

Shipston on Stour, South Warwickshire

Housing Needs Survey 2021

for

Shipston on Stour Town Council

Final Report

September 2021

(Updated September 2023 to reflect Census 2021 data)

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1. Executive Summary

Introduction

arc4 was commissioned by Shipston on Stour Town Council to undertake a housing needs survey (HNS). The survey was conducted to inform future revisions of the Neighbourhood Plan. The study area is that of the parish of Shipston on Stour, in the district of Stratford on Avon.

What is the affordable housing need in Shipston on Stour?

Based on information from the household survey and the district council's housing register the evidence suggests that:

- need exists for between 125 and 203 affordable dwellings over the next 5-years after taking current and future committed supply from existing housing and potential new development into account;
- this need arises from both existing and newly forming households;
- all size and types of dwellings are needed, with an emphasis on 1 or 2-bedroom dwellings and the affordable home ownership tenure; and
- affordable rented homes may also be needed if the existing supply cannot meet the needs for households requiring specialised housing; if the supply is not in step with the needs of households on the housing register; or to facilitate regeneration.

Why is this?

- this is mostly due to high house prices, and that few affordable or market rented options exist for those unable to afford entry level market housing;
- there is virtually no supply of affordable home ownership housing in the parish;
- 73.4% of existing households in housing need want to stay in the area;
- 50% of newly forming households plan to remain in the area;
- a number of households were identified by the survey that formerly lived in the parish and would want to return to both affordable and market housing; and
- the most frequent reasons cited for moving home by existing households is 'right-sizing' i.e., needing a larger or smaller dwelling.

What is the need for additional market housing in Shipston on Stour?

There is a need for additional market housing in the form of 1, 2 or 3 -bedroom bungalows.

Why is this?

The survey evidence suggests that this is because of older person households needing to downsize to smaller, more suitable dwellings which would free up larger homes for growing families. The survey shows significant levels of need from households seeking to upsize.

To what extent are local house prices affordable to residents?

- on average, Shipston on Stour's house prices are lower than for the district as a whole, although house prices are still unaffordable to many;
- this means that lower income households may not be able to afford entry level market housing unless they have significant savings or receive financial assistance from their family or friends;
- this particularly affects younger households and first-time buyers; and
- it also means that if younger people and families are to be retained in the area many will need access to housing that they can afford.

What demographic trends are likely to apply to the study area?

- according to government population projections, over the 25 years (2018 to 2043) the population of the district will increase by 29.1%. The age group to increase the most is the over 65 age group at 51.2%;
- comparison of household tenure between the Census 2011 and 2022 shows an increase in the number and proportion of outright owners which is consistent with the population projections;
- this change will impact on the area and future housing need as the population ages; and
- comparison of household and housing characteristics between the census 2011 and 2021 shows only marginal change in the housing stock profile of Shipston on Stour in spite of the growth overall by 385 households.

What are the other findings of the HNS?

Most households responding to the survey told us that the highest priorities for future newbuild housing should be houses affordable to first time buyers, and the Government's 'First Homes Scheme' as well as smaller homes – whether for singles, couples, families or older households wishing to downsize.

Most households told us that in terms of improvements to local amenities, parking, health care, and flood defences should be a priority for improvement.

How and when was this evidence collected?

- data was sourced from the Office for National Statistics (ONS); Gov.uk, the Land Registry, Rightmove and Zoopla;
- the district council's housing register; and
- data and other information were also collected from a household survey.

The household survey was conducted in July 2021 and the report was produced in August 2021.

2. Introduction

Introduction and summary of this chapter

- 2.1 The aim of this study is to assess the unmet need for housing and the characteristics of need for the parish of Shipston on Stour, in the Stratford on Avon district in order to inform future revisions of the Neighbourhood Plan. As such it is both a formal housing assessment *and* an evidence base which states the characteristics of local housing and households as well as other information from key literature such as the local plan and other relevant research.
- 2.2 The study method involved analysis based on evidence from official data and a household survey. All households resident in the parish were invited to participate in the survey. The study also examines the factors that are driving an unmet need for affordable housing such as local imbalances between local housing and households; affordability of housing and population trends.
- 2.3 Findings are based upon several sources of data all of which contribute to a balanced conclusion in order that the needs of local residents are met in the long term and the parish becomes an increasingly sustainable settlement.
- 2.4 The relevant planning policy of the local planning authority is summarised in order to understand the policy context.

Overview of the study method

- 2.5 In accordance with government practice guidance¹, data from several sources are assembled and analysed to enable us to robustly make a balanced assessment of the additional housing that is required by households resident in the study area:
 - Census 2011 to enable us to understand how the profiles of the housing stock and households interact;
 - Land Registry, Rightmove and Zoopla data to understand local house prices and define market housing entry level price points and the affordability of prices to local households;
 - both of the above plus the latest ONS population projections to understand trends;
 - data from a household survey to achieve a fine-grained understanding of the housing requirements of households in need;

¹ Housing Needs Assessments – a Guide to Good Practice DETR, 2000

- information from the local authority including planning policy context, district wide housing requirements and data from the housing register;
 - supply side information from government data to understand affordable housing supply and council data to understand potential supply from extant planning consents;
 - use of the basic needs assessment model² (BNAM) used by arc4 and other leading consultants in accordance with the practice guidance to demonstrate demand and supply scenarios based upon different sources of data.
- 2.6 Survey data provides an incomplete picture of parish household intentions due to households choosing not to complete survey questionnaires. Data weighting is used to adjust for this.
- 2.7 Weighting is widely used in social research to adjust the results of a study to bring them more in line with what is known about a population. For example, if survey results contain 40% males and the population is known to contain 49% males, weighting can be used to correct for this discrepancy. Weighting carries a risk that the weighted data may not be representative of the sample, so error margins are calculated and are stated in chapter 5.

Government Practice guidance relating to housing needs assessments and the National Planning Policy Framework (NPPF) 2021

- 2.8 It is important that readers recognise that this housing needs survey (HNS) is consistent with the relevant aspects of practice guidance concerning housing needs surveys and the National Planning Policy Framework (NPPF).
- 2.9 The most relevant guidance was published by the government in the year 2000 and is called Housing Need Assessments: A Guide to Good Practice. It describes best practice in designing producing and interpreting data from housing needs assessments and surveys. This HNS report contains many references to guidance on a topic-by-topic basis.
- 2.10 Consideration of the (NPPF) July 2021 is important as it defines the term 'affordable housing'. This definition is crucial to the HNS in order to distinguish between market housing and affordable housing tenures. Annex 2 of the NPPF defines the following tenures to be classed as affordable some of which are affordable home ownership in addition to affordable rented tenures. References to starter homes are likely to be replaced in any updated NPPF due to government introducing the First Homes Scheme.

² Housing Needs Assessments – a Guide to Good Practice DETR, 2000: paras 2.12-2.24

Table 2.1 NPPF 2021 Annex 2, Affordable Housing.

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Source: NPPF 2021

2.11 The national planning policy guidance (NPPG 2019) is also relevant as it reflects key principles of the good practice guidance upon which this HNS is based.³

³ NPPG 2019 revised June 2021 affordable housing paragraphs 020 to 024

The First Homes initiative

- 2.12 The HNS report anticipates the government's emerging First Homes scheme. This was announced by the government in February 2020. It is anticipated that the scheme will become available in 2021, replacing the starter homes initiative described in NPPF. Further information published by government can be found at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864267/Guide_to_First_Homes.pdf

- 2.13 An extract from this document follows:

- First Homes are flats and houses built on developments up and down the country. They will be no different from other properties except they will be sold with a discount of at least 30 percent.
- They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices.
- They will be prioritised for first-time buyers, serving members and veterans of the Armed Forces, and key workers, such as nurses, police and teachers.
- The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

Planning policy context

The Stratford upon Avon Core strategy 2011-2031

Key abstracts from policy CS18 (affordable housing)

- 2.14 The following abstracts provide the key information needed if new housing development is to comply with the planning policy of the local planning authority (LPA).

- In the parishes of Alcester and Kinwarton, Bidford-on-Avon, Henley-in-Arden and Beaudesert, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Mappleborough Green, Tanworth-in-Arden, and Wellesbourne; development providing:
 - 11 or more dwellings; or
 - 6 or more dwellings with a combined floorspace of more than 1,000sqm
- In all other parishes: development providing 6 or more dwellings.

On each site to which this policy applies, an appropriate tenure profile will be determined based on the principle that total affordable housing costs (rents and sale prices together with any applicable service charges) must be set at levels which will ensure that the accommodation is genuinely affordable to all households on low incomes, including those in work and/or with special needs. In accordance with the housing size and mix required by Policy CS.19, the following preferred tenure mix will also apply. The final mix achieved on any site will be informed by the up-to-date position set out in the Development Requirements SPD, which shall take into account any change to the definition of affordable housing established via national guidance, any relevant site specific issues and evidence of local circumstances:

- Maximum 20% Affordable Rented Housing
- Maximum 20% Intermediate Housing
- Minimum 60% Social Rented Housing

Policy CS19 (housing mix and type)

A. Principle

All new homes (both market and affordable and whether general needs or specialised) will contribute to the creation of balanced and sustainable communities by meeting identified local and District housing needs in terms of mix, size, tenure and type to cater for the full range of different households. Generally, the larger the scale of development, the more opportunity exists for a wider range of dwelling types and sizes.

B. General Needs Housing Mix

The following table sets out the preferred type and mix of homes that will apply, in accordance with the tenure mix set out in Policy CS.18 Affordable Housing, but the final mix achieved on any site will be informed by the up-to-date position set out in the Development Requirements SPD, taking account of any relevant site specific issues and evidence of local market circumstances.

| Dwelling Type | Market housing | Affordable Housing |
|-------------------------------|----------------|--------------------|
| 1 bed (2 person) | 5-10% | 15-20% |
| 2 bed (3 or 4 person) | 35-40% | 35-40% |
| 3 bed (5 or 6 person) | 40-45% | 35-40% |
| 4+ bed (6, 7 or 8+ person) | 15-20% | 5-10% |

Policy CS20 (requirements)

- 2.15 This is included as it seeks new build housing to help achieve sustainable mixed communities.

E. Requirements

1. Proposals will preserve and enhance the character of the locality and will not unacceptably detract from the amenities of any neighbouring property by reason of loss of daylight, loss of privacy, overshadowing, or overbearing impacts.
2. Proposals for new dwellings should help achieve sustainable mixed communities by contributing to the provision of a mix of housing to meet local needs.
3. In determining applications, other material planning considerations will be taken into account, in particular the impacts on highway safety, heritage assets, protected trees, openness in the Green Belt, protected species, flooding and drainage.
4. Proposals will be compliant with the considerations set out in the Development Requirements Supplementary Planning Document, as appropriate.

- 2.16 The following abstract from the government's guidance on achieving decent homes is noteworthy as it defines what is meant by a mixed community which is relevant context to this study.

Decent homes and mixed communities

What is a mixed community?

A mixed communities' approach aims to create better outcomes for the most vulnerable in society and sustainable communities for all. There is no 'one size fits all' approach and how mixed communities are developed will depend on the local context. However, **mixed communities** are areas that:

- attract and retain households with a wide range of incomes;
- have good quality housing in attractive environments with access to good local schools and retail/leisure facilities and other services such as health;
- have a mix of housing size, type and tenure;
- attract and retain households with choice;
- have strong local economies and contribute to strong regional economies;
- are well connected to employment opportunities through neighbourhood design, transport and job access services;
- provide access to other economic and social opportunities for all residents, enhancing their life chances;
- have high quality housing and neighbourhood management; and
- have low levels of crime and provide support services for vulnerable people.

- 2.17 We believe that a mixed and balanced housing supply is key to attracting and retaining people in the neighbourhood to the benefit of the community. Chapters 3, 4 and 5 of this report draw attention to imbalances between the characteristics of the parish's housing and households.

Shipston on Stour Neighbourhood Development Plan

- 2.18 There are 6 housing related policies following in the Neighbourhood Plan 2018. These are listed in the appendix and considered further in the conclusion to this HNS report – section 6.

About arc4

- 2.19 arc⁴ is a leading housing consultancy that operates across England and Wales. The breadth of experience of the company and its people is evident from its website www.arc4.co.uk. It has a division that specialises in Local Housing Need Surveys (LHNS).
- 2.20 The commission was accepted as it is consistent with its mission to ensure that local housing need is assessed as accurately as possible as a foundation for sustainable development and social justice.
- 2.21 arc⁴'s role is limited to the collection and the objective and impartial analysis of data. For the avoidance of doubt, it has no role in community consultation regarding the development process.

3. A profile of Shipston on Stour

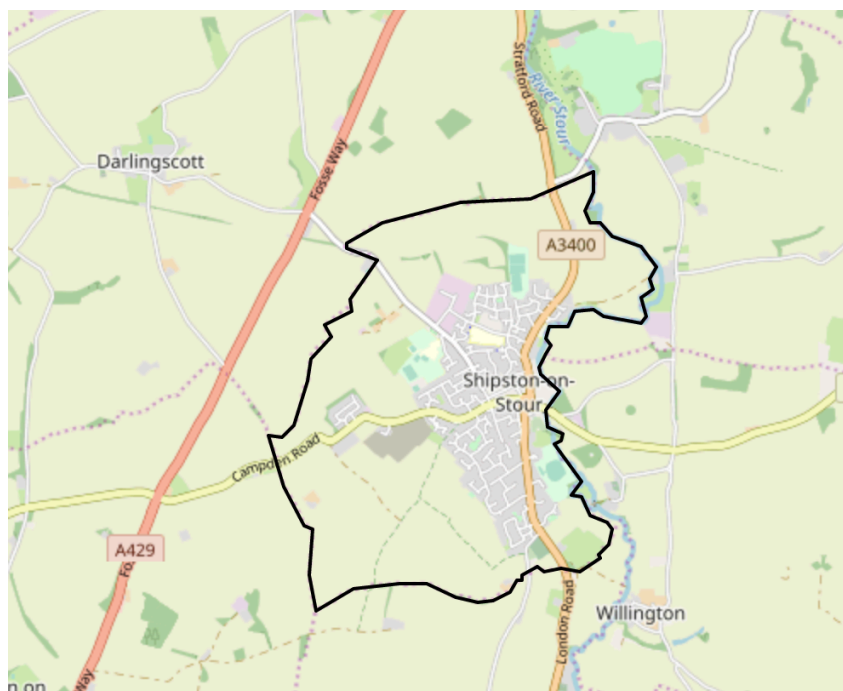
Introduction and summary of the chapter

- 3.1 In Chapter 3, we look closely at specific characteristics of Shipston on Stour's housing stock and households.
- 3.2 Using census 2011 household and housing data, alongside population projections, we identify current imbalances that exist and how trends will impact on any imbalances in the future.
- 3.3 Census 2021 housing data became available in January 2023 and this report has been partially updated to reflect these data.
- 3.4 As at census day 2011, the predominant house type was the owner occupied, 2 or 3 or more-bedroom detached house. Compared to the district and England there are smaller proportions of semi-detached houses and flats.
- 3.5 The composition of households at census 2011 has a large proportion of single people and families aged 65 or older. In line with district level population projections the proportion of the population aged 65 and over is likely to grow by over 50%.
- 3.6 The evidence suggests that imbalances exist, and these will become wider as the population ages.

Geography and Population

- 3.7 The study area is depicted below in the following map.

Map 1 **The study area**



Source: Nomis

- 3.8 According to the census 2011 there were 5,038 people living in 2,318 households within the parish. The average household size was 2.17 persons per household which is less than the average for England (2.4) and the district of Stratford on Avon (2.32).

Dwelling and household characteristics

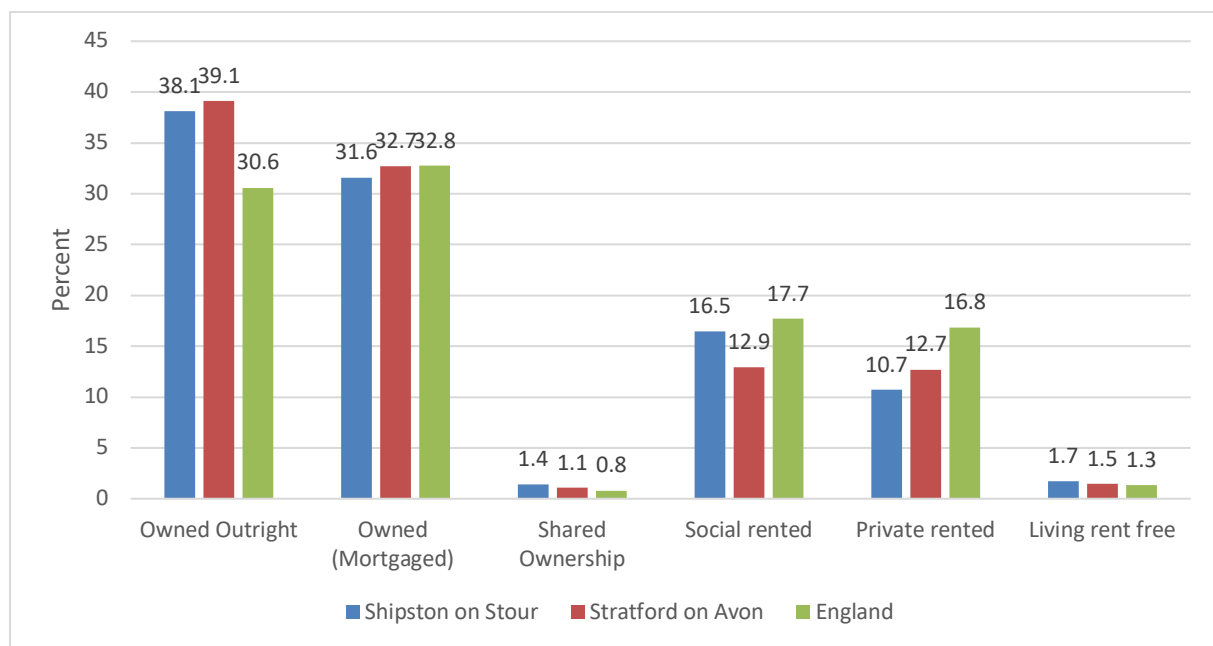
Evidence from the census 2011 and 2021

- 3.9 This section summarises data from the census 2011. With the exception of data relating to household tenure, data in the following figures are presented as proportions (percentages) as this is the most effective means of comparison between geographies. The numbers from which the percentages are derived are stated in the data appendix. The data appendix provides 2021 census data in detail which only became available in January 2023. The key differences highlighting change between 2011 and 2021 snapshots are stated in the narrative below. As at September 2023, detailed census data for parishes are still not published. Less detailed profiles are published but cannot be reconciled to our detailed reporting of the census 2011. This means we have had to build up census data 2021 from individual output areas. Readers may note that by this method household totals vary between the tables.
- 3.10 The following tables show selected housing and household characteristics that are key to understanding the drivers of housing need^{4,5}. The tables also help to define any apparent mismatches between housing and household characteristics that may lead to local gaps in housing supply.⁶
- 3.11 Figure 3.1 shows large proportions of housing owned outright compared to the country. There were low proportions of private housing compared to the district and particularly England as a whole. Proportions of social rented housing were high compared to the district.

⁴ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: an assessment of need is not simply a question of going to one source of data.

⁵ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: it is desirable to draw on additional sources of information to provide a check on the information from particular sources, which may have limitations.

⁶ Local Housing Need Assessment: A guide to good practice (DETR 2000) para. table 4.2 and paras 6.16-9 mismatch as a driver of housing need.

Figure 3.1 Tenure 2011

Source: Census 2011

3.12 *Table 3.1* below compares snapshots of household tenure measured by the census in 2011 and 2021.

3.13 A greater proportion of growth in the number of households resident in the town occurred when compared to the wider geographies. There are also significant changes in household tenure:

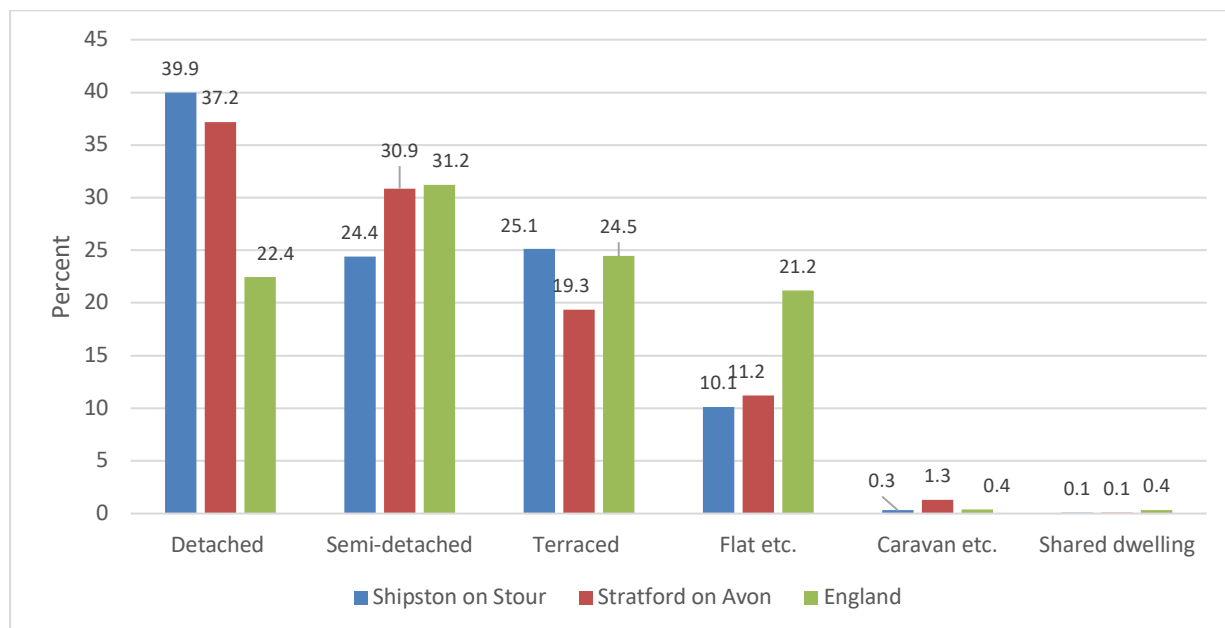
- evidence of the aging population of the town and the wider geographies is clear with significant increases in the number and proportion of households that own outright;
- the number and proportion of households owning subject to a mortgage increased at a much lesser rate of growth, however the proportion of private renters grew at a greater rate;
- there was a modest rate of growth in households renting affordable housing; and
- the number of households living in the shared ownership tenure more than doubled in the decade but more needs to be provided if the resale market for this tenure is to achieve adequate levels of supply.

| Table 3.1 Comparison of tenure snapshots, census 2011 and 2021 | | | | | | |
|---|--------------------------|----------------|--------------------------|----------------|----------------|----------------|
| Census 2021 | | | | | | |
| Tenure | Shipston on Stour | | Stratford on Avon | | England | |
| | Number | Percent | Number | Percent | Number | Percent |
| Owens outright | 1,076 | 39.8 | 24,156 | 40.6 | 7,624,693 | 32.5 |
| Owens with a mortgage | 741 | 27.4 | 17,967 | 30.2 | 6,744,372 | 28.8 |
| Shared ownership | 69 | 2.6 | 1,060 | 1.8 | 235,951 | 1.0 |
| Social rented | 467 | 17.3 | 7,906 | 13.3 | 4,005,663 | 17.1 |
| Private rented | 350 | 12.9 | 8,363 | 14.1 | 4,794,889 | 20.5 |
| Lives rent free | 0 | 0.0 | 11 | 0.0 | 30,517 | 0.1 |
| All households | 2,703 | 100.0 | 59,463 | 100.0 | 23,436,085 | 100.0 |
| Census 2011 | | | | | | |
| Owens outright | 883 | 38.1 | 20,315 | 39.1 | 6,745,584 | 30.6 |
| Owens with a mortgage | 732 | 31.6 | 16,989 | 32.7 | 7,229,440 | 32.8 |
| Shared ownership | 33 | 1.4 | 561 | 1.1 | 173,760 | 0.8 |
| Social rented | 382 | 16.5 | 6,713 | 12.9 | 3,903,550 | 17.7 |
| Private rented | 248 | 10.7 | 6,596 | 12.7 | 3,715,924 | 16.8 |
| Lives rent free | 40 | 1.7 | 754 | 1.5 | 295,110 | 1.3 |
| All households | 2,318 | 100.0 | 51,928 | 100.0 | 22,063,368 | 100.0 |
| Difference 2021 minus 2011 | | | | | | |
| Owens outright | 193 | 1.7 | 3,841 | 1.5 | 879,109 | 2.0 |
| Owens with a mortgage | 9 | -4.2 | 978 | -2.5 | -485,068 | -4.0 |
| Shared ownership | 36 | 1.1 | 499 | 0.7 | 62,191 | 0.2 |
| Social rented | 85 | 0.8 | 1,193 | 0.4 | 102,113 | -0.6 |
| Private rented | 102 | 2.2 | 1,767 | 1.4 | 1,078,965 | 3.6 |
| Lives rent free | -40 | -1.7 | -743 | -1.4 | -264,593 | -1.2 |
| All households | 385 | 0.0 | 7,535 | 0.0 | 1,372,717 | 0.0 |
| Overall growth | | | | | | |
| | No. | % | | | | |
| Shipston | 385 | 16.6 | | | | |
| Stratford upon Avon | 7,535 | 14.5 | | | | |
| England | 1,372,717 | 6.2 | | | | |

3.14 Figure 3.2 shows that there was a large proportion of detached homes in the parish and district compared to England as a whole, and a particularly small proportion of flats. Interestingly, there was a higher proportion of terraced dwellings in Shipston on Stour than semi-detached dwellings, implying that the housing stock is very mixed – with a particular emphasis on detached dwellings and terraced dwellings. The smaller proportion of semi-detached dwellings is particularly noteworthy when compared to the wider geographies. Housebuilding between the censuses have changed the profile of house types. In particular the parish proportion of semi-detached houses has risen

to 27.2% - a much larger change than the district average. The proportion of terraced houses decreased to 22.8%. The proportion of detached houses fell slightly (to 39.7%)

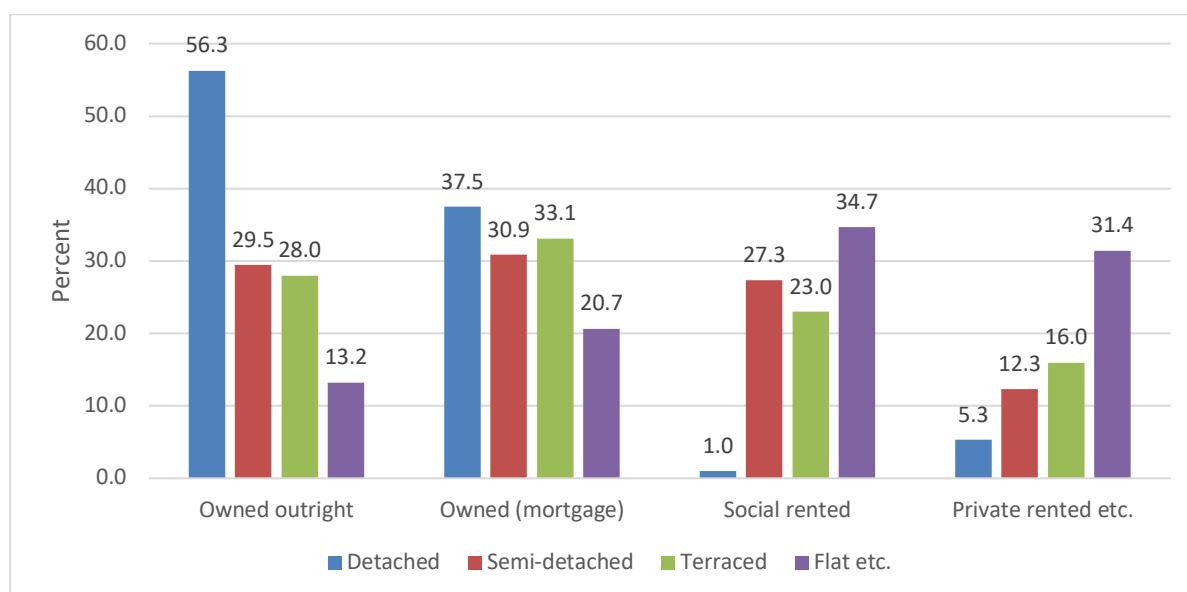
Figure 3.2 House type 2011



Source: Census 2011

3.15 Figure 3.3 shows how house types vary by tenure within the parish. Nearly all (93.8%) detached houses and bungalows were owner occupied. Rented housing was mostly in the form of flats. The highest proportion of terraced dwellings were owned with the help of a mortgage. The census does not distinguish between houses and bungalows.

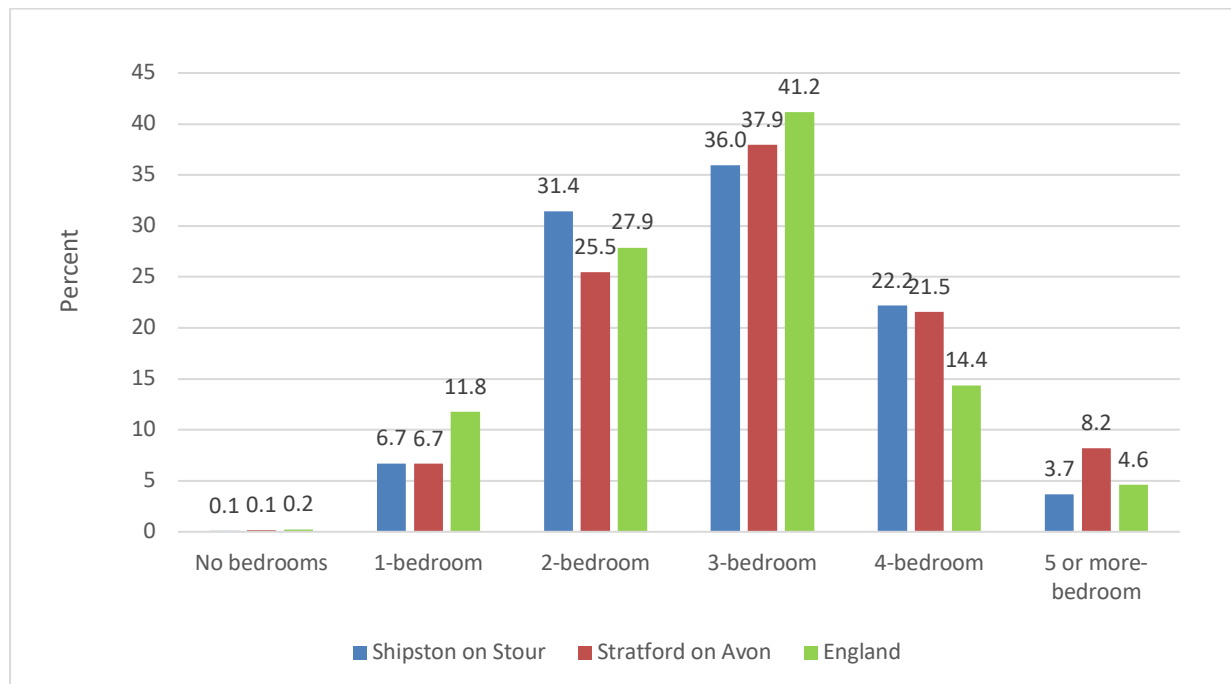
Figure 3.3 House type by tenure (Shipston on Stour only) 2011



Source: Census 2011

- 3.16 Figure 3.4 shows that 3-bedroom dwellings were the largest group in the parish. There was a larger proportion of 2-bedroom and 4-bedroom dwellings in the parish compared to the wider geographies, and a smaller proportion of 5 or more-dwellings in the parish, particularly compared to the district. Housebuilding between the censuses has not significantly changed the profile of house types measured by the number of bedrooms in the parish or the district.

Figure 3.4 **Number of bedrooms 2011**



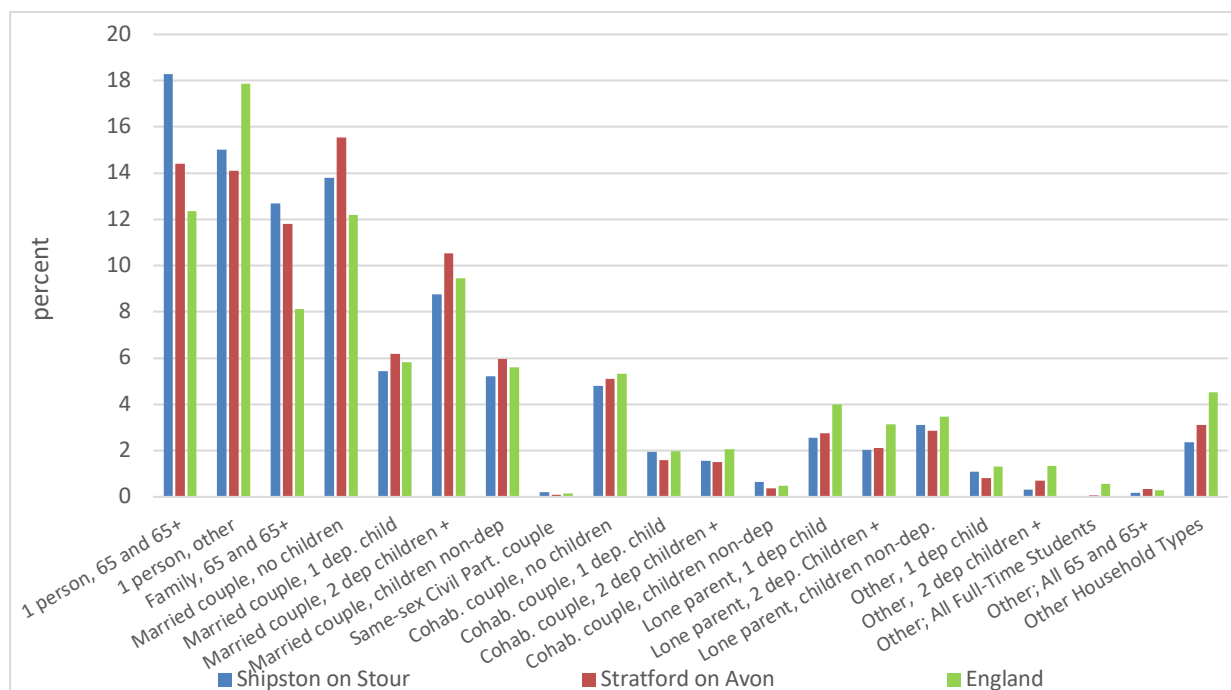
Source: Census 2011

- 3.17 In figure 3.5 below, owner occupied housing largely comprised of 3-bedroom dwellings, whereas in the private rented and social rented sector, the largest proportion of dwellings was 2-bedrooms. A very small proportion of dwellings were 1-bedroom dwellings (only 7% of the total housing stock), and most of these (almost 50%) were in the social rented sector.

Figure 3.5 Bedrooms by tenure (Shipston on Stour only) 2011

Source: Census 2011

3.18 Figure 3.6 shows the household composition in 2011.

Figure 3.6 Household composition

Source: Census 2011 (dep=dependent)

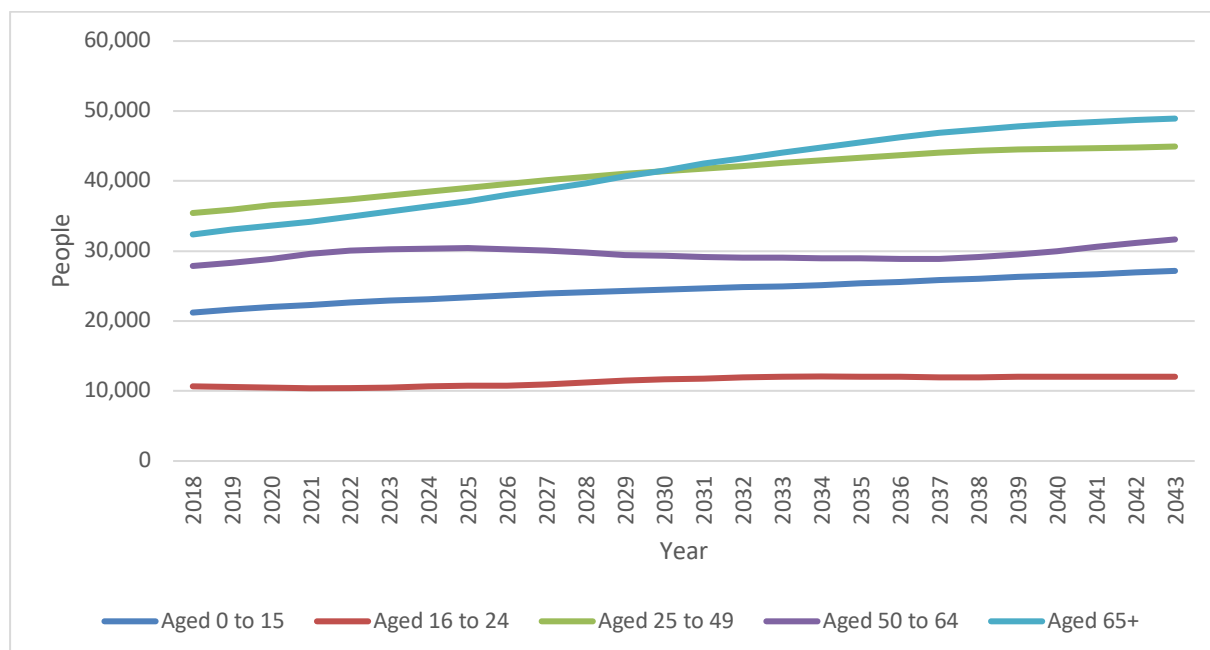
3.19 Household composition in Shipston on Stour largely followed the same pattern as the wider geographies. One notable exception is the slightly higher proportion of single people and families aged 65 years of age or older. 31.1% of households in Shipston on Stour are aged 65 or over, compared with 20.7% of households in England as a whole.

- 3.20 The census 2021 reporting of household type is less detailed than in 2011 making comparison more difficult. The most noteworthy change is a slight increase in the number of older families to 13.29 %, in spite of the age threshold being changed to 66 years. The proportion of married couples (under 66) with no children reduced from 15.5% to 11.33%. the number with non-dependent children also reduced slightly from 5.2% to 4.98%. The number of lone parent families with dependent children rose from 4.5% to 5.2%.

Population projections

- 3.21 These projections are most readily available at district level and are not available at ward level. They are 2018 based and here show a projected change in the structure of the population between 2020 to 2043. They show that there are changes in the population structure likely to affect the ward and the changing nature of housing need.⁷
- 3.22 Figure 3.7 shows that the proportion of people aged 65 or over is set to grow by 16,561 or 51.2% which is a faster rate than the other age groups. However, all age groups will grow in number over the period to 2043. The data for this can be viewed in the appendix. Overall the district population will increase by 37,170 people which is an increase of 29.1% over the population in 2018. This means that over the period 2018 to 2043 a significant amount of additional housing will be needed in the district in order to support this growing elderly population.

⁷ Local Housing Need Assessment: A guide to good practice (DETR 2000) para 2.2 HNS essential requirements: HNS must project need forward over the strategy period

Figure 3.7 Population projections (district only) 2018 to 2043

Source: Nomis

Key findings from the Census 2011, 2022 and population projections.

- 3.23 The key features of the housing stock is, when compared to wider geographies, the predominance of terraced and detached dwellings and lower proportion of flats . Although the majority of dwellings, similar to the wider geographies, have 3-bedrooms, there is also a larger than average proportion of 2-bedroom dwellings. Whilst there is a similar proportion of owner-occupied dwellings compared to Stratford on Avon, there is a smaller proportion of private rented dwellings compared with the wider geographies. Households in Shipston on Stour are largely made up of single people and married couples without children living at home.
- 3.24 The population projections for the district reveals an aging population set to increase significantly over the coming years. A comparison of Census 2011 and 2021 household snapshots is consistent with this as the number and proportion of outright homeowners increased in the parish.
- 3.25 The evidence suggests that, to improve the imbalance between housing and households moving forward housing should be delivered partly to enable older person households to downsize within their community. A supply of more affordable housing should be enabled for younger households as many would be unable to afford the 4 or more-bedroom detached housing that will be released by older people downsizing or leaving the area. Comparison of dwelling types, number of bedrooms and household composition shows little change as measured by census 2011 and 2022 in spite of an increase of 385 households residents in the parish over the decade.

- 3.26 In conclusion, this information should provide context and improves the understanding of what is driving housing need trends in the characteristics of need moving forward.

4. Local house prices, rents and affordability

Introduction and summary of the chapter

- 4.1 In Chapter 4, we look closely at the price and affordability of the housing tenures and compare these factors to district and national levels.
- 4.2 This will help us to understand the extent to which house prices and rents drive the need for affordable housing and other options available to households. Data will feed into our assessment of the requirement for affordable and market housing in the next section and provide context for our overall findings⁸.
- 4.3 Key findings are that:
- house prices are lower than comparable prices across the district, however despite this, entry level prices would generally be unaffordable to many first-time buyer households, including some key worker household configurations;
 - this is compounded by the fact that most supply coming onto the resale market is of 3 to 4 or more-bedroom detached housing;
 - whilst affordable home ownership products undoubtedly reduce the price of ownership, significant discounts would be necessary for many first-time buyers to afford it, particularly single person households.

Benchmark rents and house prices

- 4.4 Many tables in this chapter state prices at benchmark levels. The 25th percentile value is particularly significant as this is widely accepted⁹ as the entry level market level, being the lowest price at which there is a reasonable supply of housing in reasonable condition.
- 4.5 The percentile value is calculated by listing all lettings or sales in a given period in ascending order according to their price or rent. The number of sales or rentals is divided by 100. The percentile price or rent corresponding to each percentile can be read off. The percentiles most frequently used in this study are the 25th (or lower quartile price point) or the 50th (the median price point).

⁸ Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraphs 4.18 to 4.29

⁹ Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraph 4.22

Local rents and the household income required to service a rent

- 4.6 Table 4.1 shows the 25th and 50th the percentile price point for rented housing in Shipston on Stour and the district of Stratford on Avon.

| Table 4.1 Assessment of benchmark rent levels | | |
|---|-------------------------------------|-----------------------------|
| | Percentile 25 (lower quartile) £pcm | Percentile 50 (Median) £pcm |
| Shipston on Stour | 650 | 722 |
| Stratford on Avon | 724 | 849 |

Source: Zoopla 2020

- 4.7 Table 4.2 states the household income required to service local rents at the main percentile points. This is using an assumed rental to gross income ratio of 25%.

| Table 4.2 Average market rents and income required | | |
|--|---------------|--------|
| | Percentile 25 | Median |
| Monthly rental price (£ per calendar month (PCM)) | 650 | 721 |
| Annual gross household income required £ | 31,200 | 34,632 |

Source: Zoopla and arc4

- 4.8 Table 4.3 states the 2021 value of the local housing allowance that applies to the Shipston on Stour area noting that this is the Warwickshire South BRMA (broad rental market area). This is significant as it is the maximum rent level that is eligible for housing benefit. Any household eligible for housing benefit and seeking a private rental would need to 100% fund any rent above this level. This significance of this information is that any low-income household eligible for housing benefit, seeking more than a 1-bedroom rental in the area would probably not have the full cost of the rental met by housing benefit as the allowance is lower than local entry level prices.

| Table 4.3 Warwickshire South BRMA local housing allowance rates (January 2021) | | | |
|--|------------|-------|---------------------------------|
| Dwelling type | £ per week | £ pcm | Income needed to service £ p.a. |
| Shared accommodation | 85.5 | 342 | 16,416 |
| 1-bedroom | 143.84 | 575 | 27,617 |
| 2-bedrooms | 172.6 | 690 | 33,139 |
| 3-bedrooms | 207.12 | 828 | 39,767 |
| 4-bedrooms | 276.16 | 1,105 | 53,023 |

Source: VOA

House prices and the income required to service a mortgage

- 4.9 The broad average local lower quartile price across all dwelling types for calendar year 2020 as published by the Land Registry is estimated at £237,246. Similarly, the broad average local median price for 2020 is estimated at £273,750.
- 4.10 Table 4.4 shows that on average, lower quartile prices are slightly lower in the local area compared to the rest of the district.
- 4.11 Much of the following analysis is based upon this lower quartile value. The lower quartile value is regarded as the entry level price for market housing. This value is taken as the point at which households would require affordable housing if they could not afford lower quartile prices or higher. The lower quartile point is regarded as the lowest price that a reasonable supply of housing is available in reasonable condition.

| Table 4.4 Comparison of house prices between Shipston on Stour and Stratford on Avon | | |
|--|-------------------------------------|-----------------------------|
| | Percentile 25 (lower quartile) £ | Percentile 50 (median) £ |
| Shipston on Stour | 237,246 | 273,750 |
| Stratford on Avon | 239,973 | 317,000 |

Source: Land Registry price paid 2020

- 4.12 In table 4.5, using average dwelling prices for the local area, we estimate the income required to service a mortgage or loan based upon standard assumptions of a 10% deposit and 4.5 income multiplier.
- 4.13 Throughout the following affordability analysis, it must be borne in mind that a larger deposit, whether funded through savings, equity or 'the bank of mum and dad' will reduce the size of the loan and the income required to service it.

| Table 4.5 Household income required to service a mortgage at benchmark prices | | | | |
|---|----------------------|----------|------------------------|----------|
| | Price Level - Parish | | Price Level - District | |
| | Lower quartile £ | Median £ | Lower quartile £ | Median £ |
| Purchase price | 237,246 | 273,750 | 239,973 | 317,000 |
| Minimum deposit (10%) | 23,725 | 27,375 | 23,997 | 31,700 |
| Mortgage required | 213,522 | 246,375 | 215,975 | 285,300 |
| Annual gross household income required to service the mortgage | 47,449 | 54,750 | 47,995 | 63,400 |

Source: Land Registry price paid and arc4

- 4.14 We have already noted that lower quartile prices in the parish are slightly lower than the district of Stratford on Avon, although this doesn't make any discernible difference to the income required for a lower quartile priced purchase. The difference in purchase prices is more noticeable at the median price point, with individuals requiring £8,650 less income to live in the parish rather than the wider district on average.
- 4.15 Table 4.6 estimates the affordability of lower quartile prices for the stated benchmark incomes and household configurations. It is apparent that using the 4.5 income multiplier none of the household types could afford entry level prices. The table also indicates the house price that could be afforded at these household income levels.

| Occupation and household configuration | Gross Household Income 2019 (£) | LQ price 2020 (£) | Salary required (£ p.a.) | Maximum price that could be afforded £ |
|---|--|--------------------------|---------------------------------|---|
| Police officer (single person household) | 23,124 | 237,246 | 47,449 | 114,463.80 |
| Nurse (single person household) | 17,652 | 237,246 | 47,449 | 87,377.40 |
| Fire officer (single person household) | 23,862 | 237,246 | 47,449 | 118,116.90 |
| Teacher (single person household) | 23,720 | 237,246 | 47,449 | 117,414.00 |
| Minimum wage (single person household) | 16,010 | 237,246 | 47,449 | 79,249.50 |
| Minimum wage (1 full-time and 1 part-time) | 24,014 | 237,246 | 47,449 | 118,869.30 |
| Minimum wage (two full-time working adults) | 32,019 | 237,246 | 47,449 | 158,494.05 |
| Living wage (single person household) | 17,550 | 237,246 | 47,449 | 86,872.50 |
| Living wage (1 full-time and 1 part-time) | 26,325 | 237,246 | 47,449 | 130,308.75 |
| Living wage (two full-time working adults) | 35,100 | 237,246 | 47,449 | 173,745.00 |

Source: Land Registry, nationally published pay scales and arc4

- 4.16 Finally, in table 4.7 we consider the affordability of low-cost housing home ownership (LCHO) products defined as affordable housing within the NPPF 2019 annexe B definitions. 30% discounted sale would be the most affordable option, requiring an income of £33,214, although this would be unaffordable to most households configured in table 3.6 unless there was a second income at a similar level.

| Table 4.7 The income required to fund selected low-cost home ownership products | |
|--|---------------------------------|
| Discounted sale (20% discount) | Costings/income required |
| Full price (based on 25th percentile) | £237,246 |
| Starter home price (20% off full price) | £189,797 |
| 10% deposit on equity share | £18,980 |
| Mortgaged amount | £170,817 |
| Income required for mortgage | £37,959 |
| Discounted sale (30% discount, potentially First Home scheme) | Costings/income required |
| Full price (based on 25th percentile) | £237,246 |
| Starter home price (30% off full price) | £166,072 |
| 10% deposit on equity share | £16,607 |
| Mortgaged amount | £149,465 |
| Income required for mortgage | £33,214 |
| Shared ownership 50% | Costings/income required |
| Full price (based on 25th percentile) | £237,246 |
| Equity 50% | £118,623 |
| 10% deposit on equity share | £11,862 |
| Mortgaged amount | £106,761 |
| Service Charge (monthly) | £30 |
| Rent (per month based on 2.75% on remaining equity pa) | £272 |
| Income required for mortgage | £30,503 |
| Income required for rent/service charge | £14,488.55 |
| TOTAL | £44,992 |
| Shared ownership 25% | Costings/income required |
| Full price (based on 25th percentile) | £237,246 |
| Equity 25% | £59,312 |
| 5% deposit on equity share | £2,966 |
| Mortgaged amount | £56,346 |
| Service Charge (monthly) | £30 |
| Rent (per month based on 2.75% on remaining equity pa) | £408 |
| Income required for mortgage | £16,099 |
| Income required for rent/service charge | £21,012.82 |
| TOTAL | £37,112 |
| Help to buy | Costings/income required |
| Full price (based on 25th percentile) | £237,246 |
| Equity 75% | £177,935 |
| Loan 20% | £47,449 |
| Deposit 5% | £11,862 |
| Mortgaged amount | £177,935 |
| Income required for mortgage | £39,541 |
| Loan fee (1.75% in year 6) | £830 |

Source: Land Registry and arc4

House Type

- 4.18 Whilst Land Registry price paid averages are quoted above, the only further analysis possible is by house type.
- 4.19 Prices vary considerably by house type (table 4.8) with the difference between detached and semi-detached of particular note.

| Table 4.8 Variation in house price by type | | | | |
|--|--------------------|-----------|--------------------|-------|
| Type | Percentile 25 £ | Median £ | Percentile 75 £ | Count |
| Detached | 317,250 | 360,000 | 423,750 | 32 |
| Flat | 121,250 | 125,000 | 170,000 | 5 |
| Semi-detached | 227,315 | 238,000 | 273,750 | 15 |
| Terraced | 234,495 | 244,247.5 | 259,000 | 16 |

Source: Land Registry 2020

The cost of upsizing

- 4.20 Clearly many households consider the number of bedrooms needed to be a primary factor in their need to move home. The Land Registry does not publish this information. The following information is taken from the Rightmove website which is based upon Land Registry registered transactions cross references to its database and in most but not all cases. There is enough information to indicate the extent to which price varies by number of bedrooms, however there is not sufficient information to give a real picture of the prices of 5 or more-bedroom dwellings. In order to show sufficient data, table 4.9 represents the last two years of sales according to Rightmove.

| Table 4.9 Variation in house price by number of bedrooms (2-year sample) | | | | |
|--|-----------|-----------|-----------|-------------------|
| | 1-bedroom | 2-bedroom | 3-bedroom | 4 or more-bedroom |
| Lower quartile £ | 120,000 | 190,000 | 262,000 | 276,500 |
| Median £ | 121,250 | 203,725 | 285,000 | 350,000 |
| Range from £ | 106,750 | 112,500 | 214,000 | 240,000 |
| Range to £ | 157,000 | 387,000 | 670,000 | 665,000 |
| Number | 5 | 24 | 29 | 27 |

Source: Land Registry and Rightmove

- 4.21 It is noteworthy that the supply of 1-bedroom dwellings (table 4.9) and flats table 4.8 is particularly low. This is significant as flats are entry level dwellings into the market for many households.

| Table 4.10 Additional household income required to facilitate upsizing | | |
|--|---------------------|---------------------------------------|
| | Increase in price £ | Increase in income required to fund £ |
| 1 to 2-bedroom | 70,000 | 18,000 |
| 2 to 3-bedroom | 72,000 | 18,514 |
| 3 to 4-bedroom | 14,500 | 3,729 |

Source: derived from table 4.9

- 4.22 The importance of table 4.10 is the indication of increase in purchase price affecting moving households needing to upsize and the implications for affordability. The gap between 2 and 3-bedroom dwellings in particular is a substantial leap for growing families.

Affordable housing ‘bandwidth’

- 4.23 When the definition of affordable housing within the NPPF is taken into account necessary to distinguish between affordable products for rent and affordable home ownership products. Practice guidance is clear on this point.¹⁰
- 4.24 Selective relevant quotes from the NPPF (February 2019) are (our emphasis):
- Annexe B, definition, affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions (list is selectively reproduced here);
 - Annexe B, definition, affordable housing (C) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. *Eligibility is determined with regard to local incomes and local house price*;
 - Annexe B, definition, affordable housing (D) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value);
 - paragraph 62: Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required; and

¹⁰ Local Housing Need Assessment: A guide to good practice (DETR 2000) paragraphs 2.23 and 4.48-4.51

- paragraph 71: Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home).
- 4.25 So affordable housing applies to households whose needs are not met by the market and this is understood to be in terms of affordability and supply. This is why we use the 25th percentile price (both market sale and market rent) as a proxy for both affordability and supply. Our analysis of affordable need has two components. Firstly, those in need of housing that can only afford social rented prices and secondly those that can afford more than a social rent but not market prices. However, the affordability of market prices differs considerably between market rent and market sale which is illustrated in tables 4.11 and 4.12.

Rented housing

- 4.26 Table 4.11 shows that on average, within Shipston on Stour, a household in housing need, seeking rented housing with a combined gross income of up to £31,200 could be regarded as being in affordable need.

| Table 4.11 Difference in income needed to service a social rent and a minimum market rent | | | |
|---|----------------|--|--------------|
| | Social rent* £ | Minimum Market rent **(Lower Quartile) £ | Difference £ |
| Weekly rent | 104.77 | 150 | 45.23 |
| Calendar monthly equivalent | 454 | 650 | 196 |
| Income required | 21,792.16 | 31,200 | 9,407.84 |

Source: *Social Housing Regulator query tool 2019; **Zoopla 2020;

Affordable home ownership

- 4.27 Table 4.12 shows that on average, within Shipston on Stour, a household in housing need, with a combined gross income of up to £47,449 seeking affordable home ownership, could be regarded as being in affordable need.

| Table 4.12 Difference in income needed to service a social rent and a minimum market | | | |
|--|---------------------|------------------------------|--------------|
| | Social rent* (£PCM) | Minimum Market price ** (LQ) | Difference £ |
| Price | 454 | 237,246 | n/a |
| Income required | 21,792.16 | 47,449 | 25,656.84 |

Source: *Social Housing Regulator query tool 2019; **Land registry 2020;

Key findings: local house prices, rents and affordability

- 4.28 In summary, the housing market has seen a high proportion of terraced houses and detached dwellings with 2 or 3-bedrooms. Although the prices in the parish are cheaper than the average across the district, entry level housing is still unaffordable to many household groups.
- 4.29 It is noteworthy that the gap between lower quartile prices of 2 and 3-bedroom homes is sizeable. Around £18,500 extra income per annum would need to be found by the households and it will be a challenge many younger households to be able to afford to upsize within the parish.
- 4.30 House price and income data enables us to define the parameters for the affordable home ownership products locally defined in the NPPF. For the purposes of this HNS, households would need a minimum income of £33,214 per annum income to afford the lowest cost affordable home ownership option (table 4.7). An income of £47,449 per annum would be required to fund the entry level market house price (table 4.5).

Concluding remarks: affordable housing and truly affordable housing

- 4.31 This Chapter contains a great deal of information on local house prices, rents and the income needed to service these housing costs. In chapter 2, table 2.1 we state the Government's definition of affordable housing¹¹ in relation to affordable rented housing and affordable home ownership.
- 4.32 It is clear that new build housing that meets the NPPF definitions of affordable home ownership housing may not be affordable to many households that aspire to it in areas with high house prices. This is because affordable home ownership prices are based upon market prices and discounts may be insufficient to enable housing to be affordable to some local households.

¹¹ NPPF 2021 Annex 2

5. Assessing housing need

Introduction and summary of the chapter

- 5.1 This section uses data from a specially commissioned household survey to estimate the demand for additional housing in the parish and the extent to which supply from the existing housing stock might meet that need currently.
- 5.2 The questionnaire content, analysis and modelling closely follows government practice guidance for housing needs surveys.
- 5.3 **The first part of the analysis focusses on the survey findings that are a snapshot of household circumstances and their housing needs at the time of the survey.** For the avoidance of doubt this is all households irrespective of their existing or preferred future tenure.
- 5.4 Key findings from the snapshot are:
- households in need that intend to move home in the next five-years mostly cited needing to rightsize (i.e. move into a house that is smaller or larger to meet their needs);
 - 73% of existing households were seeking to remain in the Shipston on Stour parish, those seeking to leave were mostly moving to give or receive care or support or relocate for employment;
 - around half of newly forming households wish to remain in the parish. Those seeking to remain were mostly seeking affordable home ownership;
 - overall there is likely to be a shortage of 3-bedroom houses and bungalows of all sizes across all tenures.
 - Overall the survey found that 317 existing households (all tenures) are in housing need and would seek to remain in Shipston on Stour and 177 newly forming households (all tenures);
- 5.5 **The second part of the analysis is, in accordance with good practice guidance, the use of models to turn the snapshot of data of affordable need and supply into an annual flow of affordable need and supply. The key output is a measure of the imbalance between flows of affordable need and flows of supply.**
- 5.6 When annualised to turn snapshot data into an annual flow, this becomes affordable need of 56 existing and newly forming household per annum.
- 5.7 If housing register data instead of survey data is used and adjusted to include newly forming households and those seeking affordable home ownership there are 82 households per annum in affordable need
- 5.8 Supply from vacancies, projected first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross need.
- 5.9 It is apparent in tables 5.17 and 5.18 that the impact of the two new developments and the relet supply exceeds the level of social and affordable rented housing that is

needed locally, however the local need for affordable home ownership is unlikely to be met.

- 5.10 The proportion of affordable home ownership to be delivered in current development is significantly higher than that envisaged by local plan policy CS18.

About the household survey

- 5.11 The household survey was conducted during June 2021. All Royal Mail registered addresses in the parish of Shipston on Stour were sent a questionnaire and had the option of responding by post or online. 2,934 questionnaires were dispatched and 811 were returned. 615 of these were returned through the post, and 196 were completed online. There was an overall $\pm 3.44\%$ sampling error at the 95% confidence level. The overall response rate was 28% which is nearly double the average response rate for housing need surveys conducted by arc4 using this method.
- 5.12 This chapter reports the main outputs of the survey to inform the need for additional market housing and further information about local households – especially those that are proposing to move home or newly forming households seeking their first home.
- 5.13 As explained in chapter 2, the survey findings are presented as weighted data. Survey responses have been scaled up to represent the parish household population as recommended by the good practice guidance and in accordance with statistical best practice.

Practice guidance and definitions used in the analysis

- 5.14 Firstly the current definition of affordable housing need must be understood to differentiate between the need for market housing and affordable housing. According to the national planning policy framework (NPPF) 2019, Annexe 2, affordable housing need is defined as *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more definitions'*. [These are fully listed in chapter 2].
- 5.15 This is why section 4 of this report seeks to understand local house prices and rents in some depth and establish the price and cost of entry level housing to the market. This information has been used in the following analysis.
- 5.16 It is important to appreciate that a substantial body of government guidance exists in the conduct of SHMA, HNS and LHNS.

- 5.17 The most detailed guidance¹² was produced in 2000 which is the bedrock of housing needs assessments and is still in use today by the leading consultancies. The principles are reiterated in the NPPG¹³.
- 5.18 The practice guidance was written by leading academics and commissioned by the government to ensure that **consultants and clients had a common approach** to undertaking HNAs and interpreting findings.
- 5.19 Household surveys can underestimate levels of housing need unless data is adjusted for non-responses through a statistical method of weighting or 'grossing up' data-in which case error margins should be stated.

Key survey findings

- 5.20 It would be impossible to comprehensively report on survey findings as around 50 questions were asked, covering around 450 variables. A variable is an answer given to a specific question from a list of possible answers. Only the most significant crosstabulations of data variables was undertaken. Each crosstabulation used in this report is explained at the point that it is used.
- 5.21 A simple example of a crosstabulation is as follows. A survey of 50 people was undertaken. Each respondent was asked to state their gender and were asked other questions, in this example, how many pets they owned, if any, and what sort of pet they owned (cat, dog etc). From this information you can simply state the number of pets that were owned in total by adding up the answers. However by using a *crosstabulation* of the data you can find out the answer to more questions such as do more men than women own pets? do more men than women own dogs? etc.
- 5.22 We now report key findings on a topic-by-topic basis based upon questions used in the questionnaire.

Respondent general views on priorities for future housing in the parish

- 5.23 Tables 5.1, 5.2 and 5.3 record respondent views of what they consider to be priorities for future housing in the parish. This is in terms of groups of people and types of dwellings needed in the parish. Note that this was a multiple-choice question and in some cases respondents did not record any priority, so the totals vary on each row. Accordingly, percentages are calculated on the basis of the response to each option rather than the number of households resident in the parish.

¹² Housing Need Assessments: A Guide to Good Practice (DETR) 2000.

¹³ NPPG 2019 affordable housing paras 020 to 024

- 5.24 Table 5.1 shows that a greater number and proportion of respondents would prioritise smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize. Large, detached dwellings and town houses are not seen to be a priority by many respondents.

| Table 5.1 Q6. If new homes were to be built in Shipston on Stour in future, which types would you consider a priority? | | | | | | | | |
|---|------------------------------------|-------------|-------------|--------------|--------------------|-------------|-------------|--------------|
| | Priority: Number (weighted) | | | | Priority: % | | | |
| | High | Some | None | Total | High | Some | None | Total |
| Small homes for singles or couples | 990 | 829 | 281 | 2100 | 47.1 | 39.5 | 13.4 | 100 |
| Small family homes (2 or 3-bedroom) | 1137 | 761 | 240 | 2138 | 53.2 | 35.6 | 11.2 | 100 |
| Larger family homes (4 or 5-bedroom) | 203 | 715 | 969 | 1887 | 10.8 | 37.9 | 51.4 | 100 |
| Homes that facilitate working from home | 438 | 924 | 575 | 1937 | 22.6 | 47.7 | 29.7 | 100 |
| Smaller homes to enable older people to downsize | 849 | 997 | 247 | 2093 | 40.6 | 47.6 | 11.8 | 100 |
| Supported living (sheltered housing or extra care) | 665 | 934 | 387 | 1986 | 33.5 | 47.0 | 19.5 | 100 |
| Houses with a garage | 424 | 811 | 689 | 1924 | 22.0 | 42.2 | 35.8 | 100 |
| Houses with a productive garden | 528 | 1051 | 393 | 1972 | 26.8 | 53.3 | 19.9 | 100 |
| Detached houses | 192 | 707 | 952 | 1851 | 10.4 | 38.2 | 51.4 | 100 |
| Semi-detached houses | 179 | 1139 | 534 | 1852 | 9.7 | 61.5 | 28.8 | 100 |
| Terraced houses | 189 | 863 | 787 | 1839 | 10.3 | 46.9 | 42.8 | 100 |
| Town houses (3-storey) | 101 | 576 | 1103 | 1780 | 5.7 | 32.4 | 62.0 | 100 |
| Bungalows | 780 | 927 | 393 | 2100 | 37.1 | 44.1 | 18.7 | 100 |
| Flats or apartments | 292 | 861 | 706 | 1859 | 15.7 | 46.3 | 38.0 | 100 |
| None of the above | 232 | 133 | 402 | 767 | 30.2 | 17.3 | 52.4 | 100 |

Source: household survey data

- 5.25 In Table 5.2, residents would prioritise houses affordable to first time buyers, and the Government's 'First Homes Scheme'. Respondents would not consider self-build housing a priority in the parish.

| Table 5.2 Q7. Which household groups should be considered a priority, if any, in future? | | | | | | | | |
|---|------------------------------------|-------------|-------------|--------------|--------------------|-------------|-------------|--------------|
| | Priority: Number (weighted) | | | | Priority: % | | | |
| | High | Some | None | Total | High | Some | None | Total |
| Homes affordable to first time buyers | 1705 | 162 | 553 | 2420 | 70.5 | 6.7 | 22.9 | 100 |
| Homes to rent (private landlord), affordable to average income households | 510 | 634 | 875 | 2019 | 25.3 | 31.4 | 43.3 | 100 |
| Homes to rent (social landlord) affordable to low-income households | 954 | 433 | 734 | 2121 | 45.0 | 20.4 | 34.6 | 100 |
| Housing suited to frail elderly or disabled people | 1032 | 190 | 1014 | 2236 | 46.2 | 8.5 | 45.3 | 100 |
| Shared ownership (part buy/part rent) | 362 | 707 | 887 | 1956 | 18.5 | 36.1 | 45.3 | 100 |
| First Home | 1029 | 269 | 805 | 2103 | 48.9 | 12.8 | 38.3 | 100 |
| Discounted sale for anyone that cannot afford market prices | 710 | 557 | 728 | 1995 | 35.6 | 27.9 | 36.5 | 100 |
| Those wishing to build their own homes (self-build) | 266 | 951 | 761 | 1978 | 13.4 | 48.1 | 38.5 | 100 |
| Homes for multi-generational families (including annexes) | 262 | 651 | 1027 | 1940 | 13.5 | 33.6 | 52.9 | 100 |

Source: household survey data

- 5.26 Question 8 asked residents what improvements they would like to see in the town. Table 5.3 shows that residents believe there is a need for improvements to parking, health care, and flood defences. The majority of respondents assigned no priority to the provision of additional pubs/restaurants. There was an option for respondents to add their own amenities in a free text box. The main answers given in this were; a supermarket, and a petrol station.

Table 5.3 Q8. The following are suggestions for improvements in the town.

| | Priority: Number (weighted) | | | | Priority: % | | | |
|---|-----------------------------|------|------|-------|-------------|------|------|-------|
| | High | Some | None | Total | High | Some | None | Total |
| More community facilities | 1061 | 926 | 291 | 2278 | 46.6 | 40.6 | 12.8 | 100 |
| Additional pubs/restaurants | 148 | 438 | 1616 | 2202 | 6.7 | 19.9 | 73.4 | 100 |
| More shops | 655 | 995 | 668 | 2318 | 28.3 | 42.9 | 28.8 | 100 |
| Faster internet | 1215 | 810 | 270 | 2295 | 52.9 | 35.3 | 11.8 | 100 |
| More sports or leisure facilities | 786 | 998 | 468 | 2252 | 34.9 | 44.3 | 20.8 | 100 |
| Improvements to footpaths and cycle ways | 1400 | 753 | 264 | 2417 | 57.9 | 31.2 | 10.9 | 100 |
| Improved public transport | 1247 | 840 | 270 | 2357 | 52.9 | 35.6 | 11.5 | 100 |
| Maintain free and low-priced parking for facilities | 1619 | 718 | 165 | 2502 | 64.7 | 28.7 | 6.6 | 100 |
| More cash machines/banking facilities | 474 | 895 | 893 | 2262 | 21.0 | 39.6 | 39.5 | 100 |
| A creche | 179 | 775 | 1110 | 2064 | 8.7 | 37.5 | 53.8 | 100 |
| Public toilets | 420 | 984 | 830 | 2234 | 18.8 | 44.0 | 37.2 | 100 |
| Improved street lighting | 508 | 880 | 842 | 2230 | 22.8 | 39.5 | 37.8 | 100 |
| Improved health care facilities | 1870 | 486 | 129 | 2485 | 75.3 | 19.6 | 5.2 | 100 |
| On street electric car charging | 772 | 969 | 589 | 2330 | 33.1 | 41.6 | 25.3 | 100 |
| Improved flood defences | 1295 | 786 | 126 | 2207 | 58.7 | 35.6 | 5.7 | 100 |

Source: household survey data

Questions about heating and insulation

- 5.27 Questions 9-12 were about how respondent's houses are heated, the types of insulation they have, and whether they suffer from dampness or condensation. The answers are presented in the tables below.
- 5.28 Table 5.4 shows how homes are heated in the study area. Evidence suggests the vast majority of homes are heated by gas central heating.

| Table 5.4 Q9. How is your home mainly heated? | | |
|--|-------------------|------------|
| | Number (weighted) | Percentage |
| Communal or district heating | 8 | 0.3 |
| Gas central heating | 2544 | 89.2 |
| Ground or air heat pump | 66 | 2.3 |
| Individual electric fires, heaters or convectors | 52 | 1.8 |
| LPG central heating | 12 | 0.4 |
| Off-peak electricity heaters | 93 | 3.3 |
| Oil fired central heating | 24 | 0.8 |
| Open fire or wood burner | 17 | 0.6 |
| Under floor electric heating | 6 | 0.2 |
| Other (please state): | 31 | 1.1 |
| Total | 2,853 | 100.0 |
| Actual Base | 790 | |

Source: household survey data

- 5.29 Table 5.5 shows that homes are mainly supplied with hot water, through the main heating system.

| Table 5.5 Q10. How is your home mainly supplied with hot water? | | |
|---|-------------------|------------|
| | Number (weighted) | Percentage |
| Electric water heater | 145 | 5.1 |
| From the main heating system | 2290 | 80.5 |
| Gas water heater | 332 | 11.7 |
| Ground or air heat pump | 56 | 2.0 |
| Kettle | 5 | 0.2 |
| Other (please state): | 17 | 0.6 |
| Total | 2,845 | 100 |
| Actual base | 788 | |

Source: household survey data

- 5.30 Respondents were asked if they suffered from dampness or condensation in their home. Table 5.6 suggests that 14.6% of households are affected by some sort of damp, mould or condensation, with condensation being the prevalent source.

| Table 5.6 Q11. Does your home suffer from dampness or condensation? | | |
|---|-------------------|------------|
| | Number (weighted) | Percentage |
| Black mould | 87 | 3.2 |
| Condensation | 212 | 7.8 |
| Dampness | 99 | 3.6 |
| Total affected | 398 | 14.6 |
| None | 2,325 | 85.4 |
| Total | 2,723 | 100 |
| Actual base | 754 | |

Source: household survey data

- 5.31 In response to the question ‘to what extent is your home insulated?’, the evidence suggests most homes in Shipston on Stour have double glazing and roof space insulation.

| Table 5.7 Q12. To what extent is your home insulated? | | | | | | | | | |
|---|-------------------|------|-------|-------|--------|------------|------|------|-------|
| | Number (weighted) | | | | | Percentage | | | |
| Description | Full | Some | None | Total | Actual | Full | Some | None | Total |
| Roof space insulation | 1,704 | 799 | 94 | 2,597 | 732 | 65.6 | 30.8 | 3.6 | 100 |
| Cavity wall | 1,290 | 521 | 474 | 2,285 | 647 | 56.5 | 22.8 | 20.7 | 100 |
| Double glazing | 2,361 | 246 | 80 | 2,687 | 751 | 87.9 | 9.2 | 3.0 | 100 |
| Internal wall insulation | 487 | 447 | 972 | 1,906 | 529 | 25.6 | 23.5 | 51.0 | 100 |
| External wall insulation | 557 | 401 | 928 | 1,886 | 521 | 29.5 | 21.3 | 49.2 | 100 |
| Floor insulation (other than carpeting) | 197 | 306 | 1,349 | 1,852 | 514 | 10.6 | 16.5 | 72.8 | 100 |

Source: household survey data

The characteristics of moving households

- 5.32 According to the Housing Needs Survey, 584 households plan to move home at some point over the next 5-years. Of these 584 households, when asked '*What is the main reason you want to move home in the next five years*', 432 specified a reason for seeking to move home that shows a need to move, rather than a desire. The factors that describe a need used in the questionnaire were derived from the good practice guidance¹⁴.
- 5.33 152 respondents then answered the next question '*if none of the above, which of the following would be your main reason to move home*'. These answers are more aspirational – e.g. 'I want a nicer house', The reasons stated are presented in table 5.8.

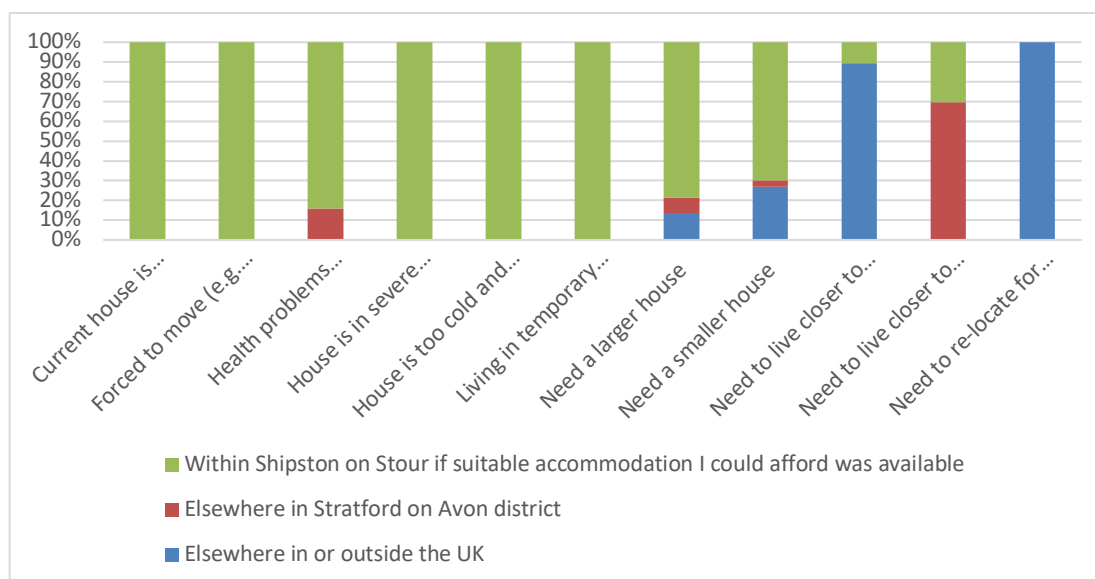
| Table 5.8 Q18 main reason for wanting to move home | |
|--|-------|
| Reason | Count |
| 'Need to move' reasons | |
| Current house is overcrowded | 21 |
| Forced to move (e.g. eviction, repossession or tenancy ending) | 8 |
| Health problems and/or need housing suitable for older/disabled person | 63 |
| House is in severe disrepair which I cannot afford or is landlord's responsibility | 8 |
| House is too cold and I cannot afford to heat it | 25 |
| Living in temporary accommodation and need permanent accommodation | 16 |
| Need a larger house | 169 |
| Need a smaller house | 63 |
| Need to live closer to family or friends to give or receive care or support | 19 |
| Need to live closer to shops or doctors or other services | 23 |
| Need to re-locate for employment | 17 |
| Sub total | 432 |
| 'Aspire to move' reasons | |
| To reduce journey time or distance to work | 4 |
| Want to live in a nicer house or area | 48 |
| Would like off street parking or a garage | 13 |
| Would like to live closer to family or friends | 8 |
| Other - Write In | 79 |
| Sub total | 152 |
| Grand Total (need and aspire) | 584 |
| Actual base | 127 |

Source: household survey 2021

¹⁴ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

- 5.34 Those wishing to move for aspirational reasons are not considered to be in housing need, so therefore are not included in the remainder of this analysis.
- 5.35 Not all households that are in housing need and wish to move home would seek to remain living in the area. Respondents were asked if they would prefer to live within Shipston on Stour, or if they would prefer to move elsewhere in Stratford on Avon district, or elsewhere in or out of the UK. This is an example of a crosstabulation. The information here is based upon households that plan to move, are in some form of housing need, and where they plan to move to.
- 5.36 Of the households in housing need that are seeking to move home, 317 households (73.4%) would remain in Shipston on Stour, 41 (9.5%) would move elsewhere in the Stratford on Avon district, and the remaining 17.1% (74 households) would move elsewhere in or outside of the UK. The reasons listed in table 5.8 are broken down by where households wish to move to in the following figure. Figure 5.1 shows each reason households are in housing need, with where the households intends to reside shown as a percentage.
- 5.37 The reasons have been abbreviated so that they can be identified clearly and are displayed in the order they are displayed in table 5.1.

Figure 5.1 Reasons households seeking to move home, and where to.



Source: Household survey 2021

- 5.38 This is particularly interesting as it shows what factors are the drivers in why households might be leaving the area. A majority of moving households in housing need wish to remain in the area, and the reasons for moving away are more likely to be about proximity to work, or needing to live closer to amenities than the accommodation being inappropriate in some way.
- 5.39 We will now examine the current accommodation occupied by households moving home in the study area. Those that wish to leave the parish are not counted in the

requirements for future accommodation. In addition, households wishing to remain in the parish but planning to move into a nursing/care home is also not counted in the requirements for future housing accommodation.

- 5.40 Table 5.9 summarises the vacant dwellings created by moving households, and compares the homes required by those that are in housing need but wish to remain in Shipston on Stour. It should be recalled that the majority of movers remaining in the study area wish to right-size (Table 5.8).
- 5.41 The evidence suggests for local households there is a substantial additional need for bungalows of all sizes, and some need for 2 and 5-bedroom detached houses, and 2 bedroom semi-detached/detached dwellings.

| Table 5.9 Comparison of current and future type of dwelling and number of bedrooms | | | | |
|---|--------------------|------------------------|----------------------|------------|
| Type | Number of bedrooms | Existing accommodation | Future accommodation | Difference |
| Bungalow | 1 | 8 | 17 | 9 |
| | 2 | 6 | 49 | 43 |
| | 3 | 0 | 23 | 23 |
| | 4 | 0 | 7 | 7 |
| Detached house | 2 | 0 | 8 | 8 |
| | 3 | 47 | 46 | -1 |
| | 4 | 55 | 25 | -30 |
| | 5 | 13 | 25 | 12 |
| Flat or Maisonette | 1 | 25 | 16 | -9 |
| | 2 | 44 | 4 | -40 |
| Semi-detached house | 2 | 90 | 35 | -55 |
| | 3 | 33 | 46 | 13 |
| | 4 | 33 | 4 | -29 |
| | 5 | 2 | 0 | -2 |
| Terraced house | 2 | 72 | 16 | -56 |
| | 3 | 25 | 0 | -25 |
| | 5 | 2 | 0 | -2 |
| Total | | 455 | 320 | |
| Actual base | | 101 | 68 | |

Source: household survey 2021

- 5.42 It is important to remember that this does not take into account those respondents that do not live in the parish but wish to move into the area, and newly forming households. Newly forming household are considered in a later section.
- 5.43 Totals differ slightly between table 5.9 (455 all moving households 320 wishing to remain in the parish) and paragraphs 5.31 (432) and 5.35 (317) due to rounding decimals to whole numbers. In table 5.9, additional crosstabulations have been introduced to the earlier data – type and number of bedrooms, describing current and

future housing. In each case decimals are rounded to whole numbers as it is nonsensical to state fractions of a house or household.

- 5.44 Table 5.10 presents survey findings regarding preferred tenure of moving households. For this, we will just look at the tenure of those moving from and remaining in the study area. Respondents are asked to state if they are interested in different affordable home ownership (AHO) options, but this is discussed in more detail later on. As is discussed in chapter 2, there is a low proportion of private rented housing in the parish, so it is not unexpected to see little interest and uptake of this tenure.
- 5.45 Table 5.10 shows a shift from private rented sector housing, with many households aspiring to owner occupation. Note a slight discrepancy compared to the totals in the table above. This is again due to rounding decimal numbers to whole numbers.

| Table 5.10 Comparison of existing and future accommodation need by tenure (moving households wishing to remain in Shipston on Stour) | | | |
|---|------------------------|-------------------|------------|
| | Existing accommodation | New accommodation | Difference |
| Owner Occupied | 130 | 214 | 84 |
| Social Rented | 62 | 82 | 20 |
| Private Rented | 113 | 12 | -101 |
| Shared Ownership | 15 | 12 | -3 |
| Total | 320 | 320 | |
| Actual base | 68 | 68 | |

Source: household survey 2021

The characteristics of newly forming households

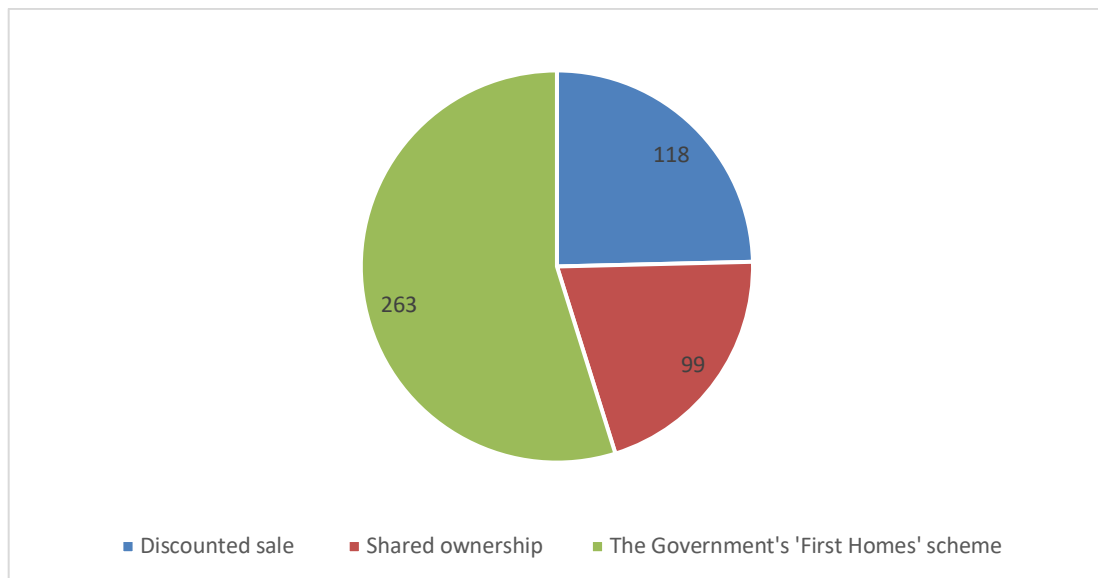
- 5.46 Evidence from the household survey suggests 357 people are planning to leave an existing household and find a place of their own over the next 5-years. Of these, 177 (50%) plan to remain in the study area of Shipston on Stour parish.
- 5.47 65% of newly forming households remaining in the area are single person households and 29% are couples without dependent children, with a small percentage (5%) being a household with or expecting children. The ages of these individuals range between 16 and 76, and the mean age is 39.
- 5.48 Table 5.11 shows the type of dwelling and number of bedrooms these new households are seeking. The evidence suggests that the bulk of need for newly forming households is 1–3-bedroom dwellings, particularly 2-3 bedroom detached, 1-bedroom flats, and 2–3-bedroom semi-detached dwellings.

| Table 5.11 Comparison of future type of dwelling and number of bedrooms for newly forming households | | |
|--|--------------------|----------|
| Type | Number of bedrooms | Quantity |
| Age restricted housing for older people | 2 | 2 |
| | 3 | 1 |
| Bungalow | 2 | 4 |
| | 3 | 13 |
| Detached house | 2 | 21 |
| | 3 | 17 |
| | 4 | 1 |
| Flat | 1 | 28 |
| | 2 | 6 |
| Semi-detached house | 2 | 40 |
| | 3 | 25 |
| Terraced house | 2 | 17 |
| Total | | 177 |
| Actual base | | 46 |

Source: household survey 2021

The level of interest in affordable home ownership

- 5.49 There are a number of affordable home ownership options available. With the Government launching its First Homes scheme, and further options for discounted sale and shared ownership available to households. The new Help to Buy scheme however is not classed as affordable housing by the government. Both First Homes and Help to buy are restricted to first time buyers.
- 5.50 The survey questionnaire asked both existing households that plan to move, and newly forming households, if they would consider any of these options. Whilst we have already considered tenure for existing households at table 5.3, some households declared they would be interested in these options – even if it looks like they might not need to rely on them, or they expressed interest in multiple options. Almost all newly forming households stated that they would be interested in affordable home ownership. Figure 5.2. show expressions of interest for affordable home ownership options with over half expressing interest in the new First Homes scheme.

Figure 5.2 Interest expressed in affordable home ownership options

Source: household survey 2021

- 5.51 In the case of First Homes, we assume that households considered themselves eligible for the scheme as the survey questionnaire was clear about the criteria for it. The evidence certainly suggests interest in the First Homes scheme, with shared ownership being the least popular.

Summary of current need by tenure

- 5.52 The following table summarises the five-year housing need for the study area from both existing and newly forming households based solely on the household survey data.
- 5.53 Individual responses have been carefully analysed to ensure that plausible decisions have been made on the affordability of options to households to ensure that respondents expectations in terms of affordability are realistic. Any assumptions that have been made, are based upon an individual's preference for in affordable housing (affordable rented and homeownership) options commensurate with the income levels they have identified, or what they have told us is affordable to them.
- 5.54 The following data has been derived from crosstabulations of household survey data involving the questions of housing need, intention to move home, whether existing or newly forming household's location of the future home, tenure preferences cross checked with income and savings data. Again totals may not exactly match previous tables due to rounding of decimals when each crosstabulation is applied..

| Table 5.12 Summary of the 5-year housing need for Shipston on Stour by tenure | | | |
|---|---------------------|--------------------------|------------------|
| Tenure | Existing households | Newly forming households | Total Households |
| Market sale | 162 | 34 | 196 |
| Market rent | 12 | 27 | 39 |
| Affordable rent | 82 | 33 | 115 |
| Affordable home ownership inc. First Homes and shared ownership | 77 | 86 | 163 |
| Total | 320 | 177 | 497 |
| Actual base | 70 | 47 | 117 |

Source: household survey 2021. NB rounding errors are present.

- 5.55 Table 5.12 shows the number of households that were assessed as requiring and being able to afford either market or affordable housing and the latter has been disaggregated into affordable rented housing and affordable home ownership. Rounding errors are present. The total row highlighted is taken forward into the affordable need modelling presented below.
- 5.56 Bedroom requirements by dwelling type are presented in table 5.13.

| Table 5.13 Summary of the 5-year housing need for Shipston on Stour by bedrooms required | | | |
|---|--------------------|------------------------|----------------------------|
| Dwelling Type | Number of bedrooms | Market number required | Affordable number required |
| Age restricted housing for older people | 2 | 2 | 0 |
| | 3 | 0 | 1 |
| Bungalow | 1 | 0 | 8 |
| | 2 | 32 | 29 |
| | 3 | 28 | 4 |
| | 4 | 7 | 0 |
| Detached house | 2 | 15 | 15 |
| | 3 | 47 | 25 |
| | 4 | 22 | 4 |
| | 5 | 16 | 8 |
| Flat or maisonette | 1 | 15 | 30 |
| | 2 | 0 | 10 |
| Semi-detached house | 2 | 24 | 61 |
| | 3 | 19 | 52 |
| | 4 | 4 | 0 |
| Terraced house | 2 | 4 | 29 |
| Total | | 235 | 276 |
| Actual base | | 62 | 55 |

Source: household survey 2021. NB rounding errors are present.

- 5.57 The above is gross need and no allowance has been made for use of vacancies. We consider supply from vacancies later in this chapter.
- 5.58 In addition, we asked respondents if they knew anyone in their household that had left the study area in the last 5-years and would wish to return.
- 5.59 Table 5.14 illustrates the type of dwelling and tenure might be required, but it is important to point out that in some cases not every part of the question was answered, therefore the totals for each section differ. Around 25 households have been identified. This is unweighted data. It should be interpreted as no more than an indication that households that have left the area would wish to return.
- 5.60 It is evident from this table, that 2-bedroom dwellings, semi-detached houses, market and affordable tenures are what people likely to return to the area would be seeking.

| Table 5.14 Returning households' preferences | |
|--|----|
| Tenure | |
| Affordable home ownership | 9 |
| Housing for sale | 10 |
| Private rented housing | 1 |
| Social or affordable rented housing | 7 |
| Total | 27 |
| Type of dwelling | |
| Bungalow | 2 |
| Flat | 1 |
| House | 22 |
| Total | 25 |
| Type of dwelling (2) | |
| Detached | 6 |
| Semi-detached | 13 |
| Terraced | 3 |
| Total | 22 |
| Bedroom Numbers | |
| 1 | 1 |
| 2 | 17 |
| 3 | 6 |
| 4 or more | 1 |
| Total | 25 |

Source: household survey 2021 (unweighted data)

Supply and Demand

- 5.61 The following page shows a comprehensive comparison between supply generated from both existing households moving within the parish and those leaving the parish, compared with the demand generated by existing households and newly forming households – as suggested by the evidence provided in the household survey.

| Table 5.15 Summary of housing requirements over the next 5 years (all tenures) | | | | | | | | | | |
|--|------------------------------|-------------------------|---------------------------------|---------------------------------|------------------------------------|-----------------------------|-----------------------------------|------------------------------|---------------------------------|------------|
| SUPPLY | 1 or 2 - bedroom house | 3 - bedroom house | 4 or more - bedroom house | 1 or 2 - bedroom bungalow | 3 or more - bedroom bungalow | 1 or 2 - bedroom flat | 3 or more - bedroom flat | 1 or 2 - bedroom other | 3 or more - bedroom other | Total |
| Supply from those moving within the parish and out- migrating households | 195 | 141 | 143 | 19 | 0 | 101 | 0 | 0 | 0 | 599 |
| DEMAND | | | | | | | | | | total |
| From existing households moving within the parish | 59 | 92 | 54 | 66 | 30 | 20 | 0 | 0 | 0 | 321 |
| From newly forming households within the parish | 78 | 42 | 1 | 4 | 13 | 34 | 0 | 2 | 1 | 175 |
| Total demand | 137 | 134 | 55 | 70 | 43 | 54 | 0 | 2 | 1 | 496 |
| Net shortfall (-)/surplus | | | | | | | | | | |
| | 1 or 2 - bedroom house | 3 - bedroom house | 4 or more - bedroom house | 1 or 2 - bedroom bungalow | 3 or more - bedroom bungalow | 1 or 2 - bedroom flat | 3 or more - bedroom flat | 1 or 2 - bedroom other | 3 or more - bedroom other | total |
| Net shortfall (-) / surplus | 58 | 7 | 88 | -51 | -43 | 47 | 0 | -2 | -1 | 103 |

5.62 Table 5.15 clearly shows a shortfall in bungalows of all sizes. This signifies a lack of dwellings for local older people to downsize into.

5.63 In this case, '1 or 2-bedroom other' and '3 or more-bedroom other' refers to age restricted housing for older people, that is not necessarily a bungalow.

How accurate is this estimate of need?

- 5.64 Data from the survey cannot be robust if it is not interpreted correctly. There are 2 principal misconceptions about interpreting data presented in HNS studies which are addressed if the good practice guidance is followed.
- 5.65 **The first misconception is that households in need are not a finite number.** There is a flow of households in need that never stops. This is because the circumstances of people and households are constantly changing. Households will continue to form as children grow up and adults form new relationships. Household needs will change due to factors such as age, birth of children, illness or death of family members, change in economic circumstances. At the same time their current dwelling may fall into disrepair or become unsuitable for their changing needs¹⁵. Our household survey was designed to capture all of these factors affecting households.
- 5.66 Therefore it would be over simplistic and inappropriate to conclude that '*the need is X households*'. We have to employ a model to turn this snapshot of need into an annual rate of flow i.e. '*Y households per annum*'.
- 5.67 The scale of the flow may change from time to time and this is why HNS studies should be repeated every 5-years.
- 5.68 Further, we would also highlight the underlying trends detected by the household survey that should be taken into account when assessing levels of housing need in the parish. The first important trend is affordability which is worsening as house prices rise. Many new households are unable to participate in the local home ownership market as they cannot afford to do so, neither can key worker or other households unless they have significant equity or savings or more than one income. The second most important trend is demographic change. We have also evidenced from household projections that the population is ageing. None of the above will be addressed unless newbuild housing actually addresses these needs.
- 5.69 **The second misconception is that the future flow of housing supply cannot be accurately predicted** which is why in this report up until table 5.15 we have reported gross need (not taking account of supply).
- 5.70 Further analysis of the need for affordable housing below, will focus on modelled data using the basic needs assessment model (BNAM) which turns the above snapshot information into annual flows of need and factors in several sources of supply.

¹⁵ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

Turning snapshot needs data into a flow: the basic needs assessment model (BNAM)

- 5.71 The fundamental concept that sits behind the good practice guidance and the National Planning Practice Guidance (NPPG) 2019¹⁶ is an understanding of how the quantity of housing need should be stated. As alluded to in paragraph 5.65 above, the correct unit of measurement is households per annum, in other words the rate of flow of households in need. The role of the model is to turn snapshots of need from sources such as a housing register or household surveys into annual flows of need. Snapshots are of limited value as they do not reflect a real-world dynamic situation of existing households falling into need as their circumstances change and new households forming as discussed in paragraph 5.64.
- 5.72 The importance of the Basic Needs Assessment Model (BNAM) is that it is the tried and tested method for converting snapshot levels of households in housing need (from household surveys or housing registers) into flows. The concept and the BNAM process has been accepted as sound by innumerable Local Plan inspectors.
- 5.73 The key features of best practice guidance summarised in the NPPG 2019 and incorporated in this HNS are:
- in the assessment of housing need; **no single source of data** should be wholly relied upon (as such multiple sources of data have been considered in this HNS and have been applied);
 - the criteria for a household being regarded as in housing need are defined¹⁷ (and these definitions are adopted in a simplified format in this HNS);
 - household surveys and housing registers take a **snapshot** of the number of households in need at a point in time and these **need to be converted into annual flows** of households (this is done in this HNS);
 - the method for undertaking this conversion is the '**basic needs assessment model**' (BNAM) (the BNAM is used in the HNS and all SHMA and LHNS studies undertaken by arc4 and other leading consultants);
 - **the key output** is the imbalance between annual flow of households in need and flow of supply (not the stock) of affordable housing;
 - Further analysis is needed to disaggregate the key output between the flows affordable rented housing and the affordable home ownership. (The HNS includes this analysis);

¹⁶ NPPF 2019 affordable housing paras 020 to 024

¹⁷ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2

- housing registers can underestimate levels of housing need (the HNS considers this).

Stages of the BNAM

5.74 There are 4 main stages to the model:

1. snapshot quantity of existing households in affordable housing need;
2. snapshot quantity of newly forming households in affordable housing need;
3. conversion of snapshots of affordable need into annual flows; and
4. estimation of the flow supply from the existing affordable stock and committed future supply from new build

5.75 Because the NPPF 2019 defines several affordable rented and affordable home ownership products we ensure that these are broadly disaggregated at need and supply stages of the model.

Affordable housing need

5.76 We apply the model to more than just the household survey data. Snapshots of housing need have been derived from the household survey and the council's housing register. However careful consideration needs to be given to housing register data as its scope is mostly to record existing households in affordable rented need. We need to add in estimates of annual newly forming need and need where households have expressed a preference for affordable home ownership. Only by making these adjustments from the best available data, can we compare findings from different data sources on a like for like basis.

5.77 The findings of the **need side** of the model Stages 1,2 and 3 are presented in table 5.16 We compare findings using data from a number of sources:

- household survey snapshot data;
- housing register snapshot data; and
- data from applying arc4 national prevalence rates¹⁸.

5.78 Prevalence rates are used as a source of data independent of local data (the household survey and housing register).

5.79 A full description of the BNAM model and the assumptions we have made regarding inputs to the BNAM are contained in the technical appendix at the end of this report.

¹⁸ The prevalence rate method uses proprietary arc4 methodology based upon survey data from strategic studies involving a household survey over the last 5 years representing over 2.5m households when weighted. We have also applied a prevalence rate to estimate the number of newly forming households which is needed to add to housing register data for existing households.

| Table 5.16 Summary of BNAM stages 1 ,2 and 23 (gross annual need) | | | | |
|---|---|--------------------------|-----------------------|-----------------------|
| Model stage | Step | Weighted survey evidence | arc4 prevalence rates | SADC housing register |
| 1 | Snapshot quantity of existing households in affordable housing need | 159 | 176 | 171 |
| 2 | Snapshot quantity of newly forming households in affordable housing need | 119 | 169 | 169 |
| | Sub total | 278 | 345 | 340 |
| 3 | Conversion of snapshots of affordable need into annual flows (divide by 5) (households per annum) | 56 | 69 | 68 |
| 4 | Uplift of estimated need for affordable home ownership (20%) | 0 | 0 | 14 |
| 5 | Totals | 56 | 69 | 82 |

5.80 Data in table 5.12 shows that according to the survey broadly 60% of the affordable need is for affordable home ownership, 40% for social and affordable rent.

5.81 We consider that the survey based affordable need flow of 56 households per annum is an underestimate. This is because the survey was targeted on local residents and as such it cannot record need from households that do not live in the parish but have a connection to it. The evidence suggests that this number is significant as around 25 respondents stated they knew of households that had left the area and would wish to return. We are unable to weight this data.

Affordable supply

5.82 Stage 4 of the model assesses **supply side** data and arrives at the net imbalance between supply and demand flows. Arc4 has refined the last stage of the model to distinguish between affordable rented housing and affordable home ownership imbalances.

5.83 The last stage of the model is estimating affordable supply and deducting the flow of affordable supply from the flow of households in need of affordable housing. The good practice guidance is clear that estimating supply is complex as it varies from year to year and the most reliable data, the CoRe social lettings database is only available at local authority level. The model also contains data about first lettings and relets that need to be disaggregated.

5.84 Since we are projecting the unmet need and supply forward 5-years we need to take account of planning applications that have been granted in the last 3-years but are not yet built. A full schedule appears in the appendix however we are informed that only

2 developments are currently consented and are under construction. A third small scheme has been disregarded as it is nearly fully let. A 4th scheme is now complete. The two developments are:

- September 2017 varied 2020 **Ridgeway**: 6 affordable and 3 'local market'?; and
- April 2021 North of **Campden Road**: 65 affordable (35 social rent 30 shared ownership).

- 5.85 All assumptions that we have used in stage 4 of the model are explained in the technical appendix at the end of this report.
- 5.86 Tables 5.17, and 5.18 below show overall findings of the BNAM taking supply into account. We have taken 2 levels of need forward to the following stage of the BNAM model i.e. the survey and adjusted housing register estimates presented in table 5.16
- 56 households per annum (22 social/affordable rent and 34 affordable home ownership); and
 - 82 households per annum (33 social/affordable rent and 49 affordable home ownership).
- 5.87 We have used survey evidence to arrive at the split between social/affordable rent and affordable home ownership need based upon the affordable housing need data in table 5.12
- 5.88 Tables 5.17 and 5.18 require careful interpretation and are of great significance to the HNS and Neighbourhood Plan evidence base.
- 5.89 It is apparent in table 5.17 and 5.18 that:
- the impact of the two new developments exceeds the level of affordable rented housing that is needed by local households by some margin in years 1 and 2; and
 - in years 3,4 and 5 after initial lettings and sales, there is likely to be a shortfall in supply of affordable home ownership only.
- 5.90 The supply from newbuild lettings and sales is noteworthy as it significantly differs from the 80:20% (20% maximum) ratio social and affordable rented need to intermediate need (interpreted by us as shared ownership or affordable home ownership) stated in the local plan policy CS18. The actual proportion that was consented is 55 (rent): 45 (shared ownership). This must be contrasted with our survey findings of 40:60 (table 5.12).
- 5.91 The Shipston on Stour HNS 2021 is similar to many recent ones we have carried out in that need for affordable home ownership is expressed as a preference for a majority of households in affordable need.
- 5.92 We do not imply that there will be a surplus of social rented housing. The surplus is in relation to need generated within the parish. The supply will house unmet need for qualifying households that live outside the parish in accordance with the district council's lettings policy.

| Table 5.17 Detailed analysis of the flow of supply and affordable need (weighted household survey data) | | | | | | | | | | | | | | | |
|---|------------------------|---------------------------|------------------|----------------------------|---------------------------|-------|---|---------------------------|-------|------------------------------------|---------------------------|-------|--|---------------------------|-------|
| | Gross flow of need | | | Supply flow from vacancies | | | Supply flow from first lettings and sales | | | Total supply flow from all sources | | | Imbalance between supply and need annually | | |
| | Social/Affordable rent | Affordable home ownership | Affordable total | Affordable rent | Affordable home ownership | Total | Affordable rent | Affordable home ownership | Total | Affordable rent | Affordable home ownership | Total | Affordable rent | Affordable home ownership | Total |
| Year 1 | 22 | 34 | 56 | 41 | 2 | 43 | 20 | 17 | 37 | 61 | 19 | 80 | 39 | -15 | 24 |
| Year 2 | 22 | 34 | 56 | 41 | 2 | 43 | 21 | 16 | 37 | 62 | 18 | 80 | 40 | -16 | 24 |
| Year 3 | 22 | 34 | 56 | 42 | 2 | 44 | 0 | 0 | 0 | 42 | 2 | 44 | 20 | -32 | -12 |
| Year 4 | 22 | 34 | 56 | 43 | 2 | 45 | 0 | 0 | 0 | 43 | 2 | 45 | 21 | -32 | -11 |
| Year 5 | 22 | 34 | 56 | 44 | 2 | 46 | 0 | 0 | 0 | 44 | 2 | 46 | 22 | -32 | -10 |
| 5-year totals | 112 | 168 | 280 | 211 | 10 | 221 | 41 | 33 | 74 | 252 | 43 | 295 | 140 | -125 | 15 |

| Table 5.18 Detailed analysis of the flow of supply and affordable need (adjusted housing register) | | | | | | | | | | | | | | | |
|--|------------------------|---------------------------|------------------|----------------------------|---------------------------|-------|---|---------------------------|-------|------------------------------------|---------------------------|-------|--|---------------------------|-------|
| | Gross flow of need | | | Supply flow from vacancies | | | Supply flow from first lettings and sales | | | Total supply flow from all sources | | | Imbalance between supply and need annually | | |
| | Social/Affordable rent | Affordable home ownership | Affordable total | Social/Affordable rent | Affordable home ownership | Total | Social/Affordable rent | Affordable home ownership | Total | Social/Affordable rent | Affordable home ownership | Total | Social/Affordable rent | Affordable home ownership | Total |
| Year 1 | 33 | 49 | 82 | 41 | 2 | 43 | 20 | 17 | 37 | 61 | 19 | 80 | 28 | -30 | -2 |
| Year 2 | 33 | 49 | 82 | 41 | 2 | 43 | 21 | 16 | 37 | 62 | 18 | 80 | 29 | -31 | -2 |
| Year 3 | 33 | 49 | 82 | 42 | 2 | 44 | 0 | 0 | 0 | 42 | 2 | 44 | 9 | -47 | -38 |
| Year 4 | 33 | 49 | 82 | 43 | 2 | 45 | 0 | 0 | 0 | 43 | 2 | 45 | 10 | -47 | -37 |
| Year 5 | 33 | 49 | 82 | 44 | 2 | 46 | 0 | 0 | 0 | 44 | 2 | 46 | 11 | -47 | -36 |
| 5-year totals | 164 | 246 | 410 | 211 | 10 | 221 | 41 | 33 | 74 | 252 | 43 | 295 | 88 | -203 | -115 |

Source: Household survey, housing register, CORE lettings data, census 2011.

Assumptions

It will take 2 years to fully develop and let and sell the housing currently under construction (years 1 and 2)

The division between social/affordable rent and affordable home ownership NEED is 40/60 based upon table 5.12

The quantity of affordable home ownership to be delivered and sold in years 1 and 2 is as stated in the planning applications

Affordable rented supply is estimated cases using average of latest 3-years CoRE data (919) apportioned to the parish. Census 2011: $2,318/51,928=0.04463873$

All decimals are rounded to the nearest whole number and there may be rounding errors in sum and column totals

A negative number in the green columns represents a shortfall in housing needed to meet annual need. It also indicates the maximum need for new build affordable housing in any year.

The estimate of the flow of need is based upon a snapshot and is valid for 5-years from July 2021

Further relevant information

Comparison with the Parish 2014 housing needs assessment

5.93 The following is a screenshot from the Neighbourhood Plan.

2.6.11 Policy HSG1 Ensuring a supply of affordable ²⁰ homes

Objective: to locally maintain an adequate supply of affordable rented, intermediate rented and shared equity owned dwellings throughout the plan period.

Policy: Development proposals of exclusively affordable homes will be supported within and adjacent to the built-up-area boundary and where they are seeking to meet needs identified in the most recent local housing needs survey. These proposals shall conform to Core Strategy policy CS.15 "Distribution of Development". Such housing shall be occupied by persons with a local connection in a cascade system as described in section 3.2 below which gives priority to local people. This housing shall remain affordable in accordance with Core Strategy policy CS.18 Affordable Housing

Explanation: a Housing Needs Survey was commissioned in 2013 as part of the gathering of evidence. This survey showed a requirement at that time for 26 affordable homes in the town [24 to rent and 2 for shared ownership]. The District Council's July 2014 housing waiting list included 159 households in the CV36 postcode [Shipston-on-Stour and surrounding area] 17 of which were listed as medium to high priorities. Since the end of 2013 14 affordable homes have been completed and there are outstanding planning permissions [some of them granted before 2013] for a further 132. Some of those commitments are now being built and all are expected to have been completed by 2021. In the subsequent 10 years to 2031 there will likely be an ongoing need from those with local connections for affordable homes of appropriate types and tenures. A supply of affordable rented, intermediate rented and shared equity owned homes should be sustained. The numbers and timings of such requirements will be identified by periodic surveys of local housing needs, such surveys to be conducted at least every 5 years.

The term local connection is defined in section 3.2 below. The housing shall remain ²¹ affordable and available to persons with a local connection ²². In exceptional cases it may be possible to allow a relaxation from the affordability requirement, for example in respect of shared ownership 'staircasing' and 'mortgagee protection' clauses.

5.94 The key information from this screenshot is that in 2014:

- there were 159 households on the waiting list (our estimate is currently 171); and
- snapshot need from the 2013 HNS survey was 26 affordable homes.

5.95 We have reviewed the 2013 HNS report. The main dissimilarities to this HNS are that:

- the report did not distinguish between existing and newly forming households;
- the report did convert the snapshot need onto an annual flow;
- the report was mainly pursuant to Local Plan 1996-2011 policy com1.

Review of Objectively Assessed Housing Need, 2015

- 5.96 This document is the latest available assessment of need. However it does not estimate the element of this need that is affordable need. The document concludes that 724 additional dwellings are needed across the district in the period 2011 to 2031. No apportionment was carried out to sub area level.

The SHMA 2013 (update)

- 5.97 The following screenshot is the most appropriate comparison with the findings of our HNS.

Figure 6.25: Estimated level of Housing Need (2012-17) including Pipeline

| Sub-area | Total Need | Net Supply | Supply from Development Pipeline | Net Need |
|----------------------------|------------|------------|----------------------------------|----------|
| Stratford-upon-Avon | 936 | 299 | 111 | 526 |
| Alcester | 204 | 131 | | 73 |
| Bidford | 190 | 84 | | 106 |
| Henley-in-Arden | 116 | 60 | 10 | 46 |
| Kineton | 111 | 69 | | 42 |
| Shipston-on-Stour | 158 | 76 | 5 | 77 |
| Southam | 187 | 110 | | 77 |
| Studley | 146 | 90 | 5 | 51 |
| Wellesbourne | 146 | 104 | | 42 |
| Rural Areas | 1,107 | 448 | 177 | 482 |
| District Total | 3,301 | 1,470 | 308 | 1,523 |

- 5.98 For Shipston on Stour, the SHMA estimated a gross 5-year affordable need of 158 households equivalent to 32 households per annum.
- 5.99 Although the SHMA uses the BNAM to estimate the flow of need these findings are not directly comparable to the HNS as they are not household survey based nor does it equate housing need to the unsuitability of housing unlike the HNS.
- 5.100 Paragraph 6.5 of the SHMA states that *'the housing needs model is based largely on housing market conditions (and particularly the relationship of housing costs and incomes) at a particular point in time – the time of the assessment – as well as the existing supply of affordable housing (and that within the development pipeline) which can be used to meet housing need. On this basis, estimates of housing need are provided in this section for the five-year period between 2012 and 2017'*.

Implications of the unmet need for affordable housing

- 5.101 If the *flow* of affordable need is not met the options facing households are:
- to leave the area in order to find suitable housing they can afford; or
 - to stay put and endure unsuitable housing; or
 - in the case of newly forming households, do not form or continue to share housing.
- 5.102 We have noted that many households told us they plan to leave the area to find suitable housing they can afford. However in reality many will also turn to the private rented sector.
- 5.103 The Survey of English Housing 2020 provides relevant information in respect to the role of the tenures. Annexe Table 1.23 shows the tenure that the sample of new households achieved in 2020 across England, subject to rounding errors:
- Owner occupation 30.2%
 - Social rent 19.4%
 - Private rent 50.1%
- 5.104 It is clear that most new households rely upon rented housing whether market or social rent. Private rented sector housing often ‘takes the strain’ where affordable supply is inadequate, or households are unable to afford local house prices. The HNS demonstrates that in the Shipston on Stour, the private rented sector cannot fulfil this role due to the small size of the stock and the stock of affordable housing is insufficient to meet the established level of need.
- 5.105 HNS Table A2.1 shows that the proportion of private rented homes in the study area was a lower proportion of the stock compared to the district and England as a whole – some 248 units. There are mostly detached and semi-detached houses which are unlikely to be available at entry level market prices. HNS table A2.3 in the appendix shows that half of the private rented sector stock consists of detached and semi-detached housing. Table A.2.5 shows that around one third of the units are 3 or more-bedroom homes. Accordingly, the private rented sector stock will generate relatively few vacancies many of which would not be suitable entry level housing for new households.
- 5.106 Further, the local housing allowance rates for 2 or more-bedroom housing would be unaffordable to most of the key worker households and 3 or more-bedroom housing would not be affordable to many households of all types.
- 5.107 HNS table A2.2 also shows that although the number of shared ownership levels for the parish was 44 as at the census 2011 (1.4%), this was a higher proportion than for the district (1.1%) and England as a whole 0.8%.
- 5.108 The implication of the above is that rented housing whether affordable or market, is of such scale as not to present a feasible option for many households unable to meet their needs through home ownership and supply of affordable home ownership is small compared to other tenures. These households have little choice but to find suitable housing they can afford outside the parish.

Summary and key findings of section 5

5.109 The section is in 4 parts:

- information about the survey and the relevant practice guidance;
- analysis of snapshot data from the survey;
- modelling of the data from the survey and comparison of findings using other sources of data; and
- further relevant data from external sources such as the Neighbourhood Plan, the SHMA and the Survey of English Housing.

5.110 Snapshot data reveals that respondents to the survey:

- would prioritise smaller homes being built in the parish – whether for singles, couples, families or older households wishing to downsize. Large detached dwellings and town houses are not seen to be a priority by many respondents;
- would prioritise houses affordable to first time buyers, and the government's 'First Homes' Scheme. Residents do not consider self-build housing a priority in the parish;
- identified a need for improvements to parking, health care, and flood defences. The majority of residents assigned no priority to the provision of additional pubs/restaurants;
- identified that around 14.6% of existing homes were affected by black mould, condensation or dampness;
- identified that around 22% of dwellings had no cavity wall insulation or no internal wall (51%) or external wall insulation (49%) but most dwellings had double glazing (88%) and roof space insulation (66%).

5.111 Households were asked if they were in housing need and if they proposed to move home, about their preferences. Similar questions were asked about newly forming households. This is 'snapshot' data. Key findings are:

- households in need that intend to move home in the next five-years mostly cited needing to rightsize (i.e. move into a house that is smaller or larger to meet their needs);
- 73% of existing households were seeking to remain in the Shipston on Stour parish, those seeking to leave were mostly moving to give or receive care or support or relocate for employment;
- around half of newly forming households wish to remain in the parish. Those seeking to remain were mostly seeking affordable home ownership;
- overall there is likely to be a shortage of 3-bedroom houses and bungalows of all sizes across all tenures.

- Overall the survey found that 320 existing households (all tenures) are in housing need and would seek to remain in Shipston on Stour and 177 newly forming households (all tenures);
- 5.112 The second part of the analysis focusses on affordable need. The analysis closely follows the good practice guidance. It uses the basic needs assessment model (BNAM) to convert snapshot data into flows and compares findings from more than one source of data. Key findings are:
- when annualised by the BNAM to turn snapshot data into an annual flow, this becomes affordable need of 56 existing and newly forming household per annum. This is regarded as a minimum measure of affordable need;
 - if housing register data instead of survey data is adjusted to include newly forming households and those seeking affordable home ownership there are 82 households per annum in affordable need which is the larger level of measure of affordable need according to the model outputs;
 - supply from vacancies, projected first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross need;
- 5.113 It is apparent in tables 5.17 and 5.18 that the impact of the two new developments and the relet supply exceeds the level of social and affordable rented housing that is needed by local households, however overall the need for affordable home ownership is unlikely to be met.
- 5.114 The proportion of affordable home ownership to be delivered in current development and predicted by the HNS is significantly higher than that envisaged by local plan policy CS18.

6. Key findings and Conclusions

Introduction and summary of the chapter

- 6.1 Our aim in this section is to consider all relevant information and form a balanced assessment of the level of unmet housing need in the parish.
- 6.2 When all of the strands of evidence are considered the evidence suggests that future development should aim to address some apparent imbalances between the housing supply and households:
- the need to retain a proportion of newly forming households that would otherwise leave the area;
 - the need to achieve significant levels of affordable home ownership instead of social and affordable rent; and
 - the need to enable older households to downsize without leaving the community;
- 6.3 These would be achieved by ensuring that smaller homes 1 and 2-bedroom were built in future, with an emphasis on the affordable home ownership tenures.
- 6.4 Chapter 2 sets the context for this HNS by referencing the National Planning Policy Framework (NPPF) in particular the current definition of affordable housing. Reference is also made to the importance the government attaches to development enabling mixed communities to retain a wide range of households and achieve a mix of housing size, type and tenure.
- 6.5 Chapters 3 and 4 demonstrate that in many respects Shipston on Stour cannot be regarded as mixed and balanced when compared to district and national profiles. As at census day 2011, the predominant house type was the owner-occupied, 2 or 3 or more-bedroom detached house. Compared to the district and England there are smaller proportions of semi-detached houses and flats.
- 6.6 The composition of households at census 2011 has a large proportion of single people and families aged 65 or older. In line with district level population projections the proportion of the population aged 65 and over is likely to grow by over 50%.
- 6.7 Census 2021 shows an increase in the owner occupied (own outright) tenure in line with the projected aging of the population. The number of households living in the shared ownership tenure more than doubled in the decade but more needs to be provided if the resale market for this tenure is to achieve adequate levels of supply. Otherwise the housing and household profiles of Shipston on Stour changed only marginally.
- 6.8 According to data from the Land Registry and Rightmove, the gap between average prices of 3 and 4-bedroom homes being large, will challenge many younger households and growing families to be able to afford to upsize into home ownership

within the parish. With a small private rented sector they may not be able to rent locally either.

- 6.9 Chapter 4 also demonstrates that much of the market housing supply through vacancies consists of or 3 and 4-bedroom houses, and there is potentially little supply of flats and 1-bedroom dwellings. Unless this is addressed through new-build housing, the area will not be able to retain its younger or older population.
- 6.10 Chapter 5 reported on the information and data gathered from the household survey. Firstly it presented snapshot data. Overall the survey found that 320 existing households (all tenures) are in housing need and would seek to remain in Shipston on Stour and 177 newly forming households (all tenures). overall there is likely to be a shortage of 3-bedroom houses and bungalows of all sizes across all tenures.
- 6.11 Secondly the chapter focussed on the need for affordable housing. In accordance with government good practice guidance the recommended Basic Needs Assessment Model is employed to turn snapshot data onto annual flows of households in need. The model then compared the flow of households in affordable need to the flow of supply. The model recognises that need and supply must be separately accounted for in respect of social/affordable rented housing and affordable home ownership due to the current definition of affordable housing in the NPPF.
- 6.12 When annualised by the BNAM to turn snapshot data into an annual flow, there is an affordable need of 56 existing and newly forming household per annum. This is regarded as a minimum measure of affordable need;
- 6.13 If housing register data instead of survey data is adjusted to include newly forming households and those seeking affordable home ownership there are 82 households per annum in affordable need which is the larger level of measure of affordable need according to the model outputs.
- 6.14 Supply from vacancies, projected first lettings and sales is projected forward to arrive at an estimate of the amount of supply to deduct from the above gross affordable need.
- 6.15 It is apparent that the impact of the two new developments under construction in the town and the relet supply exceeds the level of social and affordable rented housing that is needed by local households, however the need for affordable home ownership is unlikely to be met.
- 6.16 The proportion of affordable home ownership to be delivered in current development is significantly higher than that envisaged by local plan policy CS18. Survey data suggests that the proportion of affordable home ownership need is 60% of the overall need.
- 6.17 When all of the strands of evidence are considered the evidence suggests that future development should aim to address some apparent imbalances between the housing supply and households:
- the need to retain a proportion of newly forming households that would otherwise leave the area;
 - the need to achieve significant levels of affordable home ownership instead of social and affordable rent; and

- the need to enable older households to downsize without leaving the community.
- 6.18 These would be achieved by ensuring that smaller homes 1 and 2-bedroom were built in future, with an emphasis on the affordable home ownership tenures.
- 6.19 Finally stage 4 of the BNAM model (affordable supply) demonstrates that first lettings and sales of newbuild affordable housing have a significant and immediate impact on the annual flow of affordable need arising from local households. We therefore support the statements in the Neighbourhood Plan quoted above, '*A supply of affordable rented, intermediate rented and shared equity owned homes should be sustained*'. The evidence in the supply table suggests that a regular series of small developments with an emphasis on affordable home ownership would be preferable to some of the recent large scale developments as a solution to meeting local affordable need. This would be the best way of avoiding a potential oversupply of affordable rented housing for local need on a year by year basis.

7. Appendix: Data

7.1 These tables provide the data to support figures 2.1 to 2.6. The source is census 2011 and census 2021 except for the population projections which are published by ONS.

| Table A3.1 Tenure 2011* | | | | | | |
|-------------------------|-------------------|------|-------------------|------|------------|------|
| | Shipston on Stour | | Stratford on Avon | | England | |
| | Number | % | Number | % | Number | % |
| Owned outright | 883 | 38.1 | 20,315 | 39.1 | 6,745,584 | 30.6 |
| Owned (mortgage) | 732 | 31.6 | 16,989 | 32.7 | 7,229,440 | 32.8 |
| Shared ownership | 33 | 1.4 | 561 | 1.1 | 173,760 | 0.8 |
| Rented from council | 34 | 1.5 | 594 | 1.1 | 2,079,778 | 9.4 |
| Other social rented | 348 | 15.0 | 6,119 | 11.8 | 1,823,772 | 8.3 |
| Private rented | 248 | 10.7 | 6,596 | 12.7 | 3,715,924 | 16.8 |
| Living rent free | 40 | 1.7 | 754 | 1.5 | 295,110 | 1.3 |
| Total | 2,318 | 100 | 51,928 | 100 | 22,063,368 | 100 |

See section 3, table 3.1 for census 2021.

| Table A3.2 House type Census 2011 | | | | | | |
|-----------------------------------|-------------------|------|-------------------|------|------------|------|
| | Shipston on Stour | | Stratford on Avon | | England | |
| | Number | % | Number | % | Number | % |
| Detached | 926 | 39.9 | 19,319 | 37.2 | 4,949,216 | 22.4 |
| Semi-detached | 566 | 24.4 | 16,028 | 30.9 | 6,889,935 | 31.2 |
| Terraced | 582 | 25.1 | 10,042 | 19.3 | 5,396,459 | 24.5 |
| Flat etc. | 235 | 10.1 | 5,814 | 11.2 | 4,668,839 | 21.2 |
| Caravan etc. | 7 | 0.3 | 691 | 1.3 | 80,964 | 0.4 |
| Shared dwelling | 2 | 0.1 | 34 | 0.1 | 77,955 | 0.4 |
| Total | 2,318 | 100 | 51,928 | 100 | 22,063,368 | 100 |

| Table A3.2A House type Census 2021 | | | | |
|------------------------------------|-------------------|------|-------------------|------|
| | Shipston on Stour | | Stratford on Avon | |
| | Number | % | Number | % |
| Detached | 1,075 | 39.7 | 22,562 | 37.9 |
| Semi-detached | 737 | 27.2 | 18,740 | 31.5 |
| Terraced | 617 | 22.8 | 10,693 | 18.0 |
| Flat etc. | 275 | 10.2 | 6,624 | 11.1 |
| Caravan etc. | 2 | 0.1 | 842 | 1.4 |
| Total: All households | 2,706 | 100 | 59,461 | 100 |

| Table A3.3 House type by tenure (parish only) Census 2011 | | | | | | | | | | |
|---|----------------|----|------------------|----|---------------|----|---------------------|----|--------|-----|
| | Owned outright | | Owned (mortgage) | | Social rented | | Private rented etc. | | Totals | |
| | Number | % | Number | % | Number | % | Number | % | Number | % |
| Detached | 521 | 22 | 347 | 15 | 9 | 0 | 49 | 2 | 926 | 40 |
| Semi-detached | 167 | 7 | 175 | 8 | 155 | 7 | 70 | 3 | 567 | 24 |
| Terraced | 163 | 7 | 193 | 8 | 134 | 6 | 93 | 4 | 583 | 25 |
| Flat etc. | 32 | 1 | 50 | 2 | 84 | 4 | 76 | 3 | 242 | 10 |
| Totals | 883 | 38 | 765 | 33 | 382 | 16 | 288 | 12 | 2,318 | 100 |

Table A3.4 Number of bedrooms Census 2011

| | Shipston on Stour | | Stratford on Avon | | England | |
|-------------------|-------------------|------|-------------------|------|------------|------|
| | Number | % | Number | % | Number | % |
| No bedrooms | 2 | 0.1 | 76 | 0.1 | 54,938 | 0.2 |
| 1-bedroom | 155 | 6.7 | 3,458 | 6.7 | 2,593,893 | 11.8 |
| 2-bedroom | 728 | 31.4 | 13,238 | 25.5 | 6,145,083 | 27.9 |
| 3-bedroom | 834 | 36.0 | 19,705 | 37.9 | 9,088,213 | 41.2 |
| 4-bedroom | 514 | 22.2 | 11,190 | 21.5 | 3,166,531 | 14.4 |
| 5 or more-bedroom | 85 | 3.7 | 4,261 | 8.2 | 1,014,710 | 4.6 |
| Total | 2,318 | 100 | 51,928 | 100 | 22,063,368 | 100 |

Table A3.4A Number of bedrooms Census 2021

| | Shipston on Stour | | Stratford on Avon | |
|-----------------------|-------------------|------|-------------------|------|
| | Number | % | Number | % |
| 1 bedroom | 187 | 6.9 | 4,057 | 6.8 |
| 2 bedrooms | 829 | 30.7 | 14,980 | 25.2 |
| 3 bedrooms | 959 | 35.5 | 21,617 | 36.4 |
| 4 or more bedrooms | 726 | 26.9 | 18,810 | 31.6 |
| Total: All households | 2,701 | 100 | 59,464 | 100 |

Table A3.5 Tenure by number of bedrooms (parish only) Census 2011

| | Owned outright | | Owned (mortgage) | | Social rented | | Private rented etc. | | Totals | |
|--------------------|----------------|----|------------------|----|---------------|----|---------------------|----|--------|-----|
| | Number | % | Number | % | Number | % | Number | % | Number | % |
| 1-bedroom | 23 | 1 | 18 | 1 | 78 | 3 | 38 | 2 | 157 | 7 |
| 2-bedroom | 219 | 9 | 177 | 8 | 194 | 8 | 138 | 6 | 728 | 31 |
| 3-bedroom | 386 | 17 | 295 | 13 | 78 | 3 | 75 | 3 | 834 | 36 |
| 4 or more- bedroom | 255 | 11 | 275 | 12 | 32 | 1 | 37 | 2 | 599 | 26 |
| All categories | 883 | 38 | 765 | 33 | 382 | 16 | 288 | 12 | 2,318 | 100 |

| Table 3.6 Household Composition Census 2011 | | | | | | |
|---|-------------------|------|-------------------|------|------------|------|
| | Shipston on Stour | | Stratford on Avon | | England | |
| | Number | % | Number | % | Number | % |
| One person aged 65 & over | 424 | 18.3 | 7,482 | 14.4 | 2,725,596 | 12.4 |
| One person other | 348 | 15.0 | 7,322 | 14.1 | 3,940,897 | 17.9 |
| Family all aged 65 and over | 294 | 12.7 | 6,137 | 11.8 | 1,789,465 | 8.1 |
| Married couple no children | 320 | 13.8 | 8,074 | 15.5 | 2,691,927 | 12.2 |
| Married couple 1 dep. child | 126 | 5.4 | 3,209 | 6.2 | 1,285,267 | 5.8 |
| Married couple 2 or more dep. children | 203 | 8.8 | 5,472 | 10.5 | 2,087,738 | 9.5 |
| Married couple all children non-dep | 121 | 5.2 | 3,097 | 6.0 | 1,233,748 | 5.6 |
| Same-sex Civil Partnership couple | 5 | 0.2 | 46 | 0.1 | 30,775 | 0.1 |
| Cohabiting couple no children | 111 | 4.8 | 2,645 | 5.1 | 1,173,172 | 5.3 |
| Cohabiting couple 1 dep. Child | 45 | 1.9 | 826 | 1.6 | 438,750 | 2.0 |
| Cohabiting couple 2 or more dep. children | 36 | 1.6 | 786 | 1.5 | 452,030 | 2.0 |
| Cohabiting couple all children non-dep | 15 | 0.6 | 187 | 0.4 | 108,486 | 0.5 |
| Lone parent 1 dep child | 59 | 2.5 | 1,435 | 2.8 | 883,356 | 4.0 |
| Lone parent 2 or more dep. children | 47 | 2.0 | 1,098 | 2.1 | 689,899 | 3.1 |
| Lone parent all children non-dep. | 72 | 3.1 | 1,486 | 2.9 | 766,569 | 3.5 |
| Other with one dependent child | 25 | 1.1 | 421 | 0.8 | 290,816 | 1.3 |
| Other with two 2 or more dependent children | 7 | 0.3 | 368 | 0.7 | 293,200 | 1.3 |
| Other household types; all full-time students | 1 | 0.0 | 40 | 0.1 | 124,285 | 0.6 |
| Other; all aged 65 and over | 4 | 0.2 | 176 | 0.3 | 61,715 | 0.3 |
| Other household types | 55 | 2.4 | 1,621 | 3.1 | 995,677 | 4.5 |
| All households | 2,318 | 100 | 51,928 | 100 | 22,063,368 | 100 |

| Table A3.6A Household Composition Census 2021 | | | | |
|--|--------------------------|----------|--------------------------|----------|
| | Shipston on Stour | | Stratford on Avon | |
| | Number | % | Number | % |
| One-person household: Aged 66 years and over | 484 | 17.97 | 8,930 | 15.02 |
| One-person household: Other | 427 | 15.86 | 8,376 | 14.09 |
| Single family household: All aged 66 years and over | 358 | 13.29 | 8,097 | 13.62 |
| Single family household: Married or civil partnership couple: No children | 305 | 11.33 | 7,824 | 13.16 |
| Single family household: Married or civil partnership couple: Dependent children | 321 | 11.92 | 8,823 | 14.84 |
| Single family household: Married or civil partnership couple: All children non-dependent | 134 | 4.98 | 3,404 | 5.72 |
| Single family household: Cohabiting couple family: No children | 201 | 7.46 | 3,879 | 6.52 |
| Single family household: Cohabiting couple family: With dependent children | 121 | 4.49 | 2,227 | 3.75 |
| Single family household: Cohabiting couple family: All children non-dependent | 12 | 0.45 | 329 | 0.55 |
| Single family household: Lone parent family: With dependent children | 142 | 5.27 | 2,889 | 4.86 |
| Single family household: Lone parent family: All children non-dependent | 87 | 3.23 | 1,929 | 3.24 |
| Single family household: Other single family household: Other family composition | 10 | 0.37 | 248 | 0.42 |
| Other household types | 91 | 3.38 | 2,509 | 4.22 |
| Total: All households | 2,693 | 100.00 | 59,464 | 100.00 |

| Table A3.7 Population projections in broad age bands 2018 to 2043 | | | | | | |
|---|--------------|---------------|---------------|---------------|----------|----------|
| Projected Year | Aged 0 to 15 | Aged 16 to 24 | Aged 25 to 49 | Aged 50 to 64 | Aged 65+ | All Ages |
| 2018 | 21,206 | 10,708 | 35,434 | 27,866 | 32,366 | 127,580 |
| 2019 | 21,606 | 10,598 | 35,947 | 28,366 | 33,068 | 129,581 |
| 2020 | 21,967 | 10,464 | 36,518 | 28,910 | 33,673 | 131,536 |
| 2021 | 22,324 | 10,434 | 36,928 | 29,578 | 34,212 | 133,480 |
| 2022 | 22,642 | 10,418 | 37,381 | 30,030 | 34,913 | 135,381 |
| 2023 | 22,885 | 10,495 | 37,953 | 30,255 | 35,606 | 137,193 |
| 2024 | 23,092 | 10,625 | 38,482 | 30,352 | 36,405 | 138,953 |
| 2025 | 23,366 | 10,721 | 39,007 | 30,406 | 37,139 | 140,642 |
| 2026 | 23,703 | 10,778 | 39,562 | 30,235 | 37,995 | 142,266 |
| 2027 | 23,921 | 10,978 | 40,086 | 30,019 | 38,833 | 143,834 |
| 2028 | 24,108 | 11,221 | 40,611 | 29,743 | 39,707 | 145,390 |
| 2029 | 24,295 | 11,467 | 41,082 | 29,464 | 40,639 | 146,946 |
| 2030 | 24,501 | 11,644 | 41,435 | 29,322 | 41,538 | 148,442 |
| 2031 | 24,681 | 11,782 | 41,788 | 29,152 | 42,472 | 149,876 |
| 2032 | 24,810 | 11,933 | 42,160 | 29,092 | 43,278 | 151,273 |
| 2033 | 24,958 | 12,028 | 42,580 | 29,020 | 44,052 | 152,641 |
| 2034 | 25,160 | 12,080 | 42,986 | 28,952 | 44,789 | 153,968 |
| 2035 | 25,403 | 12,058 | 43,348 | 28,935 | 45,486 | 155,232 |
| 2036 | 25,625 | 12,017 | 43,692 | 28,914 | 46,217 | 156,465 |
| 2037 | 25,837 | 11,979 | 44,092 | 28,889 | 46,896 | 157,700 |
| 2038 | 26,056 | 11,988 | 44,330 | 29,168 | 47,391 | 158,935 |
| 2039 | 26,283 | 12,004 | 44,516 | 29,511 | 47,831 | 160,143 |
| 2040 | 26,500 | 12,013 | 44,623 | 30,000 | 48,185 | 161,324 |
| 2041 | 26,721 | 12,006 | 44,681 | 30,619 | 48,457 | 162,485 |
| 2042 | 26,940 | 12,024 | 44,799 | 31,174 | 48,691 | 163,630 |
| 2043 | 27,165 | 12,063 | 44,934 | 31,661 | 48,927 | 164,750 |
| Change (No) | 5,959 | 1,355 | 9,500 | 3,795 | 16,561 | 37,170 |
| Change (%) | 28.1% | 12.7% | 26.8% | 13.6% | 51.2% | 29.1% |

Source: Nomis

8. Appendix: The Survey Questionnaire

8.1 The questionnaire used is presented below.



Shipston Town Council

The Occupier

[address]

Reference number: XXXX

(Please quote in all correspondence)

Message from the Mayor of Shipston-on-Stour Councillor Sheelagh Saunders

Hello Shipston.

I have lived and worked in Shipston virtually all my life and care passionately about its future.

I do encourage you all to take the time to read and complete this Housing Needs Survey. Everyone's views are important so that we can plan the future development of Shipston to include all our needs.

To tempt you to return your questionnaire EVERY COMPLETED SURVEY returned on time will be entered into a PRIZE DRAW with a chance to win one of 3 cash prizes of £100. Winners will be contacted in June 2021 and, subject to their agreement, will be announced in the following edition of the Forum.

Thanking you in anticipation. Best of luck,

Sheelagh

Future Housing Needs and Neighbourhood Planning

Dear Resident,

Shipston Town Council invites you to fill in the enclosed questionnaire to support planning policies and the development of future Neighbourhood Planning for the town. It is being sent to all households resident in Shipston on Stour. It should be completed by a member of your household or anyone who has a connection with the town.

You can easily and quickly take the survey online on your PC, tablet, or smartphone by scanning the QR code below or entering the URL: <https://tinyurl.com/xf8zutpc> This is encouraged as it will save return postage costs paid for by the town council. If you prefer, then please return the completed questionnaire in the reply paid envelope attached. **The deadline for responding is the 11th June 2021.**

The aim of the survey is to find out what the housing needs are for the local people and their families and in doing this we need to look at the different groups of people who currently live in the town and the potential future residents of the town.

This survey is needed to provide evidence to support the current Neighbourhood Plan and ensure the housing needs of the community are being addressed. The evidence will be analysed by an impartial company (arc4) who will additionally guarantee privacy and confidentiality. The evidence from the survey will ensure that future housebuilding in line with local requirements will be encouraged and unwanted development resisted.

If you need help with the survey, please look at arc4's website www.arc4.co.uk where you will find answers to FAQ's. You can get help at any time by calling the following Freephone number 0800 612 9133.

Thank you for taking part in the survey. You are helping to plan the future community needs of Shipston on Stour.

Yours faithfully,

Sheelagh Saunders

Mayor of Shipston-on-Stour



A short summary of frequently asked questions

Is completion of the survey voluntary? Yes entirely voluntary but your response would be greatly valued.

How do I enter the prize draw? Just fill out the short form at the end of the survey.

Can someone that lives outside Shipston on Stour take the survey? Yes, if they have a connection to the town such as formerly lived in the town, work but do not live in the town or give or receive care or support from a town resident. They should take the survey online using the above QR code or the following URL: <https://tinyurl.com/xf8zutpc>

What companies are involved in running the survey? arc4 works all over England and Wales providing independent and impartial housing needs assessments. PHL is the company that acts as arc4's mailbox. Questionnaires will be forwarded to arc4 UNOPENED.

Will my personal information be shared? arc4 guarantees your privacy and the security of the data. We will not pass it on to anyone. arc4 is registered with the Information Controller's Office (reg no. Z992934X) and complies fully with data protection legislation and GDPR. All information from respondents will be amalgamated and summarised in a statistical report.

Can I get help with the survey? Answers to FAQ appear on arc4's website www.arc4.co.uk

Questionnaire Part 1: About you, your current home and household and your views on key issues:

| 1. Please circle how many people <u>currently</u> live in your household in each age group | | | | | |
|--|---|---|---|---|---|
| Children aged 0-15 | 1 | 2 | 3 | 4 | 5 |
| Young adults aged 16 to 24 | 1 | 2 | 3 | 4 | 5 |
| Adults aged 25 to 49 | 1 | 2 | 3 | 4 | 5 |
| Adults aged 50 to 64 | 1 | 2 | 3 | 4 | 5 |
| Adults aged 65 to 74 | 1 | 2 | 3 | 4 | 5 |
| Adults aged 75 and over | 1 | 2 | 3 | 4 | 5 |

| 2. How would you describe your <u>current</u> home? Please tick one box | | | |
|---|--|---------------------------------|--|
| Detached house | | Studio or bedsit flat | |
| Semi-detached house | | Bungalow | |
| Terraced house | | Caravan, mobile home or similar | |
| Flat or maisonette | | Room in someone's house | |

| | |
|--|--|
| 3. How many bedrooms do you have in your <u>current</u> home? State '0' if studio/bedsit | |
|--|--|

| 4. How would you describe the tenure of your <u>current</u> home? Please tick one box | | | |
|---|--|--|--|
| Owner occupier (outright or with a mortgage or loan) | | Rented from a council or housing association | |
| Rented privately (private tenancy, tied with employment or living rent free) | | Shared ownership, shared equity or discounted home ownership | |

| 5. If you have occupied your present home for less than 5-years, please tick the most appropriate description of your most recent previous accommodation: Please tick any that apply | | | |
|--|--|--|--|
| I previously lived elsewhere in Shipston on Stour | | I previously lived elsewhere in the UK | |
| I previously lived elsewhere in Stratford on Avon district | | I previously lived outside the UK | |
| I was formerly a homeowner | | I was formerly a private tenant | |

| | | | |
|--------------------------------|--|--|--|
| I was formerly a social tenant | | I was formerly living at my parental home or was lodging elsewhere | |
|--------------------------------|--|--|--|

The following questions seek your views on the type of housing and amenities that is most needed in Shipston on Stour

| 6. <u>If</u> new homes were to be built in Shipston on Stour in future, which types would you consider a priority? <i>(Please tick level of priority)</i> | | | |
|---|---------------|-----------------|-----------------|
| Description | No priority ✓ | Some priority ✓ | High priority ✓ |
| Small homes for singles or couples | | | |
| Small family homes (2 or 3-bedroom) | | | |
| Larger family homes (4 or 5-bedroom) | | | |
| Homes that facilitate working from home | | | |
| Smaller homes to enable older people to downsize | | | |
| Supported living (sheltered housing or extra care) | | | |
| Houses with a garage | | | |
| Houses with a productive garden | | | |
| Detached houses | | | |
| Semi-detached houses | | | |
| Terraced houses | | | |
| Town houses (3-storey) | | | |
| Bungalows | | | |
| Flats or apartments | | | |
| None of the above. | | | |

| 7. Which household groups should be considered a priority, <u>if any</u> , in future? <i>(Please tick level of priority)</i> | | | |
|--|---------------|-----------------|-----------------|
| Description | No priority ✓ | Some priority ✓ | High priority ✓ |
| Homes affordable to first time buyers | | | |
| Homes to rent (private landlord), affordable to average income households | | | |
| Homes to rent (social landlord) affordable to low-income households | | | |
| Housing suited to frail elderly or disabled people | | | |
| Shared ownership (part buy/part rent) | | | |
| 'First Home scheme' (discounted sale prices for first time buyers) | | | |
| Discounted sale for anyone that cannot afford market prices | | | |
| Those wishing to build their own homes (self-build) | | | |
| Homes for multi-generational families (including annexes) | | | |
| Other priority groups – please state: | | | |

8. The following are suggestions for improvements in the town. Please tick the level of priority you consider each to have. (Please tick level of priority)

| Amenity | Low priority ✓ | Medium priority ✓ | High priority ✓ |
|---|----------------|-------------------|-----------------|
| More community facilities | | | |
| Additional pubs/restaurants | | | |
| More shops | | | |
| Faster internet | | | |
| More sports or leisure facilities | | | |
| Improvements to footpaths and cycle ways | | | |
| Improved public transport | | | |
| Maintain free and low-priced parking for local facilities | | | |
| More cash machines/banking facilities | | | |
| A crèche | | | |
| Public toilets | | | |
| Improved street lighting | | | |
| Improved health care facilities | | | |
| On street electric car charging | | | |
| Improved flood defences | | | |
| Is there any further specific amenity you feel would be required? | | | |

9. How is your home mainly heated? Please tick one box

| | | | |
|---|--|------------------------------|--|
| Gas central heating | | Oil fired central heating | |
| LPG central heating | | Individual gas fires | |
| Individual electric fires heaters or convectors | | Off-peak electricity heaters | |
| Open fire or wood burner | | Ground or air heat pump | |
| Communal or district heating | | Under floor electric heating | |
| Other (please state): | | | |

10. How is your home mainly supplied with hot water? Please tick one box

| | | | |
|------------------------------|--|-------------------------|--|
| From the main heating system | | Ground or air heat pump | |
| Electric water heater | | Gas water heater | |
| Kettle | | Other (please state): | |

11. Does your home suffer from dampness or condensation? Please circle one box

| | | | |
|----------|--------------|-------------|------|
| Dampness | Condensation | Black mould | None |
|----------|--------------|-------------|------|

| 12. To what extent is your home insulated? (Please tick level of provision) | | | |
|---|--------|--------|--------|
| Description | None ✓ | Some ✓ | Full ✓ |
| Roof space insulation | | | |
| Cavity wall | | | |
| Double glazing | | | |
| Internal wall insulation | | | |
| External wall insulation | | | |
| Floor insulation (other than carpeting) | | | |

| 13. Has anyone left your household in the last 5-years to live away from the town due to difficulties finding suitable housing that they could afford? Please tick one box and continue from the question as directed | | |
|---|--|--------------------------|
| Yes | | Please continue from Q14 |
| No | | Please continue from Q16 |

| 14. If 'yes', would they wish to return to the town if suitable housing they could afford was made available? Please tick one box and continue from the question as directed | | |
|--|--|--------------------------|
| Yes | | Please continue from Q15 |
| No | | Please continue from Q16 |

If yes, please make them aware of this survey and encourage them to complete it online.

| 15. If 'yes' to question 16, to the best of your knowledge, what type of housing would they seek? Please tick one from each group | | | |
|---|--|-----------------------------|--|
| Group 1: Tenure Type | | Group 2: Dwelling Type (1): | |
| Housing for sale | | House | |
| Affordable home ownership | | Bungalow | |
| Private rented housing | | Flat | |
| Social or affordable rented housing | | Care or nursing home | |
| Group 2: Dwelling Type (2) | | Group 3: Bedrooms | |
| Detached | | 1 | |
| Semi-detached | | 2 | |
| Terraced | | 3 | |
| Maisonette | | 4 or more | |

Part 2: Future house moves involving your entire household

Please complete this section if your entire household plans or needs to move home in the next 5-years and the dwelling you currently live in would become available for another household to buy or rent. Please answer even if you need to move home but cannot for any reason.

| 16. Does your <u>entire household</u> plan to move in the next 5-years leaving a vacant house for sale or rent? Please tick one box and continue from question as directed | | |
|--|--------------------------|-----------------------------|
| Yes | <input type="checkbox"/> | Please continue from Q17 |
| No | <input type="checkbox"/> | Please continue from part 3 |
| I/We would like or need to move but are unable to | <input type="checkbox"/> | Please continue from Q17 |

| 17. Where would you ideally like to move to? Please tick one box | |
|---|--------------------------|
| Within Shipston on Stour if suitable accommodation I could afford was available | <input type="checkbox"/> |
| Elsewhere in Stratford on Avon district | <input type="checkbox"/> |
| Elsewhere in or outside the UK | <input type="checkbox"/> |

| 18. What is the <u>main</u> reason you are planning to move home within the next 5-years? Please tick one box only | |
|--|--------------------------|
| Need a smaller house | <input type="checkbox"/> |
| Need a larger house | <input type="checkbox"/> |
| Cannot afford rent or mortgage payments | <input type="checkbox"/> |
| Health problems and/or need housing suitable for older/disabled person | <input type="checkbox"/> |
| Need to live closer to shops or doctors or other services | <input type="checkbox"/> |
| Need to live closer to family or friends to give or receive support | <input type="checkbox"/> |
| House is in severe disrepair which I cannot afford or is landlord's responsibility | <input type="checkbox"/> |
| House is too cold and I cannot afford to heat it | <input type="checkbox"/> |
| Living in temporary accommodation and need permanent accommodation | <input type="checkbox"/> |
| Need to re-locate for employment | <input type="checkbox"/> |
| Forced to move (e.g. eviction, repossession or tenancy ending) | <input type="checkbox"/> |
| Suffering harassment, threat of harassment, crime or domestic abuse | <input type="checkbox"/> |
| Current house is overcrowded | <input type="checkbox"/> |
| Claiming housing benefit and have to move due to the 'bedroom tax' | <input type="checkbox"/> |
| None of the above | <input type="checkbox"/> |

19. If none of the above apply, which of the following would be the main reason for you moving home? Please tick one box only

| | |
|--|--|
| Want to live in a nicer house or area | |
| Would like to live closer to family or friends | |
| To reduce journey time or distance to work | |
| Would like to be in a particular school catchment area | |
| Would like off street parking or a garage | |
| Other reason (please state): | |

20. What type of dwelling would your next home be? Please tick one box only

| | | | |
|-------------------------------------|--|--|--|
| Detached house | | Bungalow | |
| Semi-detached house | | Terraced house | |
| Flat including bedsit or studio | | Plan to live in a nursing or care home | |
| Ground floor, level access dwelling | | Caravan or mobile home or houseboat | |

21. How many bedrooms would your new home need to have? (please enter number in the box, state '0' if a studio or bedsit)

| | |
|--|--|
| | |
|--|--|

22. What tenure would your new home be? Please tick one box only

| | |
|--|--|
| Owner occupied (outright or with a mortgage or loan) | |
| Shared ownership or permanently discounted home ownership | |
| Rented privately (private tenancy, tied with employment or living rent free) | |
| Rented from a housing association | |
| I propose to lodge or share a house with someone | |

23. If you cannot afford local market prices or rents charged by private landlords which affordable home ownership options would you most seriously consider, if any? Please tick one box only

| | |
|---|--|
| Discounted sale (20-30% discount off market price but also applies to re-sales) | |
| The Government's First Home Scheme (30% discount off purchase price and re-sales. Available to first time buyers only. | |
| Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own) | |
| None of the above | |

| 24. What amount could you afford to pay for your housing costs? Please fill in the corresponding box <u>or</u> tick one of the last two options | |
|---|---|
| House purchase - purchase price: | £ |
| House purchase - deposit amount: | £ |
| Private rental - monthly cost: | £ |
| None of the above - I could only afford a social rent | |
| None of the above - I could only afford to rent if I claimed housing benefit | |

| 25. What is the gross annual income of yourself and any partner? * | £ |
|--|---|
| | |

* You do not need to answer this question, but the information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.

| 26. Tick this box if you have registered with your local council for an affordable tenancy | |
|--|--|
| | |

| 27. Do any of the following statements apply to any member of your household (either now or in the next 5 years)? Please tick any that apply | |
|--|--|
| Personal care or support will be needed | |
| Adaptations will be needed in the home (e.g. ramp, stairlift, bathing adaptations) | |
| Adaptations will be needed for wheelchair use in the home | |

Part 3: People planning to leave your household and get a place of their own. (Please complete on their behalf).

This may be children or any other members of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete the questions for each new household likely to form from your existing household in the next 5-years. **Do not include** people that plan to leave temporarily or form a student household.

| 28. Do any members of your household plan to move home to a place of their own permanently in the next 5 years? Please tick one box and continue from question as listed | | |
|--|--|--|
| Yes | | Please continue with Q29 |
| They want to move home but are unable to | | Please continue with Q29 |
| No | | Thank you. The survey is now complete. |

29. How would you describe the new household planning to leave your household?
(please tick one box per household where applicable)

| | New household 1 | New household 2 |
|---|-----------------|-----------------|
| Single person household | | |
| Couple or 2 people, without dependent children | | |
| Single person or couple planning to have children | | |
| Single parent or couple, with or expecting children | | |
| What is the age of the oldest person in the household? | | |

30. How would you describe the new household(s) that will form when they leave?
(we need to distinguish between new households that need a place of their own or will move in with someone else). Please tick one box only per household.

| | Household 1 | Household 2 |
|---|-------------|-------------|
| Members of your household are planning to live alone or live with someone who is also seeking a place of their own (please continue with question 31) | | |
| Members of your household are planning to move in with someone who already has a place of their own* | | |
| Members of your household are planning to live in a care home or nursing home or other institution where accommodation is provided including the armed forces* | | |

*If this option applies there is no need to complete further questions for this household.

31. Where would the new household(s) ideally like to move home to? Please tick one box only per household

| | Household 1 | Household 2 |
|--|-------------|-------------|
| Within Shipston on Stour if suitable accommodation they could afford was available | | |
| Elsewhere in Stratford on Avon district | | |
| Elsewhere in or outside the UK | | |

32. What type of house would their new home be? Please tick one box per household and indicate number of bedrooms needed

| | Household 1 | Household 2 |
|----------------|-------------|-------------|
| Detached house | | |

| | | |
|--|--|--|
| Semi-detached house | | |
| Terraced house | | |
| Flat | | |
| Bungalow | | |
| Age restricted housing for older people | | |
| Nursing or care home | | |
| Caravan, mobile home or houseboat | | |
| <u>AND</u> how many bedrooms would be needed (0 if room or bedsit)? | | |

33. What tenure would they like their new home to be? Please tick one box per household

| | Household 1 | Household 2 |
|---|-------------|-------------|
| Owner occupier (outright or with a mortgage or loan) | | |
| Shared ownership or permanently discounted home ownership | | |
| Rented privately (from a private landlord or employer) | | |
| Rented from a housing association | | |
| Renting a room in a shared house, or as a lodger | | |

34. If they wish to become a homeowner but cannot afford local prices or a deposit, which of the following options would they seriously consider? Please tick one per household. If there are more than 2 households seeking a place of their own, please complete online.

| | Household 1 | Household 2 |
|---|-------------|-------------|
| Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own) | | |
| Discounted sale (20-30% discount off market price but also applies to re-sales) | | |
| The Government's 'First Home' scheme (30% discount off purchase price and re-sales). Available to first time buyers only. | | |

35. What amount could they afford to pay for their housing costs? Please fill in the corresponding box or tick one of the last two options for each household

| | Household 1 | Household 2 |
|----------------------------------|-------------|-------------|
| House purchase – purchase price: | £ | £ |
| House purchase – deposit amount: | £ | £ |

| | | |
|--|---|---|
| Private rental – monthly cost: | £ | £ |
| They could only afford a social rent | | |
| They would need to claim housing benefit | | |

36. Estimated household income*

| | | |
|--|-------------|-------------|
| | Household 1 | Household 2 |
| What is their estimated annual gross income? | £ | £ |

** You do not need to answer this question, but the information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.*

37. State if you have registered with your local council for an affordable tenancy *Please tick one box*

| | | |
|-----|-------------|-------------|
| | Household 1 | Household 2 |
| Yes | | |
| No | | |

38. Do any of the following apply to any member of the new household(s)? *Please tick any that apply*

| | | |
|---|-------------|-------------|
| | Household 1 | Household 2 |
| Care or support in the new home would be needed | | |
| Adaptations would be needed (e.g. for access, stairlift, bathing) | | |
| Adaptations for wheelchair use in the home would be needed | | |

Thank you for completing this questionnaire. Please return it in the envelope provided no later than the 11th June 2021

If you wish to participate in the prize draw please let us have your contact details. In order to preserve your anonymity please provide either a telephone number or email address and your first name or nickname. Only this information will be passed onto the town council in the event that you are a prize winner so that the council can pay the prize money.

First name (or nickname)

Telephone or email.....

Registered Address: arc4, 41 Clarendon Road, Sale, Manchester, M33 2DY

Email: businessteam@arc4.co.uk www.arc4.co.uk

arc4 Limited Registered in England & Wales 6205180 VAT Registration No: 909 9814 77

Directors - Helen Brzozowski - Michael Bullock

9. Appendix: Technical Appendix (explanation of key assumptions made in the BNAM)

Gross affordable need.

9.1 The findings of the **need side** of the model stages 1,2 and 3 are presented in table 5.16 We compare findings using data from a number of sources:

- household survey snapshot data;
- housing register snapshot data; and
- data from applying arc4 national prevalence rates (these are explained further below).

9.2 The following table is the summary presented in the report.

| Mode l stage | Step | Weighted survey evidence | arc4 prevalenc e rates | SADC housing register |
|-----------------------------|---|---|---------------------------------------|--------------------------------------|
| 1 | Snapshot quantity of existing households in affordable housing need | 159 | 176 | 171 |
| 2 | Snapshot quantity of newly forming households in affordable housing need | 119 | 169 | 169 |
| | Sub total | 278 | 345 | 340 |
| 3 | Conversion of snapshots of affordable need into annual flows (divide by 5) (households per annum) | 56 | 69 | 68 |
| 4 | Uplift of estimated need for affordable home ownership (20%) | 0 | 0 | 14 |
| 5 | Totals | 56 | 69 | 82 |

9.3 The following is the full version explaining the assumptions made at various stages.

| Table 9.1 BNAM stages 1 and 2 (gross annual affordable need) | | | | | |
|--|--|--------------------------|-----------------------|-----------------------|---|
| Row reference | Step | Weighted survey evidence | arc4 prevalence rates | SADC housing register | Notes |
| 1 | Number of households in the area | N/A | 2,934 | N/A | Royal Mail registered addresses at 2021 |
| 2 | Existing households in need | N/A | 293 | N/A | |
| 3 | Proportion in affordable need | N/A | 60% | N/A | |
| 4 | Existing households in affordable need | 159 | 176 | 171* | *Pro rata from Government data |
| 5 | Divide by 5 to convert to annual need* | 32 | 35 | 34 | |
| 6 | Newly forming households (5 years) | 119 | 225 | 225 | Prevalence rate based except survey column |
| 7 | Newly forming households per annum | 24 | 45 | 45 | |
| 8 | Proportion in affordable need | N/A | 75% | 75% | |
| 9 | Newly forming households in affordable need | 24 | 34 | 34 | |
| 10 | Uplift to register data for affordable home ownership demand | N/A | N/A | 14 | 20% of rows values 5+9 based upon core strategy policy CS18 |
| 11 | Total GROSS annual flow of households in affordable need | 56 | 69 | 82 | Sum of rows 5,9 and 10 |

Assumptions made in estimating future housing supply

- 9.4 Our experience and the good practice guidance tell us that it is very difficult to get an accurate reading of the flow of affordable housing supply:

- stock is often confused with supply;
- it fluctuates on an annual basis;
- new build housing distorts the background level of supply (and need);
- published data known as CoRe is only published at the local authority level;
- whilst we acknowledge that it is important to take future new build housing into account there is no certainty that sites with planning consent will be developed;
- in line with the NPPF, supply of social and affordable rented housing must be separated from supply of affordable home ownership such as shared ownership; and
- there is currently a negligible supply of affordable home ownership vacancies in most local authority areas.

9.5 Taking all of the above into account, we have developed a supply model that improves upon the basic needs assessment model. This appears as tables 5.17 and 5.18 in this report. We explain the key inputs and assumptions used below.

| Table 9.2 Assumptions made in estimating affordable supply | | |
|--|--------------------------|---|
| Category | Factor | Explanation |
| Affordable need | Quantity of need | <p>In the first table this is based upon household survey findings.</p> <p>In the second table this is based upon housing register data plus uplifts for newly forming households and affordable home ownership neither of which are measured by the register. For reasons similar to those listed above we use local authority level register data published by the government and apply a pro rata factor for the study area.</p> |
| Affordable supply | Relets and resales | <p>This is CoRe data multiplied by a factor. The factor is census 2011 parish households divided by local authority households: $2,318/51,928=0.04463873$.</p> <p>There is no official data for shared ownership so a rate of supply of 10% has been used annually.</p> |
| | First lettings and sales | Sites where planning permission has been sought for affordable housing within the last 3 years (or a S106 for affordable housing is envisaged) are discovered using the local authority planning portal. We |

| | | |
|--|--|---|
| | | only take account of sites that are under construction. |
|--|--|---|

An explanation of prevalence data drawn from the arc⁴ national database.

- 9.6 In view of the above statements from the NPPF, the majority of housing consultancies working nationwide do not offer household survey-based assessments. arc⁴ is the only national consultancy to do so and as such undertakes around 8 county, district or borough wide surveys per year from all over the country as well as around 15 local housing needs assessments such as this every year. All such surveys are anonymous and are of a consistent design. With the permission of clients, arc⁴ has merged most recent data into a national database which when weighted represents data from over 2 million households.
- 9.7 From this data it is possible to produce prevalence rates relating to households in affordable need, both existing households and newly forming. The assessment for the parish is as follows.
- 9.8 This information is provided for the client on the basis that it is an estimate of the level of affordable need that might be revealed by a housing need survey that was designed and carried out in accordance with the best practice outlined in this report. The methodology outlined here is the intellectual property of arc⁴ and is only valid if supported by the arc⁴ national database.
- 9.9 For over a year we have compared these findings to survey based Local housing need survey-based findings and find them to be similar within an acceptable margin.
- 9.10 Prevalence rates suggest are provided in table 9.1 above. Based upon empirical evidence typically 10% of all households will be experiencing some form of housing need at a point in time.
- 9.11 The survey of English Housing estimates that 1.55% will form per annum from the existing household population and this is used to estimate the number of households that will form on an annual basis.

10. Appendix: Extant Planning Consents as of 5th July 2021

- 10.1 These are the screenshots taken from our search of the council's planning portal.
- 10.2 We took advice from the town council on the status of these sites.
- 10.3 Our findings were that 4 sites were identified but only 2 are taken into account in our supply model:

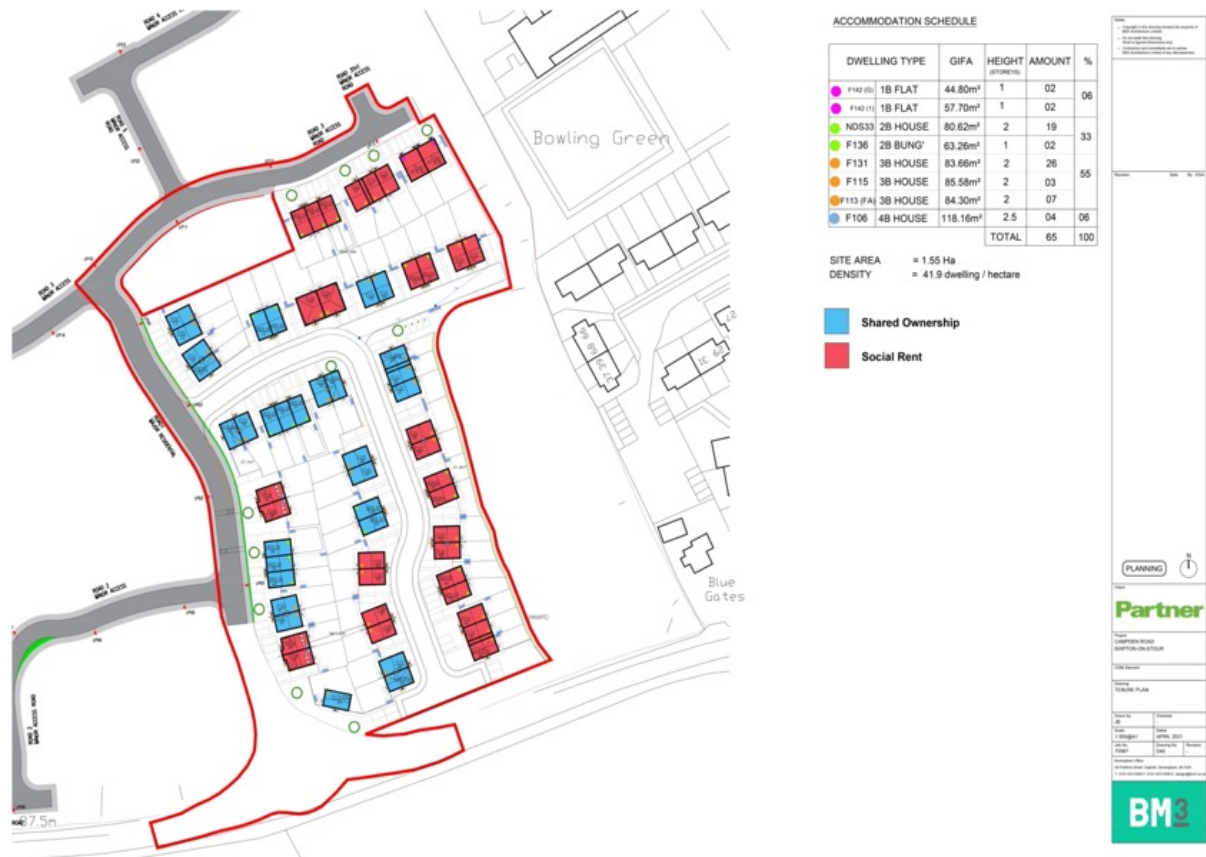
Status: under construction:

- September 2017 varied 2020 Ridgeway: 6 affordable and 3 'local market'?; and
- April 2021 North of Campden Road: 65 (35 social rent 30 shared ownership).

Status completed or nearly completed

- Oct 2019 Chapel View/London Road 19 ; and
- Dec 2020 Former IMI Norgren Campden Road 39 (30 social rent).

| | | | | |
|-------------------------------|------------|-------------------------------------|--|---|
| 17/02741/FUL | 08/09/2017 | Permission with conditions | Land Adjacent The Ridgeway London Road Shipston-on-Stour | Demolition of existing outbuildings. Erection of 18 dwellings (including 6 affordable and 3 local market homes); construction of access road; formation of attenuation pond; provision of open space and landscaping; erection of garage to serve 'Ridgeway'; and all other associated works. |
| 20/02912/VARY | 10/11/2020 | Variation Permitted with Conditions | Land Adjacent The Ridgeway London Road Shipston-on-Stour | Vary condition 2 (approved plans) of planning permission 17/02741/FUL (date of decision 12/08/2019) to allow for minor changes to the approved plot, site layout plan and materials (amended details and condition discharge) Original description of development - Demolition of existing outbuildings. Erection of 18 dwellings (including 6 affordable and 3 local market homes); construction of access road; formation of attenuation pond; provision of open space and landscaping; erection of garage to serve 'Ridgeway'; and all other associated works. |
| 20/00343/FUL | 24/02/2020 | Permission with conditions | Land North Of Campden Road Shipston-on-Stour | Residential development of 65 affordable units (35 social rent and 30 shared ownership) plus associated access, parking, landscaping and associated infrastructure |
| 21/01248/S106 | 13/04/2021 | S106 - Approval | Land North Of Campden Road Shipston-on-Stour | Approval of Affordable Housing Specification in accordance with S106 Agreement dated 26 March 2021 - Schedule 1, Part 2 relating to 20/00343/FUL |



Refusal Allowed on appeal

| | | | | |
|--------------------------------|------------|-----------------------|--|---|
| 19/01633/S106A | 11/06/2019 | S106A - Agree to Vary | Land Off London Road Shipston-on-Stour | Variation of Section 106 Agreement dated 11 September 2015 - Affordable Housing - Schedule 1 relating to 13/02360/OUT and appeal APP/J3720/W/15/3007063 |
|--------------------------------|------------|-----------------------|--|---|

19 affordable per plan type of affordable not specified

| | | | | |
|-------------------------------|------------|-------------------------------------|---|---|
| 19/02737/VARY | 08/10/2019 | Variation Permitted with Conditions | Chapel View London Road Shipston-on-Stour | Variation of condition 6 of outline permission 13/02360/OUT to allow occupation of 20 dwellings utilising the temporary vehicular access, prior to completion of the permanent vehicular access to the site and associated ghost island junction. |
|-------------------------------|------------|-------------------------------------|---|---|

Allowed under appeal 111 dwellings

| | | | | |
|------------------------------|------------|------------------------------------|---|--|
| 20/03297/AMD | 22/12/2020 | Approval of Non Material Amendment | Former IMI Norgren Site Campden Road Shipston-on-Stour | Non-material amendment to remove chimneys from plots 13-18 and 89-94, insert 10 additional trees with the approved landscape belt and additional wooden stepping stones within the childrens equipped play area, to planning permission 16/01002/FUL (erection of 111 dwellings, new access and associated infrastructure works (resubmission of planning application 11/02380/OUT allowed on appeal under reference APP/J3720/A/12/2185727 (dated 27 June 2013) in respect of a Mixed use development comprising up to 112 houses and 929 sq. m (10,000 sq ft) Employment (B1)) |
|------------------------------|------------|------------------------------------|---|--|

11. Appendix: Summary of housing policies in the Neighbourhood Plan

- 11.1 The following abstracts from the Neighbourhood Plan 2018 define the local objectives and housing policies. Explanations for policies HSG1 and HSG2 are presented as stated in the plan as they contain supporting evidence for this HNS.

2.6.11 Policy HSG1 Ensuring a supply of affordable ²⁰ homes

Objective: to locally maintain an adequate supply of affordable rented, intermediate rented and shared equity owned dwellings throughout the plan period.

Policy: Development proposals of exclusively affordable homes will be supported within and adjacent to the built-up-area boundary and where they are seeking to meet needs identified in the most recent local housing needs survey. These proposals shall conform to Core Strategy policy CS.15 "Distribution of Development". Such housing shall be occupied by persons with a local connection in a cascade system as described in section 3.2 below which gives priority to local people. This housing shall remain affordable in accordance with Core Strategy policy CS.18 Affordable Housing

Explanation: A Housing Needs Survey was commissioned in 2013 as part of the gathering of evidence. This survey showed a requirement at that time for 26 affordable homes in the town [24 to rent and 2 for shared ownership]. The District Council's July 2014 housing waiting list included 159 households in the CV36 postcode [Shipston-on-Stour and surrounding area] 17 of which were listed as medium to high priorities. Since the end of 2013 14 affordable homes have been completed and there are outstanding planning permissions [some of them granted before 2013] for a further 132. Some of those commitments are now being built and all are expected to have been completed by 2021. In the subsequent 10 years to 2031 there will likely be an ongoing need from those with local connections for affordable homes of appropriate types and tenures. A supply of affordable rented, intermediate rented and shared equity owned homes should be sustained. The numbers and timings of such requirements will be identified by periodic surveys of local housing needs, such surveys to be conducted at least every 5 years.

The term local connection is defined in section 3.2 below. The housing shall remain ²¹affordable and available to persons with a local connection ²². In exceptional cases it may be possible to allow a relaxation from the affordability requirement, for example in respect of shared ownership 'staircasing' and 'mortgagee protection' clauses.

2.6.12 Policy HSG2 Ensuring a supply of low cost market housing ²³

Objective: to encourage schemes that will maintain a supply of low cost homes for purchase particularly by younger persons and those locally employed as this will help to boost the local economy and will reduce the need to travel.

Policy: Development proposals will be supported where they are within and adjacent to the built-up-area boundary and in accordance with Core Strategy policy CS.15G "Distribution of Development". The housing shall meet the needs identified in the latest housing needs survey at a price lower than the normal market value and be for those with a local connection, as defined in section 3.2 of this Plan.

Explanation: new market housing is often priced beyond the means of the existing local community. The 2013 Housing Needs Survey identified an unmet need at that time for at least 24 low-cost market homes and such needs are likely to increase during the plan period. The numbers and timings of such requirements will be identified by periodic surveys of local housing needs, such surveys to be conducted every 5 years from 2016 onwards. Low-cost market homes could be provided through Local Needs Schemes or by registered Social Landlords, or by a commercial developer as a component of a general market housing scheme. The term 'local connection' is defined in the explanation of the preceding policy HSG1.

2.6.13 Policy HSG3 Meeting the housing needs of persons of more than 55 years of age

Objective: to maintain a supply of accommodation meeting the needs of those aged 55 plus living in the town and in nearby villages, providing a range of types and tenures, and including an appropriate amount of care accommodation of different formats.

Policy: Development of Extra Care ¹⁹ or Sheltered Housing ¹⁹ for persons of over 55 years of age will be supported on sites within and adjacent to the built-up-area boundary and in accordance with Core Strategy policy CS.15G "Distribution of Development". The housing shall meet the needs identified for older persons in the latest housing needs survey and be for those with a local connection, as defined in section 3.2 of this Plan. The policy only relates to Extra Care Housing and Sheltered Housing as defined in section 3.2 of this Plan.

2.6.14 Policy HSG4 Development on windfall ²⁴ sites

Objective: to encourage housing development on 'windfall sites' as a contribution to meeting housing requirements

Policy: proposals to develop housing on windfall sites within the built-up area boundary will be supported, subject to meeting other policy requirements in this plan.

2.6.15 Policy HSG5 Allocating housing land to contribute to strategic housing requirements

Objective: to identify and allocate an adequate reserve provision of housing land that will assist in meeting the town's contribution to future District-wide strategic housing requirements from 2021 onward.

Policy: A site on land south of Oldbutt Road, as shown on the policies map, is allocated as a reserve housing site which should accommodate 25 to 30 dwellings. It will be released after 2021 if it is required to meet the housing requirements set out in Part D of the Core Strategy policy CS.16. The development of the land is subject to meeting other planning policy requirements and the achievement of satisfactory access arrangements which, if necessary, should be phased in connection with the development of the site to the north.

2.6.16 Policy HSG6 Allocating housing land to meet currently identified local needs

Objective: to allocate housing land that can be developed during 2018/2019 to meet current identified local housing needs.

Policy: an edge of settlement site at land at Ridgeway, east of London Road, as shown on the Policies Map, is allocated for a community-led housing development to meet currently identified local housing need in accordance with latest housing needs information. This shall contain a mix of open market, affordable and homes with a specific local connection in accordance with the provisions of section 3.2 of this Plan. The scheme shall involve the provision of local green space with pedestrian access as shown on the Policies map and in accordance with details to be agreed with Stratford-on-Avon District Council.