



**Housing needs survey report
for
Kinwarton Parish**

April 2023

**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
- Q3 Local connection
- Q4 Preferred dwelling
 - i) Dwelling size, type, and tenure
 - ii) Self build
 - iii) Designed to cater for a disability
- Q5 Financial information
- Q6 Housing waiting list
- Q7 Detail of households seeking alternative housing

4. Conclusion

5. Contact Information

Appendices

A: Survey letter & form

B: Property search

1. Introduction

Housing is an important issue in rural communities. Rising house prices, which recently have far outstripped increases in earnings, mean that people may be priced out of the local housing market in the area in which they grew up. In order to sustain a fair and balanced local housing market a community should provide affordable housing accessible to all within that community. Evidencing the housing required by the local community is essential to community planning.

Kinwarton Parish Council undertook a housing needs survey during March 2023. The aim of the survey was to collect local housing needs information within and relating to Kinwarton parish.

This report presents the results of the survey and is based directly on the responses to the 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. Forms were returned direct to the WRCC Rural Housing Enabler using a Freepost address.

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, which when 'Made' becomes part of the District Council's development plan.

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

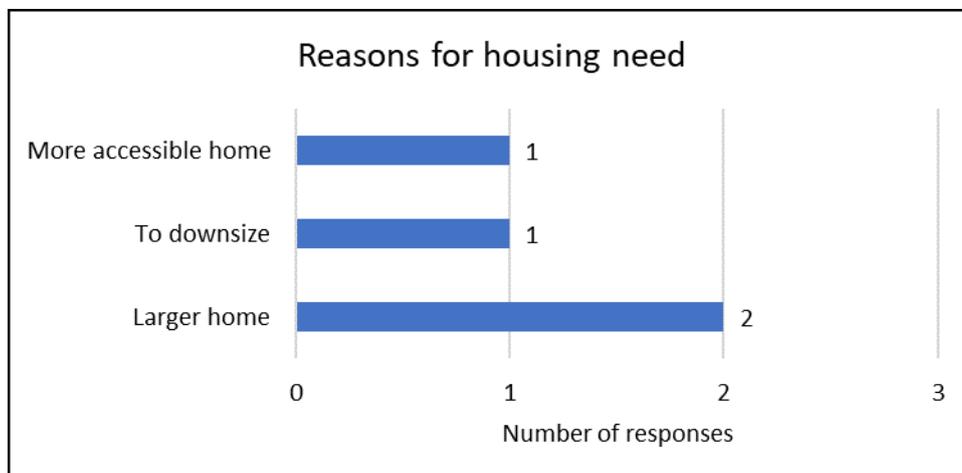
Households with a need for alternative housing, and who wish to live in the parish, were requested to complete the survey. A household may comprise a family, a single person or a couple, and a dwelling may contain more than one household in housing need.

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 confidence.

Three survey forms were returned, and this report provides an analysis of those forms.

Q1: Reasons for housing need

Respondents were asked “why does your household require alternative accommodation” and were able to indicate more than one reason for their housing need.

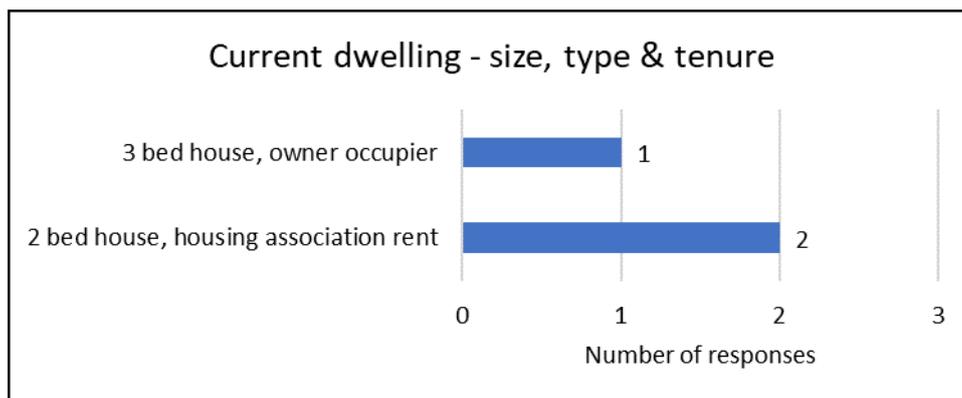


All respondents completed this section and two of the responding households are looking for a larger home.

Q2: Current dwelling

Respondents were asked to provide details of the dwelling that the household currently resides in.

All respondents provided information and two respondents currently live in a '2 bed house, housing association rent', with one respondent living in a '3 bed house, owner occupier'.



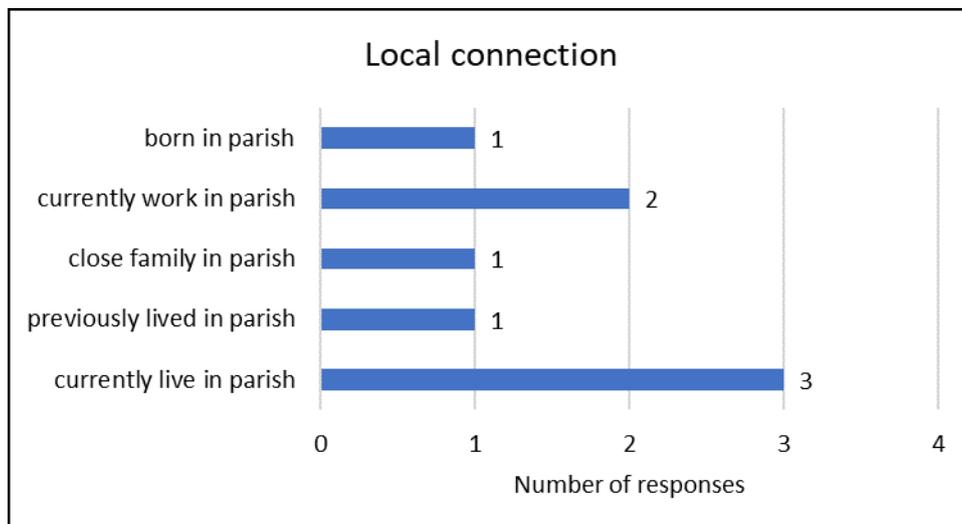
Both respondents currently in a 2 bed house are looking for a larger home.

Neither of the respondents who currently rent provided information on what percentage of their income they spend on rent.

Q3: Local connection

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

All respondents answered this question, and all currently live within the parish. Two of the respondents currently also work within the parish.



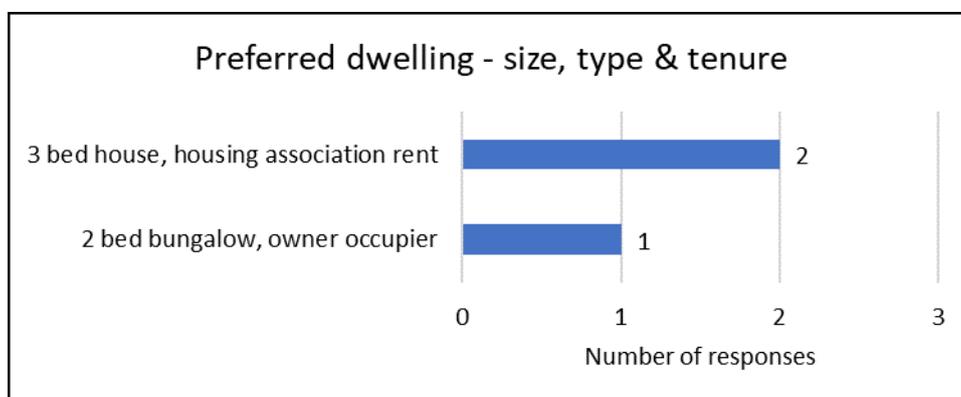
Q4: Preferred dwelling

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 size, type, and tenure

Respondents were invited to indicate their preferred dwelling type, size and tenure and could indicate more than one preference.

As can be seen below, two respondents indicated a preference for '3 bed house, housing association rent' and the remaining respondent indicated a preference for a '2 bed bungalow, owner occupier'.



ii) Self build

None of the respondents indicated that they would be interested in self-build.

iii) Designed to cater for a disability

None 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. Comments included reference to off street parking and a large garden, neither of which are deemed to be housing needs. One respondent referenced medical needs within the household.

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, where it is required, 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 needing either a shared ownership property (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, and there do not appear to be any households with a Kinwarton address currently registered on the local authority housing waiting list.

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 identifies three households with a local connection to Kinwarton parish looking for alternative homes, as shown below.

Housing association rent

- 2 x 3 bed house

Owner occupier

- 1 x 2 bed bungalow

5. Contact Information

Zoe Illes-Cody - Parish Clerk to Kinwarton Parish Council

Tel: 07717 121345

Email: kinwartonpcmsgs@gmail.com

Web: www.kinwartonpc.org

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

Housing Needs Survey for Kinwarton 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. To assess the extent of the 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 Kinwarton parish (not Alcester parish).

If you know anyone currently living elsewhere who would like to live in Kinwarton 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.

Data is collected on behalf of the parish council by WRCC (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 in need of alternative housing and if they wish to be housed in the parish within the next five years. If necessary, please request extra forms; see contact details on the back page.

Completed survey forms should be returned to WRCC by 31st March 2023 using the Freepost address at the end of the form.

Thank you for participating in this survey.

Kinwarton Parish Council

1. Why does 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 (known as 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), telephone (01789 260861) or email (housingadviceteam@stratford-dc.gov.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 completing this survey.

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

**Please return this form using the Freepost address below
no later than 31st March 2023.**

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 (www.rightmove.co.uk, March 2023).

As can be seen by the research below there is little turnover of dwellings within Kinwarton parish so it is difficult to either move within or return to the parish, and particularly if seeking a bungalow.

Details of properties currently for sale.

- *No properties currently for sale*

Properties sold 'subject to completion'

| Agent | No of beds | Type | Price £ |
|---------------------|------------|---|---------|
| Hawkins & Patterson | 3 | Grade II listed Georgian detached cottage | 875,000 |
| King Homes | 3 | detached house within 1 acre, plus annexe | 680,000 |

Properties sold within the last 12 months

| Date sold | Location | No of beds | Type | Price £ |
|-----------|-----------------|------------|---------------------|---------|
| Jun-22 | Kinnersley Road | 4 | detached house | 560,000 |
| Jun-22 | Seymour Road | 1 | Flat | 141,000 |
| Mar-22 | Oak Tree View | 3 | semi-detached house | 660,000 |
| Mar-22 | Purton Close | 1 | terraced house | 148,500 |

According to HM Land Registry (information at 15th March 2023) properties in Kinwarton had an overall average price of £350,500 over the last year. The majority of sales in Kinwarton during the last year were detached properties, selling for an average price of £560,000. Flats sold for an average of £141,000. Overall, sold prices in Kinwarton over the last year were 24% up on the previous year and 2% down on the 2012 peak of £358,500.