



**Housing Needs Survey
for
Radford Semele
Neighbourhood Plan Group**

July 2017

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for WRCC**

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1. Summary of Results

Approximately 850 Housing Needs Survey forms were distributed and 256 forms were returned. This equates to a response rate of 30%, a rate considered to be good for a survey of this type.

7 respondents expressed a need for alternative housing.

The specific needs are:

Housing association shared ownership

1 x 2 bed house

Housing association rented

2 x 2 bed house

1 x 3 bed house

1 x 4 bed house

Owner occupier

1 x 2 bed bungalow

1 x 2 bed house

2. Introduction

Radford Semele Neighbourhood Plan Group commissioned a local Housing Needs Survey in June 2017.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the parish, as part of the emerging Neighbourhood Plan. 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 Radford Semele 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 July 2017.

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 more than 10 dwellings.

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 Growth Villages such as Radford Semele.

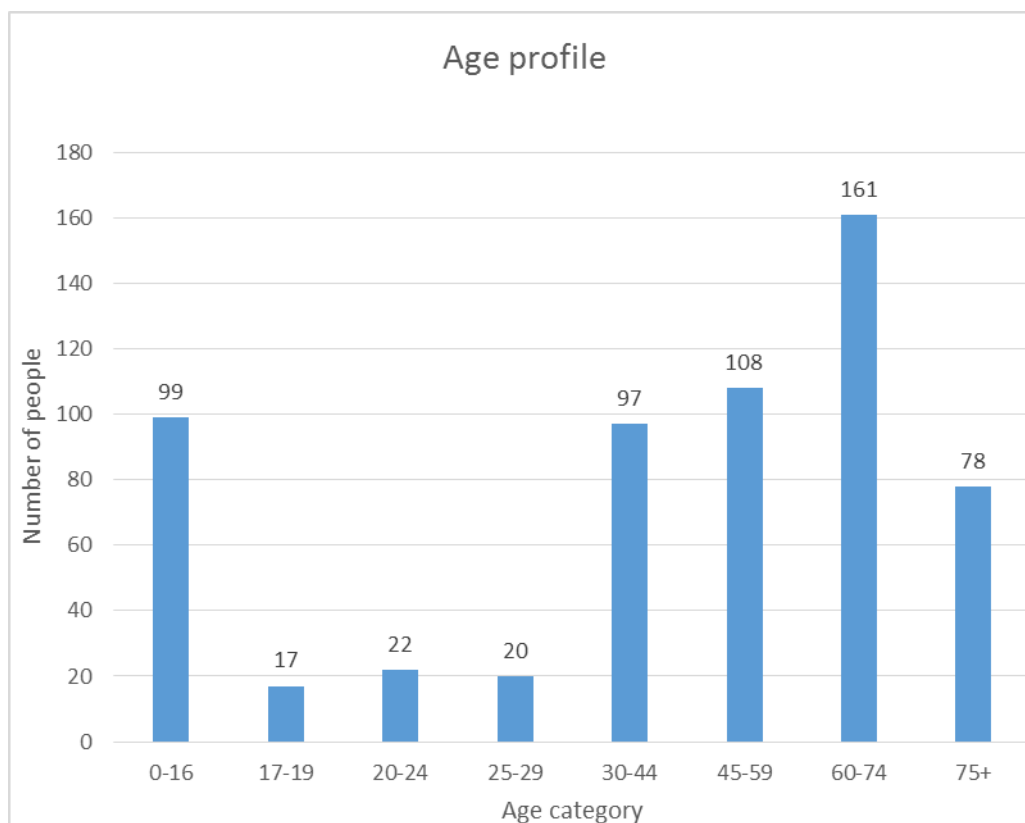
4. Results – Contextual Information

A total of 256 survey forms were returned equating to a response rate of 30%, considered to be good 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.

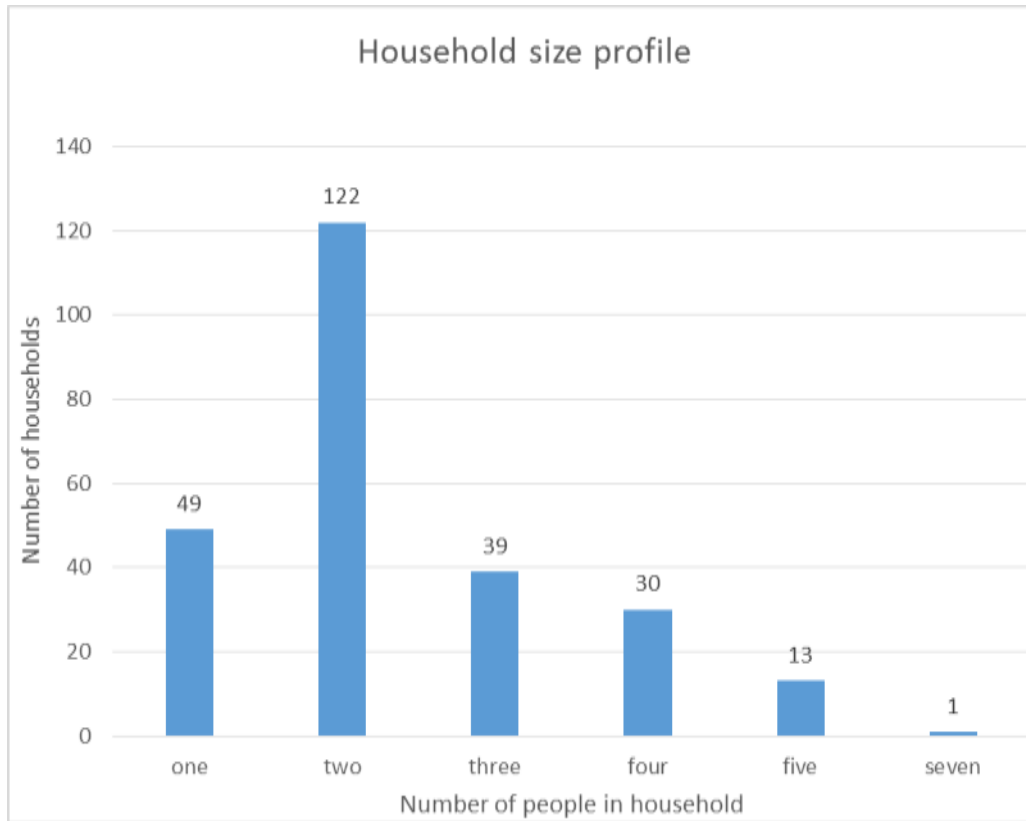
i) Age Profile (256 responses, 602 people)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 347 of the 602 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.



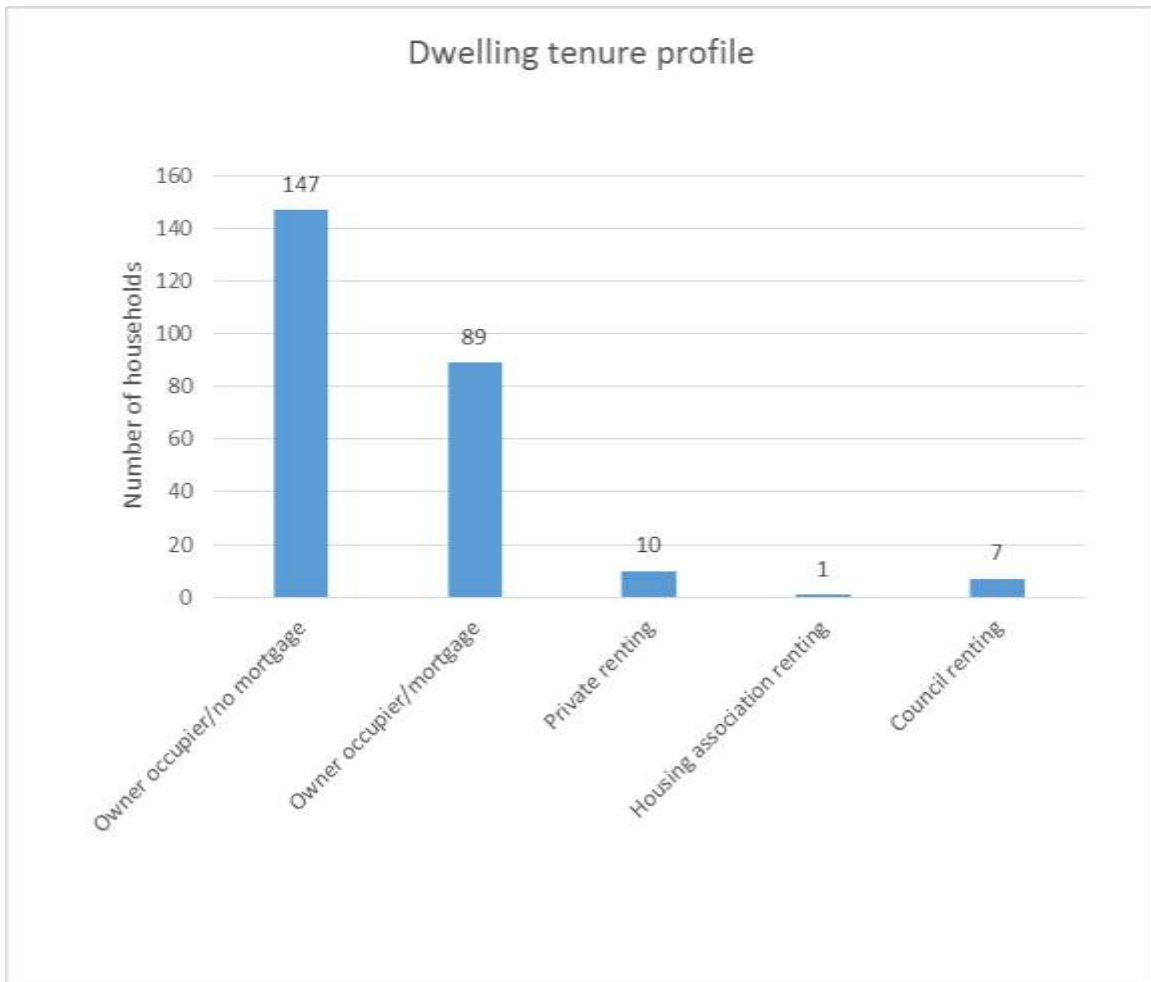
ii) Household Size Profile (254 responses)

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 2 person households. The majority of parish Housing Needs Surveys in Warwickshire record a predominance of 2 person households. The mean average household size within the survey is 2.37 people. The Census 2011 figure was 2.41 for Radford Semele parish.



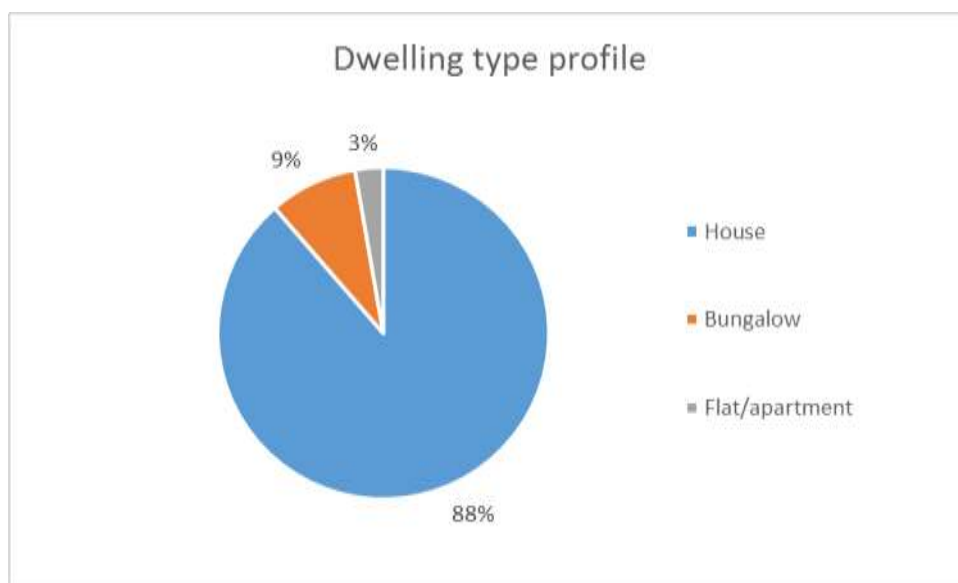
iii) Dwelling Tenure Profile (254 responses)

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 Radford Semele parish 93% recorded owner-occupier housing; 58% stated they are mortgage-free. Tenures traditionally considered to be within the 'social sector' represent 3% of the total.



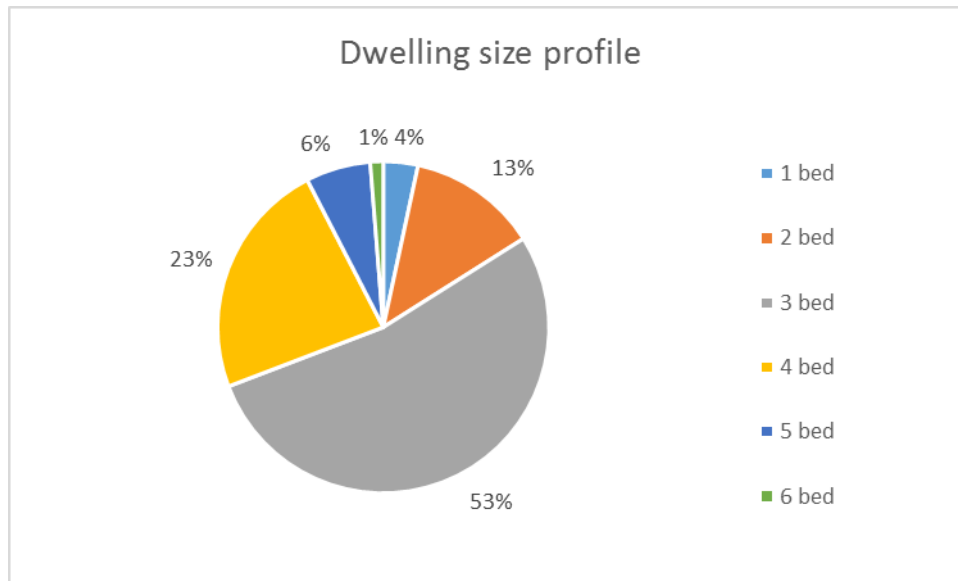
iv) Dwelling Type Profile (255 responses)

The following chart shows the types of dwellings that the survey respondents live in. Houses represent the largest factor, while 9% of the survey respondents live in bungalows, indicating the relatively low proportion of dwellings suited to that section of the population.



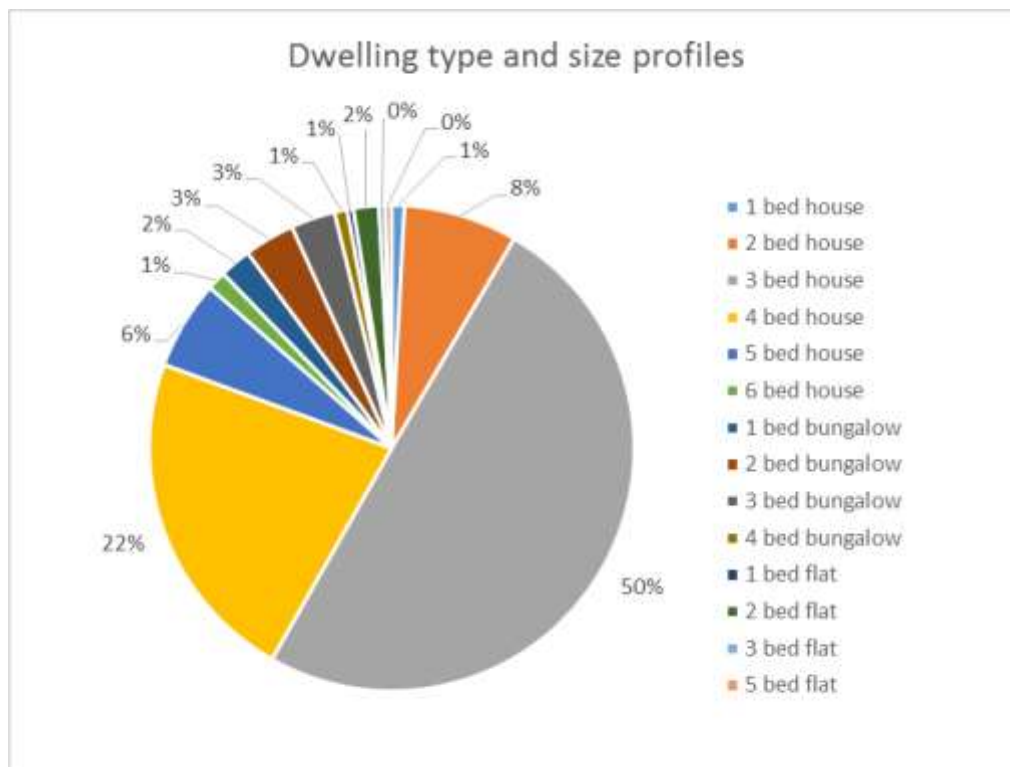
v) Dwelling Size Profile (237 responses)

The following chart shows the sizes of dwellings that the survey respondents live in. Over half live in 3 bedroom dwellings.



vi) Dwelling Type and Size Profiles Cross Referenced (237 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 (72% combined). When compared to 4.ii above, i.e. a dominance of 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 2% of the provision.

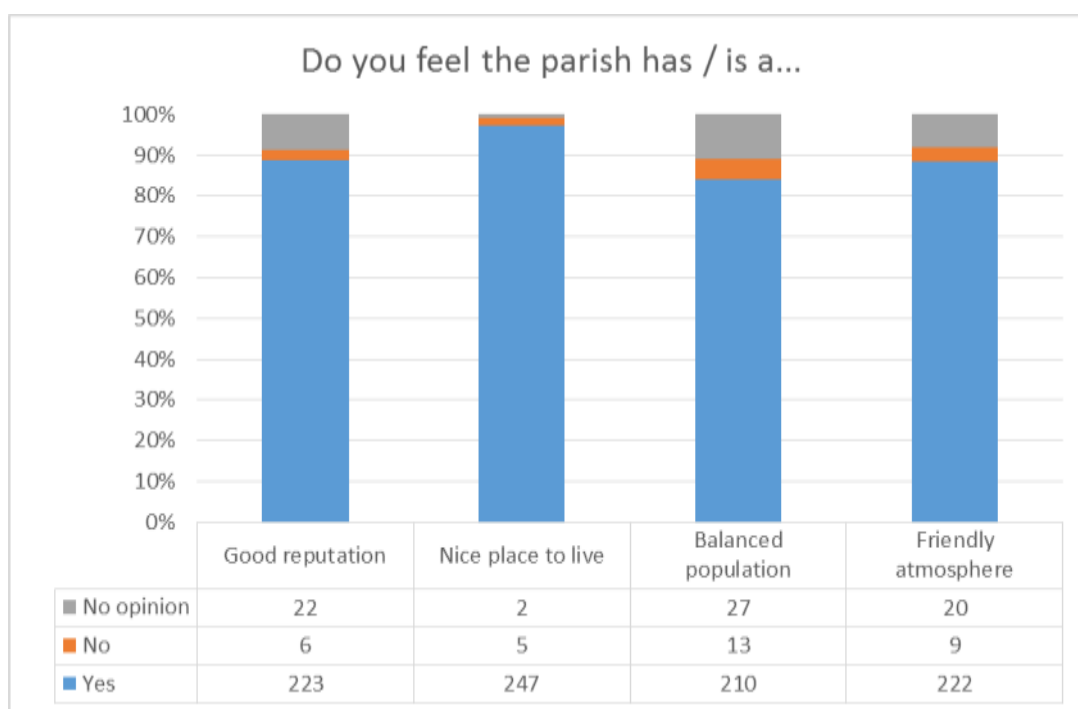


vii) Life in the Parish: Positive / Negative Aspects

The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Radford Semele. 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 Radford Semele 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.



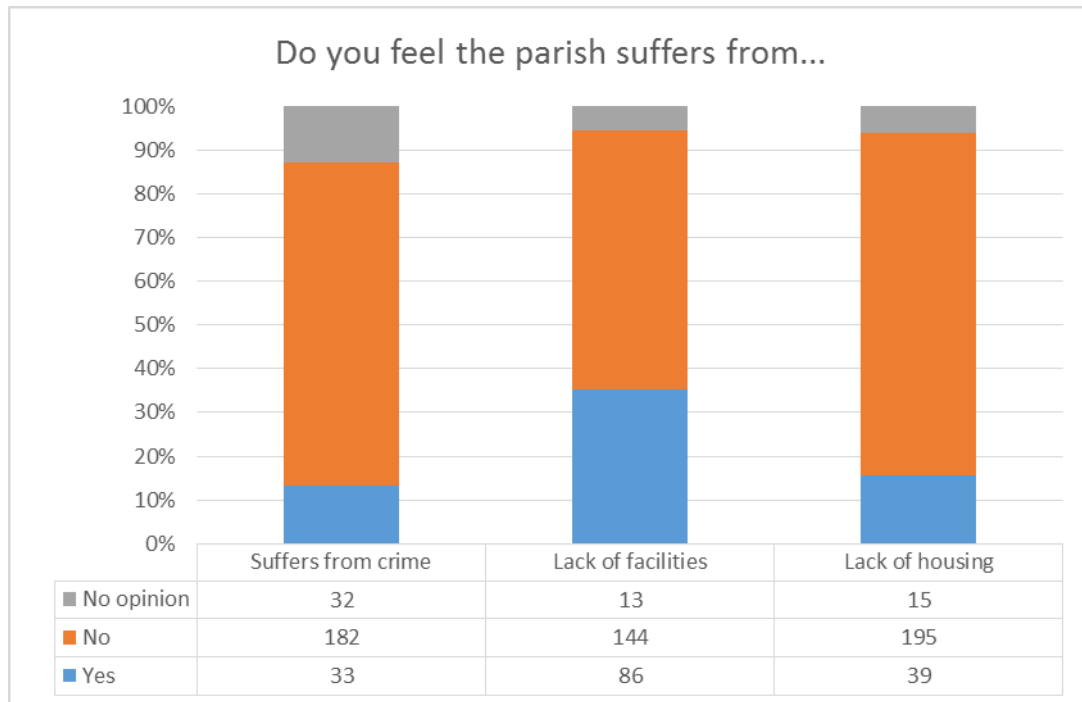
The chart overleaf shows the survey respondents' views about negative issues that might exist in the parish.

Few respondents (15%) felt that the parish suffers from crime. The following additional comments were made:

- Petty crimes
- Recent break-ins
- Need to stop drug dealers who live here. They make people's lives a nightmare, gone on for over 10 years, Police do nothing!! (Hemmings Close)
- Some petty crime
- Ask police

Over half of respondents (54%) stated there is a lack of facilities.

16% 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:

- 1 shop, 1 Post Office
- A cash point that you don't have to pay to get money out of
- Access to post office for disabled people, pavements wheelchairs can be pushed on (cars park on pavement)
- Adequate size grocery store
- Allotments
- Baby child centre
- Better bus links
- Better public transport
- Burial ground - churchyard is full, school places, bus service
- Chemist, doctor, dentist
- Childminders
- Chip shop/take away food facility
- Clubs
- Coffee shop/café/meeting place
- Convenience stores, hot food takeaways
- Decent bus service
- Decent newsagent and convenience store
- Decent pub
- Doctor, pharmacy, dentist, vet
- Doctor, transport (bus), roads, youth facilities
- Doctor/pharmacy, bus (limited), No school places (full)

- Doctors & dentist
- Doctor's /health clinic
- Doctors surgery x 13
- Doctors surgery, chemist, more buses
- Doctor's surgery, large enough primary school
- Doctors surgery, proper village pub (not chain)
- Doctors surgery, school, youth clubs
- Doctors, cash point, Sainsburys/Tesco local, broadband availability of fibre (infinity)
- Doctors, dentist, café, takeaway
- Doctors, footpath from Offchurch lane to canal, bus service to ASDA and Campion School
- Doctors, sufficient school places
- Dr's surgery, school too small
- Drs/dentist/chemist/takeaway
- Extra parking at community hall
- Fast food and garage/petrol
- Food shops
- Footpath from end of existing path in Offchurch Lane to connect with beginning of path at other side of canal bridge at Radford Bottom
- Good road condition
- GP surgery, schooling
- GP. Additional facilities
- Health care, buses
- Lacks a good friendly family pub
- Larger school, Doctors
- Larger primary school. Fish and chip shop!
- Local shops/independent shops/farm shop0
- Medical and schools to cope with increasing housing
- Medical centre, pharmacy, ATM
- More available bus runs especially p.m
- More varied shops
- New school places, road system desperate, bad drainage
- No allotments. No cricket or tennis
- No dentist or Doctors or Pharmacy
- No places at school. It's full
- Not enough waste bins. No benches. Need another crossing
- Not really though. Youth club for children? But there is a fantastic cubs/scout group
- Only one shop. Pub food is terrible. Some sort of leisure/gym required
- Parkland and gardens and rural walks
- Proper pub, cycle lanes, decent and affordable bus service
- provision OK currently but will not cater for expansion in population numbers
- Recreation, sports, another pub, food outlet, Doctors surgery
- School has limitations, Dr's surgery, extra shops
- Shops, buses
- Shops, Indian take away

- Shops, parking
- Take away
- Teenager facilities
- Village very untidy. No Doctor's surgery. Lack of school places
- Youth club

Lack of Housing – main comments

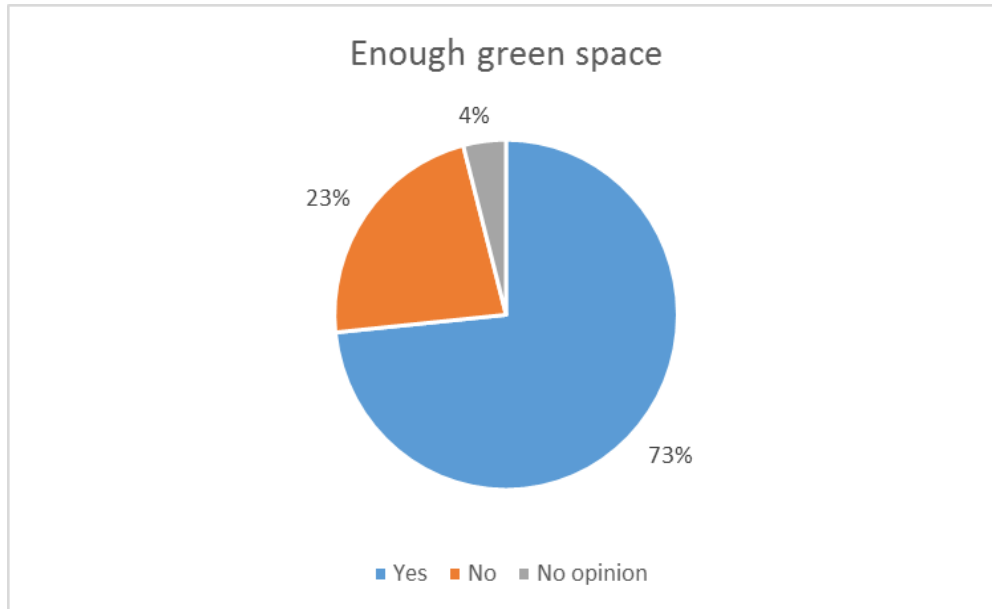
Comments received are reproduced below, whole and verbatim:

- 1. Affordable housing for families 2. Disability suitable housing
- 3-4 bed with good-sized gardens
- Affordable 1st time buyer, bungalows
- Affordable for first time buyers
- Affordable for younger families
- Affordable houses for young people
- Affordable housing x 3
- Affordable housing for local families
- Affordable housing for single people
- Affordable housing for YOUNG FAMILIES
- Affordable/council/housing association
- Affordable/housing assoc
- Affordable/starter/2 bed
- At least 2 of my friends have moved as they couldn't buy 4 beds in the village
- Bungalows x 2
- Cheap homes for younger people
- Could do with decent size bungalows with small gardens
- First time buyer housing
- First time buyers
- First time buyers for village residents/affordable housing
- First time buyers possible terraced houses
- Homes which are affordable
- Larger houses (4 bed+)
- Needs more house building
- No but could have more affordable bungalows on present building site
- No more needed!
- None
- Ones that people can actually afford (locals)
- Perceived lack of housing in local area
- Private housing with easy access
- Social x 2
- Social housing - formerly council houses
- Social housing for elderly
- Social, affordable, not professional up-comers or private renters who push prices up & their tenants don't look after gardens or maintain the communal spaces. Places look like a doss house, but not 100% council or social as they don't always care

- Starter homes
- Starter homes that are affordable
- Surely the village has enough new housing now!
- Too many already!

viii) Green spaces, footpaths and cycleways

The following chart shows whether respondents feel Radford Semele has enough green or non-built-up spaces (e.g. park, footpaths, canal).



Green Spaces – main comments

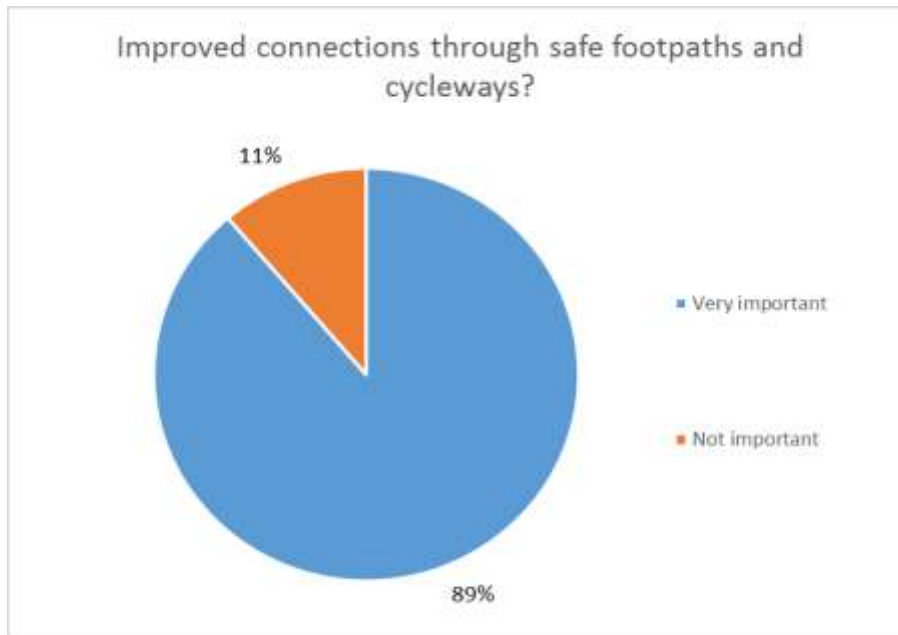
Comments received are reproduced below, whole and verbatim

- A footpath is needed from the village to canal
- A footpath to the canal is needed. A footpath round the playing field would be good
- A village is a village!
- Access to canal could be better. More footpaths
- Access to canal needed from Southam Road
- Although areas should be protected. Nature area/field near The Valley
- Am concerned that this may change with all new housing proposals
- At present
- At the moment but this is disappearing with all the new building development
- At the moment...
- Being eroded by new housing
- Being lost to large housing developments
- Being taken up with excessive amount of new building
- Better signage of footpath ways for walkers needed
- But access to canal unsafe on road
- But needs to be aware of over-development and loss of these spaces and village feel

- But only if further development ceases
- But these need preserving!!
- But we are losing these due to housing developments
- Canal could do with a community cleaning scheme
- Could do with a park
- Could do with better access to canal on Offchurch Lane and Southam Road
- Currently it does but it is being overdeveloped
- Dog owners not picking up poo. Need to really look at this. HEFTY FINES
- Easier/safer access to canal urgently needed
- Enough green space, don't want it to reduce
- Footpath through Leigh Fosse needs to be reopened
- Footpaths could be better maintained
- Footpaths e.g. access to canal
- Footpaths need maintaining
- Good greenspace provision currently but with all the house building the village is feeling much more built up. Need a safe path to the canal and Offchurch Lane
- Green areas being eroded by excessive new building
- Green areas being taken for new housing
- Green belt being lost to housing - sewage etc overstretched
- Green belt seems to be under threat from market housing
- Green space is just fine
- Green spaces are being built on. Footpaths not maintained
- Green spaces being swallowed up by unwanted new housing
- Have you tried walking out of the village?
- I would like to see a path through the field and old railway line from the end of the houses in Offchurch Lane to the canal
- If no more houses are built!
- Improved footpaths out of village (all directions) & improved access to the canal would be great (no footpath in Offchurch Lane direction).
- Insufficient footpaths. Need traffic calmers
- Last question is no due to the building on all green land
- Local groups are starting to work well on this
- Love the greenery and fields
- Lovely area to live in
- Lovely rural atmosphere around church
- More footpaths
- More green spaces (park?) ponds, more paths
- More public open spaces
- Need a footpath to canal
- Need bridge over canal to be restored to access greenway
- Need path cycleway from village to canal
- Need space for a scout hut
- Needs a path to reach canal
- Needs a safe cycleway to Leamington
- Needs access to canal from Radford
- Needs better access to canal & National Cycle Network
- Needs more pasture land, better views, open space

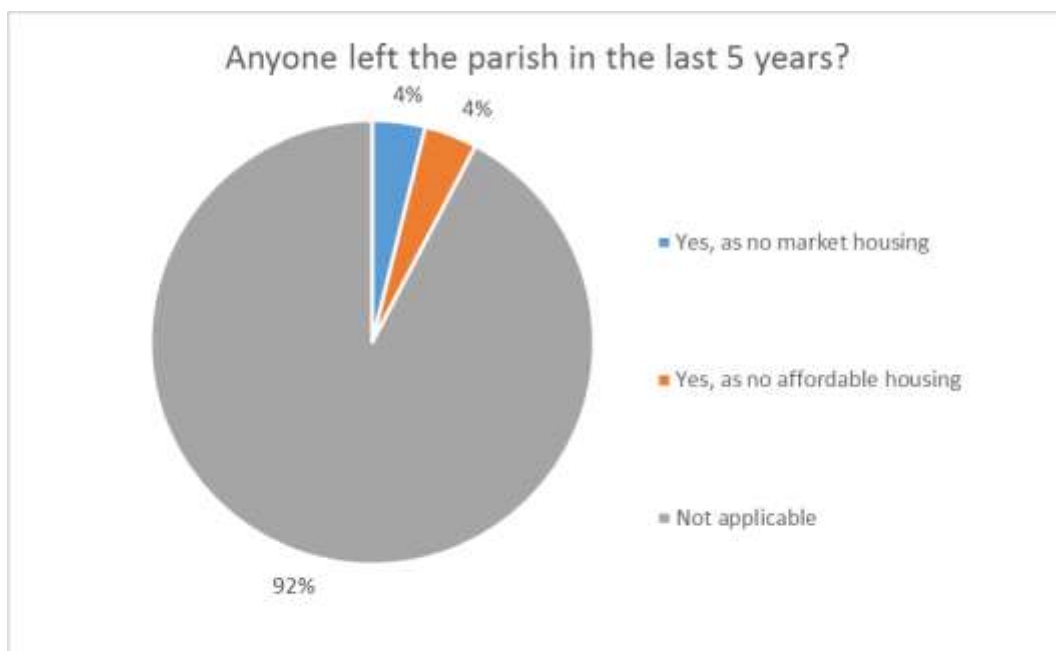
- No canal access, no paths to canalside
- No more houses - we are a village
- No more houses are needed
- No more houses to be built!!
- No safe access to canal for walks (with kids)
- Not enough footpaths - sometimes access to greenspace needs a car
- Not very attractive playing field
- Offchurch Lane - extend footpath to canal
- Over developed already for facilities. School needs to expand. No footpath to canal at the Bury
- provided they don't build on land in front of the church
- Providing no more are lost
- Safe access to canal
- Safe access to the canal needed
- So long as housing is kept as it is now
- Some of them will be developed on though
- The green space are being taken by too many house builds
- There's an inordinate amount of dog poo on the paths
- These need to be protected and their setting preserved
- This is under threat from new housing developments
- Too many houses for the narrow estate roads
- Uncontrolled traffic limits access to footpaths and canal
- Village being destroyed by over building
- Was a lovely little village until they built these new houses
- We cannot enjoy the canal as it is difficult to reach it
- We need better access to the canal and Greenway
- Would be better if dog walkers picked up their dog droppings, especially in the playing field
- Yes at this time
- You can never have "enough" of these!

The chart below shows respondents' views on the importance of improved connections with the town and countryside through safe footpaths and cycleways.



ix) 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 8% of respondents' households.



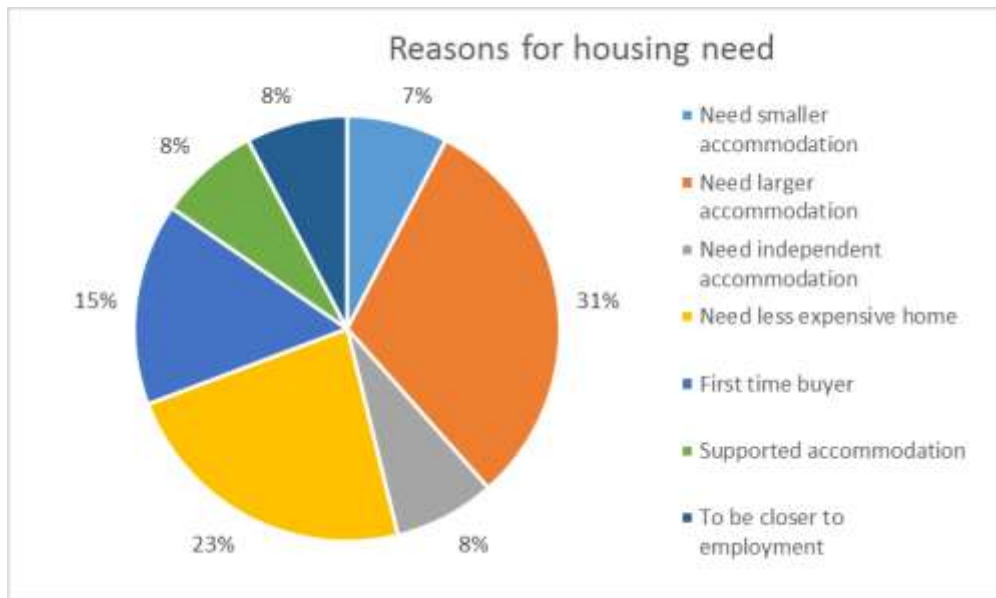
5. Results – Housing Needs Information

Out of the 256 responses to the survey, seven individuals / households expressed an unmet housing need. Two additional respondents stated they had a housing need but at the time of the survey the information provided indicated they were already adequately housed.

This section provides a breakdown of information from the respondents.

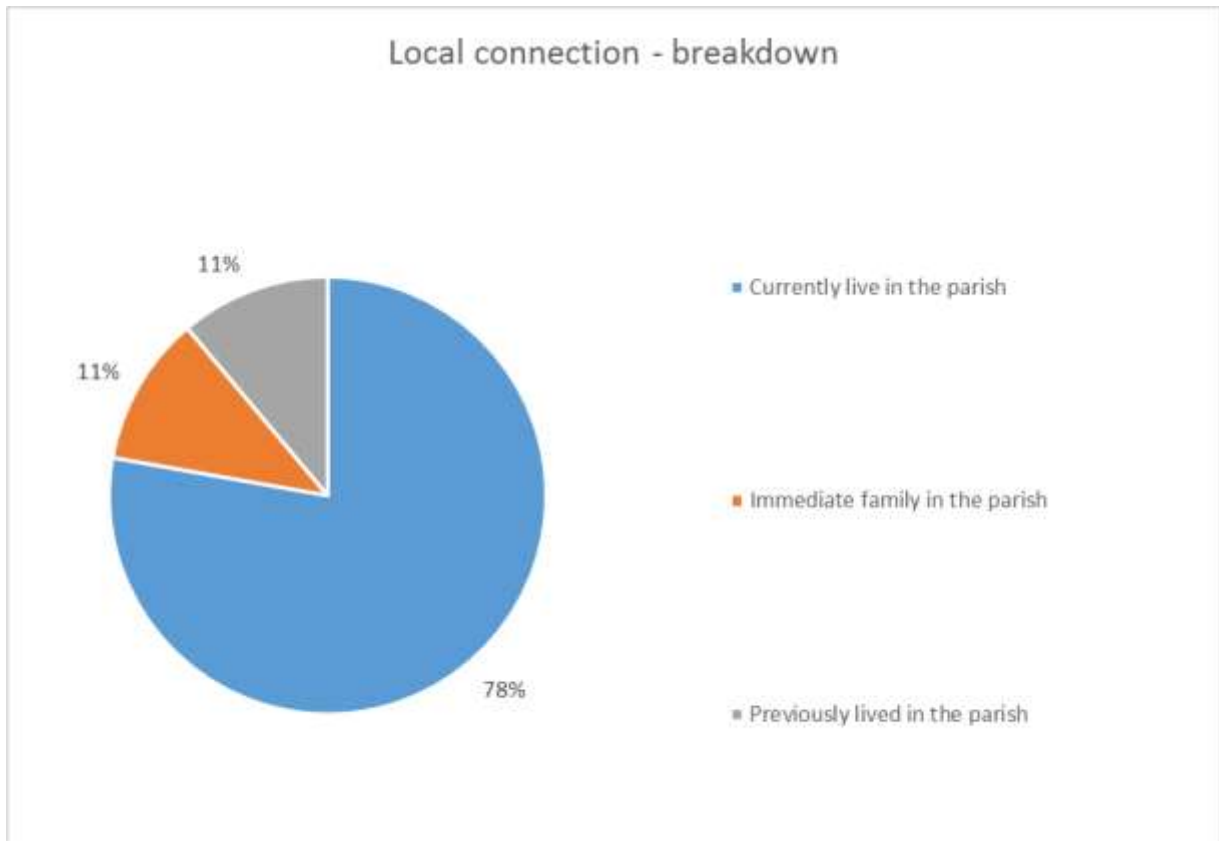
i) Reason(s) for Housing Needs – breakdown (7 responses)

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



ii) Local Connection – breakdown (7 responses).

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

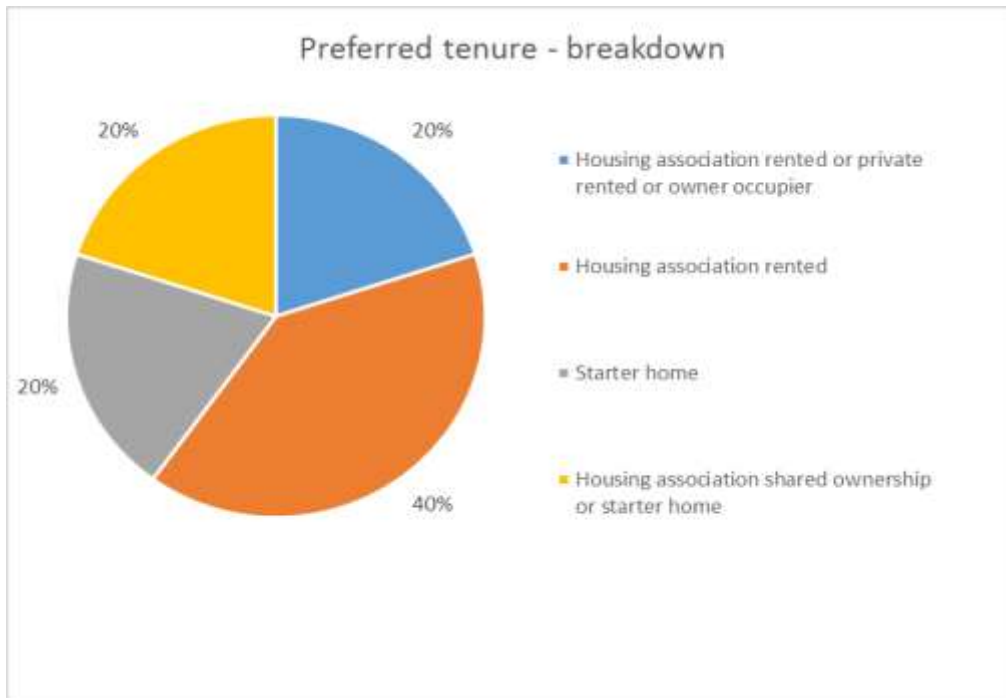


iii) Waiting List – breakdown (7 responses)

Two of the seven respondents are currently registered on the local authority waiting list. One is registered on a housing association waiting list.

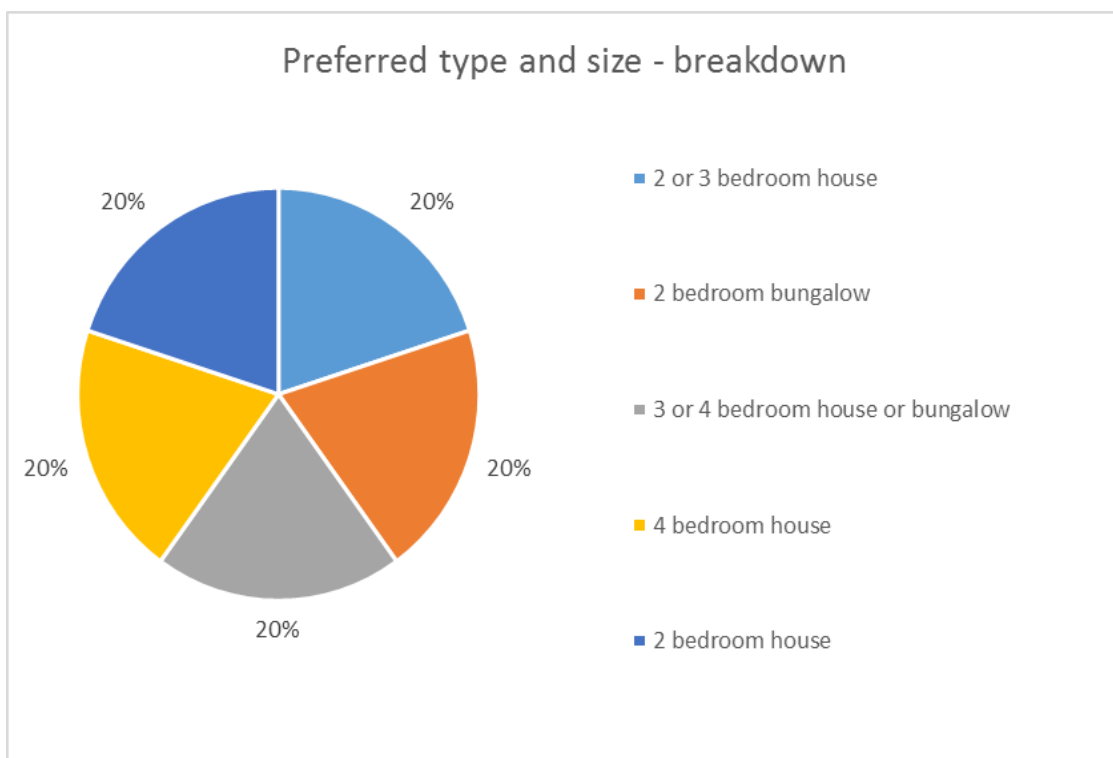
iv) Preferred Tenure – breakdown (5 responses)

The preferred tenures of the respondents are shown in the chart below. Some respondents stated more than one option. Others did not state any preference.



v) Preferred Type and Size – Breakdown (5 responses)

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



6. Determination of Specific Housing Needs

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

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 Radford Semele 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 rented	3 or 4 bedroom house or bungalow	Housing association rented	4 bedroom house
Yes	Housing association rented or private rented or owner occupier	4 bedroom house	Housing association rented	3 bedroom house
Yes	Housing association rented	2 bedroom house	Housing association rented	2 bedroom house
Yes	Starter home		Housing association shared ownership	2 bedroom house
Yes		2 bedroom bungalow	Owner occupier	1 bedroom bungalow
Yes			Owner occupier	2 bedroom house
Yes	Housing association shared ownership or starter home	2 or 3 bedroom house	Housing association rented	2 bedroom house

7. Conclusions

There is an identified need for seven new homes in Radford Semele for local people.

The specific needs are:

Housing association shared ownership

1 x 2 bed house

Housing association rented

2 x 2 bed house

1 x 3 bed house

1 x 4 bed house

Owner occupier

1 x 1 bed bungalow

1 x 2 bed house

8. Acknowledgements

Gratitude is expressed to Radford Semele Neighbourhood Plan Group and volunteers who helped to distribute the survey forms.

9. Contact Information

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Appendix A i) Housing Needs Survey for Radford Semele 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"/>

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="checkbox"/>

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

Q3: Life in the parish

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

	Yes	No	No opinion
Has a good reputation?			
Is a nice place to live?			
Has a balanced and varied population?			
Has a friendly atmosphere / community spirit?			
Suffers from crime?			
Suffers from a lack of facilities?			
If yes, what facilities?			
Suffers from a lack of housing?			
If yes, what type of housing?			
Has enough green or non-built-up spaces (e.g. park, footpaths, canal)?			
Comments			
How important are improved connections with the town and local countryside through safe footpaths and cycleways? (please tick one)	Very important		
	Not important		

Has anyone in your household had to leave the village or 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:

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 village/parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the village/parish?	<input type="checkbox"/>	If so, for how long?	years
Work in the village/parish?	<input type="checkbox"/>	If so, for how long?	years
Immediate family in the village/parish?	<input type="checkbox"/>		

Is it essential to live near close relatives in the village/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 state 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

Starter home *

* See back page for definitions.

Housing type (please tick)

House

Bungalow

Flat/apartment

Number of bedrooms

Q11: Financial information

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

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

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

Up to £125,000		£125,000-£149,999		£150,000-£199,999	
£200,000-£249,999		£250,000-£299,999		£300,000-£349,999	
£350,000-£399,999		Over £400,000			

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

Maximum mortgage (assume 3 x income)	£
Equity in existing home (if shared ownership is required)	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 3 July 2017.

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

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.

Definitions of property types:

- Market housing is housing available for purchase on the open market.
- Affordable housing is social rented and intermediate housing available to eligible households at lower than full market value.
- Housing association rented properties are available at lower than private rental values.
- Housing association shared ownership is a cross between buying and renting; aimed mainly at first-time buyers. You own a share and then rent the part you don't own at a reduced rate.
- A starter home is a new dwelling, for first-time buyers aged 23 to 39, sold at a discount of at least 20% of market value and less than £250k, and subject to restrictions on future sale.

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Appendix A ii)

Radford Semele Neighbourhood Plan Housing Survey and Starter Questions



June 2017

Dear Radfordians

We are the Neighbourhood Plan Group and we need your help!

A Neighbourhood Plan has legal power when it comes to decisions about the future of our village, and it will help with planning and development decisions.

**PLEASE HELP TO KICK-START THE NEIGHBOURHOOD PLAN BY ANSWERING
A FEW QUESTIONS IN THE ATTACHED SURVEY**

Some local villages – Barford and Whitnash for example - already have a Neighbourhood Plan, but Radford hasn't got one – yet. We need one as soon as possible.

You are probably thinking that it's very strange to carry out a housing survey when so many houses are already being built in the village, but information on housing-need is required as part of a Neighbourhood Plan.

On the plus side, it gives us the chance to ask YOU what you like about the village and will help us get ready for our Neighbourhood Plan launch event and consultation, when we can ask you face-to-face what you think.

Attached is the housing survey AND the starter questions for the Neighbourhood Plan. Please return it in the envelope provided by 3 July– postage is free!

The survey is being carried out in partnership with WRCC and it's funded by the District Council. The survey results will be considered by Warwick District Council, the Parish Council and the Neighbourhood Plan Group. The additional questions [Q3] will really help the Neighbourhood Plan Group.

All information will be treated in strict confidence and the NP group will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms. You only need to fill in the first section UNLESS you have an unmet housing need. Anyone with a strong local connection (eg. have lived in the parish but had to move away because there was no suitable housing, work in the parish or have a close relative living in the parish) can fill in a survey form—just ask for one (contact Fiona Henderson, Rural Housing Enabler at WRCC, on 01789 842812 or email fionah@wrccrural.org.uk).

If you would like to get involved with producing the Neighbourhood Plan you would be welcomed! Please email rs.neighbourhood.plan@gmail.com

Thanks

The Radford Semele Neighbourhood Plan Group

Appendix B

Additional comments

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.

- A great need for a substantial footpath/cycleway into town to join up with those going to school/shops in town.
- "Leaving the parish" is a bit of a strange concept in this context. We are hardly in the back of beyond!!!... And surely the idea is that the additional new homes being built across the district will cater for all residents i.e. it isn't area specific. RADFORD DOES NOT NEED ANY MORE NEW HOMES!!! This should have been done 5 years ago! It's pretty meaningless now!!
- "Village" is losing character and now a dormitory town for people working away (other towns, London, Birmingham), cannot cope with increased road traffic.
- A very pleasant place to live
- All kinds of housing has been unaffordable for decades, especially since council house sell-off. Market housing is expensive so other options would be welcome. A health centre would help many people, as would more facilities generally, because transport is difficult if you don't drive or have disabilities.
- Although the village is quite friendly there is very little community spirit.
- Apologies for late return, I was away on holiday so did not receive it until Monday 3/7/17
- As further housing has been built, Radford Semele is losing its community spirit, feeling more like a town than a small village. Open spaces are being lost, developments in and around the village are severely affecting village life and house prices - as they are drastically decreasing! Myself and friends are prepared to strongly fight further housing developments in the village that are ruining the scenic nature of Radford Semele.
- Better access to canal from Offchurch Lane for pedestrians. No footpath currently.
- Bus service diabolical- 2 an hour. Either late or fail to arrive. No doctors, pharmacy. Yet more & more housing built on good arable land.
- Children left as working out of area.
- Consider putting double yellow lines on Lewis Road. Stop cars parking on footpaths. Trees and shrubs need cutting back. Need cyclepath between Radford Semele and Sydenham.
- Currently no access (safely) to canal or greenway! Just very dangerous & dark road (Offchurch Rd). Please open up viaduct to Greenway!
- Daughter left as could not buy around here.
- DO NOT BUILD IN RADFORD!!!
- Families wanting to upsize but housing wasn't available.
- Feeling overwhelmed by present developments (300 new houses). No evidence of additional facilities for residents: schooling - 5/11 yrs; sustainable transport; pathways/cycle lanes; Doctors surgery.
- For village to retain its identity it needs to remain small. Also to maintain its

- community spirit, separation from nearby communities needs to be kept.
- Further housing developments could destroy the small village/community spirit as well as removing the whole rural appeal of the village.
 - Had to move out area as affordable housing not available. All new builds out of average wage affordability. Enough new builds going on. Now Coventry Diocese want to encroach on the school. Exit and access roads already a safety risk.
 - Has Radford Semele been forgotten regarding the poor state/condition of the footpaths and road surfaces?
 - Have lived in village for over 41 years and will continue to do so as long as it remains a village as it is at present.
 - I am renting at the moment. I hope to be able to buy with the help to buy scheme or part own or share.
 - I became a part of this village because it was a village and semirural with a small vibrant community. I don't wish to live in a more built-up area. This village cannot support further housing volumes/cars etc. Please take the community's opinions seriously.
 - I have lived in Radford since I was 8 years old, and it is sad to see Sydenham & Whitnash getting nearer and nearer. At 45 years old I had to pay £100,000 for my ex-council, 1 Bedroomed flat, then spent £17,000 to get it to a liveable state. I live on my own and it was through saving hard for a deposit that I was able to buy, and by working full time since 17. Would like affordable 2 bed.
 - I have lived in the village my whole life (43 years) and I'm very concerned about the huge growth & joining village to the town. This is not what residents want.
 - I have seen the village change so much over the years I have lived here all my life and seen it from a small village gradually getting larger. It is getting to the state of being completely too big and spoiled.
 - I lived in the village as a child. As an adult I've lived here 25 yrs. My daughter rents and has a child of 8. She seems to not have a chance of "social" housing although on various lists (because she rents she's ok apparently).
 - I moved into the village over 20 years ago because I wanted to live in a "village", not a small town. Radford Semele is slowly losing its identity through over development and excessive road traffic.
 - I moved to this village 12 years ago it has lovely walks and fields but now they are ruining it by building for filling their own pockets with money and destroying countryside and wildlife.
 - In common with the whole country, housing is very expensive leaving young people with little or no hope of having a place of their own, either rented or buying one.
 - It will be good for Radford Semele to have a Neighbourhood Plan for housing.
 - Leaving through choice. Too much traffic on the main road already. No cycleways into town or local schools.
 - Live outside Radford village by farms therefore do not have an opinion on these areas.
 - Moderate social housing building would help the young/poor.

- More new homes will further increase traffic problems in the village which may make people leave the village for a quieter location.
- My daughter moved to Napton to buy her first house. Prices were cheaper than Radford Semele.
- My family have lived in Radford since 1970 & brought up 3 sons one of whom also lives in the village. It is a friendly place to live.
- My neighbour had her house burgled. Not nice. Don't feel safe.
- No affordable houses. All built from greedy landowners.
- No assisted living placements for people with disabilities.
- No thank you Pablo
- Our son who is the eldest moves out soon. He probably, no definitely would have moved out the village and would have struggled to obtain a mortgage on his income. He is moving to Leamington to live in his girlfriend's house she has already. We do not want to see too many more houses in the village.
- Public transport is poor and very expensive. It needs to improve significantly for it to become an alternative to the car. Lack of GP facility in the village not ideal. New burial ground required.
- Radford is a nice small village and needs to retain its character.
- Radford is in danger of becoming a collection of housing estates with no atmosphere or community spirit. There is a real danger that we will just join up to Leamington.
- Radford Semele is going through a time of transition with a large number of new houses being built. We have fulfilled our "quota", already putting pressure on local facilities, particularly our village school.
- Radford Semele is not a very pleasant to live (sic). People are not friendly and shortage of facilities.
- Radford Semele needs to retain its village atmosphere. Proposed housing developments increase traffic and pollution. More frequent buses into town needed for the elderly population and families. Not all have a car.
- Radford Semele village is now at the point where further developments will be detrimental to the village way of life and infrastructure.
- We need a safe footpath along Offchurch Lane to the canal. With no footpath after the houses finish it is a very dangerous narrow section of road to walk along to reach the canal.
- More of a suburban sprawl than a village (and getting worse).
- Recently chose to live in Radford because it has managed to retain a village feel to it so hopefully will not get swamped with housing like Whitnash did which is where we lived before.
- Recently seen an influx of 300+ new houses 40% affordable. Prices, even affordable, too high for first time buyer. More houses than needed.
- Roads too narrow for the volume of traffic. Too much on-road parking.
- Stop building all these houses. The infrastructure cannot and will not cope. Fact! Where are all these people coming from? Curb immigration; problem solved. If it's not then the whole place will come to a stop, cannot sustain.
- The development at Semele Park is hardly affordable housing for single parents- it was built for JLR personnel which is reflected in the prices being asked!
- The Offchurch Lane down to the canal needs to 30mph - very dangerous for walkers who have no footpath.

- The present green spaces and parks in and around the village need to be protected, nurtured and developed. We do not need more housing which is unlikely to have a positive impact on the village and its facilities, which are already stretched esp. traffic on the main road.
- The village is overbuilt for its infrastructure.
- There are a significant number of houses either in the process of, or due to be, built. This will fundamentally change the nature of the village. Any more will be unsustainable. Joining to Sydenham would change us into a suburb of Leamington and totally destroy the village.
- To keep villages going you need affordable housing and light local business/industry to make it sustainable. They had brewery - now demolished, and yet local breweries are increasing!! Need to think out of the box!"
- Too little too late! This type of survey work should have been undertaken by the Parish Council 3 years ago to provide evidence against the numerous planning applications. Bungalows and flats required. We will be awash with 3 bed homes.
- We are downsizing so leaving the village but I regret that new developments are not catering for young people/first time buyers.
- We are looking for a 3 bedroom house. Sad we have to leave R. Semele due to house prices.
- We do not need any more housing of any kind. You are ruining the village. Do you not think about traffic? The Radford Road is a nightmare.
- We need more benefits from recent housing development. Section 106 money or Community Infrastructure Levy (CIL) should be spent on improving footpaths/crossings.
- We need to continuously improve the appearance of this village. The village has failed to improve as many others have within the county. Car parking is untidy and a growing problem. BT telegraph wires are ugly. Pavements and some road surfaces are in poor condition. Playing field, community Hall, footpaths, canal, are all good facilities as are the church, White Lion, shops, Post Office etc.
- We would be looking to upsize to a 3/4 bed house in the next 2 years due to growing our family. Hopefully we will be able to stay in the village but we feel that the new build larger houses are above our price range for affordability.
- We would love to move into a smaller home that is suitable for older people e.g. bungalow with 3 bedrooms
- What is the point of all these surveys? The law of not building on green belt land has been totally ignored. Nobody cares about villagers opinions. Houses are being squeezed in everywhere whether we like it or not.
- Where the village expands puts pressure on the infrastructure - particularly roads and greenspace. Keep it as the village we chose to live in and limit expansion.
- With all the new building of houses the village has lost its village appeal.
- With the additional housing already in progress/approved the road system will not cope, there will be pressure on the local school and infrastructure.
- Would like 30mph speed limit to be properly extended beyond new Bovis development. Would also like footpath along A425 extended in Southam direction to meet public footpath.

Appendix C

Property search on 19 July 2017 Radford Semele, up to 4 bedrooms, excluding character properties

Agent	Street	Settlement	No of beds	Type	Price (£)
RA Bennett	School Lane	Radford Semele	3	house	240,000
YOPA	St Nicholas Road	Radford Semele	2	house	245,000
Purple Bricks	St Nicholas Road	Radford Semele	3	house	250,000
Reeds Rains	Hatherell Road	Radford Semele	3	house	250,000
Complete	St Nicholas Road	Radford Semele	3	house	285,000
Wiglesworth	The Gardens	Radford Semele	3	house	295,000
Bovis	Southam Road	Radford Semele	2	bungalow	317,995
Newman	Lythall Close	Radford Semele	3	bungalow	325,000
Sheldon Bosley Knight	Lythall close	Radford Semele	3	bungalow	345,000
Bovis	Southam Road	Radford Semele	3	house	369,995
RA Bennett	School Lane	Radford Semele	3	bungalow	370,000
Fine Homes	St Nicholas Road	Radford Semele	4	house	385,000
Charles Rose	Lewis Road	Radford Semele	4	house	400,000
Loveitts	Lewis Road	Radford Semele	3	house	410,000
Bovis	Southam Road	Radford Semele	3	house	419,995
Purple Bricks	Southam Road	Radford Semele	4	house	550,000

	Average (£)	Average (£) -5%
2 bed bungalow	317,995	302,095
3 bed houses	314,998	299,248
3 bed bungalows	346,666	329,333
4 bed houses	445,000	422,750

Appendix D

ID	Local connection verified	Household composition	Reason for need	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
010	yes	3 adults, 2 children	Larger accommodation	Housing association rented	3 or 4 bedroom house or bungalow	Housing association rented	4 bedroom house
015	yes	2 adults, 3 children	Larger accommodation, less expensive home	Housing association rented, or private rented, or owner occupier	4 bedroom house	Housing association rented	3 bedroom house
095	yes	1 adult, 1 child	Less expensive home	Housing association rented	2 bedroom house	Housing association rented	2 bedroom house
139	yes	2 single adults	First time buyer	Starter home		Housing association shared ownership	2 bedroom house
168	yes	2 adults	Supported accommodation		2 bedroom bungalow	Owner occupier	1 bedroom bungalow
236	yes	1 adult	Smaller accommodation, less expensive home			Owner occupier	2 bedroom house
246	yes	2 adults, 1 child	Independent accommodation	Housing association shared ownership or starter home	2 or 3 bedroom house	Housing association rented	2 bedroom house

