Housing Needs Survey Report for Mappleborough Green Parish Council

August 2022

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Contents

1. Introduction

2. Planning Context

3. Results

Q1 Reasons for housing need

Q2 Current dwelling
- i) Dwelling type
- ii) Number of bedrooms
- iii) Dwelling tenure

Q3 Local connection

Q4 Preferred dwelling
- i) Dwelling type
- ii) Number of bedrooms
- iii) Dwelling tenure
- iv) Self-build
- v) 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: Property search

C: Home Choice Plus

1. Introduction

Mappleborough Green Parish Council commissioned a local Housing Needs Survey which was distributed in June 2022, with a deadline return of 23rd July. The aim of the survey was to collect local housing needs information within and relating to Mappleborough Green parish, which lies on the western edge of Warwickshire adjacent to Redditch.

The survey form was a standard document used in parishes across Stratford district and a copy was provided to every dwelling in the parish. Additional forms were available upon request and respondents were given the option to complete the survey online if they preferred. Information about the housing needs survey was also sent to local employers as one of the local connections (survey form, Q3) is "currently work … in the parish". A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households with or containing a specific housing need, and who wish to live in the parish, were requested to complete the survey form which asked for details of the household, the current housing situation, preferred housing situation, the reason for the 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 and that all returns would be anonymised.

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 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 prioritises 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

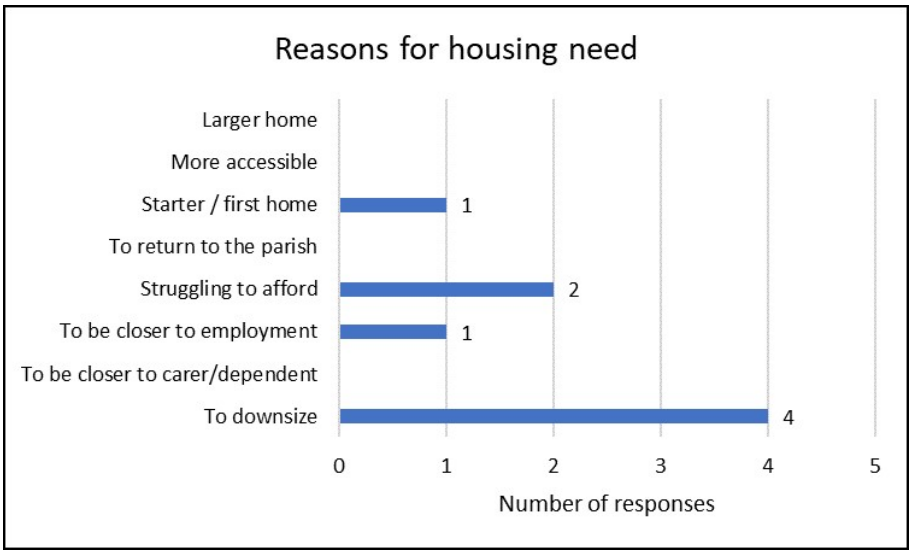
Approximately 365 survey forms were distributed and 6 were returned, either partly or fully completed. However, 1 survey return has been discounted as the respondent returned the form but did not respond to any of the questions.

This report therefore relates to 5 responses.

Q1: Reasons for housing need

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

All respondents completed this section and respondents wanting to downsize made up the largest group.

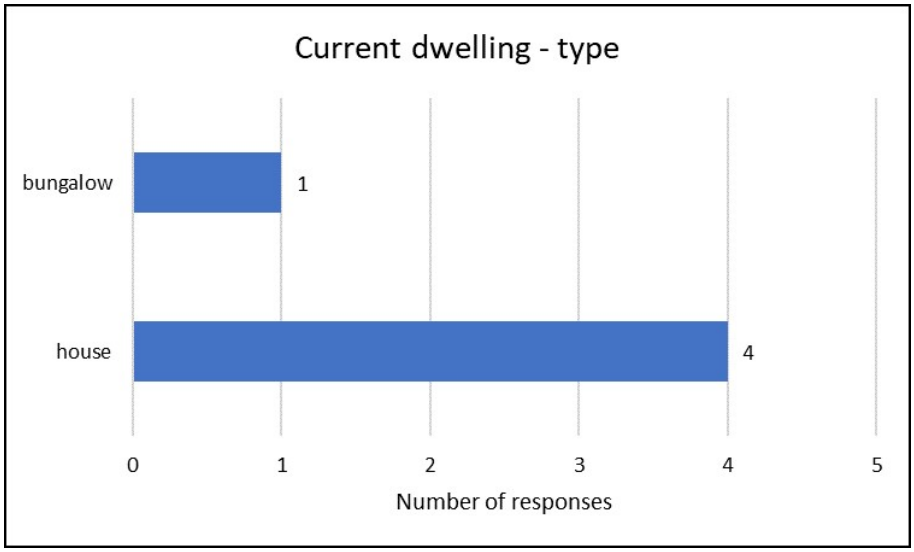


Q2: Current dwelling

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

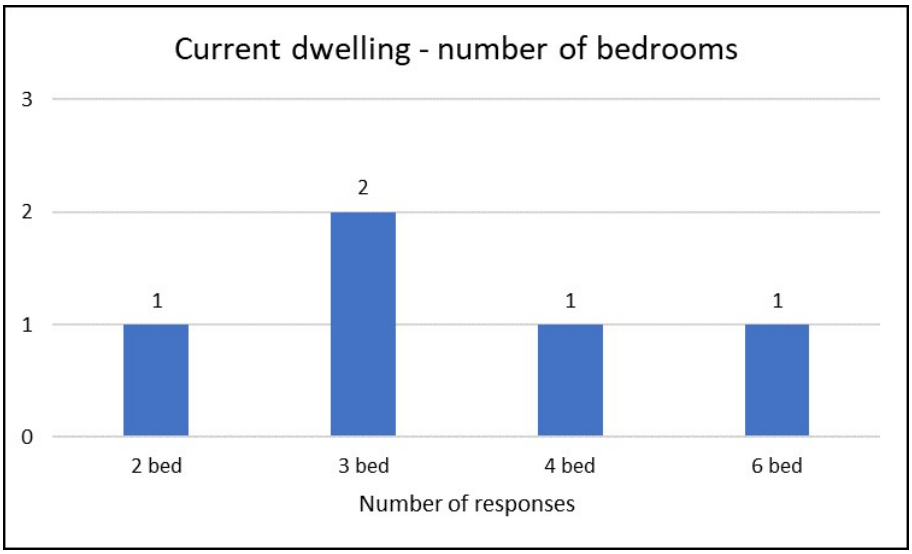
i) Dwelling type

All of the respondents indicated the type of dwelling that they currently reside in and, not surprisingly, 'house' represents the majority at 4 responses.



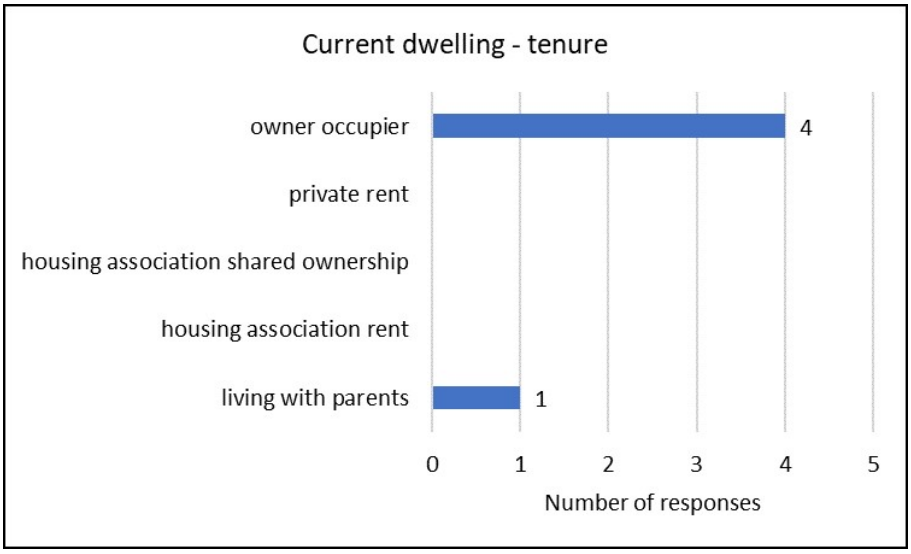
ii) Number of bedrooms

All respondents indicated the number of bedrooms within their current dwelling and, as can be seen below, 3 bed homes represent the largest group.



iii) Dwelling tenure

The following chart shows the current dwelling tenure as indicated by all respondents, with 'owner occupier' being the single largest factor at 4 responses.

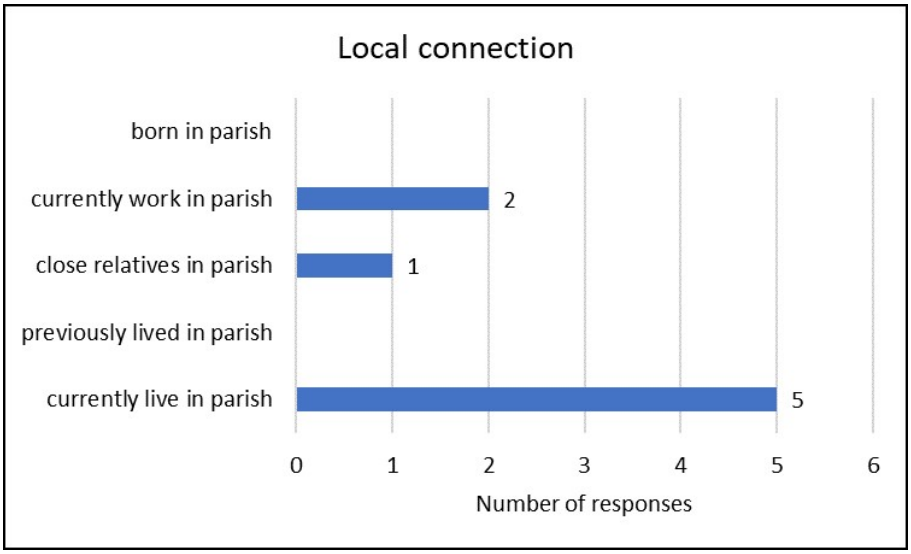


Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" It is generally accepted that a person should ideally spend no more than 35% of their income on rent.

None of the respondents currently rent their dwelling.

Q3: Local connection

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



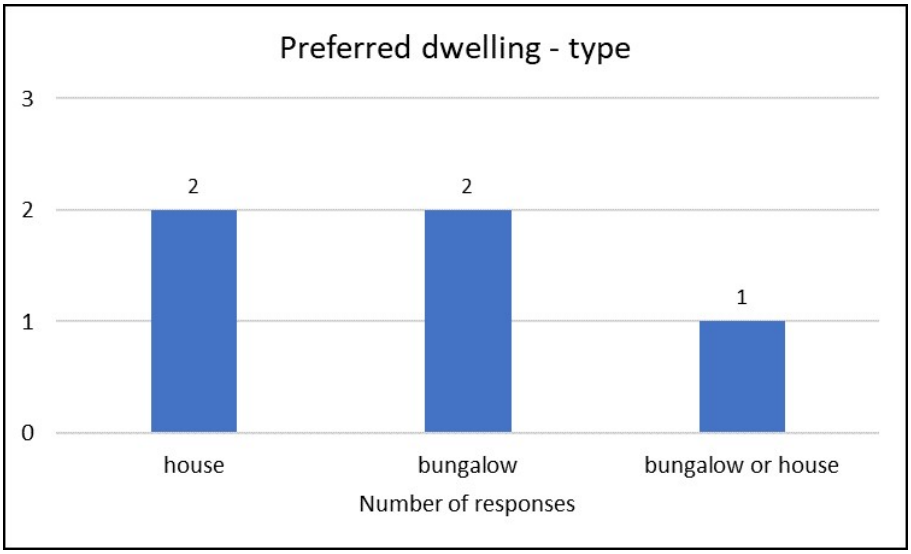
As can be seen above, all respondents currently live in the parish and two of them also currently work in the parish.

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.

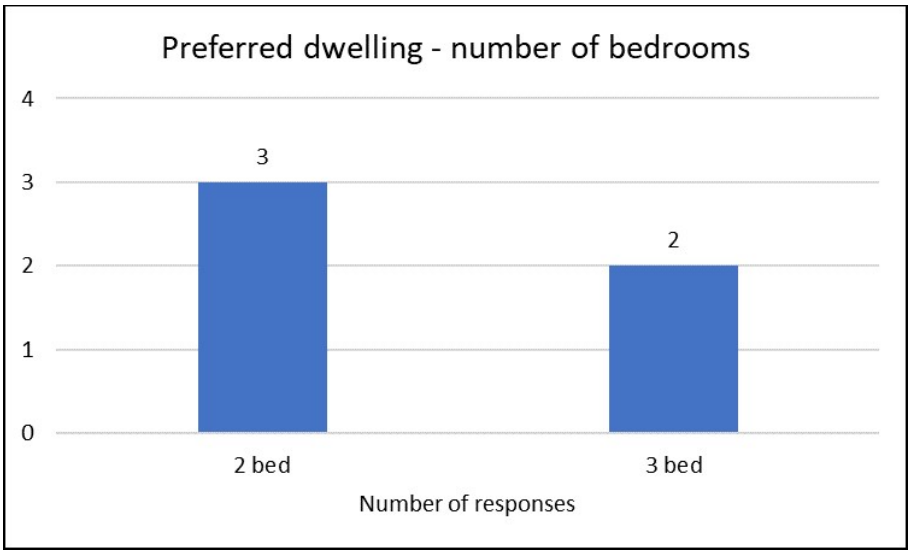
i) Dwelling type

All respondents provided an answer to this question. Of the 4 respondents who indicated at Q1 that they would like to downsize, 2 indicated that they would prefer a bungalow.



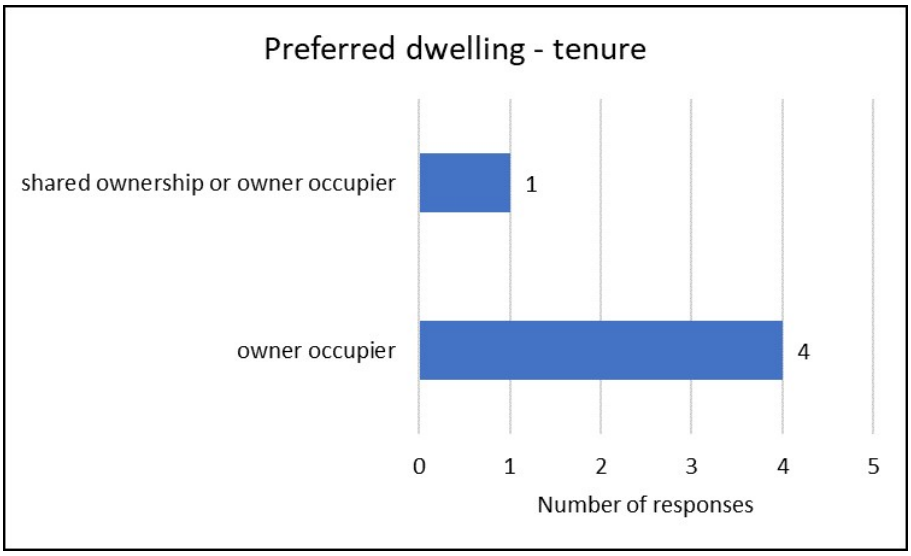
ii) Number of bedrooms

All respondents indicated a preference regarding the number of bedrooms they would prefer with 2 bed accommodation proving slightly more popular than 3 bed accommodation.



iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question, with the majority preferring an 'owner occupier' dwelling.



The respondent who indicated at Q1 that they would prefer a starter/first home would prefer an 'owner occupier' dwelling, whilst one of the respondents who indicated that they are struggling to afford their current 'owner occupier' home would consider a shared ownership property.

iv) Self build

One of the respondents indicated that they would be interested in self build, though from the information provided it does not appear to be a financially viable option at the current time.

v) Designed to cater for a disability

None of the respondents indicated that they would prefer a property specifically designed for a disability, nor did they provide details of any specific housing requirements.

Q5: Financial information

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

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the financial 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 B 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 requiring 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 given the information provided, if they could not do so they are re-classified as needing either a shared ownership property (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 Stratford on Avon District Council's housing waiting list, known as Home Choice Plus.

However, it should be noted that in November 2021 there were 2 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 C.

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 5 alternative homes for households with a defined local connection to Mappleborough Green parish, as shown below.

Housing association shared ownership (1)
- 1 x 2 bed house at 50%

Owner occupier (4)
- 3 x 2 bed bungalow
- 1 x 3 bed house

Consideration should also be given to the households registered on Home Choice Plus (suitably discounted by the responses to Q6).

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

Becky Howes - Clerk to Mappleborough Green Parish Council
Ankcorn House, Birmingham Road, Mappleborough Green B80 7DJ
Tel: 07749 729940
Email: clerk@mg-pc.uk
Website: www.mg-pc.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

Appendix A – Survey letter & form

June 2022

Housing needs survey for Mappleborough Green 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? Do you work in the parish and want to live here?

A lack of suitable housing is an issue for many households 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.

This form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to return to live in Mappleborough Green 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 strong local connection, eg they 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 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; see contact details on the back page.

Completed survey forms should be returned to WRCC by 23rd July using the attached Freepost envelope, or you can complete this survey online at www.smartsurvey.co.uk/s/MGreen.

Thank you for participating in this survey.
Mappleborough Green Parish Council

1. Why does your household require alternative accommodation (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 within 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 <u>currently</u> live in?

☐ Bungalow ☐ Flat / maisonette

☐ House ☐ Other ……..

Number of bedrooms …….

☐ Rent - housing association* ☐ Owned (with/without mortgage)

☐ Rent - private* ☐ Live with parent/s

☐ Shared ownership (part rent part buy) ☐ 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 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

☐ Specifically 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 Stratford on Avon District Council's housing waiting list (known as Home Choice Plus)?

☐ Yes ☐ No

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

7. Details of the household (family, single, couple) seeking alternative housing.
Please complete a separate form for each household in need of alternative housing.

	Age (yrs)	Sex (M/F)	Relationship to person completing survey form
Person 1			*Person completing form*
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

Please return this form in the Freepost envelope provided no later than 23rd July 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 – Property search

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

Details of properties for sale

Agent	Location	No of beds	Type	Price £
King Homes	Pratts Lane	6	detached house	775,000
Kingsman Estate Agents	Orchard Place	4	detached house	600,000
Jeremy McGinn & Co	Haye Lane	2	detached bungalow	560,000
Jeremy McGinn & Co	Birmingham Road	4	detached house	450,000
Kingsman Estate Agents	Birmingham Road	4	semi-detached house	400,000
Lamberts Sales and Lettings	Abbeyfields Drive	3	detached house	375,000
Lamberts Sales and Lettings	Birmingham Road	3	semi-detached house	325,000

Average house prices for sale

Property size & type	Price £
2 bed detached bungalow	560,000
3 bed semi-detached house	325,000
3 bed detached house	375,000
4 bed semi-detached house	400,000
4 bed detached house	525,000
6 bed detached house	775,000

Details of properties sold over the last 12 months

Date sold	Location	No of beds	Type	Price £
Mar-22	Pratts Lane	3	terraced house	325,000
Nov-21	Pratts Lane	4	detached house	770,000

Average house prices sold within the last 12 months

Property size & type	Price £
3 bed terraced house	325,000
4 bed detached house	770,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix C – 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 Mappleborough Green parish were registered.

Household type	No. of children in household	No. of households	House type & size
Family	3	1	3 or 4 bed house
Pensioner/DLA	0	1	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 Q3 on the survey form).