



Housing Needs Survey Report for Shrewley Parish Council

April 2022

**Report by WRCC
Rural Housing Enabler**

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1. Introduction

Shrewley Parish Council commissioned WRCC to undertake a Housing Needs Survey on their behalf to update the previous survey, which was undertaken in 2014.

The aim of the survey was to collect accurate, up-to-date housing needs information relating specifically to the parish. The survey form was essentially a standard document used in parishes across England, and a copy of the cover letter and survey form can be seen as Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a picture of household composition and current housing tenure, type and size. Respondents were asked how they felt about life in the parish and were able to provide comments about local facilities, services and housing.

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

Additional forms were available on request and respondents were given the option to complete the survey online if they preferred. The survey packs included a Freepost envelope so forms could be returned direct to the WRCC Rural Housing Enabler, who has undertaken this analysis.

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. Communities are encouraged to “plan positively for local development, shaping and directing development in their area ...”

The Warwick District Local Plan 2011-2029 is the current adopted development plan that provides the policies and context for future development in the district.

The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:
 1. All of the housing provided will, where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality;
 2. The type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; and
 3. Such housing will be available, both initially and for subsequent occupancy, only to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.

The design and layout of the scheme should be essentially rural in character and should integrate well with the styles and materials which predominate in the surrounding area.

The scheme must be located within, or immediately adjoining, an existing settlement.

An essential element of any justification for allowing housing is a clear demonstration of housing need. A proposal will be expected to be accompanied by an up-to-date local housing needs survey which identifies:

- the types, sizes and tenures of homes which are needed;
- that the prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection as evidenced by birth, long term residence, employment or family connection (in cases where there is a need to live close to family for support); and
- the community whose needs the housing will meet - this should normally be the parish or village within which the proposal is to be located, but may also include neighbouring parishes where relevant.

People with a demonstrable need to be housed in the locality include;

- people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation;
- people who have lived in the parish for at least 2 years out of the last 10 years;
- people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish;
- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.

All the dwellings must meet a need identified in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed.

3. Results

Approximately 370 surveys were distributed to the residents of Shrewley parish and a total of 81 responses were received, including 13 online. This equates to a response rate of 21.89%, which is good for a survey of this type. People generally respond for one of the following reasons:

- They are looking for housing and their need cannot be met from the existing available housing.
- To offer support in principle to the idea of a small housing scheme for local needs, or because they feel there is a need for a specific type of accommodation in their area.
- To state opposition to the idea of a housing scheme.

Whether completing part one only or both parts, not every form was completed in full with every question answered.

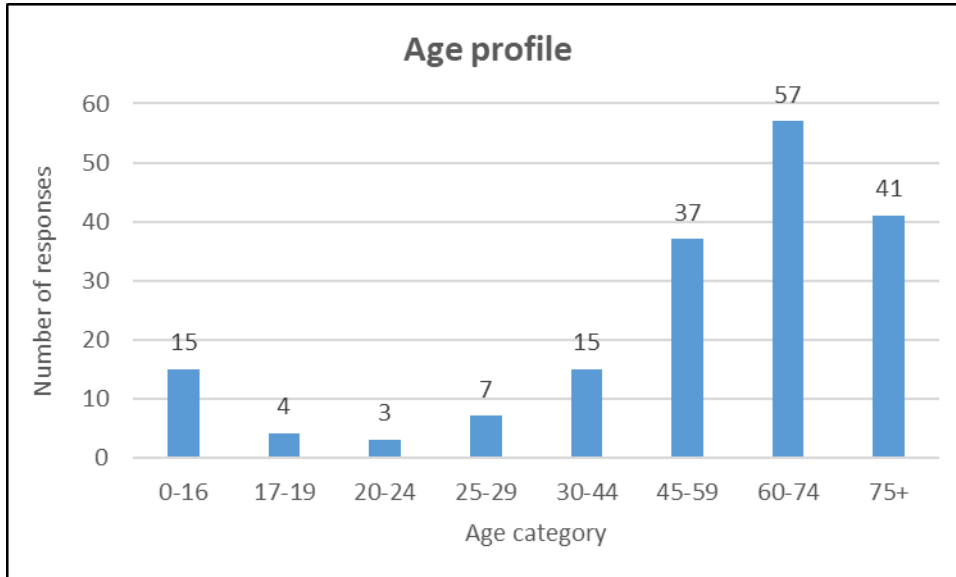
For the purposes of this report the term “respondent” refers to an individual survey form.

Results - part one

Q1: Your current household

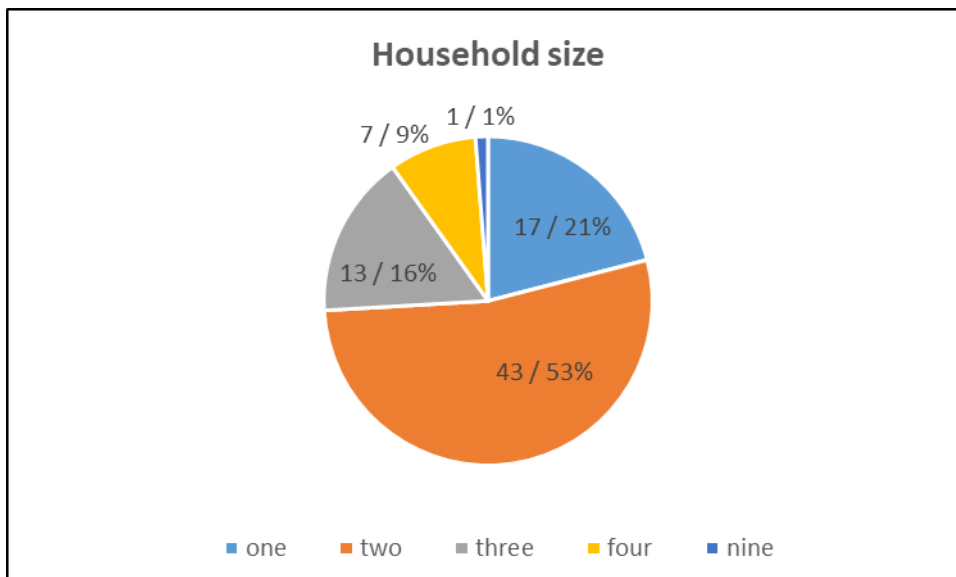
i) Age profile

Respondents were asked to “indicate the number of people that fall into each age group”. All respondents answered this question. As can be seen below, the majority of respondents are aged 60 years and over.



ii) Household size

The data collected from the age question enables us to create a profile of household size, as shown below.



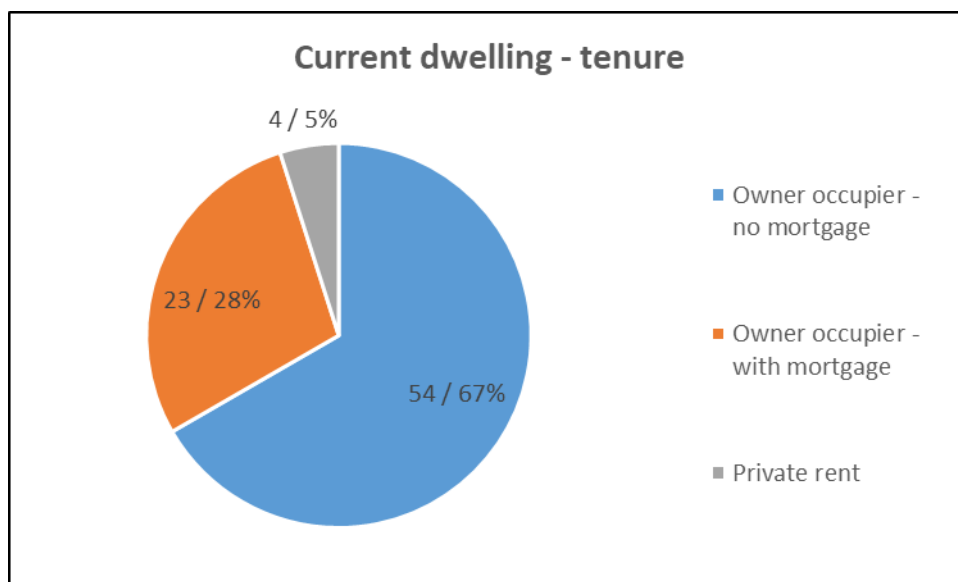
The results show a dominance of two person households, which is similar to other local rural communities.

Q2: Your current dwelling

Respondents were asked to indicate the tenure and type of their current property and the number of bedrooms.

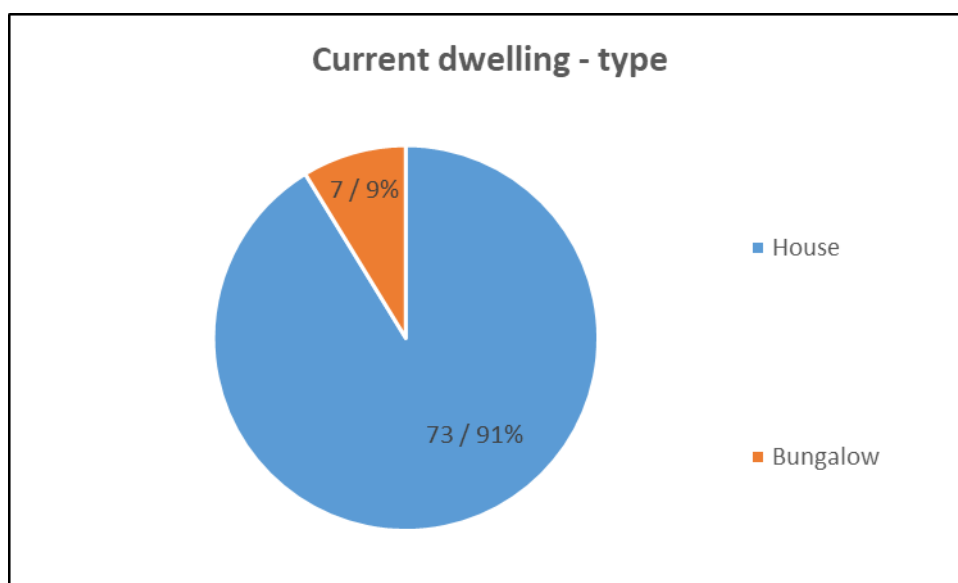
i) Dwelling tenure

This chart shows the dwelling tenure for all 81 respondents. In line with similar villages across Warwickshire owner-occupation is the majority tenure, with 95% of dwellings either being owned outright or with a mortgage.



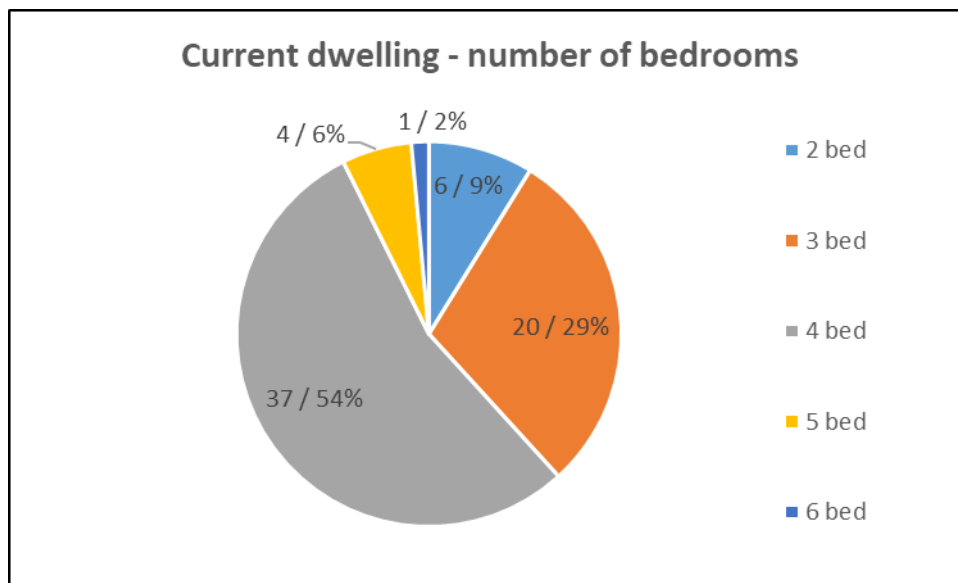
ii) Dwelling type

Not all respondents answered this question so the following chart shows the types of dwellings that 80 of the respondents currently live in. Not surprisingly houses represent the largest category at 91%.



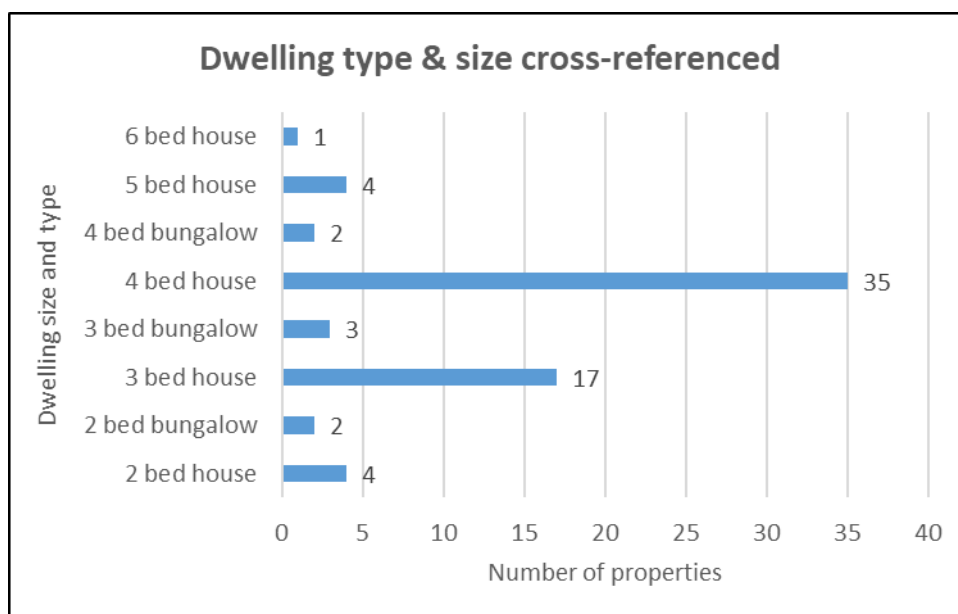
iii) Number of bedrooms

This chart shows the number of bedrooms per property, as indicated by 68 of the 81 respondents. The majority live in four bedroom homes.



iv) Dwelling type and size cross-referenced

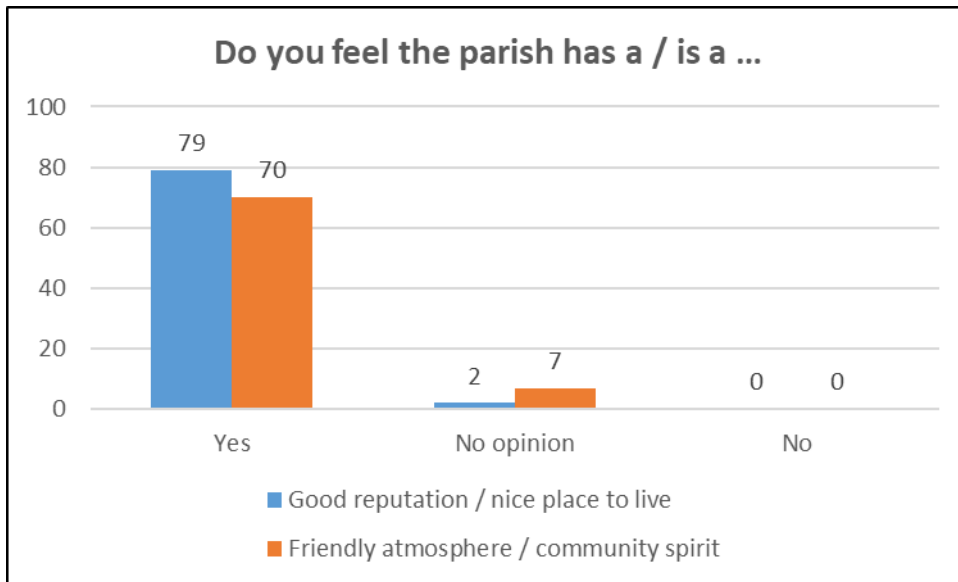
Cross-referencing the data provided under Q2 ii) and Q2 iii) provides a combined profile of dwelling type and size. 4 bedroom houses emerge as the largest single group, followed by 3 bedroom houses. When compared to Q1 ii) (a dominance of 2 person households), this suggests that many properties across the parish may be under-occupied.



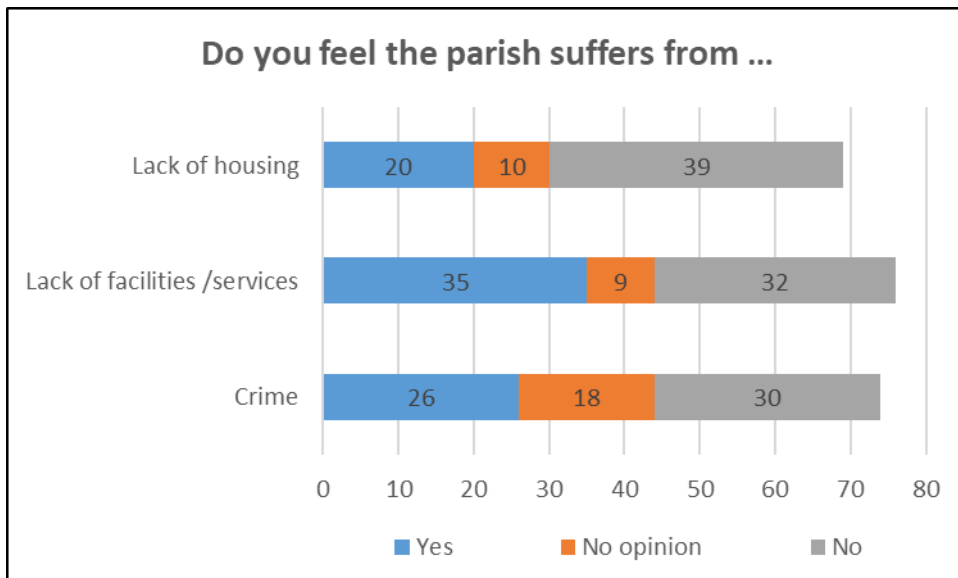
Q3: Life in the parish

Respondents were asked a number of questions relating to their feelings towards life in the parish. This builds a picture of life in the parish and identifies any perceived issues/problems.

The first chart shows views about the benefits to living in Shrewley parish. The majority of respondents feel that the parish has a good reputation and is a nice place to live, and has a friendly atmosphere/community spirit. There were no “no” responses to these two questions.



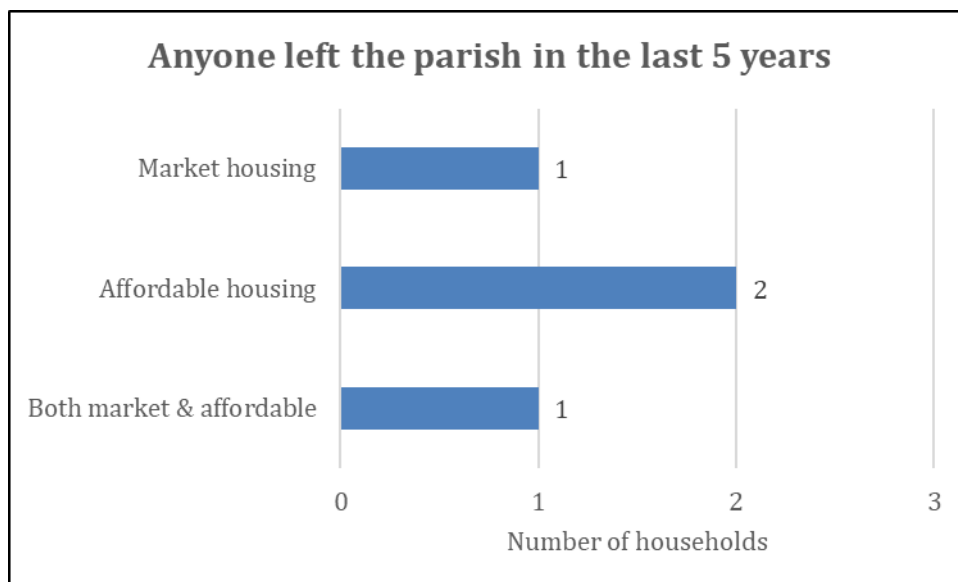
The second chart shows views about negative aspects that might exist in the parish. Respondents appear closely divided on the question of crime and a lack of facilities / services. However, the majority of respondents feel that the parish does not suffer from a lack of housing.



Respondents were able to leave comments where they felt there was a lack of facilities/services and/or a lack of housing. Certain key issues emerged, as can be seen in the comments which are reproduced at Appendix B.

Respondents were also asked whether “anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available”. Definitions of “market housing” and “affordable housing” were provided on the back page of the survey form.

As can be seen below, respondents indicated that this has happened in 4 households.



At the end of part one respondents were invited to provide additional comments. These comments can be seen as Appendix C to this report.

Results - part two

The second part of the form was “to be completed only if you or your household have an unmet housing need and wish to live within the parish”.

Of the 81 respondents, 9 completed all or part of part two. However, 3 of these responses are discounted:

- 1 respondent provided inadequate information and no contact details
- 2 respondents appear to already be adequately housed (for example, currently living within the parish in a 4 bed house and seeking a 4 bed house).

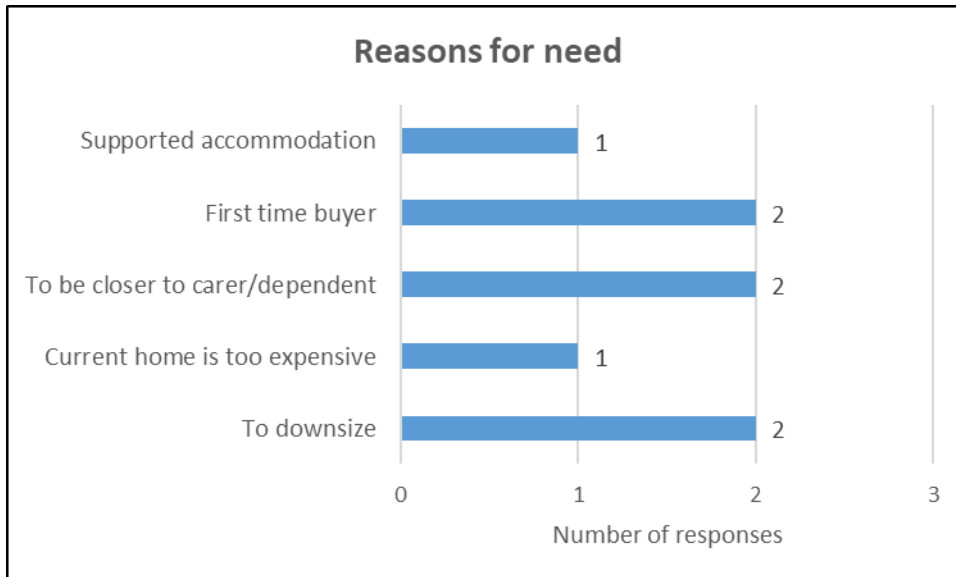
This section therefore provides a breakdown of the information provided by the 6 remaining respondents.

Q4: Your details

The information provided in response to this question is confidential and not reproduced herein.

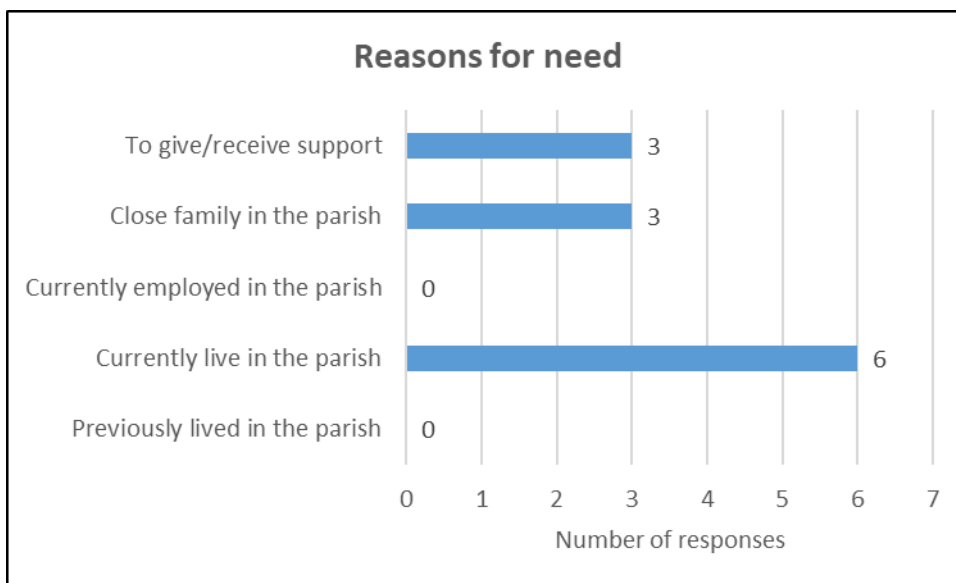
Q5. Reasons for your housing need

Respondents were able to indicate the reasons for their housing need and were able to tick as many reasons as they felt applied to their household. As can be seen, there was no one main answer.



Q6: Local connection

Respondents were asked to indicate their connection to Shrewley parish, and were able to indicate more than one connection where applicable. All respondents had a local connection, and all 6 respondents currently live in the parish.



Q7: Housing register

Respondents were asked “Are you on a housing register?” Where the answer was “yes” respondents were asked to further indicate whether this was the Warwick District Council housing register or a housing association register.

One respondent indicated that they are on the Warwick District Council housing register and another respondent indicated that they are on both the Warwick District Council housing register and a housing association register.

Q8: Details of family seeking housing

The information provided in response to this question is confidential and not reported herein but aids in the analysis, for example in regard to overcrowding.

Q9: Specific housing needs

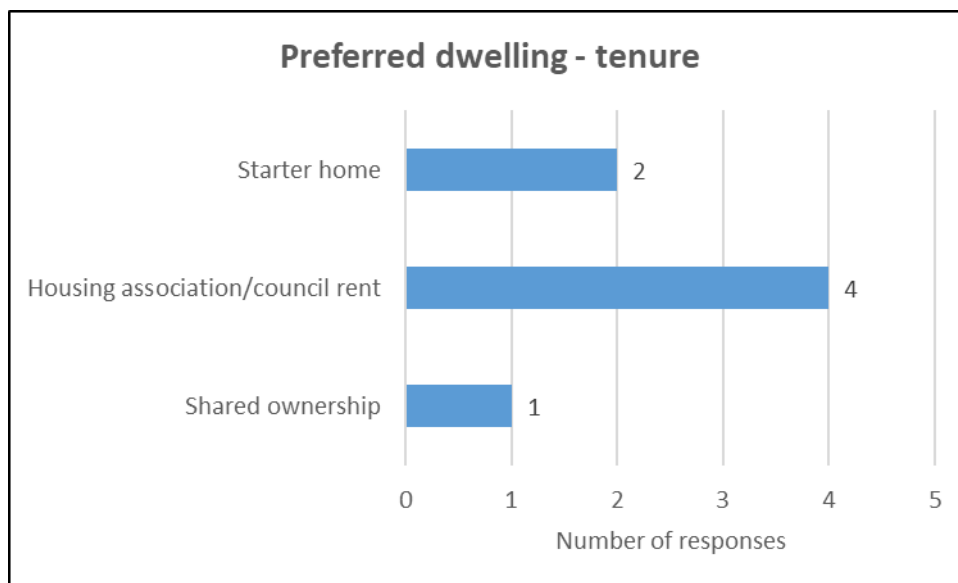
Two respondents provided information, which related to health and mobility issues and the provision of support to family.

Q10: Dwelling preferred

Respondents were asked to indicate the dwelling tenure, type and number of bedrooms that they would prefer. A preference does not necessarily relate to actual need. For example, a household with two adults and two young children under the age of four years with no savings and a joint income of £35,000 may prefer an owner occupier 4 bed house, but the need would be analysed as requiring a 2 bed house for rent. Further information is provided under Q11 Financial Information.

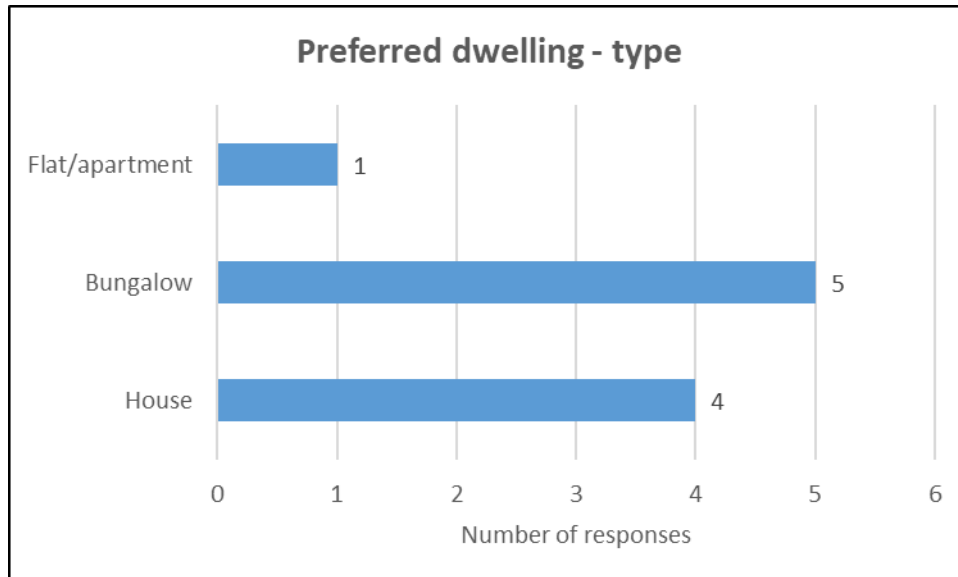
i) Dwelling tenure

Respondents were asked what tenure they would prefer and were able to indicate more than one preference. Five of the 6 respondents answered this question.



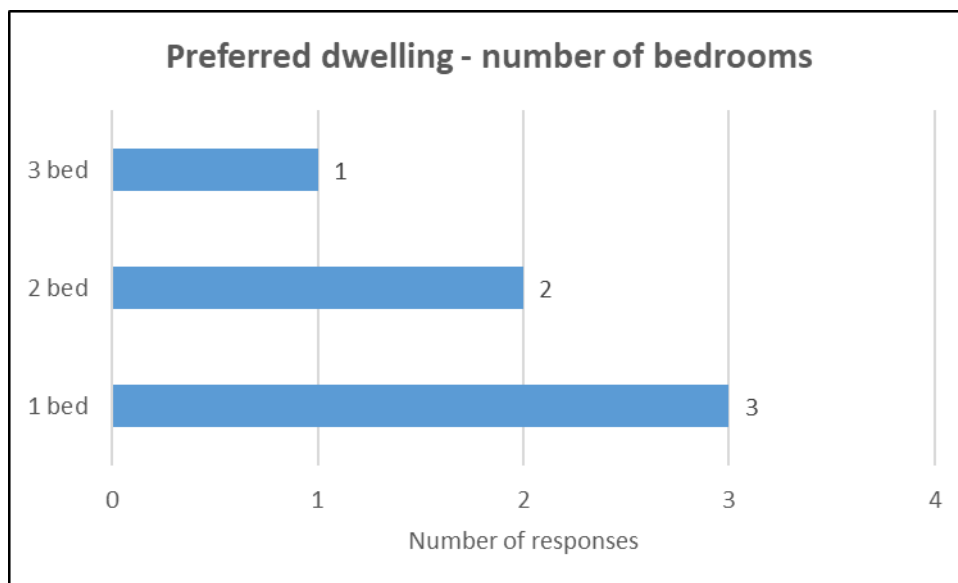
ii) Dwelling type

Respondents were asked to indicate what type of dwelling they would prefer and were able to indicate more than one type. All 6 respondents answered this question and, as can be seen below, 'bungalow' is the most preferred dwelling type.



iii) Number of bedrooms

Respondents were asked to indicate what number of bedrooms they would prefer, with one bed properties being most popular.



iv) Self build

Respondents were asked to indicate if they were interested in self-build, and 2 of the 6 respondents answered 'yes'.

Q11: Financial information

Respondents were asked questions regarding their finances, with regard to affordability of alternative housing. The answers provided are confidential and the data is not replicated herein.

Where a respondent indicates a preference for any form of owner occupier housing their financial ability to afford this is clarified using the income and mortgage capacity information provided. Where a mortgage is required and the respondent doesn't appear to have the

ability to raise a deposit they would be re-classified as being in need of rented accommodation.

Research was carried out on property prices in the local area and this can be seen at Appendix D.

4. Conclusion

It is concluded that, based on the information provided by respondents, the following homes are required.

Local authority/housing association rent

- 1 x 1 bed flat/apartment
- 2 x 1 bed bungalow

Owner occupier

- 1 x 1 bed bungalow
- 2 x 2 bed house (starter / first home)

5. Contact Information

Mrs Eleanor Choudry - Clerk to Shrewley Parish Council
Crossways, Old Warwick Road, Shrewley Common CV35 7AU
Email: shrewleyparish@aol.co.uk
Website: www.shrewley.org

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

Shrewley Parish Council Housing Needs Survey

March 2022

Dear Householder

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?

The last housing needs survey to assess whether or not there was a lack of local housing in Shrewley parish was undertaken eight years ago, so we are now undertaking a new survey.

The survey is for everyone, however, not just people in housing need. We need your help and ask all households to complete a survey form.

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

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? They would need to have a strong local connection, for example they currently work in the parish, they previously lived in the parish, or they have a close relative in the parish. Please encourage them to complete their own survey by contacting WRCC (call 01789 842812 or email housing@wrccrural.org.uk) so a survey form can be sent to them.

All information you give will be treated in strict confidence and the parish council will not see individual replies. The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), who will receive the responses, undertake the analysis and securely destroy all survey forms.

Return the completed form by 19th March 2022 in the Freepost envelope provided, or complete the survey online: www.smartsurvey.co.uk/s/Shrewley.

Yours sincerely

Robert Wesbury
Chairman of Shrewley Parish Council



Housing Needs Survey for Shrewley parish

Part one

Q1: Your current household - please indicate the number of people that fall into each age group

0-16 years	<input type="text"/>	17-19 years	<input type="text"/>	20-24 years	<input type="text"/>	25-29 years	<input type="text"/>
30-44 years	<input type="text"/>	45-59 years	<input type="text"/>	60-74 years	<input type="text"/>	75+ years	<input type="text"/>

Q2: Your current dwelling

Dwelling tenure (please tick)

Housing association rent	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Council rent	<input type="checkbox"/>	Owner occupier – with mortgage	<input type="checkbox"/>
Private rent	<input type="checkbox"/>	Owner occupier – no mortgage	<input type="checkbox"/>
Living with parents / friends	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>

Other – please specify

Dwelling type (please tick)

<input type="checkbox"/> House	<input type="checkbox"/> Flat/maisonette
<input type="checkbox"/> Bungalow	<input type="checkbox"/> Caravan/park home

Number of bedrooms

Q3: Life in the parish - do you feel the parish ... (please tick as appropriate)

	Yes	No	No opinion
Has a good reputation & is a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a friendly atmosphere / community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from crime?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from a lack of facilities/services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities/services?	<input style="width: 100%;" type="text"/>		
Suffers from a lack of housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?	<input style="width: 100%;" type="text"/>		

Has anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available (please tick)? (*see back page for definitions)

Market housing*	<input type="checkbox"/>	Affordable housing*	<input type="checkbox"/>	Not applicable	<input type="checkbox"/>
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Additional comments about local housing and/or the parish.

Part two - to be completed only if you or your household have an unmet housing need and wish to live within the parish.

If there is more than one housing need in your household please request extra forms (details overleaf).

Q4: Your details

Name	
Address	
Telephone / email	

Q5: Reasons for your housing need (please tick all that apply)

<input type="checkbox"/>	Larger home due to overcrowding
<input type="checkbox"/>	Physically adapted home due to disability/medical issue
<input type="checkbox"/>	To be closer to carer/dependent to give/receive support
<input type="checkbox"/>	To downsize to smaller home
<input type="checkbox"/>	To be closer to employment within the parish
<input type="checkbox"/>	First time buyer
<input type="checkbox"/>	Current home is too expensive to maintain
<input type="checkbox"/>	Supported accommodation (eg warden on site)
<input type="checkbox"/>	Other – please specify

Q6: Local connection (please tick all that apply)

<input type="checkbox"/>	Currently live in the parish
<input type="checkbox"/>	Previously lived in the parish - for at least 6 months out of the last 12 months or at least 3 years out of the last 5 years
<input type="checkbox"/>	Currently employed in the parish - for a period of at least one year
<input type="checkbox"/>	Have close family (children, siblings, parents) in the parish who have lived here for at least 5 years
<input type="checkbox"/>	Essential to live near close relatives in the parish to give/receive support

Q7: Housing register

Are you on a housing register?

No	<input type="checkbox"/>	Yes (please specify):	<input type="checkbox"/>	Warwick District Council housing register	<input type="checkbox"/>
			<input type="checkbox"/>	Housing association register	<input type="checkbox"/>

Apply to the Warwick District Council housing register (HomeChoice) via www.warwickdc.gov.uk, call 01926 456129 or email hadvice@warwickdc.gov.uk

Q8: Details of family also seeking housing with you (if any)

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

Q9: Specific housing needs

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

Q10: Type of dwelling preferred

Dwelling tenure (please tick all that apply)

Housing association/council rent * <input type="checkbox"/>	Private rent <input type="checkbox"/>
Housing association shared ownership * <input type="checkbox"/>	Owner occupier <input type="checkbox"/>
Starter home * <input type="checkbox"/>	

* See back page for definitions

Dwelling type (please tick all that apply)

House Bungalow Flat/apartment

Number of bedrooms

Are you interested in self build? Yes / No (please delete as appropriate)

Q11: Financial information

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 specify basic annual income (before tax) including pension but not including benefits (joint income where applicable).

Up to £14,999 <input type="checkbox"/>	£15,000-£19,999 <input type="checkbox"/>	£20,000-£29,999 <input type="checkbox"/>
£30,000-£39,999 <input type="checkbox"/>	£40,000-£49,999 <input type="checkbox"/>	£50,000-£59,999 <input type="checkbox"/>
£60,000-£69,999 <input type="checkbox"/>	£70,000-£79,999 <input type="checkbox"/>	£80,000-£89,999 <input type="checkbox"/>
£90,000-£99,999 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>	

If owner occupier housing is required at what price range are you looking to purchase (please tick all that apply)?

Up to £124,999 <input type="checkbox"/>	£125,000-£149,999 <input type="checkbox"/>	£150,000-£199,999 <input type="checkbox"/>
£200,000-£249,999 <input type="checkbox"/>	£250,000-£299,999 <input type="checkbox"/>	£300,000-£349,999 <input type="checkbox"/>
£350,000-£399,999 <input type="checkbox"/>	£400,000-£499,999 <input type="checkbox"/>	Over £500,000 <input type="checkbox"/>

If you are looking for an owner occupier or shared ownership home what is the maximum amount you could afford?

Maximum mortgage (assume 4 x income)	£
Equity in existing home	£
Savings	£
Other (ie money gifted from parents)	£
TOTAL	£

Thank you for completing this form.

**Please return in the FREEPOST envelope provided
by 19th March 2022 or complete this survey online at
www.smartsurvey.co.uk/s/Shrewley**

If you require additional forms please contact WRCC:
01789 842182 or housing@wrccrural.org.uk

This data is collected for the specific purpose of identifying housing need to provide an anonymised housing needs report and will not be used for any other purpose. Data is processed lawfully and fairly, and it is kept in a secure manner. All information will be treated in strict confidence. The analysis will be carried out by WRCC and it will retain all survey forms.

Definitions of property types:

- Market housing is housing available for purchase on the open market.
- Affordable housing is social rented, affordable rented and intermediate (shared ownership) housing, provided to eligible households whose needs are not met by the market. Eligibility is determined by local incomes and local house prices.
- Housing association and council rented properties are available at lower than private rental values.
- Housing association shared ownership is a cross between buying and renting; aimed mainly at first-time buyers, and those earning £80,000 per year or less. You own a share and then rent the part you don't own at a reduced rate.
- A starter home is a new dwelling for first-time buyers aged between 23 and 40, with a combined household income of less than £80,000 per year, sold at a minimum discount of 20% of market value and less than £250k. The homes are subject to restrictions on future sale.

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Find out more at: www.wrccrural.org.uk

Appendix B – comments re lack of facilities/services and lack of housing

Lack of facilities/services

- Shop
- Buses x3
- No shop
- Café/coffee shop. Adequate bus services
- Facilities in Hatton Station - shop, pub
- Bus service, shop
- In recent times, a few break-ins & garden equipment stolen
- Better street lights. Traffic speed control - Shrewley Common
- Bus services, doctor's surgery
- Public transport. Shop
- Community facilities for the elderly
- Bus service x4
- Local bus service non-existent
- Community space inside + out. Pub/café, shop
- Too few dog poop bins. Outside of Shrewley Common
- Community transport. Limited trains to London from Hatton station
- No bus service
- Frequent public transport to surrounding towns
- Transport - Buses!
- Buses & natural gas
- Regular bus/transport system.
- More buses
- Public transport / Nearby police station / High speed broadband
- Bus service!!
- Negligible bus services
- No bus routes
- Additional parking should be provided as cars parked on road cause problems to passing traffic and pedestrians. Perhaps Village Hall could be used for additional parking. Traffic calming required as traffic speed through the village is in excess of 30mph
- Public transport
- Post office that is open when it says it is & open for people who work full time. Shop open until 10pm
- Decent bus service
- Public transport (bus service) is insufficient.

Lack of housing

- Small housing to buy
- Family and older person
- Mostly affordable housing for young families and social housing.
- Starter homes + old peoples bungalows
- Starter homes x3
- Bungalows/sheltered accommodation for older members of the community
- Affordable housing for the first time buyer
- Smaller homes for retirees/downsizing.

- Housing Association rental bungalows for OAP's
- Smaller 2 bedroom bungalows suitable for older residents
- Affordable/starter homes
- Sheltered housing for elderly residents
- Smaller affordable properties
- 1st time buyers
- For the elderly - bungalows
- Retirement living
- All types
- Under £300k
- 4 bedroomed houses and detached housing
- Affordable housing for young people

Appendix C – additional comments

- Non available, sell quickly or not affordable for son
- 30 year old - marrying 2023 will have to leave parish as nothing affordable to buy or rent and building objected to by residents
- There are older people in the Parish who would like to downsize. Therefore there is need for small, good quality properties with a little outside space, and good access to existing facilities. Potential site behind Antrobus Close Hatton station owned by Courtts (?) or open land near Shrewley stores.
- Shrewley is in the green belt area, therefore it's difficult to know where you could build houses!!
- Extremely friendly and caring village. Very good community spirit. People are being allowed to change bungalows into houses hence sales of bungalows are fast moving.
- Having moved to the parish within the last 2 years, we have found it a fantastic place to live. People seem to be friendly but get on with their own lives. We love the rural aspect of the parish and would be sad to see extra housing built here. The only possible improvement I'd suggest is noise reduction from the motorway.
- No additional demand for houses due to lack of facilities
- We have no opinions to express about housing in the parish
- We are concerned about developments changing our Parish so that it turns into a town, rather than retain its village feel and traditional character. It's why we moved here and have stayed for 12 years and don't plan on moving. We are worried that too much development could force us to leave.
- Speeding is a significant issue, particularly after 18:00hrs, we should do more to provide affordable housing.
- Lack of maintenance on canal
- No but we are likely to leave even though we have been very happy here for 37 years.
- All new houses only provide a very small % for the young. They should not have to leave the area, all we are left with is older generation.
- Any additional housing should be affordable, especially to attract more young people. Also retirement housing for people who wish to downsize, but also wish to remain in the parish.
- Bungalows – assisted living reqd.
- Speed of traffic a problem. Lack of policing. Pavements are not safe in some places.
- Not convinced there is a need for further local housing
- Lovely place to live with really nice neighbours

Appendix D – properties for sale/sold

Property search March 2022.

Properties for sale

Agent	Street	No of beds	Type	Price £
Knight Frank	Shrewley Common	4	detached house	795,000
Mr & Mrs Clark	Hockley Road	4	terraced house	650,000
Strike	Shrewley Common	3	detached bungalow	525,000
Peter Clarke & Co	Shrewley Common	2	semi-detached house	325,000

Average property prices using information above.

Size & type	Price £
2 bed semi-detached house	325,000
3 bed detached bungalow	525,000
4 bed terraced house	650,000
4 bed detached house	795,000

Properties sold over the last two years.

Sold	Street	No of beds	Type	Price £
Apr-21	Shrewley Common	4	detached bungalow	470,000
Feb-21	Weavers Lane	3	detached house	499,999
Oct-20	Shrewley Common	2	semi-detached house	285,000
Sep-20	Holywell	4	detached house	1,085,000
Aug-20	Shrewley Common	4	detached house	495,000

Average sold property prices using information above.

Size & type	Price £
2 bed semi-detached house	285,000
3 bed detached house	499,999
4 bed detached bungalow	470,000
4 bed detached house	790,000

Average of properties for sale and sold over the past two years.

Size & type	Price £
2 bed semi-detached house	305,000
3 bed detached bungalow	525,000
3 bed detached house	499,999
4 bed detached bungalow	470,000
4 bed terraced house	650,000
4 bed detached house	792,500

Source: www.rightmove.co.uk, www.purplebricks.co.uk, www.onthemarket.com