



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

June 2022

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Rural Housing Enabler, WRCC**

Contents

1. Introduction

2. Planning Context

3. Results

Part one: Q1 Support for development of affordable homes
Q2 Does the parish lack facilities/services
Q3 Is your current home suitable

Part two: Q1 Reasons for housing need
Q2 Current dwelling
Q3 Local connection
Q4 Preferred dwelling
i) Type, size and tenure
ii) Self build
iii) Designed to cater for a disability
Q5 Financial information
Q6 Housing waiting list
Q7 Detail of households seeking alternative housing

4. Conclusion

5. Contact Information

Appendices

A: Survey letter & form
B: Comments – local housing
C: Comments – facilities/services
D: Property search
E: Home Choice Plus

1. Introduction

Alderminster Parish Council commissioned a local Housing Needs Survey which was distributed in May 2022, with a deadline return of 21st May. The aim of the survey was to collect local housing needs information within and relating to Alderminster parish.

The survey form was a standard document used in parishes across Stratford district and a copy was delivered to every home in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households were requested to complete Part 1 of the survey form. Part 1 asks whether, in principle, respondents would be in favour of a small scheme of new homes to meet locally identified housing needs, gives residents an opportunity to comment on local housing, facilities and services, and asks whether the current home is suitable for the needs of the household.

Households with or containing a specific housing need, and who wish to live in the parish, were requested to complete Part 2 of the survey form. This part asks for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with 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.

The survey pack included a Freepost envelope so, where the survey was not completed online, forms could be securely returned direct to the WRCC Rural Housing Enabler.

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 has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new 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 housing surveys.

A community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the 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.

The term "affordable housing" has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy open market housing, and
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 230 survey forms were distributed to local residents and 46 were returned, either partly or fully completed, which equates to a response rate of 20%. This level of response is considered to be reasonable for a survey of this type.

People generally respond for one of three reasons:

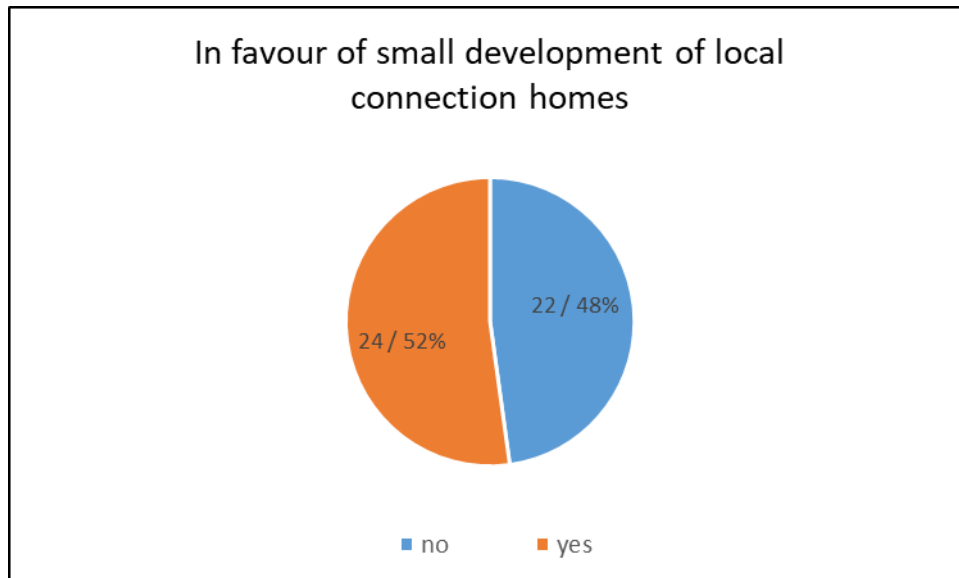
1. To express a housing need, or
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

For the purpose of this report the term "respondent" refers to an individual survey form.

Part one – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked whether, in principle, they would be in favour of a small development in the parish restricted to people with a local connection.



All respondents answered this question and, at 52%, the majority of respondents would, in principle, be in favour of a small development of homes for people with a local connection.

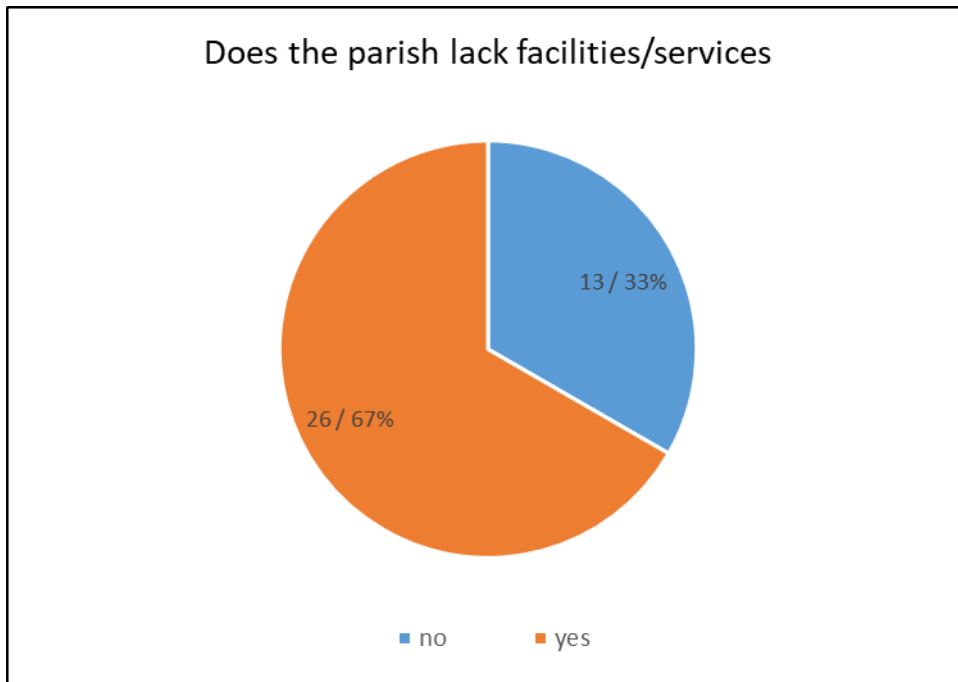
Respondents were invited to add comments about local housing, including possible locations that may be suitable. Some respondents provided comments and these comments can be seen at Appendix B to this report.

Q2: Does the parish lack facilities/services

Respondents were asked "Do you feel the parish lacks any facilities/services?" and were able to comment where they had answered "yes".

Some respondents added comments about the lack of local facilities and services, and these can be seen at Appendix C to this report.

As can be seen below, at 67% the majority feel that the parish does lack facilities / services.

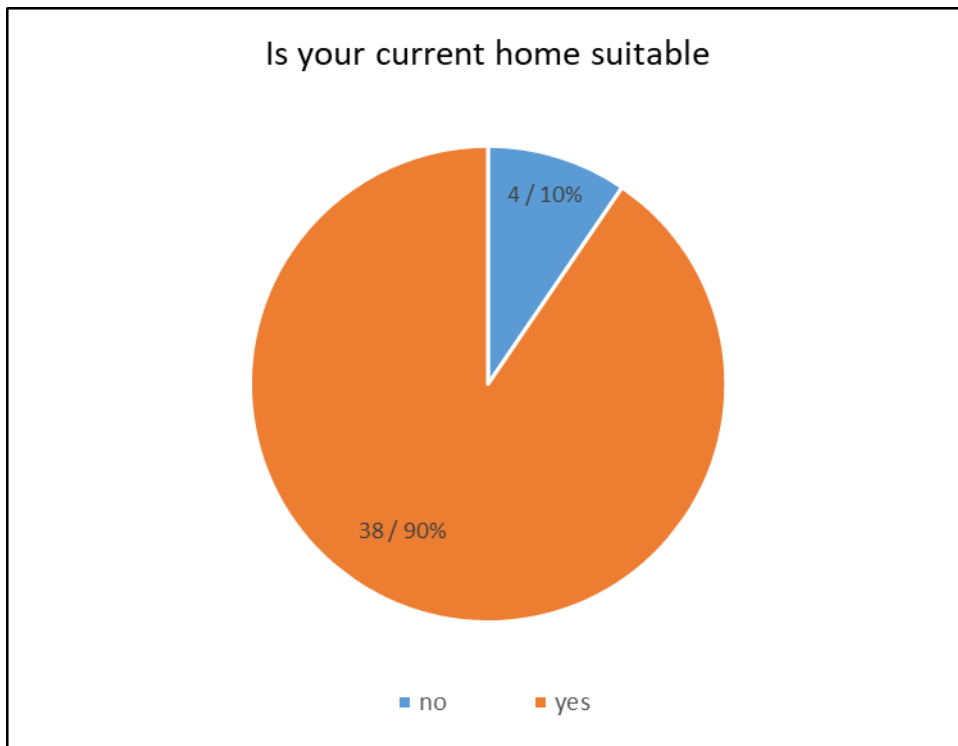


The main issues appear to be lack of a local shop and lack of public transport.

Q3: Is your current home suitable

Respondents were asked to consider “whether or not your current home is suitable for your needs”.

Of 44 responses, 90% indicated that their current home is suitable with 10% indicating their current home is not suitable.



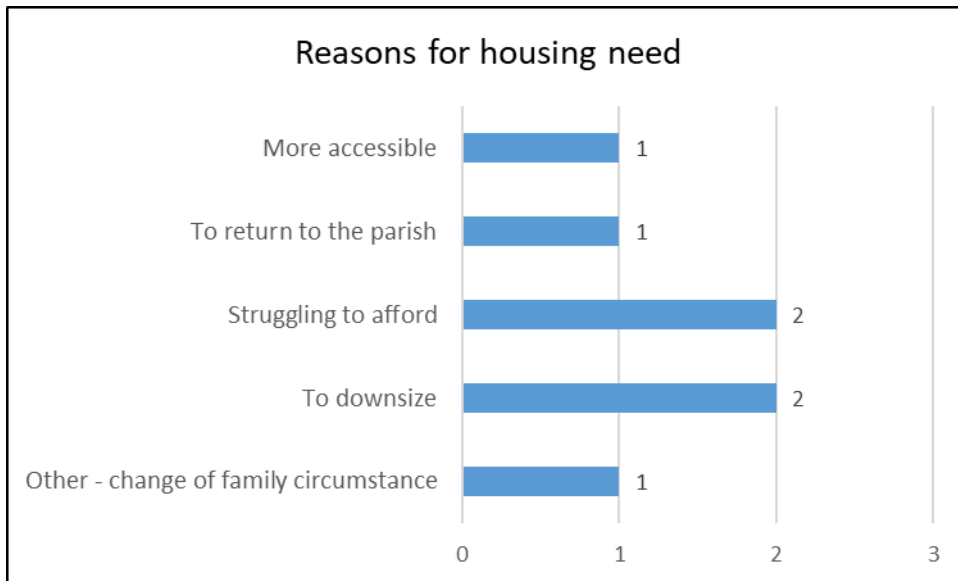
Part two – to be completed only if you or your household is in need of alternative housing

This section relates to information provided by 4 respondents.

Q1: Reasons for housing need

Respondents were asked to indicate the reason for the household requiring alternative accommodation and were able to indicate more than one reason.

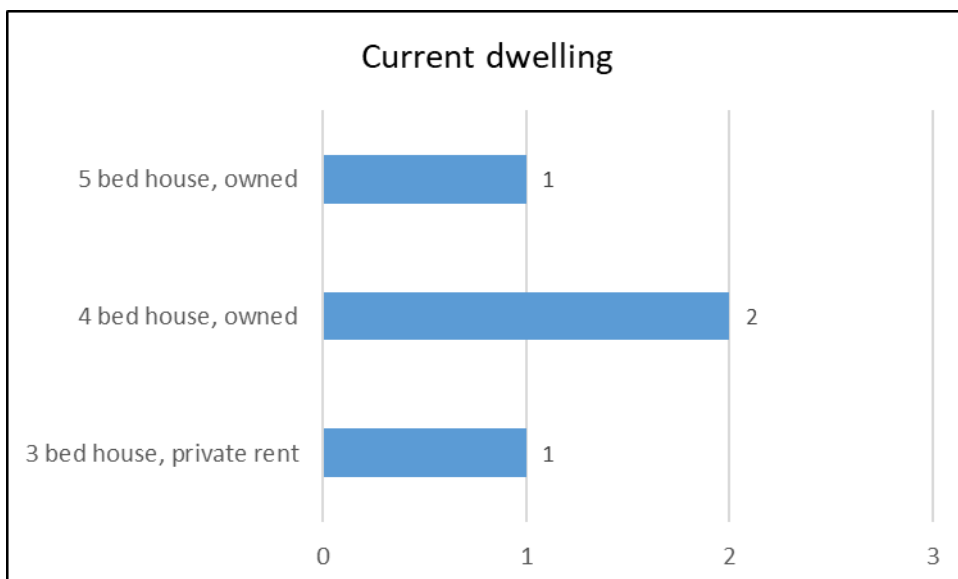
All 4 respondents completed this section.



Q2: Current dwelling

Respondents were asked to indicate the type, size and tenure of their current dwelling.

All 4 respondents answered this question and all currently live in a house, with 3 out of the 4 currently owning their home.



Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” It is generally accepted that a person should ideally spend no more than 35% of their income on rent.

The 1 respondent who currently rents indicated that they spend approximately 45% of their net income on rent.

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection.

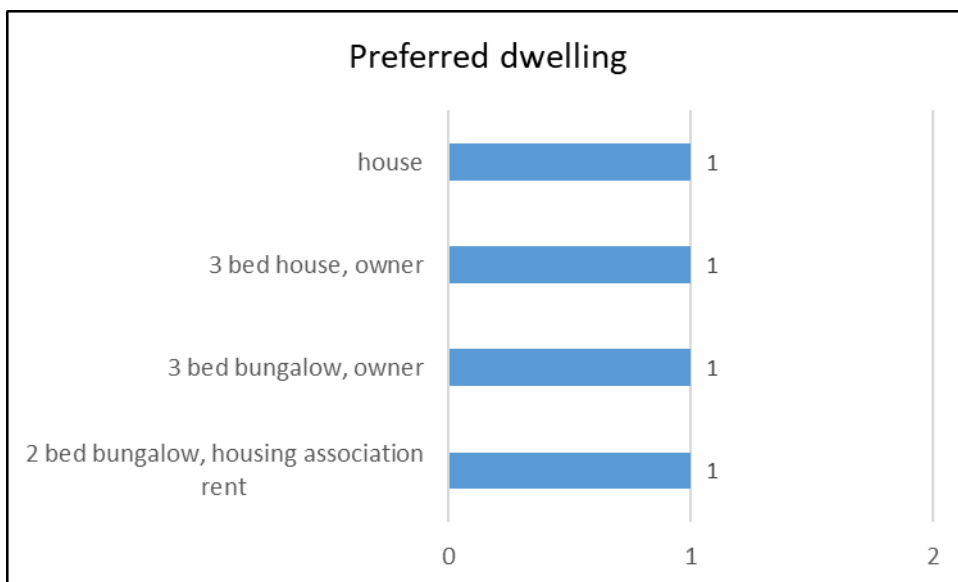
All respondents answered this question and all 4 currently live within the parish.

Q4: Preferred dwelling

Respondents were asked to indicate the type, size and tenure of their preferred dwelling. It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and seeking a 3-bed owner occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

i) Type, size and tenure

All respondents provided information, though 1 respondent only indicated a preference for a house with no indication of size or tenure. Information provided to other questions has enabled analysis for this respondent.



ii) Self build

One respondent indicated that they would be interested in self build.

iii) **Designed to cater for a disability**

No respondents indicated that they would prefer a property designed to cater for a disability, though 1 respondent indicated a wish for space to work from home.

Q5: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise is compared against a comparable owner occupied property in the local area, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q6: Housing waiting list

None of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at November 2021 there were 11 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix E.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

This survey identifies a need for 4 alternative homes for households with a defined local connection to Alderminster parish, as shown below.

Housing association rent

- 1 x 2 bed bungalow
- 1 x 2 bed house

Owner occupier

- 2 x 3 bed house

Consideration should also be given to the households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Contact Information

Maria Norman - Clerk to Alderminster Parish Council

Tel: 01789 450242

Email: alderminsterpc@gmail.com

Website: www.alderminster-pc.gov.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Website: www.ruralwarwickshire.org.uk

Housing needs survey for Alderminster parish

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

A lack of suitable housing is an issue for many and can often lead to local people moving away. To assess whether or not this is a problem in the local area we are conducting a survey to identify the homes that local people need.

The survey is for everyone, whether or not you are looking for alternative housing.

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to live in the parish are requested to complete all parts of the form.

If you know anyone currently living elsewhere who would like to return to live in Alderminster parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a local connection, eg they currently work in the parish, previously lived in the parish or have a close relative currently living in the parish.

Data is collected on behalf of the parish council by WRCC (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information will be treated in strict confidence and all returns will be anonymised.

A separate form should be completed by each household (family, single, couple) in need of alternative housing and if they wish to be housed within the parish within the next five years. If necessary, please request extra forms (details on back page).

Completed survey forms should be returned direct to WRCC by 21st May 2022 using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/Alderminster

Thank you for participating in this survey.
Alderminster Parish Council

Housing survey for Alderminster parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development (10 or less homes) in the parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association? A planning obligation would restrict the homes to people with a local connection (as shown at Q3 overleaf) in perpetuity.

Yes

No

Please add any comments you would like to make about local housing, including possible local locations that may be suitable.

2. Life in the parish

Do you feel the parish lacks any facilities/services?

Yes - what facilities/services?

No

3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

Yes, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

No, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

Part two – to be completed ONLY if you or your household is in need of alternative housing and wish to live in the parish

1. Which of the following statements apply to you/your household (tick all that apply)?

- Need a larger home
- Wish to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment in the parish
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you/your household currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|--|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent - private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other |

*** If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish (how many years?
- Previously lived in the parish (how many years?
- Have close relatives living in the parish (relationship
- Currently work at least 16 hours per week in the parish (how many years?
- Born in the parish but moved away

4. What type of property would you/your household prefer (tick all that apply)?

- Bungalow House Flat / maisonette

Number of bedrooms

- Rent - housing association Shared ownership (part rent part buy)
 Rent - private Owned - with / without mortgage
- Interested in self-build
- Designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home or will someone gift you money towards a new home?

- Yes savings £..... / equity £..... / gift £.....
 No

6. Are you registered on the Stratford on Avon District Council housing waiting list (Home Choice Plus)?

- Yes No

If you wish to rent a housing association property you should be on the housing waiting list. Application forms are available by email (housingadviceteam@stratford-dc.gov.uk), telephone (01789 260861) or download (www.homechoiceplus.org.uk).

7. Details of the household (family, single, couple) seeking alternative housing.

	Age (yrs)	Sex (M/F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

Thank you for completing this survey.

If you require an additional survey form contact the Rural Housing Enabler:
01789 842182 or housing@wrccrural.org.uk

**Use the Freepost envelope attached to return the completed form
no later than 21st May 2022.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Comments on local housing

At Part 1 Q1 respondents were able to provide comments about local housing including possible locations that may be suitable for new housing.

- There are not enough facilities in village so this will just lead to an increase in traffic pollution.
- There has already been a development of 25 homes built in the village very recently. To my knowledge, there is also planning for another 25 at some point in the future. There are many new developments popping up in nearby towns and villages.....we don't need anymore!
- The village appears to be at capacity and lacks essential services for additional growth or to support a larger community.
- I feel that with lack of facilities here there are sufficient houses.
- Not the field behind Skylark Rd.
- The village is linear in development. There is no centre. You need your own transport to get around the village. Who do you want the homes for? Elderly = bungalows - Families = houses. Both would need 2 parking spaces because of poor transport. No S106 Agreement - its discriminatory.
- Any more housing developments need to consider the lack of schools with places to accommodate children from all the existing Warwickshire developments that have/are being built. Primary + secondary schools are oversubscribed now. Bus routes for those living on outskirts of village need to be improved. As many of us do not have a bus stop in walking distance!
- There are so many news houses that have been built in the parish, so much land has been taken, what about the carbon footprint? If more building goes ahead, more people needing schools, doctors, etc.
- If the road had better traffic considerations. Over the past 15/16 years we have lived in the village the traffic volume and speed, including use by lorries, has increased. It is lovely to see new, younger families in the village.
- We have a daughter [personal comment removed]. She is desperate to "leave home". She needs to be in supported living with other young adults - not stuck with parents in their 50s. There seems to be a huge shortage of such properties & support. We do understand funding & COVID have done nothing to help this, but that does not help her & there have to be many other kids like her. This is a problem that will only ever get worse and has to be addressed now. I am very happy to discuss this further.
- The local connection being the most important point.
- The homes should be small eg 1-2 bedrooms. Not these big detached 4-5 bedroom houses.
- We were very lucky to secure a house in the parish and feel that affordable housing for 1st time buyers is at a premium - therefore a new development may be suitable. In our opinion new developments should be built on brownfield land where possible. If not careful infill between houses. Green belt land as a last resort!
- Replace council housing sold off under successive governments.
- Infill between Campden Lawns and the recent development on Meadows land?
- There should have been more bungalows built when the latest development built. Most people on the development do not take part in community life! and use this village as a commuter belt for Stratford-on-Avon, more house would only add to this. A 106 agreement would not come into force for less than 10 houses.

- Small properties, 1-2 bedroom to allow people to down size. Preferably bungalows.
- Current housing within the village I feel is sufficient for the limited facilities. Young families would need a car as there is no shop or school, there is a bus service but it is limited. The village is very much a ribbon village with the main Shipston Road running through. Land on one side rises and on the other drops away to the River Stour, the land has had a problem with drainage and flooding any further development would change current water table and property which had not had flooding problems could possibly develop problems.

Appendix C – Comments on facilities/services

At Part 1 Q2 respondents were able to provide additional comments regarding the lack of facilities/services within the parish.

- Village shop / Post Office
- Park with swings + slides for young children - Shop
- Shop. Bus services o/s peak times
- Small shop?
- Infrequent public transport
- Shop/cafe
- To increase housing stock need to consider - Shop facilities - i.e. local shop - Education facilities / Post Office etc etc.
- Shop x5
- Regular bus service. Village shop cum cafe.
- For homes on outskirts of Alderminster - no bus stops - within Alderminster. Lack of shops/schools/nurseries - and Stratford on Avon - schools oversubscribed/no hospital with A/E only minor injuries
- A small shop save travel to shop.
- Needs more frequent bus service + run later in the evening.
- Open playing fields
- No community spirit. Need shop & more young activities.
- Community shop
- Village shop, footpaths in the fields on the East of the main Rd, open spaces - fields for the kids to play.
- Small shop - papers/milk/bread
- Open areas for dog walking and play areas for children
- Bike routes into town/around (traffic free)
- Active travel walking and cycling infrastructure provision
- Shop & more buses both earlier & going into the evening.
- A village shop would be nice
- Village shop
- No point most do not join in with the community any way
- Basic street lighting

Appendix D – Property search

Results of property search within the parish, June 2022 (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale in Alderminster

Agent	Location	No of beds	Type	Price £
Vaughan Reynolds	Kingfisher Drive	4	detached house	600,000
Purplebricks	Minster View	4	detached house	600,000
Jeremy McGinn & Co	Skylark Road	5	detached house	600,000
Newman Property Experts	Campden Lawns	6	detached house	600,000
Peter Clarke & Co	Shipston Road	3	detached house	415,000

Average house prices for sale

Property size & type	Price £
3 bed detached house	415,000
4 bed detached house	600,000
5 bed detached house	600,000
6 bed detached house	600,000

Details of properties sold in Alderminster over the last 12 months

Date sold	Location	No of beds	Type	Price £
Sep-21	Sutcliffe Avenue	4	semi-detached house	410,000
Aug-21			semi-detached house	525,000
Jun-21	Shipston Road	4	semi-detached house	407,500
Jun-21		4	semi-detached house	625,000
May-21	Kingfisher Drive	4	detached house	550,000
Apr-21			semi-detached house	490,000
Mar-21	Skylark Road	5	detached house	540,000
Jan-21	Campden Lawns		detached house	625,000
Dec-20	Campden Lawns	4	detached house	560,000
Jul-20		5	detached house	535,000
Jul-20	New Road	5	detached house	885,000

Average house prices sold within the last 12 months

Property size & type	Price £
4 bed semi-detached house	480,833
4 bed detached house	555,000
5 bed detached house	653,333

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix E – 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 November 2021 the following households with an address within Alderminster parish were registered.

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

*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation prioritising occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 on the survey form).