



# **SHREWLEY PARISH HOUSING NEEDS SURVEY**

**Survey commissioned by  
Shrewley Parish Council**

**Analysis by Sarah Brooke-Taylor  
Rural Housing Enabler for  
Warwickshire Rural Community Council**

**December 2014**

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## 1. Summary of Results

Approximately 360 Housing Needs Survey forms were distributed and 118 forms were returned. This equates to a response rate of 32.78%, a rate considered very good for a survey of this type.

One individual / household expressed a need for alternative housing and the specific need is:

**Housing Association rented**

1 x 2 bed bungalow

## 2. Introduction

Shrewley Parish Council commissioned a local Housing Needs Survey in October 2014.

The information can be used to assess specific needs for affordable and market housing where such housing is provided in the parish. Such schemes could include small affordable housing schemes for people with a local connection to the parish or mixed schemes of market and affordable housing to meet wider needs, including local needs.

The survey form was a standard document used in parishes across Warwick District and was delivered to every home in Shrewley parish. A copy of the survey form and covering letter 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 demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the parish were explored.

Only households with, or containing, a specific housing need, were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler at Warwickshire Rural Community Council via a 'Freepost' envelope and analysis of the completed forms took place in November/December 2014.

## 3. Planning Context

Government policy for planning, including planning for housing, is set out in the National Planning Policy Framework (NPPF) which was introduced in March 2012. Adopted Local Plan policies can only be taken into account where they conform to the policies in NPPF.

The Warwick District Local Plan 1996 – 2011 (adopted in September 2007) provides the policies and context for future development in the District.

Policy RAP4 sets out the circumstances where affordable housing schemes will be allowed within, or on the edge of, the built up area of a village. These schemes, known as "rural exception schemes", allow small developments of affordable housing to meet the needs of people with a local connection to the village. The need for the housing must be evidenced from a Housing Needs Assessment such as this. Rural exception schemes are only allowed where there are no other alternatives to providing the affordable homes. This policy conforms to NPPF.

Policy SC11 sets out the requirements for affordable housing on private development sites. In the rural areas of the District, developments of 3 or more dwellings will require 40% to be provided as affordable dwellings. These affordable homes should reflect the needs in a Housing Needs Assessment such as this. They would normally be offered, in the first instance, to people with a local connection. This policy currently conforms to the NPPF.

The Affordable Housing Supplementary Planning Document (SPD) sets out more detailed information on the provision of affordable homes – whether through Section 106 Agreements (to provide an element of affordable housing on market development sites) or through rural exception schemes. It sets out the criteria to be met for rural exception schemes, the standards required for affordable homes and the criteria to be met by future occupiers of homes in rural exception schemes. These are:

- 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.

At the time of publication of this report, the adopted Local Plan was being reviewed. In May and June 2014 the Council consulted on the Local Plan (Publication Draft). It is anticipated that the Draft Local Plan will be submitted to the Secretary of State in early 2015. The Secretary of State will then appoint an Inspector to conduct an Examination in Public in mid-2015 and the Plan is expected to be adopted in late 2015.

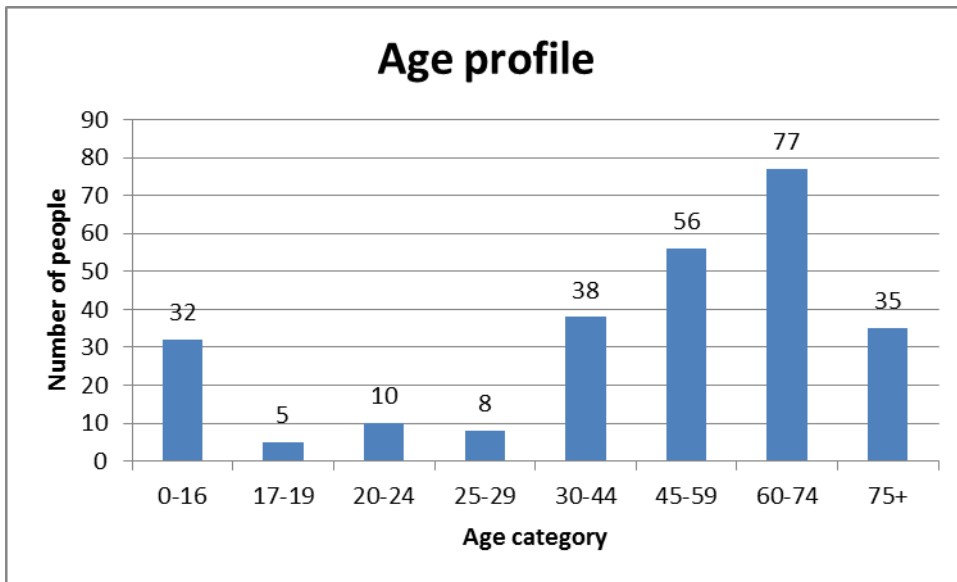
The adopted Local Plan policy for rural exception sites is carried forward in the Draft Local Plan in new Policy H3. Similarly, the requirement for 40% affordable housing on private development sites is carried forward in Policy H2 although the site size threshold is increased from 3 to 5. Allocated housing sites will be expected to provide 40% affordable housing to meet the needs identified in the latest Housing Needs Survey and allocated to households in accordance with the Council's Rural Lettings Policy.

#### **4. Results – Contextual Information**

A total of 118 survey forms were returned equating to a response rate of 32.78%. This response rate is considered to be very good for a survey of this type because people generally only respond to express a housing need or to state opposition to the idea of a housing scheme.

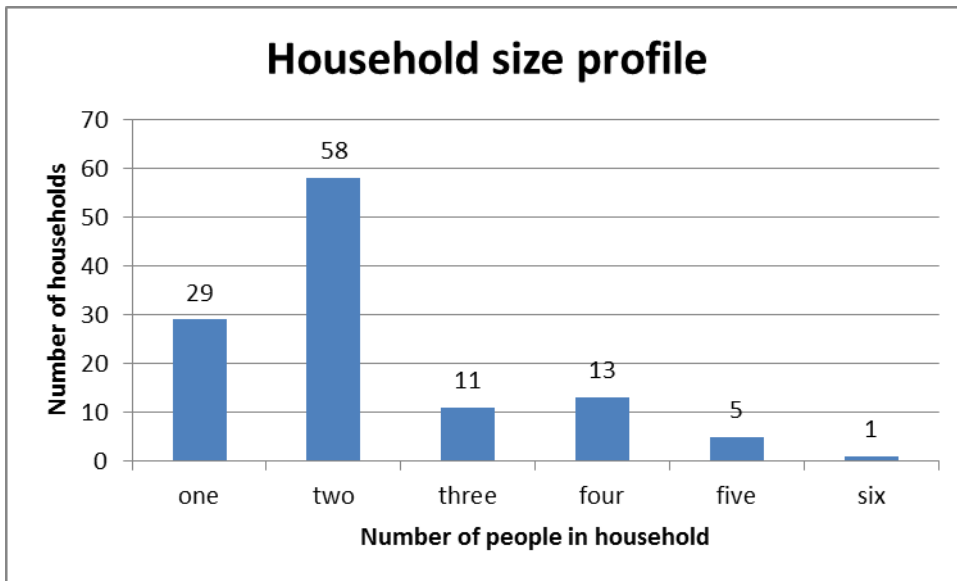
##### **a) Age profile (117 responses, 261 people)**

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 168 out of the 261 people aged 45 and above, with only 32 people in the 0-16 age group. It is noticeable that the age groups 17-19 years, 20–24 years and 25-29 years are very small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



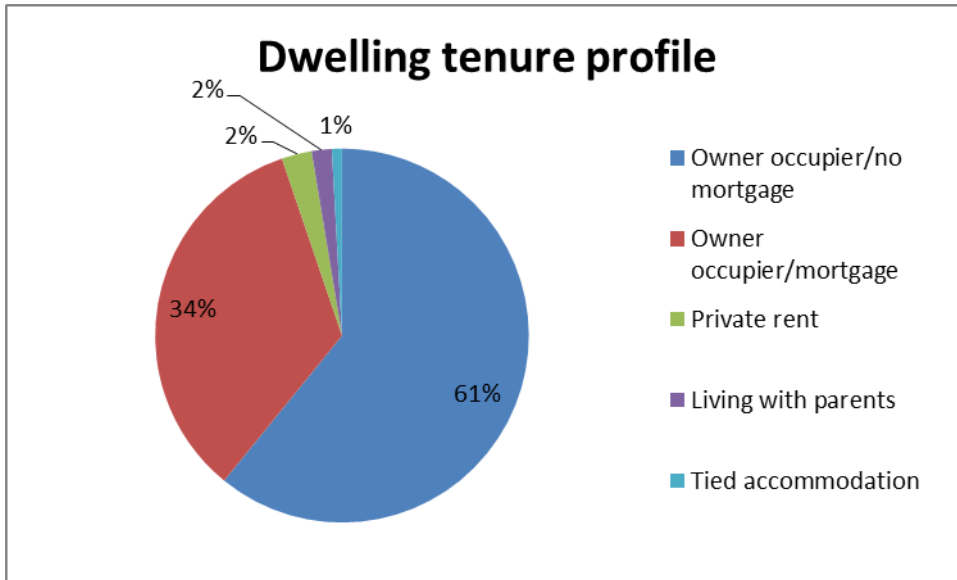
**b) Household size profile (117 responses)**

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as indeed do the majority of parish Housing Needs Surveys. The mean average household size is 2.23 people, which is slightly lower than the 2011 Census figure of 2.42.



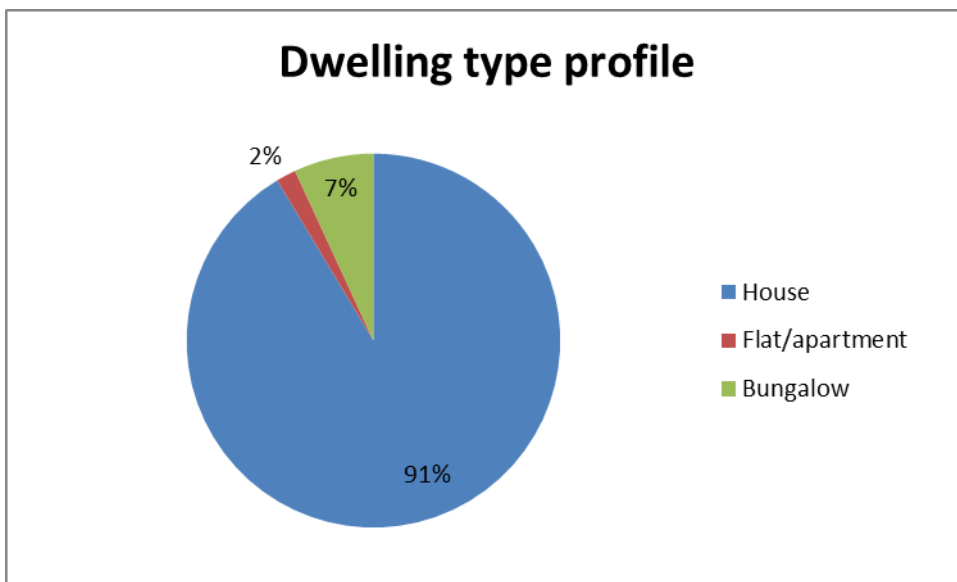
**c) Dwelling tenure profile (115 responses)**

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire most dwellings are owner-occupied and in Shrewley these represent 95% of the total.



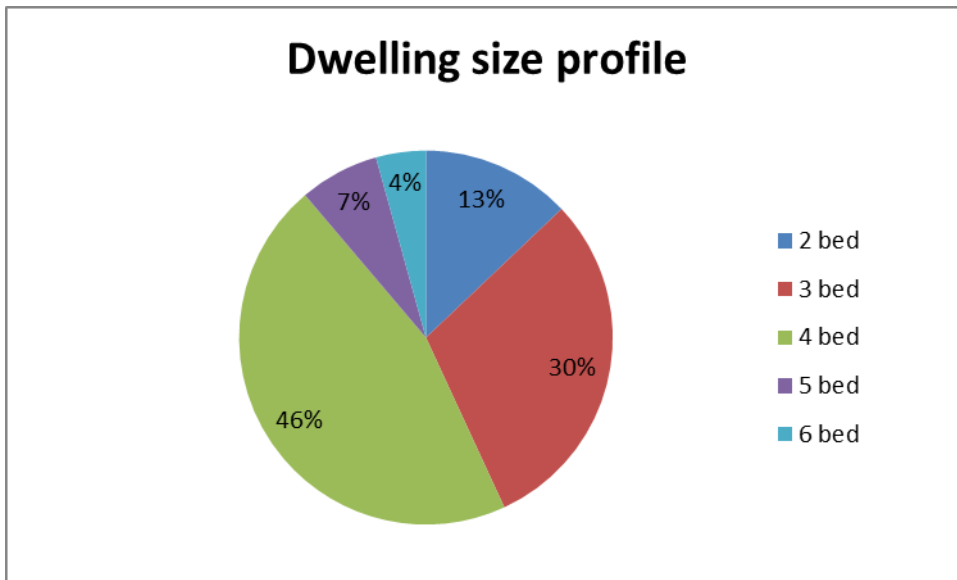
**d) Dwelling type profile (116 responses)**

The following chart shows the types of dwellings that the survey respondents live in. Unsurprisingly houses represent the largest factor.



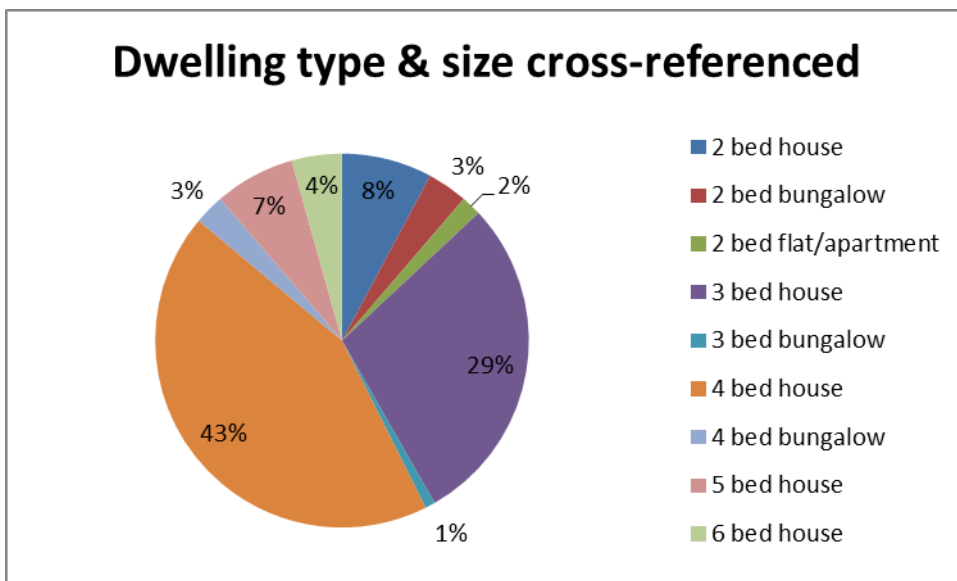
**e) Dwelling size profile (116 responses)**

The following chart shows the sizes of dwellings that the survey respondents live in.



**f) Dwelling type & size profiles cross referenced (115 responses)**

Cross-referencing the data from 4iv and 4v provides a combined profile of dwelling type and size. 4 bedroom houses emerge as the largest single factor of those specified, followed by 3 bedroom houses. When compared to 4ii above, ie a dominance of 2 person households, these results suggest an issue of dwelling under-occupation in the parish.

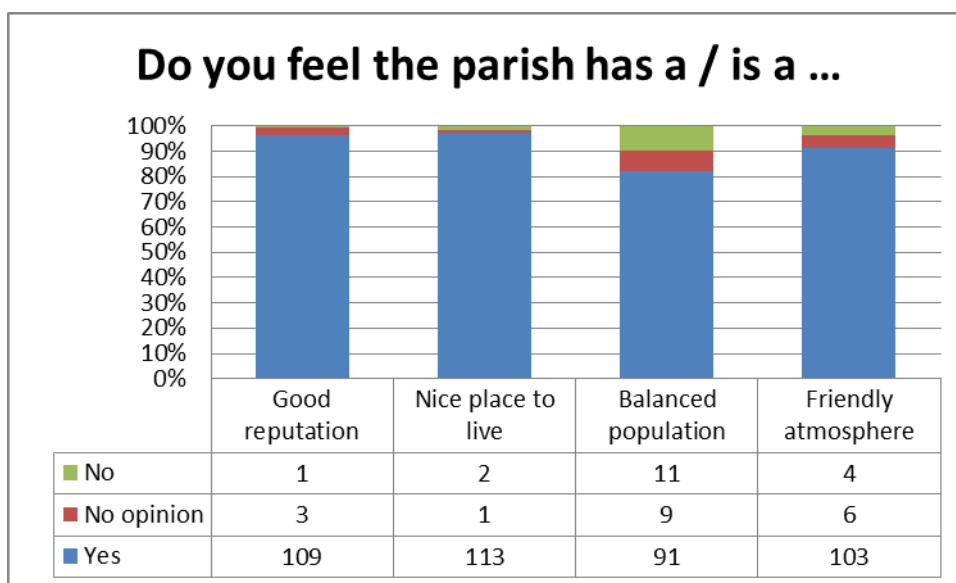


**g) Life in the parish: positive / negative aspects**

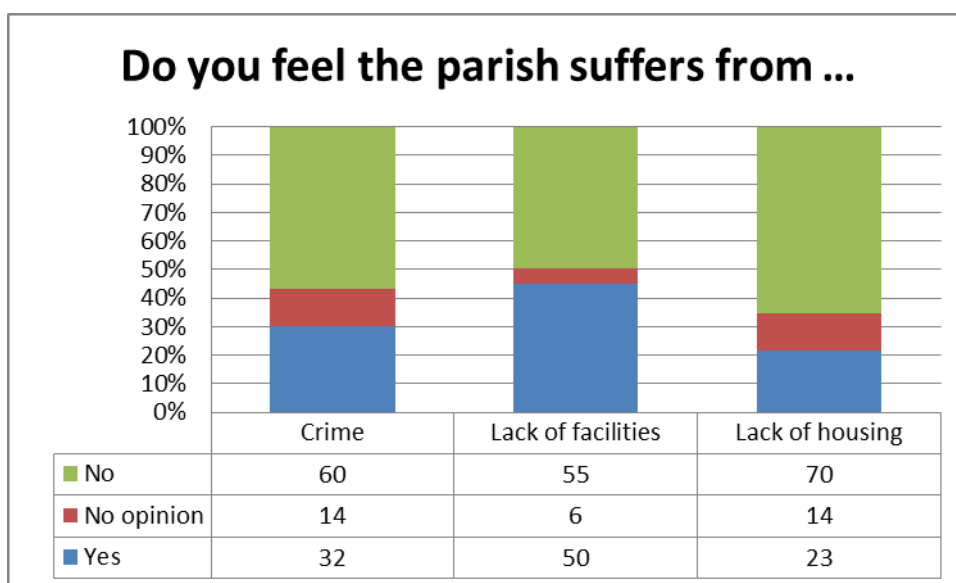
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Shrewley parish. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when proposing new homes.

The first chart shows the respondents' views about the benefits to living in Shrewley parish. The majority of respondents believe the parish has a good reputation, is a nice place to live, has a balanced and varied population, and a friendly atmosphere.



The second chart shows the survey respondents' views about negative issues that might exist in the parish. The majority of respondents did not think there was crime or a lack of housing but respondents were closely split on whether there was a lack of facilities.



As part of the survey, respondents were invited to elaborate on their views regarding a lack of local facilities and a lack of adequate housing. Certain key issues emerged, as specified in the following tables.

**Lack of facilities – main comments:**

Key issue	Number of respondents' comments
Better bus service / more buses	24
Local shop	12
Children's play area	11
Pub	6
Broadband	5



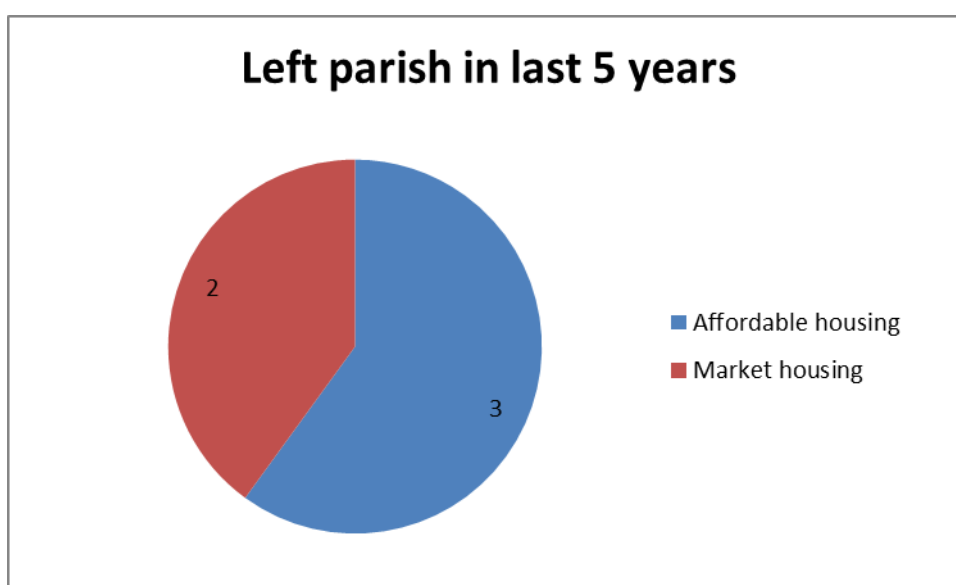
## Lack of adequate housing – comments:

The order below attempts to reflect emerging themes.

- Starter homes for young families.
- Starter homes/affordable homes.
- Affordable starter homes.
- First time buyers.
- 1st time buyer.
- For first time buyers (young people).
- Affordable housing for first time buyers.
- 2 bed properties and large properties.
- Affordable.
- Affordable at Hatton park? Are they available for local community?
- Affordable for young people.
- Affordable for young.
- Affordable housing.
- Housing association shared ownership.
- Affordable rented accommodation.
- Bungalows or flats for elderly.
- Bungalows, retirement bungalows.
- Downsizing for retirement.
- OAP housing with support services, retirement village type.
- Retirement properties generally & those in social housing with this need too.
- Sheltered accommodation for older people to downsize.
- Sheltered housing.
- Self build plots.
- Affordable & the odd new build to generate market movement.
- Normal residential but not housing association.
- Enough for the roads & local schools, doctors etc.

### h) People leaving the parish in the last 5 years (11 responses)

This chart shows the number of households where someone has had to leave the parish within the last five years because no suitable affordable or market housing was available.



## 5. Results – Housing Needs Information

Of the 118 responses to the survey one individual / household expressed a need for alternative housing. Section 5 provides a breakdown of information from the one respondent.

### a) Reasons for housing need (1 response)

All the reasons given by the respondent for their housing need are shown below:

- Smaller accommodation
- Less expensive home
- Physically adapted home
- To be closer to relatives
- To be closer to carer/dependent

### b) Local connection (1 response)

The respondent has immediate family within the parish, previously lived in the parish and it is essential to live near close relatives in the parish to give/receive support.

### c) Housing register (1 response)

The respondent indicated that they are registered on the local authority housing register.

## 6. Conclusions

There is a need for one new home in Shrewley parish for local people.

The specific need is:

**Housing Association rented**  
1 x 2 bed bungalow

## 7. Recommendation

Regrettably, a scheme to develop just a single property would not be financially viable.

However, in order to ensure that Housing Needs Surveys remain up to date and changes in local housing needs are identified Warwick District Council recommends that they are reviewed every 5 years.

It is therefore recommended that the Parish Council undertakes another Housing Needs Survey in conjunction with Warwickshire Rural Community Council in 5 years time.

It is further recommended that the findings of this Housing Needs Survey are taken into account as an indication of local housing need when appropriate planning applications for new housing are considered.

## 8. Acknowledgements

Gratitude is expressed to Councillor Robert Wesbury, Chairman of Shrewley Parish Council, and all those who helped to deliver the survey forms.

## **9. Contact Information**

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Email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)

Mrs Eleanor Choudry  
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Shrewley CV35 7AU  
[shrewleyparish@aol.co.uk](mailto:shrewleyparish@aol.co.uk)

## Shrewley Parish Council Housing Needs Survey

October 2014

Dear Householder

The Shrewley Parish Plan ([www.shrewley.org/parishplan](http://www.shrewley.org/parishplan)) recommended that a Housing Needs Survey should be conducted as residents reported that they felt a lack of affordable housing could be forcing some local people to move away from the parish.

Therefore, to assess the extent of this problem, the Parish Council is distributing this survey [compiled by Warwick Rural Community Council (WRCC)] to every household. **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 **Page 1 only**.
- People in need of **either affordable or market housing** are requested to complete **all parts** of the form. *(Please see Page 4 for an explanation of these terms).*

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.

If you know of anyone not already living in Shrewley Parish who is looking for housing here and has a ***strong local connection***, e.g. they work in the parish; previously lived in the parish but moved away to find affordable/suitable housing, or they have a close relative in the parish, you should encourage them to complete a survey form, available from **Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)**.

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.

When the survey is complete the Parish Council will consider the results and work together with WRCC and Warwick District Council to explore possible solutions.

Forms should be returned by **Friday 31<sup>st</sup> October 2014** in the 'Freepost' envelope provided. We hope to achieve a high return rate to give us an accurate picture of our Parish – the Parish Plan Survey achieved a 60% response!

Thank you for your help with this survey.

Yours sincerely

Cllr Robert Wesbury  
Chairman of Shrewley Parish Council

## Housing Needs Survey for Shrewley parish

### Q1: Your household

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

0-16 years <input style="width: 40px;" type="text"/>	17-19 years <input style="width: 40px;" type="text"/>	20-24 years <input style="width: 40px;" type="text"/>	25-29 years <input style="width: 40px;" type="text"/>
30-44 years <input style="width: 40px;" type="text"/>	45-59 years <input style="width: 40px;" type="text"/>	60-74 years <input style="width: 40px;" type="text"/>	75+ years <input style="width: 40px;" type="text"/>

Postcode of your property	
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### Q2: Your housing circumstances

Housing tenure (please tick)

Housing association renting <input type="checkbox"/>	Living with parents <input type="checkbox"/>	Owner occupier / no mortgage <input type="checkbox"/>	Council renting <input type="checkbox"/>
Housing association shared ownership <input type="checkbox"/>	Living with friends <input type="checkbox"/>	Owner occupier / mortgage <input type="checkbox"/>	Private renting <input type="checkbox"/>
Tied accommodation <input type="checkbox"/>	Other (please specify)		<input type="checkbox"/>

Housing type (please tick)

House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat/apartment <input type="checkbox"/>	Mobile home <input type="checkbox"/>
Other <input type="checkbox"/> (please specify)			

Number of bedrooms (please tick)

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>	6 <input type="checkbox"/>	7+ <input type="checkbox"/>
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### Q3: Life in the parish

Do you feel the parish ... (please tick)

	Yes	No	No opinion
Has a good reputation?			
Is a nice place to live?			
Has a balanced and varied population?			
Has a friendly atmosphere / community spirit?			
Suffers from crime?			
Suffers from a lack of facilities?			
If yes, what facilities?			
Suffers from a lack of housing?			
If yes, what type of housing?			

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

**The remainder of this survey is to be completed only if you have an unmet housing need within the parish.**

If there is more than one housing need in your household please request extra forms (see Page 4).

**Q4: Your details**

Name	
Address	
Telephone number (landline / mobile)	

**Q5: Reason/s for your housing need (please tick all that apply)**

Larger accommodation	<input type="checkbox"/>	Smaller accommodation	<input type="checkbox"/>
Physically adapted home	<input type="checkbox"/>	Less expensive home	<input type="checkbox"/>
To be closer to relatives	<input type="checkbox"/>	To be closer to employment	<input type="checkbox"/>
To be closer to carer/dependent	<input type="checkbox"/>	To be closer to school	<input type="checkbox"/>
First time buyer	<input type="checkbox"/>	Independent accommodation	<input type="checkbox"/>
Supported accommodation (eg warden on site)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

**Q6: Local connection**

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

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Immediate family in the parish?	<input type="checkbox"/>		

Is it essential to live near close relatives in the parish to give/receive support? Yes / No

**Q7: Housing register**

Are you on a housing register?

No\*       Yes (please specify):

Local authority housing register	<input type="checkbox"/>
Housing association register	<input type="checkbox"/>

\*You are recommended to register with the local authority if you have not already done so.

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

Title	Surname	First name	Relationship to you	Date of birth

**Q9: Specific housing needs**

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

**Q10: Type of housing needed**

Housing tenure (please tick)

Housing association rented *	<input type="checkbox"/>		Private rented	<input type="checkbox"/>
Housing association shared ownership *	<input type="checkbox"/>		Owner occupier	<input type="checkbox"/>

\* See back page for definition of housing association rented & shared ownership

Housing type (please tick)

House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat/apartment <input type="checkbox"/>
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Number of bedrooms (please tick)

1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5 <input type="checkbox"/>	6 <input type="checkbox"/>	7+ <input type="checkbox"/>
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**Q11: Financial information**

Please specify basic annual income including pension but not including benefits (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 required at what price range are you looking to purchase (please tick all that apply)?

Up to £125,000	£125,000-£149,999	£150,000-£199,999	
£200,000-£249,999	£250,000-£299,999	£300,000-£349,999	
£350,000-£399,999	Over £400,000		

If you require a shared ownership home what is the maximum amount you could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
<b>TOTAL</b>	<b>£</b>

Thank you for completing this form.

**Please return in the FREEPOST envelope by Friday 31st October 2014.**

## **Additional information on property types:**

### **Affordable Housing**

There are **TWO** types:-

1. **Housing Association rented property.** A property, entirely owned by a housing association, which is available at an affordable rent to somebody with a ***strong local connection***. There is no “Right to Buy” available to the tenant.
2. **Housing Association shared ownership** is a ‘middle ground’ between renting a property and full ownership, and is available to somebody with a ***strong local connection***. A ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent to the housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions. A shared owner can usually increase their share of the property up to a certain limit but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, benefiting from any increase in the value should this be the case.

### **Market Housing**

This is housing that is available on the open market for anyone to purchase.

If you have any questions regarding this survey or you require additional forms contact **Sarah Brooke-Taylor, Rural Housing Enabler at Warwickshire Rural Community Council, Warwick Enterprise Park, Wellesbourne CV35 9EF.**

**Telephone: 01789 842182 or 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.



## Appendix B

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- My parents have had to leave the parish due to no affordable, but also suitable housing, to meet their needs, but they would love to move back as strong family connections.
- All my children have left because of house prices, 1 child with disabilities has left because of no social houses suitable + no bus service to go anywhere (cannot use steps on train platform).
- Self build plots would enable residents to build a house suitable for themselves and free up existing stock for other local residents.
- Balanced and varied population: Yes but the younger generation seems to be diminishing.
- Enough housing for the roads & local schools, doctors etc.
- Would be good to have a 40 mph or 30 mph speed limit on Five Ways Road.
- Traffic calming methods (not sleeping policemen) are needed along Shrewley Common to control the high speeds which many drivers attain along the road.
- Suffers from crime: occasionally.
- Local affordable homes were built nearby. In the main they are not occupied apparently by people with local connections. They were badly planned and have contributed significantly to vehicle congestion each house having at least two, and some three, vehicles associated.
- We moved to the area knowing what the parish offered & didn't offer. We don't want affordable housing just so a political box can be ticked.
- Recent spate of break-ins to outhouses.
- Do not want "affordable" housing property in the village - detracts from "village" feel, and the access is poor, and would make the traffic unbearable therefore more people would move away from the parish.
- The parish has few/no facilities to accommodate people who require schools, local transport/buses, amenities/shops in close proximity and therefore, should have limited appeal for affordable housing.
- Suffers from crime: but not much! Not really the place that needs more housing or could probably cope with more housing. It's meant to be a small and friendly place to live and increasing housing will affect this and we're concerned Shrewley will lose its charm. Not sure there is a housing need here in the sticks? Hatton Park .....maybe!
- Lack of housing: I don't know
- Children moved to work location.
- The reinstatement of a bus, 2 days a week from Station road to Warwick Market Place would be an advantage - the train station is too far away from Warwick shops.
- Too many smaller properties are being extended, to provide 5,6 or 7 bedroom homes, so the balance of property size is being lost.
- Priority to be given to people living in the village/neighbourhood when purchasing affordable homes.
- Children have to live at home longer because they cannot afford to move out because nothing in the area is small enough for them to buy.
- Slightly suffers from crime.

- We live in the outskirts of the parish & have done for over 15 years. Our experience of Shrewley is that it is an 'introvert' & exclusive parish, not particularly welcoming to new or unobtrusive people. A prime example was the Shrewley Show, which felt like a party at someone's house where there was no host and a general lack of cohesion & was very unfriendly. We will not visit a second time.
- Ageing population in the Shrewley area means there is more demand for sheltered housing both private and rentable.
- Is a nice place to live: except for speeding traffic
- Suffers from crime: yes but minimal.
- Both our children are in the position where they will have to leave the parish to find suitable housing at a price they can afford.
- These are small communities only really suitable for those who have their own transport (unless able to use train for work - but would still need transport for shopping). Railway timetables do not offer enough flexibility to use trains for everything.
- I do not feel that there is a lack of housing in this area, rather that the area is already congested (particularly with parking issues, which are already a problem). The area is very much in need of a play area for children and would benefit from safer walking routes to school.
- We have recently moved here because of the community's good reputation & quiet, remote location. We chose to move out of an area that had housing association property to a more desirable area and we are anxious about any further housing developments in this area and the negative impact this may have.
- We are moving [away] however if we weren't we'd have to move away from Hatton Station to buy our first home as we could not afford property in the area as first time buyers.
- What is the council going to do about the speeding and parking problems along Shrewley Common.