



**Housing Needs Survey Report
for
Fenny Compton Parish Council**

July 2017

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

Contents

1. Introduction

2. Planning Context

3. Results

Q1: Details of all household members seeking housing and contact details

Q2: Your current housing circumstances

- i) Current dwelling tenure
- ii) Current dwelling type
- iii) Number of bedrooms
- iv) Working from home

Q3: Local connection

Q4: Why do you/your household need alternative housing?

Q5: Housing waiting list

Q6: Type of housing required

Q7: Financial information

Q8: Additional comments

4. Determination of Specific Housing Need

5. Conclusion

6. Acknowledgements

7. Contact Information

Appendices

- A: Survey form**
- B: Property search**
- C: Breakdown of need**
- D: Home Choice plus**

1. Introduction

Fenny Compton Parish Council commissioned WRCC to conduct a local Housing Needs Survey during June 2017, with a return deadline of 24th June 2017. The aim of the survey was to collect local housing needs information within and relating to Fenny Compton parish.

A survey form was hand-delivered to every home in the parish and contained an introduction explaining why the survey was taking place. Households in need of alternative affordable or market housing were requested to complete and return the survey form. Additional copies were available for people not currently living in Fenny Compton parish but with a strong local connection. A copy of the survey form can be seen as Appendix A to this report.

The survey form asked for details of the respondent together with details of the household in need and other sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence. Information provided in response to some of the questions has helped with the analysis but is confidential and therefore not reproduced within this report.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in July 2017. Completed survey forms are retained by WRCC.

For the purposes of this document the term respondent refers to an individual survey form.

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 ...”

At a local level, Stratford-on-Avon District Council is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the emerging local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,

- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a ‘Section 106 Agreement’, which limits occupation of the homes, including any local market homes, to people with a defined local connection.

‘Affordable housing’ is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent on the remaining share. A ‘shared owner’ can usually increase their share of the property.

3. Results

Approximately 320 survey forms were distributed to local residents and 8 survey forms were completed and returned. One further survey form was returned uncompleted. Of the 8 completed forms one of these provided details of two households and the information below therefore relates to 9 households in need of alternative housing.

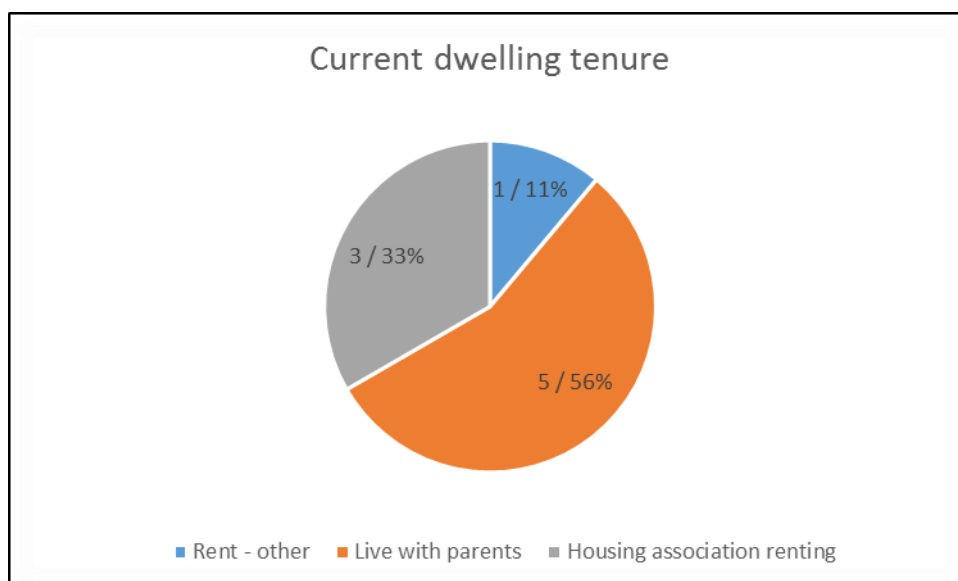
Q1: Details of all household members seeking housing and contact details

The information provided by respondents is confidential and not reproduced herein.

Q2: Your current housing circumstances

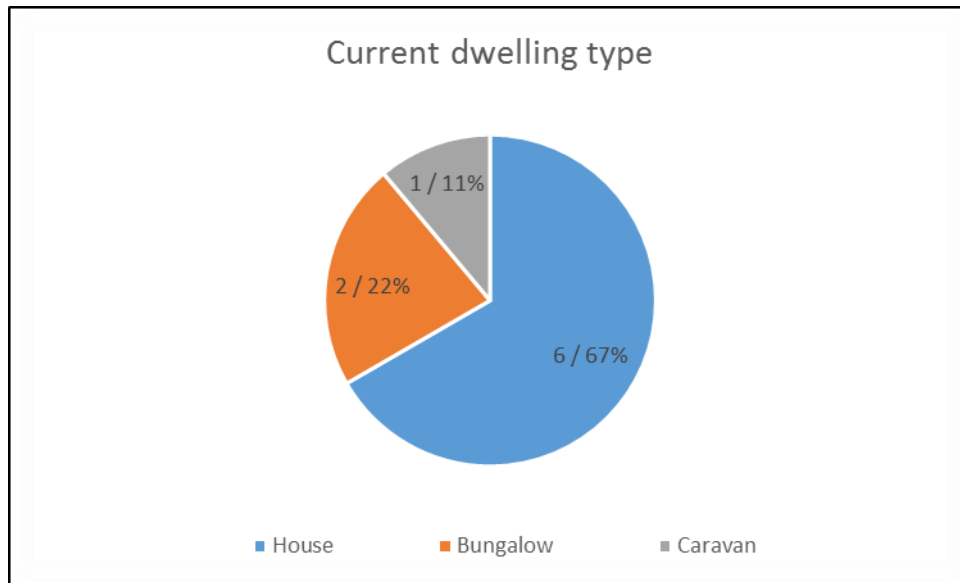
i) Current dwelling tenure

The following chart shows the dwelling tenure profile for the survey respondents. Tenures traditionally considered as being within the ‘social sector’ account for 33% of the total and 56% of respondents currently live with their parents.



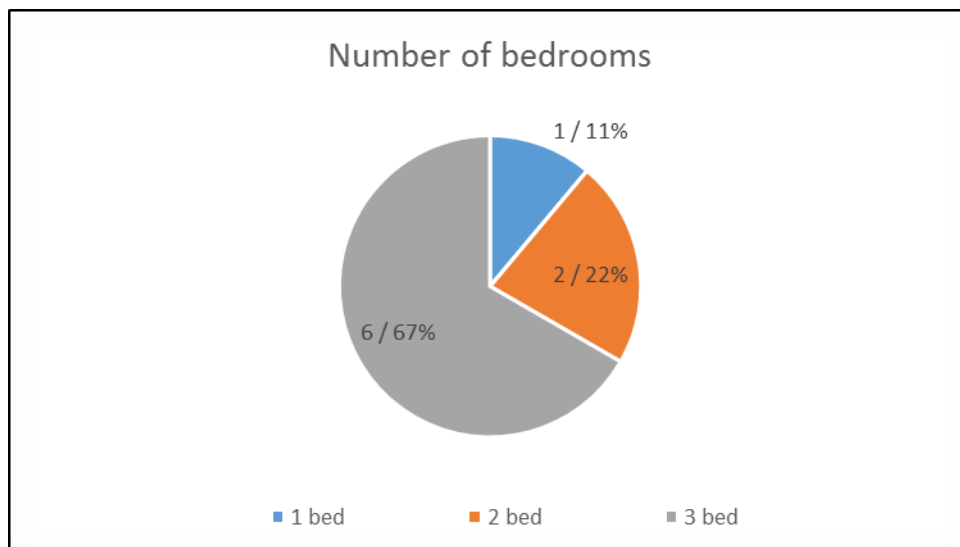
ii) Current dwelling type

The chart below shows the types of homes that the survey respondents currently live in. Unsurprisingly houses represent the largest factor, at 67%.



iii) Number of bedrooms

The chart below shows the number of bedrooms within the dwellings that the respondents currently occupy.

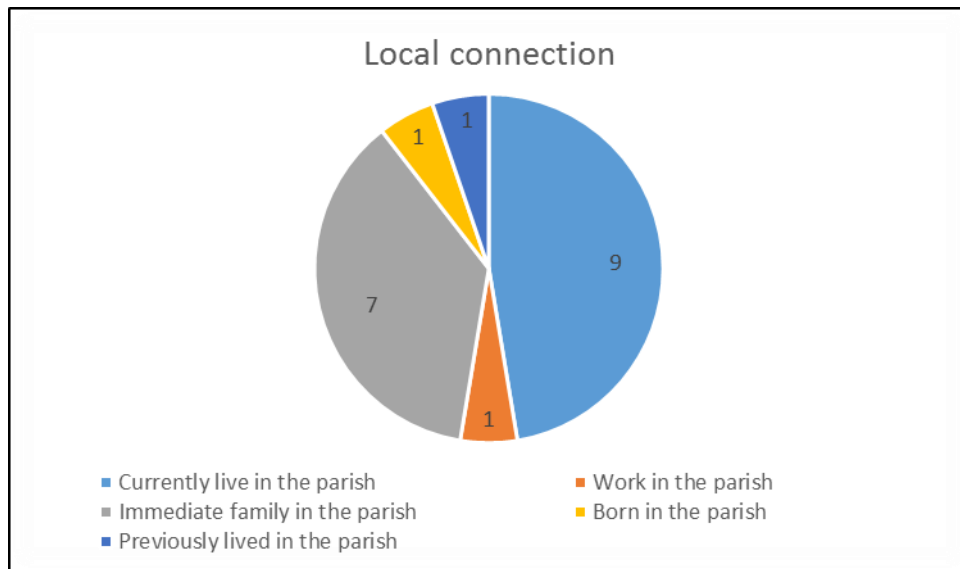


iv) Working from home

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” One respondent indicated that they predominantly work from home but that dedicated work space was not required.

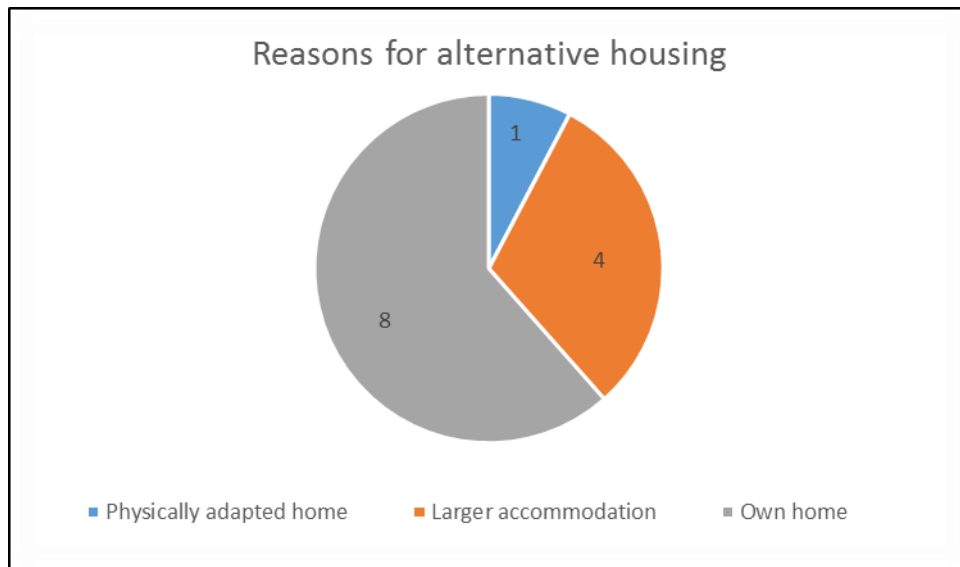
Q3: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one type of local connection. All responses are shown in the chart below.



Q4: Why do you/your household need alternative housing?

Respondents were asked why their household needed alternative housing and the following chart shows the various reasons. Respondents were able to indicate more than one reason for need.



Q5: Housing waiting list

Two of the respondents indicated that they are registered on the Stratford-on-Avon District Council housing waiting list, known as Home Choice Plus.

Q6: Type of housing required

Q7: Financial information

The responses to these questions have aided the analysis but are not themselves analysed and/or reported.

Q8: Additional comments

At the end of the survey form respondents were invited to add additional comments and these are reproduced below, except where comments could identify an individual respondent.

- Son [comment removed] needs own bedroom. We want to stay in Fenny Compton as husband works [locally] and son is starting Kineton High School in September. [comment removed]
- Despite having a reasonable deposit, all houses, especially new builds, are far too expensive. It is currently impossible to get on the housing ladder despite having a £10,000 deposit and working full time.
- My current home has a very tiny 2nd bedroom that is not adequate [comment removed]. I need 2 large bedrooms or a 3 bedroom bungalow. I have been on the Council waiting list now for 7 years.
- [comment removed] I have lived in Fenny Compton since I was 9 years old and will find it difficult to move away from the village where I have built up a social network over many years. Orbit Housing Association are currently assisting me to find alternative accommodation but are almost certainly going to offer me accommodation outside of Fenny Compton. I would like to be able to move back to the village as quickly as possible.
- Need larger family home with option to buy in the future - current house not available to buy apparently. Needs 3 bedrooms minimum & larger garden.
- I really need to move out. [comment removed]. Unfortunately there isn't enough room and I need more space.

4. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix B to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

5. Conclusion

Eight survey forms were returned to WRCC indicating 9 households in need of alternative housing, as indicated below:.

Housing association rent

- 1 x 1 bed bungalow or ground floor maisonette
- 1 x 2 bed adapted bungalow or ground floor maisonette
- 2 x 1 bed maisonette
- 2 x 2 bed house

Housing association shared ownership

- 2 x 1 bed maisonette
- 1 x 2 bed house

A breakdown of the identified needs can be seen as Appendix C to this report.

In addition it should be noted that as at May 2017 there were 15 households with a Fenny Compton address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in Fenny Compton parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children. A summary of these 15 households can be found at Appendix D.

6. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey letters across the parish.

7. Contact Information

Mrs Catherine Lambert - Clerk to Fenny Compton Parish Council
Contone House, Bridge Street, Fenny Compton, Warwickshire CV47 2XY
Tel: 01295 770354
Email: info@fennycompton-pc.gov.uk
Website: www.fennycompton-pc.gov.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: sarahbt@wrccrural.org.uk
Website: www.wrccrural.org.uk

Appendix A

Housing Needs Survey for Fenny Compton parish

ONLY to be completed if your household, or anyone in it, has a housing need

Dear Householder,

As part of the Fenny Compton Neighbourhood Plan process, we are undertaking a housing needs survey to identify the types and sizes of homes that local people need. This is your chance to influence the type of housing that is built in the parish over the next 15 years. If you or your family need a different type of property (owned or rented) to the one you currently live in, then it is important you complete and return this form.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), an independent charity that works to sustain rural communities. The survey results will be used to help draft the Neighbourhood Plan, ensuring that the community's housing needs are at the forefront of Fenny Compton's future development.

Do you know of people with a local connection to the parish who would like to live here? If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC, on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or child) currently living in the parish.

All information you give will be treated in strict confidence and the Neighbourhood Plan Steering Group will not see individual replies. This data is collected to identify housing need only and will not be used for any other purpose. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Thank you for your help in conducting this survey.

Completed forms should be returned by 24th June 2017 using the attached Freepost envelope.

Q1: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Date of birth / age

Your contact details	
Name	
Address	
Telephone number	
Email address	

All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies.

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No
 If so, do they occupy or need dedicated work space? Yes / No

Q3: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

Q4: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

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

Q5: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you are seeking a housing association property. Details are on the back page.

Q6: Type of housing required (please tick)

Housing association rent
 Housing association shared ownership (part rent, part buy)

Owner occupier
 Private rent

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms

Q7: Financial information

Please specify basic annual household income (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 accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

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

Q8: Additional comments (comments may be replicated anonymously in the report)

Thank you for completing this form.

Please return in the FREEPOST envelope by 24th June 2017.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection.

Stratford-on-Avon District Council's housing waiting list

Application forms are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed, for example where it is essential to enable the delivery of affordable units without grant funding.

'Affordable housing' is homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property but may be restricted from buying it outright.

Appendix B

Property search within Fenny Compton parish June 2017

Agent	Street	Settlement	No of beds	Type	Price £
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For sale

Hamptons International	Mill Lane	Fenny Compton	5	detached house	550,000
Fine & Country	Cotters Croft	Fenny Compton	3	detached house	400,000
Connells	Brook Street	Fenny Compton	2	flat	125,000

Previously sold

Mar-17	Dog Lane	Fenny Compton	2	semi-detached house	172,000
Jan-17	Cotters Croft	Fenny Compton	3	terraced house	137,500
Nov-16	Meadow Way	Fenny Compton	3	semi-detached house	232,500
Sep-16	Mill Lane	Fenny Compton	5	detached house	634,000
Apr-16	Dog Lane	Fenny Compton		detached house	685,000
Feb-16	Northend	Fenny Compton	4	detached house	315,000
Feb-16	Station Road	Fenny Compton	3	semi-detached house	254,000
Feb-16	Station Road	Fenny Compton	4	semi-detached house	317,500
Jan-16	Berry Meadow	Fenny Compton	3	semi-detached house	215,000
Jan-16	High Street	Fenny Compton		detached house	320,000

House type & size	Average £	Average £ -5%	Average £ -10%
2 bed flat	125,000	118,750	112,500
2 bed semi-detached house	172,000	163,400	154,800
3 bed semi-detached house	233,833	222,142	210,450
3 bed detached house	400,000	380,000	360,000
3 bed terraced house	137,500	130,625	123,750
4 bed semi-detached house	317,500	301,625	285,750
4 bed detached house	315,000	299,250	283,500
5 bed detached house	592,000	562,400	532,800

Appendix C

ID	Local connection verified	Household composition	Reason/s for need	Specific housing needs (eg disability requirements)	Tenure	House size and type
1	Yes	Two adults, one child	Larger accommodation, own home	No	Housing association rent	2 bed house
2	Yes	One adult	Own home	No	Housing association shared ownership	1 bed maisonette
3	Yes	One adult	Larger accommodation, physically adapted home	Physically adapted home	Housing association rent	2 bed adapted bungalow or ground floor maisonette
4	Yes	One adult	Own home	Mobility problems	Housing association rent	1 bed bungalow or ground floor maisonette
5	Yes	One adult	Own home	No	Housing association shared ownership	1 bed maisonette
6	Yes	Two adults, one child <1yr	Own home, larger accommodation	No	Housing association shared ownership	2 bed house
7	Yes	Single adult, one child (0-16yrs)	Own home, larger accommodation	No	Housing association rent	2 bed house
8	Yes	One adult	Own home	No	Housing association rent	1 bed maisonette
8a	Yes	One adult	Own home	No	Housing association rent	1 bed maisonette

Appendix D – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At May 2017 the following households with a Fenny Compton address were registered.

Household type	No. of children in household	House type/size
Couple	0	1 bed maisonette
Couple	0	1 bed maisonette
Family	1	2 bed house
Family	1	2 bed house
Family	2	2 or 3 bed house
Family	2	2 or 3 bed house
Family	3	3 bed house
Family	4	3 or 4 bed house
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Single	0	1 bed maisonette
Single	0	1 bed maisonette
Single	0	1 bed maisonette

If local needs properties are developed by a community as a result of information obtained through a housing survey and other evidence 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.