

- A pub & shop x4
- Parking to take cars off road
- Shop / post office
- Shop, public transport
- Pub, shop & tea room
- A village shop / post office
- Shop &/or pub. Public transport connections
- Pub x2
- Shops, post office, pub, butchers, doctors, pharmacy etc
- Post office / shop / public house
- A worthy parish council
- Shop, pub, more public transport
- Shop, pub, school, sensible bus service
- Adequate playground facilities for children
- Shop / PO, school, GP surgery, pub, public transport, local employment opportunities
- Shop, pub, parking
- No [lack of facilities] - because it's a choice to live without facilities like shops, pubs, public transport

Q3: Parish council projects

The parish council faces increasing demands on its funds and, in order to help with budget planning, respondents were asked to “tick to indicate the projects that you would like the parish council to support”.



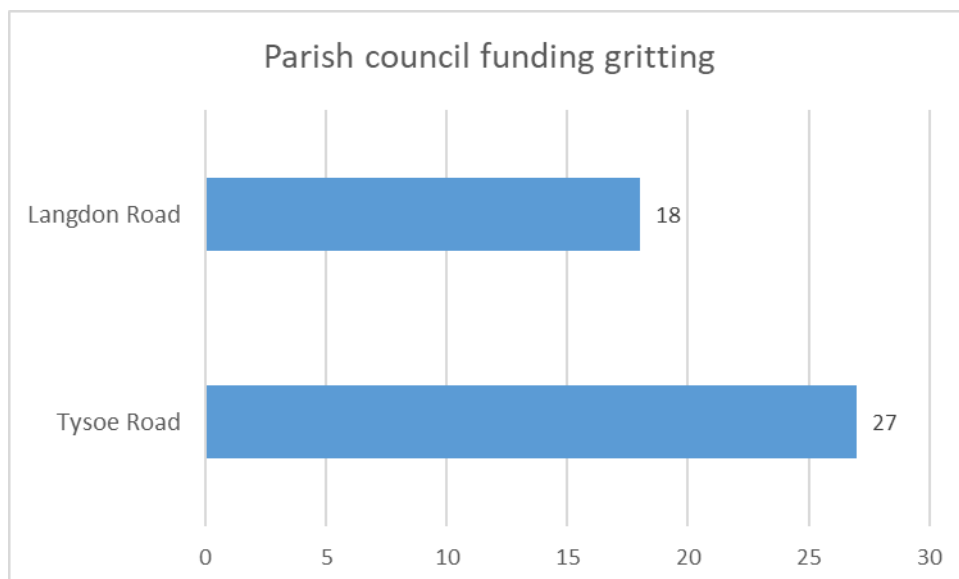
Tackling parking issues received the most responses, followed by village hall capital assistance and then upgrading the recreation ground.

Respondents were also invited to indicate any other projects they would like to be considered, details of which are shown below.

- Better grass cutting.
- Knock down garages - change to car park. Community garden - use land next to play area 1/2 parking 1/2 garden.
- A community shop eg Barford.

- Consider parking bays in Landon Lane.
- Keeping the drains clear, and the roads clear of mud. The local farmers don't do this very often.
- Speed cameras to provide extra revenue for parish council budgets.
- Reasonable on road parking helps to slow through traffic. Further traffic calming measures would help reduce speeding and make the village safer and quieter.
- To consider an allotment plot for the locals of Radway.
- Slowing down through traffic.
- Find solution to Farnborough Road on street parking near bus stop. It presents a danger when pulling out (especially cyclists).
- Street lighting increase.
- Sorting out parking on the Green effectively.
- Buy the waste ground opposite Hemp Cottage & turn into a community garden/facility.

Respondents were then asked to “indicate if you would support the parish council in funding gritting which the county council will not fund”. Respondents were given two options and, as can be seen below, of the 53 respondents 27 would support funding on Tysoe Road whilst 18 would support funding gritting on Langdon Road.



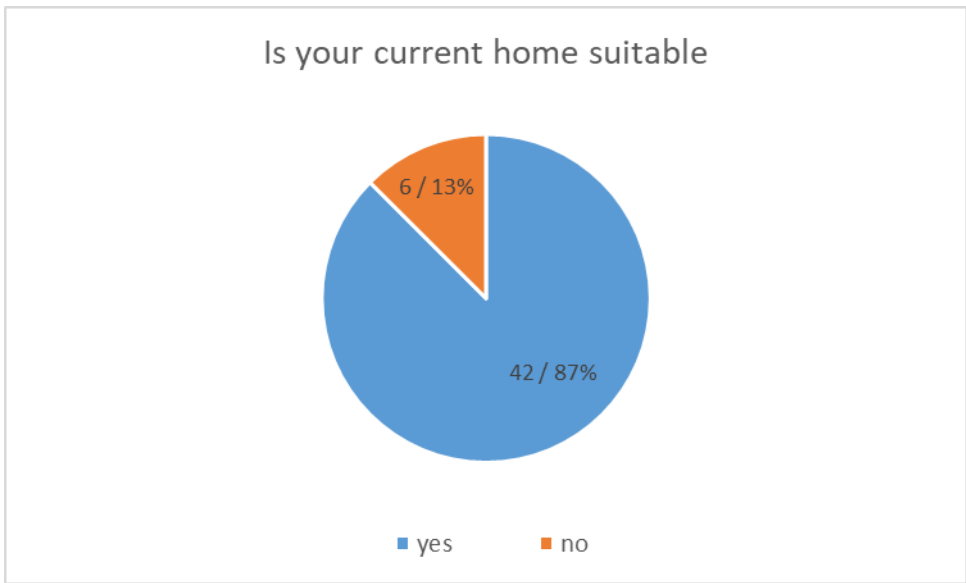
Some respondents also provided comments at this section, which can be seen below:

- Yes - this road is gritted as it is a school bus route? [Tysoe Road]
- Yes - As far as two 90° bends past cricket club & caravan site
- Yes - within the village - not all the way to the A422
- No. It should be funded out of the council tax budget.
- We have managed for all these years why is it now being considered
- We get very little for our expensive community charge and council tax compared with urban areas - our locally elected reps should not be proposing this!!
- Yes - within village [Langdon Lane]
- Yes - To village perimeter as there are alternative routes out of village [Langdon Lane]
- No - County council should fund

Q4: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 48 responses were received.

Of the 48 responses, 87% indicated that their current home is suitable.



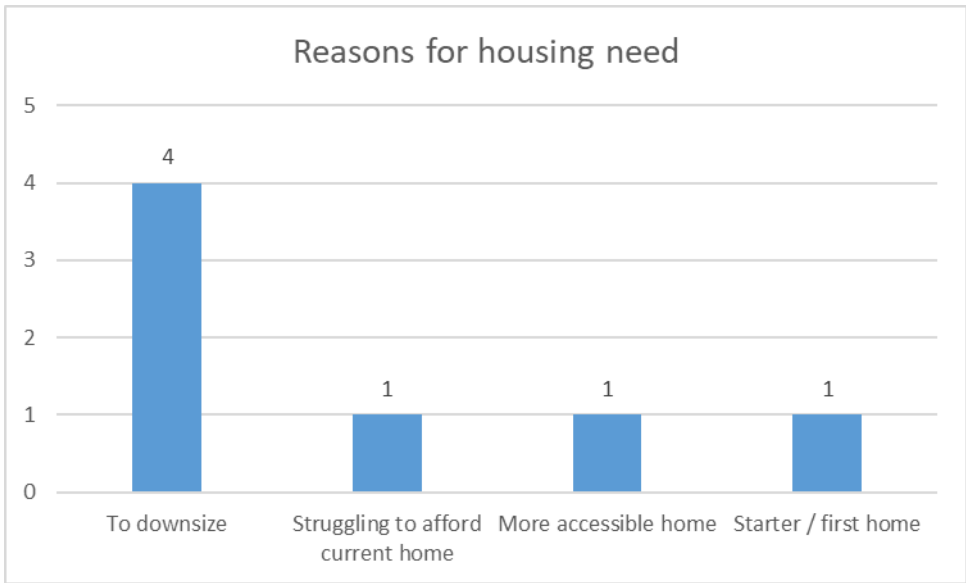
Part two – to be completed if your household is in need of alternative housing and wishes to live in the parish

Nine respondents completed some or all of part two of the survey form. Of these 9 responses two were discounted as one had no defined local connection to the parish (as listed in Q5) and the other was deemed to be already adequately housed. This section therefore relates to information provided by the remaining 7 respondents.

Q1: Why do you/your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

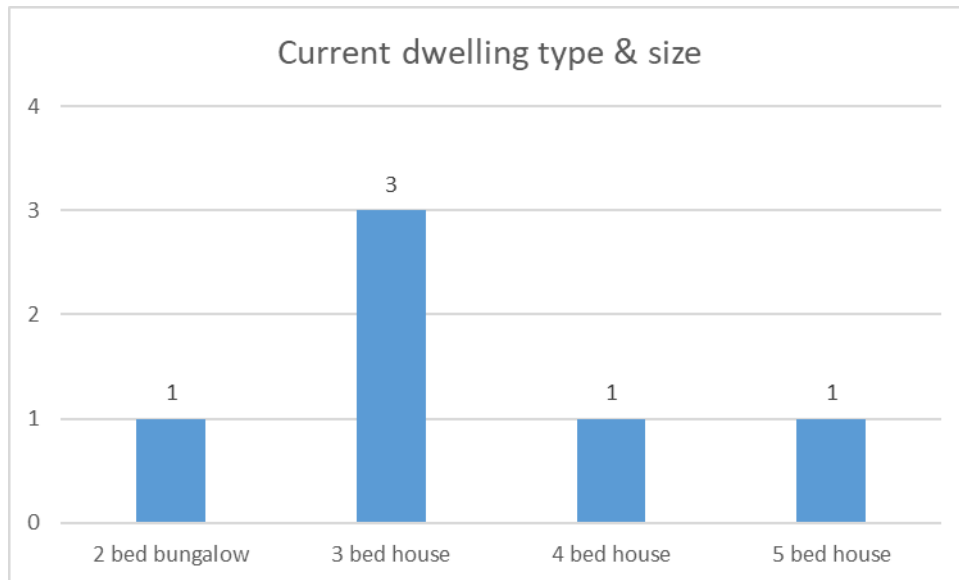
As can be seen below the majority are looking to downsize.



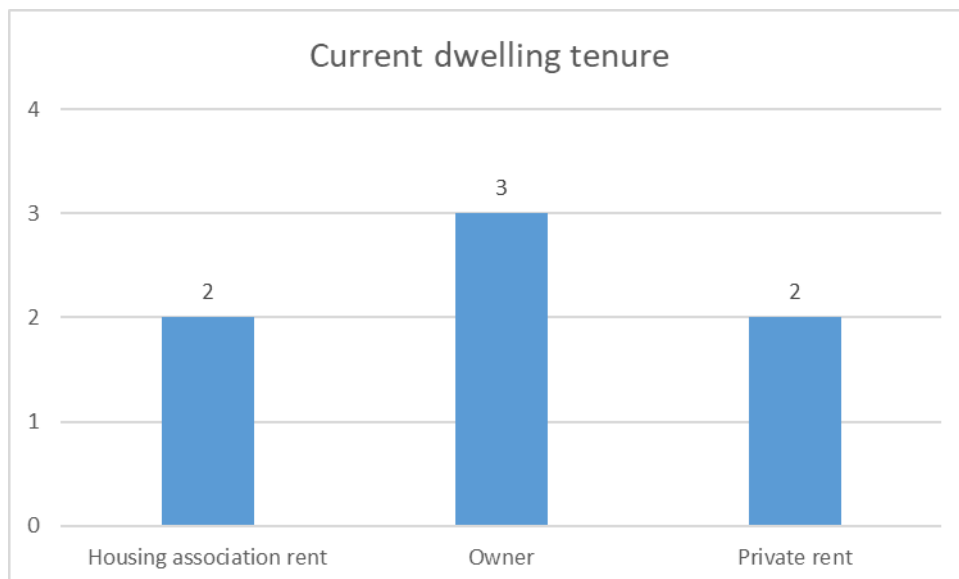
Q2: Current dwelling

Six of the 7 respondents provided dwelling type and size information, which can be seen below. The remaining respondent indicated that they currently live in a house but didn't indicate how many bedrooms the house has.

The majority of respondents currently live in a house, with the largest group living in 3 bed houses.



All 7 respondents indicated the tenure of their current dwelling. Three respondents currently live in privately owned accommodation, 2 live in privately rented property and 2 currently rent their property from a housing association.

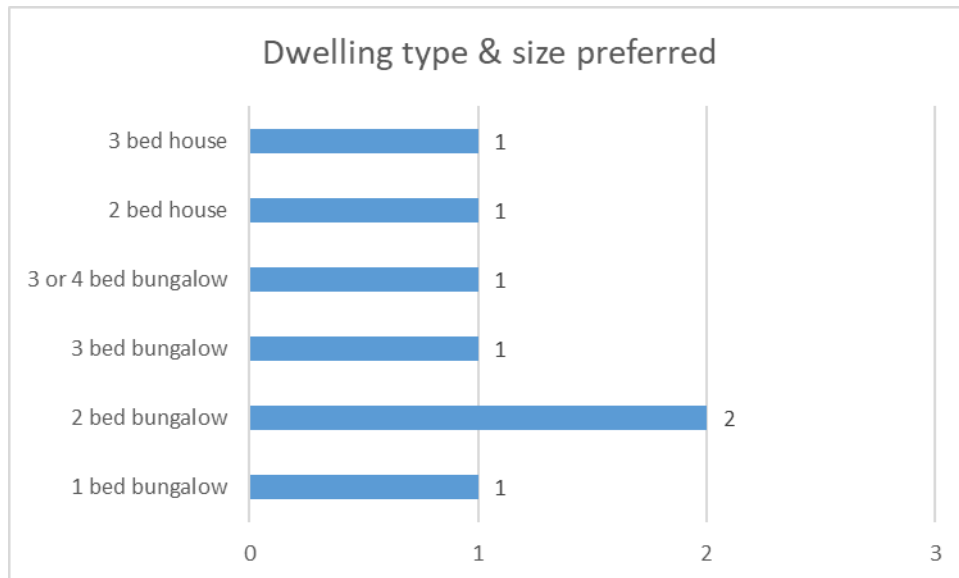


Respondents were asked to indicate "what percentage of your income, after tax, do you spend on rent?" There were 2 responses; one from a private rent household and one from a housing association tenant. Of the 2 responses one household spends approximately 25% of their income on rent and the other spends approximately 33%, giving an average of 29%.

Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property would best suit the responding household.

All 7 respondents indicated a preference, with the majority preferring a bungalow.

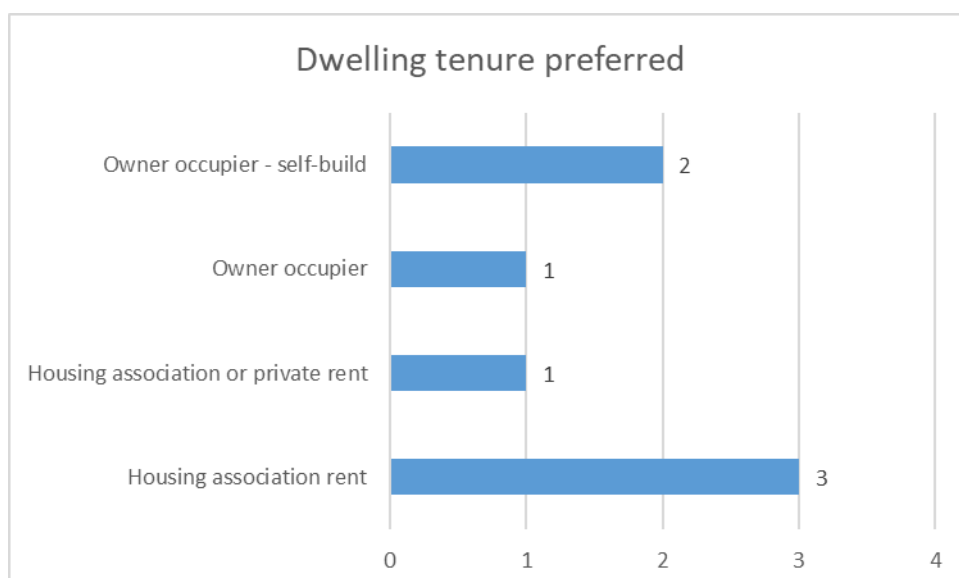


Three of the respondents indicated that they would like a study or space to work from home and 1 respondent indicated a need for a home specifically designed to cater for a disability.

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

Q4: Dwelling tenure preferred

All 7 respondents indicated their preferred tenure, with the greatest preference being for a property to rent from a housing association. Two respondents indicated that they would have a preference for a self-build dwelling.



Q5: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. All 7 respondents indicated that they currently reside in the parish.

Q6: Financial details

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).

Q7: 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 2018 there were seven 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 because of established social networks etc. This particularly applies to families with children and older people.

Q8 & Q9: Detail of households seeking alternative housing

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

4. Conclusion

This survey identifies a need for seven new homes for households with a defined local connection, as shown below.

Housing association rent

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

Owner-occupier (local market)

- 1 x 3 bed house

Owner-occupier self-build

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

Consideration should also be given to the requirements of the local households registered on Home Choice Plus, which is summarised at Appendix C. Additionally, one respondent commented on a further need for owner-occupier homes for their two children, though no further information was provided.

Where analysis indicates a need for 1-bed accommodation this is reclassified as being a need for 2-bed accommodation. In rural areas 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time, whilst a 2-bed home provides extra flexibility. A 1-bed home can accommodate only a single person or a 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

Mrs Kirsty Buttle - Clerk to Radway Parish Council
74 Beaulieu Close, Banbury, Oxfordshire OX16 4FQ
Email: radwaypcclerk@gmail.com
Website: www.radwayparishcouncil.org.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Telephone: 01789 842182
Email: sarahbt@wrccrural.org.uk
Website: www.wrccrural.org.uk

Radway Parish Council

Housing Survey

February 2019

Dear Householder

The parish council is aware that a lack of suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in this parish we are conducting a survey to identify the homes that local people need. **The survey is for everyone, whether or not you are looking for alternative housing.**

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing and wish to remain in the parish are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the parish council will consider the results and work with WRCC to explore how any local needs can be addressed.

Do you know of people with a local connection to the parish who would like to return to live here? If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC (01789 842182 or sarahbt@wrccrural.org.uk) so a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or adult child) currently living in the parish.

All information you give will be treated in confidence and the parish council will not see individual replies. The analysis will be carried out independently by WRCC who will retain, and shred, all returned survey forms.

Please complete and return the attached form by Saturday 16th March 2019 using the Freepost envelope provided.

Thank you for your assistance in conducting this survey.

Yours sincerely

Cllr Michele Johnson
Chairman of Radway Parish Council

Housing survey for Radway parish

Please tick this box if you agree to participate in this survey and provide data for research purposes. Anonymity and confidentiality are guaranteed.

Part one - to be completed by all households

1. In principle would you be in favour of a small development of affordable homes in the parish specifically for people with a local connection to this parish? Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection (as listed at Part two Q5) in perpetuity.

Yes

No

Please add any comments you would like to make about local housing, including possible locations that may be suitable. These comments may be included anonymously in our report.

2. Do you feel Radway parish lacks any facilities?

Yes

No

If yes, what facilities?

3. The parish council faces increasing demands on its funds

Listed below are three current projects and we would like to understand any preferences residents might have as this helps with budget planning. Remember – what the parish council spends becomes part of your council tax calculation.

Please tick to indicate the projects that you would like the parish council to support:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Parking |
| <input type="checkbox"/> | Recreation ground upgrade |
| <input type="checkbox"/> | Village hall capital assistance (eg, upgrading/building repairs) |

Please indicate any other projects that you would like the parish council to consider:

Please tick to indicate if you would support the parish council in funding gritting which the county council will not fund:

Tysoe Road

Langdon Road

4. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

- Yes**, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)
- No**, my current home is not suitable (please complete part two of this form if you would like alternative accommodation within the parish)

Part two – to be completed ONLY if your household is in need of alternative housing and wishes to live in the parish

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

- Need a larger home
- Wish to downsize
- Want a starter/first home
- Wish to return to the parish
- Struggling to afford existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- Current home is in disrepair
- 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 type of property would best suit your household (tick all that apply)?

- Bungalow House Flat / maisonette

Number of bedrooms

- To include a study/space to work from home
 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.

4. Is your household looking for (tick all that apply)?

- Rent - housing association Owned (with / without mortgage)
 Rent - private Self-build
 Shared ownership (part rent, part buy)

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

- Currently live in the parish (how many years?)
 Previously lived in the parish for 3 out of the last 5 years
 Have close relatives living in the parish (eg mother, father, brother, sister, son, daughter)
 Currently work in the parish (how many years?)
 Were born in the parish but moved away

6. 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 that could be used towards a new home?

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

7. 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 download (www.homechoiceplus.org.uk), telephone (01789 260861) or email (housingadviceteam@stratford-dc.gov.uk).

8. Details of the household seeking 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			

9. 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 of its representatives.

Name	
Address	
Email / telephone	

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

**Please return this form in the Freepost envelope provided
no later than Saturday 16th March 2019.**

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 Radway parish, March 2019

For sale

Agent	Street	No of beds	Type	Price £
Jackson-Stops	Tysoe Road	4	semi-detached house	685,000
Peter Clarke & Co	Langdon Lane	4	semi-detached barn conversion	675,000
housesimple	Farnborough Road	4	detached house	599,950
Peter Clarke & Co	Tysoe Road	4	end-terrace house	495,000
Seccombes	Farnborough Road	3	mid-terrace cottage	390,000

Previously sold

Date sold	Street	No of beds	Type	Price £
Dec-18	Tysoe Road	4	end-terrace house	490,000
Dec-18	Farnborough Road	4	semi-detached house	462,500
Nov-18	Tysoe Road	3	detached house	795,025
Oct-18	The Green	2	end-terrace house	215,000
Oct-18	Farnborough Road	4	semi-detached house	350,000
Oct-18	Langdon Lane	4	detached house	687,500
Feb-18	Farnborough Road	3	semi-detached house	550,000

Average house prices

House type	Price £
2 bed end of terrace house	215,000
3 bed mid-terrace cottage	390,000
3 bed semi-detached house	550,000
3 bed detached house	795,025
4 bed end-terrace house	492,500
4 bed semi-detached house	499,167
4 bed semi-detached barn conversion	675,000
4 bed detached house	643,725

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 2018 the following households with a Radway address were registered.

Household type	No. of children in household	No. of households	House type/size
couple	0 children	1	1 bed maisonette
family	1 child	1	2 bed house
family	3 children	1	3 or 4 bed house
pensioner/DLA	0 children	4	1 bed bungalow

If local needs properties are developed within a community as a result of information obtained through a housing survey and other evidence (such as a housing waiting list) 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.