



# Warborough and Shillingford Revised Neighbourhood Plan

## Appendix 7.0 Housing



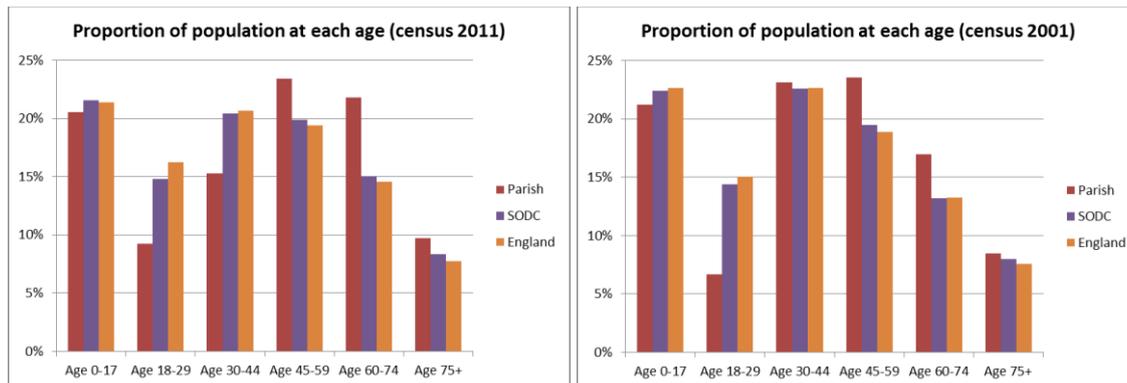
A good example of a farm courtyard style development utilising high quality materials and design detailing which reflects the local character of the area.



## 1.1. Housing data, analysis of 2011 and 2021 census data

### Population - 2011

According to 2011 census data, the total population of the Parish of Warborough is 987 persons living in 433 households. At the time of the previous census in 2001, there were 943 persons in 424 dwellings. Whilst the total population is relatively stable, there has been a change in the age profile within the villages during this decade. The following two graphs show the percentage of the population in each age band:

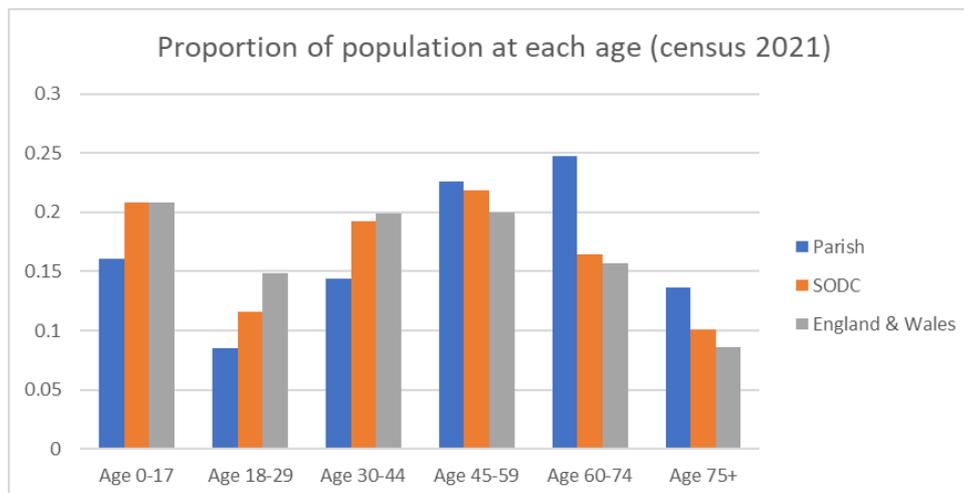


Overall, the Parish has a much higher proportion of older people than both the local area and the country as a whole. The proportion of adults in the age range 30-44 has noticeably reduced in the ten-year period, whilst those in the age bands of 60+ have increased. The proportion of young adults (those in the age range of 18-29) has also increased. However, the 2011 census data shows that for only 29 households within the Parish was the age of the Household Reference Person less than 35 years of age, suggesting that the majority of these young adults are still residing with parents.

80 people are from Black or Minority Ethnic Groups. This corresponds to 8.3% of the population compared to 20.2% nationally.

### Population – 2021

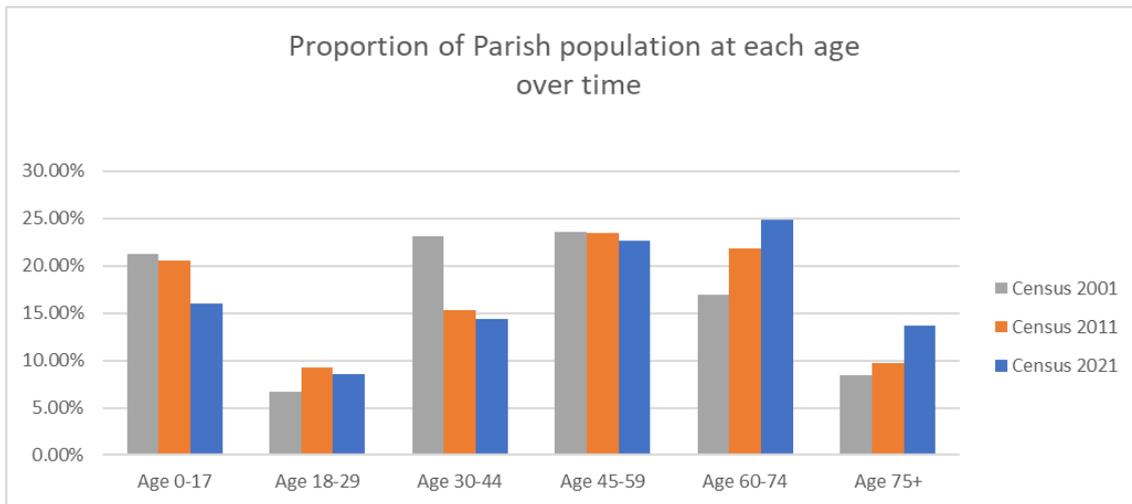
According to the 2021 census data, the total population of the Parish of Warborough is 960 persons. We continue to have a higher proportion of older people than in the local area and the country as a whole.



We also continue to have an ageing population, looking at the proportion of the Parish in each age bracket over the last 30 years:



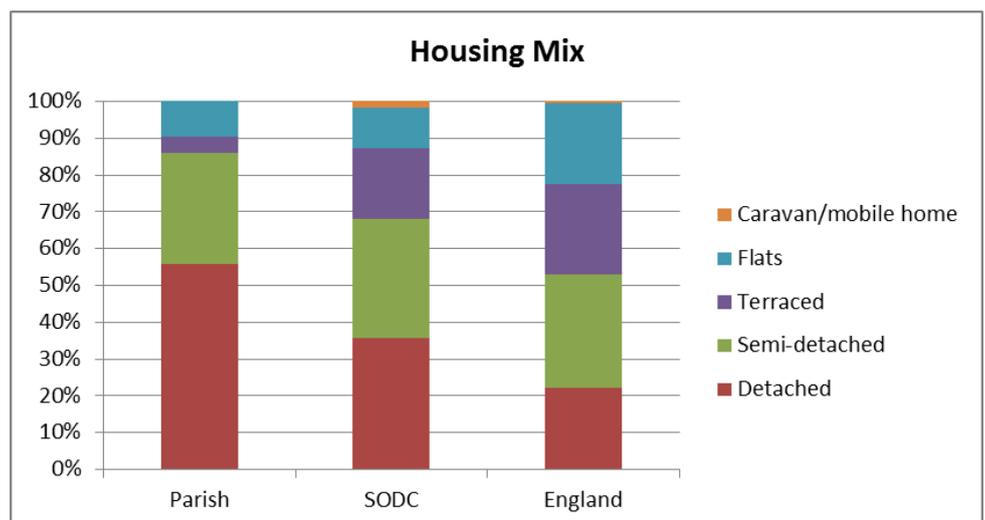
This is consistent with anecdotal evidence and workshop data: people appreciate living in the village and once established, tend to live here for long periods of time. As they get older, they do seek opportunities to down-size whilst remaining within the parish, hence the continuing need for elderly/smaller homes.



### Housing - 2011

The 433 households identified in the 2011 census can be broken down by housing type. The following graph shows that Warborough has a disproportionately high number of detached houses than both the local area and England as a whole, with a corresponding reduction in flats and terraced housing. The 1999 Village Appraisal report noted that a third of houses were built prior to the 20<sup>th</sup> Century and that almost a quarter (23%) were constructed before 1800. These houses tend to be situated in Warborough, centred around The Green. Few houses date to the first half of the 20<sup>th</sup> Century, but significant development took place following the Second World War with almost half of the total housing stock being built since 1950.

The majority of our dwellings are owner-occupied (73.2% compared to 64.2% nationally). Private rented makes up a further 13.0% (compared to 16.8% nationally). Social rented properties account for just 10.8% of dwellings (compared to 17.7% nationally). A local housing needs survey in 2007 identified, from respondents, the need for a further fourteen socially rented houses.



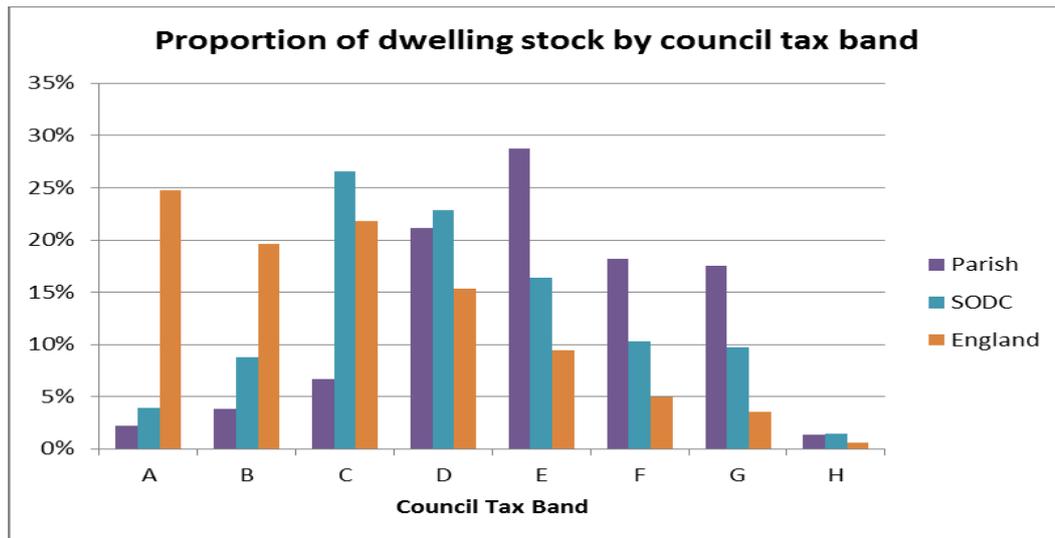
The original Social Housing in the Parish would have been built by the Local Authority and consisted of the houses in Henfield View and Sinodun View, dating respectively from the inter-and post-war periods. Most of the former and the majority of the latter are now owner-occupied units. Later development was of flats in St Lawrence Close and houses and flats at the end of New Road, of which almost all remain tenanted.



Responsibility for social housing has now passed to SOHA and under current legislation long-standing tenants still have a right to buy.

The distribution of council tax bands (from Action with Communities in Rural England report) demonstrates the lack of affordable housing in the parish, with the majority of housing being in the higher (least affordable) bands:

**Table 4- Dwelling Stock by Council Tax Band- ACRE report**



Seventeen households live in overcrowded conditions (4.1% compared to 8.7%) nationally and there were eighteen vacant household spaces at the time of the 2011 census.

An indicative housing needs survey was included in the community survey (May 2016). Respondents were asked to complete Section 3 of the survey if they needed a different home in the parish.

Applying residency criteria and ownership criteria (homeowners are not eligible for affordable housing) to survey responses the following results were obtained, noting that two households expressed a need but did not give details regarding size of house required or numbers who would live in the new home:

Size of house needed	Number of households	Number currently on housing register
One-bed	3	0
Two-bed	4	0
Three-bed	3	0
Four-bed	0	1
<b>Total</b>	<b>10</b>	<b>1</b>

These numbers are roughly consistent (in total) with a previous housing needs survey undertaken in 2007 by the Rural Housing Enabler in conjunction with WPC (ORCC – Warborough Housing Needs Survey Report –



December 2007) which recommended that any development of affordable homes in Warborough include up to 14 affordable homes: ten one-bedroom properties (for rent/ shared ownership), two two-bedroom properties (for rent/ shared ownership), one three-bedroom property for rent and one four-bedroom property for shared ownership for people with a local connection.

In total, 45% of respondents to Section 3 are intending to move to another home in the Parish in the next 5 years. The top three reasons for needing a new home were: wish to downsize in 2+ years (38%), want to start first home (26%), to be near family (24%). The top three reasons preventing households from moving are: a local of suitable housing (74%), unable to afford to buy new home (38%), a lack of affordable private rented properties (15%).

These results are consistent, and support, the results from other sections of the survey (completed by all respondents, not just those with a self-identified housing need) that identify the following types of accommodation as needed within Warborough and Shillingford:

Small starter homes - 66% of respondents

Homes for the elderly - 46% of respondents

Affordable housing - 42% of respondents

The top three types of housing needed are:

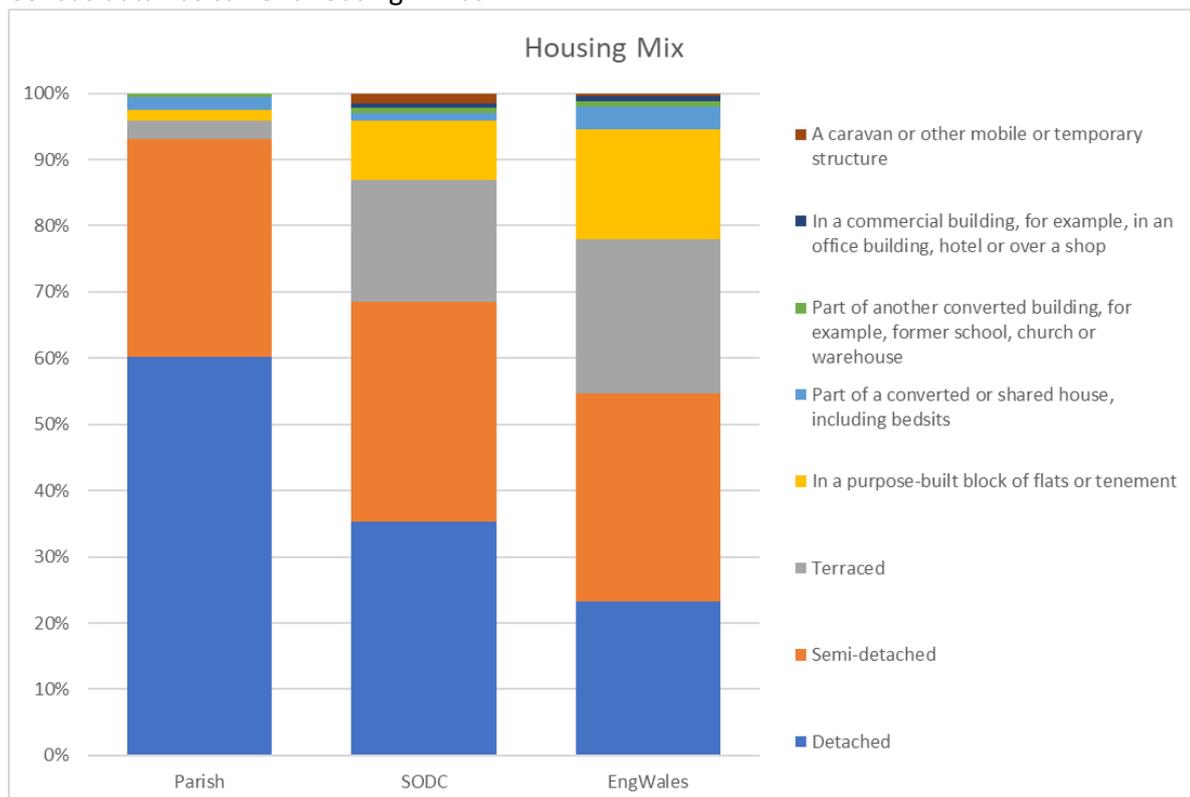
Detached house 35%

Detached bungalow 19%

Semi- detached bungalow 13%

### **Housing – 2021**

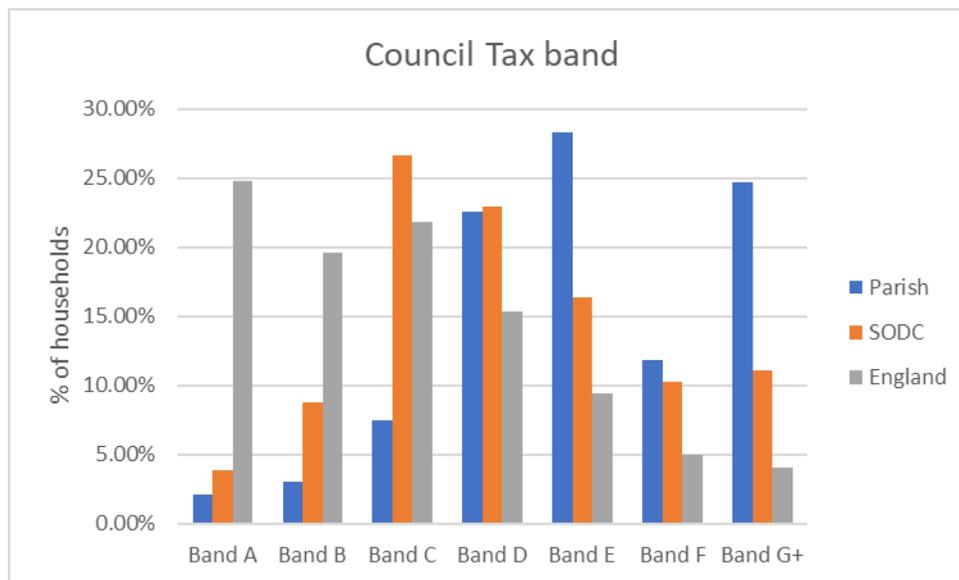
Census data has current housing mix as:





77.78% are owner-occupied compared to 72.05% for SODC and 62.54% nationally. 15.22% are privately rented and 7% socially rented (compared to 17.06% nationally). This latter figure was 10.84% in 2011, but note this is percentage of occupied households, so is related to both occupancy as well as type of housing i.e. we need to be careful about caveating statements saying % of social housing has decreased.

The total number of houses in the Parish is most accurately obtained from the district council's council tax records. We have 466 properties that have a council tax banding. It is difficult to compare this with local/national figures as they are not routinely published. Tiddington NP review chose to compare it against the data published within the Oxfordshire SHMA in 2014. Again, some caution is therefore required to set the following in an appropriate context:



However, clearly the Parish housing mix is broadly unchanged since the last time the data was reviewed.