



**Housing Needs Survey Report
for
Marston Sicca Parish Council**

July 2019

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

Contents

1. Introduction

2. Planning context

3. Results

Q1: Why does your household need alternative housing?

Q2: Current dwelling

Q3: Dwelling type and size preferred

Q4: Dwelling tenure preferred

Q5: Local connection

Q6: Financial details

Q7: Housing waiting list

Q8 & Q9: Detail of households seeking alternative housing

4. Conclusion

5. Acknowledgements

6. Contact information

Appendices

A: Survey form

B: Property search

C: Home Choice Plus

D: Summary of need

1. Introduction

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

The survey form was a standard document used across the district and a copy was delivered to every home across the parish alongside the Neighbourhood Development Plan survey. Additional copies were available for people not currently living in Long Marston parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the survey form can be seen at Appendix A to this report.

Households with or containing a housing need were asked for details of their current situation, 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 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 market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

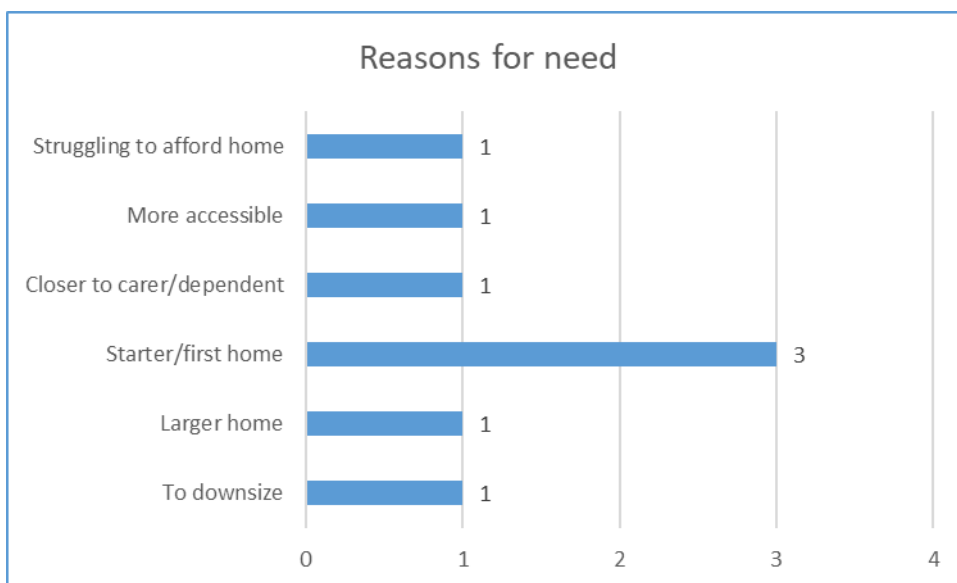
3. Results

Six survey forms were returned however two responses have been discounted as the respondents did not answer the questions. This report therefore relates to information provided by the remaining four respondents.

Q1: Why does your household need alternative housing?

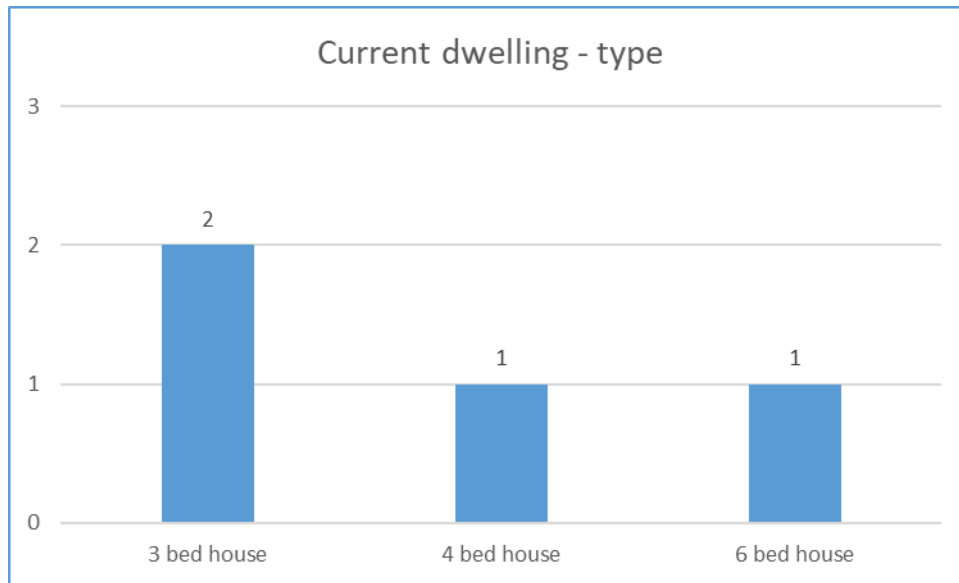
Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

As can be seen below the main reason is for a starter/first home.

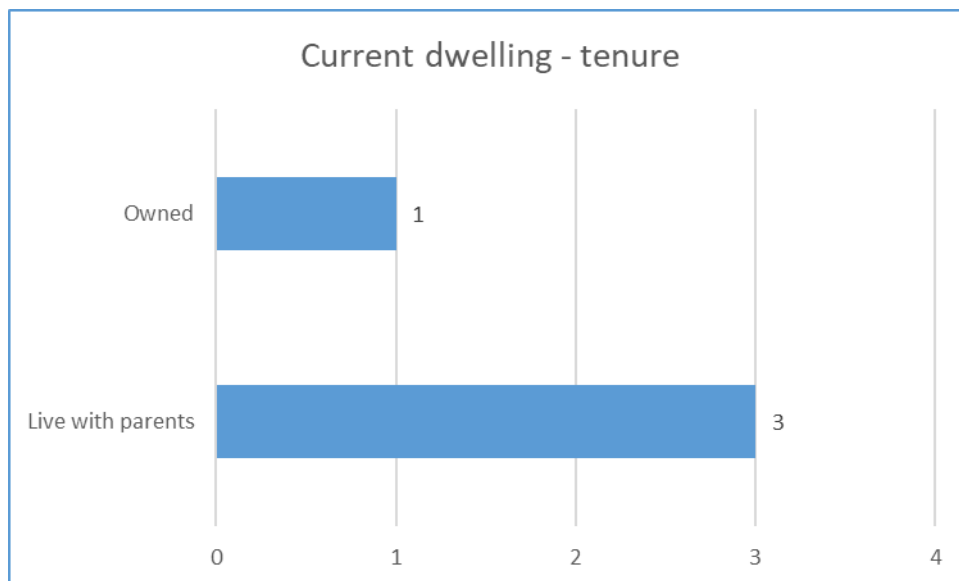


Q2: Current dwelling

All respondents provided information about their current dwelling, and all currently live in a house.

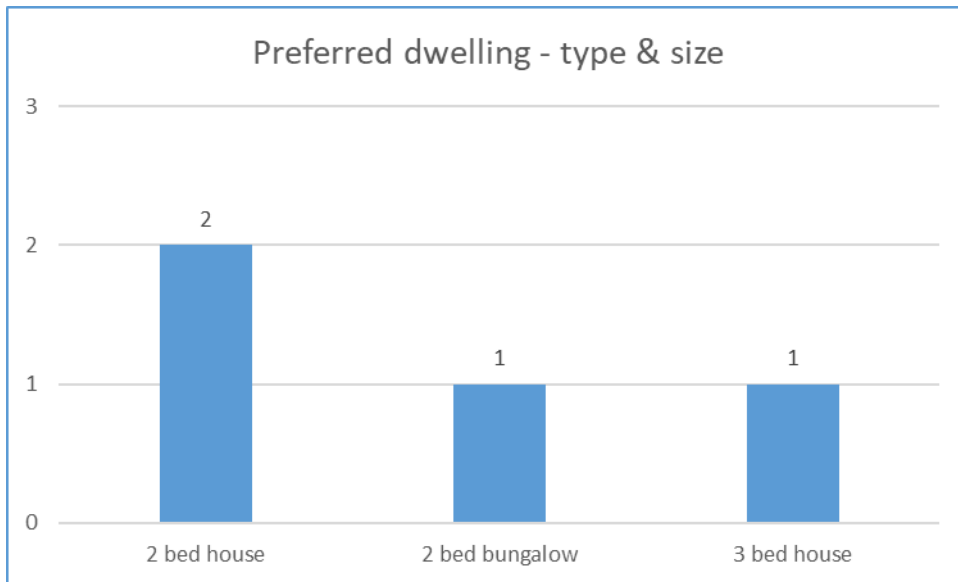


Three of the respondents currently live with parent/s whilst the remaining respondent lives in owner occupied accommodation.



Q3: Dwelling type and size preferred

Respondents were asked to indicate what type and size of property the household would prefer and all four respondents provided information.



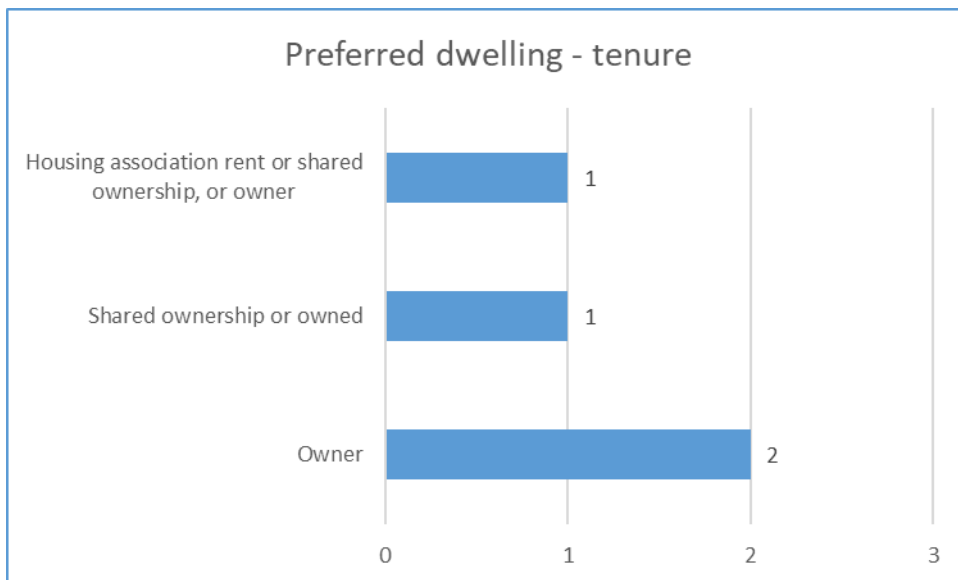
One respondent indicated that they would like a property to include a study/space to work from home.

Respondents were able to provide details of any specific household requirements. This information aids the analysis but is confidential so is not reproduced within this report.

Q4: Dwelling tenure preferred

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference.

All respondents completed this question and, as can be seen below, owner occupier is the tenure most preferred (either via shared ownership or as an owner occupier with/without mortgage).

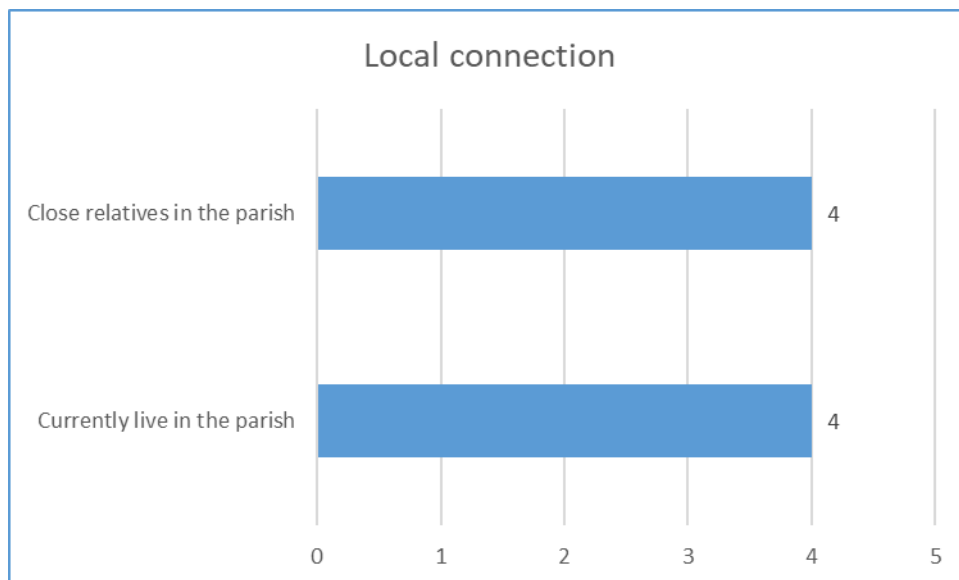


A respondent looking to purchase a home (either via shared ownership or as an owner occupier) would need to be able to demonstrate that they could raise a suitable deposit and mortgage.

Q5: Local connection

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

All four respondents currently live in the parish and also have close relatives currently living within the parish.



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 B 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.

Q7: Housing waiting list

One of the respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at June 2019 there were fifteen households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies

to families with children and older people. A summary of these registered households can be seen at Appendix C.

Q8 & Q9: Detail of households 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 four households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 1 x 1 bed maisonette

Housing association shared ownership

- 2 x 2 bed house

Owner-occupier

- 1 x 2 bed bungalow

Consideration should also be given to the requirements of the fifteen local households registered on Home Choice Plus.

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

5. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey packs across the parish.

6. Contact information

Mrs Debbie Woodliffe - Parish Clerk, Marston Sicca Parish Council

Email: marstonsicca@gmail.com

Website: www.longmarstonvillage.co.uk

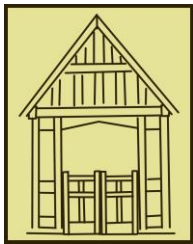
Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick University – Wellesbourne Campus, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Long Marston Neighbourhood Plan

Housing survey for Long Marston parish

This survey is being carried out on behalf of Marston Sicca Parish Council by WRCC as the parish council is aware that a lack of suitable housing can be an issue for many households, possibly leading to local people being forced to move away.

When the survey is complete the parish council will consider the results and explore how any housing needs can be addressed by the Long Marston Neighbourhood Plan.

The form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to return to live in Long Marston 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 (parent, sibling, adult child) currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only for the Long Marston Neighbourhood Plan 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. Individual returns will be anonymised and analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire), who will retain all survey forms.

A separate form should be completed by each household in need of alternative housing if they wish to be housed within the parish. If necessary, please request extra forms; see contact details at the end of the survey.

Completed survey forms should be returned by 30th June 2019.

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 (ie all rooms on one floor)
- 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 your household prefer (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
- Specifically designed to cater for a disability

8. 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 | | | |

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 require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler (01789 842182 or sarahbt@wrccrural.org.uk).

Please return this form no later than 30th June 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 - property search

Property search within Long Marston parish July 2019 (excluding listed/character properties, properties requiring refurbishment, with land, stables etc).

For sale

| Agent | No of beds | Type | Price £ |
|-----------------------|------------|----------------------|---------|
| Jeremy McGinn & Co | 4 | detached house | 700,000 |
| Peter Clarke & Co | 5 | detached house | 650,000 |
| John Shepherd Vaughan | 5 | detached house | 537,000 |
| Peter Clarke & Co | 4 | detached house | 535,000 |
| Knight Frank | 4 | detached house | 485,000 |
| Peter Clarke & Co | 5 | detached house | 465,000 |
| Life Investments | 4 | detached house | 449,995 |
| Peter Clarke & Co | 3 | detached bungalow | 435,000 |
| Kennedys Stratford | 4 | detached house | 425,000 |
| John Shepherd Vaughan | 4 | detached house | 425,000 |
| Peter Clarke & Co | 4 | detached house | 415,000 |
| Nikki Homes | 4 | detached house | 399,950 |
| Persimmon Homes | 5 | detached house | 390,000 |
| Kennedys Stratford | 4 | detached house | 390,000 |
| Kennedys Stratford | 4 | detached house | 380,000 |
| Persimmon Homes | 4 | detached house | 380,000 |
| RA Bennett & Partners | 4 | detached house | 375,000 |
| Andrew Grant | 4 | detached house | 375,000 |
| Connells | 4 | detached house | 360,000 |
| Persimmon Homes | 4 | detached house | 340,000 |
| Kennedys Stratford | 4 | detached house | 335,000 |
| Connells | 3 | detached house | 325,995 |
| Persimmon Homes | 4 | detached house | 325,000 |
| St Modwen Homes | 4 | detached house | 324,995 |
| Persimmon Homes | 3 | detached house | 305,000 |
| Nikki Homes | 4 | detached house | 300,000 |
| Shipways | 3 | detached house | 299,995 |
| St Modwen Homes | 3 | detached house | 299,995 |
| John Shepherd Vaughan | 2 | detached bungalow | 299,950 |
| Persimmon Homes | 3 | detached house | 295,000 |
| Peter Clarke & Co | 4 | detached house | 285,000 |
| RA Bennett & Partners | 3 | detached house | 280,000 |
| St Modwen Homes | 3 | semi-detached house | 265,995 |
| Persimmon Homes | 3 | semi-detached house | 250,000 |
| Persimmon Homes | 3 | semi-detached house | 250,000 |
| Jeremy McGinn & Co | 3 | semi-detached house | 240,000 |
| Shipways | 3 | end of terrace house | 239,995 |
| St Modwen Homes | 3 | end of terrace house | 234,995 |
| Peter Clarke & Co | 3 | terraced house | 220,000 |
| Persimmon Homes | 2 | semi-detached house | 197,500 |
| RA Bennett & Partners | 2 | end of terrace house | 190,000 |
| Jeremy McGinn & Co | 2 | penthouse | 180,000 |
| Peter Clarke & Co | 3 | semi-detached house | 180,000 |
| Peter Clarke & Co | 3 | semi-detached house | 177,000 |

| | | | |
|-------------|---|------------|---------|
| Nikki Homes | 2 | apartment | 175,000 |
| Connells | 2 | apartment | 165,000 |
| Connells | 2 | apartment | 160,000 |
| Connells | 2 | maisonette | 160,000 |

Average house prices

| House size & type | Price £ |
|------------------------------|---------|
| 2 bed maisonette / apartment | 168,000 |
| 2 bed end terrace house | 190,000 |
| 2 bed semi-detached house | 197,500 |
| 2 bed bungalow | 299,950 |
| 3 bed semi-detached house | 227,166 |
| 3 bed detached house | 251,048 |
| 3 bed terraced house | 220,000 |
| 3 bed end of terrace house | 237,495 |
| 3 bed detached bungalow | 435,000 |
| 4 bed detached house | 400,247 |
| 5 bed detached house | 510,500 |

With an overall average sold price of £329,109 during the last year properties in Long Marston village are cheaper than nearby Welford on Avon (average £570,909), Mickleton (average £399,271) and Dorsington (average £682,500). The majority of sales in Long Marston during the last year were detached properties, selling for an average of £425,657. Semi-detached properties sold for an average of £255,948 and terraced properties fetched an average of £204,000.

In the past year sold house prices in Long Marston were 4% up on the year before.

Source: rightmove.co.uk, zoopla.co.uk, onthemarket.com

Appendix C - Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At June 2019 the following households with an address within Long Marston parish were registered.

| Household type | No. of children in household | No. of households | House type/size |
|----------------|------------------------------|-------------------|---------------------|
| Single/couple | 0 | 8 | 1 bed maisonette |
| Family | 1 | 4 | 2 bed house |
| Pensioner/DLA | 0 | 3 | 1 or 2 bed bungalow |

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

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as per Q5 of the survey form).

Appendix D - summary of need

| ID | Local connection | Household composition | Specific housing needs | Tenure | Size & type |
|-----------|-------------------------|------------------------------|-------------------------------|--------------------------------------|------------------------|
| 01 | Yes | Two adults | No | Housing association shared ownership | 2 bed house |
| 02 | Yes | One adult | Yes | Owner occupier | 2 bed bungalow |
| 03 | Yes | One adult | No | Housing association rent | 1 bed maisonette |
| 04 | Yes | Two adults | No | Housing association shared ownership | 2 bed house |

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