



Housing Needs Survey Report for Austrey Parish Council

January 2021

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1. Introduction

Austrey Parish Council commissioned a local Housing Needs Survey which was distributed late in November 2020, with a deadline return of 31st December 2020. The aim of the survey was to collect local housing needs information within and relating to Austrey parish.

The survey form is a standard document used in parishes across the county and similar to housing needs surveys undertaken by Rural Housing Enablers across England. A copy was hand-delivered to every home in the parish, and additional forms were available upon request. 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.

Households with a need for alternative housing, and who wish to live in the parish, were requested to complete and return the survey form. The form 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.

The survey pack included a Freepost envelope so the form 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, North Warwickshire Borough Council adopted its Core Strategy in October 2014. This forms a key part of the Local Plan, and it is this document which is used to determine the extent and location of housing development across the Borough.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and the Austrey Neighbourhood Development Plan, adopted in 2017, supports three development sites across the village.

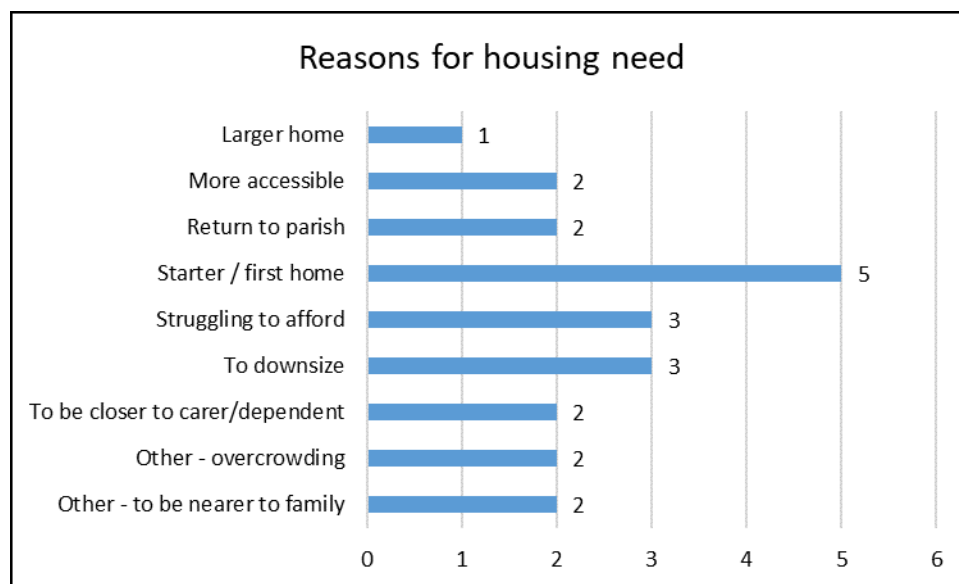
Increases in house prices, which recently have far outstripped average increases in earnings, mean that local people may be priced out of the housing market in the area in which they grew up. The need for affordable housing is a particularly critical issue in rural areas, with house prices increasingly beyond the reach of many households wanting to stay in the local area. Whilst many communities recognise the need for additional housing, development needs to be balanced with the impact on the character of the local area as well as pressure on local services.

3. Results

Approximately 440 Housing Needs Survey forms were distributed and 13 surveys were returned. However, one of the returned survey forms contained responses relating to two households, so this section provides results from 14 households in need of alternative accommodation. This equates to a return rate of 3.18% which is above the average 2% housing need.

Q1: Reasons for housing need

Respondents were asked to indicate why the household needed alternative accommodation and were able to indicate more than one reason. All respondents completed this section.



As can be seen respondents seeking a starter/first home represent the largest group, followed by respondents looking to downsize and respondents who are struggling to afford their current home.

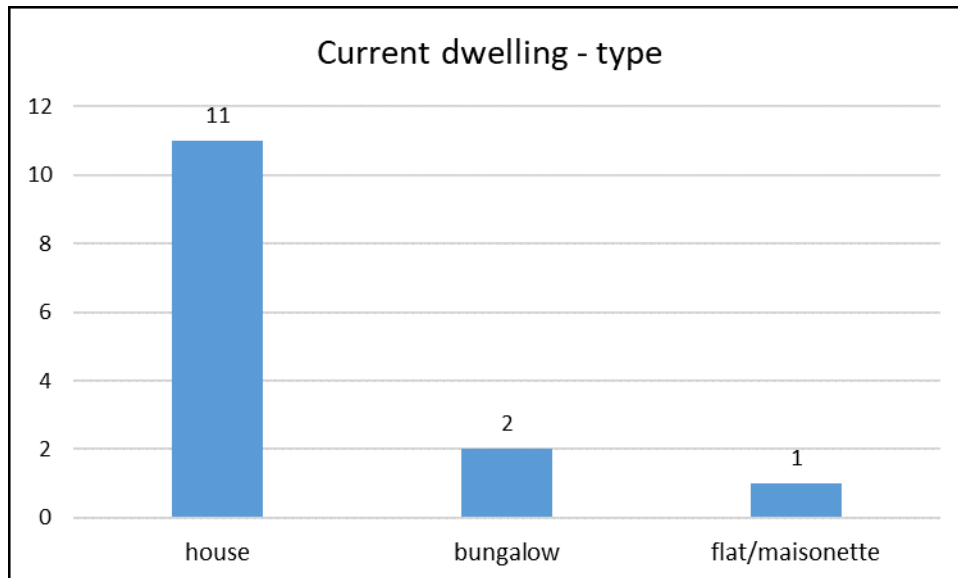
Q2: Current dwelling

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

i) Dwelling type

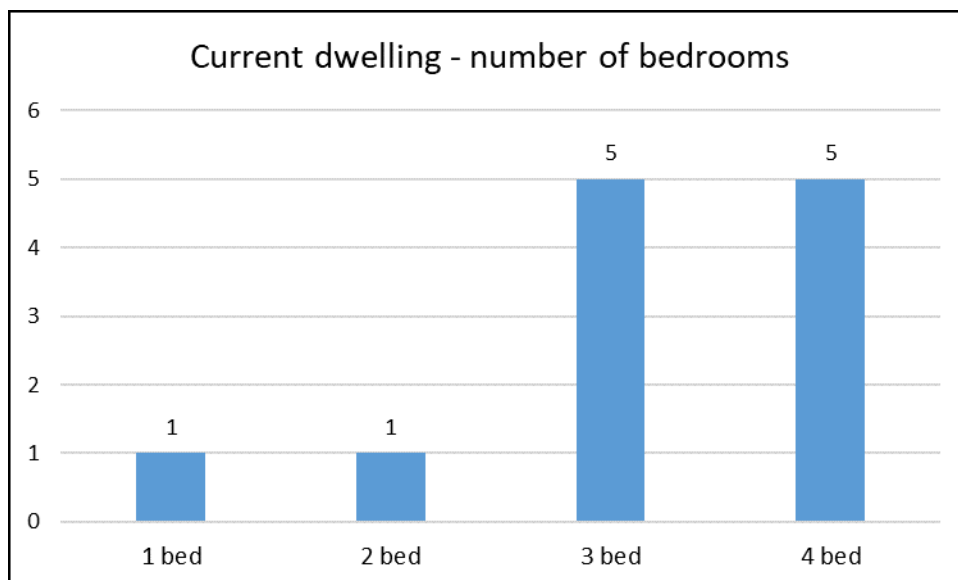
The 2011 Census indicates that 58.5% of dwellings in the parish are detached houses, 29.6% are semi-detached houses and 11.4% are terraced houses. It is not surprising therefore that, as can be seen below, 'house' represents the largest factor at 76% (11 out of 14).

All respondents indicated the type of dwelling that they currently reside in.



ii) Number of bedrooms

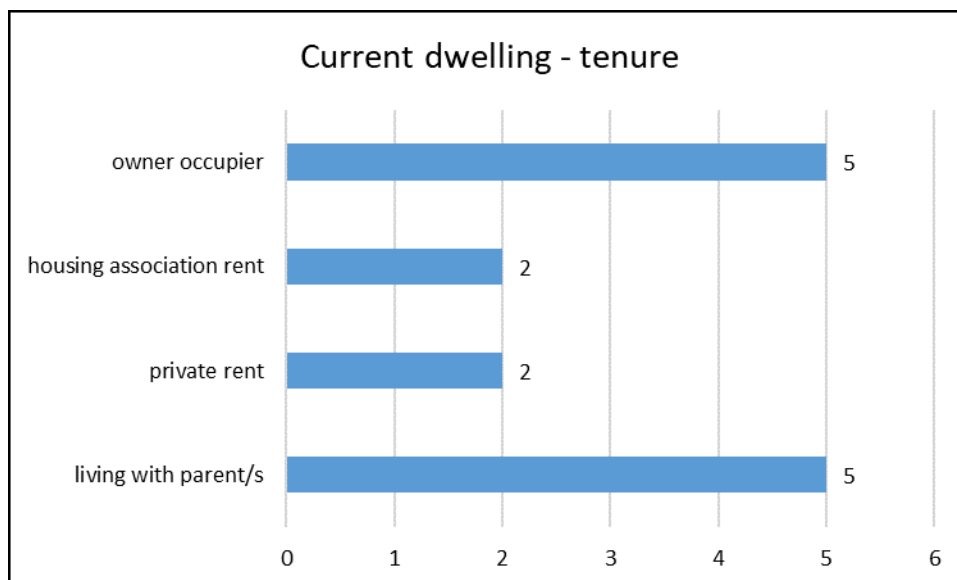
Twelve of the respondents indicated the number of bedrooms within their current dwelling.



iii) Dwelling tenure

The mixture of owner-occupied, social and private rented accommodation in the area is an important component in the sustainability of a local community. With high house prices it may prove difficult for less affluent people (for example low-income families) to stay in, or move to, areas which have low levels of social or private rented housing.

The following chart shows the current dwelling tenure of the 14 respondents, with 'owner occupier' and 'living with parent/s' being the two largest groups.

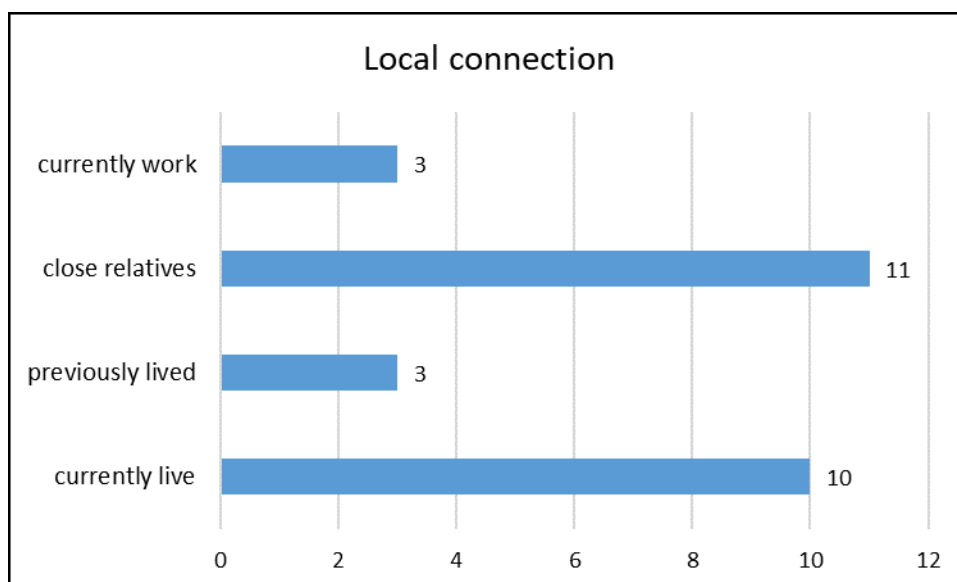


Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Four respondents provided information, as shown below, which gives an average rent of 41% of income:

- 25%
- 6%
- 96%
- 35%

Q3: Local connection

Respondents were asked to indicate their local connection and were able to indicate more than one connection. All respondents answered this question.



Of the 11 respondents who have close relatives in the parish 5 currently live at home with their parent/s. Ten of the 14 respondents currently live in the parish.

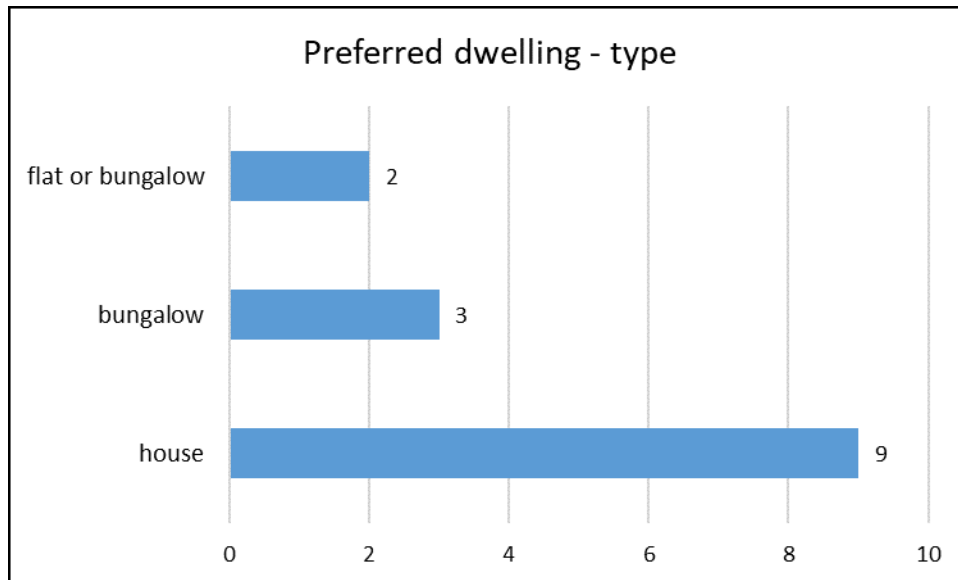
Q4: Preferred dwelling

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 and seeking a 3-bed owner occupier home would be analysed as requiring a 2-bed house to rent from a housing association or from the local authority if they qualified for the housing waiting list. Further information is provided at Q5 Financial Information.

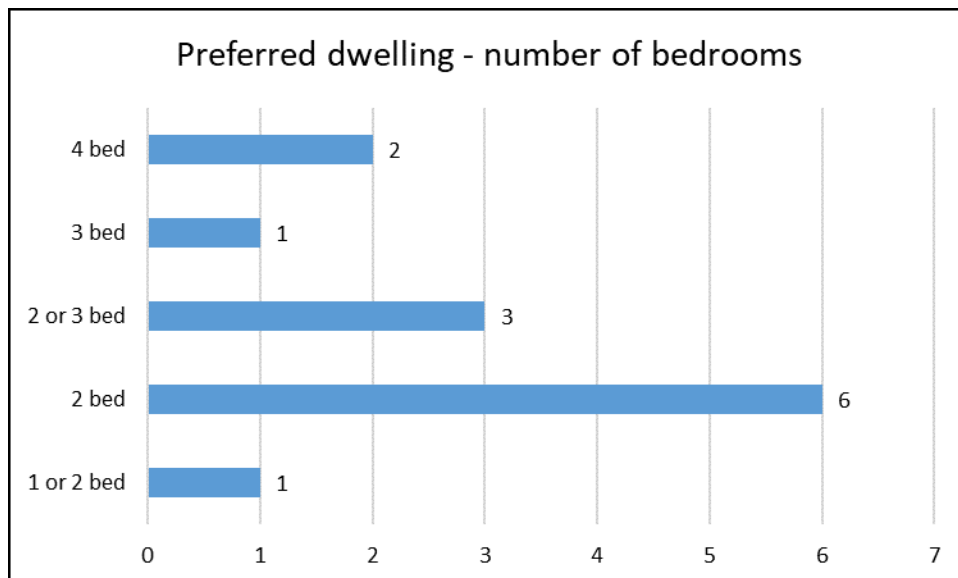
i) Dwelling type

All respondents provided information and, as can be seen in the following chart, house is the most popular option followed by bungalow.



ii) Number of bedrooms

All but one of the respondents indicated a preference regarding the number of bedrooms with two and three beds proving most popular, which is not dissimilar to other rural parishes.



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.

Preferred dwelling - tenure	Number
owner occupier	4
housing association rent	2
shared ownership	1
housing association or local authority rent	3
housing association or local authority rent, shared ownership	1
housing association or local authority rent, private rent, shared ownership, owner occupier	1
housing association or local authority rent, private rent, shared ownership	1
housing association or local authority rent, shared ownership, owner occupier	1

iv) Self build

Two respondents indicated that they would be interested in self build.

v) Designed to cater for a disability / a need to be near medical/support services

One respondent indicated that they would prefer a property specifically designed for a disability and 1 respondent indicated that they have a need to be near special medical / support services.

Respondents were invited to “provide details of specific housing requirements” and a few comments were provided relating to health issues including a preference for ease of access with no stairs/steps, and bathroom aids including a walk in shower/wet room.

Q5: Financial information

The average annual gross income of the respondents is £29,444, and 8 of the respondents indicated that they either have savings, equity in their current home or will be gifted money towards a new home.

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 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. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

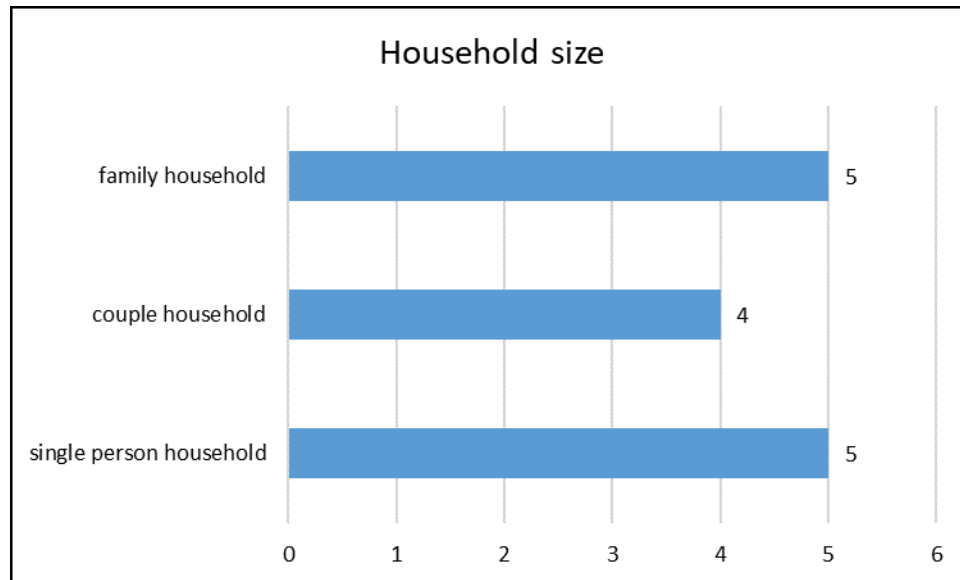
Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being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

Q6: Housing waiting list

Three of the respondents indicated that they are currently registered on the local authority housing waiting list.

Q7: Households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding.



The 2011 Census indicates that the average household size within Austrey parish was 2.45 persons (number of persons divided by number of dwellings).

4. Conclusion

This survey identifies a need for 14 alternative homes for households with a local connection to Austrey parish, as shown below.

Housing association rent or local authority rent

- 2 x 1 bed bungalow
- 1 x 4 bed house

Housing association rent

- 1 x 1 bed maisonette/flat
- 3 x 2 bed house

Shared ownership

- 3 x 2 bed house

Owner occupier

- 3 x 2 bed bungalow
- 1 x 4 bed house

Consideration should also be given to those households on the local authority housing waiting list (suitably discounted by three households as per these survey results).

5. Acknowledgements

Gratitude is expressed to all those who delivered the survey forms across the parish.

6. Contact Information

Miss Lynsey Treadwell - Clerk to Austrey Parish Council

Email: parishclerk@austrey.co.uk

Web: www.austrey.co.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Web: www.ruralwarwickshire.org.uk



Housing needs survey for Austrey 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 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.

The 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 the Austrey 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 work in the parish, previously living in the parish or have a close relative currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only in connection with updating the Neighbourhood Development Plan. All information will be treated in strict confidence and only the Rural Housing Enabler will see individual replies. Individual returns will be anonymised and a report provided for the parish council. Analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire), who will retain and shred all survey forms.

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.

Please return this form by 31st December 2020 using the attached Freepost envelope, or complete this survey online at www.smartsurvey.co.uk/s/Austrey.

Thank you for participating in this survey.

1. Which of the following statements apply to 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 existing home
- ☐ Need to be closer to a carer or dependent to give or receive support
- ☐ To be closer to employment
- ☐ 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 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"/> Rent – local authority* | <input type="checkbox"/> Other |
| <input type="checkbox"/> Shared ownership (part rent part buy) | |

*** 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 Borough (for a minimum 6 out of the last 12 months or for not less than 3 years out of the last 5 years)
- ☐ Previously lived in the Borough (for a minimum 6 out of the last 12 months or for not less than 3 years out of the last 5 years)
- ☐ Have close relatives living in the Borough for at least 5 years (birth or adoptive parents, siblings, adult children)
- ☐ Currently permanently working in the Borough (contract or self employed)

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 - local authority ☐ Owned (with / without mortgage)
☐ Rent - private

☐ Are you interested in self-build?

☐ Do you need a home specifically designed to cater for a disability?

☐ Do you have a need to be near special medical/support services in the Borough?

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 to 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 (known as Home Choice Plus)?

☐ Yes ☐ No

Apply to join the Housing Register through the website www.northwarks.gov.uk), telephone 01827 715341 or email housingoptions@northwarks.gov.uk.

7. Details of the household 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			<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 have questions regarding this survey or you require additional survey forms please contact housing@wrccrural.org.uk or call 01789 842182.

**Please return this form in the Freepost envelope provided
no later than 31st December 2020.**

(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.

Appendix B – Property search

Results of property search within the parish, January 2021.

Properties currently for sale in Austrey (excluding period & listed properties, property in need of refurbishment, with additional land, stables etc).

Agent	Location	No of beds	Type	Price £
Fine & Country	Glebe Rise	5	detached house	600,000
Fisher German	Warton Lane	4	detached bungalow	595,000
Morris Homes	Main Road	4	detached house	544,750
Mark Evans & Co	Main Road	4	detached house	535,000
Scargill Mann & Co	Mill View Gardens	5	detached house	529,995
Morris Homes	Main Road	4	detached house	529,750
Shipways	Warton Lane	5	detached house	525,000
Shipways	Warton Lane	5	detached house	515,000
Mark Evans & Co	Newton Lane	4	detached house	495,000
Mark Evans & Co	Yew Tree Court	4	detached house	489,950
Mark Evans & Co	Warton Lane	4	detached house	485,000
Shipways	Warton Lane	4	detached house	475,000
Morris Homes	Main Road	4	detached house	439,750
Morris Homes	Main Road	4	detached house	439,750
Morris Homes	Main Road	4	detached house	431,750
Mark Evans & Co	Flavel Court	4	detached house	430,000
Morris Homes	Main Road	4	detached house	429,750
Bairstow Eves	Windmill Lane	4	semi-detached house	425,000
Mark Evans & Co	Newborough Close	4	detached house	415,000
Howkins & Harrison	Newborough Close	4	detached bungalow	410,000
Mark Evans & Co	Manor Court	4	detached house	405,000
Newton Fallowell	Flavel Court	4	detached house	390,000
Mark Evans & Co	Manor Court	4	detached house	370,000
Wilkins Estate Agents	Corn Fields	4	detached house	370,000
Bairstow Eves	Norton Hill	4	semi-detached house	355,000
Mark Evans & Co	Bishops Cleeve	4	detached house	299,950
Mark Evans & Co	St Nicholas Close	3	semi-detached house	285,000
Mark Evans & Co	St Nicholas Close	4	semi-detached house	279,950
Wilkins Estate Agents	St Nicholas Close	3	semi-detached house	268,000
Mark Evans & Co	Main Road	2	semi-detached bungalow	249,950

Properties sold in Austrey during 2020.

Date sold	Location	No of beds	Type	Price £
Sep-20	Bishops Cleeve	4	semi-detached house	311,000
Jun-20	St Nicholas Close	3	semi-detached house	242,000
Mar-20	Corn Fields	4	detached house	315,000
Jan-20	Mill View Gardens	4	detached house	399,950

Average house prices in Austrey using above information.

House size & type	Price £
2 bed semi-detached bungalow	249,950
3 bed semi-detached house	265,000
4 bed detached bungalow	502,500
4 bed semi-detached house	342,738
4 bed detached house	434,518
5 bed detached house	542,499

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket