

Housing Needs Survey Report for Burton Green Parish Council

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Attached-Survey form.

1.Introduction

Burton Green Parish Council commissioned a local Housing Needs Survey as part of their Neighbourhood Plan 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 basis of the survey form was the standard document used across Warwickshire, but had some changes at the request of the parish council and in line with the neighbourhood plan questionnaire which was going out at the same time. A copy can be seen as an attachment to this report.

All households were asked 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. Additional information was asked on employment status of respondents, and the location of employment, how far did people commute to work?

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 back to Stratford District Council along with the neighbourhood plan survey. These were then passed to WRCC for analysis.

1a) Acknowledgments

A big thank you to the Parish Council and volunteers from the Burton Green Residents Association who delivered and collected these questionnaires, and achieved a great success rate with the number of responses.

2. Planning Context

At a national level, current guidelines 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. 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 e.g. 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

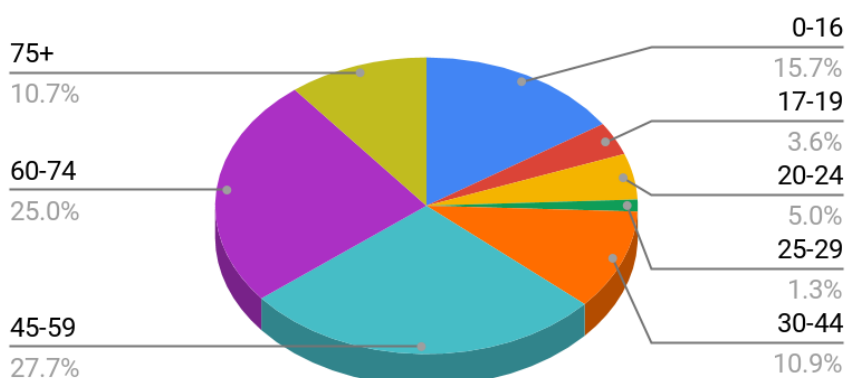
381 surveys were distributed to the residents of Burton Green parish. A total of 215 were returned, giving a response rate of 56.43% which is very good for this type of survey. The high response rate may be due to the accompanying neighbourhood plan survey. On average housing need surveys elicit a response rate of around 30% with respondents giving one of three main reasons for completing the survey:

- 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.

Q1. Age Profile

The following chart shows the age profile captured by the survey returns. In general there is a good balance of ages of the respondents, although the 30-44 age group is small at 10.9%. The majority of respondents below this age group were living with relatives.

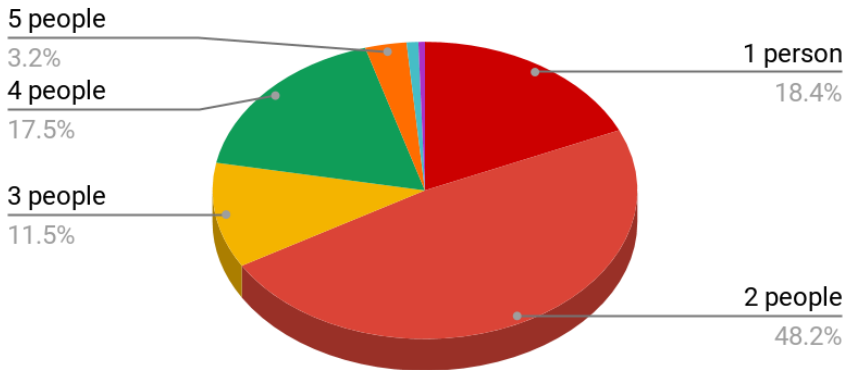
Age profile



Q1a) Household size

The results show 66% of households are one or two person households, however question 3a shows that only 13.6% of respondents actually live in one or two bedroom properties, indicating that there may be a future requirement for smaller properties within the area

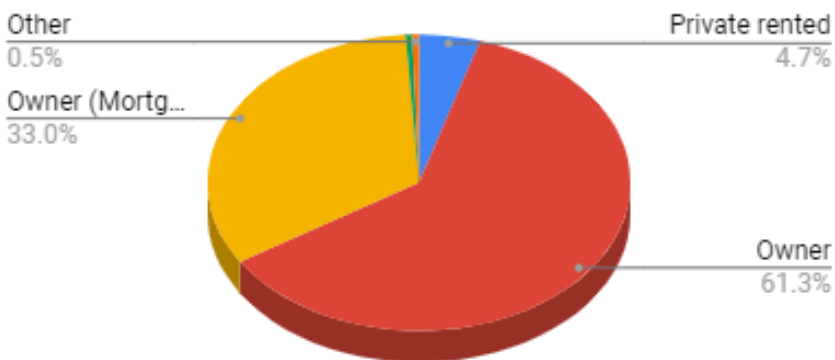
Household size profile



Q2. Current housing tenure

61.3% of respondents own their homes outright, while 33% are owners with a mortgage. There were no responses from people living in social housing tenures. One respondent said they lived in shared ownership property.

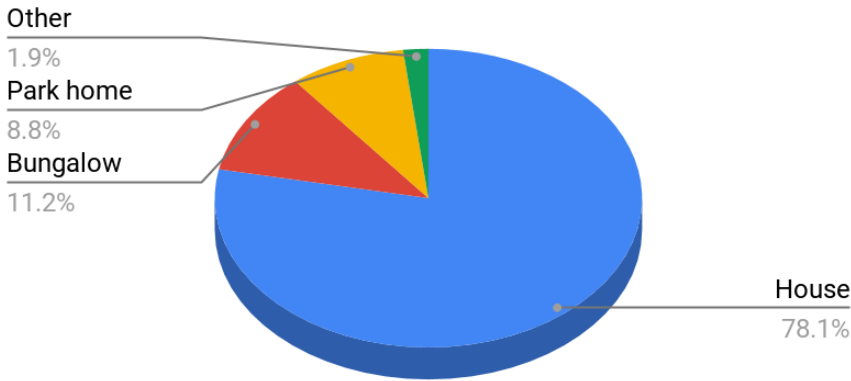
Housing tenure



Q3. Property type

The following chart shows the types of dwellings that the survey respondents live in. Houses represent the largest category. There are no flats or apartments, however 8.8% of respondents said they live in park homes. 'Other' included dormer bungalows, and 'converted bungalow'.

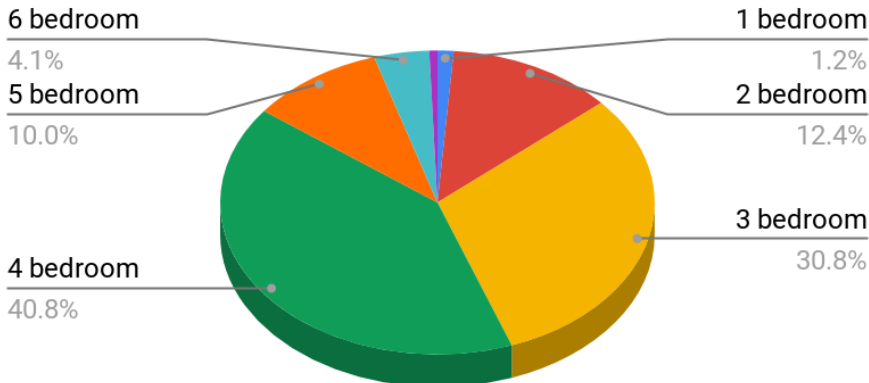
Property type



Q3a) Number of bedrooms

This chart shows the number of bedrooms per property. There are 10% more four bedroom homes than three bedroomed, while 14.1% live in five and six bedroom properties. One respondent lives in a seven bedroomed home.

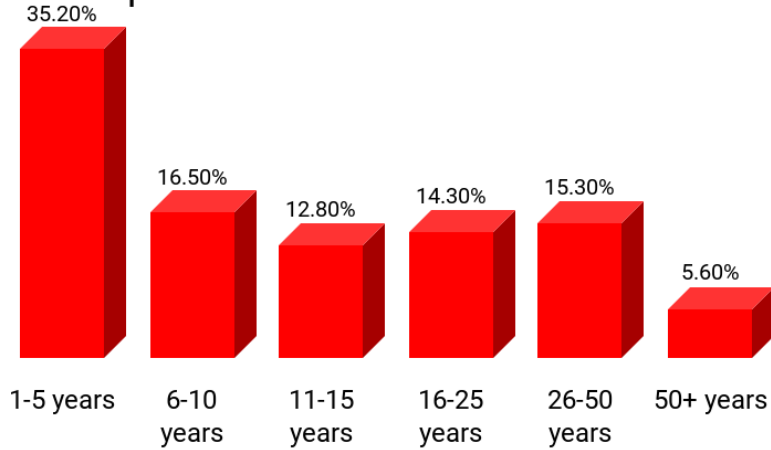
Number of bedrooms



Q4. Length of time living in Burton Green

This chart shows how long respondents report that they have lived in Burton Green. The respondents are individuals, not households, so, for example, a family of four could consist of two adults living in the parish for 10 years, but two young children only for five years.

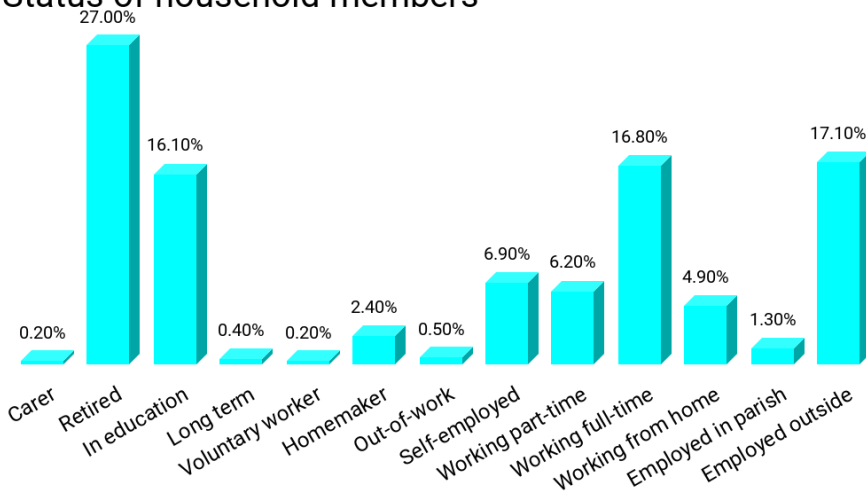
Time in parish



Q5. Status of household members

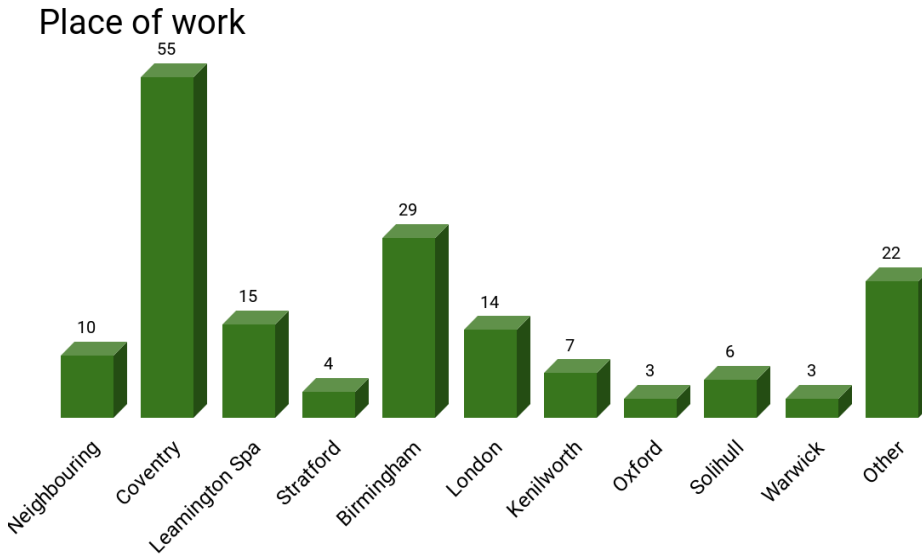
This question was answered in different ways with some respondents giving one answer and others multiple answers. What it does show however, is that while 27% of respondents are retired, 16.10% are in education and part of a family unit, which is encouraging for a balanced population in the village. The majority of respondents are in work with only 0.5% saying they are out of work, and only 0.4% classed as 'long-term sick or disabled'. One person said they are a full-time carer.

Status of household members



Q6. Place of employment

Respondents were asked where they commuted to for work. The majority work in Coventry, followed by Birmingham. Within 'other' were a number of people who work at differing locations, including the 'whole of the UK' and 'all over Warwickshire'. The graph shows actual numbers of respondents.



Q7. Has anyone left the parish in the last five years because there was no suitable affordable or market housing available?

Five respondents said that family members had left the parish because they could not afford to buy a property.

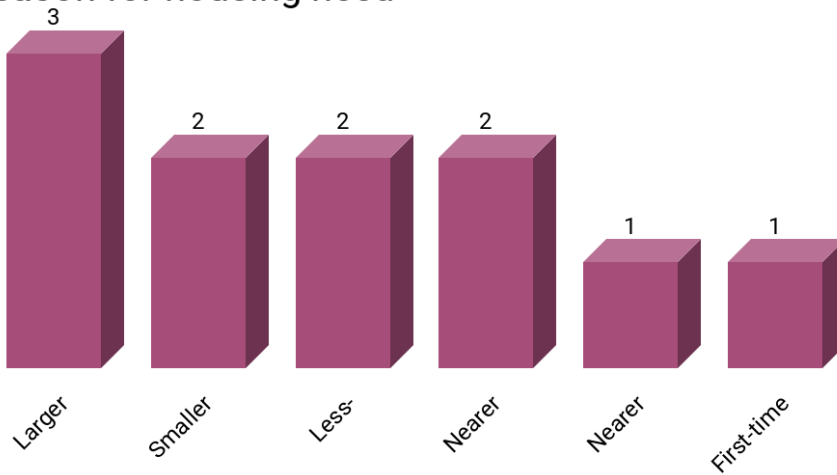
Part 2- Completed by those respondents who said they had an unmet housing need

Questions 8 and 12 have been excluded from the report as they contain confidential information.

Q9. Reasons for unmet housing need

Three respondents said they need larger accommodation. Two respondents said they need smaller accommodation. Two respondents said they need less expensive accommodation. Two respondents said they need to be nearer schools. One respondent said they need to be nearer relatives. One respondent is a first-time-buyer. Respondents could give more than one answer.

Reason for housing need



10. Local connection

All respondents lived in the parish and had done so for over 5 years. They all fitted the local criteria requirement.

Q11. Time in parish for anyone who was not currently living there.

All respondents were currently living in the parish.

Q11b) Are you on a housing register?

No respondents are on a local authority or housing association housing register.

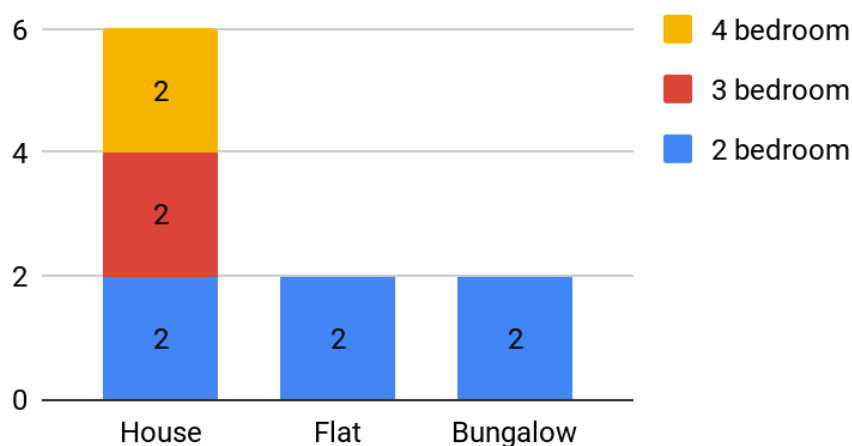
Q13. Housing tenure required

All respondents want owner-occupied accommodation. One requested a starter home

Q14. Type of property required

All respondents requested houses, however two respondents were willing to consider any type of property. Two respondents want four bedrooms, two respondents want three bedrooms, two respondents want two bedrooms. (One respondent wanted either a three or four bedroomed property).

Type of property required



Q15. Basic annual salary

Respondents were asked what their basic annual salary was.

£80,000-£89,999	one
£70,000-£79,999	one
£50,000-£59,999	two
£30,000-£39,000	one
£20,000-£29,999	one

Q16. Price range to purchase a property

Respondents were asked what price range they would be looking at to purchase a property.

£400,000+	one
£350,000-£399,999	one
£300,000-£349,999	two
£250,000-£299,999	one
£125,000-£149,999	one

Q17. What is your maximum mortgage?

Only two respondents answered this question. One respondent said their maximum mortgage would be £90,000, one respondent said that it would be £252,000.

Q18. Conclusion

There are six respondents who say that they have an unmet housing need within Burton Green parish. All the respondents want owner-occupied market homes. Four respondents are in the position to purchase should appropriate properties become available.

One respondent requested a starter home. However, based on the average house price of £360,000 (Zoopla 2017-18) and the financial information that was supplied, they would not be in a position to purchase even with a subsidised property. One respondent is borderline on their affordability and current house prices.

Based on these responses there are no requests for affordable rented or shared ownership properties, and only one respondent with a housing need which is unlikely to be met from the open market.

Contact Information

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