



**Report on
Housing Needs Survey
for
South Lenches Parish Council**

March 2023

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

Contents

1. Introduction

2. Results

Q1: Details of household and contact details

Q2: Current dwelling

Q3: Local connection

Q4: Reasons for housing need

Q5: Housing waiting list

Q6: Preferred housing

Q7: Financial information

3. Conclusion

4. Acknowledgements

5. Contact Information

Appendices

A: Survey form

B: Breakdown of identified need

C: Property search

1. Introduction

South Lenches Parish Council commissioned WRCC, an independent charity, to undertake a Housing Needs Survey. The aim of the survey was to collect local housing needs information within and relating to South Lenches parish.

This report presents the results of the survey and is based directly on the responses to the distributed questionnaire. It indicates the current and future needs of the respondents for homes in the parish.

Survey forms were distributed early in February 2023 with a return deadline of 28th February. Each household across the parish received a survey form and the front page explained why the survey was being undertaken. Additional forms were available from the Parish Clerk and could also be downloaded from The Lenches website.

Respondents were given the option to complete the survey online if they preferred. Completed forms could be securely returned to the WRCC Rural Housing Enabler via a 'Freepost' envelope.

The survey form is a standard document, based on one used by Rural Housing Enablers across England.

A copy of the survey form can be seen at Appendix A to this report.

2. Results

Approximately 320 Housing Needs Survey forms were distributed. Five survey forms were returned by Freepost and three surveys were completed online. However, of these eight returns five have been discounted:

- 4 x no housing need identified
- 1 x insufficient information provided, and no contact details

This report therefore provides an analysis of the remaining three returns, which gives a return rate of just under 1%. This is lower than the average 2% housing need seen in typical rural parishes.

Individual responses have been anonymised and respondents were assured that any information they disclosed would be treated in strict confidence.

Analysis of the survey was undertaken in March 2023.

For the purposes of this document the term respondent refers to an individual survey return.

Section 2 provides a breakdown of information from the respondents and a summary of the identified needs can be seen at Appendix B to this report.

Q1: Details of household and contact details

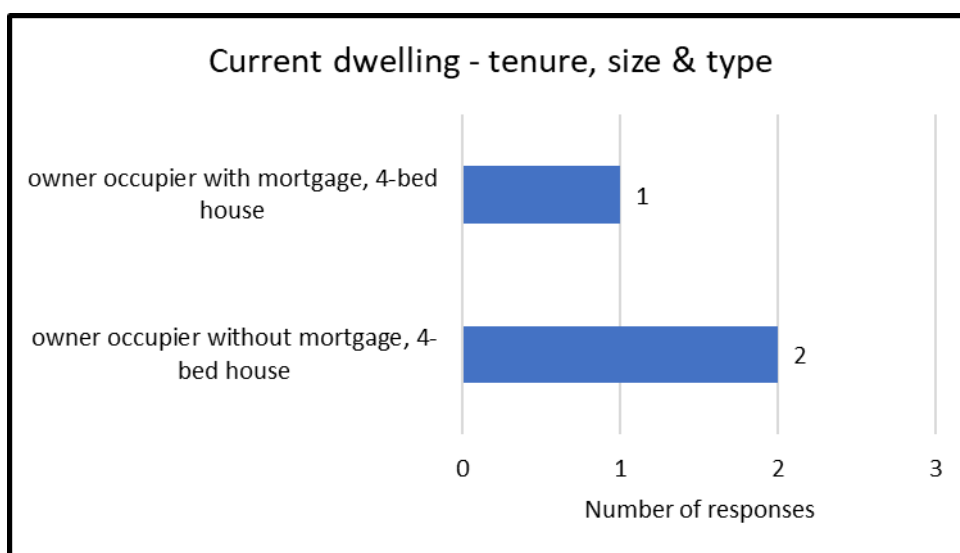
Respondents were asked to provide details of all household members seeking housing together with contact details. The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not specifically reproduced herein.

All inhabitants of the three responding households are aged over 60 years. Two of the households are couples and the remaining one is a single person household.

Respondents were assured that ‘All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies.’

Q2: Current dwelling

All three respondents currently own their own home, two without a mortgage and one with a mortgage, and all three households currently live in a 4-bed house.



None of the respondents indicated that they mainly work from home or that they need dedicated work space.

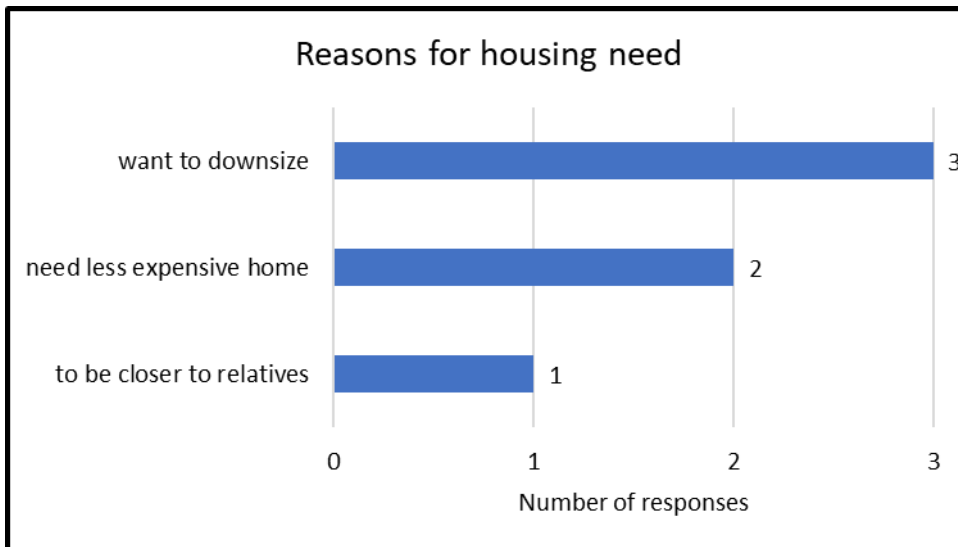
Q3: Local connection

Respondents were able to indicate more than one type of local connection, however all three respondents indicated that they currently reside within the parish.

Q4: Reasons for housing need

Respondents were asked ‘Why do you/your household need alternative housing’ and were able to indicate more than one reason for need.

As can be seen in the following chart all respondents wish to downsize. Two of the respondents additionally want a less expensive home and one wants to be closer to relatives.



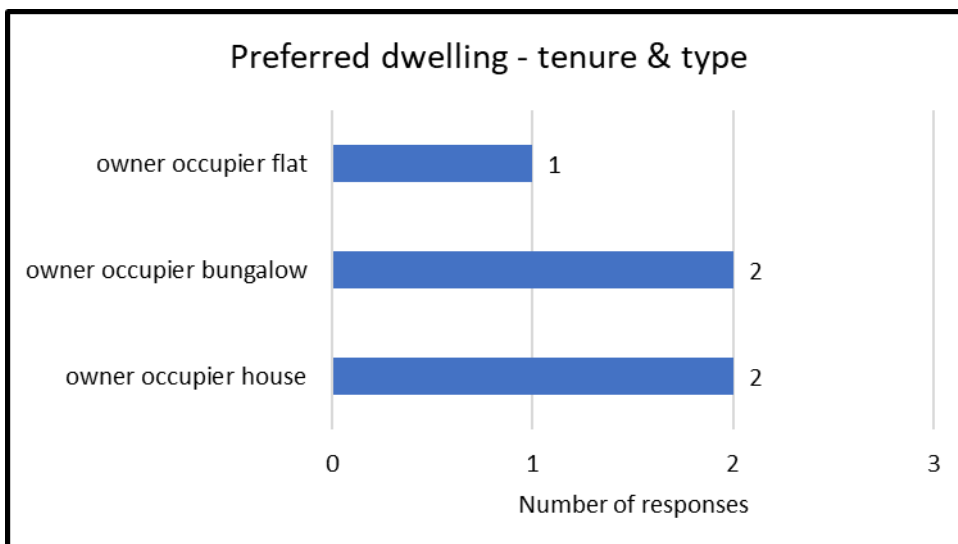
Respondents were invited to 'provide details of any specific housing needs', but none provided additional information.

Q5: Housing waiting list

None of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Housing For You.

Q6: Preferred housing

Respondents were asked to indicate their preferred dwelling tenure, type and size and were able to indicate more than one preference. All three respondents would prefer to own their own home.



Two of the three respondents indicated a preferred size, with one household preferring a 2-bed property and one preferring a 3-bed property. The remaining respondent, who didn't specify the preferred number of bedrooms at this particular question, indicated a preference elsewhere in the survey which enabled the final analysis.

Q7: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

If a respondent indicates a preference for a shared ownership or owner-occupied dwelling the mortgage and deposit that the respondent could raise is compared against a comparable open market property in the local area, as demonstrated through the research shown at Appendix B.

When a respondent indicates a preference for shared ownership and it appears that the respondent cannot raise a suitable deposit and mortgage they are re-classified as requiring rented accommodation. It could be that the respondent has no deposit or a deposit too small for the mortgage, or an income too low to raise a suitable level of mortgage.

Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed using the financial information provided. If it appears they could not do so they are re-classified as needing shared ownership (with a suitable deposit/mortgage) or rented accommodation (with limited or no funds).

All three current homeowners appear to be in a financial position to continue owning a home.

3. Conclusion

This survey identifies a need for three homes for households with a local connection, as detailed below:

Owner occupier

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

4. Acknowledgements

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

5. Contact Information

Nicky Holland – Clerk to South Lenches Parish Council

Email: clerk@southlenchesparishcouncil.org

Telephone: 07835 620613

Web: www.southlenchesparishcouncil.org

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Web: www.wrccrural.org.uk



*South Lenches
Neighbourhood Plan.
Your Parish - Your Choice*

Housing Needs Survey for South Lenches Parish

Dear South Lenches Parishioner

Your Neighbourhood Plan Steering Committee, along with the Parish Council, has been working to complete the content for the South Lenches Neighbourhood Plan.

In 2023, we will present the Neighbourhood Plan for Parish Consultation followed by formal examination by Wychavon District Council. You will know that the South Lenches Neighbourhood Plan is a planning document which, when completed and adopted, will form part of planning policy at Wychavon District Council - helping reduce unplanned housing applications and shaping future development across our villages.

In the last few years, you have been generous in providing your opinions via a number of different Parish surveys. Six years ago, in 2017, was the last time we asked for your specific Housing Needs and we need to have updated statistics for the formal completion of our Neighbourhood Plan.

Unlike earlier surveys this form is to be completed **ONLY** if your household, or anyone in it, has a **housing need**. This data is collected for the purpose of identifying **housing need** only and will not be used for any other purpose.

The survey is being carried out for South Lenches Parish Council by WRCC, (Warwickshire Rural Community Council), an independent charity who will carry out the analysis and it will retain all survey forms.

All information will be treated IN STRICT CONFIDENCE and neither the Parish Council nor any of its representatives or anyone outside of WRCC will see individual replies. A separate form should be completed by each household (family, single, couple) in housing need.

Completed survey forms should be returned by **28th February 2023** using the attached Freepost envelope or you can complete the survey online at:
www.smartsurvey.co.uk/s/SouthLenches.

Spare forms are available from the Parish Clerk (clerk@southlenchesparishcouncil.org) or can be downloaded from www.thelenches.org.uk.

Thank you for your continued support.

Q1: Details of all household members seeking housing and contact details

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

| | |
|--|--|
| Contact details (we may need to contact you to obtain more information) | |
| Name | |
| Address or email address | |
| Telephone number | |

All information will be treated in strict confidence and neither the Parish Council nor any of its representatives will see individual replies.

Q2: Current housing circumstances (please tick)

| | | | |
|-----------------------------|--------------------------|--------------------------------------|--------------------------|
| Own your home / no mortgage | <input type="checkbox"/> | Housing association rent | <input type="checkbox"/> |
| Own your home / mortgage | <input type="checkbox"/> | Housing association shared ownership | <input type="checkbox"/> |
| Rent privately | <input type="checkbox"/> | Tied accommodation | <input type="checkbox"/> |
| Live with parents | <input type="checkbox"/> | Live with friends | <input type="checkbox"/> |
| Other (please specify) | <input type="checkbox"/> | | |

House type (please tick)

| | | | |
|---|-----------------------------------|--|---|
| House <input type="checkbox"/> | Bungalow <input type="checkbox"/> | Flat/maisonette <input type="checkbox"/> | Park/mobile home <input type="checkbox"/> |
| Other <input type="checkbox"/> (please specify) | | | |

Number of bedrooms

Does anyone in your household mainly work from home? Yes* No

*If yes, do they need dedicated work space? Yes No

Q3: What connection do you/your household have to this parish? (please tick all that apply)

| | |
|--------------------------|---|
| <input type="checkbox"/> | Have lived in the parish for 6 months out of the last 12 months |
| <input type="checkbox"/> | Have lived in the parish for 3 years out of the last 5 years |
| <input type="checkbox"/> | Have permanent paid employment in the parish and work for 17 or more hours per week |
| <input type="checkbox"/> | Have immediate family currently living in the parish and they have lived here for at least the last 5 years (immediate family is defined as parent/step parent, foster carer, sibling, adult child) |

Q4: Why do you/your household need alternative housing? (please tick all that apply)

| | | | |
|--|--------------------------|--|--------------------------|
| Need larger accommodation | <input type="checkbox"/> | Want to downsize | <input type="checkbox"/> |
| Need physically adapted home | <input type="checkbox"/> | Need less expensive home | <input type="checkbox"/> |
| To be closer to relatives | <input type="checkbox"/> | To be closer to employment | <input type="checkbox"/> |
| To give care to or receive care from a family member | <input type="checkbox"/> | Need own home | <input type="checkbox"/> |
| Other (please specify below) | <input type="checkbox"/> | Need supported or specialised accommodation (please specify below) | <input type="checkbox"/> |

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.

Q5: 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 interested in a housing association property. Application details are on the back page.

Q6: Type of housing preferred (please tick)

| | | | |
|--|--------------------------|----------------|--------------------------|
| Housing association rent | <input type="checkbox"/> | Owner occupier | <input type="checkbox"/> |
| Housing association shared ownership (part rent, part buy) | <input type="checkbox"/> | Private rent | <input type="checkbox"/> |

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms

Do you require space in order to work from home? Yes No

Q7: 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 household income (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 accommodation is required at what price range are you looking to purchase (please tick one)?

| | | | | | |
|-------------------|--------------------------|-------------------|--------------------------|-------------------|--------------------------|
| Up to £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+ | <input type="checkbox"/> |

If you require a shared ownership or owner-occupied home what is the maximum amount your household can afford?

| | |
|--|---|
| Maximum mortgage (assume 3.5 x income) | £ |
| Equity in existing home | £ |
| Savings | £ |
| Other (for example, gifted money) | £ |
| TOTAL | £ |

Additional comments

Thank you for completing this form.

Please return in the FREEPOST envelope by 28th February 2023

Wychavon District Council housing waiting list

You can view all of the social housing options across South Worcestershire on the 'Housing For You' scheme at www.housingforyou.co.uk. The scheme allows you to search and bid for suitable properties on the District Council's Choice Based Lettings Scheme. Properties are advertised on a weekly basis.

Housing For You is an online system which means you need to apply online. If you do not have access to the internet libraries in the local areas have computers with internet access that you can use although you may need to contact your local library to book in advance.

You can also contact the Housing Options Team on 01386 565 000 or by email at housing.needs@wychavon.gov.uk and they will help you to apply.

Wychavon District Council does not own any properties; they are all owned by Registered Providers who allocate homes based on the South Worcestershire Allocations Policy. This policy makes sure people are allocated their home fairly, based on how quickly they need to move. Any person aged 16 years or over can apply to join Housing for You.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – breakdown of identified need

| Survey no. | Local connection | Household composition | Reasons for need | Specific need | Identified tenure | Identified size/type |
|------------|------------------|-----------------------|---|---------------|-------------------|-------------------------------|
| 2 | Yes | One adult | Downsize, less expensive home | No | Owner-occupier | 2 bed bungalow |
| 3 | Yes | Two adults | Downsize | No | Owner-occupier | 2 bed bungalow |
| 4 | Yes | Two adults | Downsize, less expensive home, be closer to relatives | No | Owner-occupier | 3 bed house or 2 bed bungalow |

Appendix C – property search

Property search March 2023, South Lenches parish.

| Agent | Settlement | No of beds | Type | Price £ |
|---------------------------|--------------|------------|---|---------|
| Fisher German | Church Lench | 5 | detached house | 975,000 |
| Hayman-Joyce Broadway | Church Lench | 4 | detached house | 895,000 |
| Nigel Poole & Partners | Church Lench | 4 | detached house | 875,000 |
| Nigel Poole & Partners | Church Lench | 4 | detached bungalow & 2.5 acres | 700,000 |
| Sheldon Bosley | Church Lench | 3 | semi-detached house | 530,000 |
| Yopa | Church Lench | 5 | detached house & outbuildings | 525,000 |
| Chatterton | Church Lench | 2 | detached house & outbuildings for renovation | 400,000 |
| Chatterton | Church Lench | 3 | semi-detached house | 375,000 |
| | | | | |
| Reeds Rains | Atch Lench | 4 | detached chalet bungalow | 675,000 |
| Reeds Rains | Atch Lench | 4 | detached chalet bungalow | 650,000 |

Properties sold within the last 12 months

| Sold | Settlement | No of beds | Type | Price £ |
|--------|--------------|------------|---------------------|---------|
| Jul-22 | Church Lench | 3 | detached bungalow | 930,000 |
| Jun-22 | Church Lench | 3 | detached bungalow | 495,000 |
| May-22 | Church Lench | 3 | semi-detached house | 305,000 |
| Apr-22 | Church Lench | 3 | terraced house | 376,000 |
| Apr-22 | Atch Lench | 3 | detached house | 641,125 |
| Mar-22 | Church Lench | 5 | detached house | 907,500 |

Data from Rightmove, PurpleBricks, Zoopla, and OnTheMarket.

According to HM Land Registry properties in South Lenches parish had an overall average price of £609,104 over the last year. The majority of sales in the last year were detached properties, selling for an average price of £743,406. Semi-detached properties sold for an average of £305,000, with terraced properties fetching £376,000. Overall, sold prices in Church Lench over the last year were 10% up on the previous year and 2% up on the 2020 peak of £599,333. However, sold prices in Atch Lench over the last year were 10% up on the previous year but 16% down on the 2020 peak of £729,000.