



**Report on
Housing Needs Survey
for
South Lenches Neighbourhood plan**

February 2017

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

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1. Introduction

South Lenches Neighbourhood Plan Group commissioned WRCC to conduct a Housing Needs Survey during January 2017 on behalf of South Lenches Parish Council. The aim of the survey was to collect local housing needs information within and relating to South Lenches parish.

Each household across the parish received a survey form and the front page explained why the survey was being undertaken. Spare forms were available from a number of sources. A copy of the survey form can be seen as Appendix A to this report.

Respondents were assured that any information they disclosed would be treated in strict confidence.

Completed survey forms were posted via a 'Freepost' envelope to the WRCC Rural Housing Enabler and analysis of the information provided took place in February 2017. Completed survey forms are retained by WRCC.

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

2. Results

350 Housing Needs Survey forms were distributed and eight respondents indicated a need for alternative housing, equating to a response rate of 2.29% which is an average response for this type of survey.

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.

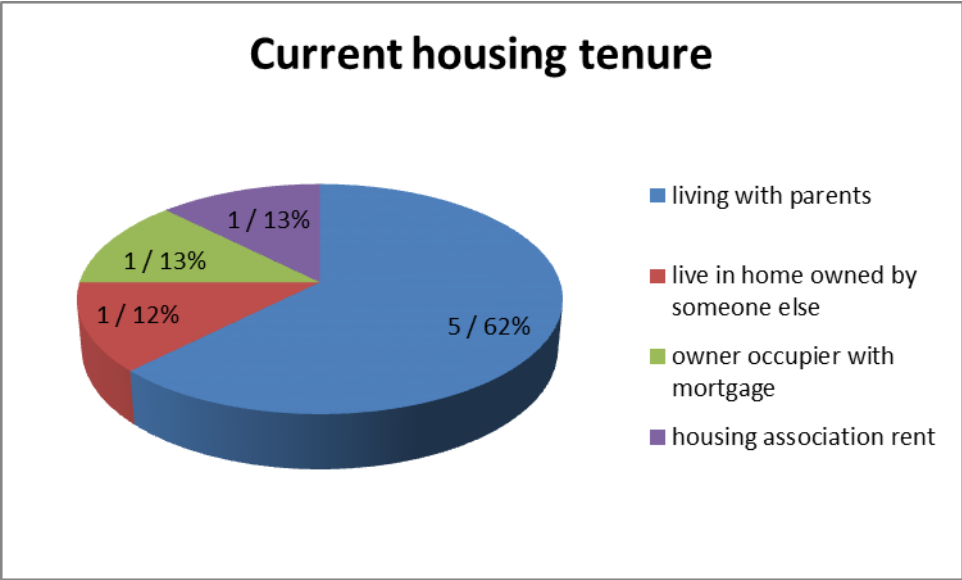
Q1: Details of all household members seeking housing and contact details

This question asked respondents for the details of all household members seeking housing together with contact details. The information provided is private and confidential and not replicated within this report.

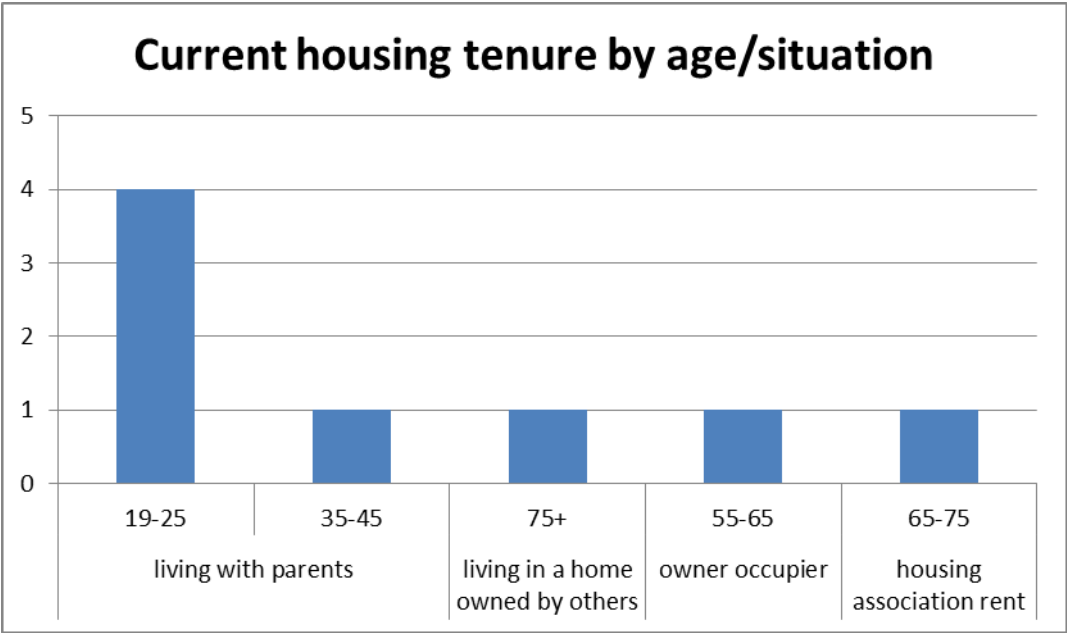
Q2: Your current housing circumstances

The following chart shows the current dwelling tenure for the eight survey respondents, 62% of whom currently live with their parents.

Unsurprisingly seven of the eight respondents currently live in a house and one respondent currently lives in a bungalow.



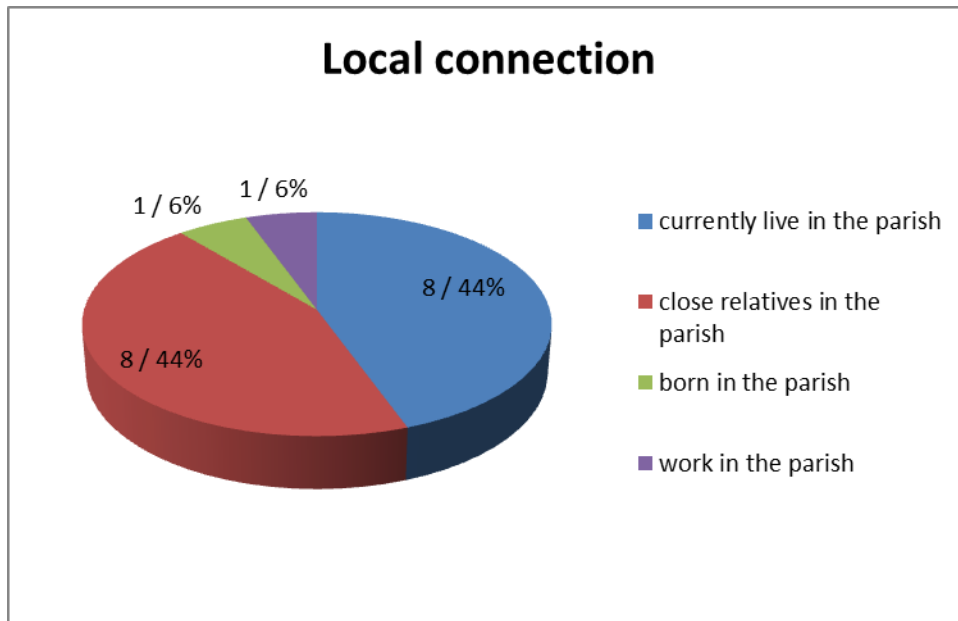
The five respondents living with their parents range in age from 19 years to 36 years whilst the respondent living in a home owned by someone else is 75+ years. The owner occupier respondent is in the 55-65 years age range and the respondent currently occupying a rented housing association property is in the age range 65-75years.



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

Q3: Local connection

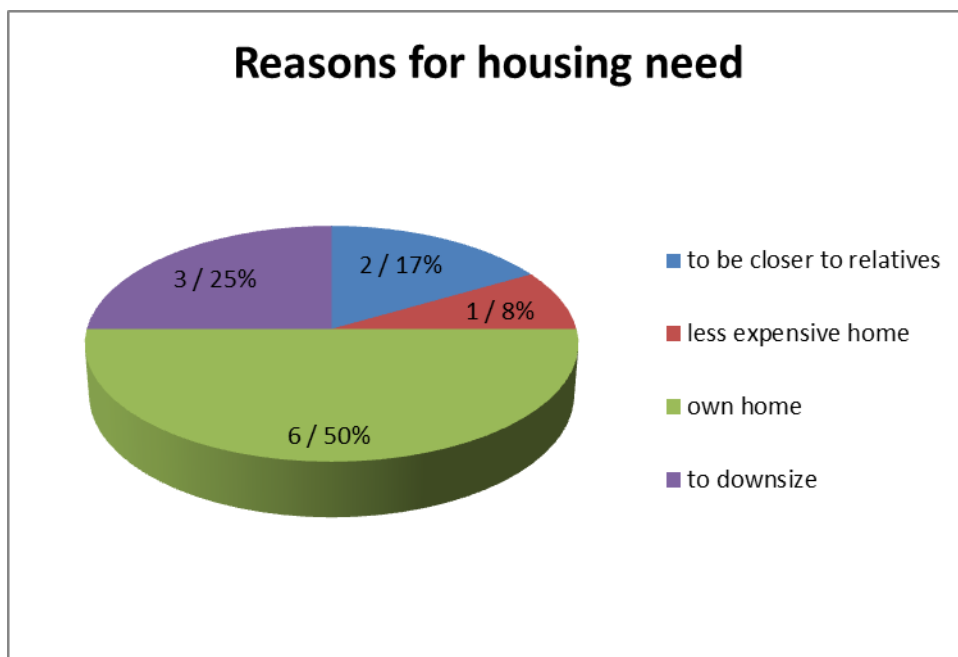
The following chart shows the types of local connection that the eight respondents have. Respondents were able to indicate more than one type of local connection.



Q4: Why do you/your household need alternative housing?

Respondents were asked why they need alternative housing and the following chart shows all the reasons for the housing needs. Respondents were able to indicate more than one reason for need.

The main reason for requiring alternative housing was “own home”, at 50% of the responses, followed by respondents wishing to downsize at 25%.



Q5: Housing waiting list

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

Q6: Type of housing required

The responses within this section aid the analysis but are not replicated within this report.

Q7: Financial information

The responses within this section aid the analysis but are not replicated within this report.

3. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

4. Conclusion

The survey identifies a need for eight homes for households with a local connection, as detailed below:

Housing association rent

- 2 x 1 bed flat
- 1 x 1 bed bungalow

Housing association shared ownership

- 1 x 1 bed flat

Owner occupier

- 2 x 1 bed flat
- 1 x 2 bed house
- 1 x 3 bed house

5. Acknowledgements

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

6. Contact Information

Mr Ian Jackson – Chairman, South Lenches Neighbourhood Plan Steering Group

Email: jacksons.lenches@btinternet.com

Telephone: 01386 642213

Web: www.thelenches.org.uk/south-lenches-neighbourhood-plan-2017

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

Housing Needs Survey for South Lenches Parish

Many thanks to all who completed the earlier survey which is in the process of being digitally analysed. At the time of drafting this foreword final numbers are not known but it looks as though we will have received an excellent response by the Christmas deadline. Results will be published in due course.

We now need the second set of statistics to complete the picture which will shape the direction in which your Neighbourhood Plan is going to go. The survey is being carried out for South Lenches Parish Council by WRCC, an independent charity who will carry out the analysis and it will retain all survey forms.

Unlike the earlier survey 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. 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 in housing need.

Completed survey forms should be returned by 5th February 2017 using the attached Freepost envelope.

Spare forms are available from Denise Oates (tel: 01386 870520), inside the Church or can be downloaded from www.thelenches.org.uk. If you need help in completing the form please feel free to contact me on 01386 642213 or email jacksons.lenches@btinternet.com.

Contents: Survey form and Freepost envelope.

Yours sincerely,

Ian Jackson
Chairman, South Lenches Neighbourhood Plan Steering Group

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

Title	Surname	First name	Relationship to you	Date of birth / age
			<i>Person completing form</i>	

Your contact details	
Name	
Address	
Telephone number	
Email address	

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

Q2: Your 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 predominantly work from home? Yes / No

If so, do they occupy or need dedicated work space? Yes / No

Q3: Local connection

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

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	<input type="text"/> years
Close relatives in the parish?	<input type="checkbox"/>	(eg, parent, sibling, child)	
Born in the parish?	<input type="checkbox"/>		

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 be closer to a carer or dependent	<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. Details are on the back page.

Q6: Type of housing required (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

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

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

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

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

Maximum mortgage (assume 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Additional comments

Thank you for completing this form.

Please return in the FREEPOST envelope by 5th February 2017

Wychavon District Council housing waiting list

Wychavon District Council in partnership with Bromsgrove District Council, Malvern Hills District Council, Stratford-on-Avon District Council, Worcester City and Wyre Forest District Council has developed a partnership, which will allow customers to look for social housing across all of these districts. This Choice Based Lettings scheme is call Home Choice Plus.

You will need to fill in a Home Choice Plus application form and you can do this in a number of ways:

- Register online or download an application form at www.homechoiceplus.org
- Call the Housing Services Team on 01386 565020 and ask for an application form to be posted to you.
- Visit Wychavon District Council, Civic Centre, Queen Elizabeth Drive, Pershore WR10 1PT or one of Wychavon District Council's Contact Centres

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Find out more at www.ruralwarwickshire.org.uk

Appendix B – breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
1	Yes	One adult	To be closer to relatives, need own home	No	Housing association rent	1 bed flat
2	Yes	One adult	To be closer to relatives, need own home	No	Housing association shared ownership	1 bed flat
3	Yes	Two adults	Smaller home	No	Housing association rent	1 bed bungalow
4	Yes	One adult	Need own home	No	Housing association rent	1 bed flat
5	Yes	One adult	Want to downsize, need own home	No	Owner occupier	2 bed house
6	Yes	One adult	Need own home	No	Owner occupier	1 bed flat
7	Yes	One adult	Need own home	No	Owner occupier	1 bed flat
8	Yes	Two adults	To downsize, less expensive home	No	Owner occupier	3 bed house

Appendix C – property search

Property search January 2017 – South Lenches parish, excluding character properties and properties requiring renovation.

Agent	Street	Settlement	No of beds	Type	Price £
Gusterson Palmer & James	Atch Lench Road	Church Lench	5	house	650,000
Andrew Grant	Evesham Road	Church Lench	4	barn conversion	550,000
Nigel Poole & Hancox		Abbots Lench	4	bungalow	495,000
Nigel Poole & Hancox	Evesham Road	Church Lench	4	house	480,000
RA Bennett & Partners	Main Street	Church Lench	3	house	400,000
Andrew Grant	Atch Lench Road	Church Lench	3	house	380,000
Nigel Poole & Hancox	Atch Lench Road	Church Lench	3	bungalow	367,500
Timothy Lea & Griffiths	Malthouse Lane	Church Lench	3	house	300,000
Andrew Grant	Evesham Road	Church Lench	3	house	295,000
Purplebricks.com	The Croft	Church Lench	2	bungalow	239,950

Sold	Street	Settlement	No of beds	Type	Price £
November 2016	Low Road	Church Lench	6	house	520,000
September 2016	The Croft	Church Lench	2	house	202,000
August 2016	Farm Lane	Atch Lench	4	barn conversion	420,000
August 2016	Low Road	Church Lench	3	house	750,000
February 2016	Low Road	Church Lench	5	house	635,000
January 2016	Atch Lench Road	Church Lench	3	house	500,000

	Average £	Average £ - 10%	Average £ -20%
2 bed bungalow	239,950	215,955	191,960
2 bed house	202,000	181,800	161,600
3 bed bungalow	367,500	330,750	294,000
3 bed house	437,500	393,750	350,000
4 bed bungalow	495,000	445,500	396,000
4 bed house	480,000	432,000	384,000
4 bed barn conversion	485,000	436,500	388,000
5 bed house	642,500	578,250	514,000
6 bed house	520,000	468,000	416,000

Searched: Rightmove, PurpleBricks, Zoopla, OnTheMarket