



**Housing Needs Survey  
for  
Cubbington Parish Council**

**March 2016**

**Analysis by Fiona Henderson  
Rural Housing Enabler (Warwick District)  
for WRCC**



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## 1. Summary of Results

Approximately 1700 Housing Needs Survey forms were distributed and 310 forms were returned. This equates to a response rate of 18%, a rate considered to be reasonable for a survey of this type.

9 respondents expressed a need for alternative housing.

The specific needs are:

### **Housing association shared ownership**

1 x 2 bed house  
1 x 2 bed bungalow  
1 x 2 bed flat

### **Housing association rented**

1 x 2 bed flat  
1 x 2 bed house or flat  
1 x 3 bedroom house

### **Owner occupier**

1 x 2 bed flat or house  
1 x 2 bed flat  
1 x 2 bed house

## 2. Introduction

Cubbington Parish Council commissioned a local Housing Needs Survey in February 2016.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The survey form was essentially a standard document used in parishes across Warwickshire. A survey form was delivered to every home in Cubbington parish. A copy of this along with the covering letter, can be seen as Appendix A i) and A ii) of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the parish were explored and respondents were able to specify their opinion on any lack of facilities and lack of housing. This part of the survey also asked whether any member of the household left the parish to find suitable affordable or market housing.

Only households with, or containing, a specific housing need were asked to complete the second part of the survey form. This part of the form asked for respondents' names and

addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler at WRCC via a 'Freepost' envelope. Analysis of the completed forms took place in March 2016.

### **3. Planning Context**

The Warwick District Local Plan 1996-2011 is the current adopted development plan that provides policies and context for future development in the District. The Warwick District Local Plan 2011 – 2029 has been submitted though is currently suspended pending further examination in public, so the weight that the District Council can give updated policies is currently limited.

Policy RAP1 sets out the circumstances in which new residential development will be permitted in Limited Infill Villages - that being (i) on previously developed land within the Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment or (ii) affordable housing in accordance with Policy RAP4.

An appraisal or assessment would normally take the form of a full household survey (Housing Needs Survey) of the parish.

Where the survey indicates a need for market housing, any housing development proposals should only provide the types of homes which are shown to be in need by size (number of bedrooms) and type (houses, bungalows or flats).

Where a private development site emerges in a Limited Infill Village, the Council will require an element of affordable housing on sites of 3 dwellings or more. As a general rule, the Council will require a minimum of 80% social rented housing (usually through a Housing Association) and a maximum of 20% intermediate housing (often called Shared Ownership).

Policy RAP4 sets out the circumstances in which the development of affordable housing in the rural area to meet local needs of a village or parish may be permitted in exceptional circumstances (Rural Exception schemes), that being where;

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way;
- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement; and
- c) the following principles are established;
  - i all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality;
  - ii the type of accommodation to be provided will be determined on the basis of local need;

- iii forms of tenure other than social rented housing (such as Shared Ownership) will be considered provided that they achieve weekly outgoings significantly below the maximum affordable to households in housing need; and
- iv such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

All the dwellings must meet an identified need in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed and these should blend well into the existing settlement.

The design and layout of the scheme should be essentially rural in character and should integrate well with the styles and materials which predominate in the surrounding area.

The scheme must be located within, or adjoining, an existing settlement.

People with a demonstrable need to be housed in the locality include;

- people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation;
- people who have lived in the parish for at least 2 years out of the last 10 years;
- people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish;
- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.

The Government accepts Rural Exception schemes in the Green Belt but greater controls are needed to ensure that the fundamental objectives of the Green Belt are not harmed – in particular, the retention of the open nature and rural character of the countryside.

Policy DAP1 sets out the circumstances in which development will be permitted in the Green Belt - that being new dwellings in accordance with Policy RAP1 (on previously developed land within a Limited Infill Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment, or affordable housing in accordance with Policy RAP4).

Policies RAP1, RAP4, DAP1 and the Affordable Housing Supplementary Planning Document provide for a number of circumstances whereby residential development may be permitted in Limited Growth Villages such as Cubbington.

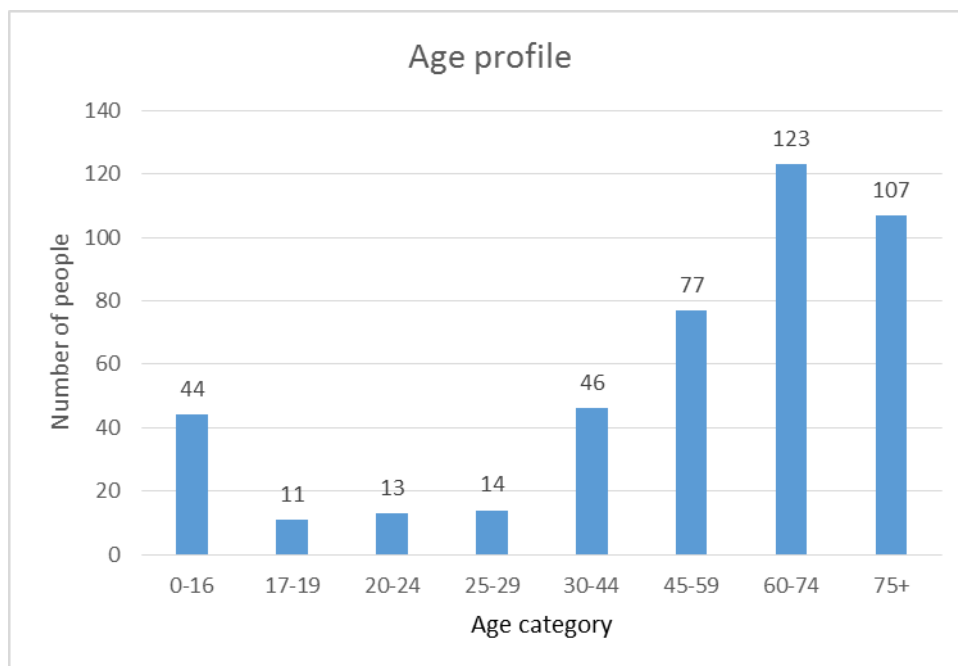
#### 4. Results – Contextual Information

A total of 310 survey forms were returned equating to a response rate of 18%. A response rate of 18% is considered to be reasonable for a survey of this type. People generally respond for one of three reasons;

- To express a housing need,
- To offer support in principle to the idea of a small housing scheme for local needs, or
- To state opposition to the idea of a housing scheme.

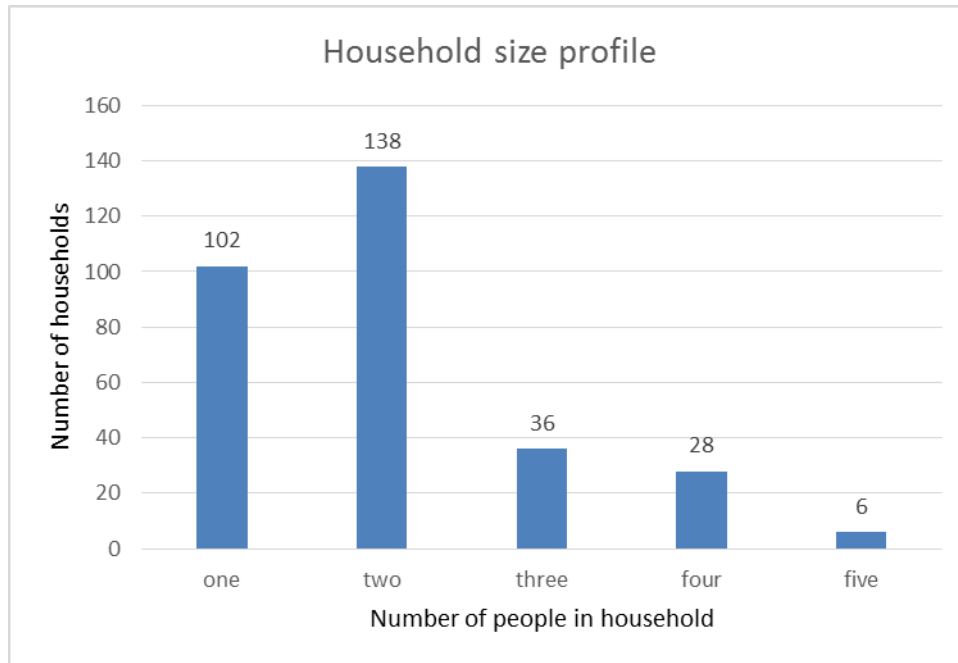
##### i) Age Profile (310 responses, 435 people)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 307 out of the 435 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



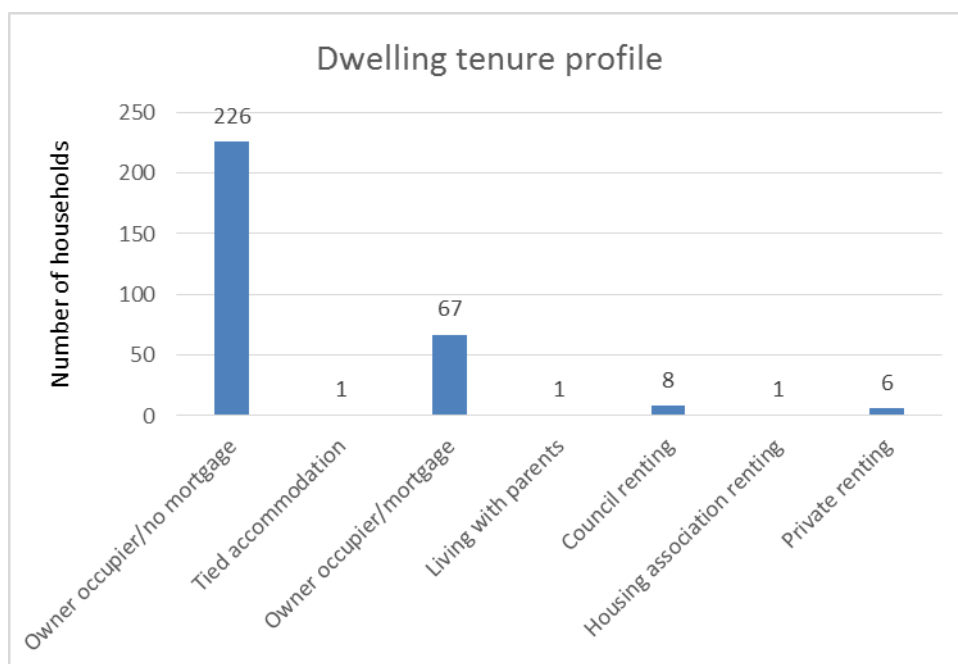
## ii) Household Size Profile (310 responses)

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 1 and 2 person households. The majority of parish Housing Needs Surveys record a predominance of 2 person households. The mean average household size within the survey is 1.4 people. The Census 2011 figure was 2.36 for Cubbington parish.



## iii) Dwelling Tenure Profile (310 responses)

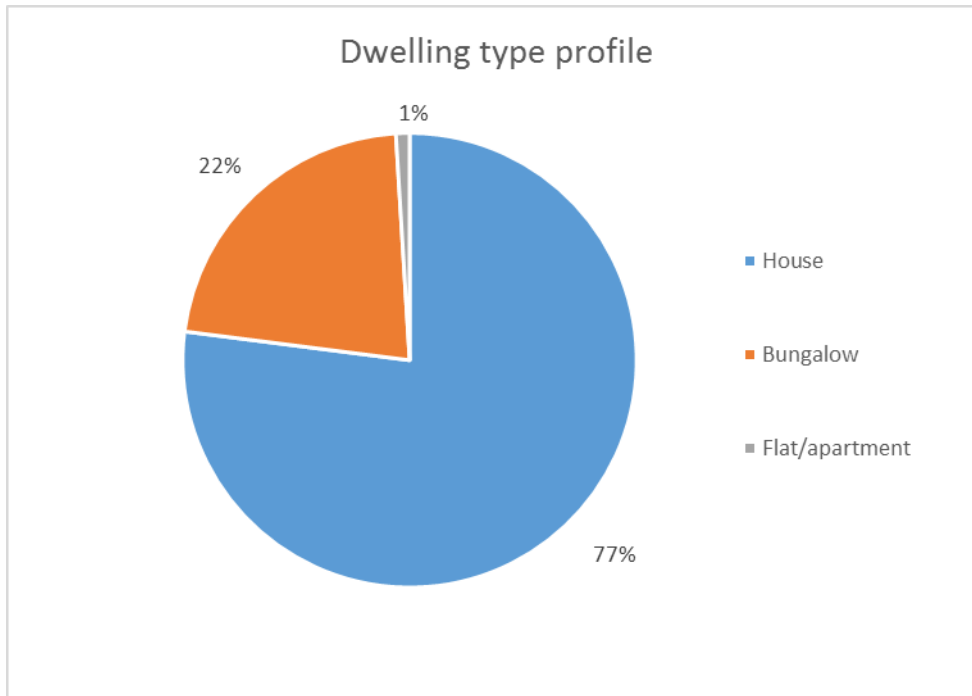
The following chart shows the dwelling tenure profile for survey respondents. The typical pattern for villages across Warwickshire is of high levels of owner-occupier housing. Of the survey respondents in Cubbington parish 95% recorded owner-occupier housing; 73% stated they are mortgage-free. Tenures traditionally considered to be within the 'social sector' represent 3% of the total.





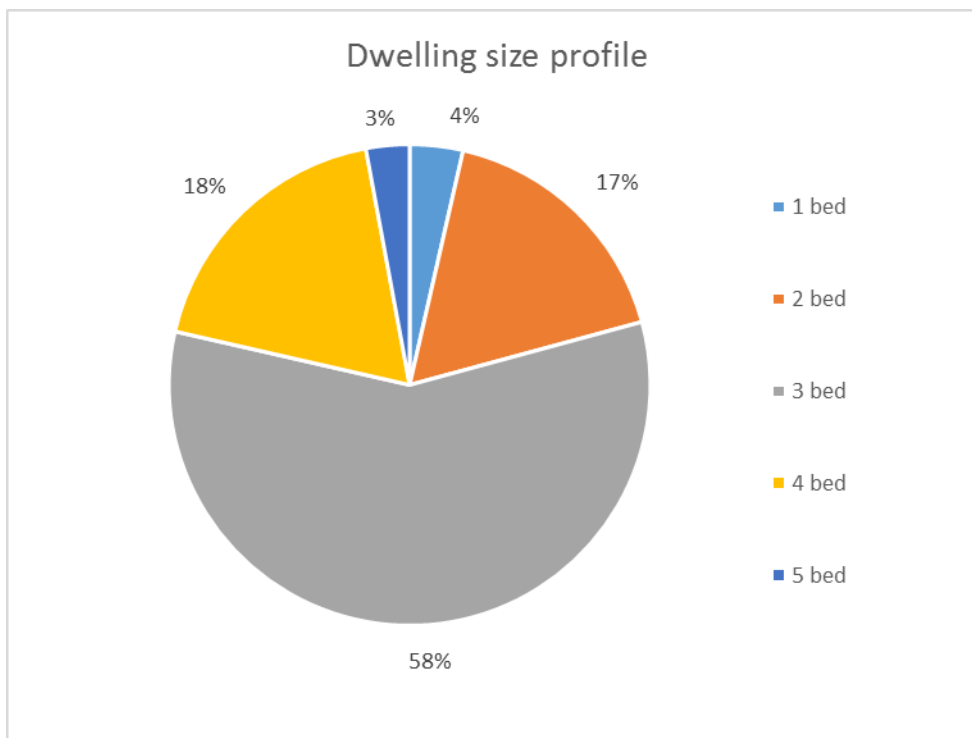
**iv) Dwelling Type Profile (309 responses)**

The following chart shows the types of dwellings that the survey respondents live in. While houses represent the largest factor, over 20% of the survey respondents live in bungalows, indicating the relatively high proportion of dwellings suited to an ageing population.



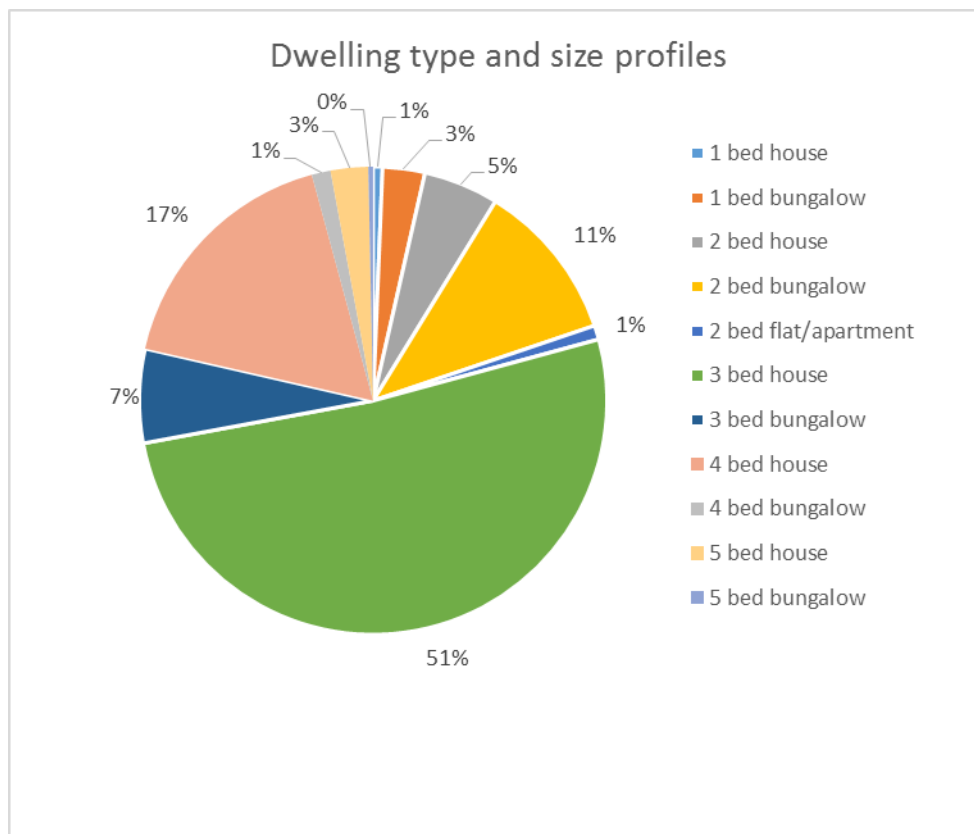
**v) Dwelling Size Profile (308 responses)**

The following chart shows the sizes of dwellings that the survey respondents live in.



## vi) Dwelling Type and Size Profiles Cross Referenced (308 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. This can be seen in the following chart. 3 bedroom houses emerge as the largest single factor comprising half the responses, followed by 4 bedroom houses. When compared to 4.ii above, i.e. a dominance of 1 and 2 person households, these results may suggest an issue of dwelling under-occupation in the parish. The survey records a proportion of 1 bedroom dwellings but this comprises only 1% of the provision.

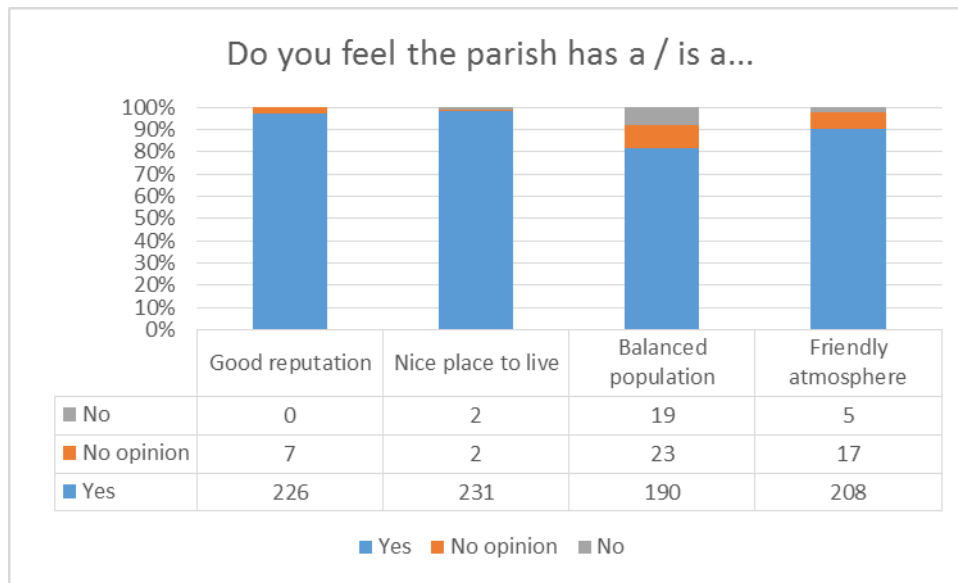


## vii) Life in the Parish: Positive / Negative Aspects

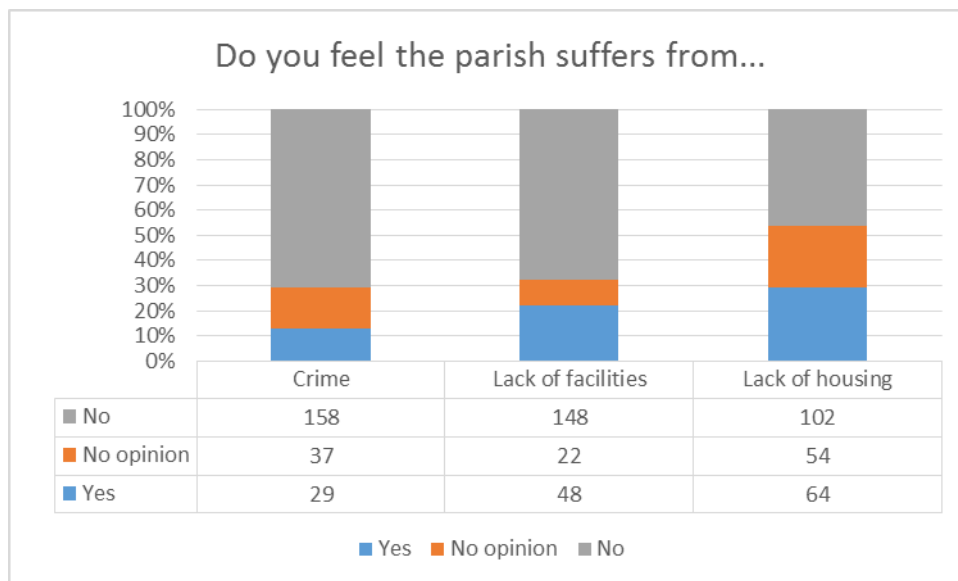
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Cubbington. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

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

The first chart shows the respondents' views about the benefits to living in Cubbington parish. The vast majority of the respondents thought the parish had a good reputation, was a nice place to live, had a balanced and varied population, and a friendly atmosphere.



The second chart shows the survey respondents' views about negative issues that might exist in the parish. Few respondents felt that the parish suffers from crime. A larger number of respondents stated there is a lack of facilities. Over 25% felt there is a lack of housing.



As part of the survey, respondents were invited to elaborate on their views regarding any lack of local facilities and lack of suitable housing. Certain key issues emerged, as specified in the following tables.

## **Lack of Facilities – main comments**

Comments received are reproduced below, whole and verbatim:

- Chemist x 19
- Doctor x 16
- Buses x 5
- Butcher x 3
- Cash machine
- Bus service could cover more roads in village
- Old folks homes
- Community groups
- Sport, leisure
- Youth work?
- Play equipment. Existing out of date
- Shopping facilities in "New Cubbington"
- A nicer park for all children to benefit from
- Fish & chip shop!
- Activities (other than football and karate) for 5-25 age group
- I do feel we could do with some better parks for young children
- Library - Dancing classes - youth club. Gym facility
- NOT enough parking spaces
- Sports facilities especially for young people
- Children's playground - modern
- Supermarket
- Everything is for the elderly. Not enough for teenagers to do
- For teenagers
- Something for the young
- Play things for teenagers
- Proper post office
- Sorry. Running illegal businesses - petrol storage - CCTV Help
- Sports hall
- Dentist
- Grocery shopping - supermarket within walking distance
- Youth activities

## **Lack of Housing – main comments**

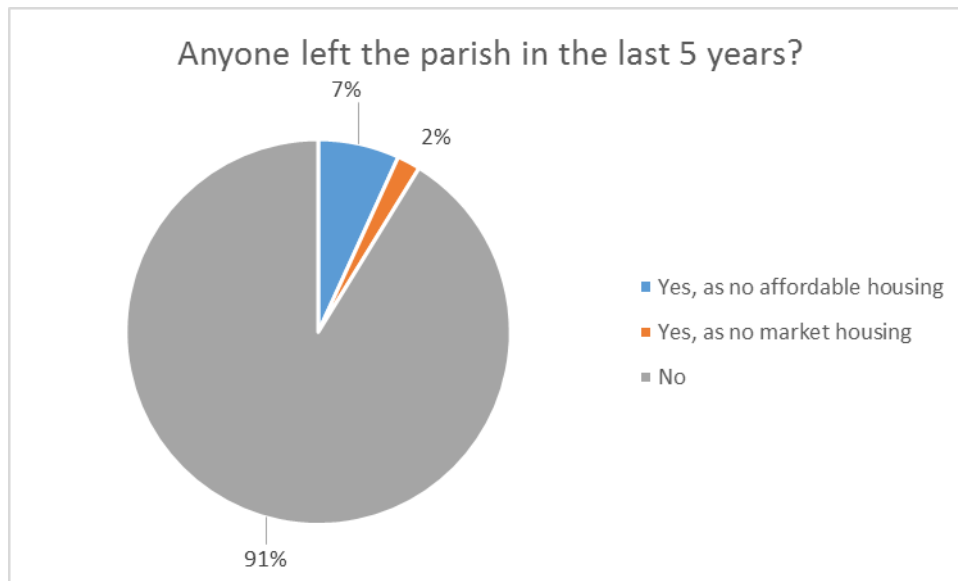
Comments received are reproduced below, whole and verbatim:

- Affordable x 17
- Affordable housing for young people x 7
- Social housing x 6
- Affordable homes for first time buyers x 7
- Starter homes x 7
- Affordable suitable for young people and families x 2
- Affordable for those who have grown up in village and wish to stay
- 1st time buyer housing x 2

- For elderly - warden controlled flats etc. / Housing Association
- Detached family homes with decent parking
- Affordable 1/2 beds
- Affordable new housing
- 1st time buyers/part owners
- For independent elderly near bus and facilities
- 2 bed starter + 4 bed+ detached
- Affordable Housing for first time buyers / and rental properties
- Detached / > 3 bedrooms
- Sheltered /extra care; affordable housing
- Maybe flats for couples or young professionals?
- Starter homes, all new builds are in south Leamington
- 3 bed affordable
- Cheaper houses
- All types
- Owner occupier
- Old peoples housing
- More affordable for single people
- "Truly" affordable housing
- Starter homes for my grandchildren
- Suitable for young families especially those on lower incomes. Villages die off when the population becomes too old with no provision or allowance for young families to come in.
- New starters - flat or 2 bedroom house
- Affordable for very young and elderly (sheltered)
- Affordable housing for younger adults currently living with parents and who want to buy their own home.
- Affordable. Places to part buy/part rent or more places to rent
- For the young
- Affordable for our young families to get into the property market
- First time buyers
- First time buyers and those wishing to downsize
- 1) Affordable for young people 2) suitable accom for elderly to free up their larger homes for families
- 1st time buyers/part owners
- Everywhere in this district need new housing
- Affordable first housing for young families
- Independent living accommodation
- Starter homes for younger or first time buyers
- Council houses
- Social housing and independent living for over 55s
- Too many family houses being occupied by elderly over 65, especially council ones!!
- Lack of affordable properties for first time buyers/renters
- Houses for first time buyers & smaller rented property
- Affordable and social(council)
- Affordable smaller homes, flats

### viii) People leaving the Parish in the last 5 years

The chart below shows the number of households where someone has had to leave the parish in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 9% of respondents' households.



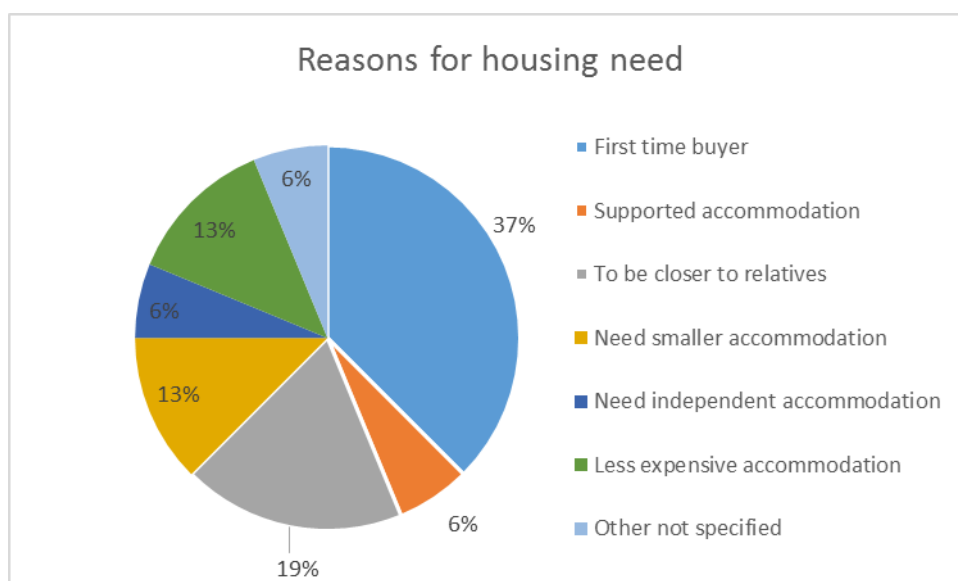
## 5. Results – Housing Needs Information

Out of the 310 responses to the survey, nine individuals / households expressed an unmet housing need.

This section provides a breakdown of information from the respondents.

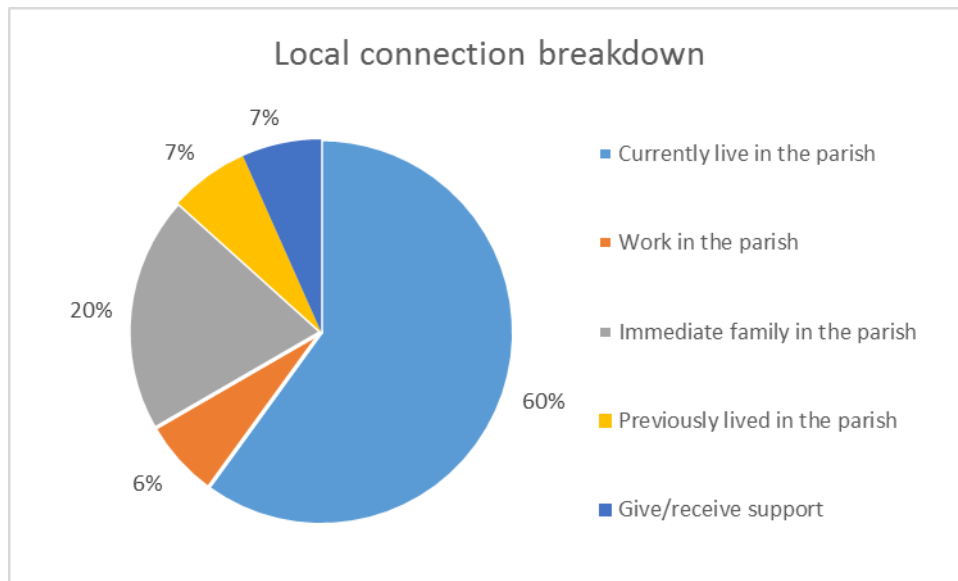
### i) Reason(s) for Housing Needs – breakdown (9 responses)

The following chart shows the reasons for the nine respondents' housing needs. For some respondents more than one reason was specified.



**ii) Local Connection – breakdown (9 responses).**

The chart below shows the types of local connection that the nine respondents have.

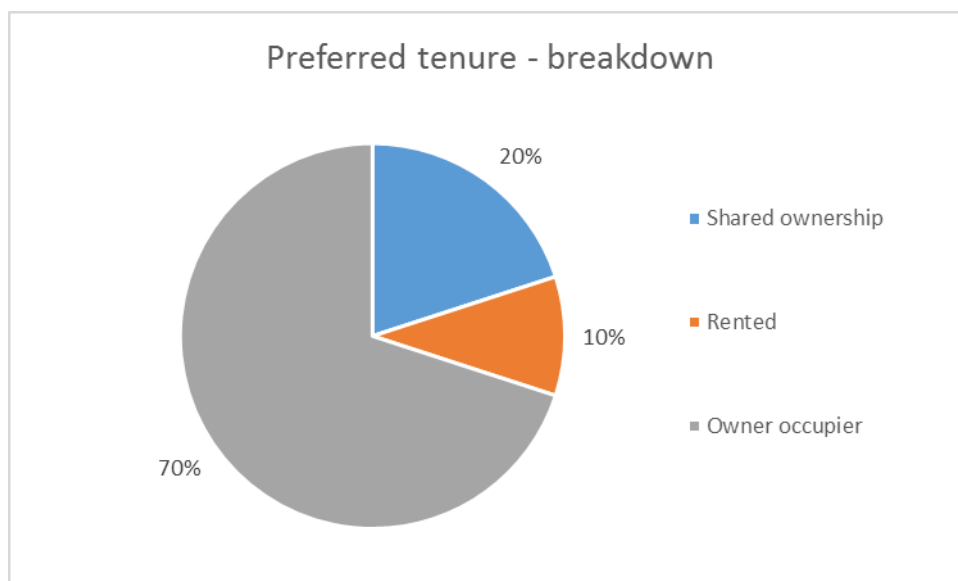


**iii) Waiting List – breakdown (9 responses)**

One of the nine respondents is currently registered on the local authority waiting list. None are registered on a housing association waiting list.

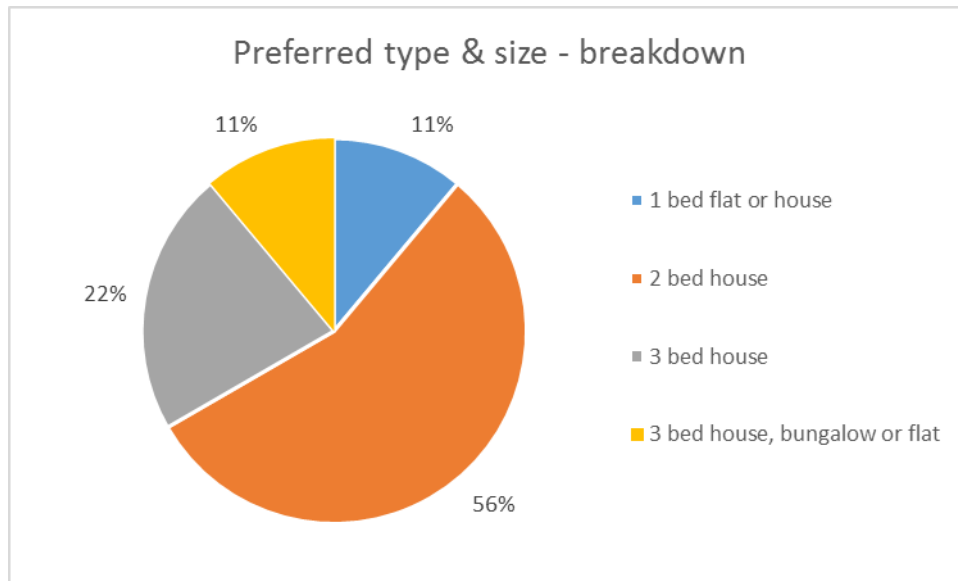
**iv) Preferred Tenure – breakdown (9 responses)**

The preferred tenures of the nine respondents are shown in the chart below. Some respondents stated more than one option.



**v) Preferred Type and Size – Breakdown (9 responses).**

The preferred type and size of accommodation expressed by the nine respondents is shown in the following chart.



**6. Determination of Specific Housing Needs**

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

A number of rules were used to compile this table;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. In rural areas, the capacity for housing associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility of 2 bedroom homes is far greater than 1 bedroom homes.
- 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 open market property. Research was carried out on property prices in Cubbington and the surrounding area and can be seen as Appendix C of this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a housing association.



- Where a respondent indicated a preference for owner occupied housing, their financial ability to afford this was clarified using income and mortgage capacity information. If a respondent could not afford owner occupied housing they were reclassified as being in need of shared ownership housing under the terms described in the paragraph above.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Housing association shared ownership or owner occupier	3 bed house	Housing association shared ownership	2 bed house
Yes	Owner occupier	1 or 2 bed house or flat	Owner Occupier	2 bed flat or house
Yes	Owner occupier	2 bed flat	Owner occupier	2 bed flat
Yes	Owner occupier	2 bed house or bungalow	Housing association shared ownership	2 bed bungalow
Yes	Owner occupier	2 bed house	Housing association rent	2 bed flat
Yes	Housing association rent	3 bed house	Housing association rent	3 bed house
Yes	Not stated	1 or 2 bed house	Housing association rent	2 bed house or flat
Yes	Housing association shared ownership or owner occupier	1 bed house or flat	Housing association shared ownership	2 bed flat
Yes	Owner occupier	Any 3 bed	Owner occupier	2 bed house

## 7. Conclusions

There is a need for nine new homes in Cubbington for local people.

The specific needs are:

### **Housing association shared ownership**

1 x 2 bed house  
1 x 2 bed bungalow  
1 x 2 bed flat

### **Housing association rented**

1 x 2 bed flat  
1 x 2 bed house or flat  
1 x 3 bedroom house

### **Owner occupier**

1 x 2 bed flat or house  
1 x 2 bed flat  
1 x 2 bed house

## 8. Recommendations

It is recommended that an exercise is carried out to identify a suitable piece of land in Cubbington to meet the 9 housing needs identified by this survey.

Partners in this exercise should include;

- Parish Council
- Warwick District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for WRCC

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.

In arriving at the housing needs described in Section 7, the needs of a single person have been determined as being for a 2 bedroom home. It is therefore essential that any proposal to develop these new homes must be accompanied by an understanding on the part of the Housing Association that single people have priority of occupation over other household sizes. This understanding should be incorporated into any planning obligation relating to the new homes.

## **9. Acknowledgements**

Gratitude is expressed to Cllr Mrs Theresa Saul, Chairman of Cubbington Parish Council and to Robert Inman, former Clerk to Cubbington Parish Council.

## **10. Contact Information**

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Wellesbourne  
CV35 9EF

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Email: [fionah@wrccrural.org.uk](mailto:fionah@wrccrural.org.uk)

Mrs Jackie Chapman  
Clerk to Cubbington Parish Council  
12 St. Michael's Close  
Ufton  
Leamington Spa  
CV33 9PA

Tel: 01926 716191  
Email: [clerk@cubbington.org.uk](mailto:clerk@cubbington.org.uk)

## Appendix A i)

### Housing Needs Survey for Cubbington parish

#### Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 years	<input type="text"/>	17-19 years	<input type="text"/>	20-24 years	<input type="text"/>	25-29 years	<input type="text"/>
30-44 years	<input type="text"/>	45-59 years	<input type="text"/>	60-74 years	<input type="text"/>	75+ years	<input type="text"/>

Postcode of your property	<input type="text"/>
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#### Q2: Your housing circumstances

Housing tenure (please tick)

Housing association renting	<input type="checkbox"/>	Living with parents	<input type="checkbox"/>	Owner occupier / no mortgage	<input type="checkbox"/>	Council renting	<input type="checkbox"/>
Housing association shared ownership	<input type="checkbox"/>	Living with friends	<input type="checkbox"/>	Owner occupier / mortgage	<input type="checkbox"/>	Private renting	<input type="checkbox"/>
Tied accommodation	<input type="checkbox"/>	Other (please specify)	<input type="text"/>				

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="text"/> (please specify)						

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>	6+	<input type="checkbox"/>
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#### Q3: Life in the parish

Do you feel the parish ... (please tick)

	Yes	No	No opinion
Has a good reputation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a balanced and varied population?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a friendly atmosphere / community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from crime?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from a lack of facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?	<input type="text"/>		
Suffers from a lack of housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?	<input type="text"/>		

Has anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available (please tick)? (\*see back page for definitions)

Market housing	<input type="checkbox"/>	Affordable housing*	<input type="checkbox"/>	Not applicable	<input type="checkbox"/>
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Additional comments

<input type="text"/>
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**The remainder of this survey is to be completed only if you have an unmet housing need within the parish.**

If there is more than one housing need in your household please request extra forms (details overleaf).

**Q4: Your details**

Name	
Address	
Telephone number (landline / mobile)	

**Q5: Reason/s for your housing need (please tick all that apply)**

Larger accommodation	<input type="checkbox"/>	Smaller accommodation	<input type="checkbox"/>
Physically adapted home	<input type="checkbox"/>	Less expensive home	<input type="checkbox"/>
To be closer to relatives	<input type="checkbox"/>	To be closer to employment	<input type="checkbox"/>
To be closer to carer/dependent	<input type="checkbox"/>	To be closer to school	<input type="checkbox"/>
First time buyer	<input type="checkbox"/>	Independent accommodation	<input type="checkbox"/>
Supported accommodation (eg warden on site)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

**Q6: Local connection**

Do you / have 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
Work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Immediate family in the parish?	<input type="checkbox"/>		

Is it essential to live near close relatives in the parish to give/receive support? Yes / No

**Q7: Housing register**

Are you on a housing register?

No	<input type="checkbox"/>	Yes (please specify):	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 already done so.

**Q8: Details of family also seeking housing with you (if any)**

Title	Surname	First name	Relationship to you	Date of birth

**Q9: Specific housing needs**

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

--

**Q10: Type of housing needed**

Housing tenure (please tick)

Housing association rented \*  Private rented   
 Housing association shared ownership \*  Owner occupier

\* See back page for definition of housing association rented & shared ownership

Housing type (please tick)

House  Bungalow  Flat/apartment

Number of bedrooms (please tick)

1  2  3  4  5  6  6+

**Q11: Financial information**

Please specify basic annual income including pension but not including benefits (joint income where applicable).

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"/>		<input type="checkbox"/>

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

Up to £125,000	<input type="checkbox"/>	£125,000-£149,999	<input type="checkbox"/>	£150,000-£199,999	<input type="checkbox"/>
£200,000-£249,999	<input type="checkbox"/>	£250,000-£299,999	<input type="checkbox"/>	£300,000-£349,999	<input type="checkbox"/>
£350,000-£399,999	<input type="checkbox"/>	Over £400,000	<input type="checkbox"/>		<input type="checkbox"/>

If you require a shared ownership home what is the maximum amount you could afford?

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

Thank you for completing this form.

**Please return in the FREEPOST envelope by 22 February.**

If you have any questions regarding this survey or you require additional forms please contact  
Fiona Henderson, Rural Housing Enabler at WRCC,  
Warwick Enterprise Park, Wellesbourne CV35 9EF.  
Telephone: 01789 842182 or email: [fionah@wrccrural.org.uk](mailto:fionah@wrccrural.org.uk)

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 the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

**Definition of housing association property types:**

Housing Association properties are available to people with a strong local connection. Housing Association rented properties would be available at an affordable rent. Housing Association 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 the housing association on the remaining share.

Appendix A ii)

**Cubbington Parish Council**  
**Housing Needs Survey**

Dear Householder

February 2016

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Cubbington we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey form will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Warwick District Council to explore how any needs can be addressed.

A survey of local housing needs was carried out by WRCC in 2009 which resulted in proposals to construct seven affordable properties for people with a local connection. However, after a lengthy process, at the very last moment agreement to sell the land on which the properties were to be built was withdrawn. The Parish Council was extremely disappointed with this development as we understand the importance of providing suitable accommodation for those connected with the village. It should also be recognised that if any additional housing is built in Cubbington, probably as a result of the new Local Plan, this would include some affordable housing.

**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 by WRCC and it will retain all survey forms.

- People who are not in housing need are requested to complete Page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

**PLEASE NOTE that people in housing need do not have to be living in Cubbington at the present time.** They do, however, need to have a strong local connection, e.g. they work in the parish **or** they previously lived in the parish but moved away to find affordable/suitable housing **or** they have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere, please encourage them to contact Fiona Henderson, Rural Housing Enabler at WRCC, on 01789 842812 or email [fionah@wrccrural.org.uk](mailto:fionah@wrccrural.org.uk) to request a survey form.

Forms should be returned by 22 February in the 'Freepost' envelope provided.  
Thank you for your help in conducting this survey.

Yours sincerely

***Councillor Mrs Theresa Saul***

Chair of Cubbington Parish Council



## 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.

- We had to move out of the village when we moved (30 years ago). We both were born in Cubbington and could not afford to buy, eventually we moved back when we could afford it. Not moving out ever - love this village!!
- Re bus/transport, esp for elderly/disabled - as flexi bus offers but more of them. Tackle parking probs re school parking near and around school is inconsiderate and some dangerous.
- Services and infrastructure meets current population. Will not support increase of housing. Only employment prospects will be outside immediate area.
- [RE Crime:] a little. My daughter lives in Coventry as there is no suitable affordable housing here.
- Low cost houses are needed to enable young people to get on the housing ladder without having to move from the district.
- Cubbington is expanding too quickly, more housing being built on the 2 allotment sites in Cubbington, is fast losing its rural feeling.
- Cubbington is a relatively well-to-do parish, with property prices on the high side and increasing rapidly. There is a clear need for more social/low rent housing for young families who would further utilise the local, excellent schools here.
- I feel that a large number of houses being built in the village would affect the village feel of Cubbington.
- Took a job elsewhere due to lack of affordable housing in this area
- Because it's a nice place to live with good schools house prices are generally too high for 1st time buyers. One child managed to get a "do-er upper" in Cubbington but the other had to move to Kenilworth.
- Affordable housing is important but should not impact on the current village scenery or facilities, otherwise current residents may end up leaving.
- [Re Friendly atmosphere/community spirit:] Not always
- There is no large supermarket in the area. It probably does suffer from a lack of housing as there is a shortage nationally.
- My husband and I have lived in the village for 9 years and rented until July 2015 when we were fortunate enough to buy our first home, we did have help from our parents though as prices are high.
- It's a really nice place to live with good schools, which at this point in my life is really important to me. Lack of crime is great and people are able to take pride in their houses and gardens without making themselves look like a target. Having lived in Leeds this aspect is really lovely.
- There is an acute shortage of all types of housing especially social and affordable housing. Cubbington could easily accommodate more housing. House prices in Cubbington are currently 20 times the average annual wage of a care worker.
- Parking cars is becoming a problem especially near schools.
- The above lives with me and is currently looking to buy elsewhere. Unfortunately he will probably have to leave village.

- Son had to move to Milverton to buy property. Nothing he could afford in Cubbington
- No true affordable schemes exist. Even the "shared" scheme is still too expensive for folk who need local housing, working families still can't afford to buy local who are on low wages. A "true" council house (or similar) scheme needs re-introducing. It's the same old story where the bottom 10% have unnecessarily hard unfulfilled lives because of the way society and politics are organised by the top%. Question Why was the sale of the land withdrawn? I believe this was because of excessive profiteering plans attached to the plans of the other land?? Local greed (and that of the developers) is preventing the development of the appropriate housing stock.
- Additional housing can only be achieved by expansion of the village/parish - this will destroy the nature of the village that people want to join.
- Building additional housing will lead to the village losing both appeal and identity.
- My granddaughters were born and brought up in this village but cannot afford to buy a property!
- The community spirit here is strong among some sections of the village, but there is a definite parochial problem - a case of "if you don't have four generations of ancestors in the churchyard then you're an outsider". In particular some of the older (retired) part of the population can be quite ferocious in their devotion to resisting change. But generally it's a great village - now our family has children at the school we feel settled here. But before those links with other sections of the community it was hard to "break in".
- The parish is such a beautiful place based on the houses we have here. If we build a lot of new houses it will upset the balance. The Rugby Road is already very busy and very fast.
- Inconsiderate parking on pavements, unable to get by on the pavement with wheelchairs and pushchairs. Parking particularly bad at junction of Offchurch/North Close junction and outside St Teresa's school, windmill hill, parents park with rear of vehicle into road at the bend on hill. Need more PCOs to speak to offenders.
- [RE balanced and varied population:] Socially yes, Racially no.
- [identifying comments removed] Unable to maintain current property alone but unable to move. [identifying comments removed]. I moved here when I married. Myself and my sons were born here and attend the local schools and clubs.
- I would like to feel my adult children could afford to stay living in the village, in affordable housing, but I know that's not possible due to lack of such housing plus lack of jobs with decent hours and money.
- Young single adults want to buy locally but few properties are on the market at a "start up" price.
- Cubbington is a lovely place to live, being just outside a large town. There is a good bus service and people are very friendly.
- I don't live in the village but in suburban Dunblane Drive so I don't feel completely a sense of community. I do shop in the village sometimes though.
- Needs better traffic control at junction Kenilworth road/Rugby Road/Windmill hill and pedestrian crossing for school.
- Children are 13 and 11 not requiring housing but in 10 yrs may require it and currently they would be unable to stay in the village due to house prices and lack of starter homes.

- My children at university would not be able to afford local homes.
- Happy with the parish of Cubbington. Not too overpopulated at the moment. Good place to live until HS2 comes along to destroy it all.
- Traffic is a big problem with increased volumes and no respect for speed limits. Only very limited enforcement takes place. Windmill Hill and the mini roundabout area nightmare with at least one accident per week. Trying to cross the road on foot is very difficult.
- House prices are going up quickly again because of a general lack of housing in WDC.
- Most houses in the village are very expensive for those on low incomes - young people appear to be moving away to more affordable areas. I feel some homes with proper family space would benefit the whole community.
- Roads NOT suitable for more traffic. ? Schools not big enough. Sewers will not take any more houses. Need to keep our village greenbelt
- Cubbington lacks the spirit like villages such as Bubbenhall which has regular village events. Whereas Cubbington seems too big now and as a result has lost its "village" appeal. - More housing would only exasperate this further.
- Need for reasonably priced bungalows for older/infirm people to be able to downsize without leaving the village.
- My children haven't left yet but they will have to soon.
- The main road needs a calming device to make it safer for the many children who walk. Cycle paths could easily be created from the wide verges. Comptons garage is super but so tatty, giving the area a "poor" look.
- I don't see why the allotments are getting knocked down to build housing on when if a law was passed for people over 65 years in 2/3 bedroomed houses had to give them back to the council because they're on their own then there would be plenty of family houses available.
- We have lived here for 50 1/2 years. No intention of leaving.
- Would be concerned additional housing would reduce the community feel which attracted us to the area.
- Cubbington as we know it starts at the old waterworks foundry on the Rugby Road. West View road, [identifying comments removed] seems to be the only road not to have its path & road resurfaced in Cubbington. The footpath at the bottom end in particular, is now in a very bad way, and only one drain seems to work correctly - the others seem to be higher than the road surface. Could these matters be brought to the attention of someone who could deal with the matter. (Name removed)
- IF any houses are to be built, PLEASE think through the needed infrastructure, and resolve the Rugby Road/Windmill Hill Kenilworth Rd roundabout. There are too many accidents, and FAR TOO MANY near-misses. These will multiply with more residents.
- Lived here for four years and it's a super village. We can thoroughly recommend it!
- I ask you and your staff if they would like to live on a bomb. See Parish council minutes re (address removed), Cubbington. / See minutes of 8/8/15 with meeting of Dist council employees - elected reps/councillors. Don't worry we live at Eathorpe and Weston under Wetherley! Would you be frightened/threatened/ you try battling with parish-county-district-councils. You would not believe it (illegible) As long as it does not affect you and your family! I am alright Jack. [RE specific housing needs:] blue badge - turned down -

angina - stress- panic attacks - intimidation

- Better bus service, at present only runs on Queen Street, could do with it also in Cross Lane as there are a lot of elderly residents.
- Pleased to hear about Sainsbury Local on site of local public house - will help older people in New Cubbington to have grocery shopping within walking distance.
- Yes we do need affordable housing BUT not to have a large estate which takes away the village life.
- Expecting a larger deposit to get on the property ladder - you can't expect to be able to save for a deposit and pay rent & all day-to-day living expenses. Salaries do not allow savings. It's very hard for the young.

## Appendix C

Property search on 4 April 2016, Cubbington village and surrounding areas, properties less than £400K and excluding character properties.

Agent	Street	Settlement	No of beds	Type	Price
Peter Clarke	Rugby Road	Cubbington	2	house	220000
Hawkesford	Girvan Grove	Cubbington	2	bungalow	275000
Charles Rose	Willow Sheets Meadow	Cubbington	3	house	250000
Wiglesworth	Willow Sheets Meadow	Cubbington	3	house	260000
Newman	Broadway	Cubbington	3	house	275000
Crabb Curtis	Broadway	Cubbington	3	house	300000
Newman	The Grange	Cubbington	3	house	350000
EHB	Brookfield Road	Cubbington	3	house	365000
Hawkesford	Rugby Road	Cubbington	3	house	380000
Wiglesworth	Bostock Crescent	Weston under Wetherley	3	house	275000

Villages searched: Cubbington, Weston under Wetherley, Ashow, Offchurch, Stareton, Hunningham

	Average	Average -5%
2 bed houses	£220000	£209000
2 bed bungalows	£275000	£261250
3 bed houses	£306875	£291531.25

## Appendix D

ID	Local connection verified	Household composition	Reason for need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
78	Yes	2 adults, 1 child	first time buyer	owner occupier or housing association shared ownership	3 bed house	housing association shared ownership	2 bed house
93	Yes	1 adult	first time buyer	owner occupier	1 or 2 bed flat	owner occupier	2 bed flat or house
104	Yes	1 adult	supported accommodation, smaller accommodation, less expensive home	owner occupier	2 bed flat	owner occupier	2 bed flat
105	Yes	1 adult	smaller accommodation	owner occupier	2 bed house or bungalow	housing association shared ownership	2 bed bungalow
131	Yes	1 adult	closer to relatives, first time buyer	owner occupier	2 bed house	housing association rent	2 bed flat
163	Yes	1 adult, 2 children	less expensive home, other (family member health issue)	housing association rented	3 bed house	housing association rent	3 bed house
166	Yes	2 adults	closer to relatives, first time buyer	not stated	1 or 2 bed house	housing association rent	2 bed house or flat
185	Yes	1 adult	closer to relatives, first time buyer, independent accommodation	owner occupier or housing association shared ownership	1 bed house or flat	housing association shared ownership	2 bed flat
300	Yes	2 single adults	first time buyer	owner occupier	3 bed house, bungalow or flat	owner occupier	2 bed house