



**Housing Needs Survey Report
for
Leek Wootton and Guy's Cliffe**

June 2019

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Introduction

Leek Wootton and Guy's Cliffe parish Council commissioned a local Housing Needs Survey as an update to the last plan which was carried out in March 2013.

The aim of the survey is 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 identify any requirement for a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The basis of the survey form was the standard document used across Warwickshire.

All households were asked 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. Additional information was asked on perspectives of life in the parish.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Whether completing part 1 only, or both parts, not every form was completed in full with every question answered.

Completed survey forms were returned to WRCC for analysis.

Acknowledgments

A big thank you to the Parish Council and volunteers who delivered these questionnaires.

2. Planning Context

At a national level, current guidelines emphasise the role of local communities in the planning process. For example, it encourages communities 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,

4. 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. 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 e.g. elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.

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.

3. Results

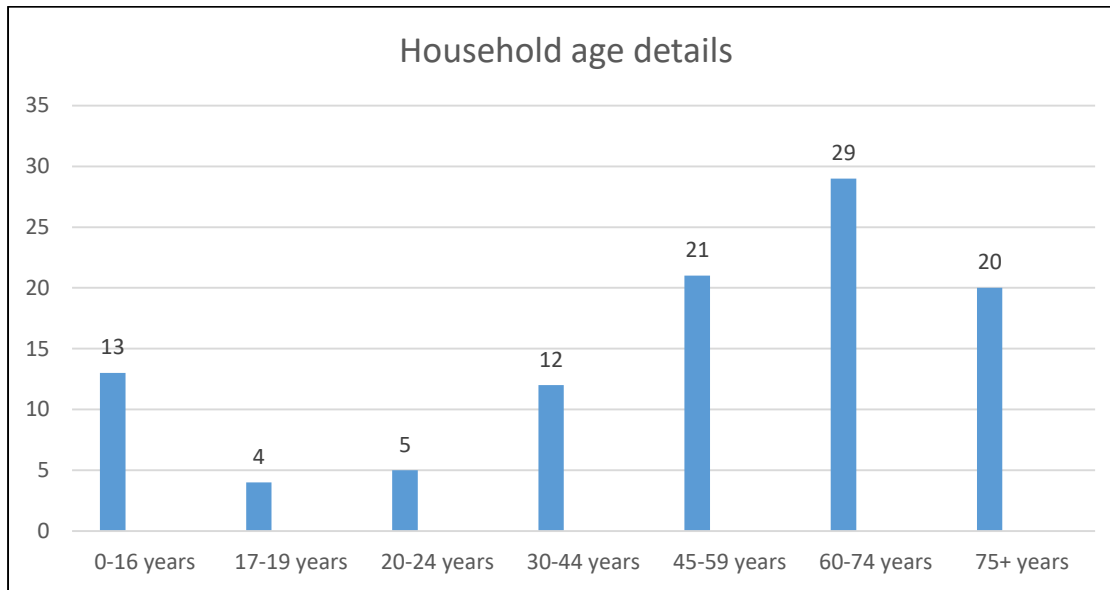
Approximately 400 surveys were distributed to the residents of the three parishes. A total of 75 were returned, giving a response rate of 18.8% which is low for this type of survey. On average housing need surveys elicit a response rate of around 30% with respondents giving one of three main reasons for completing the survey:

- 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 in the village.

The results have been collated using the online survey tool, and 'comments' and 'other' answers have only been edited when there is a need to protect identity, otherwise answers are as given.

The 'comments' in any comments field are taken directly from the survey and quoted verbatim

1. Household details






Respondents were asked to give details of the ages of residents within their households. Children, under the age of 16 accounted for only 17%, while residents over the age of 60 accounted for 65%.

2. What is your current housing situation?

			Response Percent	Response Total
1	Living with friends		0.00%	0
2	Living with parents		0.00%	0
3	Private rented		1.39%	1
4	Council rented		2.78%	2
5	Owner occupier with mortgage		26.39%	19
6	Owner occupier no mortgage		69.44%	50
			answered	72
			skipped	3






Respondents were asked to describe their household tenure. The majority of households are owner-occupiers with no mortgage. Only three respondents were in private or council rented accommodation.

3. What type of property are you currently living in?

			Response Percent	Response Total
1	House		92.96%	66
2	Bungalow		5.63%	4
3	Flat		1.41%	1
			answered	71
			skipped	4

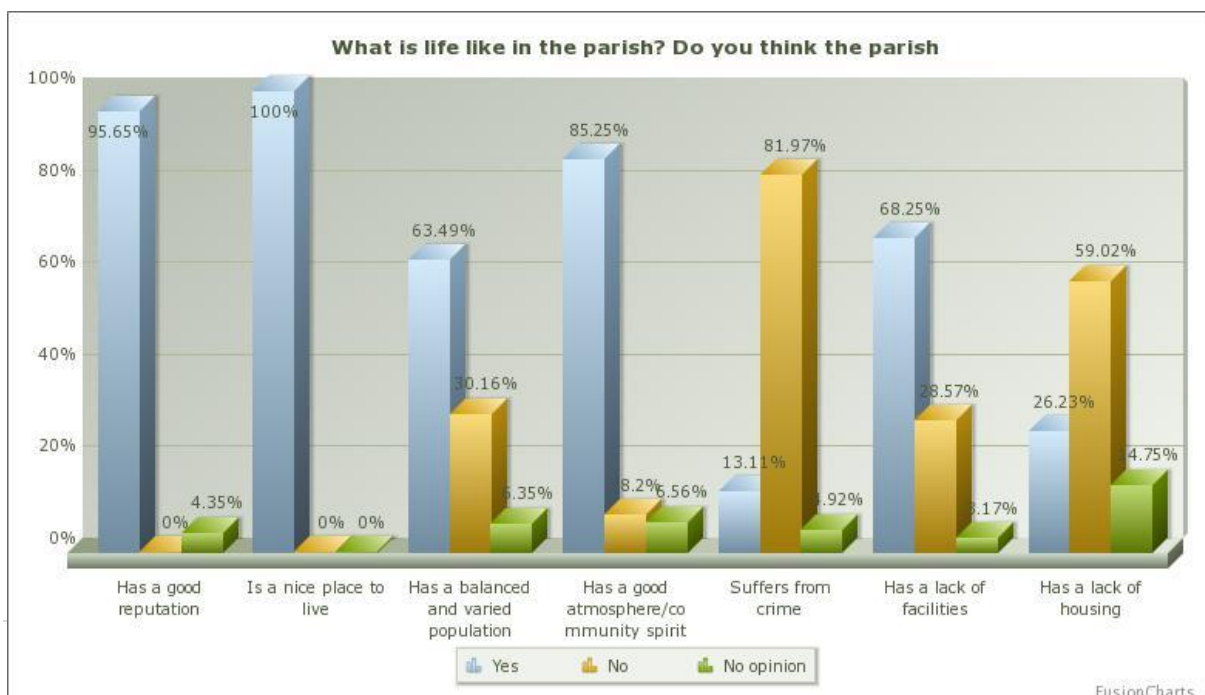
The vast majority of respondents, over 90% of respondents live in houses, with four living in bungalows and one in a flat.

4. How many bedrooms does your home have?

			Response Percent	Response Total
1	1		4.23%	3
2	2		5.63%	4
3	3		23.94%	17
4	4		53.52%	38
5	5		12.68%	9
			answered	71
			skipped	4

Over 50% of respondents live in four bedroom properties, which is not unusual for a rural location. Seven respondents live in properties with one or two bedrooms only.

5. What is life like in the parish?



LEEK WOOTTON AND GUY'S CLIFFE HOUSING NEEDS SURVEY JUNE 2019











	Yes	No	No opinion	
Has a good reputation	95.7% (66)	0.0% (0)	4.3% (3)	69
Is a nice place to live	100.0% (68)	0.0% (0)	0.0% (0)	68
Has a balanced and varied population	63.5% (40)	30.2% (19)	6.3% (4)	63
Has a good atmosphere/community spirit	85.2% (52)	8.2% (5)	6.6% (4)	61
Suffers from crime	13.1% (8)	82.0% (50)	4.9% (3)	61
Has a lack of facilities	68.3% (43)	28.6% (18)	3.2% (2)	63
Has a lack of housing	26.2% (16)	59.0% (36)	14.8% (9)	61
			answered	71
			skipped	4

Comments: (19)

cars particularly vulnerable to theft
lack of housing for young families and people wishing to downsize but stay in the village
has an ageing population as few younger families can't move in as older residents are reluctant to move out as no smaller properties to which to downsize and the lack of smaller houses also stops younger families moving in
needs regular bus service, village needs more starter homes, 2 bed and houses and flats to downsize
shop needed for basic provisions, milk, bread etc.
lack of housing for first time buyers and older people trading down
There is a lack of affordable housing for young people starting out
Bearing in mind that 130ish houses are expected in the Local Plan this life style is likely to change considerably
Needs affordable housing for old people
need some shops, good bus service
facilities are ok given our location. A local shop would be good, community run. Anchor is more of an eating pub than a village 'hub'
required a small shop in Leek Wootton
needs a shop, bus service is a bit sparse
suffers from crime but not as much as others
Sadly lacks public transport. people who do not drive would find living here very difficult-particularly the elderly (of which there are many)
Balanced and varied population - Mostly family aged/orientated expensive and large houses - need more retirement housing and starter homes to encourage turnover of properties, but allow older people who are at heart of community to stay and pre-family younger/smaller households to move in. Also need to enable people who grew up here want to move back.
Limited housing for young people & the elderly Village would benefit from a shop
Facilities in our opinion leek Wootton does not require further facilities due to its size. The previous shop/post office closed due to lack of support with Kenilworth etc. being so close
There are few who are not white Caucasians There is little property available for first time buyers

Everyone felt that the parish is a nice place to live, with the majority feeling that it has a good reputation and has a good atmosphere and community spirit. Lack of facilities scored relatively highly, however nearly 60% felt that there is no need for any additional housing.

6. What facilities do you feel are missing?







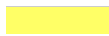

			Response Percent	Response Total
1	Shop		93.10%	54
2	Pub		1.72%	1
3	School		0.00%	0
4	Doctors		24.14%	14
5	Post Office		51.72%	30
6	Public transport		51.72%	30
7	Youth club		13.79%	8
8	Community centre		5.17%	3
9	Play area		1.72%	1
10	Skate park		5.17%	3
11	Other (please specify):		18.97%	11
			answered	58
			skipped	17

Other (please specify): (11)

1	The poor provision of public transport is particularly disappointing given the village's proximity to Kenilworth, Leamington Spa and Warwick.
2	police house
3	no girl guides
4	village is too small and uneconomic for these
5	All the above are within nearby towns (2 miles)
6	Pub for drinking rather than eating
7	very slow internet. Restricted on options for faster broadband due to village infrastructure
8	it would be nice for a shop but not essential as near to Kenilworth and Warwick and l'spa
9	public transport extremely limited, public transport links to Kenilworth, Warwick and Stratford
10	The village hall does not offer the same facilities as a community centre
11	if it continues to expand it would require a doctors surgery





The vast majority felt that the village was lacking in a shop, with a post office and public transport coming in at just over 50%. 24% would like to see a doctors in the area.

7. If you feel the parish lacks housing, what type of housing?





			Response Percent	Response Total
1	housing association rented		11.11%	4
2	Housing association shared ownership		16.67%	6
3	Affordable market for first time buyers		77.78%	28
4	Larger market home 4 bedroom +		0.00%	0
5	Smaller market homes 2 bedroom or less		44.44%	16
6	Bungalows		50.00%	18
7	Over 55 accommodation		52.78%	19
8	Supported accommodation		22.22%	8
9	Other (please specify):		2.78%	1
			answered	36
			skipped	39
Other (please specify): (1)				
1	Council rented. This should be an option in Warwick as Warwick District Council has its own homes. This form should have included this as an option.			

Respondents were asked their views on what type of housing was lacking in the parish. 77.8% thought there is a need for affordable first time buyer's homes, however only 27.8% felt there is a need for any type of housing association property.

8. Has anyone had to leave the parish because?




			Response Percent	Response Total
1	They could not afford to buy a property		28.57%	2
2	No housing association rented properties available		14.29%	1
3	No private rented properties available		0.00%	0
4	Private rented was too expensive		14.29%	1
5	Other (please specify):		42.86%	3
			answered	7
			skipped	68
Other (please specify): (3)				
1	Not able to obtain visa for wife to be in the UK			
2	2x young adult children. Once they have finished uni they will inevitably move away as could not afford rent or a mortgage in Leek Wootton			
3	follow work			

9. In principle would you support the idea of a small housing development of ten homes or less?

			Response Percent	Response Total
1	Yes		79.10%	53
2	No		11.94%	8
3	No opinion		2.99%	2
4	Other (please specify):		5.97%	4
			answered	67
			skipped	8
Other (please specify): (4)				
1	for families only			
2	unnecessary question as village will be enlarged dramatically			
3	Only bungalows for elder people Not large family home, too many already			
4	As long as it was only 10 homes			

79% supported the proposal for a small development for local people, however from the comments there is a conflict on whether these should be family homes or bungalows for 'elderly people'

10. Do you think that new housing should have a look or style that fits in with the general parish design?

			Response Percent	Response Total
1	Yes		89.23%	58
2	No		4.62%	3
3	No opinion		6.15%	4
			answered	65
			skipped	10

The overwhelming majority though that new properties should have a look or style that fits in with the existing parish.

The following questions 11, 12 and 13 contain the comments taken directly from the survey forms.

11. If you think there should be a design standard, what do you think are the particular characteristics of buildings in the parish?

1	BRICK & TILED ROOFS
2	Some modern, sustainable thatch, Victorian decorative, coloured brickwork, decorative bargeboards, high ceilings, barley twist wooden porches, strong/ornate chimneys. Low rise.
3	Detached or semi-detached housing with good size grounds/garden - say 1/4 acre per house
4	This would be dependent on where in the village. There are a number of existing styles so taking a style in keeping with the homes nearest the new homes would be most appropriate.
5	In keeping with the rural feel of the area. Cottage type accommodation rather than typical modern new builds. No flats.
6	use of natural materials brick and stone, plus the use of roof lights for second story windows. matching village patters
7	Family homes low height, no flats or high rise buildings
8	rustic low level
9	not over three storeys and of traditional design
10	modern
11	no more than two storey, gable roof lines, pitched roofs
12	Attractive roof and windows. Good spacing between the houses, wide roads sufficient to park cars safely, space at the front of each house for car parking
13	in keeping with existing properties
14	bedrooms set into roofs with dormer windows singular or 2 storey, not 3 storey
15	too much variety already to comment
16	gables, dormer windows, high roofs, a variety of building materials, no blocks of flats and roofed garages
17	no too modern
18	village style, stone
19	reasonable spaced apart without loft accommodation
20	wide variety from thatched properties to modernised properties already so in appropriate
21	Bungalows
22	Brick built construction
23	inconspicuous, sympathetic to a village
24	use of trees in gardens etc.
25	need to be aesthetically the same as existing nearby houses where new houses would be built
26	Depends where houses are built, but modern can look good against older houses
27	No high rise building
28	Max 2 storey with a mix of terrace and detached
29	traditional cottage style
30	Depends where the houses will be built different 'looks' in different parts of the village
31	cottage/traditional style
32	There is a large variety of styles already in the village
33	A country style not urban

34	Different characteristics in different parts of the parish, e.g. Warwick Road, Leek Wootton is traditional smaller properties. Steep Gables, Red brick, Timber Frame in older parts, e.g. heart of Leek Wootton and Hill Wootton. Modern architecture in other areas, e.g. Hamlet estate. Being a rural area, reasonable allowance should be made for gardens to mature - trees, hedgerow boundaries, etc.	
35	Houses with individual character. Very few houses are the same as each other. Detached and semi-detached properties are not common.	
36	in line with other buildings in the village	
37	Brick	
38	Varied styles even on the same road, there's no more than 3 or 4 houses in a row that are the same No standard new build looking houses	
39	I think elements should be taken from the surrounding houses just to make sure that the development didn't look odd in the village	
	answered	39
	skipped	36

12. Please describe the type of building materials that should be used

1	'LOCAL BRICK
2	Some innovation with energy efficient factory-made modular housing has its place in developing the village with panelling being a means of providing the appearance of traditional brickwork. Some traditional terracing for smaller homes could work.
3	No opinion
4	Brick and tile construction.
5	see above
6	brick and stone
7	traditional
8	brick
9	brick, stone and glass
10	brick and tile with feature finishes in part of render, timber, tiles etc.
11	bricks, hardwood window frames and front doors, tiles that match older homes
12	brick wood
13	brick, tile etc.
14	brick, timber, render
15	brick, wood stone
16	sandstone
17	bricks and mortar, no timber
18	Red brick to match Warwickshire brick
19	brick or stone
20	cottage type buildings would be good
21	brick
22	They should aim to be as eco as possible solar panels, ground source heat pump for example
23	No visible concrete, but good clad tiles, brick
24	Brick

25	Brick		
26	Mix of brick and stone with tile or thatch		
27	stone/recycled brick		
28	brick, tiles, wood eco style		
29	Brick/sandstone		
30	Would not like to see smooth white render being applied to properties inappropriately. Maintain rural feel of area where housing does not overpower nature.		
31	Brick		
32	Brick and timber		
33	Brick, timber		
34	Brick/Timber		
35	brick		
36	brick/wood/thatch already in the village		
		answered	36
		skipped	39

13. Are there any specific architectural features that you think should be included in any new buildings?

1	Ideally modern methods of construction being used that incorporate the existing design features of the village and avoid modern buildings in a village looking like modernist boxes. High levels of energy efficiency are desirable. Ground-floor homes for older people could help local people remain in the village an release a family home through a move. However, bus regularity needs to improve to make this more sustainable.		
2	Please avoid flat or long sloping roof lines and shocking pink render		
3	as above, roof lights include sympathetic landscaping with trees		
4	good insulation, heat retention materials/design features		
5	no opinion		
6	wide doors, porches, garages, good looking windows such as sash		
7	simple, honest designs		
8	mock Tudor		
9	no flat roofs		
10	No flat roofs		
11	Georgian/cottage style		
12	suitable space and garden/patio area		
13	Garden Garage		
14	Pitched roof		
15	They should reflect the rural feel of the village		
16	Unique features		
17	would hate to see anything ultra-modern but that only applies to blending in		
		answered	17
		skipped	58

Part 2- To be completed if you have a need for alternative housing

14. What are your reasons for wanting to move house?

		Response Percent	Response Total
1	Larger home	0.00%	0
2	Independence/living away from home	0.00%	0
3	First time buyer	14.29%	1
4	Closer to employment	0.00%	0
5	Supported accommodation	0.00%	0
6	To give support to someone in the parish (please give details)	14.29%	1
7	Smaller home	28.57%	2
8	Can't afford current home	0.00%	0
9	Closer to schools	0.00%	0
10	55+ Accommodation	57.14%	4
11	To receive support from someone in the parish (please give details)	14.29%	1
12	Other (please specify):	42.86%	3
		answered	7
		skipped	68
Other (please specify): (3)			
1	Kenilworth or Warwick-Need to be in a town, isolated here		
2	We are happy in our home but it would be good if smaller properties to buy were available. This would release larger homes for sale to new residents		
3	Would like to move back to Leek Wootton to be closer to my parents who live here		

Seven people stated that they would like to move house. One person wanted to move out of the parish as they felt isolated.

15. Has anyone in your household had to move away from the parish in the last five years because...?

		Response Percent	Response Total
4	private rented was too expensive	0.00%	0
5	Other (please specify):	100.00%	2
		answered	2
		skipped	73
Other (please specify): (2)			
1	I have had to move to rented accommodation in Coventry as there are no 1-2 bedroom houses in Leek Wootton to either rent or buy. I am a first time buyer		
2	No		

One respondent stated that they had to move away from the parish as there were no suitable and affordable properties to buy locally. They wanted to live in Leek Wootton.

Questions 16, 17, 18, and 19 are all asked to check whether, if there is a housing need, respondents would have a local connection and therefore be eligible for housing under a section 106 agreement.

16. Do you currently live or work or were born in the parish?

	Yes	No	Response Total
Live in the parish	66.7% (4)	33.3% (2)	6
Work in the parish	0.0% (0)	100.0% (2)	2
Previously lived in the parish	50.0% (1)	50.0% (1)	2
Born in the parish	50.0% (1)	50.0% (1)	2
			answered
			6
			skipped
			69




17. Do you currently live or work in the parish or were you born in the parish but moved away?

	Yes	No	Response Total
Live in the parish	66.7% (4)	33.3% (2)	6
Work in the parish	0.0% (0)	100.0% (2)	2
Previously lived in the parish	50.0% (1)	50.0% (1)	2
Born in the parish	50.0% (1)	50.0% (1)	2
			answered
			6
			skipped
			69

18. How long have you lived or worked in the parish?

	less than 5 years	6-15 years	16-25 years	26-35 years	35+ years	Response Total
How long have you lived in the parish	0.0% (0)	0.0% (0)	25.0% (1)	25.0% (1)	50.0% (2)	4
						answered
						4
						skipped
						71

19. Do you have close family living in the parish?

			Response Percent	Response Total
1	Mother		33.33%	1
2	Father		33.33%	1
6	Daughter		66.67%	2
7	Other (please specify):		0.00%	0
			answered	3
			skipped	72

All the respondents did have an accepted local connection, either by living in the parish or by having close family in the parish.

20. Please give details of anyone wanting to move with you




One person gave family information which has not been included for confidentiality.

21. Please give details of anyone within your household who has specific housing needs

1	Open-Ended Question		100.00%	1
1	sheltered type accommodation or apartment			
			answered	1
			skipped	74


One respondent requested sheltered accommodation but did not specify any particular needs.

22. What type of housing do you require?

2	Owner market purchase		66.67%	2
4	Owner first time buyer		33.33%	1
6	Other (please specify):		66.67%	2
			answered	3
			skipped	72
Other (please specify): (2)				
1	flat/apartment/over 55 supported			
2	Would like to buy a 2 bedroom property in the village of Leek Wootton			


Three respondents answered that they would like to buy a property.

23. How many bedrooms do you need?

			Response Percent	Response Total
2	2		100.00%	3
			answered	3
			skipped	72



Three respondents said that they wanted a two bedroom property.

24. In order to assess the affordability of your housing requirements, please give your annual income

			Response Percent	Response Total
3	£20000-£29999		100.00%	1
			answered	1
			skipped	74


One person answered this question.

25. If you want to buy your own home what price range would you be considering?

			Response Percent	Response Total
2	£125000-£149999		50.00%	1
4	£200000-£249999		50.00%	1
			answered	2
			skipped	73

Two respondents provided information on what price they could afford if they were to purchase a property.

26. If you are currently on a housing list, is it?

			Response Percent	Response Total
1	Local Authority		100.00%	1
2	Housing Association		0.00%	0
3	Both		0.00%	0
			answered	1
			skipped	74

Only one respondent is on the housing register and that is for a property outside the parish as they wish to move away.

Conclusion

Only three respondents gave information about their housing needs.

Respondent 1

They were from the parish and have local connections still. They have moved away because of being unable to purchase, but would like to return to a two bedroom first-time buyer property.

Salary range up to £29999

Purchase price up to £149999

Most likely tenure would be housing association shared ownership due to affordability.

Respondent 2

Couple aged 80, would like to be near family in the parish for support, require 2 bedroom, owner occupier, sheltered accommodation.

Purchase price up to £249999

Respondent 3

Wants to move to social accommodation away from the parish. Needs 55+ in an urban area. Is on the local authority housing register.

Other

Two respondents requested 55+ accommodation but did not give complete information. They were looking to their future needs. Both were current owner occupiers, and may therefore be in a position to purchase to purchase such a property in the future.

Warwick District Council Housing register

The housing register held by Warwick District Council has 106 applicants requesting accommodation in Leek Wootton and Guy's Cliffe:

- 1 bedroom accommodation 63 applicants
- 2 bedroom accommodation 32 applicants
- 3 bedroom accommodation 8 applicants
- 4 bedroom accommodation 3 applicants.

Unfortunately, due to GDPR the information that is available regarding these applicants is limited and it may be that some of them are in 'band 4' with no priority for housing. It does show however that there are far more people wishing to live in the parish or in alternative accommodation within the parish, than this current survey indicates. It also highlights there may be a need for smaller, affordable properties in the area.

If you have any questions regarding this survey, please contact:

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