



**Housing Needs Survey Report  
for  
Baginton  
Parish Council**

**June 2018**

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Rural Housing Enabler, WRCC**

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## 1. Introduction

Baginton Parish Council commissioned a local Housing Needs Survey in May 2018.

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 identify any requirement for 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 copy can be seen as Appendix A1 of this report, along with a copy of the covering letter, Appendix A2.

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 whether any household members had left the parish through lack of suitable market or affordable housing.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Whether completing part 1 only, or both parts, not every form was completed in full with every question answered.

Additional forms were available on request for anyone who had moved out of the village due to lack of housing, who had a local connection and who wanted to move back.

Completed survey forms were posted directly to the Rural Housing Enabler for WRCC via a 'Freepost' envelope. Analysis of the completed forms took place in June 2018.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to "plan positively for local development, shaping and directing development in their area ..."

The Warwick District Local Plan 2011-2029 is the current adopted development plan that provides the policies and context for future development in the District.

The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:

1. All of the housing provided will, where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality;
2. The type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; and
3. Such housing will be available, both initially and for subsequent occupancy,
4. Only to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.

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.

An essential element of any justification for allowing housing is a clear demonstration of housing need. A proposal will be expected to be accompanied by an up-to-date local housing needs survey which identifies:

- the types, sizes and tenures of homes which are needed;
- that the prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection as evidenced by birth, long term residence, employment or family connection (in cases where there is a need to live close to family for support); and
- the community whose needs the housing will meet - this should normally be the parish or village within which the proposal is to be located, but may also include neighbouring parishes where relevant.

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.

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.

### 3. Results – Contextual Information

342 surveys were distributed to the residents of Baginton by representatives of the parish council, with a further five being requested from WRCC. A total of 98 survey forms were returned equating to a response rate of 28.24%. Such a response rate is considered to be good for a survey of this type because people generally only respond for one of the following reasons;

- They are looking for housing and their need cannot be met from the existing available housing.
- To offer support in principle to the idea of a small housing scheme for local needs, or because they feel there is a need for a specific type of accommodation in their area.
- To state opposition to the idea of a housing scheme in the village.

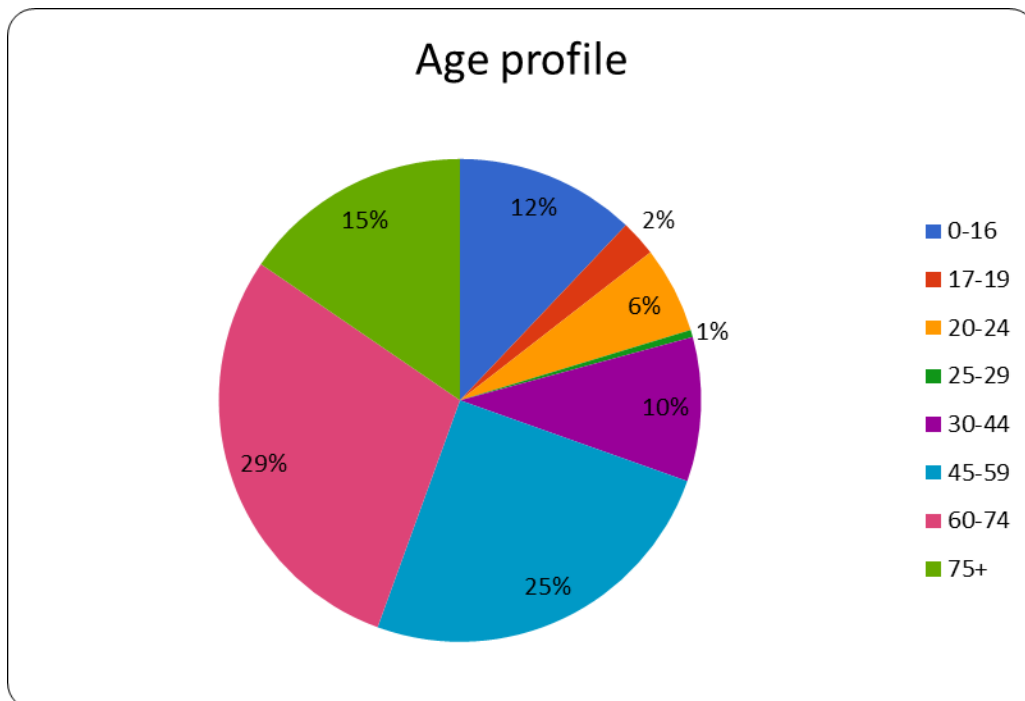
For the purposes of this report the term “respondent” refers to an individual survey form.

#### Q1: Your household

This question asked respondents to “specify the number of people in your household that fall into each age category”.

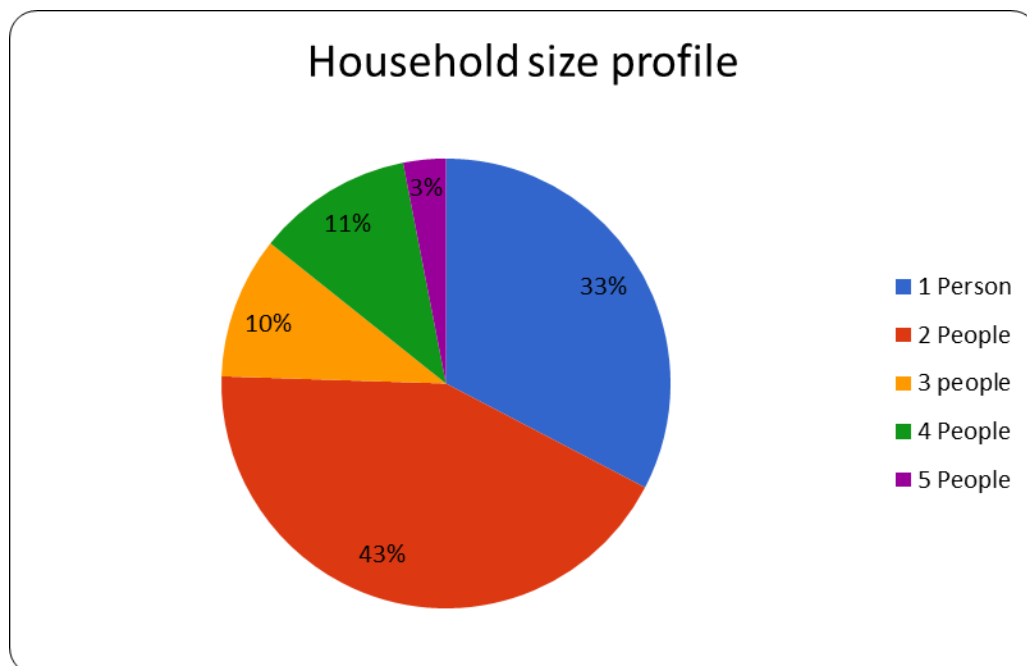
##### i) Age profile

The following chart shows the age profile captured by the survey returns. 44% of the respondents are 60+, with 15% being over 75. The 2011 census showed that Baginton’s population of over 65’s was 26.8% in overall comparison with Warwickshire at 18.2%.



## ii) Household size

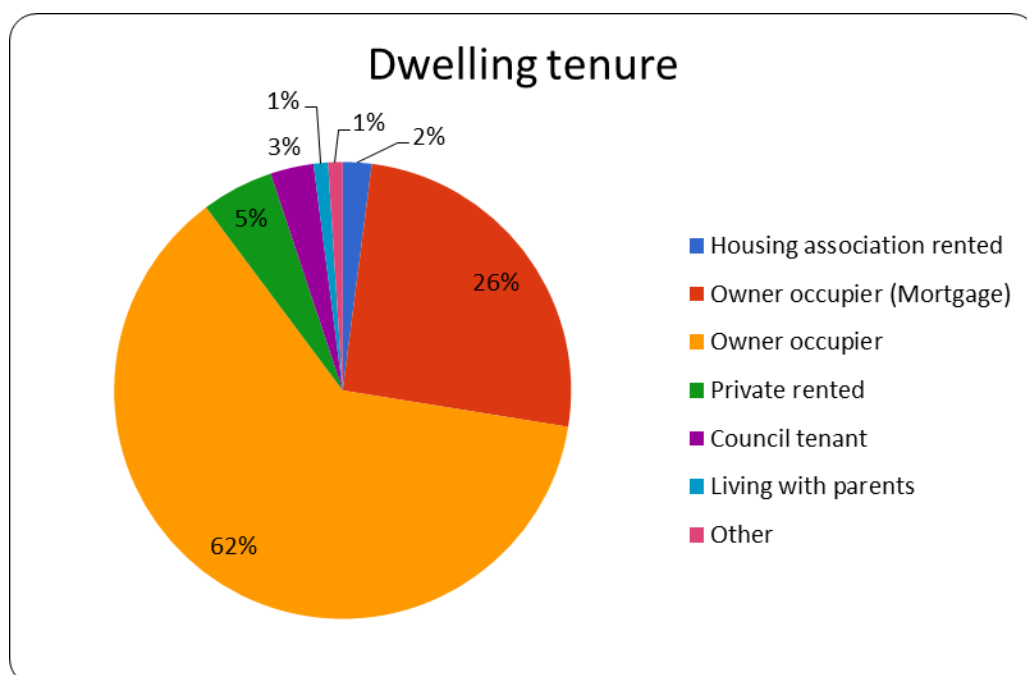
The results show a dominance of 1 and 2 person households, which is in line with the majority of parish housing needs surveys.



## Q2: Your current housing circumstances

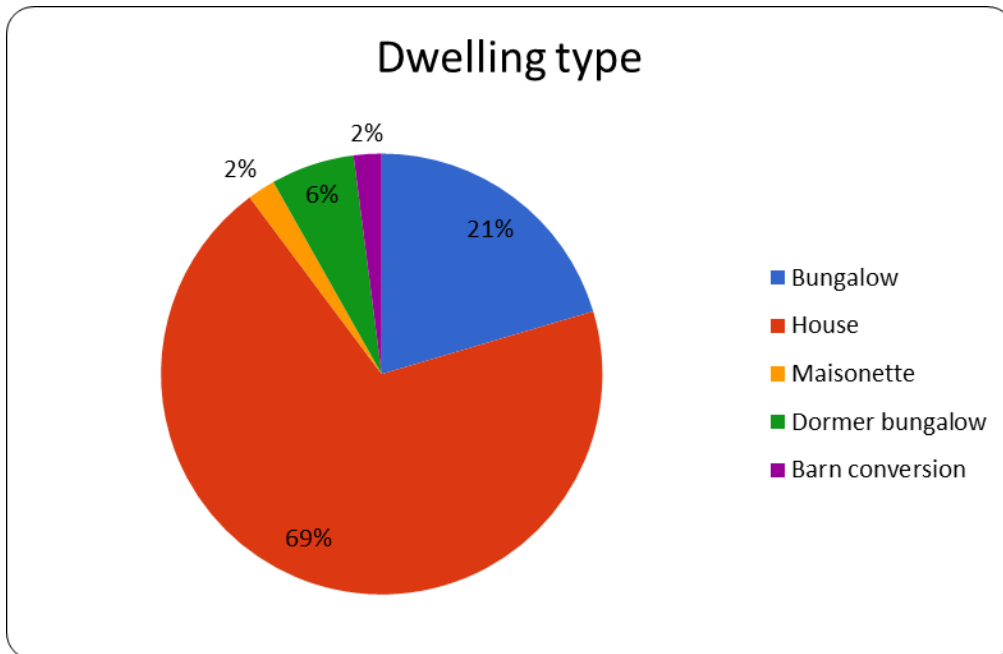
### iii) Dwelling tenure

The following chart shows the dwelling tenure for survey respondents. In a pattern typical for villages across Warwickshire, owner-occupiers represent 87.7% of the total. Tenures traditionally considered to be within the 'social sector' (Council or Housing Association rented) represent only 5.1% of the total.



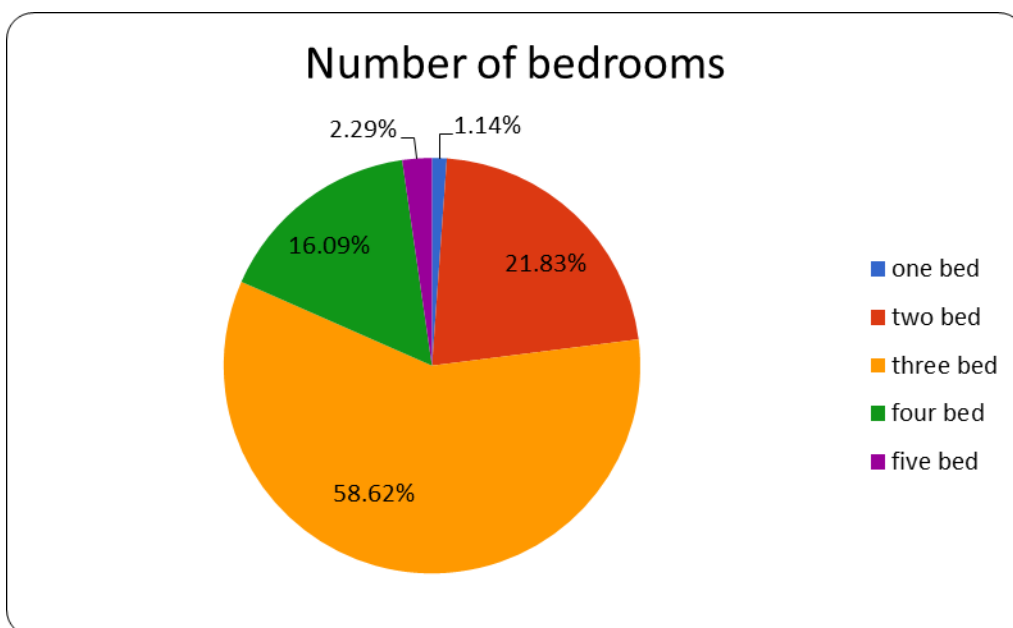
iv) **Dwelling type**

The following chart shows the types of dwellings that the survey respondents live in. Houses represent the largest category. Unusually for rural Warwickshire, maisonettes make up part of the housing provision within Baginton village.



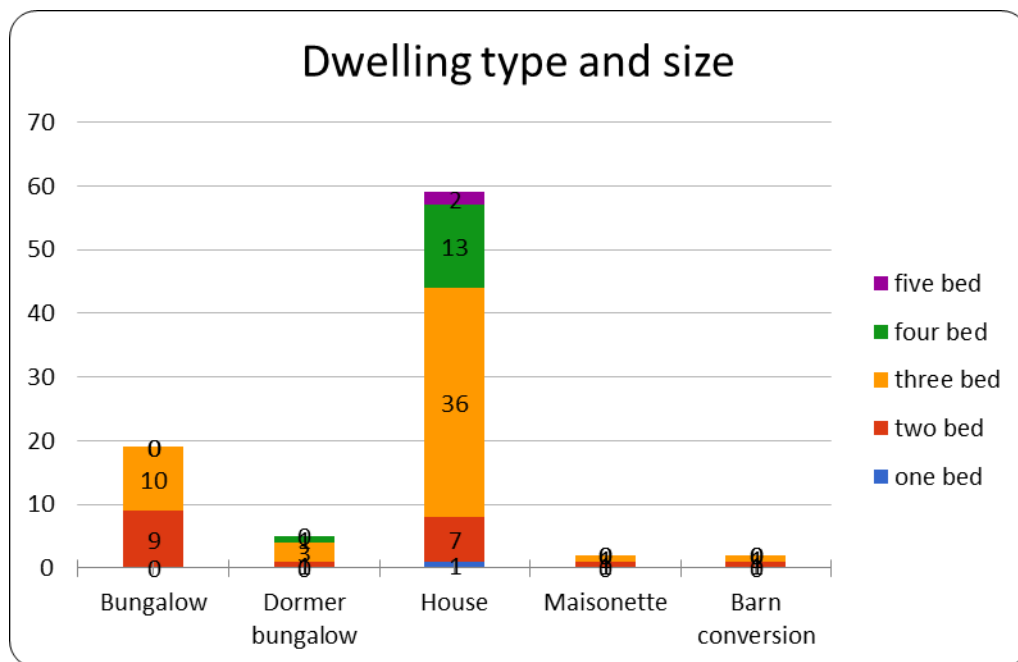
v) **Number of bedrooms**

This chart shows the number of bedrooms per property. 59% of respondents live in three bedroom properties,



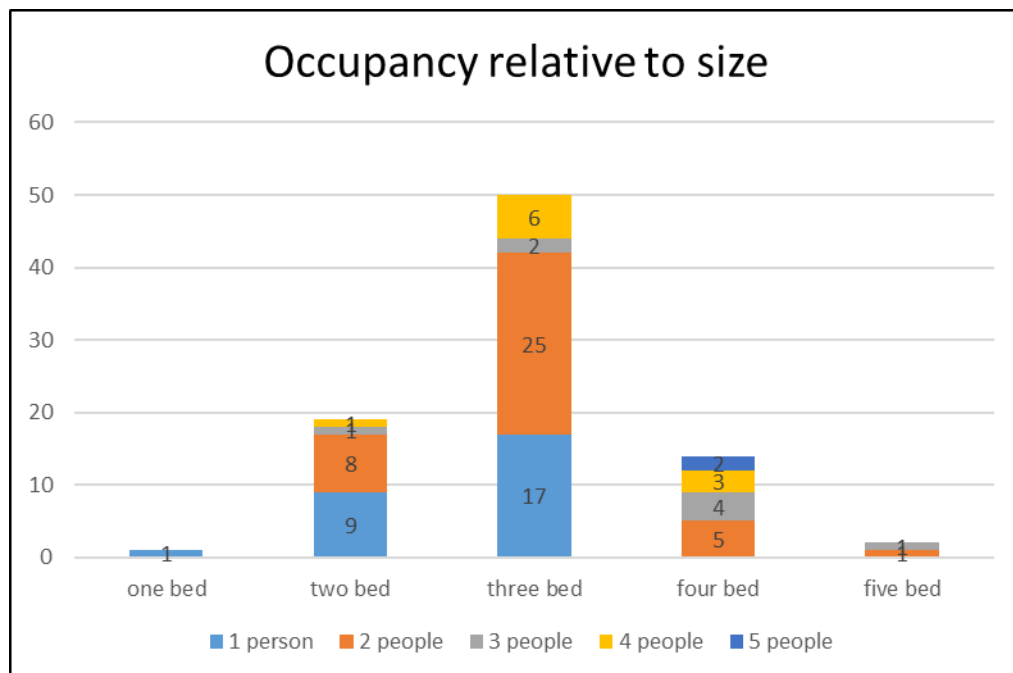
**vi) Dwelling type and size**

The majority of respondents lived in three bedroom houses. .



**vii) Occupancy relative to size**

This chart shows that the majority of properties are under-occupied by at least one bedroom. As the majority of households are owner occupied this is to be expected, but also given the large number of older residents also indicates that small older persons accommodation may be beneficial in the village.





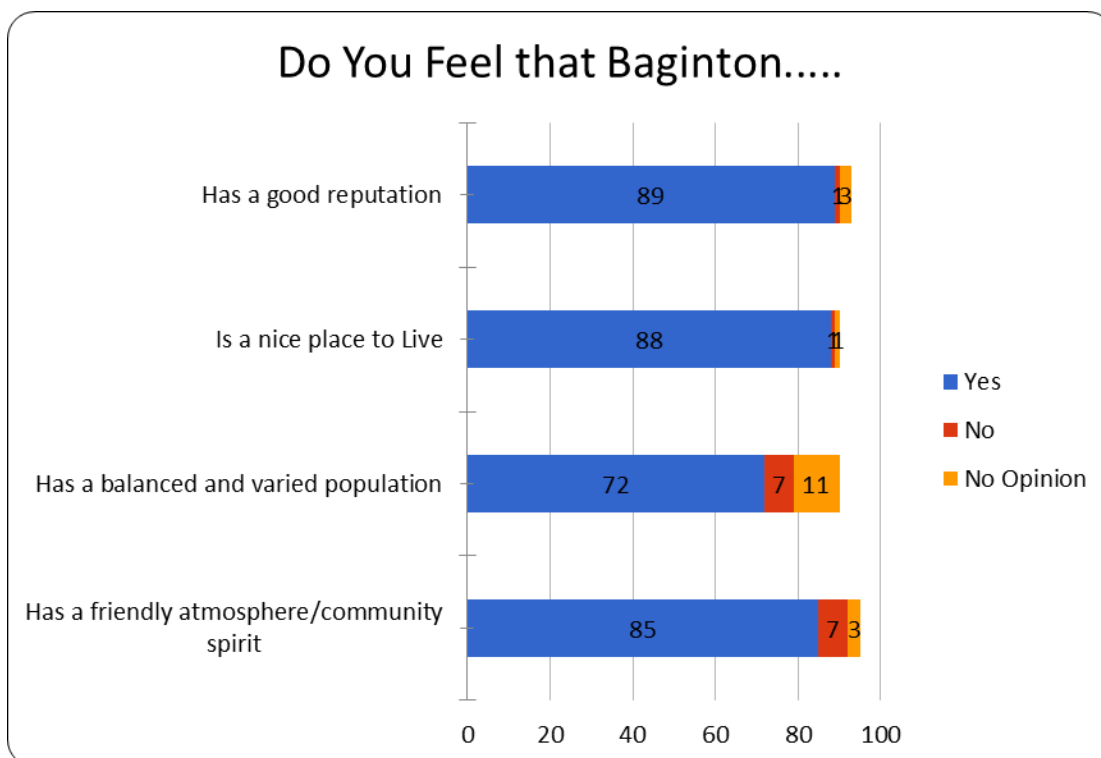
### Q3: Life in the parish

#### viii) Positive aspects:

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

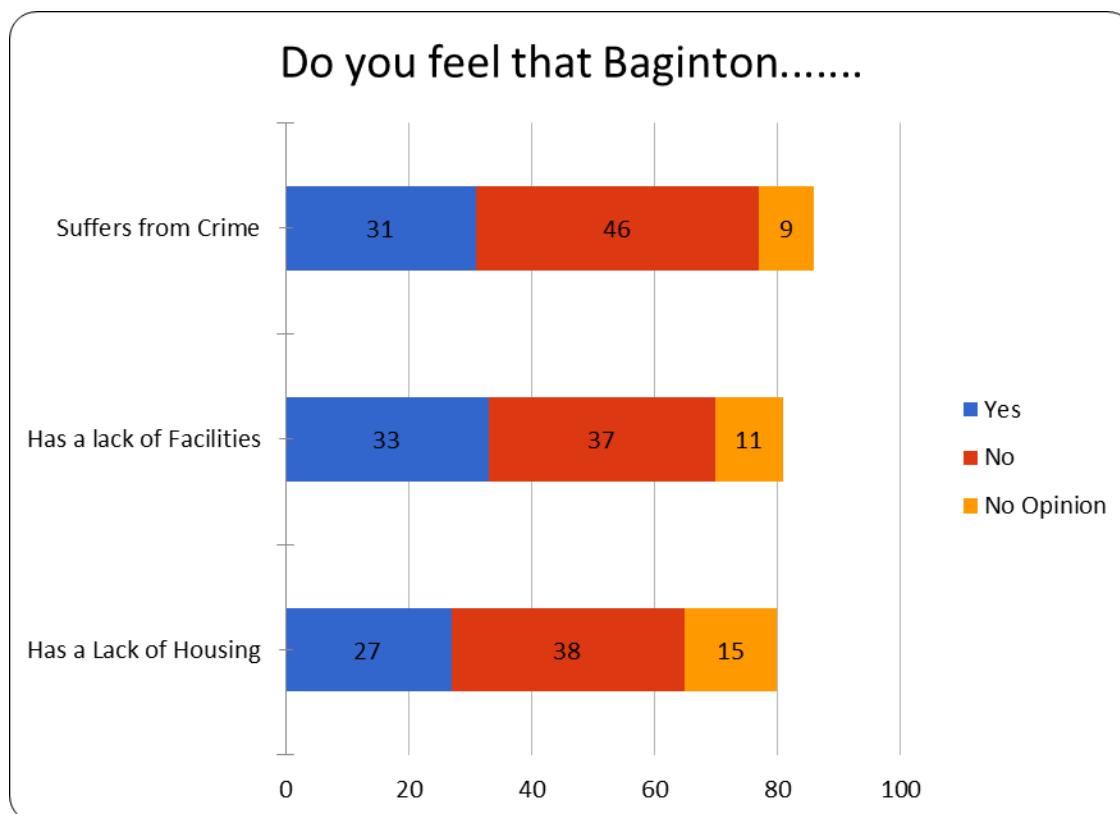
Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when proposing new homes.

The first chart shows the respondents' views about the benefits of living in Baginton parish. The vast majority of the respondents thought the parish had a good reputation and was a nice place to live. The majority thought it had a friendly atmosphere, with a couple of comments- 'could be better' and 'reasonable'. A small number felt that the balance of the village was uneven, with one commenting that there 'were not enough young families', and similarly the same number felt that the village was lacking in a 'friendly atmosphere and community spirit.'



## ix) Negative Aspects

The second chart shows the survey respondents' views about negative issues that might exist in the parish. In each case the majority of respondents were positive. The question on 'lack of facilities' was the closest division, with public transport and a lack of medical facilities being the most common comment. 27 people felt that there was a lack of housing, the majority citing affordable or low-cost housing and retirement housing as being needed.



### x) Lack of facilities comments:

- *Good bus service*
- *Somewhere for the elderly to meet and socialise*
- *Doctors*
- *Decent bus service, doctors*
- *Transport, shops*
- *Sports, social, doctors, shops*
- *Transport*
- *Mobility access from Roman Way*
- *School and club*
- *Better transport links, doctor*
- *No facilities for transport for elderly. Long walk for a bus*
- *Good bus service*
- *Recreation facilities for older children*
- *Better facilities for children of all ages*
- *No frequent bus service, no school within walking distance*
- *Shop open longer*
- *Transport*
- *Public transport*
- *Could do with a tennis court*
- *Internet speed, no competitive market*

- *Nice park with interesting things, more fun activities,*
- *Bus service is poor, health services are a long way from the village*
- *GP surgery and bus service needs to be more often*
- *Bus services*
- *Everything*
- *Shops, eateries, cycling area for children*
- *Walkable pavements, there is no continuous pavement from one end to the other*
- *Doctors surgery, buses*
- *Doctors, bus*
- *Doctors surgery, safe cycle routes, youth facilities, exercise facilities*

The top issues regarding facilities are a lack of doctors/medical facilities and a lack of public transport.

**xi) Lack of housing comments:**

- *Retirement bungalows, affordable housing*
- *Affordable housing, house prices are very high*
- *Given the lack of facilities for young people (pharmacy, docs) there is ample housing for the needs of others who don't need these things on their doorsteps*
- *There is lots of affordable housing very close in Coventry. We do not need any more housing in Baginton, especially lower end because it will attract undesirable people*
- *Affordable housing for first time buyers*
- *Sheltered housing*
- *Housing needed for first time buyers and young renters*
- *Friend would like small house affordable*
- *Starter homes, pensioner bungalows*
- *Retirement homes*
- *Retirement suitable*
- *Bungalows for older and disabled people*
- *New build family homes*
- *We cannot go on building ad infinitum-we need to control population and stop landlords competing with first time buyers and buying up all the low price properties for private profit*
- *Affordable housing, 3 and 4 bedrooms*
- *Affordable*
- *Affordable housing*
- *1 bed over 55 accommodation, 2 bed houses, flats, maisonettes, 3 bed houses*
- *Starter homes and supported accommodation for elderly*
- *Retirement ie apartments or bungalows*
- *4 and 5 bedroom houses for large families with parking spaces*
- *First time buyer homes*
- *Low cost*
- *Accommodation for elderly, bungalows, supported housing*
- *Housing for the elderly, affordable housing*
- *Affordable one and two bed*
- *Affordable social housing for families, retirement accommodation*

The top issues regarding lack of housing are affordable housing and older persons accommodation.

## 4. Results – Housing Need Information

Part two of the questionnaire specifically targeted those who expressed a need for alternative housing in Baginton. In total six respondents completed this section.

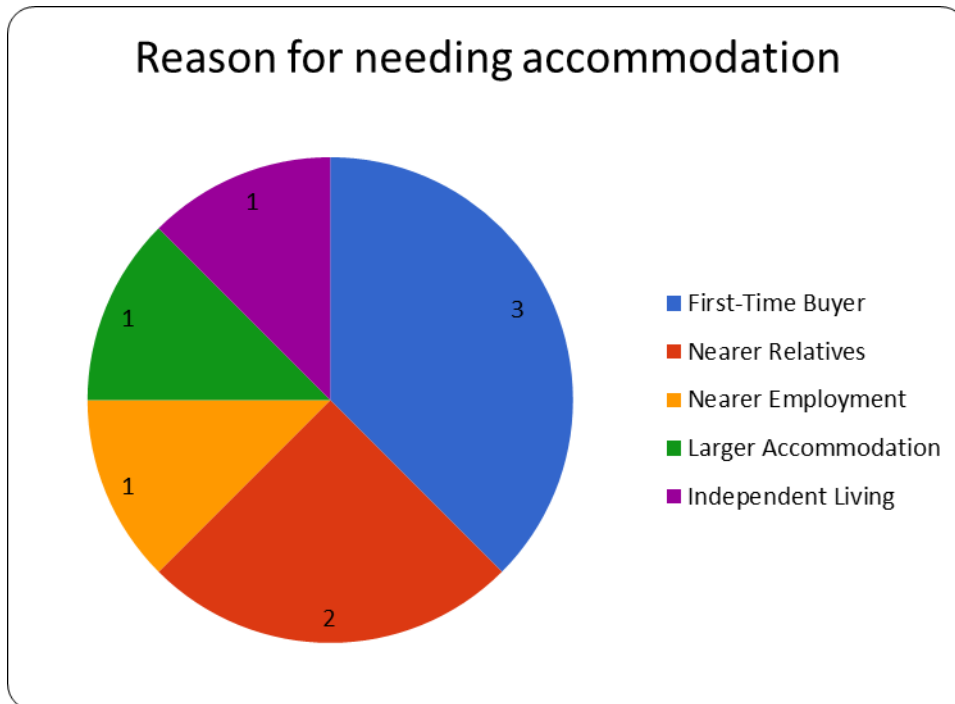
### i) Local connection

Four respondents currently live in the parish and all six of the respondents have close relatives living within the parish.

If a local needs scheme is developed by a community as a result of information obtained through a housing needs survey it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.

### ii) Reasons for housing need

Respondents were asked why they needed alternative housing. The following chart shows the different reasons. Respondents were able to give more than one housing need.



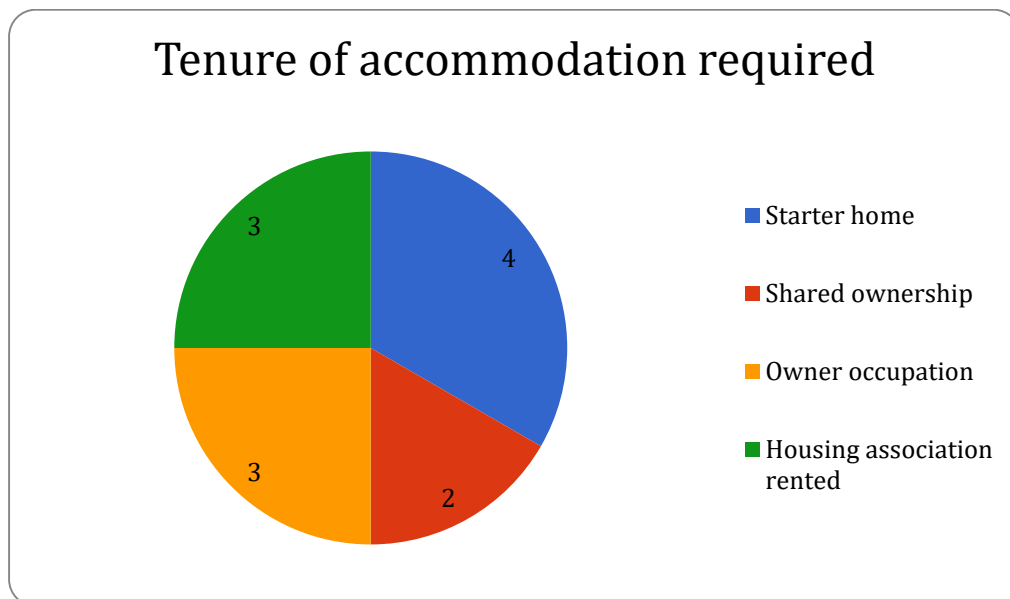
### iii) Housing waiting list

Two of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as HomeChoice'.

Warwick District Council has advised that there are currently five applicants requesting accommodation in Baginton.

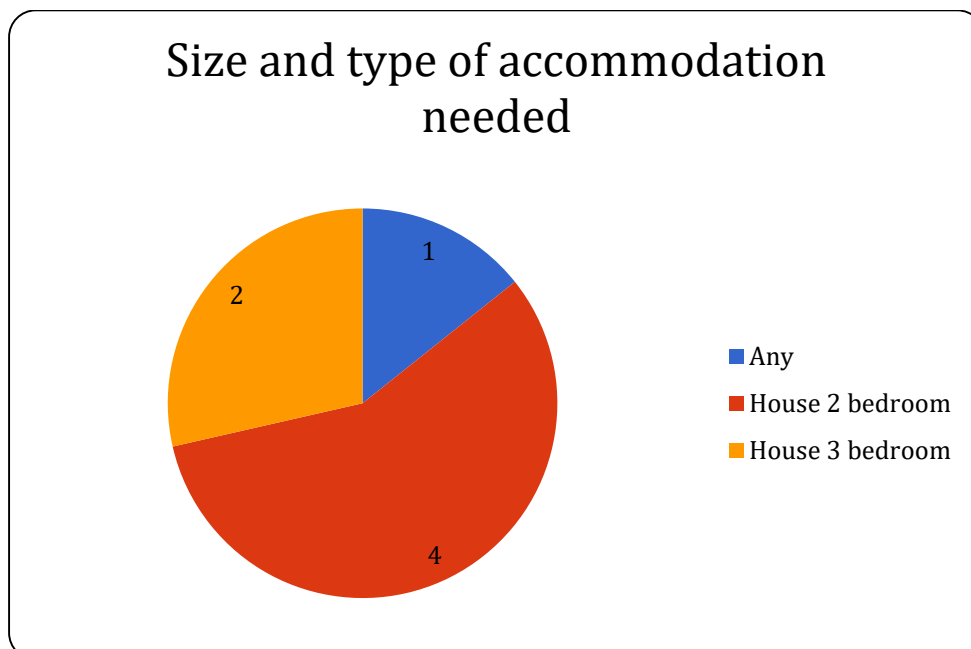
#### iv) Tenure of accommodation required

Respondents were asked what tenure of accommodation they would like. (Respondents were able to give more than one choice). Four respondents hoped to own their home.



#### v. Type and size of property

Respondents were asked what type of accommodation they preferred. All respondents gave a house as their first preference, with one person willing to consider any type of home.



## 5. Financial Information

Respondents were asked for information on their income and the maximum mortgage they would be able to afford.

Four respondents said that they would be looking to purchase in the price range up to £124999 for their first mortgage, with one at £125000-£149999. Even on the maximum mortgage it is unlikely that a property could be purchased on the open market in Baginton, with the average house price being £266,786 (Zoopla 2016-2017).

## 6. Conclusion

Six respondents expressed a need for alternative housing within Baginton. The chart below details their information

Local Connection	Desired tenure	Actual tenure	Size and type
Y	Housing association rented	Housing association rented	3 bedroom house
Y	Housing association rented	Housing association rented	2 bedroom house, flat, maisonette, bungalow
Y	Any	Housing association rented	2 bedroom house, maisonette
Y	Owner occupier, shared ownership, starter home	Shared ownership	3 bedroom house
Y	Owner occupier/starter home	Shared ownership/starter home	2 bedroom house
Y	Starter home	Shared ownership/starter home	2 bedroom house

- Three respondents are currently living in private rented accommodation, two outside Baginton. Two would like to return to the village.
- One respondent, currently in a housing association property needs larger accommodation.
- Two respondents are currently living with family and would like their own homes.

Very few starter homes are currently being built, thus the likely tenure for the two respondents who were interested in these is shared ownership.

Based on the information above, the current need for housing in Baginton is:

- Two 2 bedroom housing association rented properties
- One 3 bedroom housing association rented property
- Two 2 bedroom starter/shared ownership properties
- One 3 bedroom starter/shared ownership property

Warwick District Council's 'HomeChoice' housing register currently has five applicants from Baginton, indicating that there is a further need for three housing association rented properties

## 7. Acknowledgements

Thanks to everyone who helped deliver the survey forms across the parish.

## 8. Contact Information

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[verneyj@wrccrural.org.uk](mailto:verneyj@wrccrural.org.uk)

Phil Clark  
Clerk to Baginton Parish Council  
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Baginton  
CV8 3AH  
07746521087  
[bagintonpc@gmail.com](mailto:bagintonpc@gmail.com)

# Appendix A1

## BAGINTON PARISH-HOUSING NEEDS SURVEY 2018

**Q1. Please specify the number of people in your household that fall into each category: (please write number in box)**

00-16 years	<input type="text"/>	17-19 years	<input type="text"/>	20-24 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 property <input type="text"/>			

**Q2. Please confirm your current housing tenure:**

Housing Association rented	<input type="text"/>	Private rented	<input type="text"/>	Shared ownership	<input type="text"/>
Living with parents	<input type="text"/>	Owner Occupier	<input type="text"/>	Living with friends	<input type="text"/>
Owner occupier (Mortgage) accommodation	<input type="text"/>	Council renting	<input type="text"/>	Tied	<input type="text"/>
Other.....					

**Q3. Please tell us the type of property you live in:**

House  Bungalow  Flat/apartment  Mobile Home  Maisonette

Other.....

How many bedrooms does your home have?



**Q4. 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 anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available? (see back page for definitions)

Market housing

Affordable housing

Not applicable

Additional

Comments.....

The remainder of this survey should only be completed 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 by phoning 01789 472601 or e-mail [verneyj@wrccrural.org.uk](mailto:verneyj@wrccrural.org.uk).

**Q5. Your details:**

Name:.....  
 .....  
 Address:.....  
 .....  
 Telephone  
 number(s).....  
 ..... E-  
 mail.....  
 .....

**Q6. Reasons for your housing need (Please tick all those that apply)**

Larger accommodation home	<input type="checkbox"/>	Smaller accommodation	<input type="checkbox"/>	Physically adapted	<input type="checkbox"/>
To be nearer relatives	<input type="checkbox"/>	To be nearer schools	<input type="checkbox"/>	Less expensive home	<input type="checkbox"/>
First-time buyer		To be nearer carer	<input type="checkbox"/>	To be nearer dependent	<input type="checkbox"/>
To be nearer employment	<input type="checkbox"/>	Supported accommodation	<input type="checkbox"/>	Independent accommodation	<input type="checkbox"/>
Other.....					

**Q7. Do you...(please tick all that apply)**

Currently live in the Parish?  If yes, for how long  years  Months

Work in the Parish?  If yes, for how long  years  Months

Have immediate family in the Parish? Yes  No

If yes, please specify.....

Do you need to live close to relatives in the Parish to give or receive support? If yes, please give details.....

**Q8. Have you...**

Previously lived in the Parish Yes  No

If yes, please confirm the dates you were resident: From  to

Are you on a housing register? Yes  No

If yes: Local Authority register  Housing Association register

**You are recommended to register with the Local Authority if you have not already do so.**

**Q9. Please give details of family members seeking accommodation with you**

Title	Surname	First name	Relationship to you	Date of Birth

Please give details of any specific housing needs for yourself or any members of your household who are seeking housing with you (for example- ground floor or specially adapted property)

.....  
 .....  
 .....

**Q10. What type of housing tenure do you need?**

Housing Association rented  Shared ownership  Private rented   
 Owner occupier  Starter home  Self-build

**Q11. Why type of accommodation do you need?**

House  Bungalow  Flat/Apartment  Maisonette   
 Other.....  
 How many bedrooms do you need?

**Q12. Please specify your 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"/>	

**Q13. If you are hoping to buy your home, what price-range are you looking to purchase?**

Up to £124,999	<input type="checkbox"/>	£125,000-£149,999	<input type="checkbox"/>	<input type="checkbox"/>	£150,000-£
£200,000-£249,999	<input type="checkbox"/>	£250,000-£299,999	<input checked="" type="checkbox"/>	£300,000-	<input type="checkbox"/>
£349,999					<input type="checkbox"/>
£350,000-£399,999	<input checked="" type="checkbox"/>	£400,000-£499,999	<input checked="" type="checkbox"/>	Over £500,000	

**Q14. If you require a shared ownership or starter home what is the maximum amount you can afford?**

Maximum mortgage (Assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
Total	£

Thank you for completing this questionnaire.

**Please return it in FREEPOST envelope by 18<sup>th</sup> May 2018**

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 the survey forms.

Additional information on property types:

Housing Association rented properties would be available to people with a local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'right-to-buy' available to tenants.

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. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit (typically 80%) but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefitting from any increase in the value should this occur.

Market housing is housing available for purchase on the open market.

A starter home is a new dwelling, for first-time buyers aged 23-39, sold at a discount of at least 20% of market value and costing less than £259,000, and subject to restrictions on future sales.

## Appendix A2

### **BAGINTON PARISH COUNCIL** **HOUSING NEEDS SURVEY**

April 2018 Dear

Dear Householder

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 Baginton 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.

- 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.

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.

**PLEASE NOTE that people in housing need do not have to be living in Baginton 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 Verney Jeynes, Rural Housing Enabler at WRCC, on 01789 472610 or email [verneyj@wrccrural.org.uk](mailto:verneyj@wrccrural.org.uk) so that a survey form can be sent to them.

**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.

Forms should be returned by 18<sup>th</sup> May 2018 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Baginton Parish Council