



**Housing Needs Survey Report**  
for  
**Barford, Sherbourne and**  
**Wasperton joint Parish Council**

**June 2019**

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## **Introduction**

Barford Sherbourne and Wasperton joint parish Councils commissioned a local Housing Needs Survey as an update to the last plan which was carried out in December 2013.

The aim of the survey is 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.

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 perspectives of life in the parish.

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 returned to WRCC for analysis.

For the first time respondents were offered an opportunity to complete the survey online, which 26 respondents did.

## **Acknowledgments**

A big thank you to the Parish Council and volunteers from the Parish Magazine who delivered these questionnaires.

## 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

Approx. 858 surveys were distributed to the residents of the three parishes. A total of 158 were returned, giving a response rate of 18.4% which is low for this type of 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.

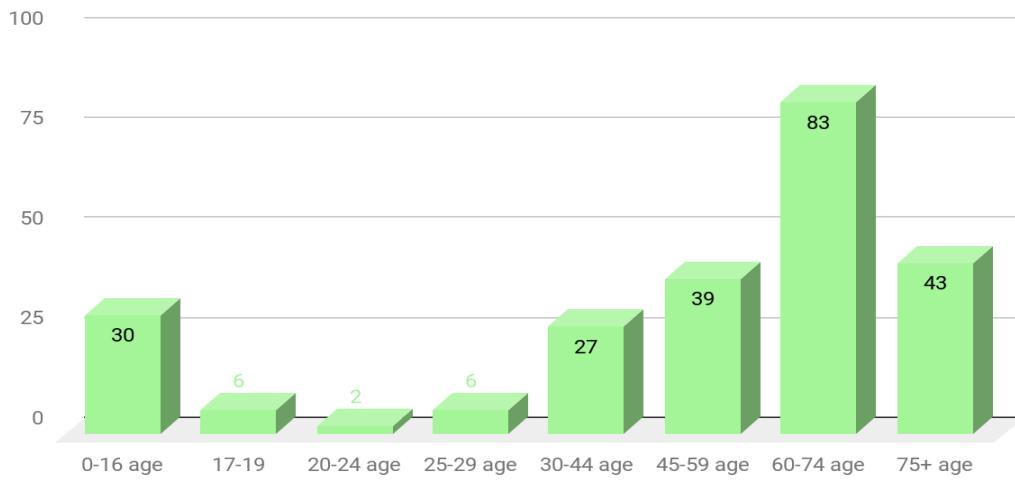
It may be indicative of the amount of new build that has taken place recently, that residents felt there was no need for additional housing.

In this case the JPC consists of three parishes, Barford, Sherbourne and Wasperton. The returns from each parish are below:

- Barford-119
- Wasperton 13
- Sherbourne 6
- No response- 20

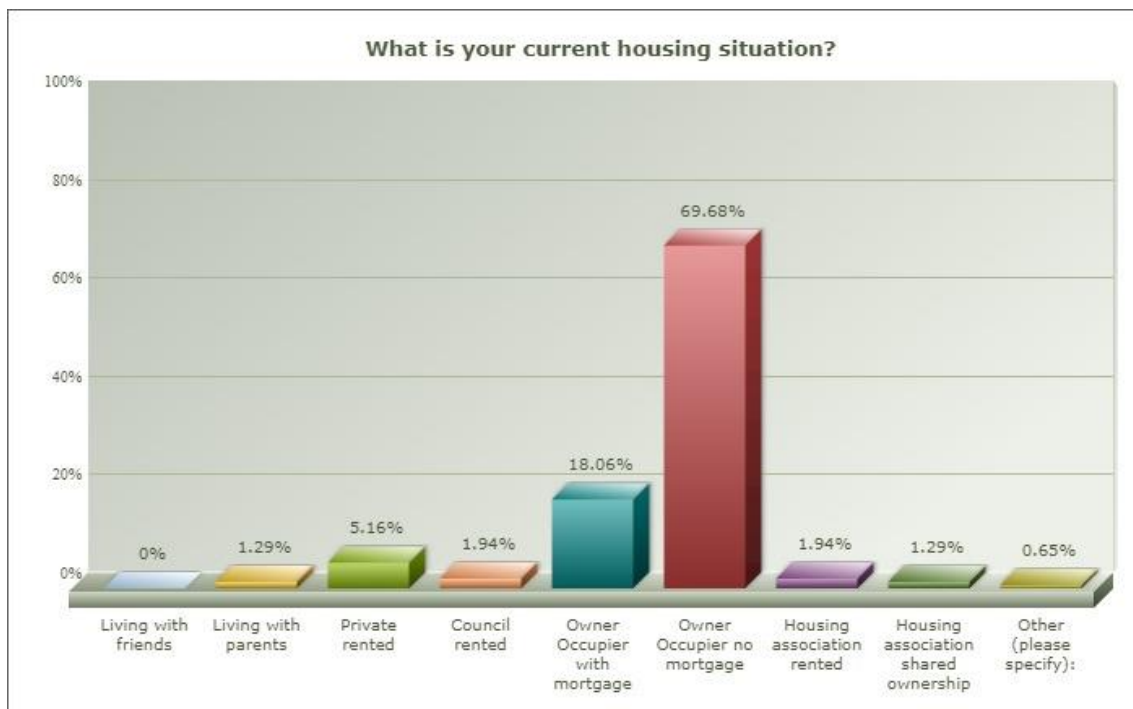
### 3a) Age Profile

Age profile of respondents (actual)



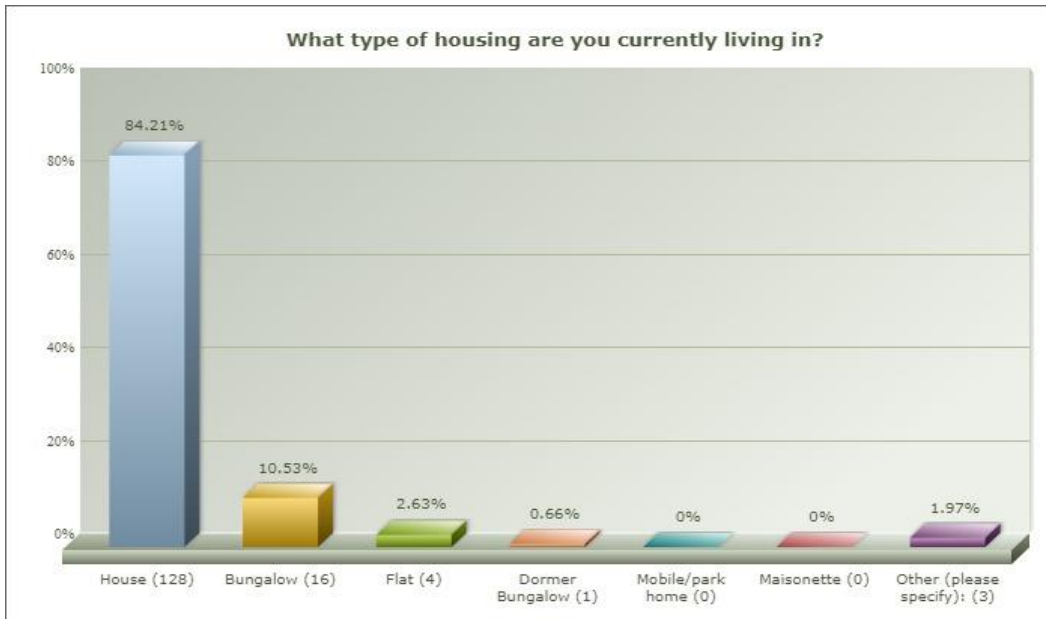
The vast majority of residents who responded to the survey were aged 60+. The ages include all family members, not just those who actually completed the survey.

### 3b) Current housing situation?



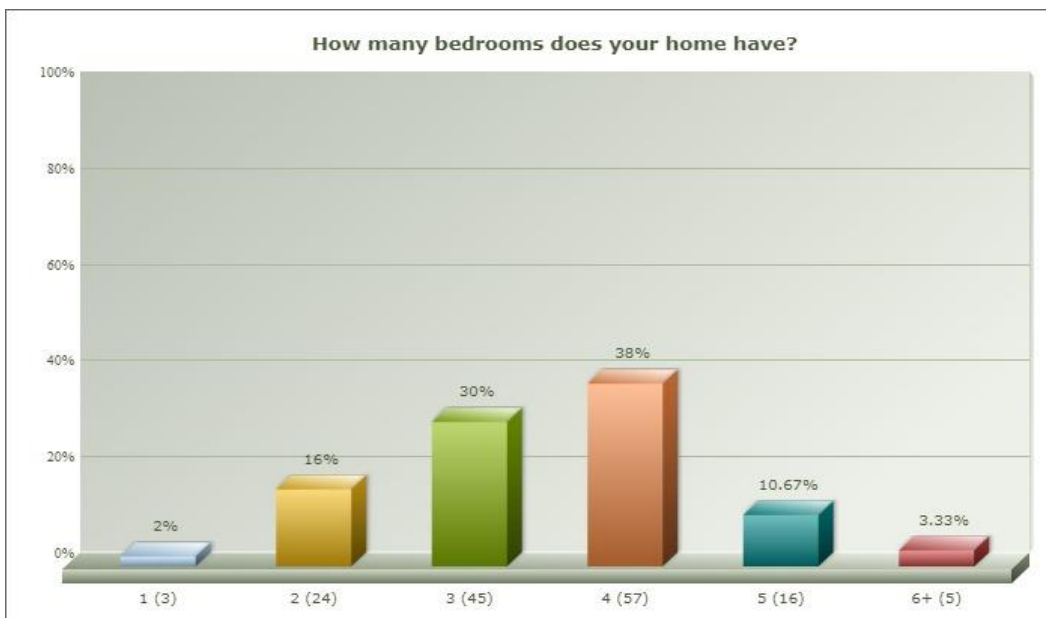
The majority of respondents were outright homeowners, with no mortgages. This is possibly a reflection of the number of older residents who completed the survey. Only 5.2% of respondents live in traditionally classified 'social housing'

**3c) Current Property type**



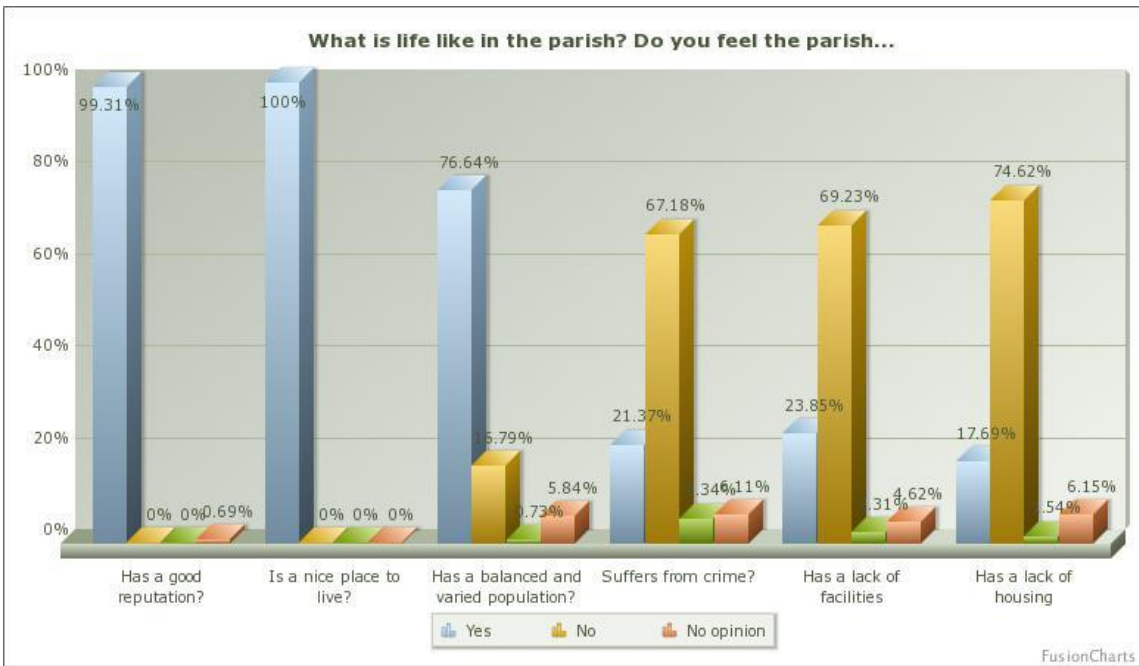
Nearly 85% of respondents live in houses, with only 10% living in bungalows. The 'other' category consisted of: 'One part of an old house divided into three parts', 'With room above garage' and 'barn conversion'

**3d) How many bedrooms does your home have?**



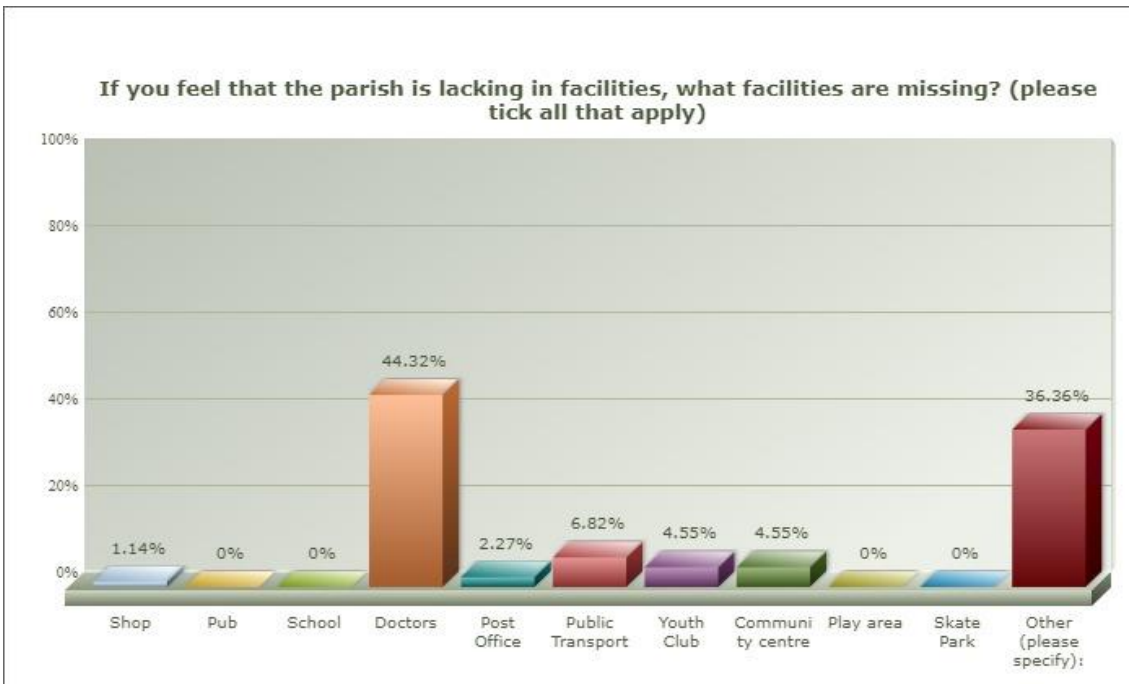
Three and four bedroom houses are the most common, with only 18% being one and two bedroom. This may indicate a need for smaller houses to be built to allow an aging population to downsize but remain in the parish,

**4) What is life like in the Parish?**



All respondents felt that the parishes have ‘good reputations’ and are ‘nice places to live’ Crime, lack of facilities and lack of housing all neared 20%, and in questions 4a, 4b and the comments field, respondents gave more details

**4a) What facilities do you feel are missing?**



Unfortunately, the online survey did not allow for multiple choices, so the ‘comments’ field is particularly relevant. Along with ‘doctors’ above, the two other facilities deemed lacking are ‘public transport’ and ‘youth facilities’.

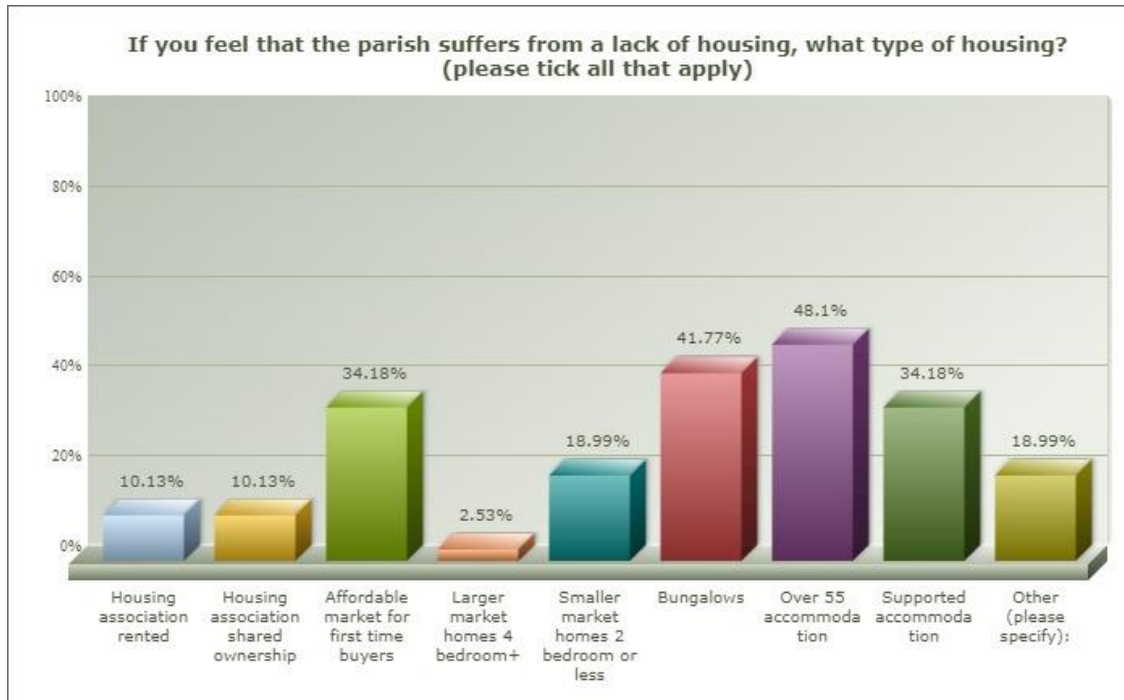
## Comments

(These comments are taken verbatim)

- *Hopefully the new youth and community centre building will be started soon which should then meet the need for additional facilities for young people.*
- *There is no bus service that heads from Basford Hill to Warwick, resulting in walk to bottom of village, too far for some, plus very low frequency of buses if only form of transport*
- *Retirement Home*
- *Dentist*
- *Public Transport*
- *Pub, Doctors*
- *Public transport, community centre (Village hall too small)*
- *Youth club, Community centre*
- *Public transport*
- *Youth club*
- *Barford is blessed to have excellent facilities*
- *Reduced public transport and route changes*
- *All*
- *Public transport, youth club, community centre, doctors*
- *Shop, play area*
- *Community centre (existing village hall fully booked) Public transport (buses not often enough, not early enough, not late enough, and too expensive)*
- *Doctors, youth club, community centre*
- *I feel that for a small community we have as many facilities as we can expect, doctors would be good but I doubt this would happen*
- *Doctors, public transport, youth club*
- *Off-road parking*
- *Doctors, public transport*
- *Doctors, youth club, community centre*
- *Doctors, public transport, youth club, community centre*
- *Doctors, public transport, youth club*
- *I feel there is a very high level of housing association rented and shared ownership*
- *The village used to have these a long time ago. Since then the village has grown, therefore more houses does not reflect them*
- *Snooker club*



#### 4b) What type of housing is lacking in the parish?



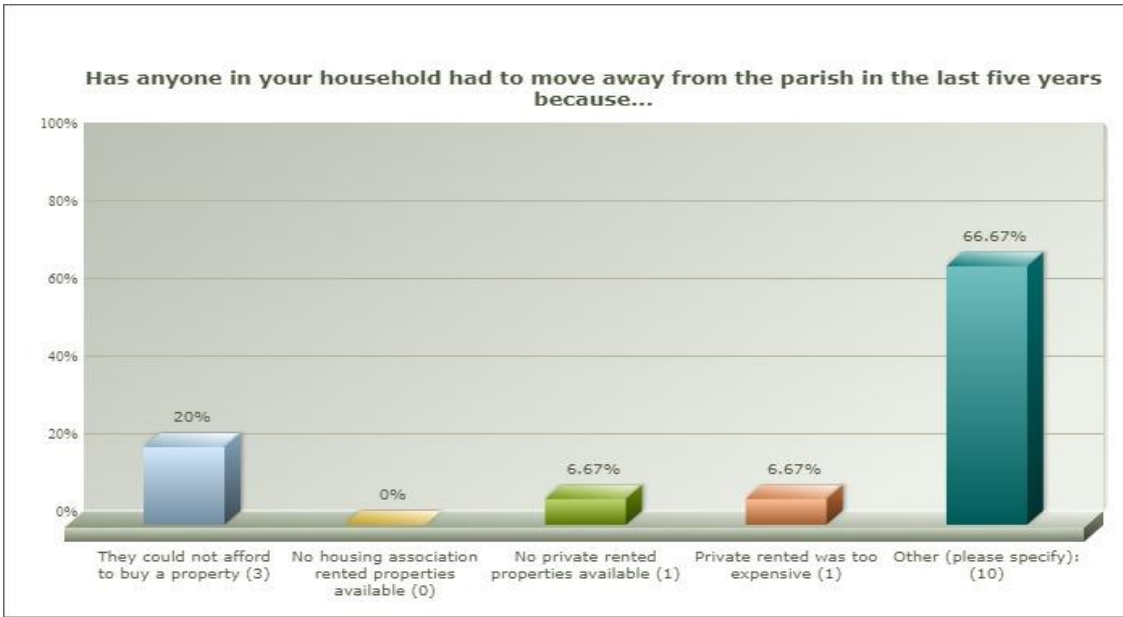
When it came to a 'lack of housing' there was little demand for social rented accommodation, just 20.3% felt there is a need, however 34% felt that first time buyers were in need of homes. Again, the real demand is for bungalows, accommodation for over 55's and supported accommodation.

The comments below are those taken from the 'other' category.

(These comments are taken verbatim)

- *Rest home-elderly Nursing home-elderly*
- *social housing*
- *The last two categories must be in the right part of the village and NOT at the end of Church Lane Barford*
- *Council Housing*
- *Housing is adequate in the area*
- *Definitely doesn't need any more housing*
- *Large homes with 2/3 bedrooms on a large plot, with space to park and a central services charge to maintain grounds, etc.*
- *too many houses have already been built it will not be a village if more are built*
- *A care home so that our residents do not have to move away from their relatives/friends when they need more support*
- *older people have no alternative than to move out of the village when they have care needs*
- *(identifying details removed) I would love to live independently as I am 26 years old*
- *No as before the village has been redeveloped due to the district local plan*

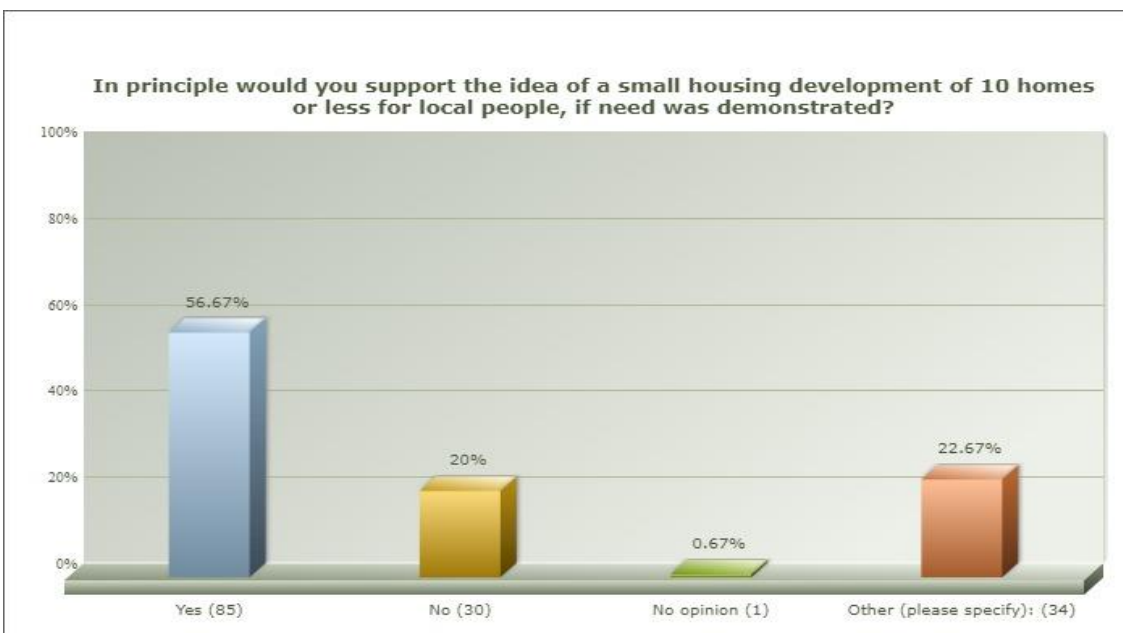
**5) Has anyone had to move away from the parish because.....**



20% said they knew someone who had moved because they could not afford to buy a property. The 'other' field commented as below:

- *larger house in Coventry as he could not afford a larger house in Barford*
- *Not from my household but from a number of others*
- *Some to supported housing in Stratford*
- *Move to be in a city*

**6) Would you support the idea of a small housing development?**



While over 50% said they would support a development, many of the comments were detailed in their conditions of approval.

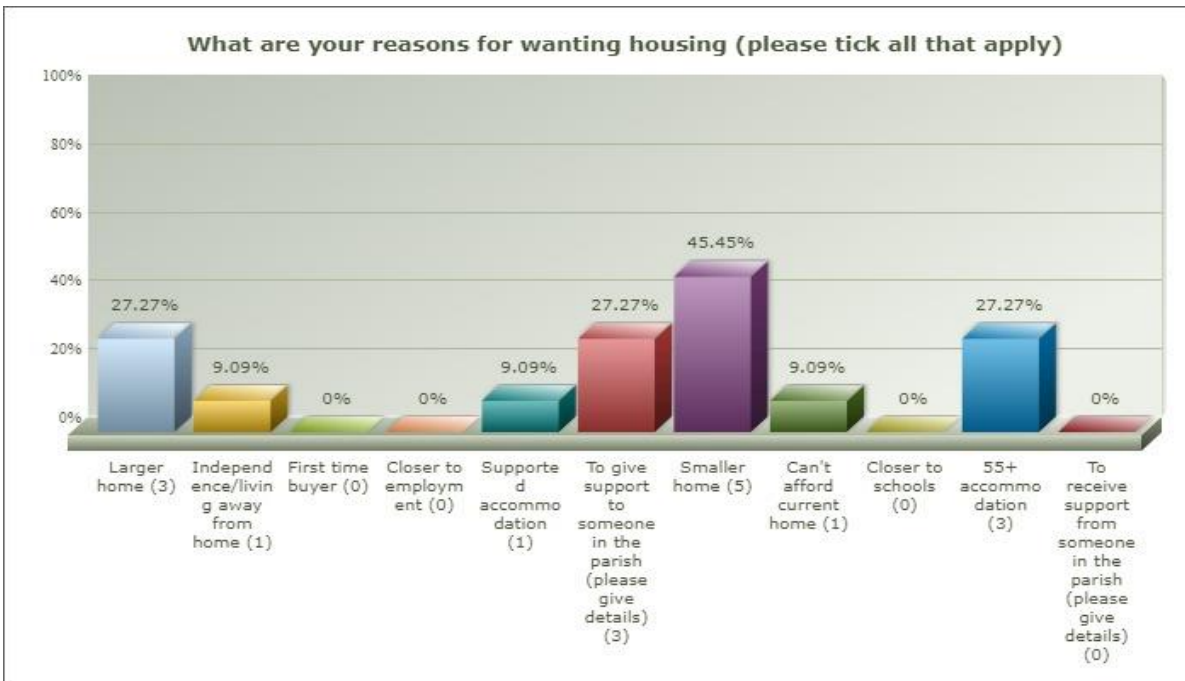
## Comments

- *Certainly no more than another 10 homes as we have already exceeded the target for new housing in Barford. Any further new homes should be low cost/shared ownership to enable young people to stay in the area.*
- *Only if the infrastructure is improved (Communications, Education, Medical Support, etc)*
- *There is no need for further development in the village with Warwick gates so close.*
- *Yes if for retirement homes*
- *Too many housing developments already and no room to develop further*
- *Only if bungalows or low cost housing specifically for older folk and those with disabilities*
- *Only affordable homes*
- *But must be local people*
- *we do not believe there is a current need for housing of this category*
- *If social housing. Affordable is outside the means of many people*
- *YES but ONLY on the basis that they cannot be sold and will be available for local people for ever.*
- *If affordable*
- *We already have too much new developments*
- *I feel the current rate of house building is sufficient*
- *Sherbourne have no facilities like Barford*
- *Would support only if the properties went to local people who need them, not property investors*
- *There has been quite enough development already*
- *We have already had a great deal of mixed development for the size of our community*
- *If it stopped at 10 or less*
- *If they were for older people, bungalows preferably*
- *If strictly controlled*
- *But only if appropriate for older disabled people*
- *Not a simple yes/no question, it would depend on many factors*
- *Unless for elderly specifically as there has been so much recent additions of new houses in the area*
- *Existing developers should include enough social housing*
- *We have had so many houses built in the last 5 years*
- *Only if it had not been overdeveloped in recent years. And for local people, all the past schemes to build for local people only a very small percentage were actually taken by true local people*
- *In Braford*
- *The Wasperton Lane development looks nice. Bemridge doesn't not enough parking. Widen village plan to encompass anywhere that needs to be developed*
- *But how do you guaranteed they are not then sold to people out of the village*
- *Would prefer smaller developments in different locations (eg the Cedars) to the massive developments like Bemridge*

## Section 2-Housing Need in the Parish

This section was partly completed by 15 respondents, however six did not complete all the questions, so the results vary considerably from one question to another. In all 9 respondents stated that they had a need for alternative housing.

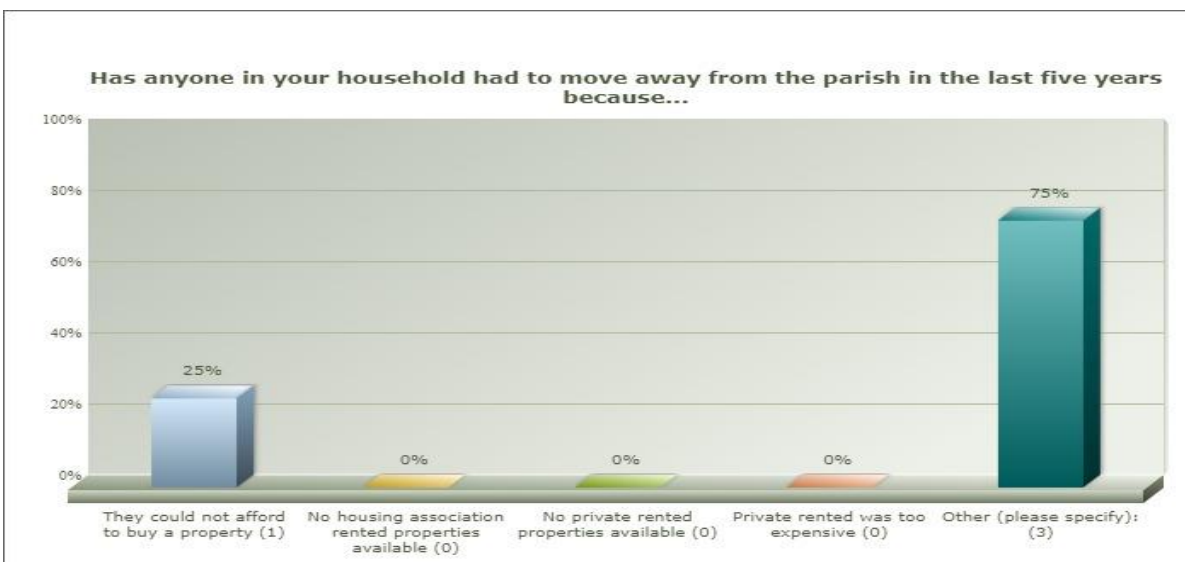
### 7) What are your reasons for wanting housing?



45% said they needed a smaller home, with 27% needing a larger home.

- *We are in a first floor flat with two children under the age of 3. Lovely accommodation but outdoor steps are not ideal and very dangerous in certain weather conditions*
- *We will be looking to downsize in the near future and there are relatively few homes in Barford of a suitable size.*

### 8) Has anyone in your household had to move away because.....



25% said someone had moved because they could not afford to buy. The comments:

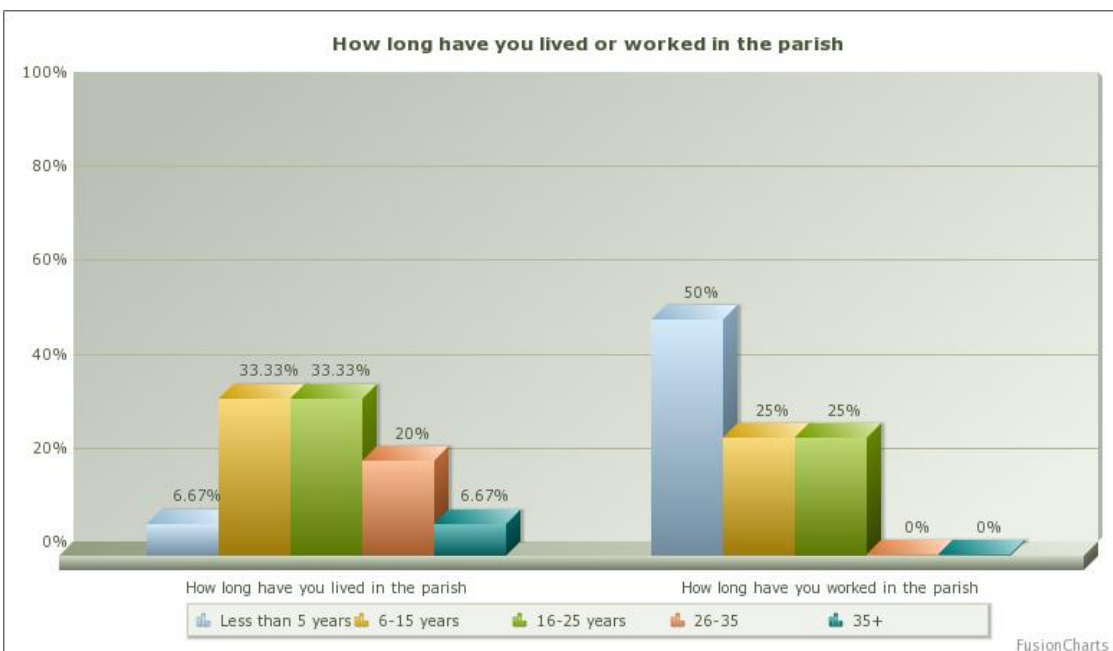
- *My daughter got married and had to move out of the parish*
- *To live in a city*

Questions 10, 11, 12 and 13 are asked to confirm that respondents would fulfil the criteria of a section 106 agreement.

**9) Do you currently live or work or were born in the parish?**



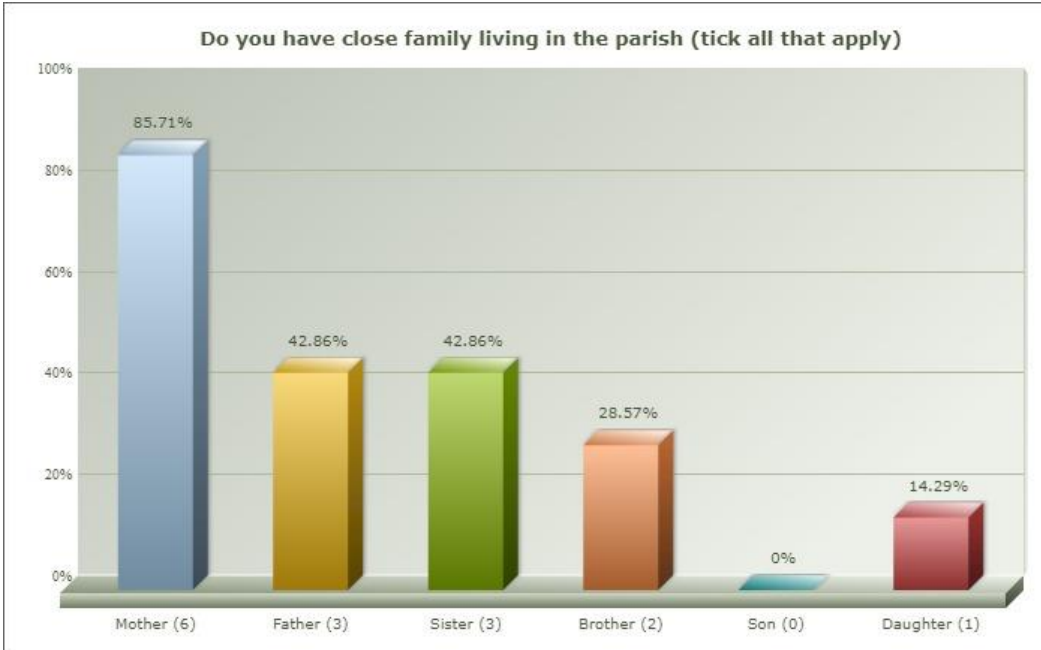
**10) How long have you lived or worked in the parish?**



**11) Have you previously lived in the parish?**

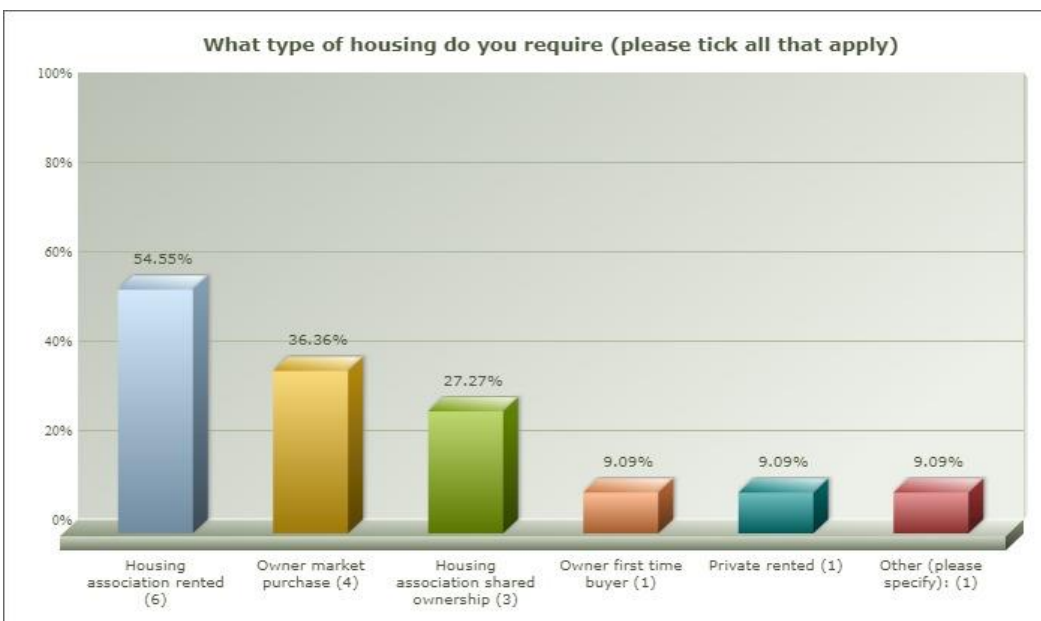
Two people answered this question:

**12) Do you have close family living in the parish?**



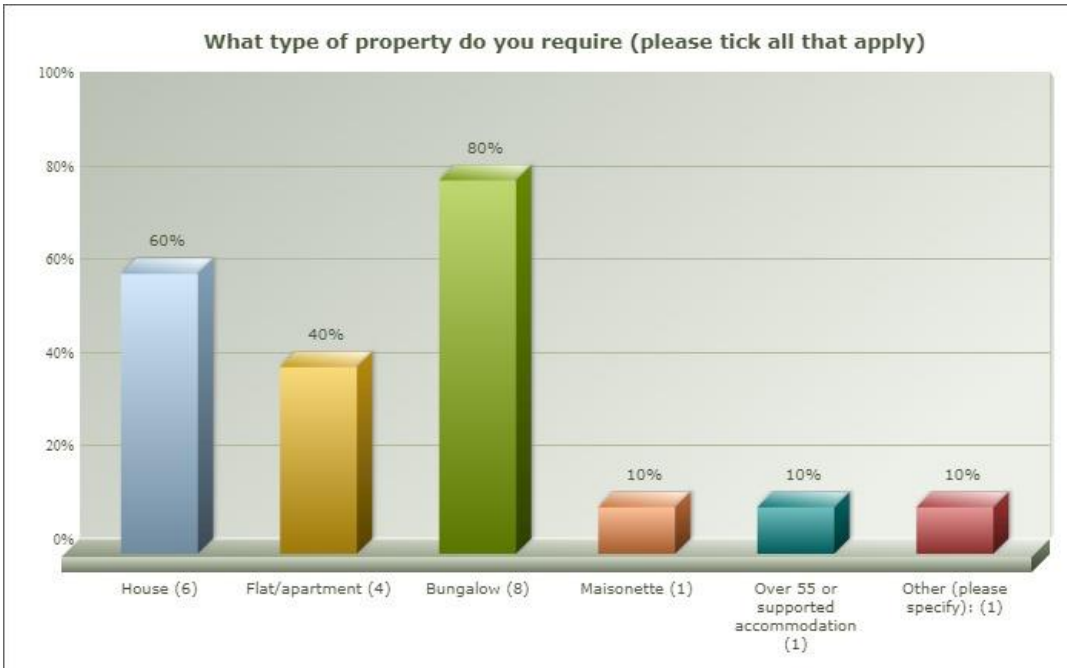
All the respondents that do seek alternative housing do meet the criteria, either in terms of length of time in the parish, or by having a close relative in the parish.

**13) What tenure of housing do you require?**



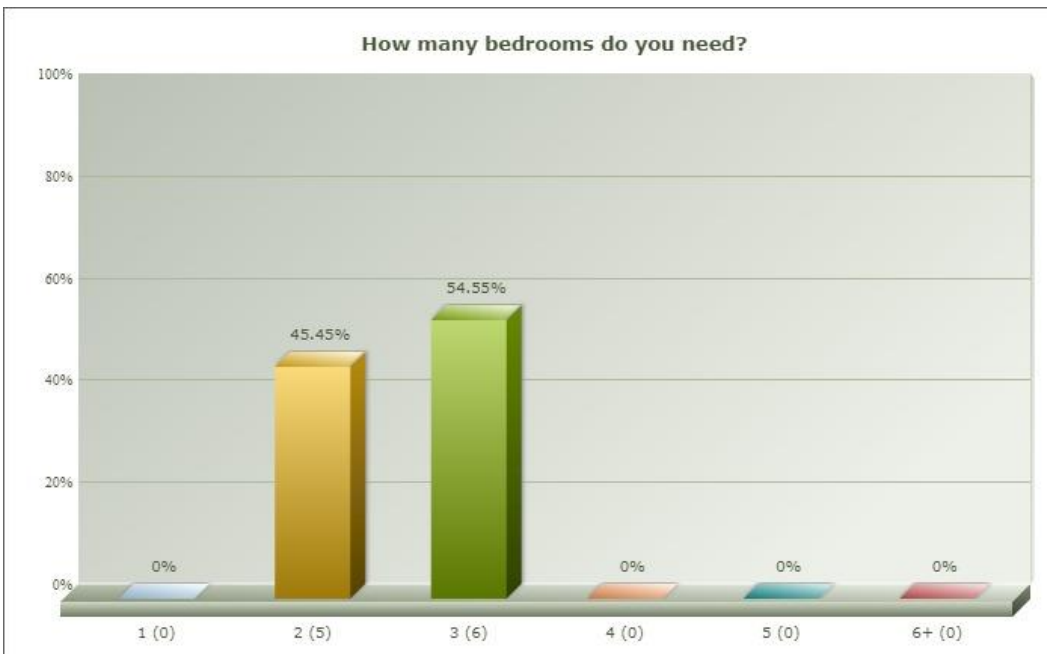
Housing association rented and shared ownership were both popular choices, with four respondents requesting open market purchases.

**14) What type of property do you need?**



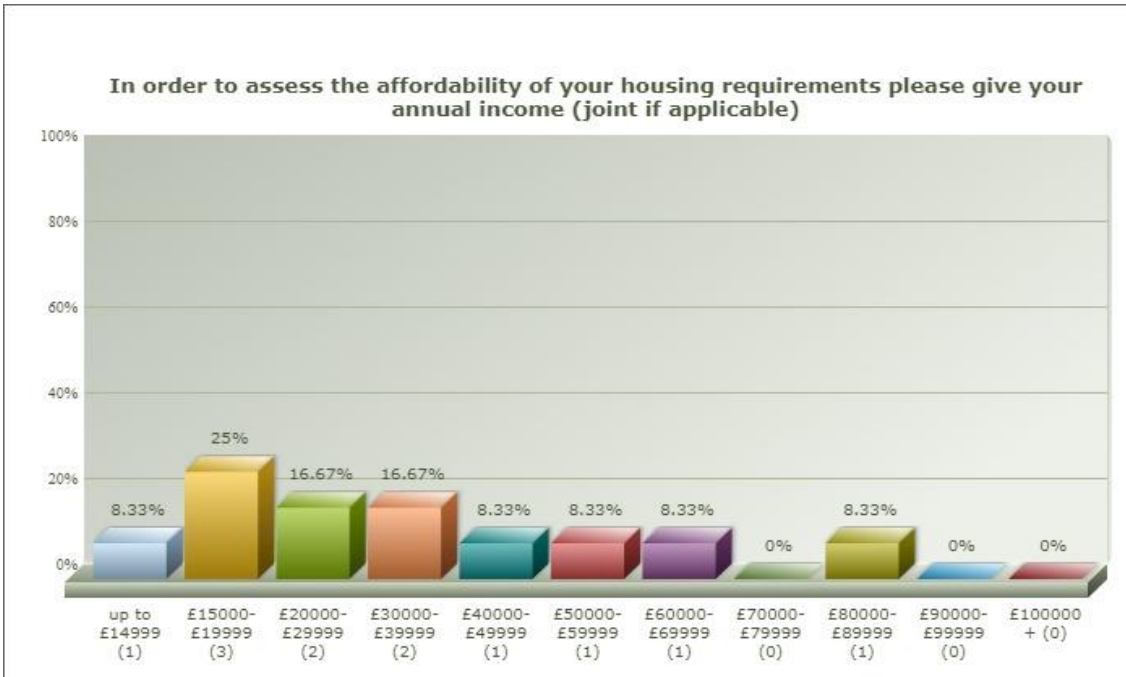
Here there is an option to choose more than one category, but overwhelmingly there is a request for bungalows and houses.

**15) How many bedrooms do you need?**



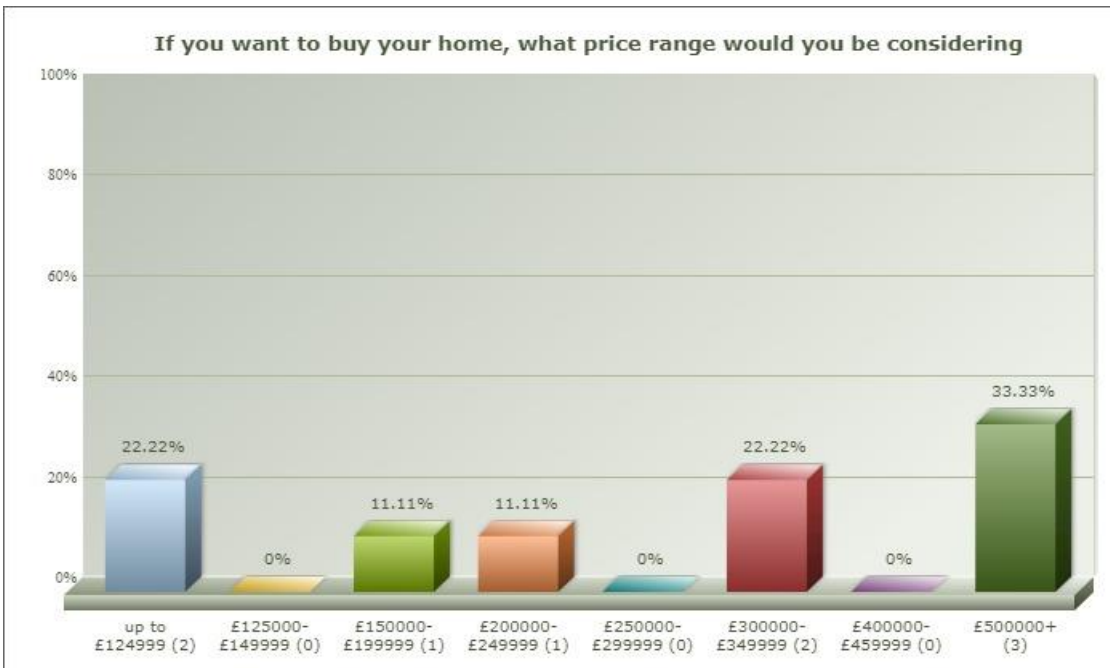
Despite many people asking to downsize the most popular choice was for three bedroom properties.

**16) Please give your joint annual income**



Where respondents have asked for housing, details of their income range is requested to assess affordability of buying a property. Although there is a cross section nearly 50% earn under £30000, which, unless they already have equity or savings, would not be sufficient to purchase a property in the area.

**17) If you want to buy your home, what would be the price range?**



Three respondents answered £500K+, however only two of these completed further answers.



## 18) Are you currently on a housing waiting list?

Three people are on the housing waiting list for the local authority two are on housing association lists. These two are not on the local authority list.

### Conclusion

Nine respondents expressed a need for alternative housing in the parish, with one of these looking to downsize in the near future.

Tenure	Type	Bedroom	Price to purchase
Housing association rented	Bungalow	3	N/A
Housing association rented/shared ownership/ private rented	Flat/bungalow/maisonettes/over55 accommodation	2	N/A
Housing association rented	Ground floor flat/house	3	N/A
Housing association rented/shared ownership/ first-time buyer	House/flat/bungalow	2	£124999
Housing association rented/shared ownership	House/flat	2	£199999
Owner occupier	Bungalow/house	3	£500K
Owner occupier	Bungalow/house	2	£349999
Owner occupier	House/bungalow	3	£500
Owner occupier	Bungalow	3	£349999

Five respondents said that they needed housing association rented or shared ownership properties. The four respondents who are looking to move into owner-occupied properties all appear to be in a position to purchase when an appropriate property becomes available.

### Warwick District Council housing register

There are actually 65 applicants who have applied for accommodation within the parishes:

- 1 bedroom 41 applicants
- 2 bedroom 21 applicants
- 3 bedroom 2 applicants
- 4 bedroom 2 applicants

These applications may include some who are in 'Band 4' with no priority for rehousing. Unfortunately, no further details are available due to GDPR, however this is an indication there may be a need for smaller, affordable properties within the area.

**For further information, please contact:**

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