**Sector Research Report**  4th June 2014

Sector – Private Housing Leader- John Singleton

1. Description of Sector-

Features and analysis of the current private dwellings stock in the parish, its historical rate of growth, current demand and projected possible growth.

1. List of Items Covered-

Analysis of current dwelling stock data for the parish, available from the 2011 census neighbourhood statistics.

Analysis of resident data for the parish, available from the 2011 census neighbourhood statistics.

Analysis of council tax data held by the district council.

Analysis of the planning approval data available on the district council website.

Existence of demand for additional housing in the parish.

1. Research Data Collection-
	1. List of all parties contacted.- Names and addresses

Steve Bosworth Stratford District Council

* 1. Publications Reviewed.- List of publications

Warwickshire Observatory website

ONS census 2011 website

ONS Neighbourhood Statistics website

English Heritage website

Wikipedia website (entries for Wilmcote amongst others)

Stratford upon Avon District Review 2009

* 1. Copies of Correspondence- Letters and email

Hi Steve

What a fantastic response, you have provided me with everything I asked for (when I thought it might not be possible) in the fastest possible time; thank you very much.

With best wishes,

John

**From:** Steve Bosworth [mailto:Steve.Bosworth@stratford-dc.gov.uk]
**Sent:** 09 April 2014 13:14
**To:** 'john@singletononline.net'
**Subject:** Wilmcote information

Dear John

Please find attached two spreadsheets, one is the full database of commercial properties the other is a list of all properties in Wilmcote Parish. This is similar to the printed list I gave you, but unfortunately does not include the band. It will be useful for seeing what “new” properties have come in to the Parish though, see note below.

Pathlow Caravan Site is on the Council tax list rated as one assessment under band H.(Highest band) ref 0571006100

Properties moving into the Wilmcote Parish next year.

7084011010    Churchill Cottage, Bishopton Hill Farm, CV37 0RG      Band    C

7084010005    Reynard Cottage, Bishopton Hill Farm, CV37 0RG      Band    C

7084009007    Rose Cottage, Bishopton Hill Farm, CV37 0RG           Band    C

7084008000    Bishopton Hill House, CV37 0RG                                Band    H

7084008108    The Bungalow, Bishopton Hill House, CV37 0RG         Band    D

Regarding totals of properties over the years , I only have the totals at the dates listed below.

However I have also attached a spreadsheet of the properties in Wilmcote with a “Completion Date”.  This  shows the date that property became **liable for Council tax.**  The list doesn’t include any that have been deleted though, but you can use it as a guide to see what has been built over the years (or found!)

Where the date is 1/4/1993  that is the earliest date when council tax started.

This spreadsheet also gives full address and postcode

|  |  |  |
| --- | --- | --- |
| Wilmcote Parish Properties |  |  |
|  | 01/04/2014 | 506 |
|  | 07/10/2013 | 505 |
|  | 01/10/2012 | 503 |
|  | 04/10/2011 | 499 |

In looking into this in more detail  I have found two properties that  show in Aston Cantlow, that should actually  be in Wilmcote parish

ie

0579007000    9 Edkins Park, 125A Aston Cantlow Road, Wilmcote, Stratford Upon Avon CV37 9XP

0579010000    10 Edkins Park, 125A Aston Cantlow Road, Wilmcote, Stratford Upon Avon CV37 9XP

I will get these amended and let the occupiers know.

Also  I have established that Glebe Farm, Aston Cantlow, Henley In Arden, Warwickshire, B95 6JL  should be in Aston Cantlow , not in Wilmcote, and will also correct this.

I hope this information is useful and if you need anything else don’t hesitate to contact me.

Regards

Steve

**Steve Bosworth (IRRV)**
**Senior Revenues Officer**
**Enterprise Housing and Revenues**

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* 1. Minutes/Notes - Record documents of meetings

1. Reports Prepared

The data from the Census allowed an analysis to be done of the dwelling stock and residents of the parish, and, in particular, to compare it with the averages for both Stratford upon Avon District and England as a whole. A report highlighting the major differences was produced as follows:

# Wilmcote Parish, Stratford upon Avon District, Warwickshire

# The parish of Wilmcote consists of the village of Wilmcote and the hamlet of Pathlow and their surrounding fields. It has a rich history, with both the village and hamlet appearing in The Doomsday Book. Its most famous building, and a source of tourism, is Mary Arden’s House, originally the farm of William Shakespeare’s grandfather, Robert Shakespeare, and then the home of his parents. In all, the parish has 19 buildings listed by English Heritage.

As at January 2013 (main source is the updated 2011 census), the parish has an estimated 1229 usual residents in 525 households (with a further 24 household spaces with no usual residents). The type of housing is generally typical of both the Stratford upon Avon District and England as a whole in many aspects, but significantly different in a few. The main statistically significant differences are shown below:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Wilmcote | SDC | England |
| Owned as a % of total households | 83% | 72% | 63% |
| Social rented as a % of total households | 8% | 13% | 18% |
| Private rented as a % of total households | 7% | 13% | 17% |

 The composition of the dwellings in the parish is typical of both the Stratford upon Avon District and England as a whole in many aspects, but significantly different in a few. The main statistically significant differences are shown below:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Wilmcote | SDC | England |
| Detached houses and bungalows as % of all dwellings | 49.5% | 37.2% | 22.4% |
| Caravans, mobile or temporary structures as % of all dwellings | 10.5% | 1.3% | 0.4% |
|  |  |  |  |
|  |  |  |  |
| Dwellings in council tax bands E to H inc. as % of all dwellings | 45% | 35% | 19% |

The dwelling stock in Wilmcote Parish has been very stable for some time. There have been no large developments and, since the dwellings are generally surrounded by Green Belt and there is little room for infill, there are no plans for significant housing developments. Stratford District 5 year housing plans do not mention Wilmcote. Stratford District Planning figures (which exclude Travellers sites, which are handled separately) show that, in the last five years, 15 new dwellings have been approved in the parish; only 8 of these are adding to our housing stock, as the rest are replacements or relocations of mobile homes. All 8 are considered windfalls with 6 of them being one large windfall, and none of the 8 have been started to date. It is believed that over the same five years the number of pitches on Travellers sites in the parish have increased by 11.

Of the 1229 usual residents, about 18% are 15 years old or less, a similar percentage to that in Stratford District and in the whole of England. However, Wilmcote Parish has a slightly higher percentage of older residents, 10.7% being 75 or older. The Stratford District review of 2009 highlighted the above average age of its population compared to the national average as an issue for the future, with projections that the percentage of 65 and over would rise from 18% in 2006 to 29% by 2031 (with this 2009 paper stating that the district had 24% of its population having reached retirement age against a national average of 19%). The table below attempts to see if this issue is relevant to Wilmcote Parish, by adding those aged 75 and above to those classified in the 2011 census (updated to January 2013) as between 15 and 74 but economically inactive due to retirement:

|  |  |  |  |
| --- | --- | --- | --- |
| Residents  | Wilmcote | SDC | England |
| 75+ as a % of all residents | 10.7% | 10.2% | 7.8% |
| 16 to 74, but economically inactive due to retirement as a % of all residents | 14.3% | 12.6% | 10.0% |
| TOTAL | 25% | 22.8% | 17.8% |

These figures show that Wilmcote Parish is even more heavily skewed towards older retired residents than Stratford District as a whole, and this is perhaps the most significant feature of the parish population.

Turning now to the economically active residents aged 16 to 74, Wilmcote parish has 585 people, 47.6% of its population; this compares with 50.4% in Stratford District as a whole, and 47.5% in England. It would appear that, compared to the country as a whole, Wilmcote’s higher retired population is partially countered by a lower economically active but unemployed percentage which is 1.1% compared with England’s 4.4%, and by a lower student population percentage. The table below again makes comparisons of parish figures with Stratford District and the whole of England, focussing on the percentages of these economically active residents between 16 and 74 who fall into certain work related categories which might be relevant for our Neighbourhood Plan:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Wilmcote | SDC | England |
| Percentage of economically active residents in full-time employment | 50.6% | 55.6% | 59.7% |
| Percentage of economically active residents in part-time employment | 21.4% | 20.8% | 21.2% |
| Percentage of economically active residents self-employed | 24.3% | 20.4% | 15.1% |
|  |  |  |  |
| Methods of travel to work: |  |  |  |
| Driving a car or a van | 67% | 68% | 57% |
| Work mainly from home | 16% | 10% | 5% |
| On foot | 4% | 10% | 11% |
| Train | 4% | 2% | 5% |
| Bus or coach | 1% | 2% | 7% |
| By bicycle | 2% | 2% | 3% |

Clearly Wilmcote has a higher percentage of self-employed than either the rest of Stratford District or England as a whole, and this explains the high numbers working from home. Other methods of travel to work reflect the relatively good train service to a station in the village, and the relatively poor bus service serving the neighbourhood.

Whilst we have no figures for where Wilmcote residents work, we see no reason that commuting patterns should vary significantly from those in the wider Stratford District – the 2009 Stratford District review stated that 6000 people commuted daily from Stratford District to Warwick District and half that number in the opposite direction.

With the availability of the council tax data, an additional analysis of the dwellings by tax band (and type) was done and the report follows:

# WNPG private housing sector

## Further data

1. Dwellings by council tax band (including boundary changes):

 (source inc. addresses but not names – SDC)

 A 78

 B 35

 C 123

 D 58

 E 126

 F 32

 G 47

 H 13

 Total 512

2. Dwellings by type (including boundary changes):

 (source 2011 Census updated to Jan 2013)

 Detached house or bungalow 274

 Semi-detached house or bungalow 109

 Terraced house or bungalow 89

 Purpose-built apartment 18

 Apartment in commercial building 2

 Caravan or mobile structure 60

 Total 552 (a number of caravans are on a site which is

 counted as 1 for council tax purposes)

3. New Dwellings.

Using planning approvals from the SDC website, I had previously estimated that there have been only 8 net new dwellings approved in the last 5 years (and another 7 which have replaced existing dwellings), and none of the 8 have been built to date.

Further useful data of the increase in housing stock comes from the dates when “new” properties start paying council tax (although this does not show the net increase as data on replaced dwellings is not available). This shows that 114 properties have been added since the start of 1994. Of these, 83 had been added by the start of 2001, and a further 20 were added in the next eight years; in the last five years 11 have been added (by year 1, 2, 3, 1, and 4) although in the last 3½ years the number of taxed dwellings only rose by 7.

This appears to show that, given a requirement of adding 75 (net) dwellings in the 20 years to April 2031, we have been building at about half the required rate over the last thirteen years; however, if we take account of the previous seven years, then we have probably exceeded the future required net rate of dwelling stock growth over the last 20 years.

In an effort to get a feel of demand for additional housing in the parish, ten estate agency and rental businesses in Stratford were visited (Peter Clarke & Co, Edwards, Connells, Victoria Jeffs, Westbridge & Co, Parker Mercer & Durnian, John Shepherd Vaughan, Bigwood, Tim Cox, Sothebys) and were asked about demand for property in the parish. The answers were analysed and the relevant information was reported below:

# WNPG private housing sector

## Further data 2

**Demand for private housing in Wilmcote Parish**

Ten businesses in Stratford, which deal with the sale and rental of private domestic property, were visited, to try and get some feel for the demand for new property in the parish. The major points of note are as follows:

1. 9 out of 10 businesses said that at least one potential customer specifically mentioned that they would like to live in Wilmcote.
2. In general, all 10 agreed that demand exceeds supply for people wishing to buy properties in the villages around or north of Stratford; the most commonly mentioned villages, as being popular, were Wilmcote, Snitterfield and Welford.
3. In general, it is thought that people like to live in these villages because they believe they are good places to live, not because they have a need to live there (such as working there).
4. The train station and the school both got one mention as being reasons why someone wanted to move to/stay in Wilmcote, and the villages north of Stratford (Wilmcote, Snitterfield and Bearley) were favoured due to commutability and closeness to Stratford.
5. No one was able to put a number or range on the excess demand, but everyone said the demand was generally for particular properties, and the property was normally more important than the particular village it was in. This seemed to apply to rented as well as purchased properties.

1. Conclusion
	1. Key issues of Importance-

The number of dwellings on one development site.

The proportion of dwellings suitable for younger occupants.

Access of the site to all services.

The percentage of housing that can be built which classifies as affordable.

These are issues that will have to be considered when selecting sites for housing.

* 1. Issues not affecting Site Selection-

 Listed to show how they have been considered and ruled out.

* 1. Identify areas where funds needs-

This will be applicable to only certain sectors, mainly Amenities and Infrastructure where Section/CIL funds will can be considered.