



# **Housing Needs Survey Report for Meriden Parish Council**

**August 2018**

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Rural Housing Enabler, WRCC**



**Meriden Parish Council**

Protecting our history, planning our future

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## 1. Introduction

Meriden Parish Council commissioned WRCC to undertake a Housing Needs Survey during July 2018 as part of the local Neighbourhood Development Plan process. The aim of the survey was to collect housing information specifically relating to Meriden parish in order to determine future local housing needs. This report provides a snapshot of the scale and nature of the housing required by the local community.

The survey was a standard document and a copy was delivered to every home. Additional copies were available for those with more than one housing need within their current household and for people not currently living in Meriden parish but who might wish to return and with a strong local connection, such as having previously lived in the parish or with close relatives in the parish. The survey was publicised locally through various means, including posters and social media. A copy of the survey form can be seen at Appendix A to this report.

Recipients were requested to consider whether “your household, anyone living in it or anyone else you know has a need for alternative housing and wishes to live within the parish of Meriden.”

Households with or containing a specific housing need were requested to complete and return the survey form, which asked for specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions has helped with the analysis but is confidential and therefore not reproduced within this report.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the anonymised information provided took place in August 2018. The survey forms are retained by WRCC for a short period before being shredded and individual responses are not shared with any third party.

New affordable homes are required for two main reasons:

- Many residents on low and middle incomes cannot afford to privately rent or buy market housing, and
- The market does not provide the right type of accommodation for some residents, for example people who are older or infirm.

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

There is scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

## 2. Results

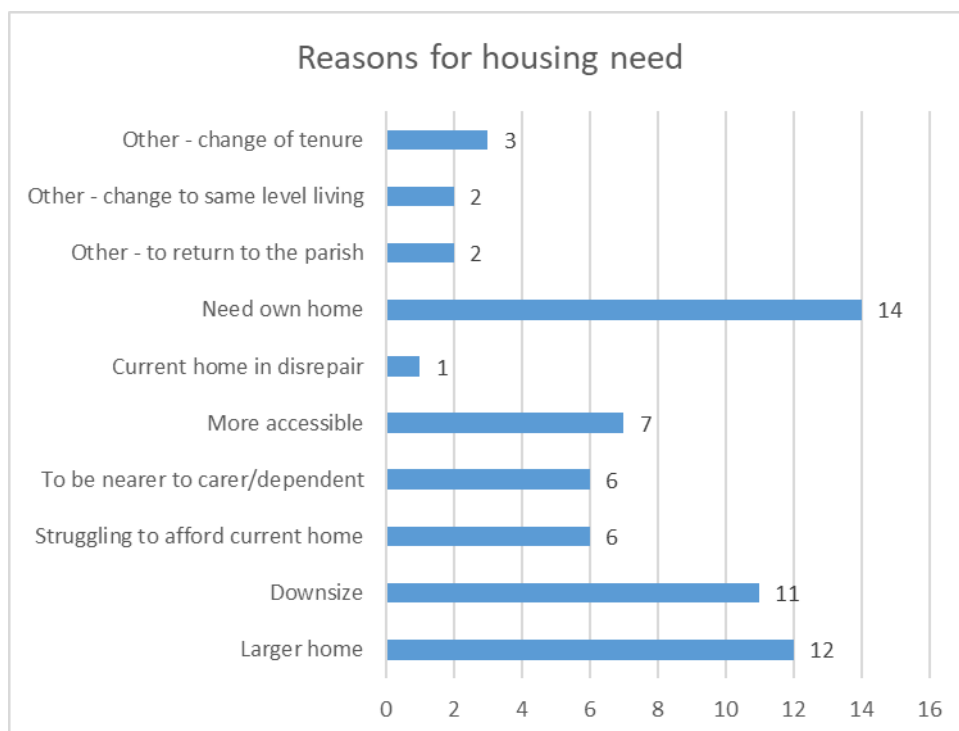
Approximately 1463 survey forms were distributed to local residents and 68 were returned. Of the returned forms 1 was blank and 22 were discounted as the respondent did not indicate a housing need. The remaining 45 respondents indicated a housing need and completed all or part of the survey form, and this section relates to information provided by these 45 respondents.

Charts and tables are used throughout this report to assist with the interpretation of the survey results. For the purposes of this document the term “respondent” refers to an individual survey form.

### Q1: Why do you/your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need.

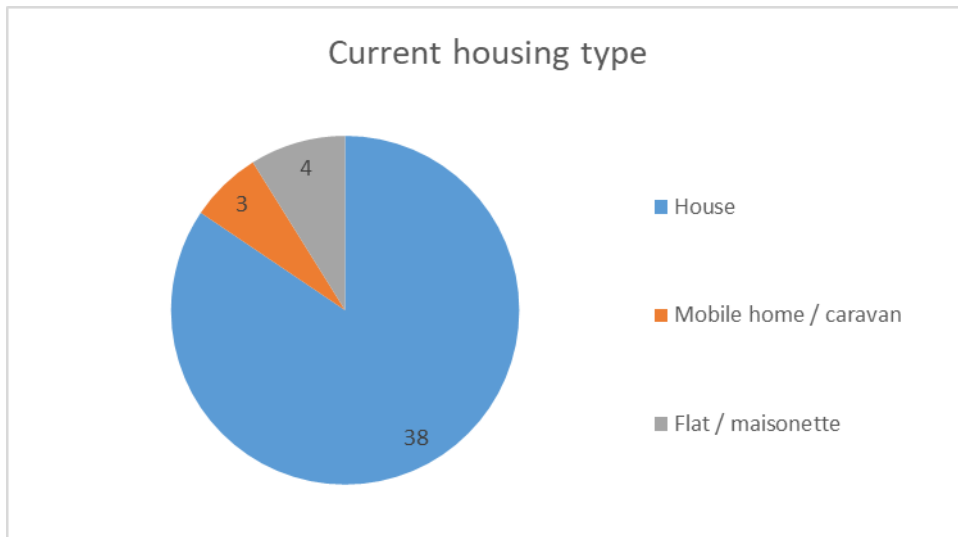
Of the 45 respondents 31.1% would like their own home, 26.6% would like a larger home and 24.4% would like to downsize.



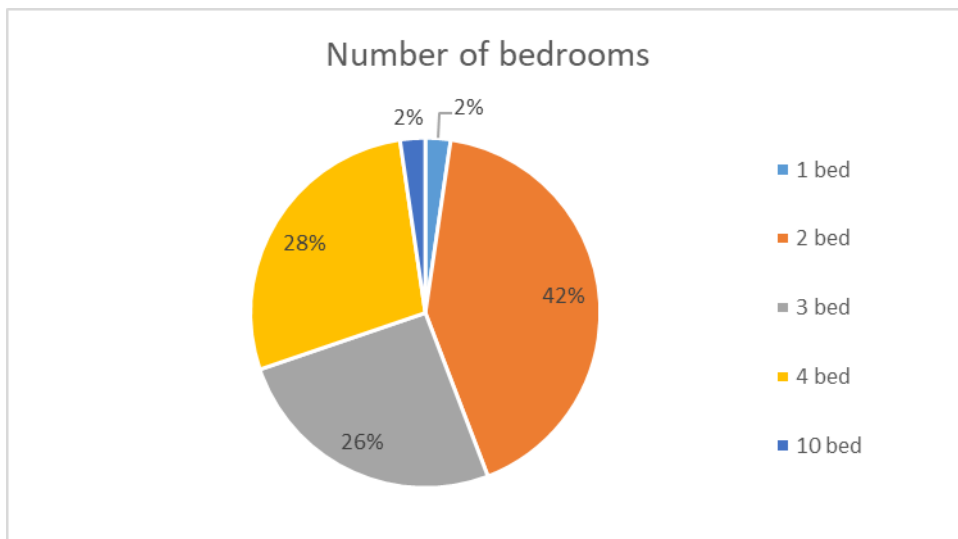
### Q2: Current housing

According to the 2011 Census 40.2% of dwellings within Meriden parish are detached, 28.1% are semi-detached and 12.6% are flats. The level of detached homes is above average for the district (28.3%) and there is a relatively small amount of accommodation available for lower income households.

As can be seen from the chart below the vast majority (84.4%) of respondents currently live in a house, with just 8.8% living in a flat/maisonette and 6.6% residing in a mobile home/caravan.



42 respondents indicated the number of bedrooms within their current dwelling. 18 (42%) respondents live in a 2 bed property, 11 (26%) live in a 3 bed property, 12 (28%) live in a 4 bed property and 1 respondent (2%) each live in a 1 bed and a 10 bed property.

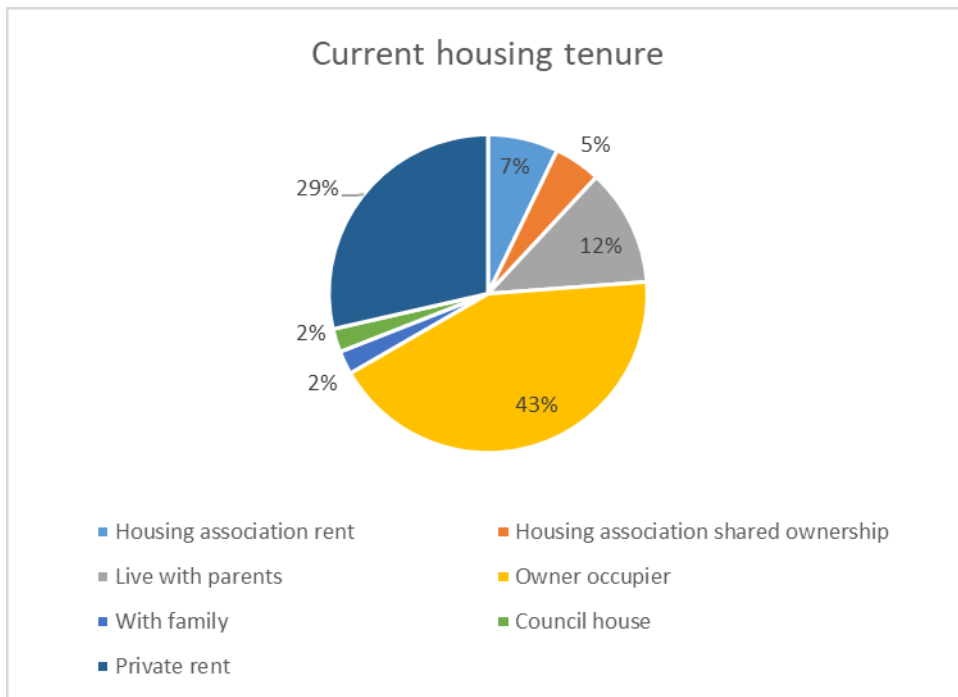


The 2011 Census indicated that 2720 people lived across 1220 dwellings in Meriden, giving an average household size of 2.23 persons. The above chart would therefore indicate that the majority of dwellings are not under-occupied. In 2011, 27 (2.2%) local households were living in overcrowded conditions.

With regard to property tenure, as can be seen from the following chart, at 18 responses (43%) the largest group currently reside within an owner occupier property.

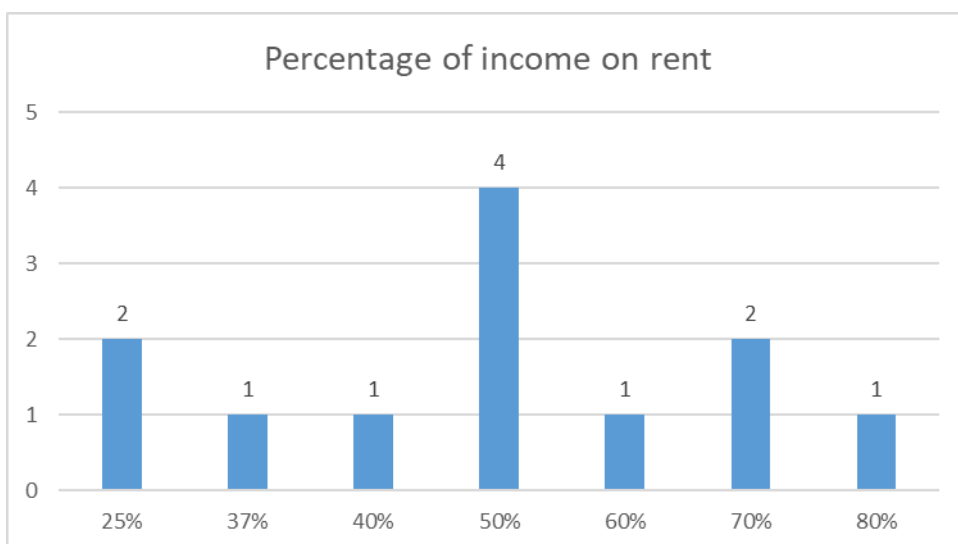
The next largest group is private rent at 29% (12 respondents), followed by 5 respondents living with parents (12%), 7% (3) renting their current dwelling from a housing association and 5% (2) occupying a shared ownership property. At 2% each 1 respondent currently lives with family and 1 rents a council house.

Single people remaining in the parental home and being unable to realise their aspirations for independent living has been well document nationally. In rural communities this can often lead to young people moving out of the local area to find affordable accommodation in urban areas, which can have a detrimental effect on the vibrancy of a rural community and the sustainability of rural services.



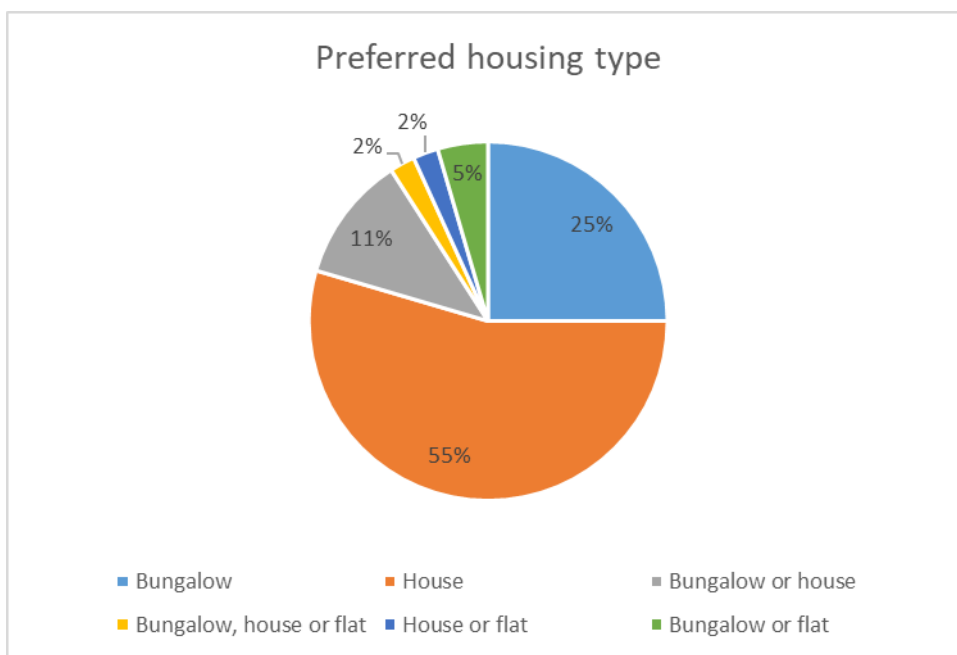
The 2011 Census shows that 73.9% of homes within the parish are owner-occupied (compared to 64.1% across England), whilst 22.5% are rented either socially or privately. The mixture of owner-occupied, social rented and private rented accommodation in the area is an important component in the sustainability of the local community. With high house prices it is difficult for less affluent households to stay in, or move to, areas which have low levels of social housing.

Respondents were asked “If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?” Answers ranged from 25% to 80%.



### Q3: Type of property to best suit your household

44 respondents indicated a preference for a property type and were able to indicate more than one preference.



At 55% (24 respondents) the majority would prefer to live in a house. 1 respondent (2%) indicated they would consider a house or flat, and 1 (2%) indicated they would consider a bungalow, house or flat. 25% (11) indicated a preference for a bungalow, 11% (5) would consider a bungalow or house and 5% (2) would prefer either a bungalow or flat.

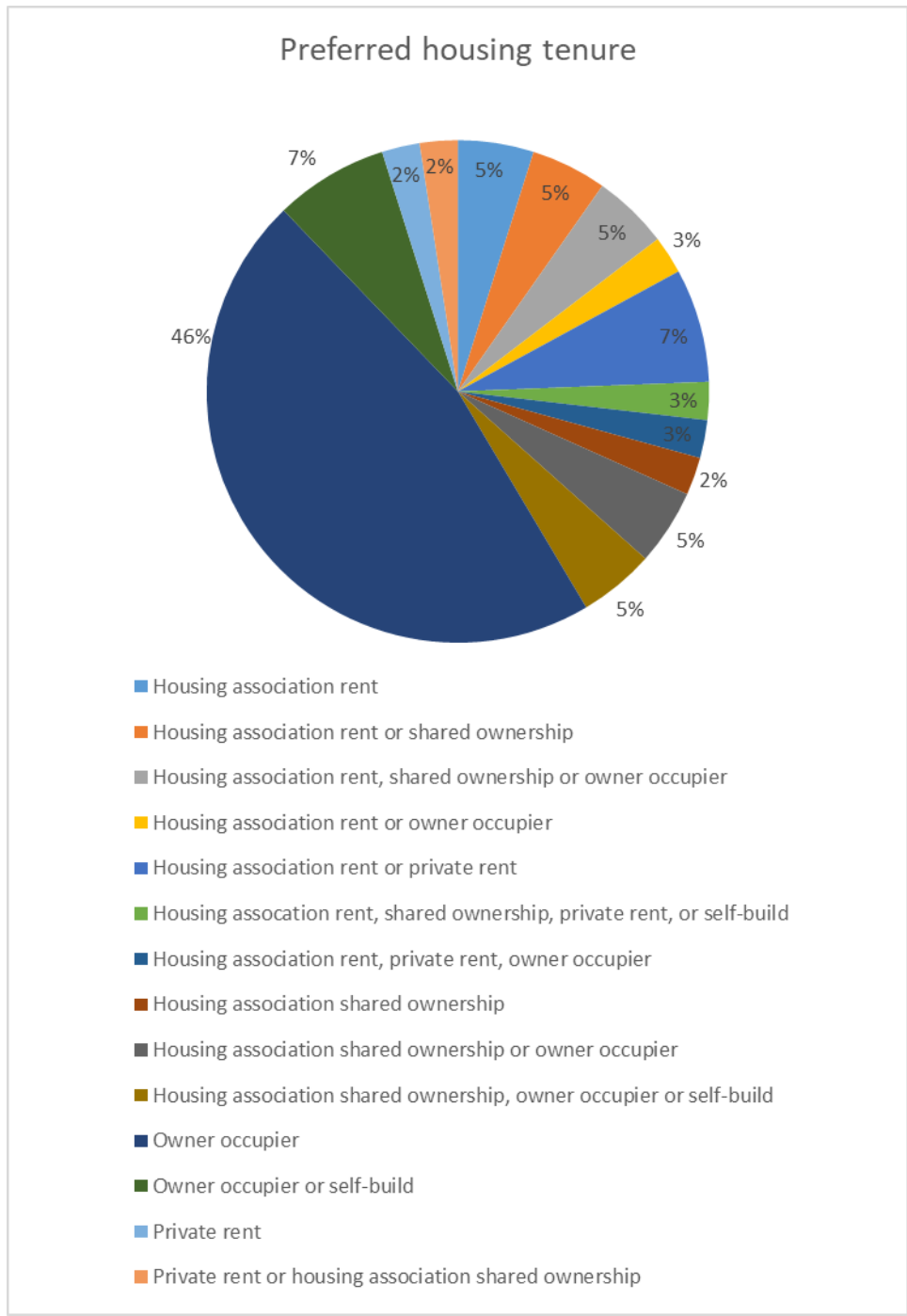
An ageing population is increasing the demand for bungalows and the survey provides some evidence of this. There will be an increased need for mobility- and wheelchair-friendly standard dwellings as residents prefer to remain in their own homes with appropriate adaptations and support arrangements to enable them to retain their independence.

12 respondents indicated that they would like a study/space to work from home and 8 would like a property specifically designed to cater for a disability which included living on one level without stairs.

Respondents were able to provide details of any specific housing requirements (eg relating to a disability) and these comments have aided the analysis but are considered confidential so are not reproduced within this report.

### Q4: Preferred housing tenure

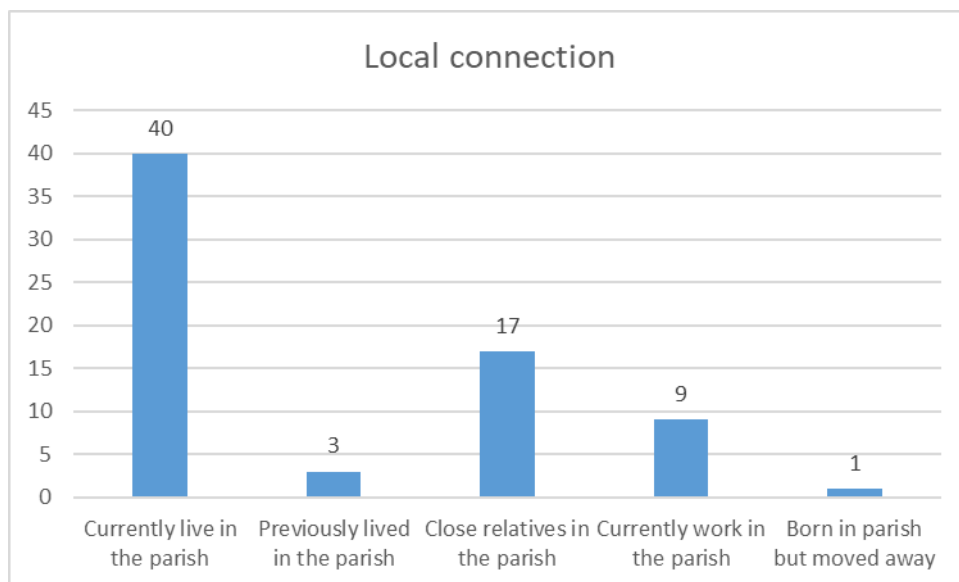
Respondents were asked to indicate their preferred tenure and were able to indicate more than one type. Of the 41 responses to this question most would prefer owner occupier (19, 46%), with 5% (3 respondents) each indicating a preference for housing association or private rent and owner occupier or self-build. 3% (2) of respondents would prefer to rent from a housing association, whilst 1% (2) want a housing association shared ownership property or to rent privately.



**Q5: Local connection**

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection, the results of which can be seen in the following chart.





As can be seen the majority currently live in the parish (88.8%), whilst 3 (6.6%) previously lived within the parish and 1 (2.2%) was born in the parish but moved away. 17 respondents (37.7%) have close relatives within the parish and 9 (20%) currently work in the parish.

#### **Q6: Financial details**

The information provided in response to these questions is confidential and not reproduced herein.

#### **Q7: Housing waiting list**

5 respondent households indicated that they are currently registered on the local authority housing waiting list.

#### **Q8 & Q9: Detail of household seeking alternative housing**

The information provided in response to these questions is confidential and not reproduced herein.

### **3. Conclusion**

There is a need for forty-five new homes for people with a defined local connection and the specific need is for:

#### Housing association rent

- 1 x 1 bed bungalow
- 3 x 1 bed flat/maisonette
- 4 x 2 bed bungalow
- 1 x 2 bed bungalow – adapted
- 5 x 2 bed house
- 4 x 3 bed house
- 1 x 4 bed house

#### Housing association shared ownership

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

#### Owner occupier

- 1 x 1 bed bungalow
- 6 x 2 bed bungalow
- 1 x 2 bed flat/maisonette
- 3 x 2 bed house
- 3 x 3 bed bungalow
- 1 x 3 bed bungalow – adapted
- 2 x 3 bed house
- 2 x 4 bed house
- 1 x 5 bed house

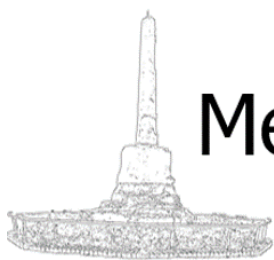
It is recommended that appropriate provision is made in the proposed Neighbourhood Development Plan to ensure that future development reflects the above needs of the local community and in particular the provision of:

- affordable one and two bed homes, and
- accommodation to meet the needs of older people.

## **4. Contact Information**

Mrs Barbara Bland - Clerk to Meriden Parish Council  
55 James Dawson Drive, Millisons Wood, Coventry CV5 9QJ  
Telephone: 01676 522474  
Email: [clerk@meridenparishcouncil.org.uk](mailto:clerk@meridenparishcouncil.org.uk)  
Website: [www.meridenparishcouncil.org.uk](http://www.meridenparishcouncil.org.uk)

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler  
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF  
Telephone: 01789 842182  
Email: [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk)  
Website: [www.wrccrural.org.uk](http://www.wrccrural.org.uk)



# Meriden Parish Council

Protecting our history, planning our future

## Housing survey for Meriden Parish

This survey is being carried out for Meriden Parish Council as the parish council is aware that a lack of suitable housing can be an issue for many households and can lead to local people being forced to move away.

When the survey is complete the parish council will explore how any housing needs can be addressed by the Neighbourhood Development Plan.

**This form is to be completed if your household, anyone in it or anyone else you know has a need for alternative housing and wishes to live within the parish of Meriden.**

If you know anyone currently living elsewhere who would like to return to live in the parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, eg they work in the parish, previously lived in the parish or have a close relative (parent, sibling, adult child) currently living in the parish.

This data is collected for the purpose of identifying parish wide housing need only for the Neighbourhood Development Plan and will not be used for any other purpose. **All information will be treated in strict confidence and neither the parish council nor any of its representatives will see individual replies.** Individual returns will be anonymised and analysis will be carried out by WRCC (an independent charity supporting Warwickshire's rural communities), who will retain, and eventually shred, all survey forms.

A separate form should be completed by each household in need of alternative housing if they wish to be housed within the parish. If necessary, please request extra forms; see contact details at the end of the survey.

Completed survey forms should be returned by 31st July 2018 using the attached Freepost envelope.

*Survey sponsored by:*

**H2L**

**H2L. EXPERT LETTING**



**1. Which of the following statements apply to your household (tick all that apply)?**

- Need a larger home
- Wish to downsize
- Will need own home within the next two years and wish to stay in/return to the parish
- Struggling to afford our/my existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- Current home is in disrepair
- Need a new home for another reason - please explain below

**2. Current dwelling - what type of property do you currently live in?**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House    | <input type="checkbox"/> Other .....       |

Number of bedrooms .....

- |  |  |
|--|--|
| <input type="checkbox"/> Rent - housing association*           | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private*                       | <input type="checkbox"/> Live with parents             |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other .....                   |

**\* If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**  %

**3. What type of property would best suit your household (tick all that apply)?**

- |                                   |                                |  |
|-----------------------------------|--------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> House | <input type="checkbox"/> Flat / maisonette |
|-----------------------------------|--------------------------------|--|

Number of bedrooms .....

- To include a study/space to work from home
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

**4. Is your household looking for (tick all that apply)?**

- Rent - housing association                       Owned (with / without mortgage)  
 Rent - private     Self-build  
 Shared ownership (part rent part buy)

**5. What is your connection to this parish (tick all that apply)?**

- Currently live in the parish (how many years? .....)  
 Previously lived in the parish (how many years? .....)  
 Have close relatives living in the parish (eg mother, father, brother, sister, son, daughter)  
 Currently work in the parish (how many years? .....)  
 Were born in the parish but moved away

**6. It is important to understand what people can afford.**

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

**Do you have savings or equity in your current home that could be used towards a new home?**

- Yes    savings £..... / equity £.....  
 No

**7. Are you on the District Council's housing waiting list (Home Choice Plus)?**

- Yes     No

Find out more about the local housing register at [www.solihull.gov.uk/housing](http://www.solihull.gov.uk/housing), call 0121 704 8001 or visit a Solihull connect walk-in centre.

**8. Details of the household seeking alternative housing**

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

**9. Please provide your name and contact details.** We may need to contact you to obtain information to aid the analysis of your housing need. Any information you give will remain confidential to WRCC.

Name	
Address	
Email / telephone	

Thank you for your help in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email [sarahbt@wrccrural.org.uk](mailto:sarahbt@wrccrural.org.uk).

**Please return this form using the Freepost envelope provided  
no later than 31<sup>st</sup> July 2018.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,  
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819. Find out more at [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)



## Appendix B

Property search within Meriden parish August 2018.

### Currently for sale

Agent	Street	No. of beds	Type	Price £	Comment
Atkinson Stilgoe	Showell Lane	4	detached house	1,100,000	2 acres
Hunters	Whitestitch Lane	5	detached house	1,075,000	character property
John Shepherd	Leymere Close	4	detached house	675,000	
Purplebricks	Leys Lane	4	detached house	599,950	character property
Atkinson Stilgoe	Wyatt Way	4	detached house	595,000	
Hunters	Fillongley Road	4	detached bungalow	525,000	
Payne Associates	Berkswell Road	3	detached house	495,000	character property
Atkinson Stilgoe	Albert Road	2	detached bungalow	425,000	
Atkinson Stilgoe	Strawberry Fields	3	semi-detached house	275,000	coach house
Ferndown Estates	Arden Close	3	semi-detached house	270,000	
Emoov	Main Road	2	apartment	245,000	character property
Atkinson Stilgoe	Main Road	2	semi-detached house	239,950	
Up Estates	Darlaston Court	2	apartment	110,000	
H2L	Fairfield Rise	1	apartment	95,000	

### Previously sold

Date sold	Street	No. of beds	Type	Price £
Apr-18	Letitia Avenue	5	detached house	522,500
Apr-18	Fillongley Road	3	semi-detached house	330,000
Apr-18	Thebes Close	3	detached house	305,000
Mar-18	Letitia Avenue		detached house	526,500
Feb-18	Bonneville Close	4	detached house	379,000
Feb-18	Letitia Avenue		detached house	545,000
Jan-18	Arden Close	3	semi-detached house	260,000
Dec-17	Birmingham Road	3	terraced house	265,000
Dec-17	Leys Lane	3	terraced house	311,000
Dec-17	Letitia Avenue	3	semi-detached house	265,000
Dec-17	Millisons Wood	3	semi-detached house	365,000
Dec-17	Millisons Wood	4	detached house	450,000
Nov-17	Main Road	3	detached house	335,000
Oct-17	Hampton Lane	3	detached house	515,000
Sep-17	Whichcote Avenue	3	semi-detached house	412,500
Sep-17	Jubilee Close	2	terraced house	127,500
Sep-17	Strawberry Fields	2	semi-detached house	235,000
Sep-17	Maxstoke Lane	3	terraced house	248,000
Aug-17	Alspath Road	3	terraced house	249,995
Aug-17	Luxor Lane	3	detached house	325,000

Aug-17	Darlaston Court		flat - leasehold	114,000
Aug-17	Bonneville Close	5	detached house	510,000
Aug-17	Letitia Avenue	4	detached house	475,000
Aug-17	Strawberry Fields	2	semi-detached house	219,000
Jul-17	Leys Lane	3	semi-detached house	270,000

### Average house prices

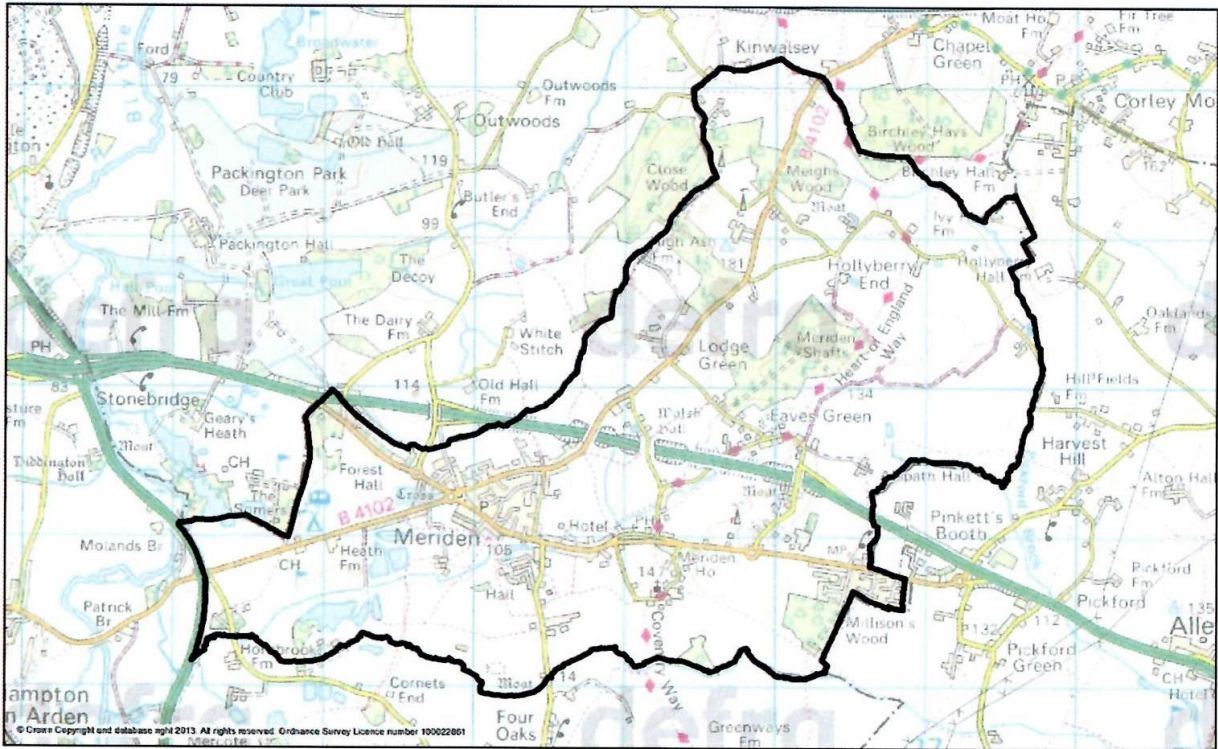
Property type	Average £	Average £ -5%	Average £ -10%
1 bed apartment	95,000	90,250	85,500
2 bed apartment	110,000	104,500	99,000
2 bed apartment - character property	245,000	232,750	220,500
2 bed terraced house	127,500	121,125	114,750
2 bed detached bungalow	425,000	403,750	382,500
2 bed semi-detached house	231,317	219,751	208,185
3 bed detached house - character property	495,000	470,250	445,500
3 bed semi-detached house	305,938	290,641	275,344
3 bed terraced house	268,499	255,074	241,649
3 bed detached house	370,000	351,500	333,000
4 bed detached bungalow	525,000	498,750	472,500
4 bed detached house	612,333	581,717	551,100
4 bed detached house - period property	599,950	569,953	539,955
5 bed detached house	516,250	490,438	464,625
5 bed detached house - character property	1,075,000	1,021,250	967,500



# Appendix C

## Map of Meriden (Parish)

Meriden Parish



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Source: 2011 Census Output Area boundaries. Crown Copyright  
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