



**Housing Needs Survey Report
for
Great Aine Parish**

March 2023

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1. Introduction

Great Alne Parish Council commissioned a local Housing Needs Survey, which was distributed during February 2023 with a return deadline of 28th February. The aim of the survey was to collect local housing needs information within and relating to Great Alne parish.

This report presents the results of the survey and is based directly on the responses to the distributed questionnaire. It shows the current and future needs of the respondents for homes in the parish.

The survey form is a standard document used across Stratford-upon-Avon district and is based on a survey form used by Rural Housing Enablers across England. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. Forms could be securely returned to the WRCC Rural Housing Enabler using the Freepost envelope.

A copy of the cover letter and survey form can be found at Appendix A to this report.

Individual responses have been anonymised and are not shared with the parish council or any other third party.

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 (SDC) has adopted a local plan to guide development in the district up to 2031. Amongst other things this plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent housing surveys.

A community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant parish council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation (Section 106 Agreement) limiting 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 open market housing, and
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize.

3. Results

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete the survey.

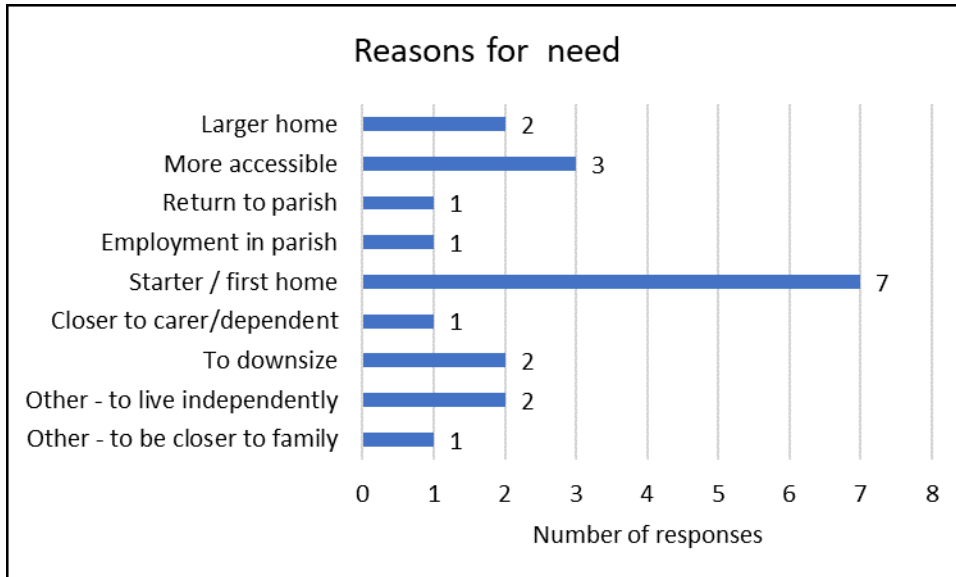
The survey asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Approximately 390 Housing Needs Survey forms were distributed. Six survey forms were returned by Freepost and 11 surveys were completed online. However, 1 of the online returns has been discounted as no housing need was indicated. This report therefore provides an analysis of 10 returns, which gives a return rate of 4.10%. This is higher than the average 2% housing need seen in other rural parishes across the district.

For the purposes of this report the term “respondent” refers to an individual survey return.

Q1: Reasons for housing need

Respondents were asked “why do you/your household require alternative accommodation” and were able to indicate more than one reason for their housing need. All respondents completed this section and, as can be seen below, those looking for a ‘starter / first home’ made up the largest response.

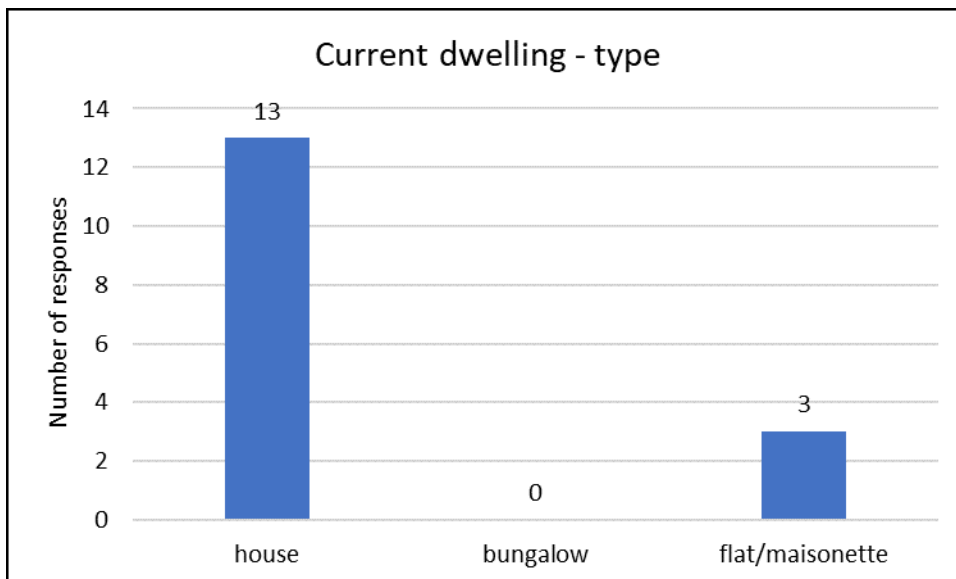


Q2: Current dwelling

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

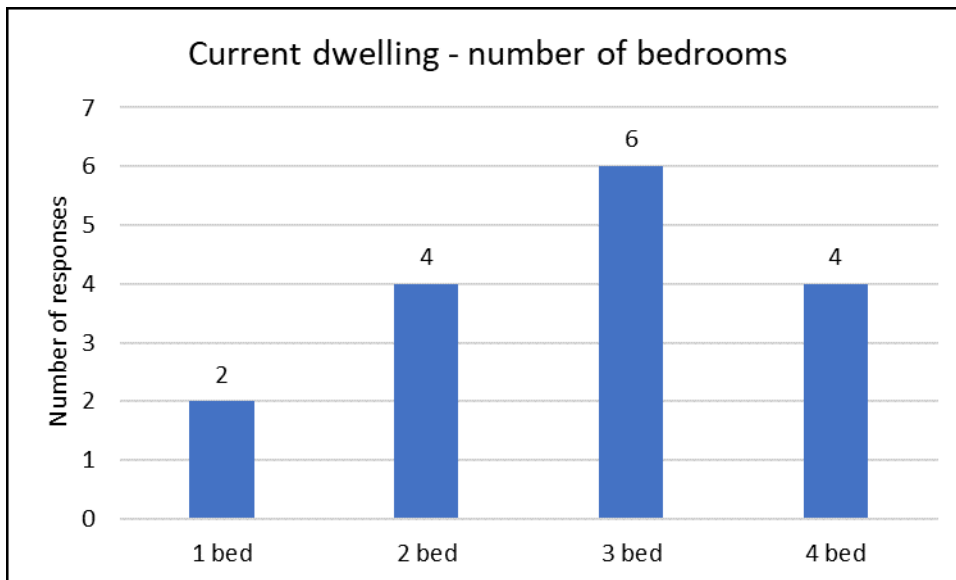
i) Dwelling type

All the respondents indicated the type of dwelling that they currently reside in and 'house' represents the majority at 13 responses.



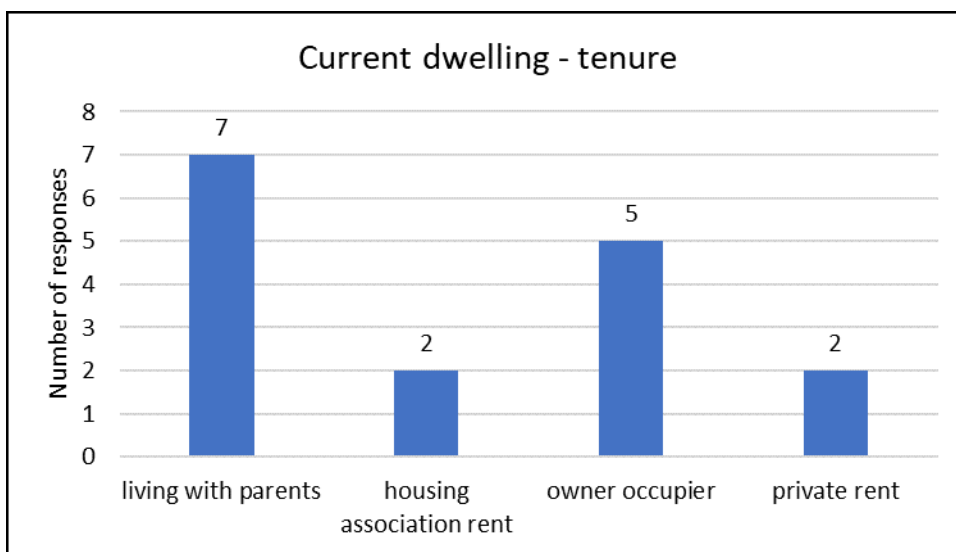
ii) Number of bedrooms

All the respondents indicated the number of bedrooms within their current dwelling and 3 bed homes represent the largest group.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of all respondents, with 'living with parents' being the single largest factor at 7 responses closely followed by 'owner occupier' at 5 responses.



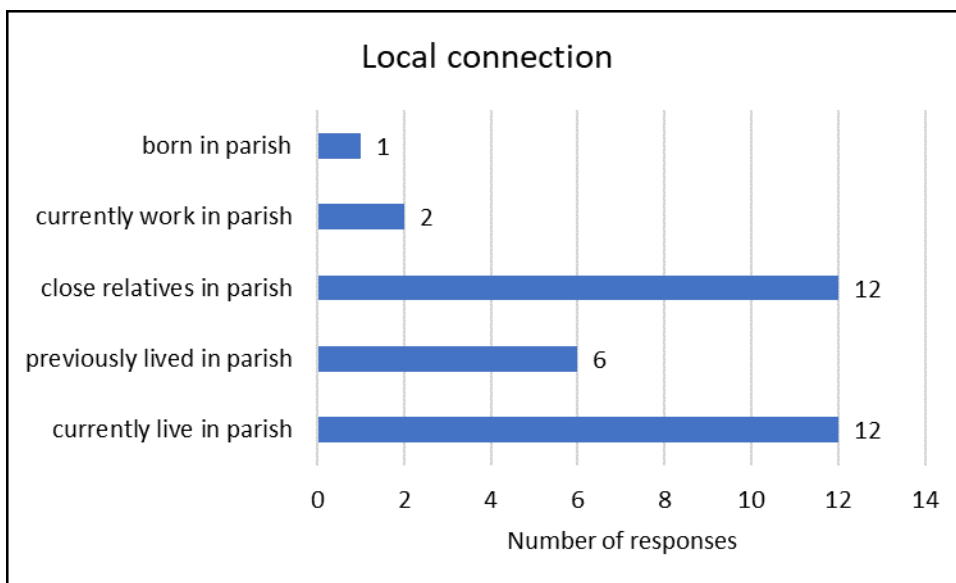
Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" It is generally accepted that a household should ideally spend no more than 35% of their income on rent.

Of the 4 respondents who currently rent just 1 provided information, indicating that the household spends 60% of income on rent.

Q3: Local connection

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

All respondents answered this question, with both 'close relatives in parish' and 'currently live in parish' gaining the most responses. 'Close relatives' refers to parents, siblings or children.

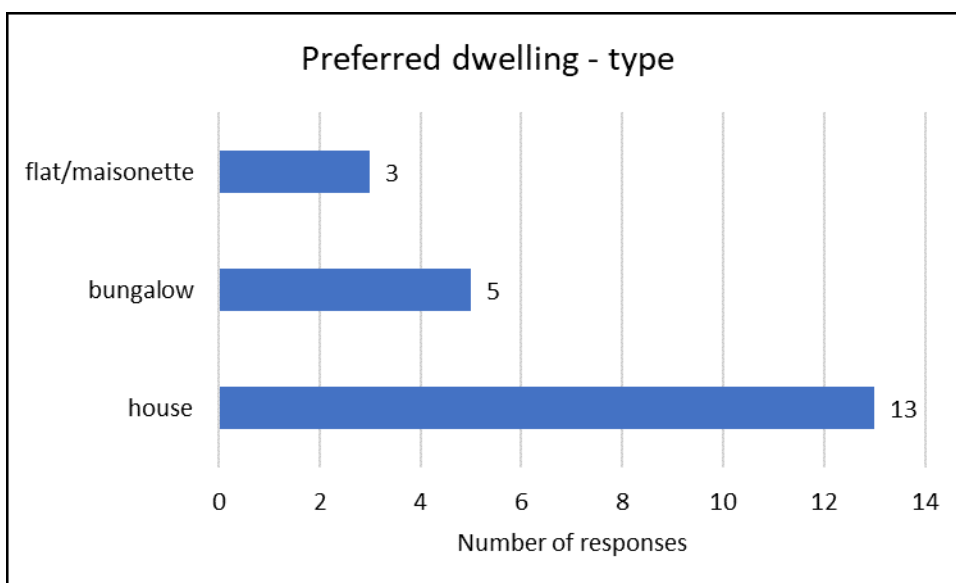


Q4: Preferred dwelling

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 £30,000, no savings or equity, and seeking a 3-bed owner occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

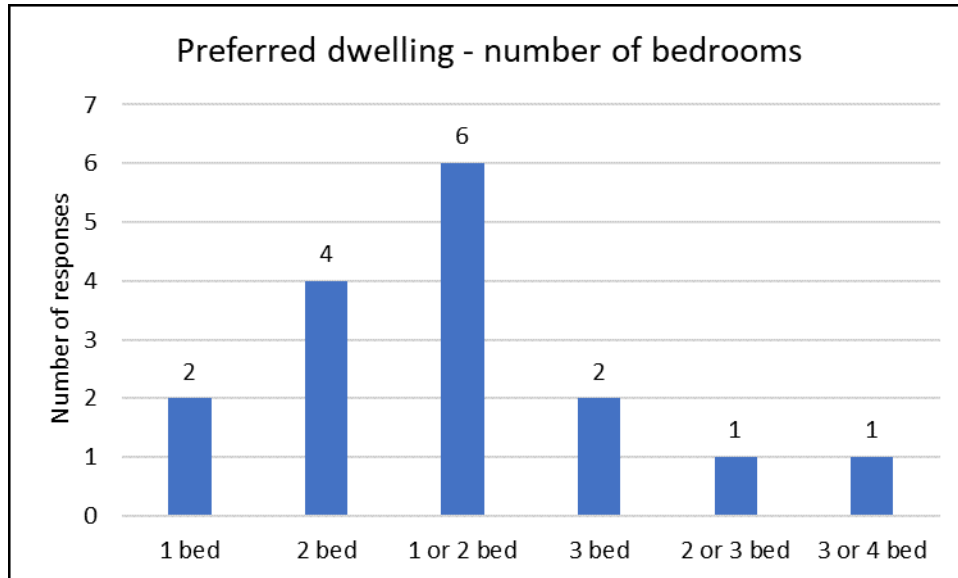
i) Dwelling type

All respondents indicated at least one preference regarding the type of property they would prefer and, as expected, the majority would prefer to live in a house.



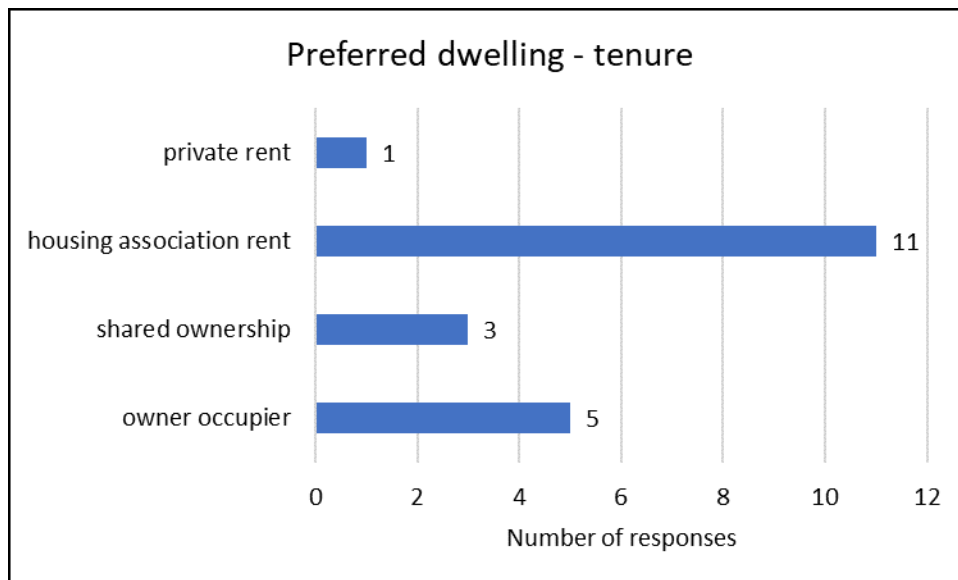
ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms they would prefer, and 1 and 2 bed properties appear most popular.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question, and the majority would prefer housing association rent.



iv) Self build

One of the respondents indicated that they would be interested in self build and, given the financial information provided, it would appear that the respondent may be in a financial situation to achieve this if land were available.

v) Designed to cater for a disability

One of the respondents indicated that they would prefer a property specifically designed for a disability.

Respondents were asked to 'provide details of any specific housing requirements' and whilst the information provided aids the analysis of need it is not reproduced within the report. However, comments included reference to old age and a medical condition.

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 and deposit that the respondent could raise is compared against a comparable owner-occupied property in the local area, 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 as they have a limited, or no, deposit they are re-classified as needing 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 needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

All 3 respondents who indicated a preference for shared ownership gave no indication of having savings, equity or gifted funds so would appear to be unable to raise a mortgage. Of the 5 current homeowners, all appear to be in a financial position to continue owning a home.

Q6: Housing waiting list

Three 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 November 2022 there were 16 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix C.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identified a need for 16 alternative homes for households with a defined local connection to Great Alne parish, as shown below.

Housing association rent

- 9 x 1 bed flat/maisonette
- 1 x 2 bed house
- 1 x 3 bed house

Owner occupier

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

Consideration should also be given to the 16 households registered on Home Choice Plus (suitably discounted by the 3 responses to Q6).

As can be seen by the property research at Appendix B there is not a vibrant property market within Great Alne parish so it is difficult to move within, or return to, the parish.

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Contact Information

Kyla Brown – Clerk to Great Alne Parish Council
2 Gunn Court, Park Lane, Great Alne B49 6HS
Tel: 07833 790375
Email: greatalne.parishcouncil@googlemail.com
Web: www.greatalne-pc.gov.uk

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne CV35 9EF
Tel: 01789 842182
Email: housing@wrccrural.org.uk
Web: www.wrccrural.org.uk



February 2023

Housing needs survey for Great Alne parish

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

A lack of suitable and affordable housing in rural communities has been a serious problem for many years, with house prices outstripping average incomes by large margins. This can often lead to local people moving away. The last housing needs survey was undertaken in 2014 so, to assess the extent of the problem in the local area, we are conducting a new survey.

This form is to be completed ONLY if your current housing is, or soon will be, unsuitable and you wish to live within the parish.

If you know anyone currently living elsewhere who would like to live in Great Alne 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 currently work in the parish, previously lived in the parish or have close family in the parish.

This survey is being undertaken on behalf of the parish council by Warwickshire Rural Community Council (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information will be treated in strict confidence and all returns will be anonymised.

A separate form should be completed by each household (family, single, couple) if they want to live in the parish in the next five years. If necessary, please request extra forms; see contact details on the back page.

Completed survey forms should be returned by 28th February 2023 using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/GreatAlne23.

Thank you for participating in this survey.

Lynn Bowring - Chairman
Great Alne Parish Council

1. Why do you/your household require alternative accommodation (tick all that apply)?

- Need a larger home
- Wish 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 give or receive support
- To be closer to employment
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

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

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

Number of bedrooms

- | | |
|---|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with / without mortgage) |
| <input type="checkbox"/> Rent - private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Other |

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

%

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

- Have lived continuously in the parish for at least the past twelve months
- Previously lived in the parish for a continuous period of not less than 3 years within the past 5 years
- Have parents, siblings or children currently living in the parish and who have done so for a continuous period of not less than 3 years within the past 5 years.
- Currently work in the parish and have done so for at least the past 12 months for an average of not less than 16 hours per week
- Born in the parish and/or parents were resident in the parish at the time of birth

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)
- Interested in 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 Stratford on Avon District Council 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. Applications forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (10789 260861).

7. Details of the household seeking alternative housing.

Please complete a separate form for each household (family, single, couple) 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	

If you require an additional survey form contact the Rural Housing Enabler:
01789 842182 or housing@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 28th February 2023.**

(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 brief 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

Results of property search within the parish, February 2023, excluding listed properties, those in need of renovation, with extra land, stables & similar.

Details of properties currently for sale.

Agent	Location	No of beds	Type	Price £
Knight Frank	School Road	4	detached house - new build	645,000
Peter Clarke & Co	Pelham Lane	3	semi-detached bungalow	595,000
Knight Frank	School Road	3	detached house - new build	545,000

Properties sold in last 12 months.

Date sold	Location	No of beds	Type	Price £
Jun-22	Park Lane	5	detached house	745,500
May-22	Alne End	4	semi-detached house	345,000

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.

In November 2022 the following households with an address within Great Alne parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single	0	2	1 bed maisonette or 2 bed house*
Family	1	1	2 bed house
Family	1	1	3 bed house
Family	2	4	2 or 3 bed house
Pensioner/DLA	0	6	1 or 2 bed bungalow*
Other	0	2	2 bed house

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

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation prioritising occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Q3 on the survey form).