



# **BURTON DASSETT HOUSING NEEDS SURVEY**

**Commissioned by Burton Dassett Parish Council  
in partnership with  
Warwickshire Rural Community Council**

**Analysis by Phil Ward  
Rural Housing Enabler  
Warwickshire Rural Community Council**

**March 2010**

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## **1. Summary of Results**

Approximately 550 Housing Needs Survey forms were distributed and 85 forms were returned. This equates to a response rate of 15%.

Although, on face value, this figure appears to be disappointing, it is not unusual for a survey of this type. It must be acknowledged that only people with a need for alternative housing or strong opinions to either support or oppose additional housing development were likely to respond.

Three respondents expressed a need for alternative housing.

One of these was subsequently discounted because, although the respondent requested larger accommodation, Stratford-on-Avon District Council and Partner Housing Associations would not consider that a “need” for an additional bedroom had been demonstrated based on the ages of the children involved.

The specific housing needs are for ;

### **Rented from a Housing Association**

#### **Knightcote**

1 x 4 bedroom house

#### **Northend**

1 x 4 bedroom house

## **2. Introduction**

Burton Dassett Parish Council commissioned a local Housing Needs Survey in February 2010.

The aim of the Survey was to collect accurate housing needs information for Burton Dassett Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of affordable homes for people with a local connection. This type of scheme is referred to as a ‘Rural Exception’ scheme, because the development of new homes in rural areas is an exception to normal planning policy.

The Survey form was essentially a standard document used in Parishes across Warwickshire. A copy of the Survey form was delivered to every home in the Parish. Additional copies of the form were available for people not currently living in Burton Dassett. A copy of the form can be seen as Appendix A to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the

Parish. The final segment asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg financial details. 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. Analysis of all the information provided took place in March 2010.

### 3. Planning Context

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances, but only where new housing meets an identified local need for affordable homes.

Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy states ;

"The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that ;

- It has been demonstrated that there is a local and long-term need for affordable housing
- The content of the scheme reflects and can reasonably be expected to meet identified local need
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent)
- Satisfactory prior 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, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme"

**'Local need'** refers to need originating or relating to a particular village. For Parishes that contain more than one village, the housing needs of each village must be considered separately.

A household is considered to have a local connection if it meets one or more of the following '**Local connection criteria**' ;

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years.

**'Affordable housing'** is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as 'Homebuy') is a middle ground between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A 'shared owner' can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

All new affordable homes provided as part of a 'Rural Exception' scheme are subject to a planning obligation, referred to as a '**Section 106 Agreement**'. This limits occupation of the homes to people with a local connection in the first instance and ensures that the homes remain 'affordable' in perpetuity.

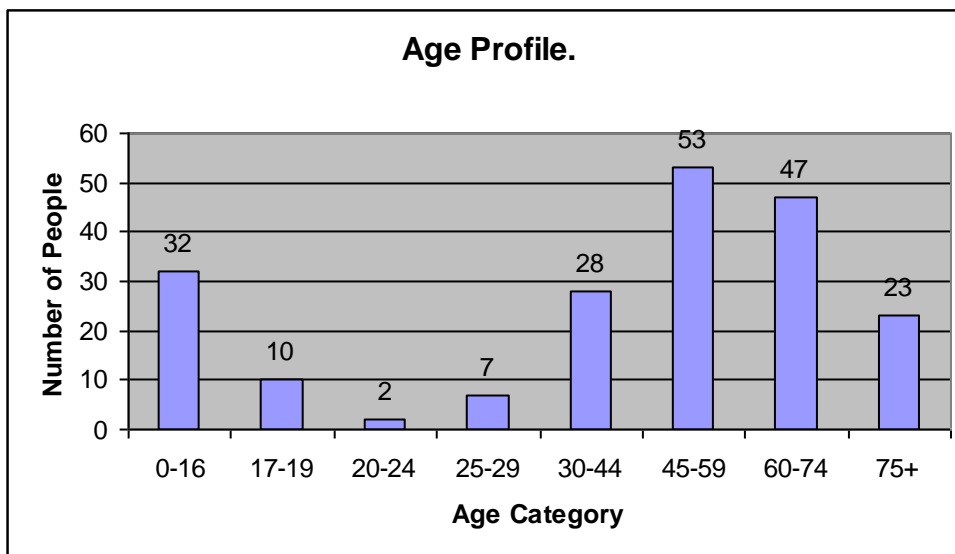
#### 4. Results – Contextual Information

A total of 85 Survey forms were returned equating to a response rate of 15%. Although, on face value, this figure appears to be disappointing, it is not unusual for a survey of this type. It must be acknowledged that people generally respond for one of three reasons ;

1. To express a housing need.
2. To offer support in principle to the idea of a small housing scheme to meet local needs.
3. To state opposition to the idea of a housing scheme.

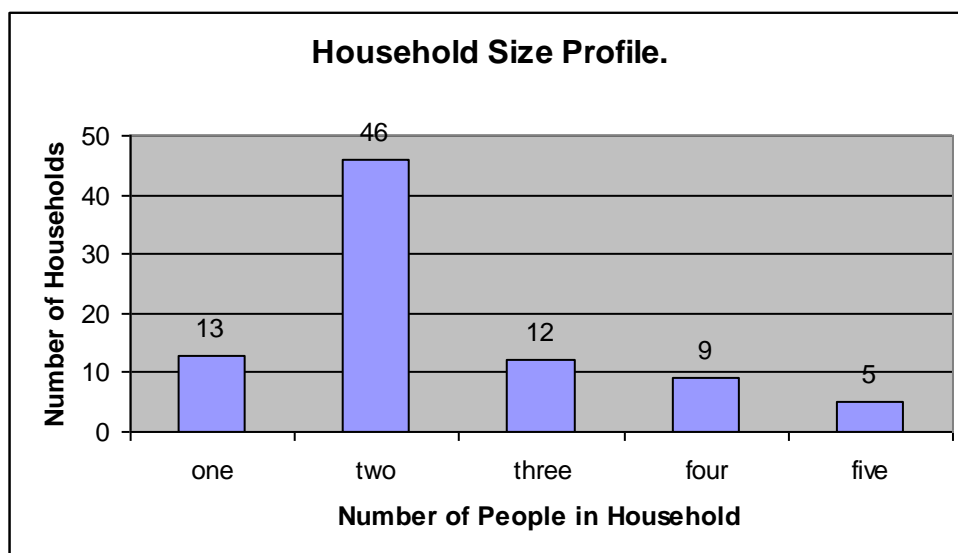
##### i) Age Profile (85 responses, 202 people)

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 123 out of the 202 people aged 45 years and above. It is noticeable that the younger age groups are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the villages.



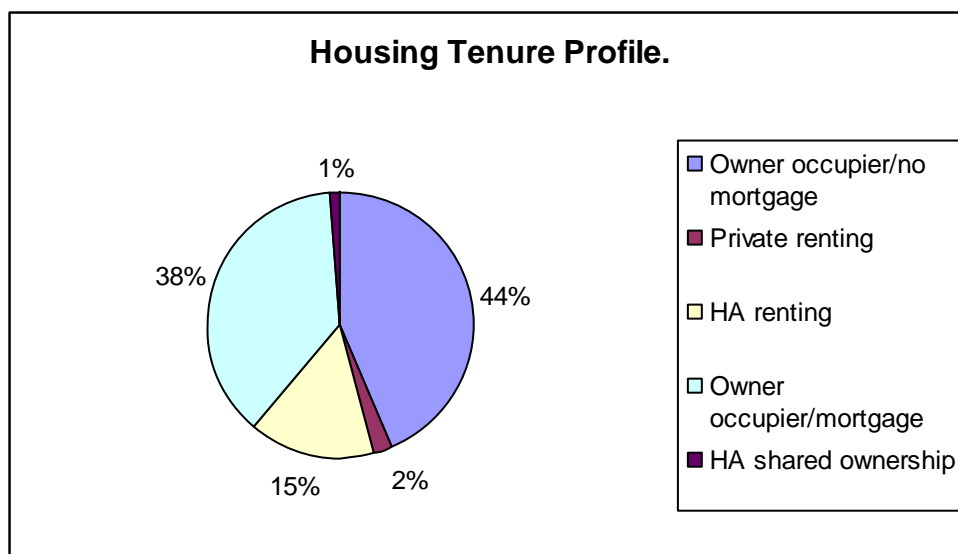
## ii) Household Size Profile (85 responses)

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 2 person households as indeed do the majority of Parish Housing Needs Surveys. The mean average household size is 2.38 people, slightly lower than the 2001 Census figure for Burton Dassett Parish, which was 2.72 people.



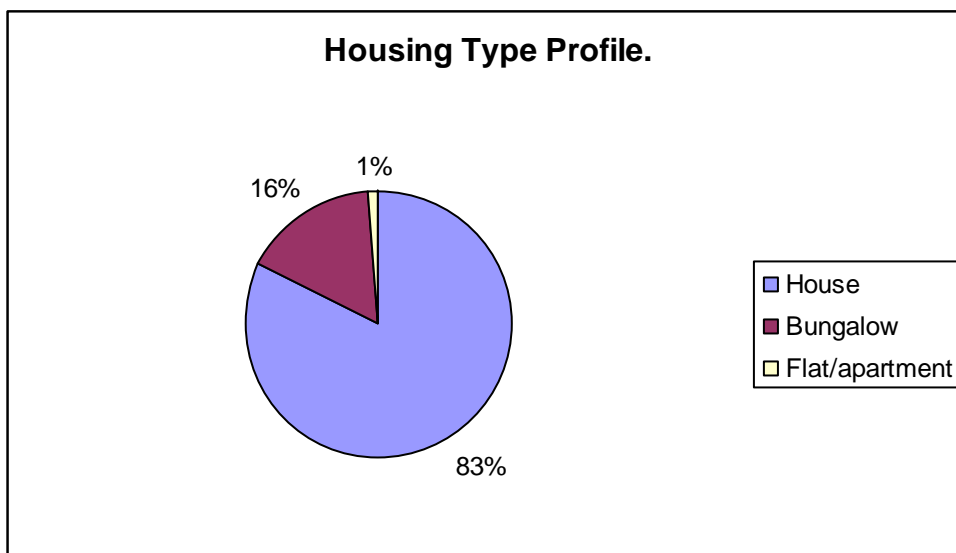
## iii) Housing Tenure Profile (85 responses)

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 82% of the total. Tenures traditionally considered within the 'social sector' represent 16% of the total.



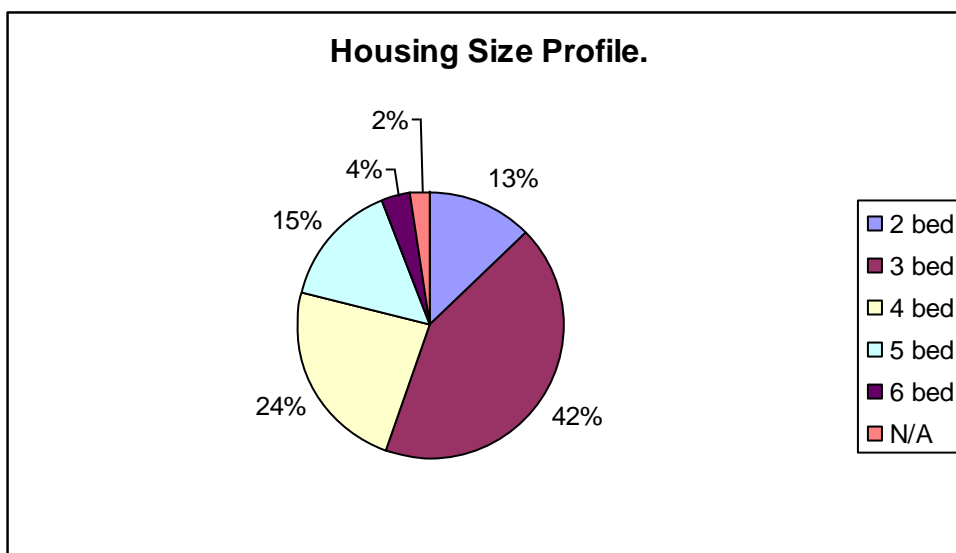
### Housing Type Profile (85 responses)

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



### v) Housing Size Profile (85 responses)

The following chart shows the sizes of homes that the Survey respondents live in.

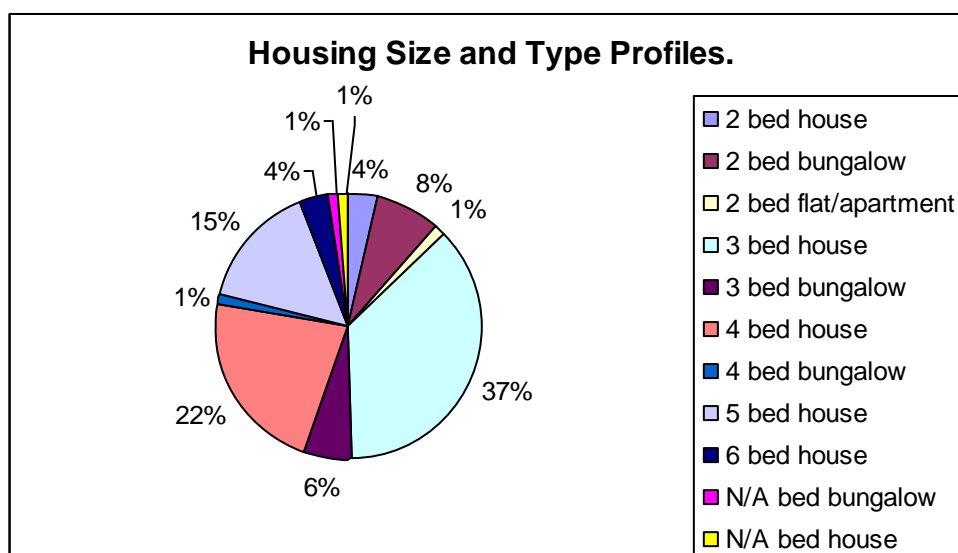


vi)



## vii) Housing Type and Size Profiles Cross Referenced (85 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 bedroom houses emerge as the largest single factor, followed by 4 bedroom houses. When compared to 4.ii above, ie a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the Parish.

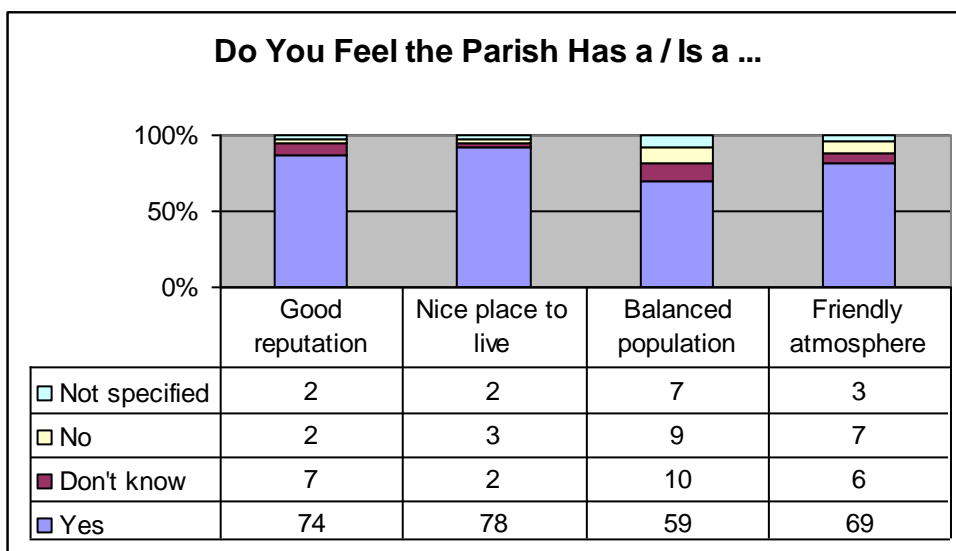


## vii) Life in the Parish ; Positive and Negative Aspects (85 responses)

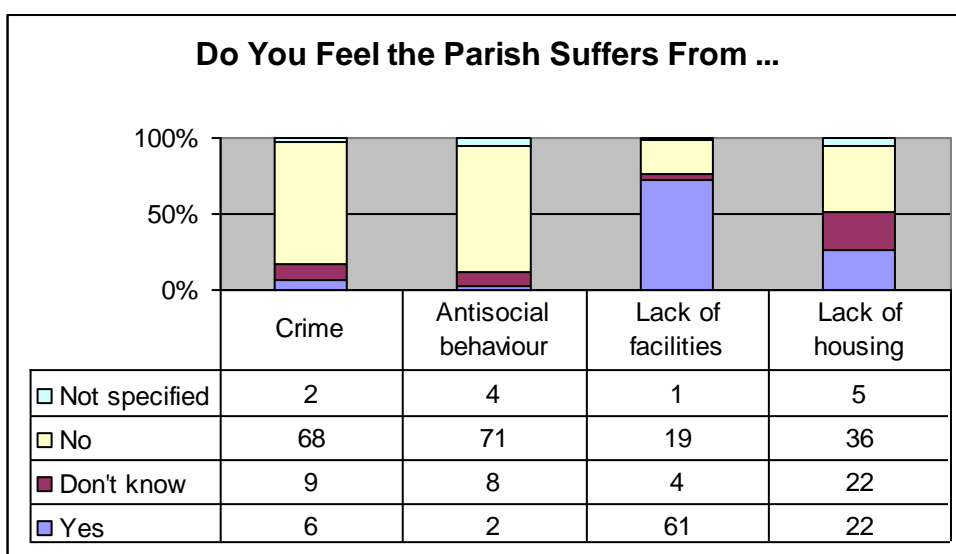
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Burton Dassett Parish.

Information relating to the sustainability of a Parish is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies is a crucial consideration when proposing new affordable homes.

The first chart shows respondents' views on the benefits to living in Burton Dassett Parish. The majority of respondents thought the Parish had a good reputation, was a nice place to live, had a balanced and varied population and a friendly spirit.



The second chart shows respondents' views on negative issues that exist in the Parish. The majority of respondents thought there was not an issue with crime or anti-social behaviour. The majority of respondents thought there was a lack of facilities. The largest group of respondents thought that there was not a lack of housing, although significant numbers thought there was or didn't know.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables ;

### **Lack of Facilities Comments ;**

<b>Key issue</b>	<b>Number of Comments</b>
Shop	47
School	12
Public Transport	10
Youth Facilities	9
Full Time Post Office	8
Pub	8
Doctors	3
Club for Elderly	2

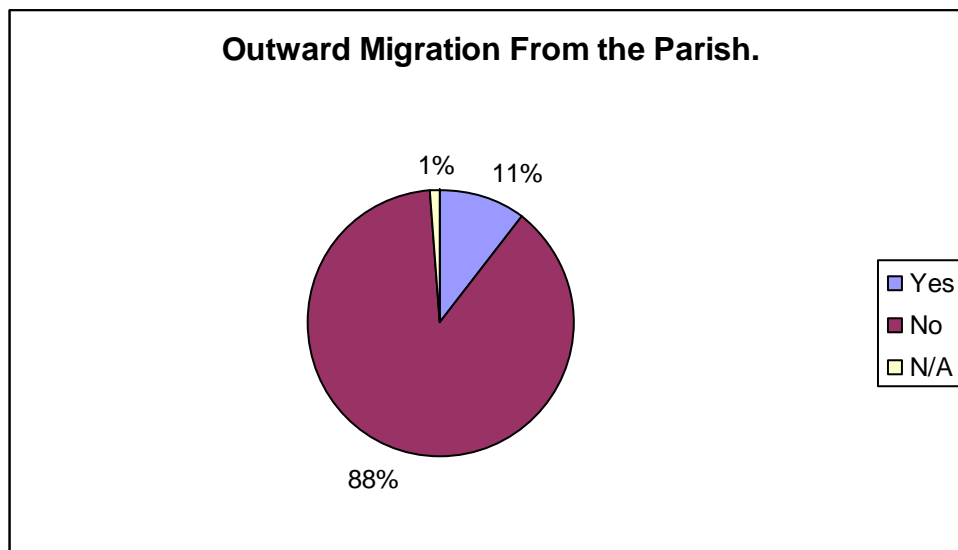
### **Lack of Housing Comments ;**

Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim. Their order attempts to reflect emerging themes.

<b>Comments</b>
<p>Affordable housing.</p> <p>Affordable housing.</p> <p>Affordable, social housing for local people.</p> <p>Affordable, for the younger people of the village.</p> <p>Affordable housing for local young couples and families.</p> <p>Affordable for first time buyers.</p> <p>For the newly married.</p> <p>Low cost affordable housing.</p> <p>Low cost, social, small.</p> <p>Low-cost, starter homes, rented property.</p> <p>Starter homes only to rent.</p> <p>Starter homes only to rent.</p> <p>Small starter homes.</p> <p>Starter and moderately priced houses for families.</p> <p>Social housing association renting.</p> <p>Council or rentable.</p> <p>Bungalows.</p> <p>Family homes.</p>

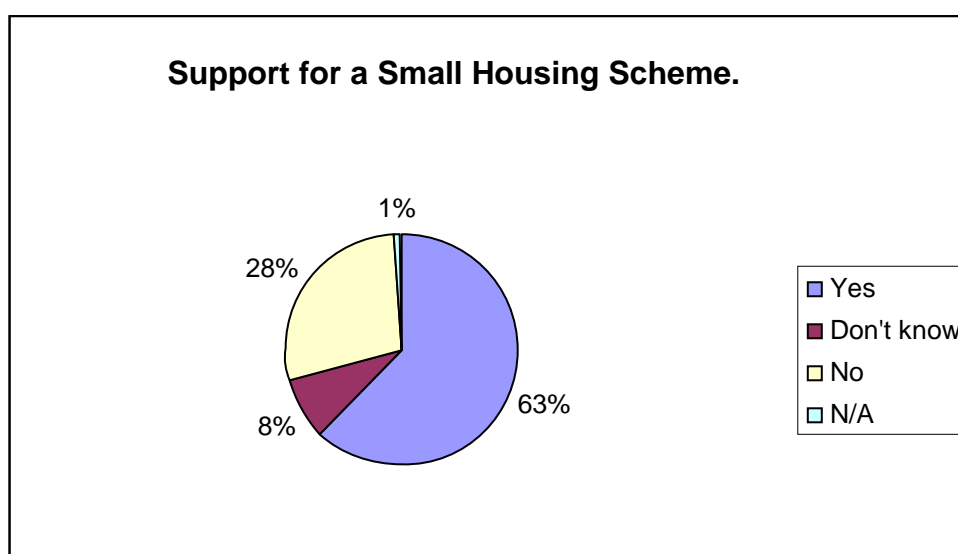
**viii) Outward Migration from the Parish (85 responses)**

The Survey respondents were asked whether anyone in their household had had to leave the Parish in the last 5 years because no affordable / suitable housing was available. The chart shows that this has occurred in 11% of respondents' households.



**ix) Support for a Small Housing Scheme Based on Local Needs (85 responses)**

The chart below shows the level of support amongst Survey respondents for a small housing scheme to meet the needs of local people being built in the Parish. The chart shows there is a high level of support, 63%, amongst respondents for a small housing scheme. Only 28% of respondents were against such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



## 5. Results – Housing Needs Information

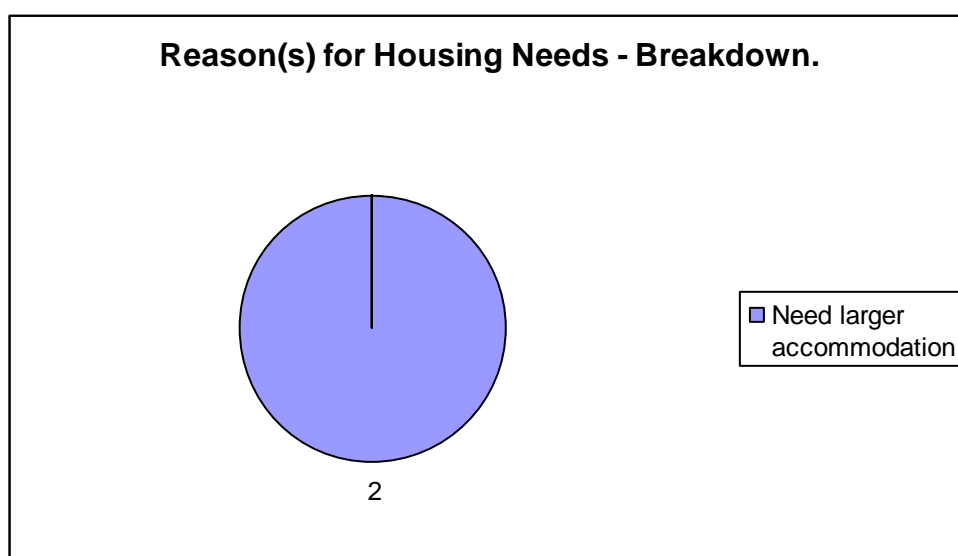
Out of the 85 responses to the Survey, 3 individuals or households expressed a need for alternative housing.

One of these was subsequently discounted because, although the respondent requested larger accommodation, Stratford-on-Avon District Council and Partner Housing Associations would not consider that a “need” for an additional bedroom had been demonstrated based on the ages of the children involved.

Section 5 provides a detailed breakdown of information from the remaining 2 respondents.

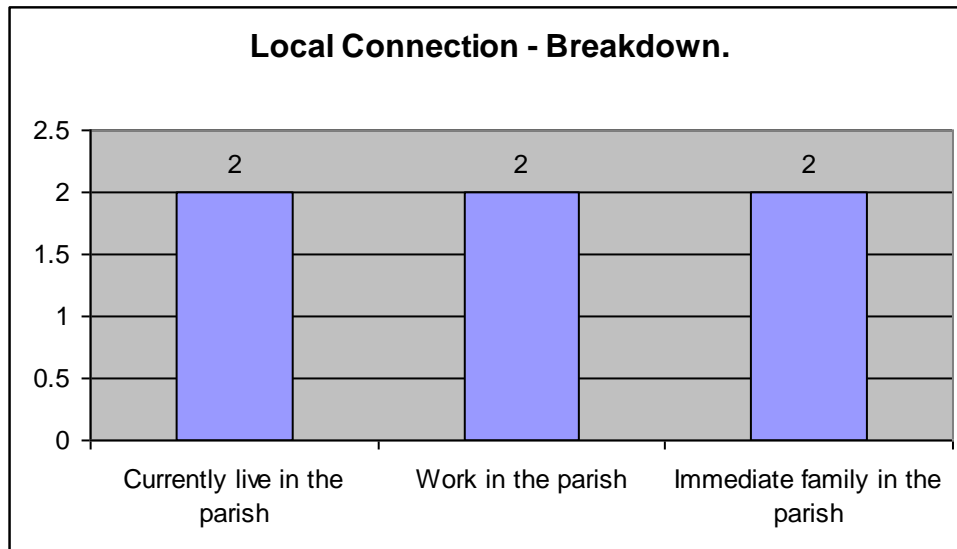
### i) Reason(s) for Housing Needs – Breakdown (2 responses)

The following chart shows the reasons for the 2 respondents’ housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



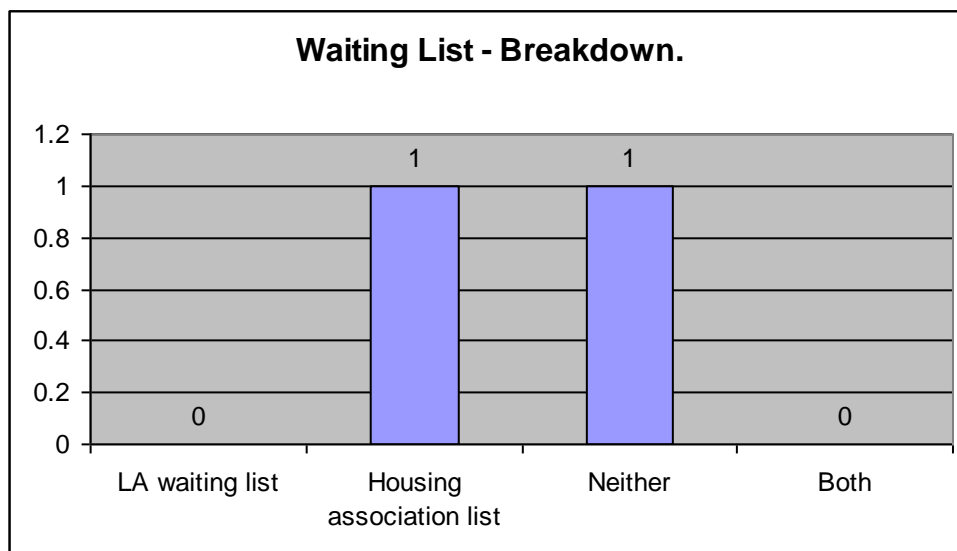
## ii) Local Connection – Breakdown (2 responses)

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



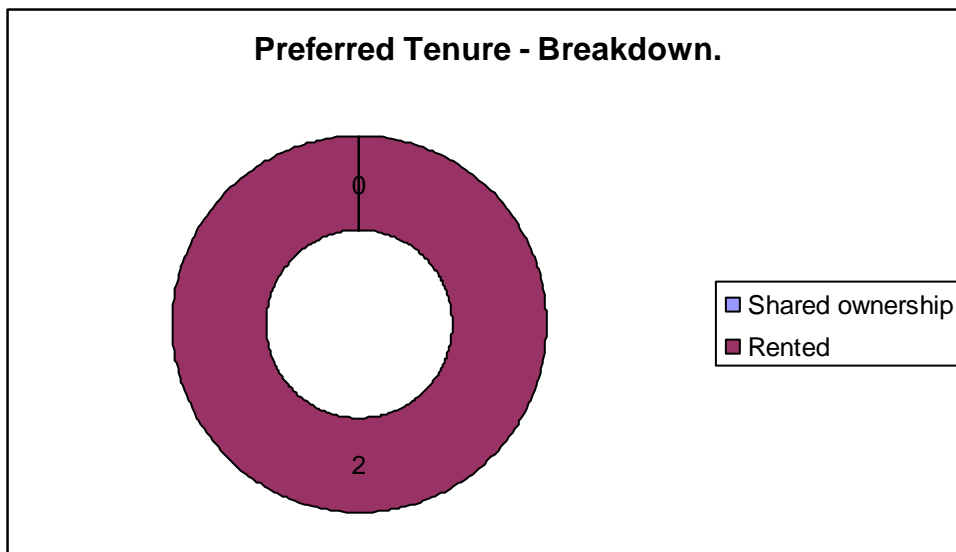
## iii) Housing Register / Waiting List – Breakdown (2 responses)

The following chart shows the number of respondents registered on the Local Authority Housing Register and / or a Housing Association Waiting List.



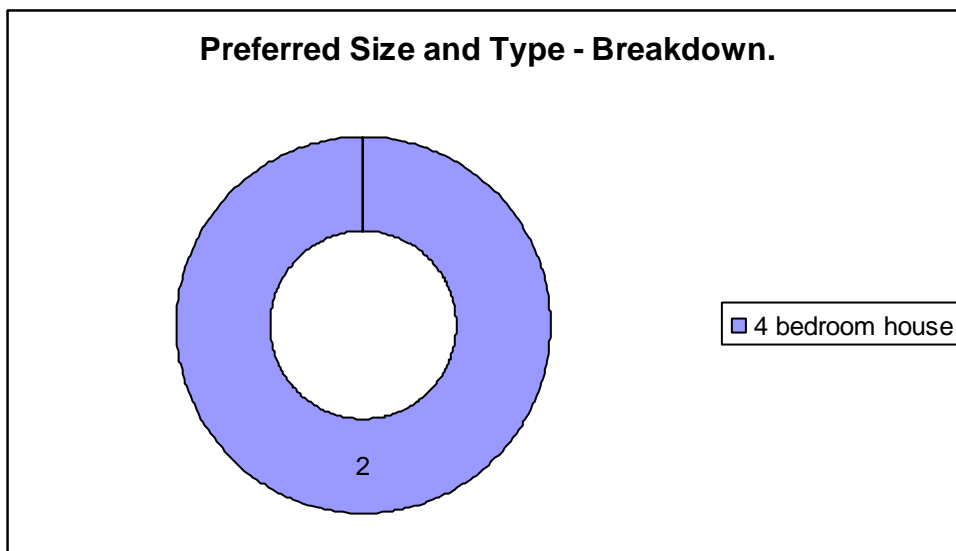
**iv) Preferred Tenure – Breakdown (2 responses)**

The preferred tenures of the 2 respondents are shown in the chart below.



**v) Preferred Size and Type – Breakdown (2 responses)**

The preferred sizes and types of accommodation expressed by the 2 respondents are shown in the following chart.



## 6. Determination of Specific Housing Needs

The following table shows the specific housing needs of the 2 respondents.

A number of rules were used to compile this table ;

- Where a respondent indicated a preference for 1 bedroom accommodation they were reclassified as being in need of a 2 bedroom home. There are three reasons for this ; (1) The possibility of a 1 bedroom home sitting vacant for a period of time, (2) The extra flexibility that a 2 bedroom home provides and (3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % 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 were reclassified as being in need of rented accommodation from a Housing Association.

Local connection verified	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
Yes	Rent	4 bed house	Rent	4 bed house
Yes	Rent	4 bed house	Rent	4 bed house

A full breakdown of the needs can be seen as Appendix D to this Report.



## **7. Conclusions**

There is a need for 2 new homes in Burton Dassett Parish for people with a local connection. The specific needs are for ;

### **Rented from a Housing Association**

#### **Knightcote**

1 x 4 bedroom house

#### **Northend**

1 x 4 bedroom house

## **8. Recommendations**

Stratford-on-Avon District Council expects that, although Housing Needs Surveys are carried out across a Parish, ultimately the information should be analysed on an individual settlement basis because the affordable housing should meet the needs of the settlement in which it is located.

Such an analysis on an individual settlement basis has identified a housing need for 1 new home in Knightcote and for 1 new home in Northend.

Stratford-on-Avon District Council would, therefore, normally require two separate affordable homes to meet the separately identified housing needs for Knightcote and Northend.

However, as the development of single affordable homes would not normally be financially viable, Stratford-on-Avon District Council has indicated that, under the circumstances, it would consider a proposal to meet the combined housing need for both settlements in a single location.

Regrettably, it will still be extremely difficult to make a scheme to develop just two affordable homes financially viable.

Only if a suitable plot of land was available at a price lower than the amount a Housing Association would normally be able to pay or the Parish Council owns a suitable plot of land would further assessment of the financial viability of providing these two homes be considered worthwhile.

This might also require the homes to be built at the same time as another, perhaps larger, affordable housing development in a nearby Parish.

However, it is recommended that an exercise is carried out to identify a suitable piece of land to meet the two housing needs for rented property identified by this Survey. Partners in this exercise should include ;

- The Parish Council
- Stratford-on-Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any housing that is intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

## **9. Acknowledgements**

Gratitude is expressed to Councillor Andrew Wolstenholme, Chairman of Burton Dassett Parish Council and to all those who helped distribute Survey forms.

## **10. Contact Information**

Phil Ward  
Rural Housing Enabler  
Warwickshire Rural Community Council  
25 Stoneleigh Deer Park Business Centre  
Abbey Park  
Stareton  
Kenilworth  
CV8 2LY

Tel ; (024) 7621 7391  
Email ; [philw@wrccrural.org.uk](mailto:philw@wrccrural.org.uk)

Mrs R Manning  
Clerk to Burton Dassett Parish Council  
25 Manor Road  
Stratford upon Avon  
CV37 7EA

Tel ; (01789) 205649

## APPENDIX A HOUSING NEEDS SURVEY FOR BURTON DASSETT PARISH

### PART 1

#### Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each category)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

#### Q2 YOUR HOUSING CIRCUMSTANCES

<b>Housing tenure</b> (Please tick)	Council renting <input type="checkbox"/> Housing association renting <input type="checkbox"/> <b>Tied accommodation</b> <input type="checkbox"/> <b>Owner occupier/no mortgage</b> <input type="checkbox"/> <b>Private renting</b> <input type="checkbox"/> <b>Owner occupier/mortgage</b> <input type="checkbox"/> <b>Living with parents</b> <input type="checkbox"/> <b>Housing association shared ownership</b> <input type="checkbox"/> <b>Living with friends</b> <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
	<b>Housing type</b> (Please tick) House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
<b>No. of bedrooms</b> (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>

#### Q3 LIFE IN THE PARISH

<b>Do you feel the parish</b> (Please tick)	Has a good reputation?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Is a nice place to live?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a balanced and varied population?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Has a friendly atmosphere/community spirit?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
<b>Do you feel the parish</b> (Please tick)	Suffers from crime?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from anti-social behaviour	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	Suffers from a lack of facilities?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what facilities?	
	Suffers from a lack of housing?	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
	If 'YES', what type of housing?	

<b>Has anyone in your household had to leave the parish in the last 5 years because no affordable/suitable housing was available? (Please tick)</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>
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Would you be in favour of a <b>SMALL</b> (average 6 dwellings) scheme of affordable houses being built in the parish for <b>LOCAL</b> people? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
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ADDITIONAL COMMENTS

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**PART 2**

**(YOU ONLY NEED TO COMPLETE THE REST OF THIS FORM IF YOU HAVE AN UNMET NEED FOR HOUSING)**

**Q1 YOUR DETAILS**

<b>Name</b>	
<b>Address</b>	
<b>Telephone no. (Home)</b>	
<i>Telephone no. (Work)</i>	
<i>Date of Birth</i>	
<b>Current housing tenure (Please tick)</b>	Council renting <input type="checkbox"/> Housing association renting <input type="checkbox"/> <b>Tied accommodation</b> <input type="checkbox"/> <b>Owner occupier/no mortgage</b> <input type="checkbox"/> <b>Private renting</b> <input type="checkbox"/> <b>Owner occupier/mortgage</b> <input type="checkbox"/> <b>Living with parents</b> <input type="checkbox"/> <b>Housing assoc. shared ownership</b> <input type="checkbox"/> <b>Living with friends</b> <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
<b>Current housing type (Please tick)</b>	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
<b>Current number of bedrooms (Please tick)</b>	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

**Q2 THE REASON FOR YOUR HOUSING NEED**

<b>Why do you need alternative accommodation?</b>	Need larger accommodation <input type="checkbox"/> Need smaller accommodation <input type="checkbox"/>
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<b>(Please tick)</b>	Need physically adapted accommodation <input type="checkbox"/>
	Need less expensive home <input type="checkbox"/>
	Need to be closer to relatives <input type="checkbox"/>
	Need to be closer to employment <input type="checkbox"/>
	Need to be closer to a carer or dependent <input type="checkbox"/>
	Need secure accommodation <input type="checkbox"/>
	Need supported accommodation <input type="checkbox"/>
	Need independent accommodation <input type="checkbox"/>
Other <input type="checkbox"/>	
(please specify):	

### Q3 YOUR LOCAL CONNECTION

<b>Do you / have you</b> <b>(Please tick all boxes</b> <b>that apply)</b>	Currently live in the parish? <input type="checkbox"/> If so, for how long? _____ years
	<b>Work in the parish?</b> <input type="checkbox"/>
	<b>Immediate family in the parish?</b> <input type="checkbox"/>
	Previously lived in the parish? <input type="checkbox"/> If so, for how long? _____ years

### Q4 HOUSING REGISTER

<b>Are you on a housing register? (Please tick all boxes that apply)</b>	Local authority housing register <input type="checkbox"/>
	Housing association register <input type="checkbox"/>

**(You are recommended to register with the local authority, if you have not done so already)**

### Q5 YOUR FAMILY DETAILS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU)

Title	Surname	First name	Relationship to you	Date of Birth

### Q6 SPECIFIC HOUSING NEEDS

<b>Please specify any specific housing needs (e.g. disability requirements)</b>	
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## Q7 TYPE OF HOUSING NEEDED

<b>Tenure of housing needed (Please tick)</b>	Shared Ownership* <input type="checkbox"/>	Rented <input type="checkbox"/>	Owner occupier <input type="checkbox"/>
<b>Type of housing needed (Please tick)</b>	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat <input type="checkbox"/>
<b>No. of bedrooms needed (Please tick)</b>	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>		

\*See back page for definition of shared ownership

## Q8 FINANCIAL INFORMATION

<b>Basic annual income, 'joint income' where applicable (Please tick)</b>	Up to £14,999 <input type="checkbox"/>	£15,000-£19,999 <input type="checkbox"/>	£20,000-£29,999 <input type="checkbox"/>
	£30,000-£39,999 <input type="checkbox"/>	£40,000-£49,999 <input type="checkbox"/>	£50,000-£59,999 <input type="checkbox"/>
	£60,000-£69,999 <input type="checkbox"/>	£70,000-£79,999 <input type="checkbox"/>	£80,000-£89,999 <input type="checkbox"/>
	£90,000-£99,999 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>	
<b>If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford?</b>	Maximum mortgage	£	(assume 3x joint income) +
	Equity in existing home	£	+
	Savings	£	+
	Other	£	=
	Total	£	

# Q9 ETHNICITY MONITORING

Please specify the number of people in each group			
<b>White</b>		<b>Asian or Asian British</b>	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
<b>Mixed</b>		Other Asian background	
White and Black Caribbean		<b>Black or Black British</b>	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
<b>Chinese</b>		<b>Other (please state below)</b>	
Chinese			

# **Thank you for completing this form. Please return it in the Freepost envelope by 28 FEBRUARY 2010.**

If you have any questions regarding this survey or you require additional forms, please contact Phil Ward, Rural Housing Enabler at :

Warwickshire Rural Community Council,  
25 Stoneleigh Deer Park Business Centre, Abbey Park,  
Stareton, Kenilworth CV8 2LY  
Telephone: 024 7621 7391  
Email: [philw@wrccrural.org.uk](mailto:philw@wrccrural.org.uk)

## **ADDITIONAL INFORMATION ON PROPERTY TYPES**

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent and some for shared ownership.

Rented properties would be available to people with a strong local connection and at an affordable rent. A Housing Association would retain ownership of the rented properties and there would be no 'Right To Buy' available to tenants.

Shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a Housing Association on the remaining share. The Housing Association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value, should this occur.

## Appendix B.

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- If occupied by genuine local people in need. Not to be used to rehouse ASBO families or political refugees, or ex offenders.
- Bottom Street, Northend is not a nice place to live as it suffers badly from heavy and speeding traffic. Traffic calming (as in other villages) is long overdue, probably due to farmer [name] destroying our speed aware sign (no action taken of course by police).
- If young people are not encouraged to live in the village it will soon be elderly and OAPs which is not good for anybody.
- There is an old chapel and a barn and farm buildings that could provide some more (possibly six or eight) starter homes, preferably to rent.
- This is a lovely friendly village, please don't spoil it.
- Affordable housing ?? Why only six. In one small area here there will be three houses, affordable ones, needed in the next three years.
- If the criteria is just that the person is LOCAL then OK but if the criteria is also AFFORDABLE then no as from experience elsewhere means the only people who benefit are incomers without jobs.
- My children have left the Parish in the past 5 years but not necessarily as a result of lack in affordable housing but rather the attraction of nearby towns like Leamington and Warwick that have good facilities and night life for young people. A further reason for young people leaving the Parish is the result of the inability to get to a place of work without own transport - eg no daily bus service to Banbury.
- Please can we be given more details if this comes into effect as it is something we would like to apply for.
- I'm not sure what is meant by "affordable" by Councils. As a Pensioner, I don't consider the Council / Housing Association House Rents are very "affordable" at £85-£90 weekly when Pensions for single people are only about £95 at present. I'm glad I now get Housing Benefits.
- We built a house in the village 4 years ago on land owned by our family. Without their support we would not have afforded a house in the Parish and would not have been able to return.



- Small only - no more than 6 dwellings.
- We do not need new developments with 4 / 5 or six bedrooms with token so called affordables. The ban on new houses must be lifted.
- We lost the shop and school because no one coming into village.
- In Northend where building took place would be determining factor for above 'yes'.
- We don't agree with building on the green belt. If you could knock down an existing building in order to build affordable houses, for example, we would support that.
- This is an expensive area for those starting out. Even young professionals such as teachers, nurses, doctors etc will struggle to afford a first home in a village setting - and villages like Knightcote need younger people.
- Subject to the dwellings blending in and being sited in an appropriate location.
- I have only lived in Northend for 3 months, so have answered for that period only.
- If housing is not built, there will soon be nobody under 60 living here.
- The Parish has many properties of affordable home status at Temple Herdewyke with probably more available. No need for more as currently a significant number in relation to total housing. Previous survey over 90% of population 'against' affordable homes developments.
- Road networks would not support further residents.
- There is little / no work opportunities in the area and transport is a problem if you do not have a car, if any development took place it would need to be very small to fit in with the small number of houses here.
- In favour in principle but as lack of transport and shops we do not think it feasible.
- Although Northend itself could support a small development of affordable houses with Temple Herdewyke within the Parish it should be that sufficient affordable housing is available.
- If the proposed windfarm in the village is built it will kill off any hope of attracting new residents for any type of new housing.

- To buy not rent.
- This was supposed to be the policy when Kimble Close, Knightcote was being talked about. In the end no affordable houses were built it was all 4 and 5 bed houses. None for the local community.
- The release of houses from Gaydon MOD a few years ago provided the area (Parish) with a large number of affordable housing.
- Know of nobody who has left the Parish and wanted back. Little public transport as it is considered uneconomic.
- Desperately needed, but too many people who have large houses and no need for this type of housing will vote against it so will never go ahead. Also need some larger 4 bed houses and good soundproofing.
- The village is big enough without building more houses.
- We do not need any houses that would change the balance of the village. We all live here because we like it just as it is. You will just entice the wrong people to live here.
- 2 children who were born in village but will not have opportunity to stay due to lack of affordable housing.
- Need to bring in more families to generate a new community. There is no community in the village. More families could mean more services.

## Appendix C.

Property Search on 15 March 2010 (excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Beds	Type	Price (£)
Gatekeeper	Byron Walk	Temple Herdewyke	2	House	119,950
Taylor	Astley Walk	Temple Herdewyke	2	House	121,995
Connells	Astley Walk	Temple Herdewyke	2	House	122,000
King & Woolley	Astley Walk	Temple Herdewyke	2	House	124,950
Taylor	Hampden Court	Temple Herdewyke	2	House	124,995
Wiglesworth	Falkland Place	Temple Herdewyke	2	House	129,950
Taylor	Stapledon Green	Temple Herdewyke	2	House	134,995
Hamptons International	Lower End	Avon Dassett	2	House	189,950
Buckell & Ballard	Bottom Street	Northend	2	House	199,950
Taylor	Meldrum Court	Temple Herdewyke	3	House	124,995
Connells	Meldrum Court	Temple Herdewyke	3	House	126,950
Locke & England	Hampden Court	Temple Herdewyke	3	House	127,500
Connells	Meldrum Court	Temple Herdewyke	3	House	129,950
Connells	Hampden Court	Temple Herdewyke	3	House	135,000
Bairstow Eves	Lyndsay Walk	Temple Herdewyke	3	House	136,999
Connells	Falkland Place	Temple Herdewyke	3	House	137,500
Loveitts	Meadow Way	Fenny Compton	4	House	224,950
Loveitts	Meadow Way	Fenny Compton	4	House	245,000

### Type

2 bedroom houses

3 bedroom houses

**Appendix D.**

ID	Local Connection Verified	Household Composition	Reason for Need	Support Needed	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
71	Yes	Couple with 3 children	Need larger accommodation	No	Rent	4 bed house	Rent	4 bed house
72	Yes	Couple with 3 children	Need larger accommodation	No	Rent	4 bed house	Rent	4 bed house