



**Housing Needs Survey Report
for
Temple Grafton Parish Council**

September 2019

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

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1. Introduction

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

The parish includes the settlements of Temple Grafton, Blackcliffe, Cranhill, Hillborough, and part of the settlement of Ardens Grafton. It should also be noted that some properties that fall within the parish boundary of Temple Grafton have postcodes that relate to surrounding villages, such as Binton and Bidford on Avon.

The survey form was a standard document used across the district and a copy was hand-delivered to every home across the parish alongside papers relating to the production of a new joint parish plan. Additional copies were available for people not currently living in Temple Grafton 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 asks whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gives residents an opportunity to comment on local housing and asks whether the current home is suitable for the needs of the household.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks 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 has helped with 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 October 2018 and analysis of the information provided took place in November 2018. Completed survey forms are retained by WRCC for a short period before being shredded.

This report replaces that originally issued in November 2018 and includes information from three survey forms that arrived after the original report was issued.

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.

As the District Council’s adopted Core Strategy classifies all villages within Temple Grafton parish as an ‘Other Settlement’, new housing and employment related development is only permitted where it is a community-led scheme intended to meet locally identified needs.

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 tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

'Local needs schemes' are 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 the 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 230 survey forms were distributed to local residents and 101 were completed (either partly or fully) and returned, equating to a response rate of 43.91%. This level of response is considered to be excellent for a survey of this type.

People generally respond for one of three reasons:

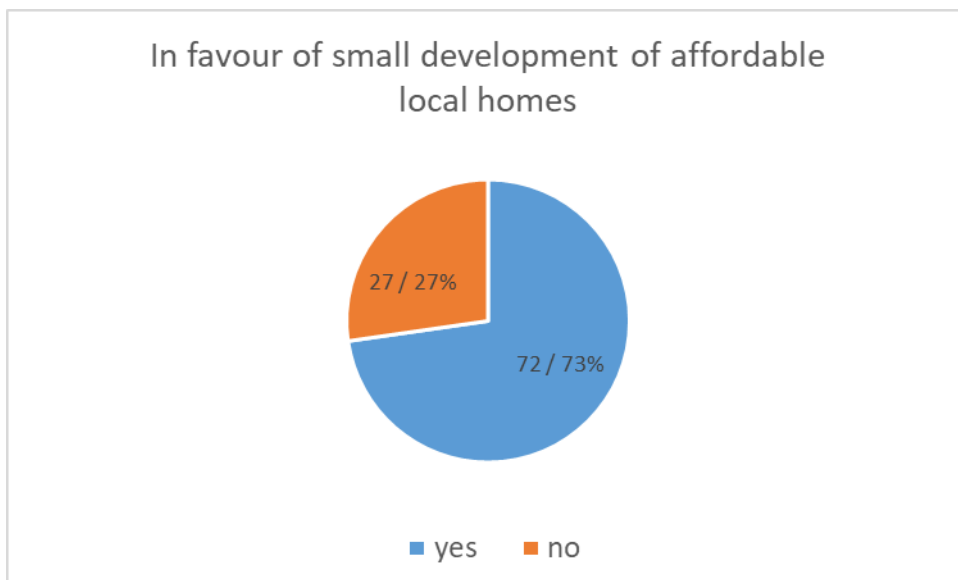
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

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 (<10 homes) of affordable homes within the parish specifically for people with a local connection to this parish?”.



99 of the 101 respondents answered this question and, as can be seen from the chart above, at 73% the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.

Of those who indicated their postcode (see Q2) the results break down as below.

Settlement	Yes, in favour	No, not in favour
Alcester	2	0
Ardens Grafton	13	9
Bidford on Avon	7	0
Binton	6	1
Temple Grafton	36	13

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

Q2: Where you live

Respondents were asked to complete their postcode so results could be attributed to the correct part of the parish. The postcodes shown below indicate the wide distribution and responses.

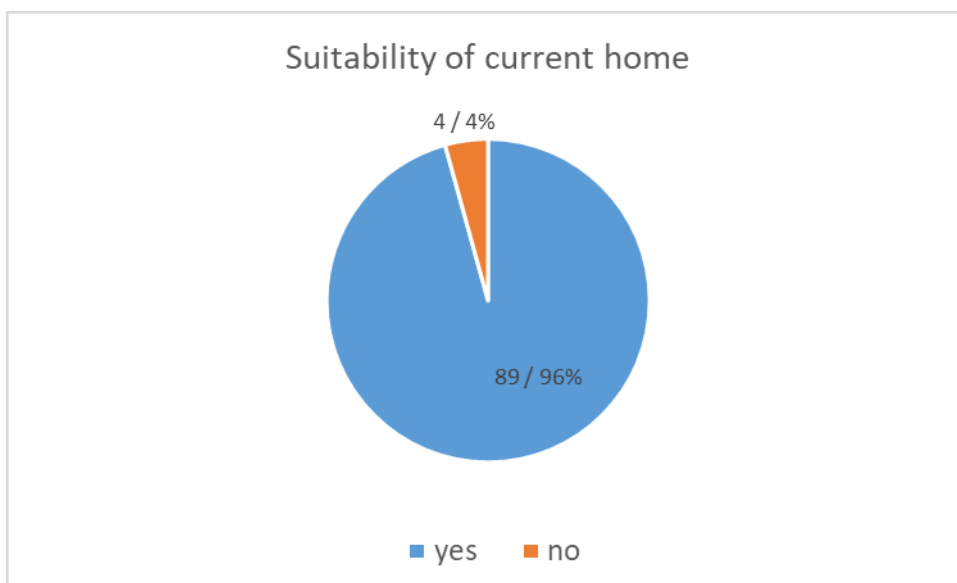
- B49 6DR B49 6DN B49 6NT B49 6PA B50 4LT
- B49 6PA B49 6DP B49 6NU B50 4LJ B50 4LU
- B49 4LN B49 6DR B49 6NX B50 4LL CV37 9TZ
- B49 4LP B49 6DS B49 6NY B50 4LQ CV37 9UB
- B49 4NU B49 6NS B49 6NZ B50 4LS CV37 9UD

It should be noted that some postcodes relate to neighbouring villages although the actual dwellings are located within Temple Grafton parish boundary.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 93 responses were received. One of the returned forms indicated two separate needs.

Of the 93 responses, 96% indicated that their current home is suitable with 4% indicating their current home is not suitable.



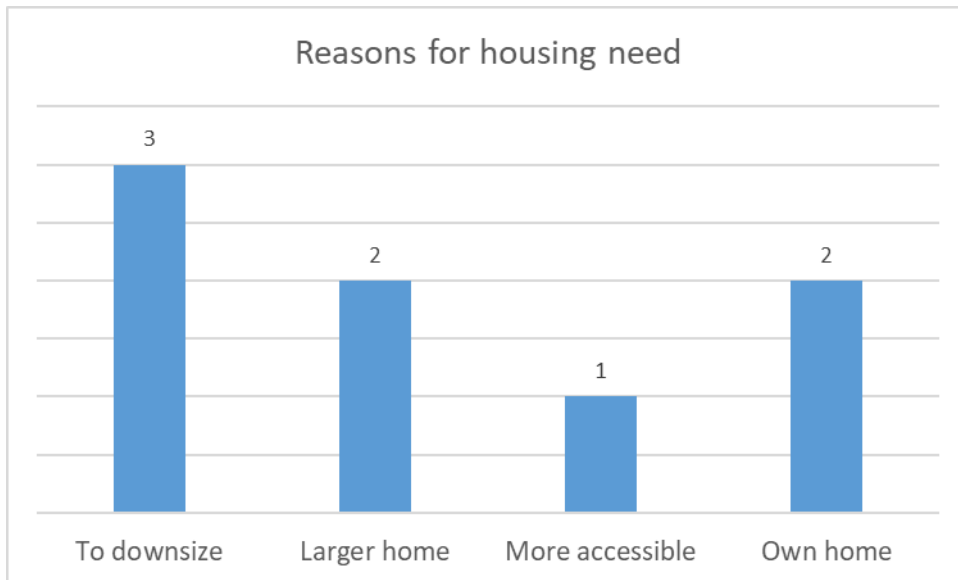
Part two – to be completed if your household is in need of alternative housing

Seven respondents indicated that their current home is not suitable for their need, and this section relates to information provided by these respondents.

Of the 7 respondents 2 have a postcode relating to Binton, 3 have postcodes indicating that they live in Temple Grafton, 1 has a postcode in Ardens Grafton and another 1 has a postcode that relates to Bidford on Avon.

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.

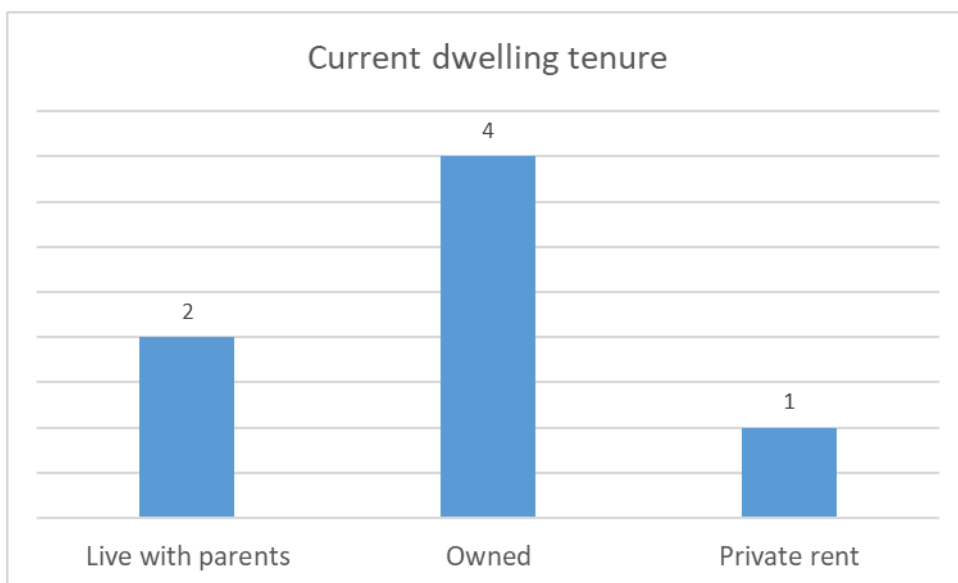


Two of the respondents are currently living with parents and would like their own home and 2 would like to downsize to a bungalow.

Q2: Current dwelling

All 7 respondents indicated that they currently live in a house. 2 respondents didn't indicate how many bedrooms the house has, but of the remaining 5 respondents 2 currently live in a 3-bed house, 2 live in a 4-bed house and 1 currently lives in a 5-bed house.

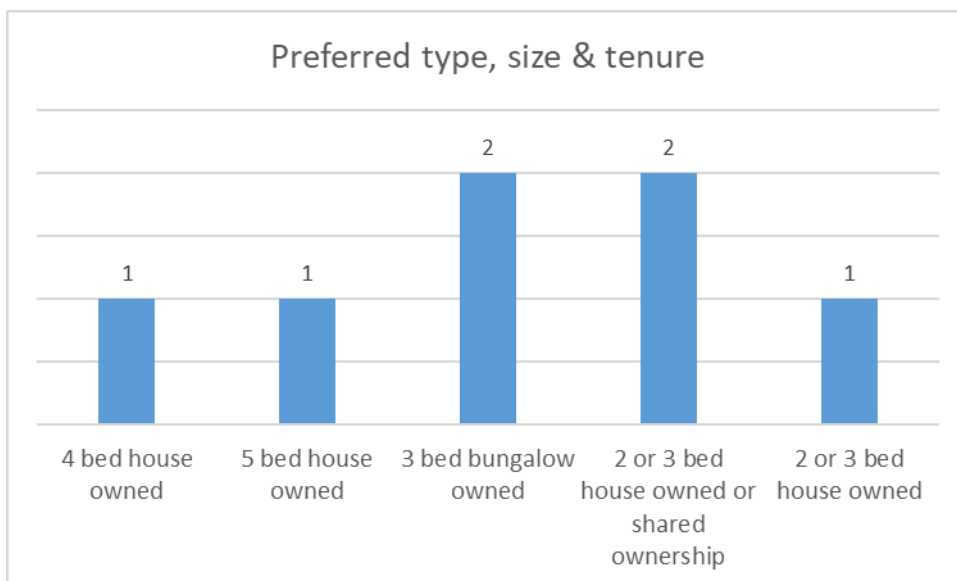
As can be seen in the chart below, 4 of the 7 respondents currently live in an owned property.



Q3 & Q4: Dwelling type, size and tenure preferred

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

5 of the respondents indicated a preference for an owner-occupier home and 2 respondents indicated a preference for either a shared ownership or owner-occupier home.



6 of the 7 respondents indicated that they would like a study or space to work from home and 1 respondent indicated a need for a home designed to cater for a disability.

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 currently reside within 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 % for shared ownership) of a comparable owner occupied property, 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 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).

Using this information, together with financial data provided by the respondents (such as household income, savings and current equity), size and composition of household, etc the actual needs are identified as below.

ID	Preferred tenure, size & type	Actual tenure, size & type
14a	Housing association shared ownership or owner occupier 2 or 3 bed house	Housing association shared ownership 2 bed house
14b	Housing association shared ownership or owner occupier 2 or 3 bed house	Housing association shared ownership 2 bed house
30	Owner occupier 4 bed house	Owner occupier 4 bed house
68	Owner occupier 5 bed house	Owner occupier 4 bed house
80	Owner occupier 2 or 3 bed house	Owner occupier 3 bed house
82	Owner occupier 3 bed bungalow	Housing association rent 2 bed house
88	Owner occupier 3 bed bungalow	Owner occupier 3 bed bungalow

Q7: 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 August 2018 there were two households with an address within the parish registered on the local authority housing waiting list, both seeking a 2-bed home to rent. 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

- 1 x 2 bed house

Housing association shared ownership

- 2 x 2 bed house

Owner-occupier (local market)

- 1 x 3 bed bungalow
- 1 x 3 bed house
- 2 x 4 bed house

This further breaks down to the following areas within Temple Grafton parish:

Temple Grafton:

2 x 4 bed house owner occupier

1 x 2 bed house housing association rent

Ardens Grafton:
1 x 3 bed house owner occupier

Binton:
2 x 2 bed house housing association shared ownership

Bidford on Avon:
1 x 3 bed bungalow owner occupier

Consideration should also be given to the requirements of the two local households currently registered on Home Choice Plus, each with a need for a 2 bed house to rent from a housing association.

It is recommended that the parish council use the services of the Rural Housing Enabler to conduct a site canvassing exercise to identify land suitable to accommodate the identified local need. If a suitable site(s) is located the relevant landowner(s) should be approached to seek their "in principle" support for a local needs scheme, which should be supported by the community and parish council.

Local needs schemes must be located either within or adjacent to the existing settlement and can only respond to an identified local need. Properties for rent or shared ownership must be provided by a housing association and all properties would be restricted to people with a local connection in perpetuity through a S106 Agreement. Consultation with the community is a key element of local needs schemes and local support is essential.

5. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

6. Contact Information

Mrs Eileen Timms – Clerk to Temple Grafton Parish Council
34 Croft Lane, Temple Grafton B49 6PA
Email: eileen.timms258@btinternet.com
Website: www.hugofox.com/community/temple-grafton-parish-council-13494/home

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

Temple Grafton Parish Council
Housing Survey

October 2018

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 Temple Grafton parish, and as part of the Parish Plan work, 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.

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 and it will retain, and shred, all returned survey forms.

Please complete and return the attached form by Wednesday 31st October using the Freepost envelope provided.

Thank you for your assistance in conducting this survey.

Yours sincerely

Temple Grafton Parish Council



Housing survey for Temple Grafton parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development (<10 homes) of affordable homes within the parish specifically for people with a local connection to this parish? Through a planning obligation (S106 Agreement) all properties would be restricted to people with a local connection (as per Q5 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. Where you live

Please complete your postcode so results can be attributed to the correct part of the parish.

B49

Other

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 two 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)

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

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

- Need a larger home
- Wish to downsize
- Want my own home & wish to stay in/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

5. 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 parents |
| <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?** %

6. What type of property would best suit your household (tick all that apply)?

- | | | |
|-----------------------------------|--------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> House | <input type="checkbox"/> Flat / maisonette |
|-----------------------------------|--------------------------------|--|

Number of bedrooms

- To include a study/space to work from home
- Specifically designed to cater for a disability

11. 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			

12. 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	

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 Wednesday 31st October 2018.**

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

Appendix B - comments

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

- Heading out of the village on Croft Lane between the end of new houses & May Barn.
- Starter homes for young 1st time buyers.
- Thought must be given when addition to Temple Grafton Parish being thought about, regarding road access and aesthetics. Controls can be made potentially by size of and type of dwellings, plus location within or outskirts of village.
- Ardens Grafton village. 1, 2 & 3 bedroom houses needed. All that has been built are large ones. Out of monetary reach of most local people.
- Brown field
- Any village needs young people and children to stay alive and not being just a dormitory!
- Subject to the development not being part of a larger housing development? How many people completing this survey would you expect to know what a S106 is?
- A weak planning policy & Core Strategy has given the district large numbers of 4/5 bedroom houses in a price bracket unaffordable for some. The policy of sustainability is a nonsense as is large groups of dwellings. Bus services are poor, essential facilities inadequate, 2 or 3 houses of an affordable nature in smaller settlements reflects the natural growth typical in past years & yet trying to fulfil the councils requirements for local need is impossible, with children living at home, working locally but with no prospects of independence or non-reliance.
- For people with a local connection
- It is annoying that residents that have spent all their life here are unable to obtain planning permission.
- No - because I can't think where they would go
- In favour provided not a ruse to get planning permission for new houses generally.
- Absolutely not, the village cannot support any new development, the charm of the village would be completely lost, Ardens Grafton is a tiny hamlet and should remain that way.
- I think the village is big enough! The old sewer system is struggling already with the new houses that have been added to our lane.
- Subject to the suitability of the location of any such development.
- As long as they are architecturally appropriate to the village.
- Difficult to see where 10 houses would fit without encroaching upon conversation area.
- The village is unsuitable for such homes. No adequate bus services, shop, medical facilities.
- No way, just look at what has happened in TG.
- While in principle I feel a housing development for people with a local connection is a good idea, I do have concerns about the practicalities of the S106 conditions. For example someone with a local job loses that job then what happens over their house? Do they have to give it up, how long do they have? The rules will need to be thought about very carefully to ensure this type of arrangement is not abused.
- Support in principle.
- Land was offered by Lord Digby Jones for affordable housing but this was, I understand, turned down. Worth revisiting?

- As a rural village it is important to protect the village boundaries. Some villages in the area seem to be sprawling out into the countryside, it is important Temple Grafton and Ardens Grafton do not do this. It would ruin their character.
- The most suitable areas would seem to be in the fields behind the church as it is better to keep the village compact rather than extend ribbon development along any of the 4 major lanes.
- Croft Lane
- We need younger families for the village to survive.
- By building additional housing, suitable for possibly first-time buyers/young people adjoining Court Close, this would also remedy the potential health hazard & revolting odour from the run-off into the field (two birds with one stone).
- As long as housing doesn't block any views from already existing houses, I don't mind where they go.
- I would fully support appropriate housing developments in the village as it would enhance the community feel.
- The current model for affordable housing doesn't make the housing stock affordable. A new model is required. The market forces, post Brexit, should re balance the market organically thus making housing more 'affordable' without manipulation of the market.
- As long as only small (less than ten houses).
- Court Close, Temple Grafton
- Affordable housing for local families is a need and should be provided.
- The rural beauty of The Graftons needs to be protected - no more housing.
- Fully accessible & affordable housing is an essential for our contemporary society - with fully accessible equating to wheelchair accessible with the potential to install a lift to upper floors, not just a stairlift option - which is not suitable for everyone as an option.
- In theory yes - but will it indeed be 'affordable' homes - will it actually be for 'local people? 10 homes = about 20 cars - local infrastructure completely useless - so reluctant to say yes.
- We have 2 adult children living with us who would both like to live in the village, but no affordable homes.
- We would be in favour of a small development (<10 homes) of affordable housing provided that any development would not be on farmland or spoil views from existing properties with the exception of the following locations: 1) the road between Temple Grafton & Ardens Grafton, 2) New Road, near Graftons village hall, 3) west side of Croft Lane beyond the telecommunications tower and subject to the farmers approval. Alternatively it might be worth considering a brown-field site such as the Caravan Park on Wixford Road.
- I live in Blackcliffe. We have no need for local housing as the location is not sustainable. I think villages should cater for local people.
- Not in Ardens Grafton - conservation area. The village would be spoiled by any development. Vauxhall Farm was an exception brought about by noise in the village.
- Plot adjacent to South Lodge, Evesham Road Binton, CV37 9UD suitable for two/three bed bungalow, could specifically be designed to suit disabled persons as close to Bidford Health Centre - only suitable for single story dwelling as the house adjacent is a bungalow.

Appendix C – property search

Property search within Temple Grafton parish, October 2018

For sale

Agent	Street	No of beds	Type	Price £
No properties currently for sale				

Previously sold

Date sold	Street	No of beds	Type	Price £
May-18	Church Bank	2	semi-detached house	255,000
Apr-18	Croft Lane	4	detached house	699,950
Sep-17	Church Bank	4	detached house	681,000
Sep-17	Church Bank	3	semi-detached house	295,000
Jul-17	Croft Lane	6	detached house	632,550
Jun-17	Croft Lane	4	detached house	740,000
Jun-17	Church Bank	5	detached house	612,000
Jun-17	Croft Lane		detached house	820,000
Jan-17	Grafton Court	2	flat	450,000