



LAPWORTH HOUSING NEEDS SURVEY

**Survey commissioned by
Lapworth Parish Council
in partnership with
Warwickshire Rural Community Council
and
Warwickshire Rural Housing Association**

**Analysis by Phil Ward
Rural Housing Enabler for
Warwickshire Rural Community Council**

February 2010

CONTENTS

- 1. Summary of Results**
- 2. Introduction**
- 3. Planning Context**
- 4. Results – Contextual Information**
 - i) Age Profile
 - ii) Household Size Profile
 - iii) Dwelling Tenure Profile
 - iv) Dwelling Type Profile
 - v) Dwelling Size Profile
 - vi) Dwelling Type and Size Profiles
 - vii) Life in the Parish : Positive / Negative Aspects
 - viii) People Leaving the Parish in Last 5 Years
 - ix) Support for One or More Small Housing Schemes
- 5. Results - Housing Needs Information**
 - i) Reason(s) for Housing Needs - Breakdown
 - ii) Local Connection – Breakdown
 - iii) Waiting List - Breakdown
 - iv) Preferred Tenure - Breakdown
 - v) Preferred Type and Size - Breakdown
- 6. Determination of Specific Housing Needs**
- 7. Conclusions**
- 8. Recommendations**
- 9. Acknowledgements**
- 10. Contact Information**

Appendices A, B, C and D

1. Summary of Results

Approximately 760 Housing Needs Survey forms were distributed and 270 forms were returned. This equates to a response rate of 36%, a rate considered to be good for a survey of this type.

Six respondents expressed a need for alternative housing.

The specific needs are ;

Rented

4 x 2 bedroom houses

Shared Ownership

1 x 2 bedroom house

Owner Occupier

1 x 3 bedroom house

2. Introduction

Lapworth Parish Council commissioned a local Housing Needs Survey in October and November 2009.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the Parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The survey form was essentially a standard document used in Parishes across Warwickshire. A survey form was delivered to every home in Lapworth Parish. A copy 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 and the opinions of respondents towards a small housing scheme based on the needs of local people were sought.

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 for Warwickshire Rural Community Council via a 'Freepost' envelope. Analysis of the completed forms took place in December 2009 and January 2010.

3. Planning Context

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

Policy RAP1 sets out the circumstances in which new residential development will be permitted in Limited Growth Villages - that being (i) on previously developed land within the Limited Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment or (ii) affordable housing in accordance with Policy RAP4.

An appraisal or assessment would normally take the form of a full household survey (Housing Needs Survey) of the village or parish.

Where the survey indicates a need for market housing, any housing development proposals should only provide the types of homes which are shown to be in need by size (number of bedrooms) and type (houses, bungalows or flats).

Where a private development site emerges in a Limited Growth Village the Council will require an element of affordable housing on sites of 3 dwellings or more. As a general rule, the Council will require a minimum of 80% social rented housing (usually through a Housing Association) and a maximum of 20% intermediate housing (often called Shared Ownership).

Policy RAP4 sets out the circumstances in which the development of affordable housing in the rural area to meet local needs of a village or parish may be permitted in exceptional circumstances (Rural Exception schemes) - that being where ;

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way ;
- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement ;
and
- c) the following principles are established ;
 - i all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality ;

- ii the type of accommodation to be provided will be determined on the basis of local need ;
- iii forms of tenure other than social rented housing (such as Shared Ownership) will be considered provided that they achieve weekly outgoings significantly below the maximum affordable to households in housing need ; and
- iv such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

All the dwellings must meet an identified need in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed and these should blend well into the existing settlement.

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 adjoining, an existing settlement.

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.

The Government accepts Rural Exception schemes in the Green Belt but greater controls are needed to ensure that the fundamental objectives of the Green Belt are not harmed – in particular, the retention of the open nature and rural character of the countryside.

Policy DAP1 sets out the circumstances in which development will be permitted in the Green Belt - that being new dwellings in accordance with Policy RAP1 (on previously developed land within a Limited Growth Village where any market housing meets a specific local need as identified by the

community in an appraisal or assessment, or affordable housing in accordance with Policy RAP4).

Policies RAP1, RAP4, DAP1 and the Affordable Housing Supplementary Planning Document provide for a number of circumstances whereby residential development may be permitted in a Limited Growth Village such as Lapworth.

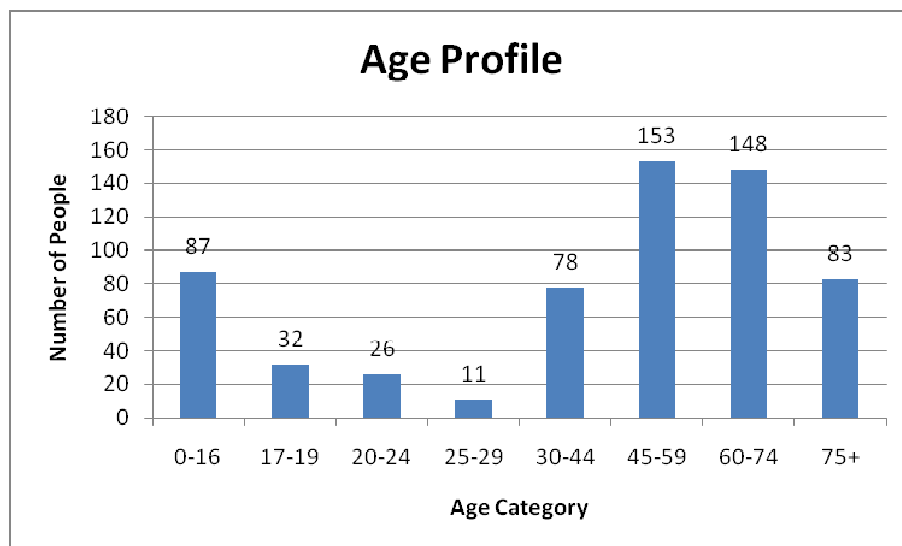
4. Results – Contextual Information

A total of 270 survey forms were returned equating to a response rate of 36%. A response rate of 36% is considered to be good for a survey of this type because people generally only respond for one of three reasons ;

- To express a housing need.
- To offer support in principle to the idea of a small housing scheme for local needs.
- To state opposition to the idea of a housing scheme.

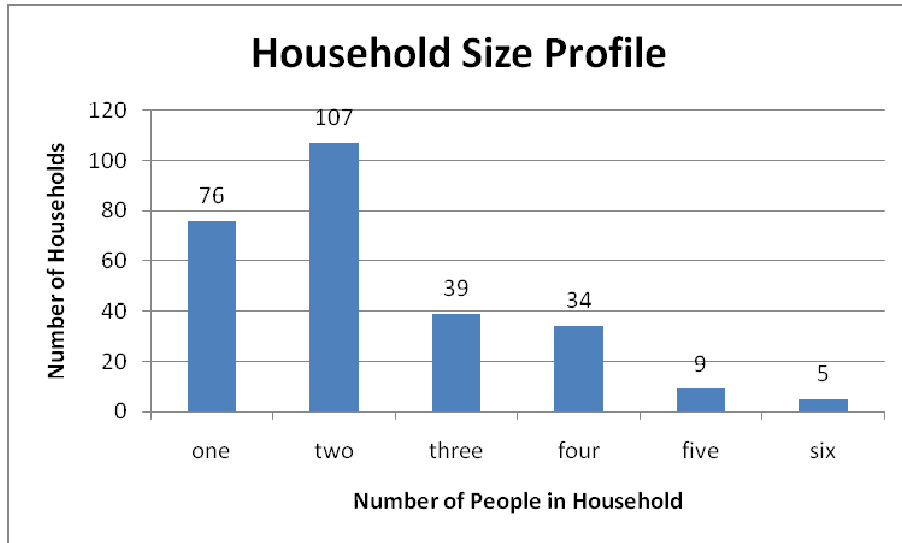
i) Age Profile (270 responses, 618 people).

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 384 out of the 618 people aged 45 and above, although there are 87 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 small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



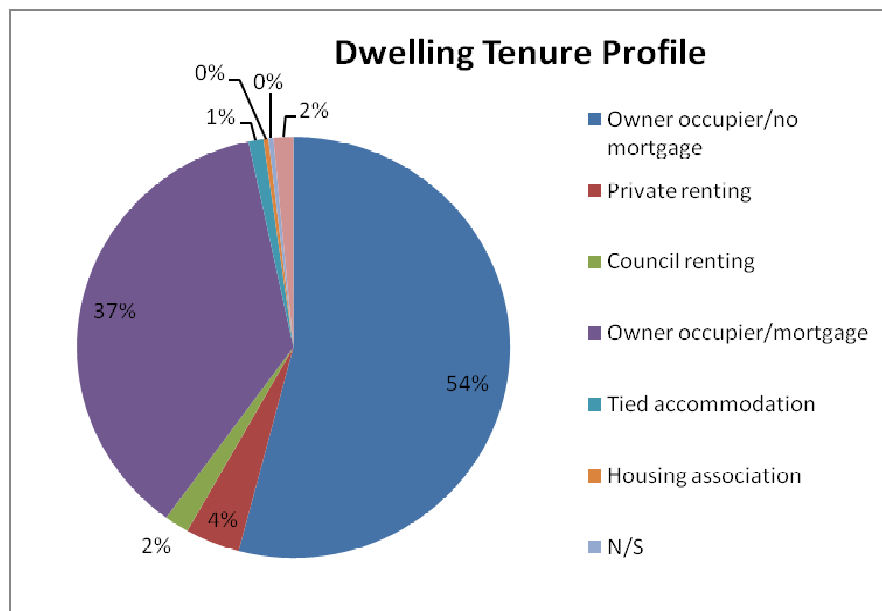
ii) Household Size Profile (270 responses).

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 2.29 people, slightly lower than the Census 2001 figure of 2.35.



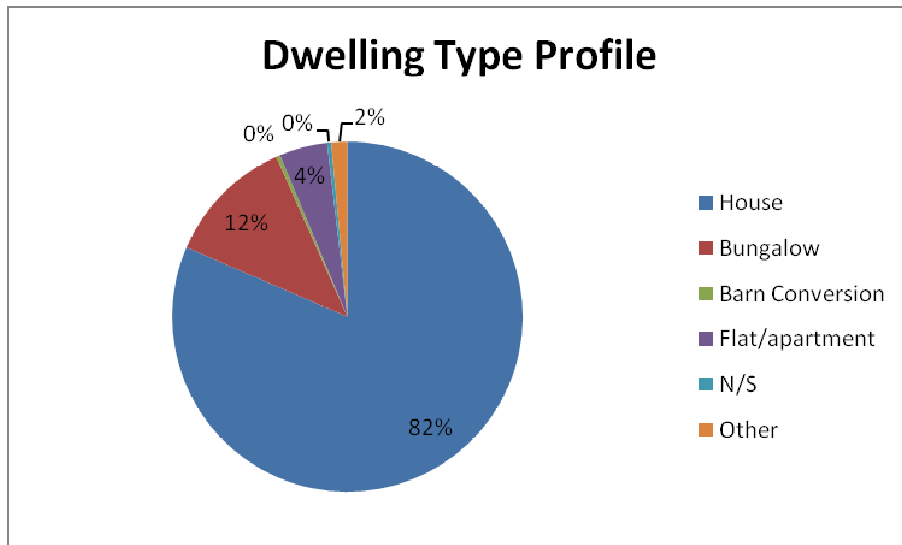
iii) Dwelling Tenure Profile (270 responses).

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire, owner-occupiers represent 91% of the total. Tenures traditionally considered to be within the 'social sector' represent 3% of the total.



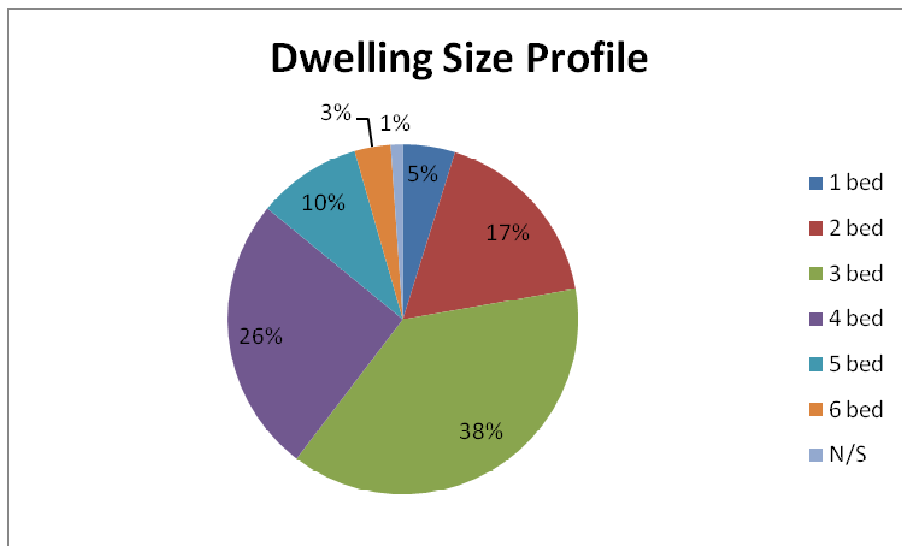
iv) Dwelling Type Profile (270 responses).

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



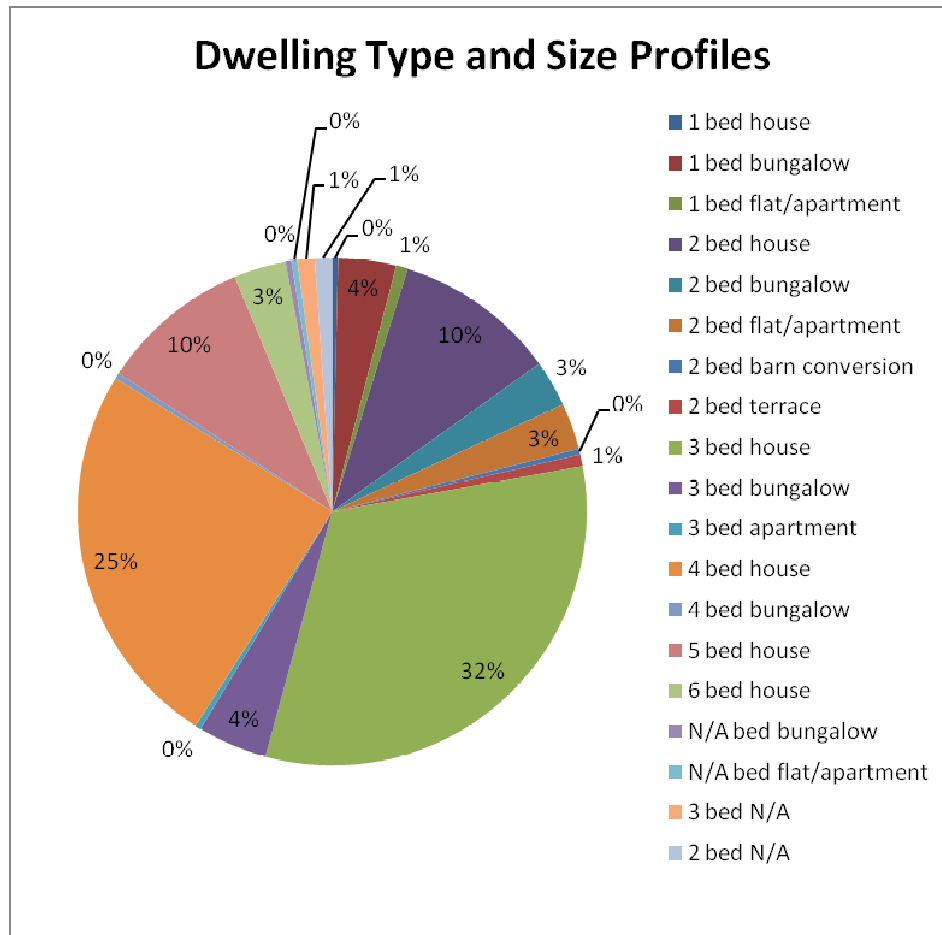
v) Dwelling Size Profile (270 responses).

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



vi) Dwelling Type & Size Profiles Cross Referenced (270 responses).

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

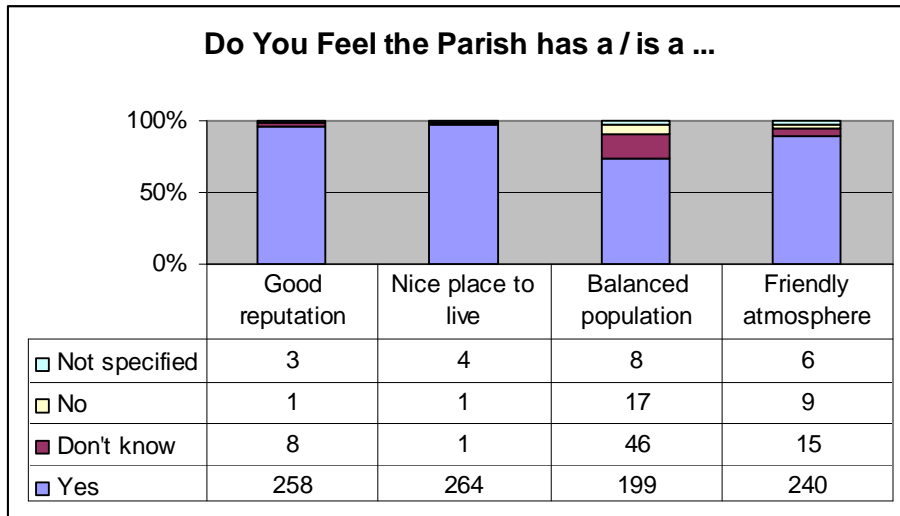


vii) Life in the Parish : Positive / Negative Aspects (270 responses).

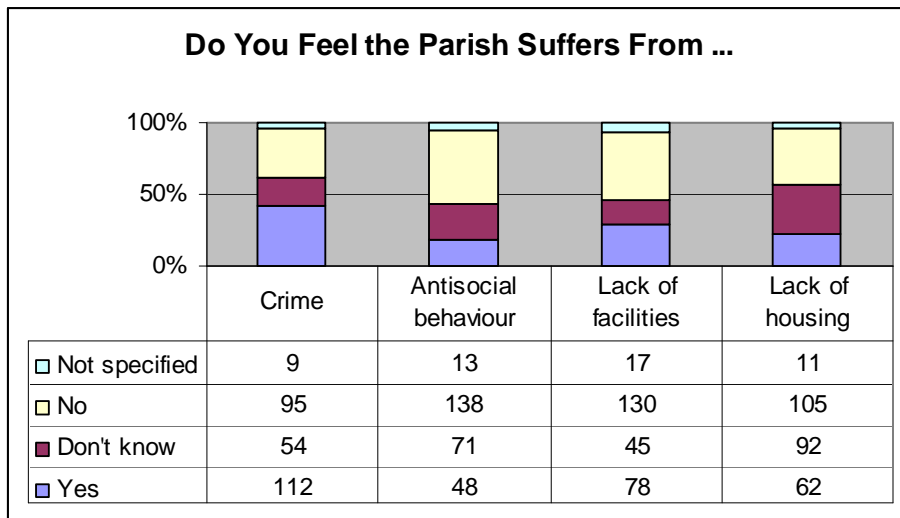
The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Lapworth Parish. This was done to build-up a picture of life in the Parish and also to identify any issues / problems which could threaten the long-term sustainability of the Parish.

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 Lapworth Parish. The vast majority of the respondents thought the Parish had a good reputation, was a nice place to live, had 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. There were a variety of opinions in respect of the issues. Although the largest group of respondents thought that there was a problem with crime, the majority of respondents did not think that there was a problem with anti-social behaviour. The largest group of respondents did not think that there was a lack of facilities or a lack of housing.



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
Public transport (bus & train)	37
Facilities for children, older children, young teenagers & young people (inc sport facilities)	31
More shops (including chemist, butcher, greengrocer & bank)	18
Mains gas	3
Wider & more pavements	3

With 14% of respondents requesting better public transport and 11% of respondents requesting facilities for children and youth (including sports and recreation facilities), these might be considered issues.

Lack of Adequate Housing – Main Comments ;

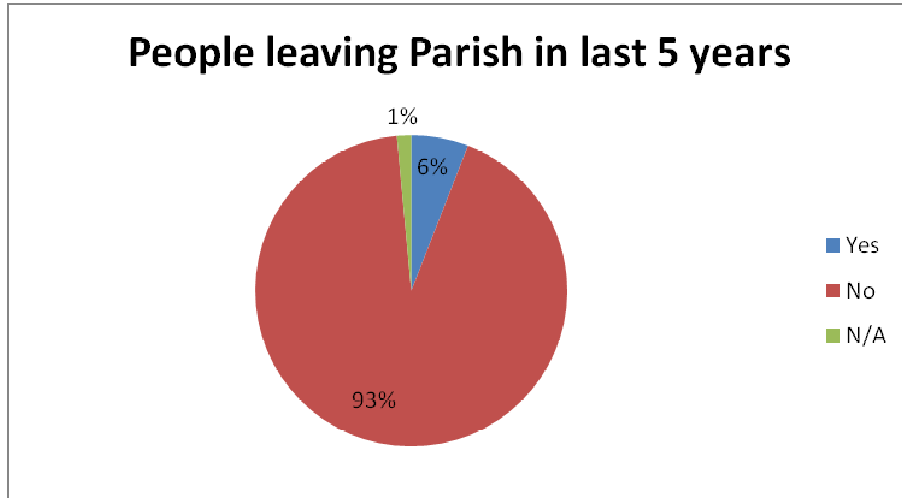
Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim. Their order attempts to reflect emerging themes.

Comments
• Affordable housing.
• Affordable housing.
• Affordable housing.
• Small amount of affordable housing.
• Affordable rented accommodation.
• Affordable rented.
• Affordable starter homes, Housing Association.
• Starter homes.
• Affordable.
• Affordable.
• Affordable.
• Low cost starter homes.
• Low cost.
• Cheaper homes.
• Cheaper houses for young people trying to stay in the district.
• Affordable (many of our youngsters go to university and move away but there are a few who would like to remain in Lapworth).
• Affordable 1st time homes.
• Cheaper housing especially for first time buyers.
• 1st time buyers.
• Reasonably priced for first time buyers.
• Affordable houses for first time buyers.
• Affordable maisonettes for first time buyers.
• First time buyers.
• For people on first step of property ladder.
• Affordable for first time buyers.
• Those suitable for first time buyers - shared ownership scheme.
• Affordable housing for first time buyers and young families.
• Affordable for young people.
• Affordable for young people.

• Affordable for younger people.
• Suitable for young people - smaller and buyable.
• Affordable 'sensible' housing for 'young' families.
• Affordable houses for young families.
• Affordable housing for local people who want to stay in the village.
• Affordable housing for young people.
• Affordable housing for young people.
• Affordable housing for young people. Protected/sheltered housing for old people.
• Affordable housing for younger village members.
• For young people.
• Homes for first-time buyers.
• Housing generally far too expensive for 1st time buyers or young families to afford.
• Houses for local people, as 'first home' buys, ie people with strong local connections who have had to move out and want to move back but cannot afford to make that step, even if they already own a house.
• Housing for local people.
• Houses to rent.
• Young people looking to rent.
• Housing association/shared ownership - to help younger population into their own homes.
• Council accommodation.
• Affordable council housing/housing association.
• Lack of affordable housing for young people who have been brought up in the village and who have lived here all their lives.
• Low cost family homes.
• Affordable family houses meaning people can move within the village.
• 3 bedroomed affordable housing for families other than wealthy.
• Affordable for people with medium income.
• Our son would like to buy a house here but they are far too expensive. How do you build cheaper housing in an expensive area ?
• Small houses and flats.
• Smaller homes suitable for first time buyers/people who live on their own/older people. Affordable housing.
• Suitable for retirement.
• This is a village, not a town.
• Warden aided for those who are not eligible for charity/council funded accommodation.

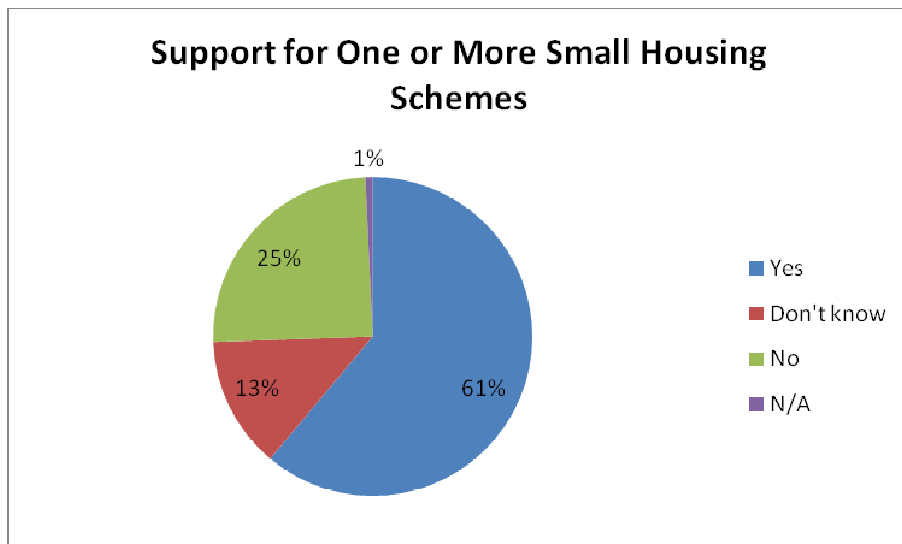
viii) People Leaving the Parish in Last 5 Years (270 responses).

The chart below shows the number of households where someone has had to leave the Parish in the last 5 years because no affordable or suitable housing was available. The chart shows that this has occurred in 6% of respondents' households.



ix) Support for One or More Small Housing Schemes (270 responses)

The chart below shows the level of support within the community for one or more small housing schemes to meet the needs of local people being built. The chart shows there is a high level of support, 61%, amongst the survey respondents for a small-scale affordable housing scheme. 25% of respondents were against such a scheme. Comments received from the respondents with regard to the development of such a scheme are shown in Appendix B of this report.



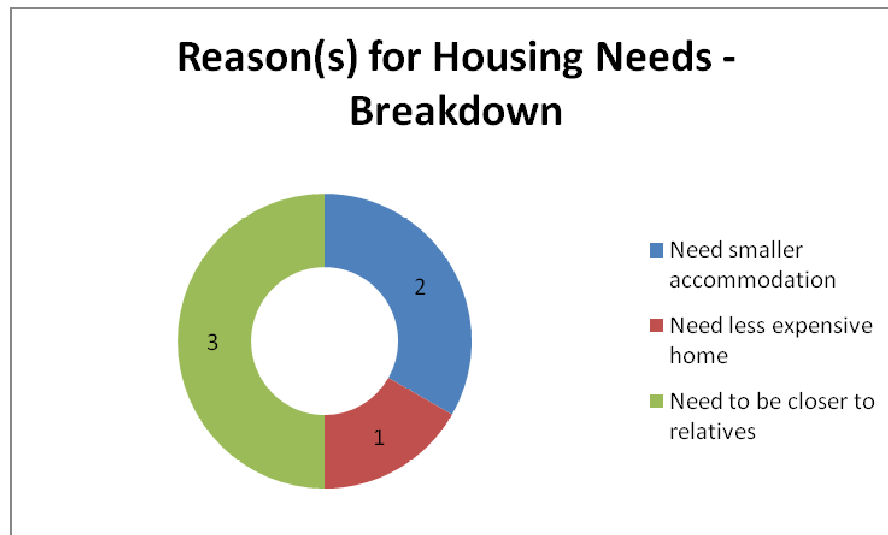
5. Results – Housing Needs Information.

Out of the 270 responses to the survey, 6 individuals / households expressed a need for alternative housing.

Section 5 provides a breakdown of information from the 6 respondents.

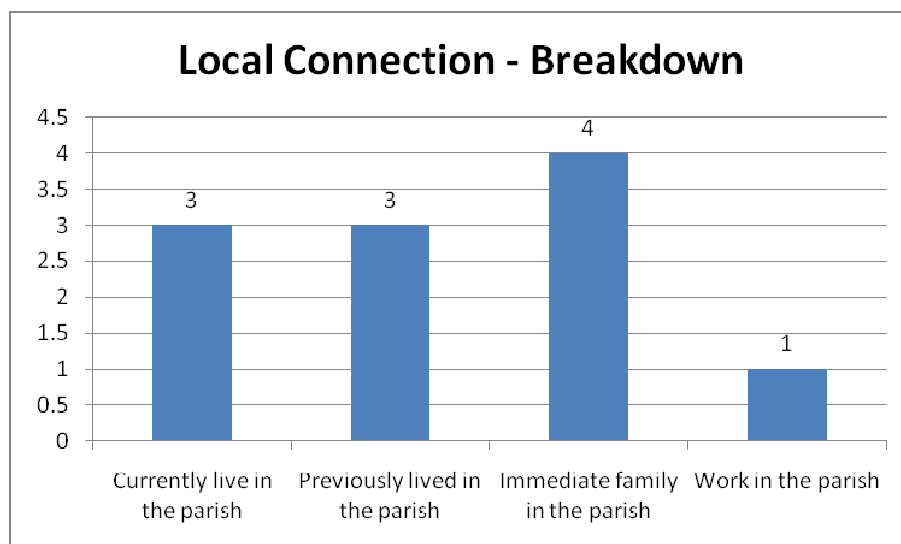
i) Reason(s) for Housing Needs – Breakdown (6 responses).

The following chart shows the reasons for the 6 respondents' housing needs. Where more than one reason was specified, the first reason shown on the survey form was counted.



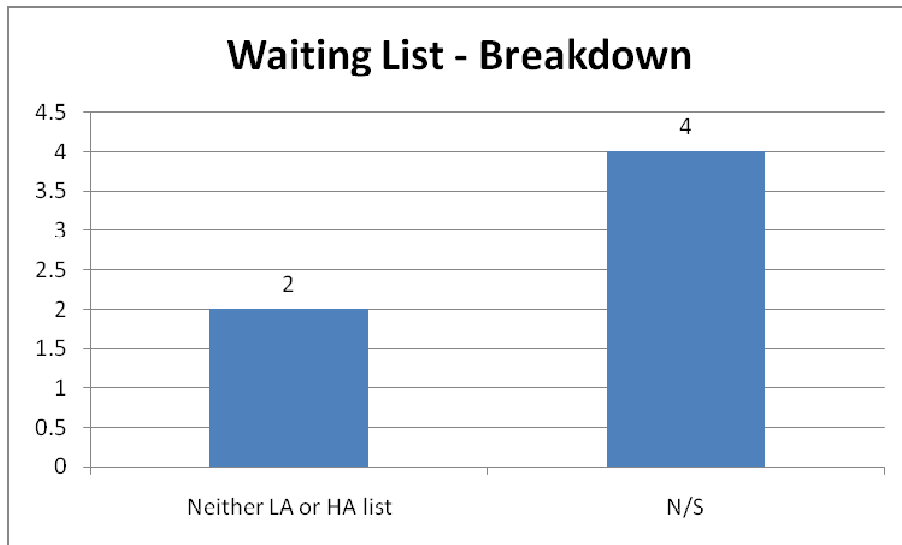
ii) Local Connection – Breakdown (6 responses).

The chart below shows the types of local connection of the 6 respondents.



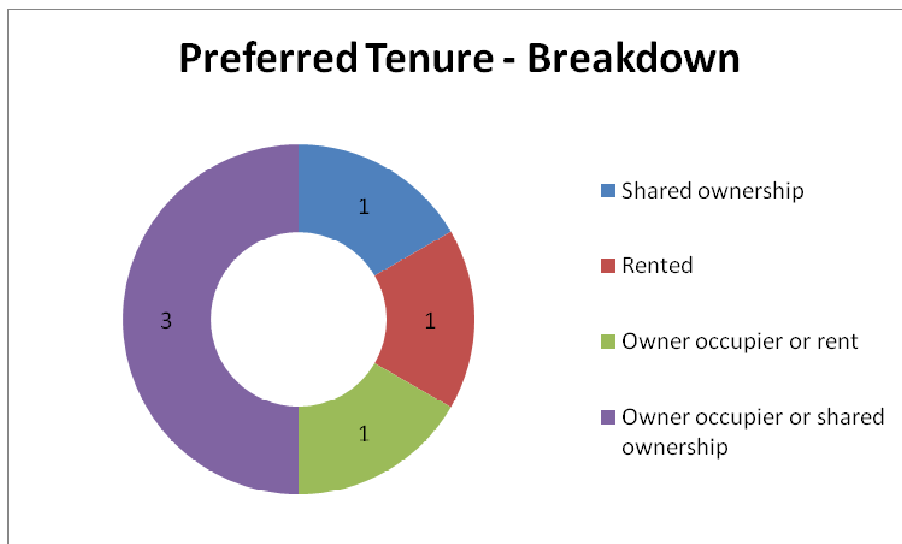
iii) Waiting List – Breakdown (6 responses).

The following chart shows the number of respondents registered on the local authority waiting list and / or a housing association waiting list.



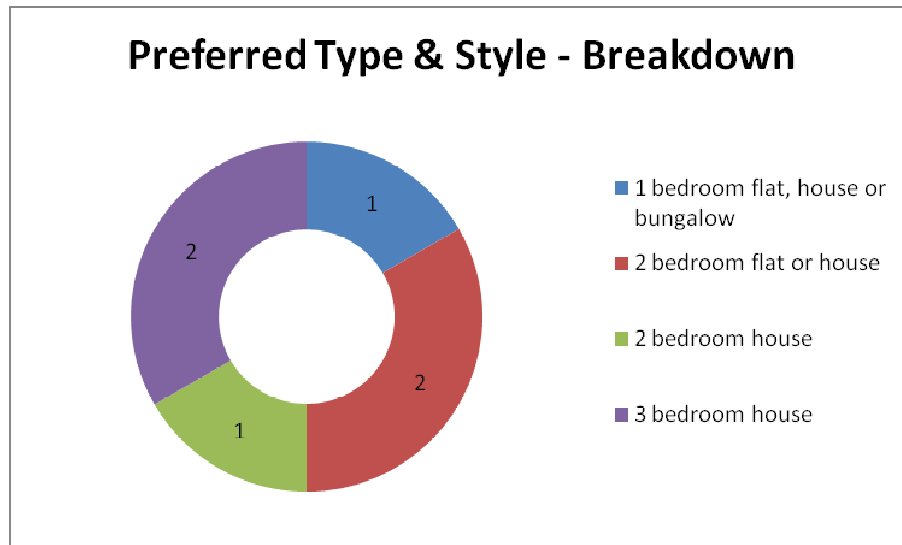
iv) Preferred Tenure – Breakdown (6 responses).

The preferred tenures of the 6 respondents are shown in the chart below.



v) Preferred Type and Size – Breakdown (6 responses).

The preferred types and sizes of accommodation expressed by the 6 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 6 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. In rural areas, the capacity for housing associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility of 2 bedroom homes is far greater than 1 bedroom homes.
- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable open market property. Research was carried out on property prices in Lapworth and surrounding areas and can be seen as Appendix C of this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a housing association.
- Where a respondent indicated a preference for owner occupied housing, their financial ability to afford this was clarified using income and mortgage capacity information. If a respondent could not afford owner occupied housing they were reclassified as being in need of shared ownership housing under the terms described in the paragraph above.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Owner occupier or shared ownership	2 bed flat or house	Shared ownership	2 bed house
Yes	Shared ownership	2 bed flat or house	Rent	2 bed house
Yes	Owner occupier or rent	1 bed flat, house or bungalow	Rent	2 bed house
Yes	Owner occupier or shared ownership	2 bed house	Rent	2 bed house
Yes	Owner occupier or shared ownership	3 bed house	Owner occupier	3 bed house
Yes	Rent	3 bed house	Rent	2 bed house

A full breakdown of the total identified local housing need can be seen as Appendix D of this report.

7. Conclusions.

There is a need for 6 new homes in Lapworth for local people.

The specific needs are ;

Rented

4 x 2 bedroom houses

Shared Ownership

1 x 2 bedroom house

Owner Occupier

1 x 3 bedroom house

8. Recommendations.

It is recommended that an exercise is carried out to identify a suitable piece of land in Lapworth to meet the 6 housing needs identified by this survey.

Partners in this exercise should include ;

- The Parish Council
- Warwick District Council
- Warwickshire Rural Housing Association
- Local landowners

- Rural Housing Enabler for Warwickshire Rural Community Council

Any housing that is intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this report.

In arriving at the housing needs described in Section 7, the needs of 2 single people have been determined as being for 2 bedroom homes. It is therefore essential that any proposal to develop these new homes must be accompanied by an understanding on the part of the Housing Association that single people have priority of occupation over other household sizes. This understanding should be incorporated into any planning obligation relating to the new homes.

9. Acknowledgements.

Gratitude is expressed to the Chairman of Lapworth Parish Council.

10. Contact Information.

Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council
25 Stoneleigh Deer Park Business Centre
Abbey Park
Stareton
Kenilworth
CV8 2LY

Tel ; (024) 7621 7391
Email philw@wrccrural.org.uk

Mrs E Priestley
Clerk to Lapworth Parish Council
20 Speedwell Drive
Balsall Common
Coventry
CV7 7AU

Tel ; (01676) 533258