



**Housing Needs Survey Report
for
Hampton Lucy Parish Council**

November 2016

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

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1. Introduction

Hampton Lucy Parish Council commissioned WRCC to undertake a local Housing Needs Survey. Survey forms were distributed early in October 2016 and were to be returned by 31st October 2016.

The aim of the survey was to collect local housing needs information within and relating to Hampton Lucy parish. The survey form was a standard document used in parishes across Stratford district and additional copies were available for people not currently living in Hampton Lucy 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.

Households with or containing a specific housing need were requested to complete and return the survey form. The survey asks for details of the household in need together with sensitive information such as financial details and respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a Freepost envelope to the Rural Housing Enabler and analysis of the information provided took place in November 2016.

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 recently 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.

Your 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 – Contextual Information

Approximately 250 survey forms were distributed and six forms were returned. However one form was discounted as no information was provided to indicate that the respondent was looking for alternative accommodation and no contact information was provided. One further form was discounted as the respondent is already adequately housed within the parish.

This leaves four identified needs, equating to a response rate of 1.6% being slightly lower than the average local identified needs rate of 2.23%.

Section 3 provides a breakdown of information from the respondents and a summary of the needs can be seen at Appendix B to this report.

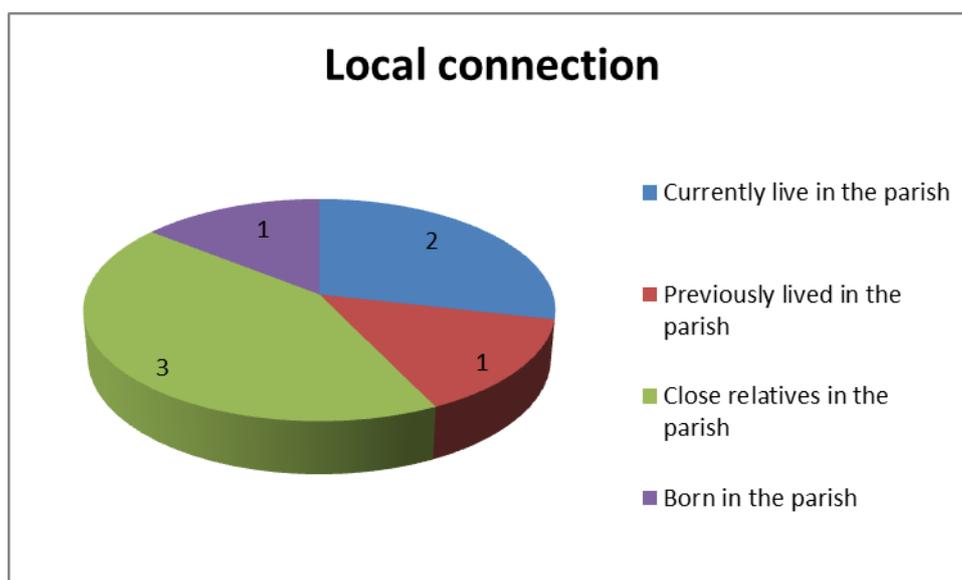
For the purposes of this report the term respondent refers to an individual survey form.

Q1: Details of your household

This question asked respondents for the details of all household members seeking housing together with contact details. The information provided is private and confidential and not replicated within this report.

Q2: Local connection

The following chart shows the types of local connection that the four respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report 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.

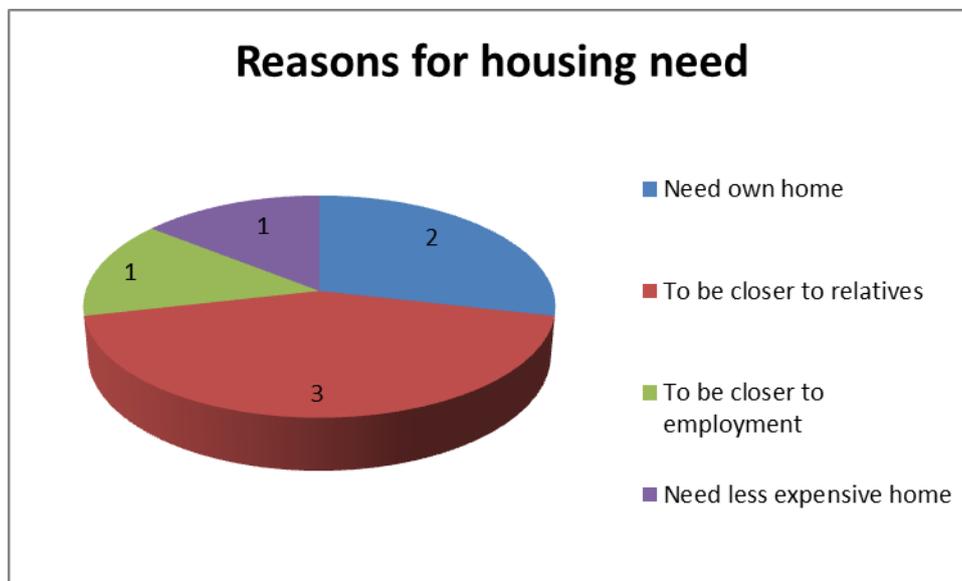
Q3: Current housing

Unsurprisingly all four respondents currently live in houses. Of these, two currently live with their parents, one lives in a 3 bed property rented from a housing association and one lives in a 3 bed privately rented house.

None of the respondents indicated that they predominantly work from home or that they occupy or need dedicated work space.

Q4: Reasons for housing need

Respondents were asked why they needed alternative housing and the following chart shows the reasons for the housing needs. Respondents were able to indicate more than one reason for need.



“To be closer to relatives” was the largest response at 43%, followed by “need own home” at 29%, with “to be closer to employment” and “need less expensive home” both at 14%.

Q5: Type of housing required

The responses within this section aid the analysis but are not replicated within this report.

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, at September 2016 there were eight households with a local address registered on Home Choice Plus.

Q7: Financial information

The responses within this section aid the analysis but are not replicated within this report.

4. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. 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 C to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

5. Conclusion

The survey identifies a need for four new homes in Hampton Lucy parish for households with a local connection, as detailed below:

Housing association rent

- 2 x 1 bed flat
- 1 x 3 bed house

Housing association shared ownership

- 1 x 2 bed house

6. Acknowledgements

Gratitude is expressed to all those who delivered the survey forms across the parish.

7. Contact Information

Mr Chris Shroeder – Chairman, Hampton Lucy Parish Council
1 The Langlands, Hampton Lucy, Warwickshire CV35 8BN
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Web: www.hamptonlucy.wordpress.com

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

Appendix A1 – cover letter

Hampton Lucy Parish Council Housing Needs Survey

October 2016

Dear Householder,

The Parish Council is in the process of preparing a Neighbourhood Development Plan for the parish. The Council is aware that a lack of affordable and suitable housing can be an issue for many rural communities and can lead to local people being forced to move away.

So that the Council can take account of any local housing needs in the parish we are carrying out a survey to identify the types and sizes of homes that local people need.

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 together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

If your household, or anyone living with you, is in need of housing, now or in the near future, please ensure that you complete the attached form and return it in the Freepost envelope provided.

PLEASE NOTE that people in housing need do not have to be living in Hampton Lucy parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative (mother, father, brother, sister, son or daughter) in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor at WRCC (sarahbt@wrccrural.org.uk or 01789 842182) so that a survey form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 31st October 2016 in the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Chris Schroeder
Chairman, Hampton Lucy Parish Council.

Housing Needs Survey for Hampton Lucy parish

This form is to be completed ONLY if your household, or anyone in it, has a housing need

This data is collected for the purpose of identifying 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 of its representatives will see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

A separate form should be completed by each household in housing need. If necessary, please request extra forms from the Rural Housing Enabler (details on back page).

Completed survey forms should be returned by 31st October 2016 using the attached Freepost envelope.

Q1: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Age
			<i>Person completing survey form</i>	

Your contact details:

Name	
Address	
Telephone number	
Email address	

All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies

Q2: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>	(eg, parent, sibling or child)	
Born in the parish?	<input type="checkbox"/>		

Q3: Your current housing circumstances (please tick)

Own your home / no mortgage
Own your home / mortgage
Rent privately
Live with parents
Other (please specify)

Housing association rent
Housing association shared ownership
Tied accommodation
Live with friends

House type (please tick)

House Bungalow Flat/maisonette Park / mobile home
Other (please specify)

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No
If so, do they occupy or need dedicated work space? Yes / No

Q4: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation
Need physically adapted home
Need to be closer to relatives
Need to be closer to a carer or dependent
Other (please specify below)

Need smaller accommodation
Need less expensive home
Need to be closer to employment
Need own home
Need supported or specialised accommodation (please specify below)

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q5: Type of housing required (please tick)

Housing association rent
Housing association shared ownership (part rent, part buy)

Owner occupier
Private rent

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes No

Q6: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you are seeking a housing association property. Details are on the back page.

Q70: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Additional comments (comments may be replicated anonymously in the report)

Thank you for completing this form.

Please return in the FREEPOST envelope by 31st October 2016

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF.
Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed, for example where it is essential to enable the delivery of affordable units without grant funding.

'Affordable housing' are 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 but may be restricted from buying it outright.

Stratford-on-Avon District Council's housing waiting list (Home Choice Plus)

All affordable housing in this district is provided by housing associations and vacant properties will be allocated through Home Choice Plus

Application forms are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

Appendix B – breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
1	Yes	One adult	To be closer to relatives	No	Housing association rent	1 bed flat
3	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
4	Yes	Two adults, one child (0-16yrs)	To be closer to relatives, less expensive home, to be closer to employment, own home	No	Housing association shared ownership	2 bed house
5	Yes	One adult, two children (0-16yrs)	To be closer to relatives	Health requirements	Housing association rent	3 bed house

Appendix C – property search

Property search November 2016 - Hampton Lucy parish, excluding character properties and properties requiring renovation.

For sale / sold	Street	Property type	£
Nov-2016	Vine Cottages	3 bed detached house	429,000
Sep-2016	The Close	3 bed semi-detached house	207,000
Aug-2016	Snitterfield Street	4 bed detached house	925,000
Apr-2016	The Spinney	4 bed detached house	550,000
Mar-2016	The Spinney	5 bed detached house	670,000
Mar-2016	The Spinney	5 bed detached house	600,000
Mar-2016	The Spinney	5 bed detached house	650,000
Mar-2016	The Spinney	5 bed detached house	640,000
Mar-2016	Church Street	4 bed semi-detached house	440,000
Jan-2016	The Spinney	5 bed detached house	625,000
Dec-2015	Stratford Road	3 bed terrace house	270,000
Dec-2015	Stratford Road	3 bed detached bungalow	445,000
Dec-2015	Stratford Road	4 bed detached house	395,000
Nov-2015	The Langlands	4 bed detached house	530,000
Oct-2015	Stratford Road	4 bed detached house	540,000
Oct-2015	Stratford Road	4 bed detached house	495,000
Oct-2015	Stratford Road	5 bed detached house	610,000
Oct-2015	Stratford Road	5 bed detached house	650,000
Sep-2015	Stratford Road	3 bed semi-detached house	189,000
Jun-2015	Church Street	5 bed detached house	825,000
May-2015	The Close	3 bed terrace house	225,000
May-2015	Bridge Street	3 bed semi-detached house	235,000

Property type	Average £	Average £ -5%	Average £ -10%
3 bed semi-detached house	210,333	199,817	189,300
3 bed terrace house	247,500	235,125	222,750
3 bed detached bungalow	445,000	422,750	400,500
4 bed detached house	552,000	524,400	496,800
4 bed semi-detached house	440,000	418,000	396,000
5 bed detached house	658,750	625,813	592,875

Searched: Rightmove, PurpleBricks, Zoopla, OnTheMarket