

Shrivenham



HOUSING NEEDS SURVEY REPORT



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1. PARISH SUMMARY

Shrivenham is a large parish in the south western corner of Oxfordshire, situated on the Wiltshire/ Oxfordshire border just off the A420 the major trunk road between Swindon and Oxford. Originally in Berkshire, the village has been in Oxfordshire since 1974 when the county boundaries were changed.

The village lies in a shallow valley between the chalk of the Lambourn Downs and the limestone of the Corallian Ridge. The site is located between the Rivers Ock and Cole from which Shrivenahm is believed to derive its name.

- There is a population of 2352 according to the 2001 census, comprising of 878 households.
- Shrivenham is just over 25 miles from Oxford, approximately eight miles from Faringdon and almost seven miles from Swindon
- There is a regular bus service to Swindon, Faringdon and Oxford (every 30 minutes; Monday to Saturday and 9 journeys on a Sunday).
- The Watchfield shopper bus provides a dial-a-ride service for older people living in Shrivenham.
- There is a Church of England primary school Shrivenham with 147 pupils between 4 and 11 years old. The proportion of children from ethnic minority backgrounds is greater than in most primary schools. The number of children known to be entitled to free school meals is below average. Overall the school scored 'satisfactory' in its Ofsted inspection in 2010.
- There is a pre-school at the Memorial Hall for children from 2 years old and a Mothers and Toddlers group which meets on Thursday mornings in term-time also at the Memorial Hall.
- Shrivenham has two Churches; St Andrew Church of England and A Methodist Church.
- There is a Memorial village hall in Shrivenham and four pubs; The Prince of Wales, The Barrington Arms, The Crown Inn and The Victoria Tavern.
- According to the 2001 census, 9% of the total housing stock in Shrivenham is rented socially (inc shared ownership). 73% is owner occupied and 18% is rented privately.



2. INTRODUCTION

In January 2010, the Rural Housing Enabler (RHE) discussed carrying out a housing needs survey with the Parish Council with additional questions to investigate the potential need for additional older persons accommodation.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The RHE is employed by Oxfordshire Rural Community Council which is part of the national network of Rural Community Councils.
- The RHE works closely with rural communities, Housing Associations, Local Authorities and landowners to meet the affordable housing needs of rural communities.
- The post is funded by contributions from, South Oxfordshire District Council, Vale of White Horse District Council, Soha housing and Sovereign Housing Group.
- The RHE is a member of the Oxfordshire Rural Housing Partnership.

3. AIM

The aim of carrying out the survey is to investigate the affordable housing need and older persons accommodation need for local people (or those who have a need to live in the parish or the locality) of Shrivenham, and to gauge local opinion.

- 'Housing need' can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, lay-out, state of repair or security of tenure.
- This need may be immediate or anticipated in the near future.

4. SURVEY DISTRIBUTION AND RESPONSE

In order to carry out the Housing Needs Survey, questionnaires were hand-delivered to all dwellings in the parish in May 2011.

To encourage a good response, households were the option of returning their survey using a pre-paid return envelope (supplied) or by posting their response in to a ballot box located in the centre of the village.

They were asked to respond by 16th May. Once returned, data from the forms was put into the computer and analysed.

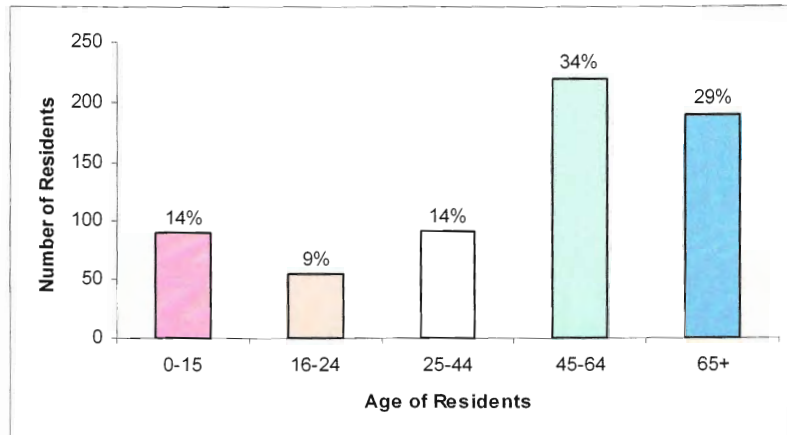
- The 2001 census identifies Shrivenham as having a total of 878 households.
- All households were asked to complete pages one and two of the form.
- If a household considered itself in need, or likely to be in need of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was a very good response rate of 32%, with 285 replies received, this is better than the average response rate and for a Housing Needs Survey and compares favourably with other postal surveys of this type.



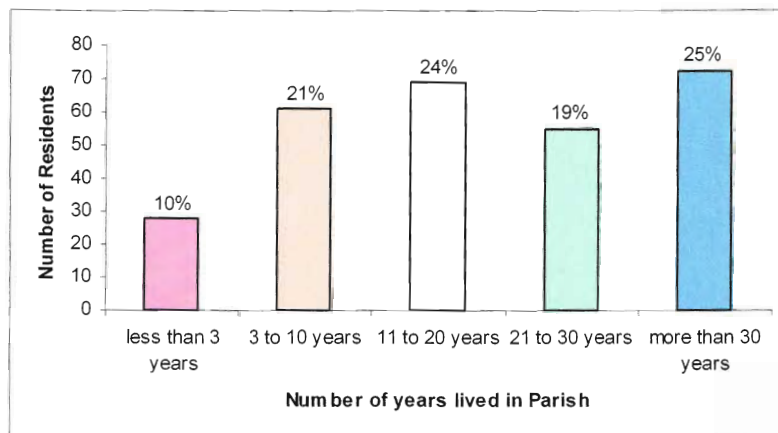
5. KEY FINDINGS

Part one – You and your household

The chart below shows that the survey reached a broad age-range of people, with over 60% of respondents being over 45 years old.

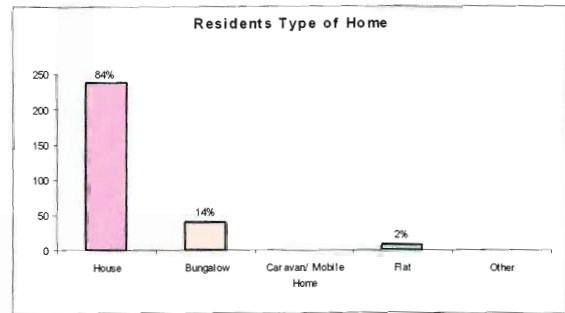
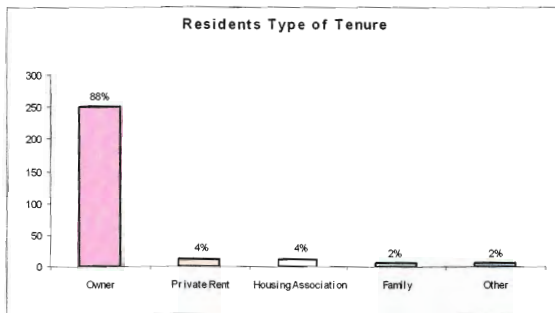


The chart below indicates the length of time respondents have lived in Shrivvenham. It shows that a greater percentage of respondents have lived in the village for more than 30 years than have lived in the village for less than 3 years.



One respondent has lived in the parish for 86 years!

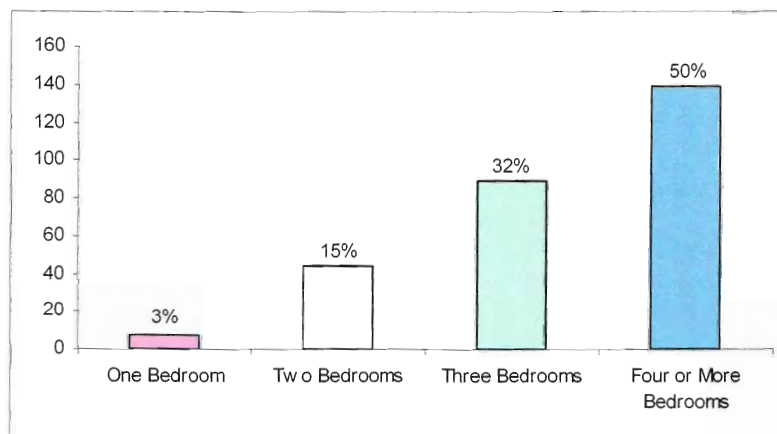
The charts below show that the majority of respondents in Shrivenham are owner-occupiers, occupying houses.



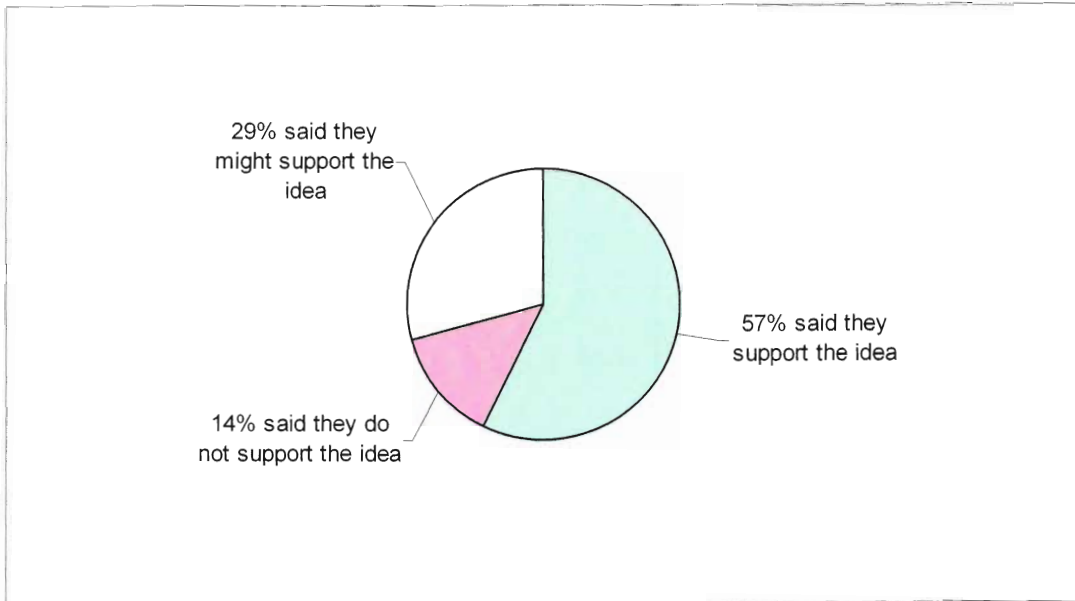
Respondents from the private rented and social rented (including shared ownership) sector are under-represented in this report. The 2001 Census shows that 9% of the total housing stock in Shrivenham is rented socially (inc shared ownership) and 18% is rented privately. This is not uncommon in surveys of this type.



The survey shows that the majority of homes in Shrivenham are larger family homes with only 3% having one bedroom. The survey showed that there are a far greater proportion of homes with three or more bedrooms than there are homes with two or fewer bedrooms.



33 respondents reported that 58 members of their family had moved away from the parish due to difficulties in finding a suitable home locally.



From the above chart, it is possible to say that there is support for a further small development of affordable housing in Shrivenham.



Part two – Housing needs

Twenty-five respondents gave information regarding their need for affordable housing; all but two respondents said that they currently live within the parish.

Three respondents say they are currently registered on the District Council Housing Register and one gave their registration number. All respondents with a housing need and local connection, not already on the District Council Housing Register, will be sent an application form.

Twenty-four people gave details of the amount of money they can afford to pay for rent/ mortgage for affordable housing each month. It is considered that twenty-two respondents are in need of affordable housing.

Analysing the results of those in need of rented accommodation shows the following -

- There is a need for up to fifteen homes at affordable rents.
- Two respondents do not currently meet the District Council's local connection criteria (they have not lived in the parish for 5 out of the last 8 years) and four respondents said that they currently live in the parish but did not say how long for.
- There were requests for five single person households.
- No households require homes with more than three bedrooms.
- Some respondents had special needs and may require adaptations to their home.

Respondents were asked to state the maximum rent they could afford. (Three respondents did not give details regarding the rent they could afford.)

Less than £50/ wk (£200/ month)	0
£51 - £100/ wk (£201 - £400/ month)	8
£101 - £150/ wk (£401 - £600/ month)	4
£151 - £200/ wk (£601 - £800/ month)	0
£201 - £250/ wk (£801 - £1000/ month)	0
More than £250/ wk (£1000/ month)	0

The level of income given by respondents would suggest that the following may be able to afford shared ownership (where the occupiers buy a percentage of the property on a mortgage and pay rent on the remainder), but would be unlikely to be able to sustain a full mortgage.

- There is a need for up to seven homes for shared ownership.
- One respondent does not currently meet the District Council's local connection criteria and one respondent said that they currently live in the parish but did not say how long for.
- There were requests for four single person households.
- Some respondents had special needs and may require adaptations to their home.

Respondents were asked to state the maximum rent/ mortgage they could afford (one applicant did not give details).

Less than £50/ wk (£200/ month)	0
£51 - £100/ wk (£201 - £400/ month)	4
£101 - £150/ wk (£401 - £600/ month)	0
£151 - £200/ wk (£601 - £800/ month)	2
£201 - £250/ wk (£801 - £1000/ month)	0
More than £250/ wk (£1000/ month)	0

Investigation of individual cases would have to be undertaken to ensure that they would be able to sustain the shared ownership mortgage as well as the rental element.



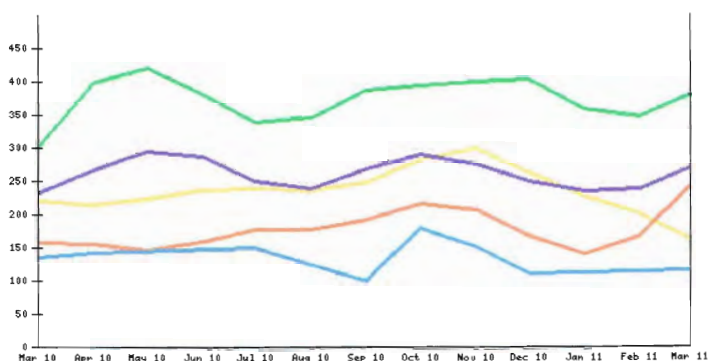
6. AFFORDABILITY AND AVAILABILITY

A web search of properties available for sale (up to £300,000) and rent, in June 2011, in Shrivenham revealed the following:

Number of Bedrooms	Price
For Sale	
2	£185,000 - £289,995
3	£275,000 - £297,500
For Rent	
2 (flat)	£675 pcm
2	£780 pcm
3	£850 - £975 pcm
4	£975 - £1,325 pcm

Source: www.rightmove.co.uk

Average Property Selling Prices in SN6 (£000's)



	Mar 2010	Mar 2011	Change
Detached	£300,889	£382,200	+27%
Semi	£222,893	£164,500	-26%
Terraced	£159,667	£245,000	+53%
Flat	£137,000	£117,500	-14%
All	£233,185	£272,000	+17%

Source: www.home.co.uk/guides/house_prices_reports

Example calculation for a mortgage:

Where financial circumstances allow, a household can obtain a mortgage of three times their average income and would expect to need a deposit of at least 10% of the total price.

If the average selling price of a terrace property (in the SN6 postcode area) is £245,000 (Source: www.home.co.uk (June 2011)) and a household were able to pay a deposit of 20% (almost £50,000), their annual income would still have to be over £65,000! This is way beyond the means of many first-time buyers and those with a low/ average or single income.

- At the average prices of homes in Shrivenham it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or substantial income.
- First-time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home.
- In some cases shared ownership housing would be a suitable option, whilst in other instances affordable rented would be advisable.



7. SUMMARY

This part of the survey has concentrated on those households which are unlikely to be able to buy accommodation on the open market.

Data from the District Council Housing Register and advice from allocation staff should be sought in addition to information from this report.

- Surveys of this type tend to under-represent information from single people, especially the under 25s.
- Those who are eligible for affordable housing have been considered in the recommendations.
- Allocation of affordable homes in Shrevenham should take account of anticipated housing need as well as the number of households in immediate need of more suitable accommodation.

57% of those who responded said that they would definitely support a small development of affordable homes for people with a genuine connection to meet the needs of the parish. A further 29% of those who responded said that they might support a small development of affordable homes.

There is an anticipated need for the following mix of property in Shrevenham in the next few years.

8 x 1 bed properties for rent

4 x 2 bed properties for rent

6 x 2 bed properties for shared ownership

3 x 3 bed properties for rent

1 x 3 property for shared ownership



8. RECOMMENDATIONS

In order to meet the local need, and at the same time to ensure that there is always a level of need within a village to fill homes that become available on exception sites, it is recommended that any development of affordable homes (restricted in availability to those with a local connection) in Shrivenham include the following:

4 x 1 bed houses/flats	for rent
2 x 2 bed houses	for rent
3 x 2 bed house	for shared-ownership
2 x 3 bed houses	for rent/ shared-ownership

Site Suggestions

Highworth Road	16
Station Road	10
Stainswick Lane, opposite Glebe Close	10
Next to the football pitch	9
Stainswick Lane, next to Glebe Close	8
Next to the telephone exchange, Faringdon Road	4
Longcot Road	3
Land on edge of village (from Bourton End direction)	2
Next to Common Close	2
Opposite cemetery	1
Vicarage Lane	1
Stallpits	1
Near Fat Dog	1
Towards the railway line	1



9. HISTORY

A Housing Needs Survey was carried out in 2004. 74% of the people who responded said they would support a small affordable housing scheme built for local needs.

The results of that survey showed a need for the following mix of property in Shrivenham:

13 x 1 bed properties for rent
10 x 1 bed properties for shared ownership
3 x 2 bed properties for shared ownership
1 x 3 bed house for rent

and the Rural Housing Enabler made a recommendation for the following mix of properties:

6 x 1 bed properties for rent
2 x 1 bed properties for shared ownership
2 x 2 bed properties for rent
4 x 2 bed properties for shared ownership

Following the 2004 survey, the Parish Council looked at a number of sites in the parish. Some were not considered suitable in planning terms and others were not available. Two sites (Stainswick Lane and Station Road) were shortlisted and Sovereign (Housing Association) architects drew up plans for both sites for a public consultation meeting in September 2006 when the Stainswick Lane site (owned by the Oxford Diocesan) was chosen.

The scheme of fourteen homes was completed in 2009.

The Bishop of Reading officially opened the development in June 2009. He noted, "(We need) affordable houses for local people so that people growing up in the communities where their family are, where their friends are, very often where their jobs are, can afford to carry on living in what is their own community."

Peter Saunders of the Parish Council also spoke at the opening. "It has taken us ten years and seemingly endless meetings, but when someone says that this is not only a wonderful place to live but they already know most of the people that live here, it brings the term 'local connection' to life and makes all the hard work and troubled waters that we had to sail through to get here, worthwhile. We are already starting to think about the next scheme.



**Rural affordable housing on exception sites
Vale of White Horse Local Plan 2011 (Adopted January 2006)**

Policy H18

Small-scale affordable housing schemes may be permitted within and on the edges of villages, on sites which would not otherwise be accepted, if all the following criteria can be met:

- i) It would meet a clearly established local need which cannot be met by development in accordance with other policies in this plan;
- ii) The scheme is within or adjacent to the existing built-up area or the village and would not harm its character or setting and would not undermine the functions of visual amenities of the Green Belt;
- iii) The scheme is designed to meet the established need in terms of dwelling numbers, types, sizes and affordability; and
- iv) Secure arrangements will be made to ensure that all the houses will be occupied by local people in need of affordable housing and that the benefits of the low cost provision will remain available to local people in the long term.

8.73 Local need will be defined as people living or working in the particular village where the scheme is located, or in an adjacent village. People who have long-standing links with these communities, either because they lived there previously or have relatives living there, will also be considered to have a local need.

8.74 For many people seeking affordable housing, access to key local services such as a primary school or shop is important. Rural exception schemes will most often be located within or adjoining the settlements which have a reasonable range of facilities and services. Schemes should take into account and provide for the need arising from surrounding smaller villages which will ensure these communities are not deprived of the opportunity to benefit from the new housing.

8.77 Under the exception policy, schemes consisting of low cost market housing, or partly of market price housing used to cross-subsidise and produce low cost dwellings on the same site, will not be permitted. Such schemes would encourage landowners to promote speculative housing on inappropriate sites. The objective of the policy must remain clear and unambiguous: exceptions to the normal policies for the control of development will only be made for housing which will remain affordable for local people in the long term.