



Housing Needs Survey Report for Farnborough Parish Council

April 2017

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Rural Housing Enabler, WRCC**

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1. Introduction

Farnborough Parish Council commissioned a local Housing Needs Survey which was distributed in March 2017 with a deadline return of 25th March 2017.

The aim of the survey was to collect local housing needs information within and relating to Farnborough parish.

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Farnborough parish but with a strong local connection. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size, and gives residents an opportunity to comment on the perceived lack of facilities and housing in the parish. It also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet locally identified housing needs.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were returned to the Rural Housing Enabler and analysis of the information provided took place in April 2017.

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 recently 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 surveys.

Your 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.

‘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 – Contextual Information

131 Housing Needs Survey forms were distributed and 44 completed forms were returned, equating to a response rate of 33.59%. This level of response is considered to be a very good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
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 purposes of this report the term “respondent” refers to an individual survey form.

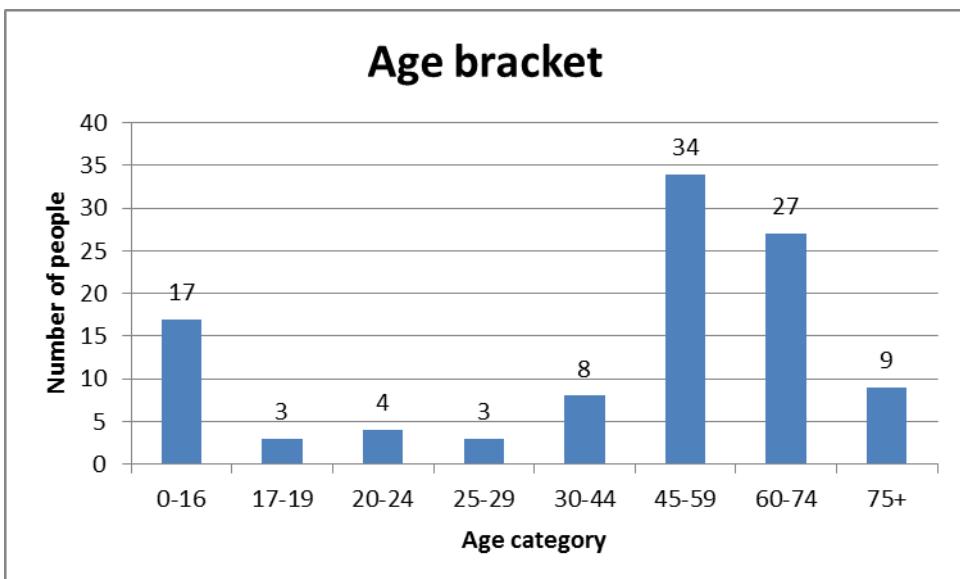
Q1: Your household

This question asked respondents to “specify the number of people in your household that fall into each age category”.

i) Age bracket

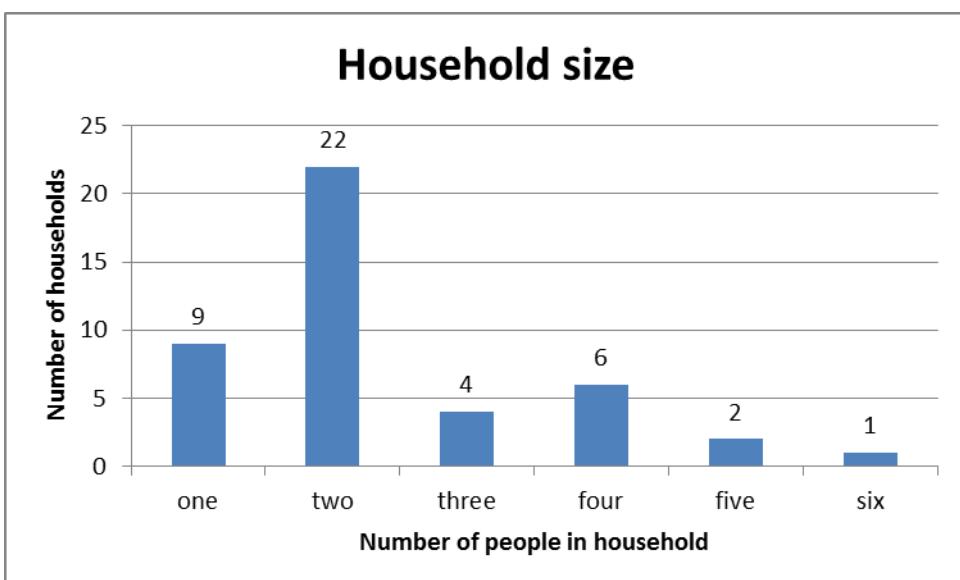
There were 44 responses to this question and the following chart shows the age profile of 105 people.

The chart shows an ageing population, with 70 of the 105 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

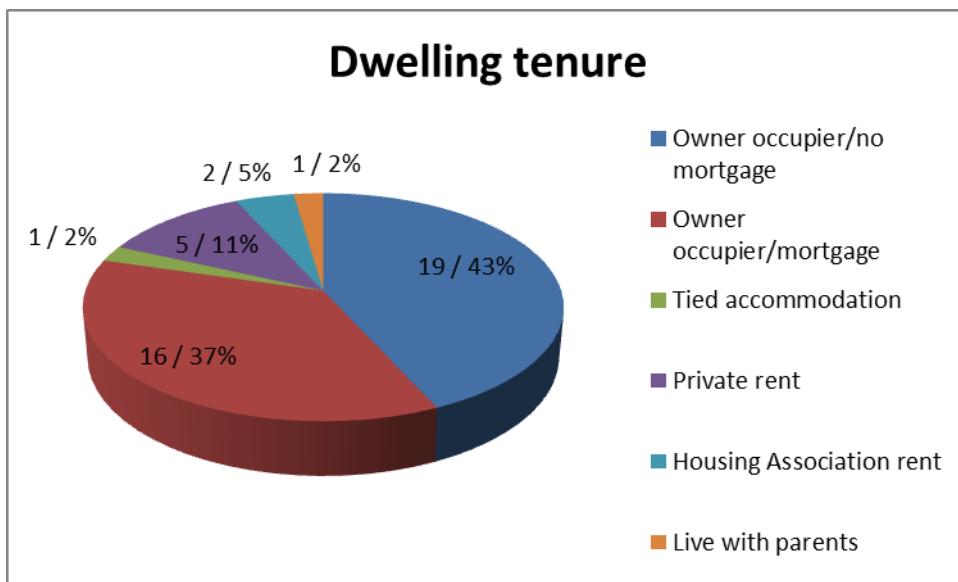
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.39 persons per dwelling, being close to the 2011 Census figure of 2.28 people (265 usual residents divided by 116 dwellings).



Q2: Your current housing circumstances

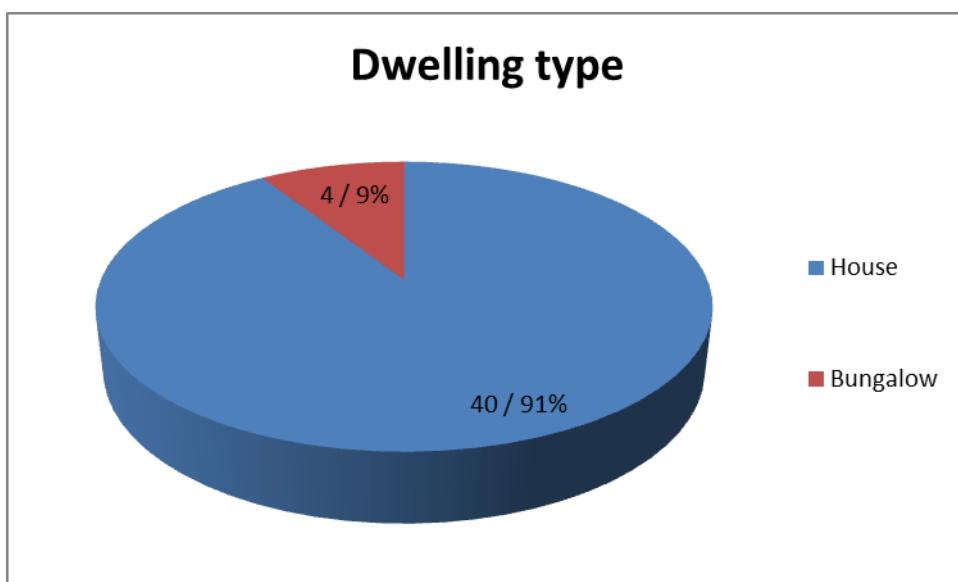
iii) Dwelling tenure

The following chart shows the dwelling tenure profile of the 44 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 80% of the total.



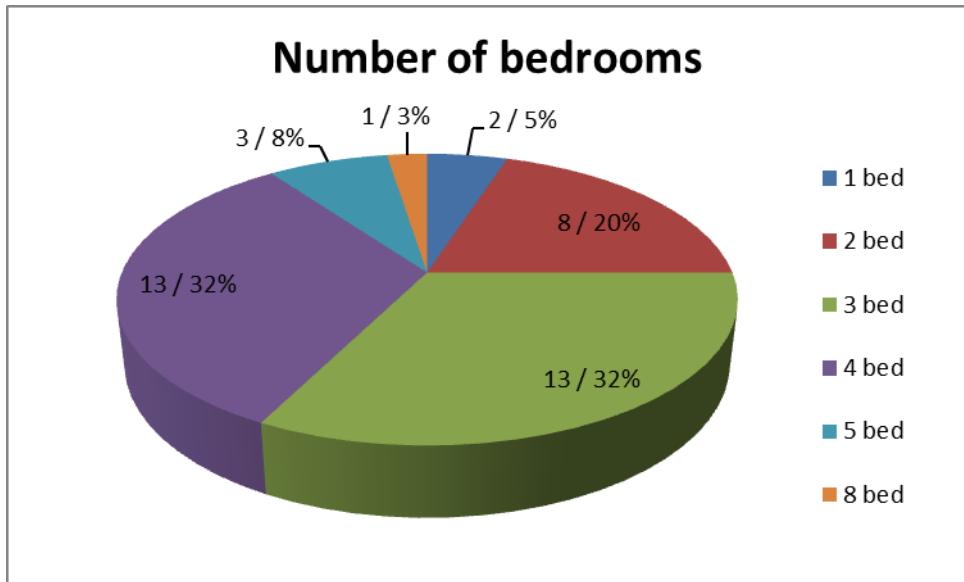
iv) Dwelling type

44 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor at 91%.



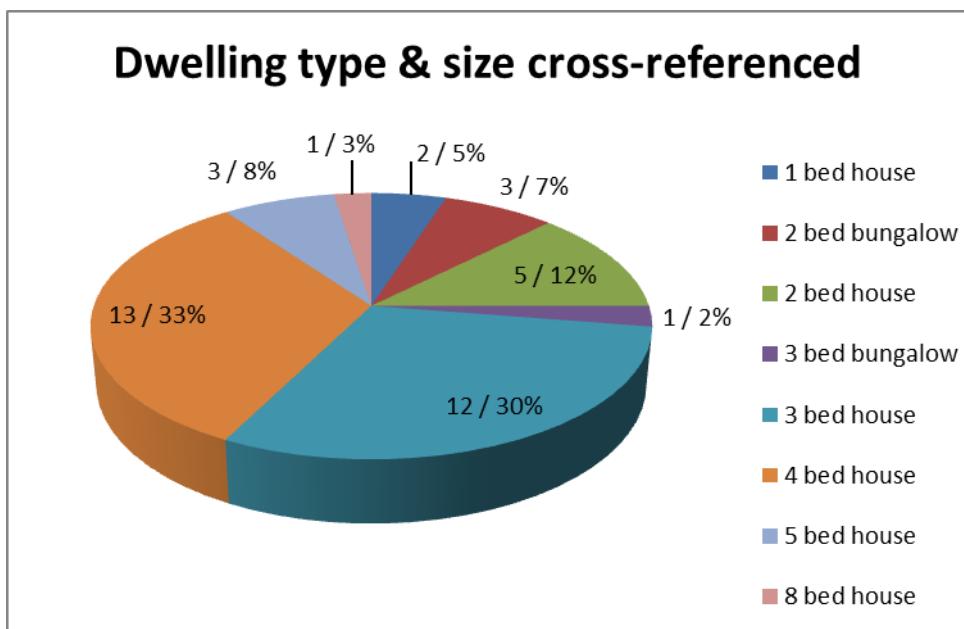
v) Number of bedrooms

The following chart shows the sizes of homes that 40 of the survey respondents live in. Given the Census 2011 average household size of 2.28 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross-referenced

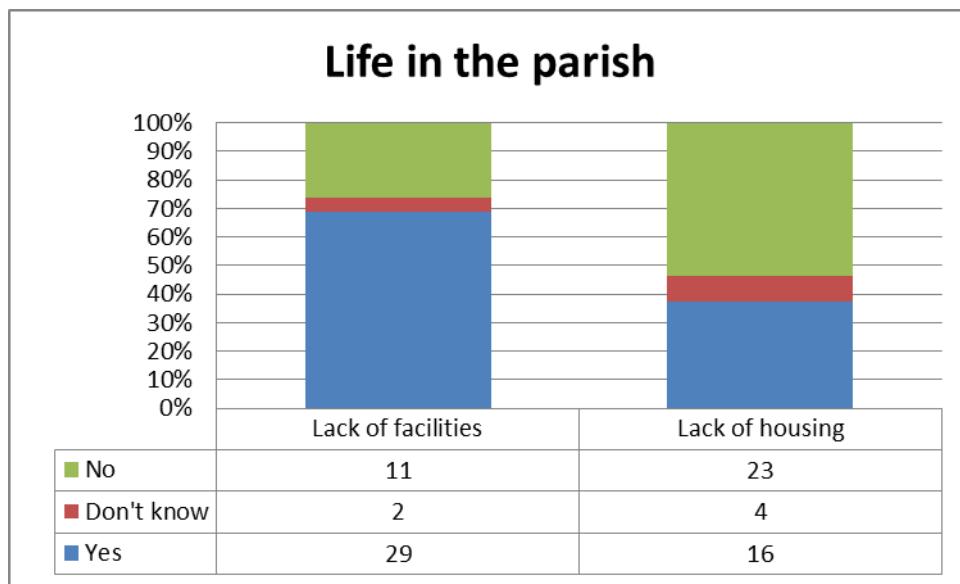
Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 4 bed houses represent the largest group at 64% and 24% of dwellings have 2 bedrooms or less.



Q3: Life in the parish

vii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities (42 respondents) and lack of housing (43 respondents) within the parish.



The majority of respondents feel that the parish lacks facilities but does not have a lack of housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced whole and verbatim below.

iix) Lack of facilities comments:

- Nursery/pre-school, shop.
- Shop closed years ago. No Post Office. No successful pre-school facility.
- Shop for basic milk & bread.
- Shop / post office.
- Post office, shop, pub, car park.
- Plumbing facilities at church.
- Adequate parking.
- Shop, bus route.
- Defibrillator.
- Bus route to Banbury.
- Village pub.
- Shop & village pub.
- Shop x4
- Regular bus service.
- An affordable public house - one in village too expensive to eat/drink in.
- Shopping facilities.
- Adequate bus service. Shop. Post office.
- Shopping. Parking off road.
- Shop. Bus service to Banbury.
- Shop, post office.
- Bus service and superfast broadband to all houses.
- Shop, bus service, playing field parking.
- A shop - decent bus service.
- Shop, school.

ix) Lack of housing comments:

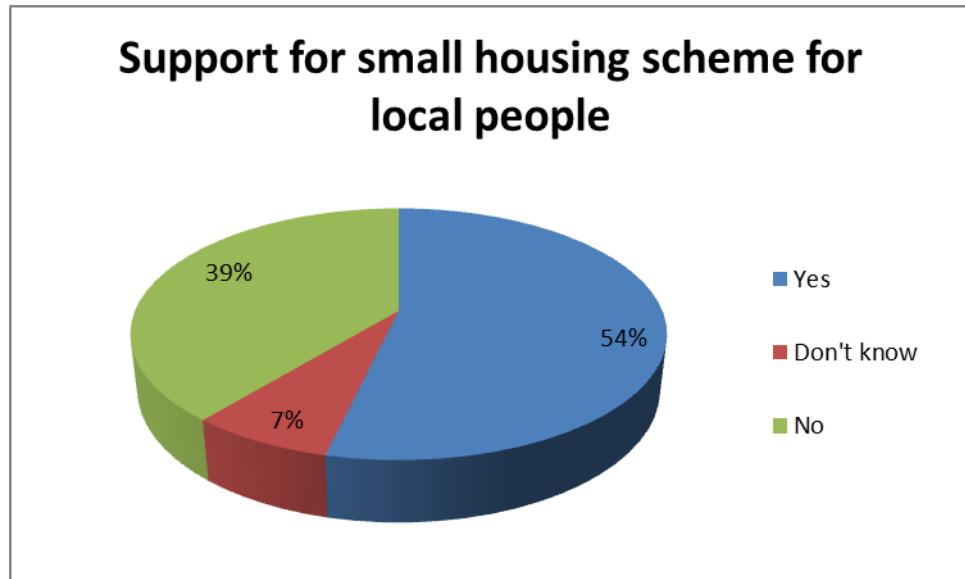
- Family homes.
- More bungalows / flats.
- Affordable for local young.
- Affordable small houses for couples/young professionals.
- Affordable rent.
- Conversion of existing buildings for housing / infill should be encouraged.
- Starter type homes.
- Affordable to buy.
- Rentable properties at affordable rents.
- All - both affordable and higher price bracket (high, middle + lower).
- Starter homes for young people.
- All kinds.
- A mixture of housing.
- 3 beds.
- Affordable housing, buy or rent, public or private providers.

x) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. Two respondents indicated this had happened in their household.

xi) Support for housing scheme

This chart shows the 41 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 54% the majority of respondents are in favour.



xii) Additional comments

Respondents were able to provide additional comments at the end of Part 1 including locations that may be suitable for housing. These comments have been replicated at Appendix B.

4. Results – Housing Need Information

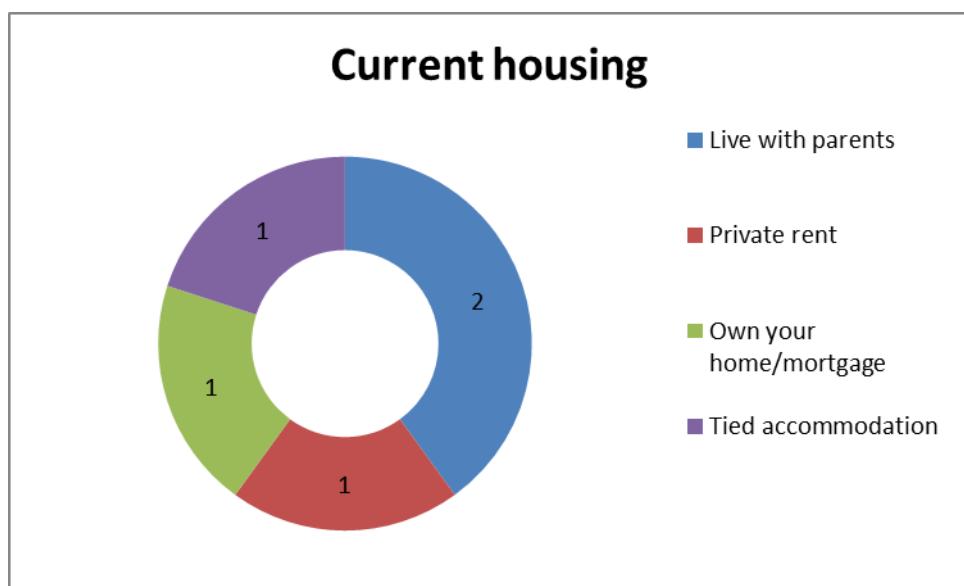
Of the 44 responses to the survey, 6 individuals or households completed all or part of Part 2. Of these 6 respondents one household wished to move out of the parish so responses have not been included within this analysis.

Section 4 provides a breakdown of information from the remaining 5 respondents and a full breakdown of the needs can be seen at Appendix C to this report.

Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

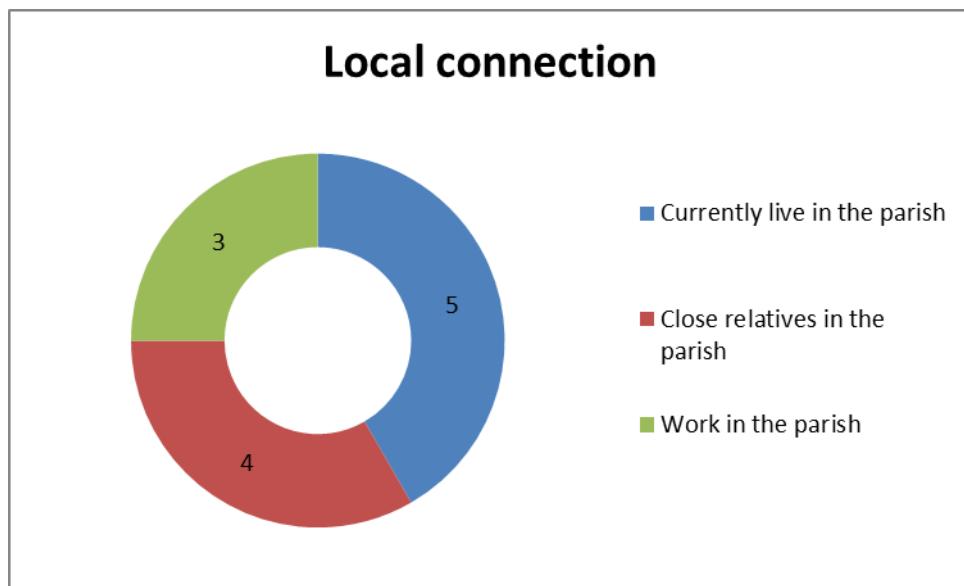
i) Current housing

The following chart shows the current housing tenure profile for the 5 survey respondents. Living with parents is the largest group at 40%.



ii) Local connection

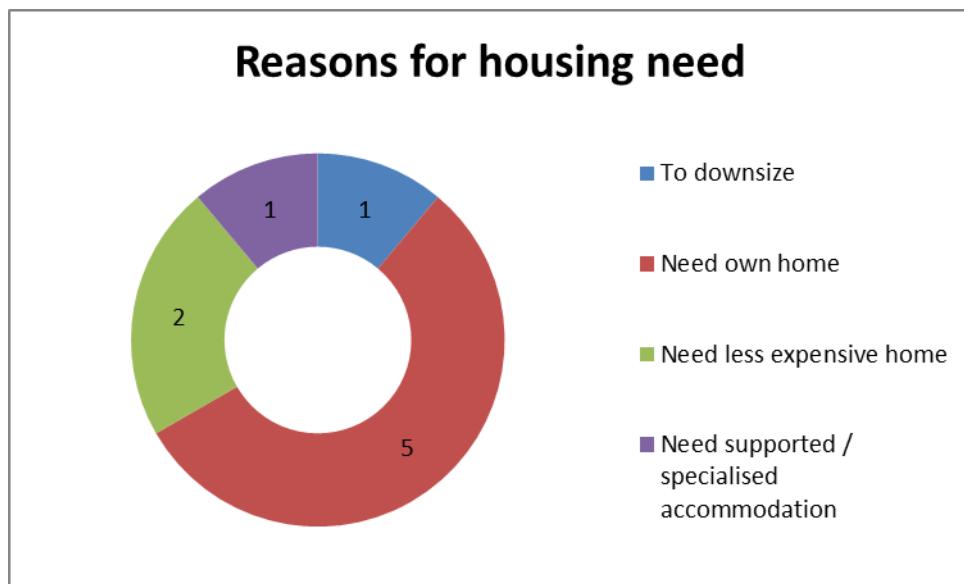
Respondents were asked about their connection to the parish and were able to indicate more than one type of local connection. The following chart shows all the types of local connection that the 5 respondents have.



If a local needs scheme is developed by a community as a result of information obtained through a housing needs survey 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.

iii) Reasons for housing need

Respondents were asked why they needed alternative housing and respondents were able to indicate more than one reason for need.



iv) Housing waiting list

One of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

v) Work from home

Two respondents indicated a need to have space in order to work from home.

5. 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 D 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.

6. Conclusion

The survey identifies a need for five new homes in Farnborough parish for households with a local connection, as detailed below:

Housing association rent

- 1 x 1 bed flat

Housing association shared ownership

- 1 x 1 bed flat

Local market

- 1 x 1 bed bungalow
- 1 x 3 bed house

Self-build

- 1 x 4 bed house

7. Acknowledgements

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

8. Contact Information

Mrs Kirsty Buttle - Clerk to Farnborough Parish Council

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Email: farnboroughpc@outlook.com

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: sarahbt@wrccrural.org.uk

Web: www.ruralwarwickshire.org.uk

Appendix A1 – Survey letter

Farnborough Parish Council Housing Needs Survey

March 2017

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Farnborough parish, and to support initiatives outlined in our Farnborough Parish Plan, we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in need of housing are requested to complete part 1 only.
- People who are in need of housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

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 Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Please complete and return the attached form by 25th March 2017 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr Mrs M Campbell
Chairman of Farnborough Parish Council

Appendix A2 – Survey form

Housing Needs Survey for Farnborough parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs
30-44 yrs

17-19 yrs
45-59 yrs

20-24 yrs
60-74 yrs

25-29 yrs
75+ yrs

Q2: Your current housing circumstances (please tick)

Own your home / no mortgage
Own your home / mortgage
Rent privately
Live with parents
Other (please specify)

Housing association rent
Housing association shared ownership
Tied accommodation
Live with friends

House type (please tick)

House Bungalow Flat / maisonette Park / mobile home
Other (please specify)

Number of bedrooms

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of a small housing schemes being built in the parish based on the needs of LOCAL people			

Additional comments, including possible locations that you feel may be suitable for housing

Part 2 – to be completed only if your household, or anyone in it, has a housing need.

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you <i>Person completing survey form</i>	Age

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage
 Own your home / mortgage
 Rent privately
 Live with parents
 Other (please specify)

Housing association rent
 Housing association shared ownership
 Tied accommodation
 Live with friends

House Bungalow Flat / maisonette Park / mobile home
 Other (please specify)

Number of bedrooms

Q6: Local connection

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

Currently live in the parish?		If so, for how long?	years
Previously lived in the parish?		If so, for how long?	years
Currently work in the parish?		If so, for how long?	years
Close relatives in the parish?		(eg parent, sibling, child)	
Born in the parish?			

Q7: Why do you/your household need alternative housing? (please tick all that apply)

- Need larger accommodation
- Need physically adapted home
- Need to be closer to relatives
- Need to be closer to a carer or dependent
- Other (please specify below)

A vertical stack of five empty rectangular boxes, likely used for drawing or writing responses.

- Need smaller accommodation
- Need less expensive home
- Need to be closer to employment
- Need own home
- Need supported or specialised accommodation (please specify below)

ANSWER

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.

Q8: 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.

Q9: Type of housing required (please tick)

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

10

Owner occupier
Private rent

1

Housing type (please tick)

House

Bungalow

Flat/maisonette

Number of bedrooms

1

Do you require space in order to work from home?

Yes

No

Q10: 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 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 25th March 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

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

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

Application forms for the housing waiting list, known as Home Choice Plus, 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 a defined local connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed where there is an identified need.

'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 – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations for new housing.

General comments (identifying remarks have been removed):

- I would rather be able to purchase a plot of land at a fair rate for a self-build. This kind of scheme would allow for a wider & more interesting range of homes - including eco-homes, rather than an out of the box property, produced without much thought or creativity or concern for current residents, and which crammed houses in, with the focus on developer profit.
- Will have to leave the parish when I retire [personal comments removed]. Currently there does not seem to be any suitable housing need sites in Farnborough.
- I would not be in favour of a large development but be in favour of infill development.
- Perhaps in a bigger village such as Fenny Compton which has more facilities or maybe in the massive amount of houses being built in Southam there should be more affordable housing!
- We have no objection to a small housing scheme, but the village lacks amenities - shop, convenient bus route, village school, gas etc and more houses means more cars on our collapsing roads + narrow lanes.
- With Brexit, there is no guarantee that additional housing will be required to the level currently assumed.
- The children will really struggle to be able to afford to live anyway but particularly in villages where houses are being bought as country/weekend homes. I am totally anti weekend homes in the country! It has killed village life.
- There appears to be a divide in the village of those people who have lived here a long time and live in the older part of the village and those who live from the playing fields up - Duckett's Lane / Haypool / Holbech Hill. Those in the older part of the village do not wish to see change and think that the village is fine as it is. Those at the other end wish to make things better and improve village life but are thwarted at every suggestion and laughed at at council meetings. This is the reason they do not attend them any more. More affordable housing needed in the village.
- There are not enough facilities for young families - the lack of a bus service is a particular problem, not only for the young but older residents who may no longer be able to drive. If new houses were built they would need to include a garage or driveway as road parking is now becoming a problem and a potential hazard in the village.
- Limit speeding traffic. More off street parking help, ie lower kerbs.
- [In favour of small housing scheme] Would need to be of a mixed demographic, both in age and income.
- Road frontage. Farm buildings.

Possible locations:

- Windmill Hill farm buildings. Between Foxholes & the bungalows - Duckett's Lane.
- Build on the massive brownfield site in Fenny Compton not greenfield.
- Either field opposite playing field or field behind playing field.
- Part of Windmill Farm.
- Lower cost housing being built adjacent to Haypool.

- Perhaps near the village hall or the National Trust hall.
- Fields either side of road from village to A423 at northern exit from Farnborough.

Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
1	Yes	One adult	Need own home	No	Housing Association rent	1 bed flat
2	Yes	One adult, two children	Need less expensive home, own home	No	Self-build	4 bed house
28	Yes	Two adults	To downsize, need less expensive home, need own home, need supported accommodation	Yes – mobility problems	Owner occupier	1 bed bungalow
43	Yes	Two adults, two children	Need own home	No	Owner occupier	3 bed house
44	Yes	Two adults	Need own home	No	Housing Association shared ownership	1 bed flat

Appendix D – Property search

Property search March 2017 - Farnborough excluding properties requiring renovation.

Agent / date sold	Street	No. of bedrooms	Property type	£
Fine & Country (sold STC)	Southam Road	4	detached house	625,000
Feb-16	Hay Pool	3	semi-detached house	215,000
Jan-16	Pound Meadow	5	detached house	895,000
Nov-16	Hay Pool	3	terraced house	223,000
Nov-15	Oakal Hill	4	detached house	487,500
Aug-15	Hayfield	4	detached house	365,000
Feb-15	Holbech Hill	2	semi-detached house	185,000

No. of bedrooms	Property type	Average £	Average £ -10%
2 bed	semi-detached house	185,000	166,500
3 bed	semi-detached house	215,000	193,500
3 bed	terraced house	223,000	200,700
4 bed	detached house	284,167	255,750
5 bed	detached house	895,000	805,500

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket