



**Housing Needs Survey Report
for
Aston Cantlow Parish Council**

October 2019

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

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1. Introduction

Aston Cantlow Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Aston Cantlow 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 Aston Cantlow parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen as Appendix A1 and Appendix 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 local housing needs, gave residents an opportunity to comment on local housing and facilities, and asked whether the current home is suitable for the needs of the household.

Households with or containing a housing need were asked to complete Part 2 of the survey form, providing details of their current situation, 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 September 2019 and analysis of the information provided took place in October 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 250 survey forms were distributed to local residents and 58 were completed (either partly or fully) and returned, equating to a response rate of 23.20%. This level of response is considered to be good for a survey of this type.

People generally respond for one of three reasons:

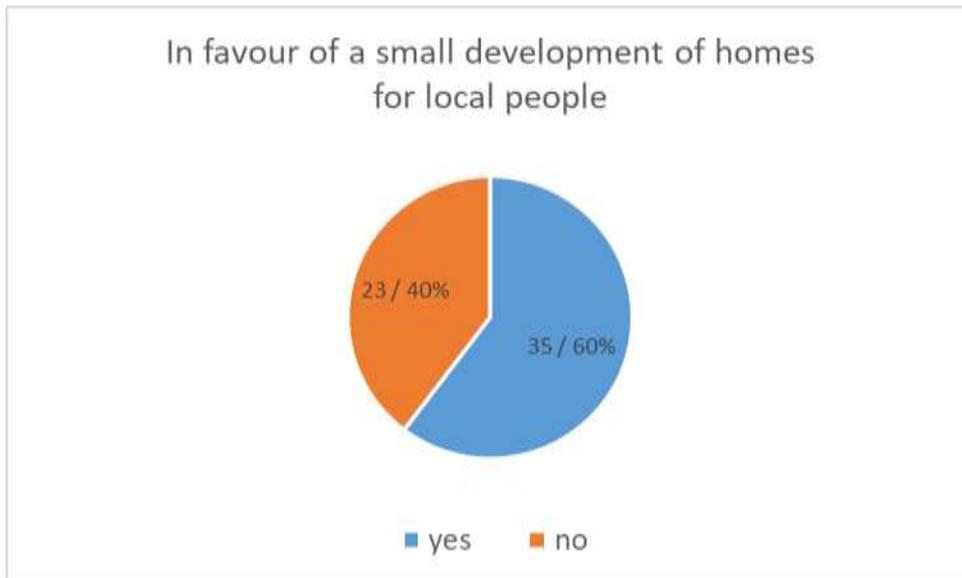
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

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 (<10) development of homes in the parish restricted to people with a local connection”.

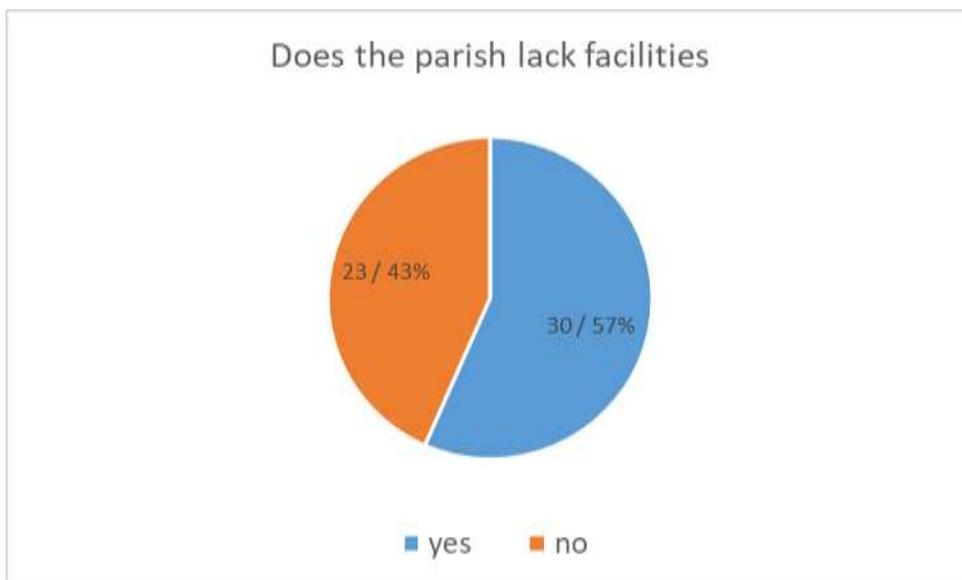
All respondents answered this question and, as can be seen from the chart below, at 60% the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.



Respondents were invited to add comments about local housing, including possible locations that may be suitable. These comments can be seen at Appendix B to this report.

Q2: Life in the parish

Respondents were asked “Do you feel the parish lacks any facilities”. Of the 53 responses the majority (57%) indicated that the parish does lack facilities.

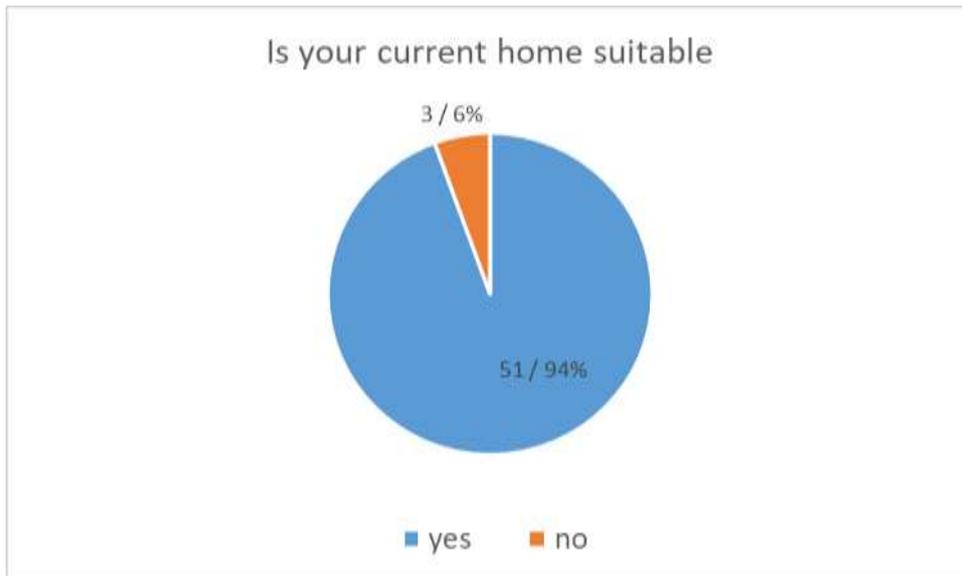


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 54 responses were received.

Of these 54 responses, 94% (51 responses) indicated that their current home is suitable.



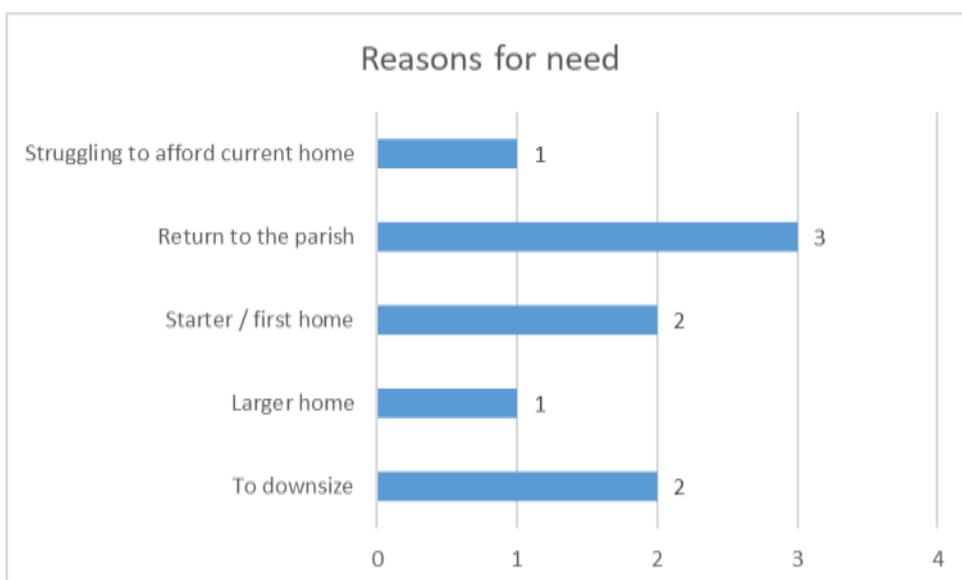
Part two – to be completed only if your household is in need of alternative housing and you wish to live in the parish

Although 3 respondents indicated that their current home is not suitable one of the returned forms contained information relating to three different households at Part 2. Contact information was provided so clarification of information was sought, and this section therefore relates to information provided by 5 respondents.

Q1: Why does 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 main reasons for need are to return to the parish, to downsize and to seek a starter/first home.



Q2: Current dwelling

All respondents provided information about their current dwelling.

Of the 5 respondents, 4 currently live in a house, 1 lives in a flat, 1 lives with parents and 2 live in privately rented accommodation. Only 1 respondent didn't indicate the number of bedrooms in their current dwelling.

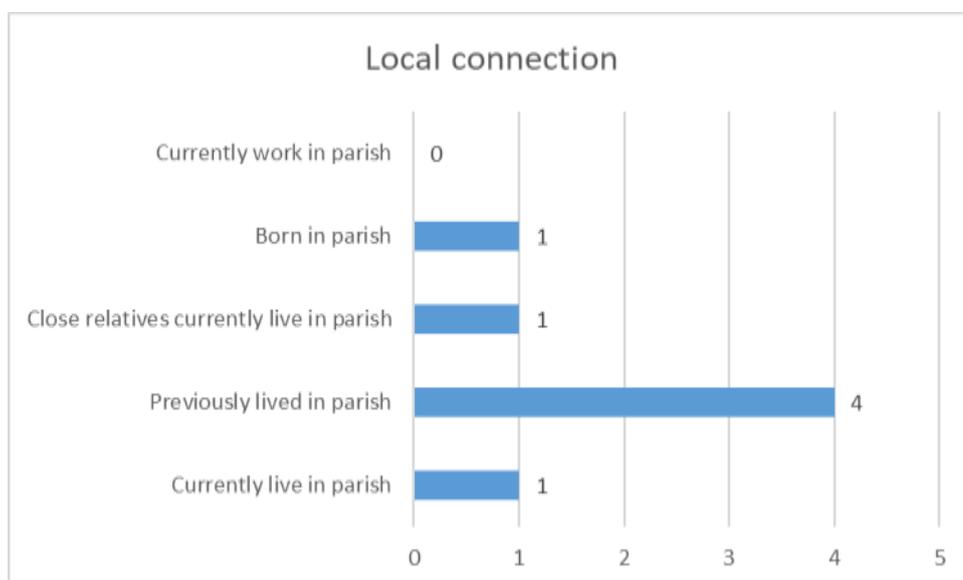
Dwelling size, type & tenure	Number of respondents
4 bed house - owned	1
3 bed house - owned	1
4 bed house - parents	1
1 bed flat - private rent	1
house - private rent	1

Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" Only one respondent provided information, indicating that they spend 13% of their income on rent.

Q3: Local connection

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

None of the respondents currently work in the parish, and 4 have previously lived in the parish.

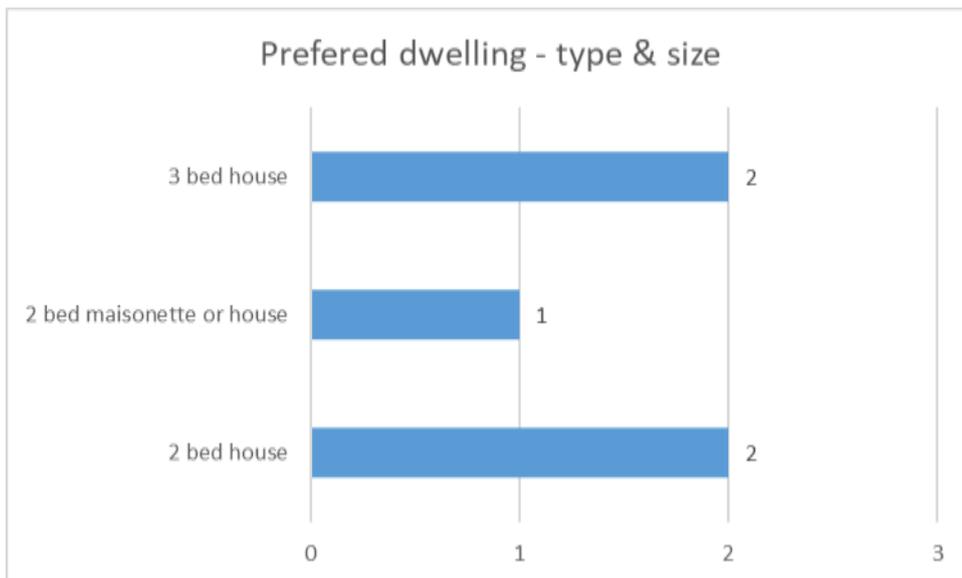


Q4: Type of property preferred

Respondents were asked to indicate what type, size and tenure of property the household would prefer.

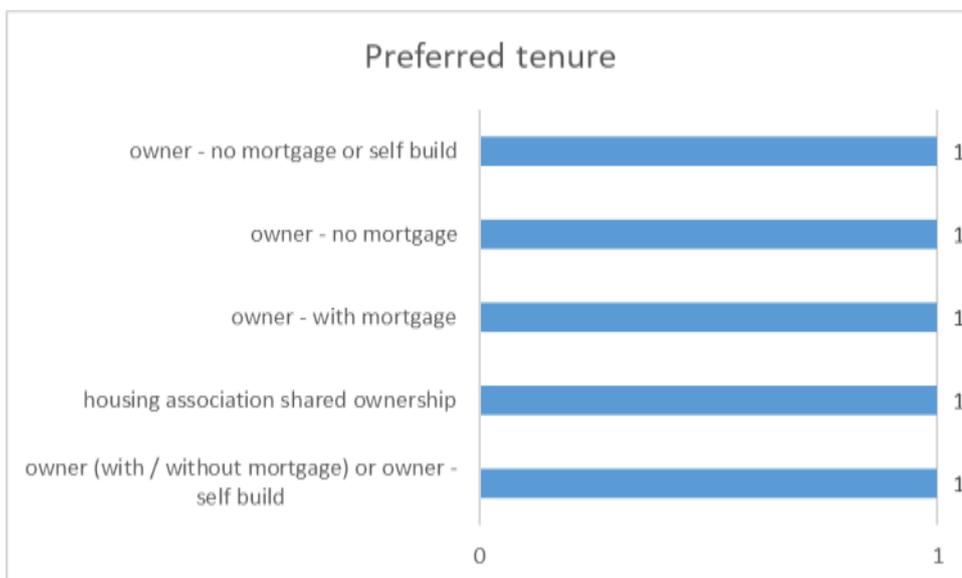
Whilst this indicated preference aids the analysis it does not necessarily reflect the actual need. For example, a single adult preferring a 3-bed shared ownership house, with low income and no savings or equity, would be analysed as requiring a 1-bed home to rent.

Respondents were able to indicate more than one preferred type, size and tenure.



As shown above 4 respondents indicated a preference for a house, with 1 indicating either a maisonette or house.

As can be seen below all respondents would prefer some type of home ownership. However, any respondent preferring to purchase a home (either via shared ownership or as an owner occupier) would need to be able to demonstrate that they could raise a suitable deposit and mortgage.



Three respondents indicated a preference for space to work from home but no-one indicated that they required a home designed to cater for a disability.

Q5: Financial details

All respondents provided financial information. However, 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 D 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.

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.

However, it should be noted that at June 2019 there were 9 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 E.

Q7: 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 5 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 1 x 1 bed maisonette

Housing association shared ownership

- 1 x 2 bed house

Owner-occupier

- 1 x 3 bed house

Owner occupier / self-build

- 2 x 2 bed house

Consideration should also be given to the requirements of the 9 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house 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 helped to deliver the survey packs across the parish.

6. Contact Information

Mrs Liz Butterworth – Clerk to Aston Cantlow Parish Council

Telephone: 01789 268998

Email: lizbutterworth1@btinternet.com

Website: www.astoncantlow.com

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick University – Wellesbourne Campus, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Aston Cantlow Parish Council

CONFIDENTIAL Housing Survey

September 2019

Dear fellow Parishioner,

The parish council has been made 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 in order to be able to find somewhere to live, which can mean moving away from their families and friends. We are conscious that this may be the case in our own community.

Following on from the Parish Plan development, and from information provided by the partnership mentioned below which tells us that there are people locally registered as looking for suitable housing, we feel it is important to assess whether or not this is a problem in this parish, therefore we are conducting a survey to identify the type of homes that local people need. **The survey is for everyone, whether or not you are looking for alternative housing so that we can obtain a complete reflection of what our own local needs are.**

We recognise that the survey asks for personal information which is important, however we want to assure you that ALL information you give will be treated in confidence by the survey providers and the parish council will not see individual replies. The survey will be returned direct to them and analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms once the analysis is complete. So you can be assured that your own information will be kept safely for the duration of the survey analysis only.

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 could be addressed.

What you need to do next:

Please complete and return the attached form by 30th September 2019 using the Freepost envelope provided. Alternatively you may complete this survey online at www.smartsurvey.co.uk/s/ACHNS2019.

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

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 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 currently living in the parish.

Thank you very much for your assistance in conducting this survey, which will help us gain clear insights to local needs. We will notify you of the outcome as soon as the survey has been collated and the results analysed. This information will also include any recommended actions made by WRCC.

Yours sincerely

Lesley Harvey
Chair, Aston Cantlow Parish Council

Housing survey for Aston Cantlow parish

Part one - to be completed by all households

1. In principle would you be in favour of a small (<10) development of homes in the parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association. A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity.

Yes

No

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

2. Life in the parish

Do you feel the parish lacks any facilities?

Yes - what facilities?

No

3. 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 overleaf if you would like alternative accommodation within the parish)

Anonymity and confidentiality are guaranteed if you use the attached Freepost envelope.

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

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

- Need a larger home
- Want 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 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

- | | |
|---|---|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Owned - with mortgage |
| <input type="checkbox"/> Rent – private | <input type="checkbox"/> Owned - without mortgage |
| <input type="checkbox"/> Fixed equity | <input type="checkbox"/> Owned - Help to Buy / Starter Home |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Owned - self-build |

To include space to work from 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 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

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

- Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by email (housingadviceteam@stratford-dc.gov.uk), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

7. Details of the household seeking alternative housing.

Please complete a separate form for each household in need of alternative housing.

	Age (yrs)	Sex (M / F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

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

**Please return this form in the Freepost envelope provided
no later than 30th September 2019.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – comments re housing and possible locations

Respondents were invited to add comments about local housing, including possible locations that may be suitable.

- Very few 2 bed houses available in the parish. To make the village more sustainable some housing development is required. No new houses have been built in the village of Aston Cantlow for decades. A village goes stagnant without incoming families and housing for those wishing to up or down size. Field in front of Meadow Furlong ideal for housing.
- There are not enough three bedroomed detached houses with a garden in the parish. There is a space for new houses at the end of the village in the field next door to Oaklands where the caravan rallies are held.
- We have no Post Office, no Shop etc. This village isn't the place to build more homes. It needs to be nearer, with more facilities. One example, we have no school here. There are villages which are near to us who can provide the above.
- The open spaces and lack of new developments in the parish is what attracted me to move here. There isn't the infrastructure to support new houses, no mains gas, poor internet speeds <1mgbs, single track roads which are busy enough, no public transport etc.
- This is a small hamlet surrounded by beautiful countryside - woodland & farmland.
- No infrastructure for any more houses.
- I cannot understand how the houses would be restricted to 'local people in perpetuity'. What does 'local' mean and how do you stop 'local' owners subletting the properties?
- We feel any new housing would not be in keeping with the rest of the village and inappropriate. There is sufficient housing of every size and type.
- As long as kept for village associated people only - with emphasis on the young.
- Perhaps field behind Sunnyside where they have the caravans.
- Obviously the location should complement the needs of all potential occupants ie schools, shops, community centre etc.
- The infrastructure in Aston Cantlow ie water & sewage is not up to any increase in housing. Aston Cantlow has no school, no shop, no post office, very poor internet, liable to flooding, infrequent bus services, no railway station, very little employment opportunities.
- We have enough diverse housing. We need to save our village from over expansion.
- Providing the homes are not built on Green Belt land.
- We as a nation need to stop over development in small villages. If allowed to continue part of English heritage will be lost.
- Would be in favour in principle if there was also option to buy - not shared ownership. Land may be suitable adjoining bridle path at Homelea Farm, Bearley Road.
- No housing should be added until current issues such as flooding, which will be made worse by additional housing, are sorted.
- Limited local infrastructure, expansion of housing without investment would be inappropriate.
- In the past Orbit have dumped their difficult tenants in our village. People from out of the area - who were jobless, carless, and yet capable of breeding and demanding bigger property. Offering nothing to the community at all!

- 2/3 bed affordable homes for younger members of the community. Rental or part buy/part rent. Any suitable plots where available. Little Alne or Aston Cantlow. Within or alongside the villages.
- The local connection is important. Orbit have no interest in AC properties and are selling them off to outsiders.
- Aston Cantlow tends to flood, so any new housing would need to bear this in mind. We are also in a Conservation Area.
- My wife and I are both in agreement with a small development of (<10) homes as long as the above statement ie "restricted to people with a local connection" and "10 or less homes are planned in perpetuity". And this rule is adhered to strictly and not overridden in a few years time.
- Small development behind Glebe estate of Peartree Gardens.
- I would also be in favour of a small development not restricted to people with a local connection.
- There should be a significant bias to small in-fill schemes rather than a wider sprawl of development. Design quality /thoughtfulness is also important to reflect the local vernacular.
- We need new blood in this village.

Appendix C – comments re lack of facilities

Respondents were invited to add comments about the lack of facilities in the parish.

- Shop x9
- More social facilities for under 40s, a shop with cash machine and better mobile phone signal. Future proofed housing.
- Shop, gym, pop up cinema
- No school, no shop - a bus service only picks up travel to stratford twice in the morning 8 + 10am
- Very poor mobile signal strength. Poor public transport links.
- Small community shop
- Local shop / news letter / more vigilant neighbourhood watch to include surrounding areas
- Shop. Improved public transport.
- Village shop x3
- Better and more frequent buses to Stratford and Alcester
- Better bus service
- Bus service
- A shop out of the caravan park season
- A village store would be nice
- Shop. General convenient store
- What about screening films in the Village hall in the afternoons and/or evenings?
A book club. We don't get Live and Local any more - could we have some events like theirs back in the Village Hall?
- Local shop x2
- Vital we keep bus service and Ubus
- Bus services

The majority of comments relate to the lack of a local/village shop and public transport.

Appendix D – property search

Property search within Aston Cantlow parish September 2019 (excluding listed properties, properties requiring refurbishment, with additional land, stables etc).

For sale

Agent	Location	No of beds	Type	Price £
Knight Frank	Aston holdings	3	detached barn conversion	790,000
John Earle	Guild Road	5	detached house	510,000
RA Bennett & Partners	Guild Road	3	semi-detached house	340,000
Peter Clarke & Co	Chapel Lane	2	semi-detached bungalow	285,000

Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Jul-19	Chapel Lane	2	semi-detached bungalow	282,500
Jun-19	Glebe Farm		terraced house	550,000
Mar-19	Bearley Road	2	detached house	285,000
Feb-19	Wheathill Farm	3	semi-detached house	475,000
Nov-18	Church Lane	2	detached house	190,000
Oct-18	Bearley Road	2	semi-detached house	330,000
Sep-18	Bearley Road	1	terraced house	165,000

Average prices (using tables above)

House size & type	Price £
1 bed terraced house	165,000
2 bed semi-detached bungalow	283,750
2 bed semi-detached house	330,000
2 bed detached house	237,500
3 bed semi-detached house	407,500
3 bed detached barn conversion	790,000
5 bed detached house	510,000

With an overall average price of £444,643 properties in Aston Cantlow were similar in terms of sold prices to nearby Wilmcote (£449,722), more expensive than Stratford-Upon-Avon (£353,443) and cheaper than Wootton Wawen (£558,231).

House prices in Aston Cantlow were 13% up on the previous year.

Source: rightmove.co.uk, zoopla.co.uk, onthemarket.com

Appendix E – 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 June 2019 the following households with an address within Aston Cantlow parish were registered.

Household type	No. of children in household	No. of households	House type/size
Single/couple	0	1	1 bed maisonette
Family	1	1	2 bed house
Family	2	2	2 or 3 bed house
Pensioner/DLA	0	5	1 or 2 bed bungalow

A further 16 households indicated Aston Cantlow as their preferred area to live.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally 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 of the survey form).

Appendix F - summary of need

ID	Local connection	Household composition	Specific housing needs	Tenure	Size & type
47	Yes	Two adults	No	Owner occupier	3 bed house
50	Yes	One adult	No	Owner occupier / self-build	2 bed house
54	Yes	Two adults	No	Owner occupier / self-build	2 bed house
47a	Yes	Two adults	No	Housing association shared ownership	2 bed house
47b	Yes	One adult	No	Housing association rent	1 bed maisonette

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.