



Housing Needs Survey Report for Wolverton Parish Council

April 2019

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

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1. Introduction

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

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Wolverton 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 one of the survey form. Part one asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gave residents an opportunity to comment on local housing, and 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 two of the survey form. This part asked 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 aided 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 March 2019 and analysis of the information provided took place in April 2019. Completed survey forms are retained by WRCC for a short period before being shredded.

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.

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

'Local needs 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.

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 local 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 100 survey forms were distributed to local residents and 42 were completed (either partly or fully) and returned, equating to a response rate of 42%. 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.

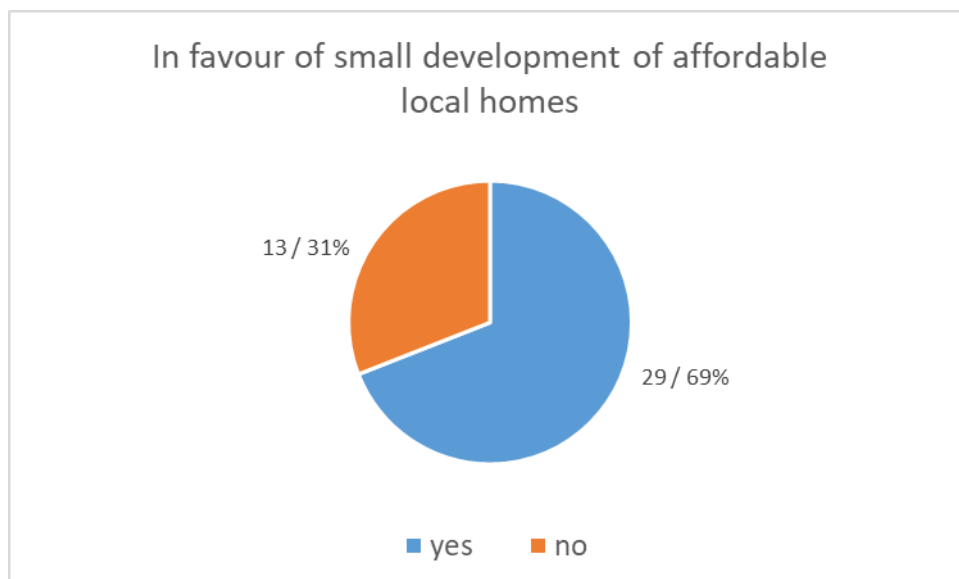
For the purpose of this report the term "respondent" refers to an individual survey form.

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 (<5 homes) of affordable homes in the parish specifically for people with a local connection to this parish?"

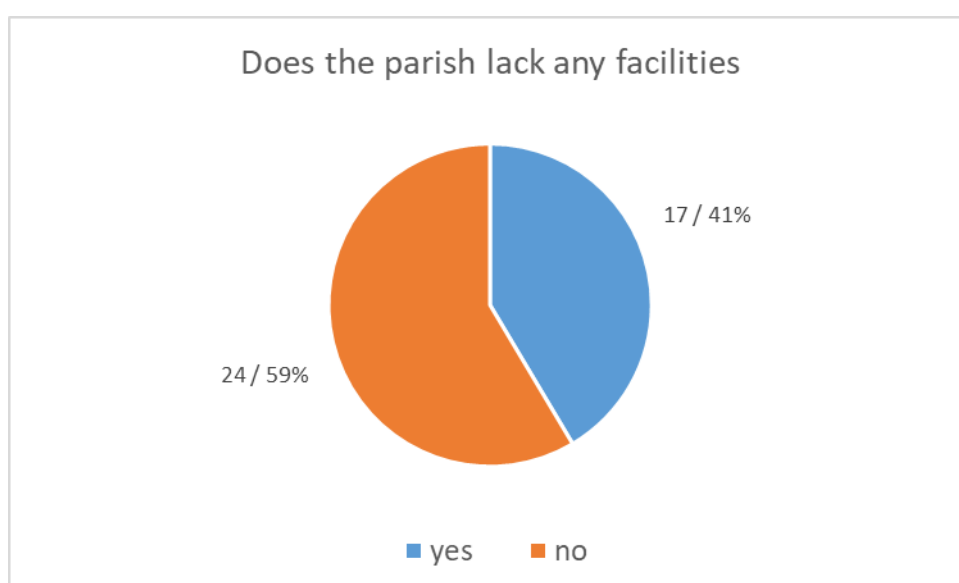
All 42 respondents answered this question and, as can be seen below, at 69% the majority of respondents would, in principle, be in favour.



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: Local facilities

Respondents were asked “Do you feel Wolverton parish lacks any facilities”. 41 of the 42 respondents indicated either “yes” or “no”, with the majority (59%) indicating that the parish does not lack facilities.



Where respondents answered yes they were asked “what facilities?” and the responses are shown below.

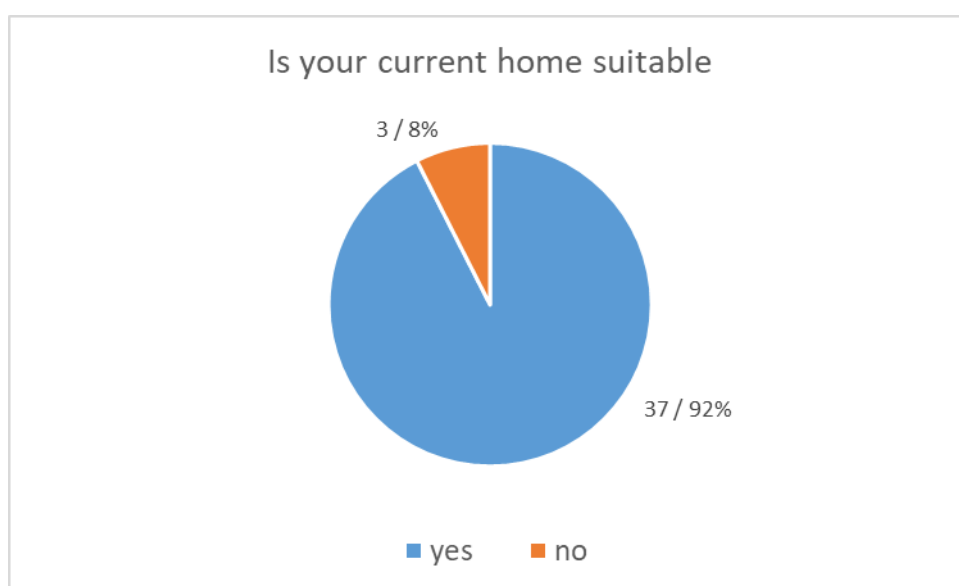
- Shop
- Bus service
- Improvements in traffic calming measures
- Bus service
- A farm shop
- Shop, pub, frequent bus service

- Electric car charging station to encourage diversification of vehicle types in use
- Mobile phone, pub
- Norton provides most requirements. New village hall will provide needed facility. A small play area for under tens might helpfully augment NL facility.
- Village green of useable proportions including family facilities
- Shop, pub, somewhere for children to play
- Local shop
- It would be nice if the mobile library stopped in the village
- Public transport connections particularly for the young and elderly who may not drive
- Disabled/wheelchair access to the church. Exchange facilities for items eg books, veg etc. Public transport.
- Village shop
- Dog bins

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs”.

Of the 40 responses received, 92% indicated that their current home is suitable.



Part two – to be completed only if your household is in need of alternative housing within the parish

Of the 3 respondents who indicated that their current home is not suitable only 2 completed some or all of part two of the survey form and this section relates to information provided by these 2 respondents.

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.

Both respondents indicated that they wish to downsize.

Q2: Current dwelling

Both respondents provided dwelling type and size information. One respondent currently lives in a 3-bed house and the other currently lives in a 5-bed house.

Both respondents indicated that they currently reside in owner-occupied accommodation.

Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property the household would prefer. One household would prefer a 2-bed bungalow and the other would prefer a 3-bed house.

Both respondents also indicated that they would like a study or space to work from home, but neither indicated a need for a home specifically designed to cater for a disability.

Respondents were able to provide details of specific housing requirements and this information aids the analysis of need but the details are not reproduced within this report.

Q4: Dwelling tenure preferred

Both respondents indicated their preferred tenure, with one preferring owner-occupied accommodation and the other preferring owner-occupier self-build.

Q5: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection. Both respondents indicated that they currently reside in the parish and have done so for many years.

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 percentage 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).

Q7: Housing waiting list

Respondents were asked to indicate whether they are “registered on the local authority housing waiting list (Home Choice Plus)”. Given that both respondents currently own their home it is not unsurprising that they both responded “no”.

However, it should be noted that at November 2018 there were 2 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 because of established social networks etc. This particularly applies to families with children and older people.

Q8 & Q9: Detail of household 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 two new homes for households with a defined local connection, as shown below.

Owner-occupier (local market)

- 1 x 2-bed bungalow

Owner-occupier self-build

- 1 x 3-bed house

Consideration should also be given to the requirements of the local households registered on Home Choice Plus, which is summarised at Appendix D.

Where analysis indicates a need for 1-bed accommodation this is reclassified as being a need for 2-bed accommodation. One bed homes in rural areas can often be difficult to let and may sit vacant for a period of time. A 1-bed home can only accommodate a single person or a couple, whereas a 2-bed home provides extra flexibility as it 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 helped to deliver the survey packs across the parish.

6. Contact Information

Cllr David Stone – Wolverton Parish Council (Acting Clerk)

Telephone: 01789 731488

Email: clerk@wolvertonpc.org.uk or david.stone@wolvertonpc.org.uk

Website: www.wolvertonpc.org.uk

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



Wolverton Parish Council

Housing Survey

March 2019

Dear Householder

It is five years since the last housing needs survey so the parish council has decided to undertake a fresh survey.

This will determine if there is a lack of suitable housing across the parish and, if so, identify the types and sizes of homes that local people may require. **The survey is for everyone, however, 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. When the survey is complete the parish council will consider the results and, if appropriate, work with WRCC to explore how any local needs can be addressed.

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 (for a least 16 hours per week), have previously lived in the parish for at least three years or have a close relative currently living in the parish.

All information given will be treated in confidence and neither the parish council nor any third party will see individual replies. The analysis will be carried out independently by WRCC, who will produce an anonymised report for the parish council. WRCC will retain and shred all returned survey forms.

Please complete and return the attached form by Saturday 30th March 2019 using the Freepost envelope provided.

Thank you for your assistance in conducting this survey.

Yours sincerely

Cllr David Stone
Chairman of Wolverton Parish Council

Housing survey for Wolverton parish

Please tick this box ☐ if you agree to participate in this survey and provide data for research purposes. Anonymity and confidentiality are guaranteed by using the prepaid envelope attached.

Part one - to be completed by all households

1. In principle would you be in favour of a small development (<5 homes) of affordable homes in the parish specifically for people with a local connection to this parish? Through a planning obligation (S106 Agreement) such properties would be restricted to identified need and 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. These comments may be included in our report.

2. Do you feel Wolverton parish lacks any facilities?

☐ Yes – what facilities?

☐ No

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 five 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 wishes to live in the 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/first home
- ☐ Wish to 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

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 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
- ☐ 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.

4. Is your household looking for (tick all that apply)?

- | | |
|---|--|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Owned (with / without mortgage) |
| <input type="checkbox"/> Rent - private | <input type="checkbox"/> Self-build |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | |

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

- ☐ Currently live in the parish (how many years?)
- ☐ Previously lived in the parish for 3 out of the last 5 years
- ☐ Have close relatives living in the parish (specify relationship)
- ☐ Currently work at least 16hrs per week in the parish (how many years?)
- ☐ Were born in the parish but moved away

6. It is important to understand what people can afford.

Financial information helps 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.

- | | | |
|--|--|---|
| <input type="checkbox"/> Under £20,000 | <input type="checkbox"/> £40,000-£50,000 | <input type="checkbox"/> £80,000-£90,000 |
| <input type="checkbox"/> £20,000-£30,000 | <input type="checkbox"/> £50,000-£60,000 | <input type="checkbox"/> £90,000-£100,000 |
| <input type="checkbox"/> £30,000-£40,000 | <input type="checkbox"/> £60,000-£70,000 | <input type="checkbox"/> Over £100,000 |

Do you have savings or equity in your current home that could be used towards a new home?

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

7. Are you registered on the local authority housing waiting list (Home Choice Plus)?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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 (01789 260861).

8. 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			

9. 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 30th March 2019.**

(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

Appendix B - comments

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

- New property to keep the village alive. Plenty of scope for building cottages or bungalows, in keeping with the village.
- Access to any development would need to be supported with a traffic survey & potential calming measures, given the speed that motorists pass through the village.
- Housing that would be suitable for the older generation that wish to remain in the village.
- If new local housing is required it should be within or on the edge of the existing village and housing stock. It should not occur in the greenbelt or in an isolated position. However I would argue there are other more favourable locations nearby such as Snitterfield or Claverdon.
- Infill between properties is preferable to green field site.
- Three bedroom houses are needed for families in Wolverton & Norton Lindsey who need to move up from the several two bed "starter" homes already established.
- We would welcome the idea of additional affordable homes and would not limit it to <5. A wider age mix could be achieved and the character of the parish would not be significantly changed.
- Our village is lovely left alone if possible - lived here for over sixty years. No change please.
- Any developments would completely change the character of Wolverton.
- Suggest edges of village as centre well populated & house values based on available views of countryside.
- 1/2 bedroom bungalows
- Wolverton is a small village with no amenities and very limited public transport options. It has a wonderful character and would be ruined by a modern development. Please keep Wolverton as an unspoilt English gem!
- Should be in keeping with existing housing and surroundings.
- Affordable single storey dwellings and two bed roomed two storey terrace. Ideal site would be either field adjoining Brandlehow or modern rectory site.

Appendix C - property search

Property search within Wolverton parish, March 2019

For sale

Agent	No of beds	Type	Price £
John Shepherd Vaughan	4	new barn conversion semi-detached	750,000
John Shepherd Vaughan	4	new barn conversion semi-detached	675,000
Peter Clarke & Co	3	link detached house	450,000
Jeremy McGinn & Co	2	semi-detached barn conversion	435,000

Previously sold

Date sold	No of beds	Type	Price £
Dec-18	2	semi-detached house	278,000
Sep-18	3	semi-detached house	432,744
Apr-18	4	detached house	600,000
Feb-18	2	terraced house	298,000

Average house prices

House type	Price £
2 bed terraced house	298,000
2 bed semi-detached house	278,000
2 bed semi-detached barn conversion	435,000
3 bed semi-detached house	432,744
3 bed link detached house	450,000
4 bed detached house	600,000
4 bed semi-detached barn conversion	712,500

Appendix D - 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 November 2018 the following households with a Wolverton address were registered.

Household type	No. of children in household	No. of households	House type/size
family	1 child	1	2 bed house
pensioner/DLA	0 children	1	1 bed bungalow

If local needs properties are developed within a community as a result of information obtained through a housing survey and other evidence (such as a housing waiting list) 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.