



# **Housing Needs Survey Report for Chesterton and Kingston parish**

**June 2020**

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

# Contents

## 1. Introduction

## 2. Planning Context

## 3. Results

- Q1 Reasons for housing need
- Q2 Current dwelling
  - i) Dwelling type
  - ii) Number of bedrooms
  - iii) Dwelling tenure
- Q3 Local connection
- Q3a Agricultural work
- Q4 Preferred property
  - i) Dwelling type
  - ii) Number of bedrooms
  - iii) Dwelling tenure
  - iv) Designed to cater for a disability
- Q5 Financial information
- Q6 Housing waiting list
- Q7 Detail of households seeking alternative housing

## 4. Conclusion

## 5. Acknowledgements

## 6. Contact Information

### Appendices

**A: Survey letter & form**

**B: Property search**

**C: Home Choice plus**

## 1. Introduction

Chesterton & Kingston Parish Meeting commissioned a local Housing Needs Survey which was distributed in May 2020, with a deadline return of 6<sup>th</sup> June 2020.

The aim of the survey was to collect local housing needs information within and relating to Chesterton and Kingston parish.

The survey form was based on 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 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.

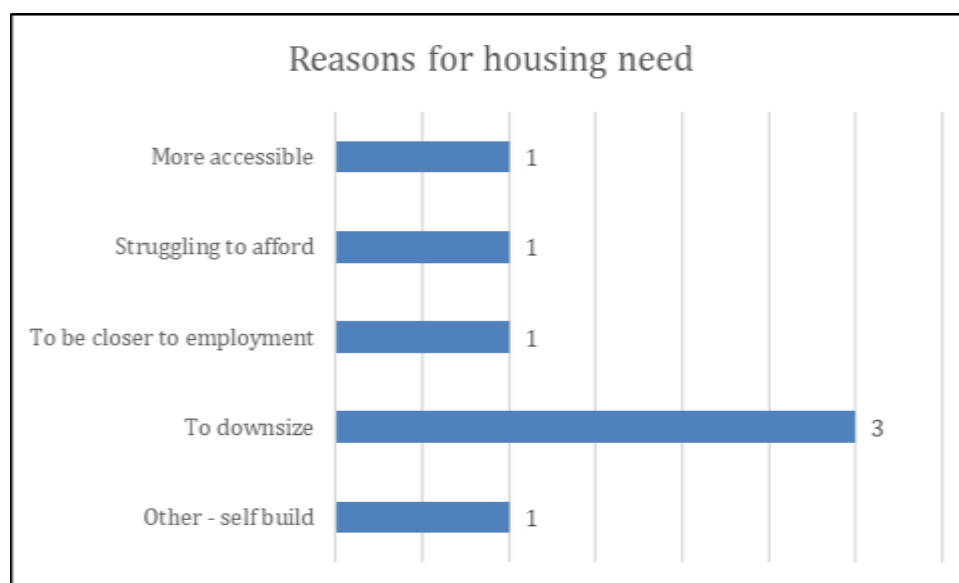
'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically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

### 3. Results

Approximately 55 Housing Needs Survey forms were distributed and 3 forms were returned. For the purposes of this report the term "respondent" refers to an individual survey form.

#### Q1: Reasons for housing need

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



As can be seen above, all respondents are looking to downsize.

#### Q2: Current dwelling

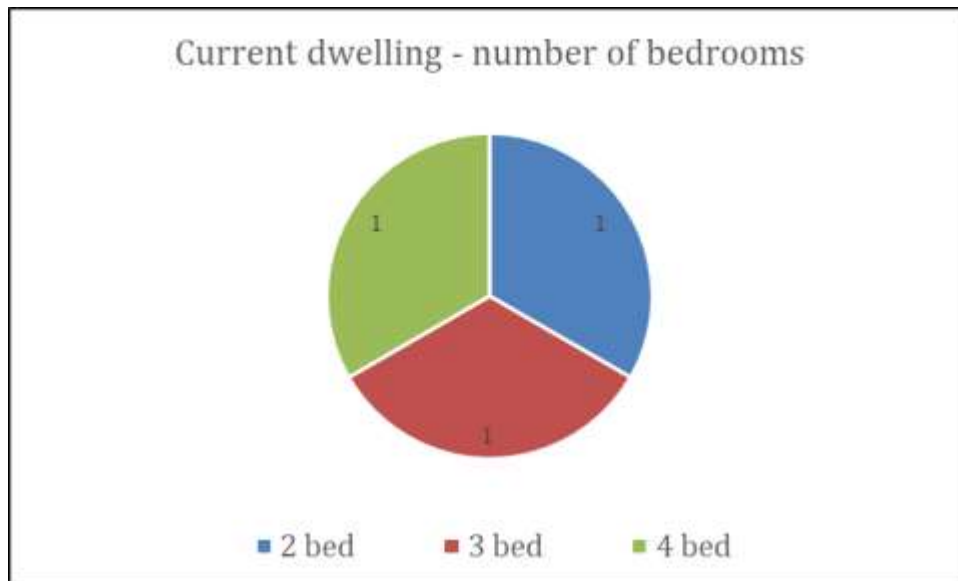
Respondents were asked to indicate the type, size and tenure of their current dwelling.

##### i) Dwelling type

One respondent currently lives in a bungalow, whilst the other two currently live in a house.

**ii) Number of bedrooms**

All respondents answered this question, as below.



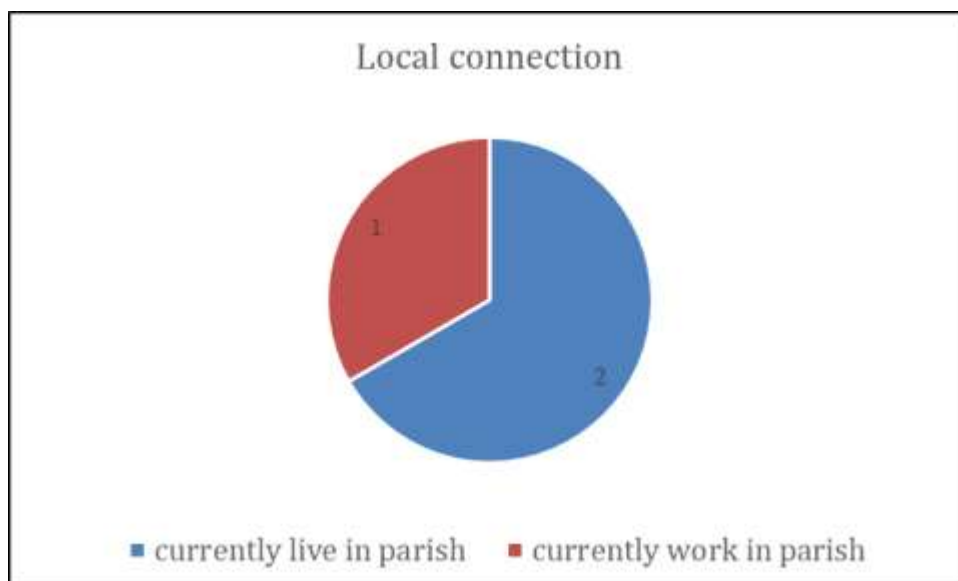
**iii) Dwelling tenure**

Two respondents currently live in a dwelling that is privately rented, whilst the other currently owns their own home.

Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Neither of the respondents who currently rent answered this part of the question.

**Q3: Local connection**

All respondents have a local connection to the parish with two currently living in the parish and the other currently working within the parish.



### Q3a: Agricultural work

Respondents were asked to indicate if they are an agricultural worker with employment in the parish and whether they would like to live in the parish.

Two respondents answered “no”, and the third respondent answered “yes”.

### 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

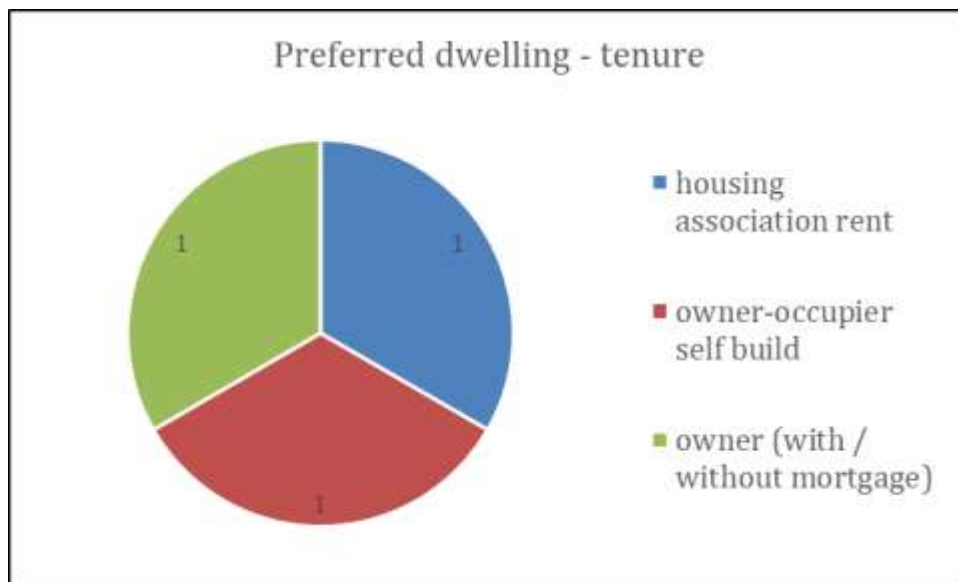
All 3 respondents indicated that they would prefer a bungalow.

#### ii) Number of bedrooms

All 3 respondents indicated a preference for a 2-bed dwelling.

#### 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. Two of the respondents would prefer some type of home ownership.



#### iv) Designed to cater for a disability

One respondent indicated that they would prefer a property specifically designed for a disability, with reference made to living independently in older age.

## **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**

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 April 2020 there were 3 households with a Chesterton address 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**

Respondents were asked to provide details of the household seeking alternative housing, as well as contact details. The information provided (household size, age & sex of individuals) aids the analysis of need, but is confidential and not reproduced herein.

## **4. Conclusion**

This survey identifies a need for 3 alternative homes for households with a defined local connection to the parish, as shown below.

### **Housing association rent**

- 1 x 1 bed bungalow
- 1 x 2 bed bungalow

### **Owner occupier (self-build)**

- 1 x 2 bed bungalow

In rural areas where analysis indicates a need for 1-bed accommodation this would generally 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 John Hutchinson – Clerk to Chesterton and Kingston Parish Meeting  
Mill Hill House, The Old Gated Road, Chesterton, Warwickshire CV33 9LD  
Tel: 01926 641138  
Email: [chestertonandkingstonparish@gmail.com](mailto:chestertonandkingstonparish@gmail.com)  
Web: [www.chestertonparish.org.uk](http://www.chestertonparish.org.uk)

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





## **Housing needs survey for Chesterton & Kingston parish**

Do you want to downsize, are you currently living at home with parents but want your own home, do you need a bungalow in preference to a house, would you like to own a home rather than rent?

A lack of suitable housing is an issue for many households and can often lead to local people moving away. To assess whether or not this is a problem in the local area we are conducting a survey to identify the homes that local people need.

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

If you know anyone currently living elsewhere who would like to live in this parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, eg they work in the parish, previously lived in the parish or have a close relative currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only and will not be used for any other purpose. All information will be treated in strict confidence and neither the parish council nor any third party will see individual replies. 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 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 Saturday 6<sup>th</sup> June 2020 or complete the survey online at [www.smartsurvey.co.uk/s/Chesterton](http://www.smartsurvey.co.uk/s/Chesterton).

Thank you for participating in this survey.

Andy Turner  
Chairman, Chesterton & Kingston 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 home / first home
- Wish to return to live in the parish
- Struggling to afford existing home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment
- Need a home that is more accessible (ie all on one floor)
- Need a new home for another reason - please explain below

**2. Current dwelling - what type of property do you currently live in?**

- Bungalow
- House
- Flat / maisonette
- Self contained flat within larger property
- Other .....

Number of bedrooms .....

- Rent - housing association\*
- Rent – private\*
- Shared ownership (part rent part buy)
- Owned (with/without mortgage)
- Live with parent/s
- Other .....

**\* If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

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

- Currently live in the parish (how many years? .....)
- Previously lived in the parish (how many years? .....)
- Have close relatives living in the parish (relationship .....
- Currently work at least 16 hours per week in the parish (how many years? .....)
- Born in the parish but moved away

**3a. Are you an agricultural worker with employment in the parish and would like to live in the parish?**

Yes  No

**4. What type of property would your household prefer (tick all that apply)?**

Bungalow  House  Flat / maisonette

Number of bedrooms .....

- Rent - housing association  Shared ownership (part rent, part buy)  
 Rent – private  Owned (with / without mortgage)  
 Fixed equity  Owner occupier self-build
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

**5. It is important to understand what people can afford.**

**This information will not be disclosed to any third party and remains confidential. Financial information helps to determine the tenure of property suitable for the household.**

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

**Do you have savings, equity in your current home or will someone gift you money towards a new home?**

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

**6. Are you registered on the 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](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>Sex (M / F)</b>	<b>Relationship to person completing survey form</b>
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

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

Name	
Address	
Email / telephone	

Thank you for 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 Saturday 6<sup>th</sup> June 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 May 2020 (excluding listed properties, property in need of refurbishment, with additional land, stables etc)

The only two properties currently for sale within the parish are detached homes that are set in substantial plots.

Details of properties sold in Chesterton and Kingston parish within the last few years:

<b>Date sold</b>	<b>No of beds</b>	<b>Type</b>	<b>Price £</b>
May-19	5	detached house set in 17acres	1,100,000
Dec-17	3	barn conversion	565,000
May-17	3	terraced house	300,000
Sep-16	5	detached house with separate studio/office	740,000
Mar-16	5	detached house set in 5 acres	795,000

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 Chesterton and Kingston 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
Pensioner/DLA	0	1	2 bed bungalow

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).