



SOUTHAM HOUSING NEEDS SURVEY

**Commissioned by
Southam Town Council
in partnership with
Jephson Housing Association
and
Warwickshire Rural Community Council**

**Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council**

September 2009

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1. Summary of Results.

Southam is the 3rd largest settlement in Stratford-on-Avon District and a Housing Needs Survey of this size is a significant undertaking ; Southam Town Council should be given due credit for commissioning the Survey.

Approximately 2,800 Housing Needs Survey forms were distributed and 345 forms were returned. This equates to a response rate of 12%.

Although, on face value, this figure appears to be disappointing, it is not unusual for a survey of this type. It must be acknowledged that only people with a need for alternative housing or strong opinions to either support or oppose additional housing development were likely to respond.

Nevertheless, the response rate of 12% is higher than that achieved by the Housing Needs Survey in 2005 which had a response rate of 8%.

32 Survey respondents expressed a need for alternative housing.

3 of these were subsequently discounted because they appear able to satisfy their own housing needs.

The remaining 29 specific housing needs are for ;

Rented from a Housing Association

9 x 2 bedroom houses
2 x 2 bedroom bungalows
11 x 3 bedroom houses
2 x 4 bedroom houses

Shared Ownership

2 x 2 bedroom houses
1 x 3 bedroom house

Owner Occupier

1 x 2 bedroom house
1 x 3 bedroom house

This housing need is lower than that identified in the Housing Needs Survey in 2005, which identified a local need for 44 affordable homes, but appears to be broadly consistent with the completion of 10 new affordable homes in Southam since 2005 (Linley Road, Mayfield Road, Ploughmans Holt, and Springfield Grove).

However, this housing need is significantly lower than the last available Housing Register data (October 2008) which indicated 169 households with a local connection to Southam seeking accommodation in the Town.

2. Introduction.

Southam Town Council commissioned a local Housing Needs Survey in June 2009.

The aim of the Survey was to collect accurate housing needs information for Southam Town. A previous Housing Needs Survey carried out in 2005 identified a significant level of housing need and it was thought necessary to carry out a further Survey to update this information.

Housing needs information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

New homes may come about through a number of routes ;

- Sites allocated for housing development, as defined by the Stratford on Avon District Local Plan 1996-2011.
- Sites that are proposed for allocation for housing development, as per the emerging Local Development Framework Core Strategy.
- Sites that come forward through the 'Local Choice' initiative, as defined by the Local Plan 1996-2011 and likely to be carried forward as per the emerging Core Strategy.

A Survey form and covering letter were designed with input from Southam Town Council and the Rural Housing Enabler for Warwickshire Rural Community Council. The basis of the form was a model document, previously used for many Housing Needs Surveys across Warwickshire.

A copy of the Survey form was delivered to every home in the Town. Additional copies of the form were available for people not currently living in Southam, but with a strong connection to the Town, as well as for households in which more than one housing need existed, eg households with two adult children needing independent accommodation. A copy of the Survey form can be seen as Appendix A to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues, in order to build up a profile of positive and negative aspects to life in the Town. The third segment explored flooding issues relating to the Town. The final segment asked whether any member of the household had left the Town to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and

addresses and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in July and August 2009.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes general restraint on new housing development in rural areas. However, there are certain exceptions to this restraint. These exceptions can be broadly summarised as follows ;

- Homes on allocated development sites, as defined by the Stratford on Avon District Local Plan 1996-2011.
In Southam, this applies to the Wattons Lane development site (Policy SOU.C of the Local Plan) and would apply to the High Street development site (Policy SOU.B) if this were ever to be brought forward.
- Homes on proposed allocation sites, as per the emerging Local Development Framework Core Strategy.
At the time of writing this Report, two sites had been proposed in the Draft Core Strategy October 2008. These were land to the west and east of Banbury Road (Policy SOU.1 of the Draft Core Strategy) and land to the west of Coventry Road (Policy SOU.2)
- Homes on sites that come forward through the 'Local Choice' initiative, as defined by the Local Plan 1996-2011.
The Local Choice initiative is a tool for use by rural communities to deliver new homes. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning. Developments brought forward under the Local Choice initiative can include both affordable housing and market housing. It is expected that the 'Local Choice' initiative will be carried forward to the emerging Core Strategy.

'Local need' refers to need originating or relating to the settlement in question, ie Southam.

A household is considered to have a local connection if it meets one or more of the following **'Local connection criteria'** ;

- An individual who was born in the Parish / Town

- An individual who currently lives in the Parish / Town and has done so for at least 12 months
- An individual who was resident in the Parish / Town for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish / Town and has done so for at least 12 months
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the Parish / Town for at least 3 continuous years

‘Affordable housing’ is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as ‘HomeBuy’) is a middle ground between renting a property and full ownership. A ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A ‘shared owner’ can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

‘Market housing’ or ‘Owner-occupier housing’ is defined as homes available to buy outright.

All new homes provided under Policy COM.1 would be subject to a planning obligation, referred to as a **‘Section 106 Agreement’**. This limits occupation of the homes, including any owner-occupier homes, to people with a local connection, at least in the first instance. It would also seek to ensure that any affordable homes remain ‘affordable’ in perpetuity.

4. Results – Contextual Information.

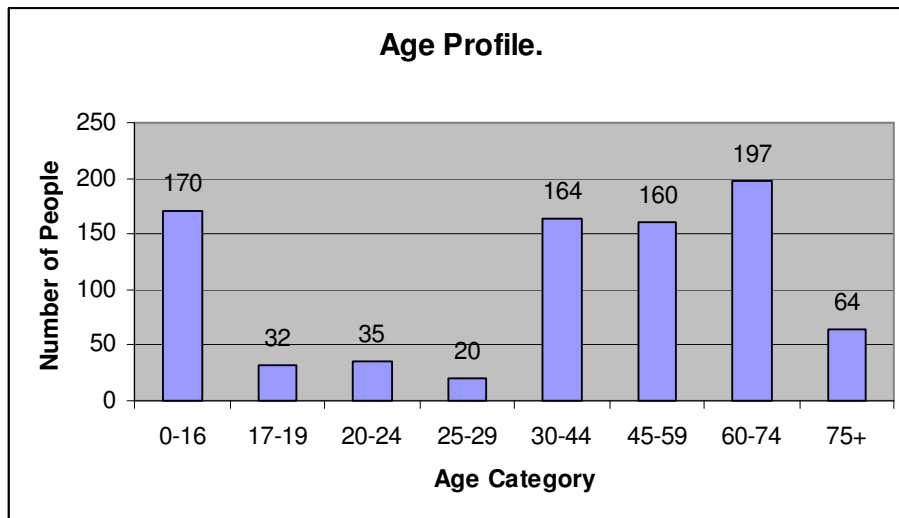
A total of 345 Survey forms were returned equating to a response rate of 12%.

Although, on face value, this figure appears to be disappointing, it is not unusual for a Survey of this type. It must be acknowledged that people generally only respond for one of three reasons ;

1. To express a housing need.
2. To offer support in principle to the idea of a small housing scheme to meet local needs.
3. To state opposition to the idea of a housing scheme.

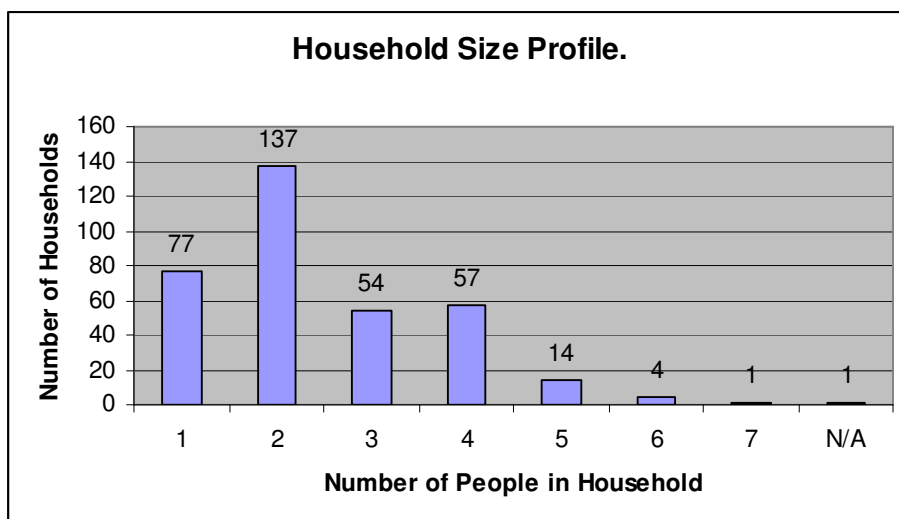
i) Age Profile (345 responses, 842 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 421 out of the 842 people aged 45 years and above. Encouragingly though, the number of children in the age bracket 0–16 years and adults in the age bracket 30-44 years indicates a relatively high number of young families. In terms of the future sustainability of the Town, this is a healthy sign.



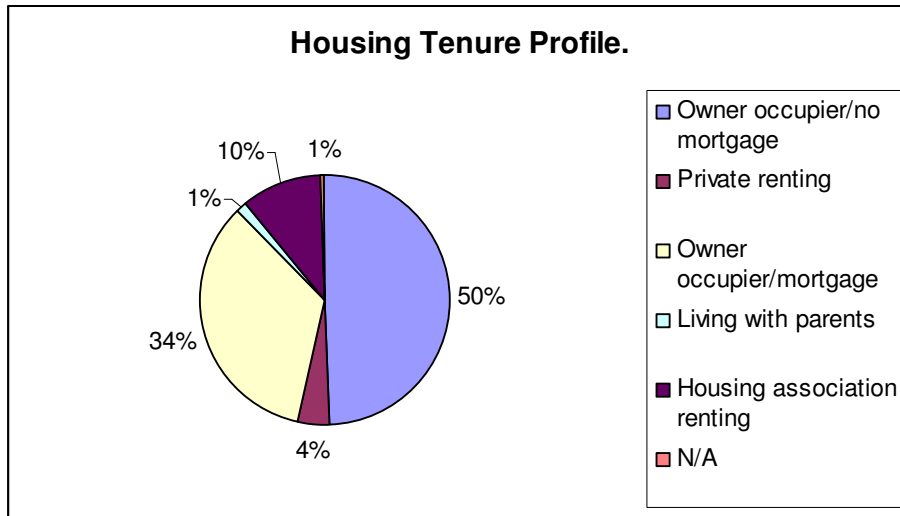
ii) Household Size Profile (345 responses).

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 2 person households as indeed do the majority of local Housing Needs Surveys. The mean average household size is 2.44 people, exactly the same as the 2001 Census figure for Southam Town, which was 2.44 people.



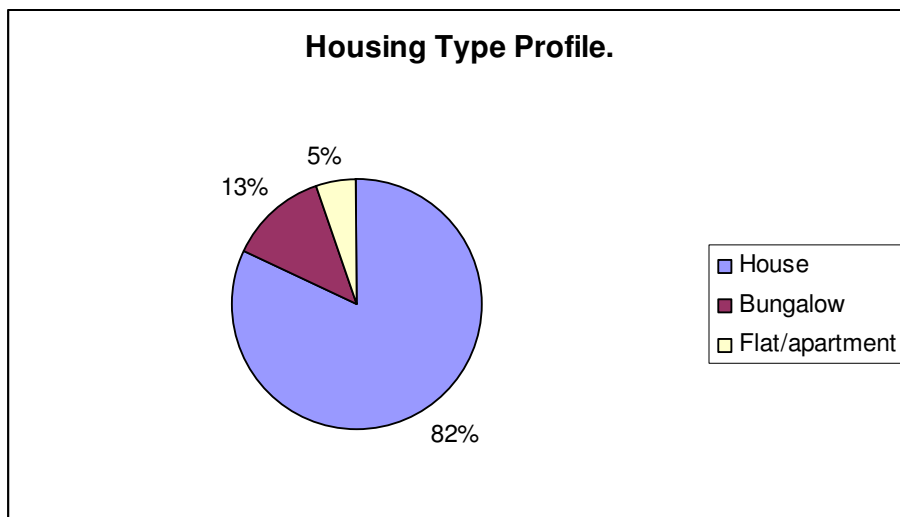
iii) Housing Tenure Profile (345 responses).

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for south Warwickshire settlements, owner-occupiers represent 84% of the total. Tenures traditionally considered to be within the 'social sector' represent 10% of the total.



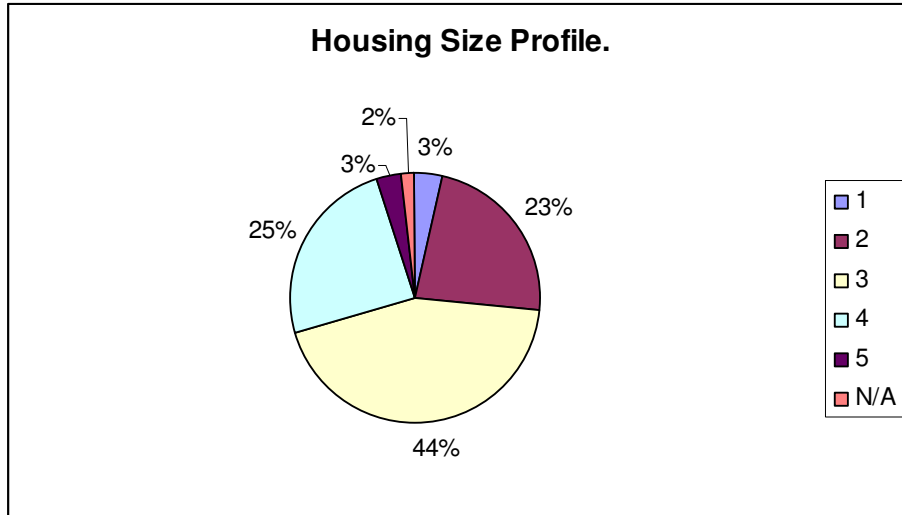
iv) Housing Type Profile (345 responses).

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



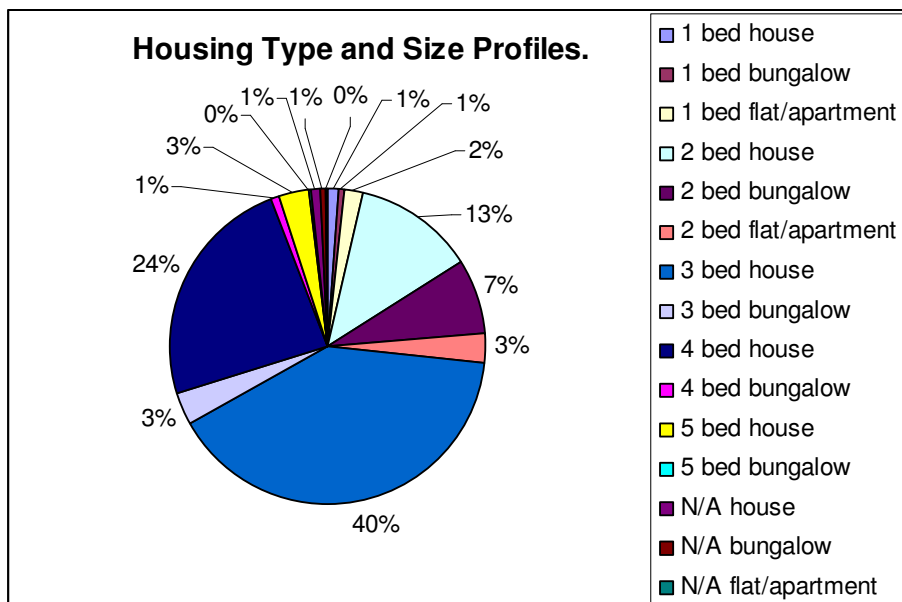
v) Housing Size Profile (345 responses).

The following chart shows the sizes of homes that the Survey respondents live in.



vi) Housing Type and Size Profiles Cross Referenced (345 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 bedroom houses emerge as the largest single factor. When compared to 4.ii above, ie a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation.

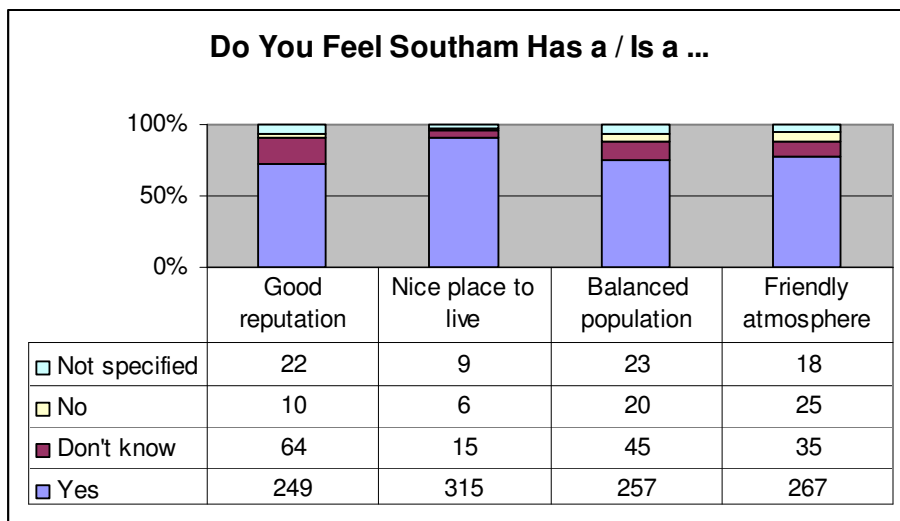


vii) Life in the Town : Positive and Negative Aspects (345 responses).

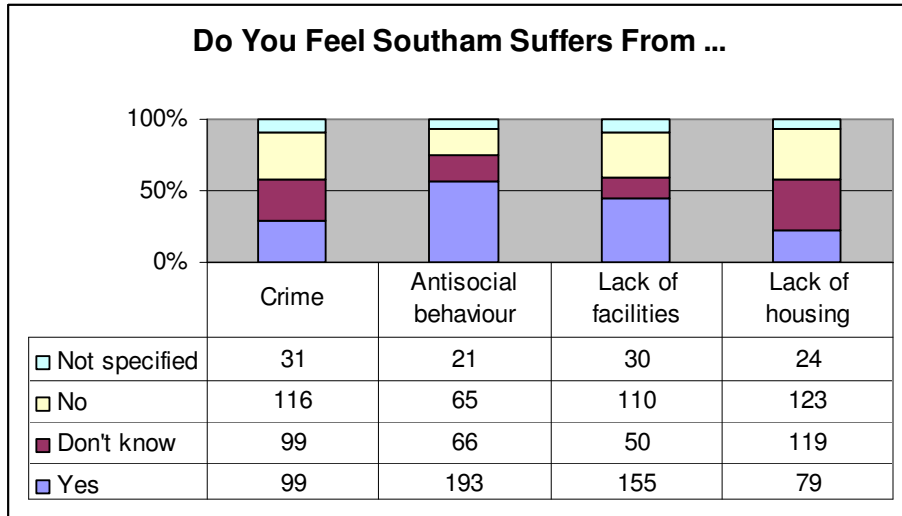
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Southam.

Information relating to the sustainability of a settlement is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies is a crucial consideration when proposing new affordable homes.

The first chart shows respondents' views on the benefits to living in Southam. The vast majority of respondents thought the Town had a good reputation, was a nice place to live, had a balanced and varied population and a friendly atmosphere.



The second chart shows respondents' views on negative issues that exist in Southam. Although the largest group of respondents thought there was not an issue with crime, a majority of respondents thought there was an issue with antisocial behaviour. The largest group of respondents thought there to be a lack of facilities. Although the largest group of respondents thought there was not a lack of housing, a similar number didn't know.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables ;

Lack of Facilities Comments ;

Key issue	Number of respondents' comments
Facilities for Children, Youth, Teenagers, Young People & Young Adults	84
Wider variety of Shops	47
Larger, well known Supermarket	22
Cinema	6
Improved Leisure Centre	6

Lack of Housing Comments ;

Given the range of comments received it seems more appropriate to reproduce them below, whole and verbatim. Their order attempts to reflect emerging themes.

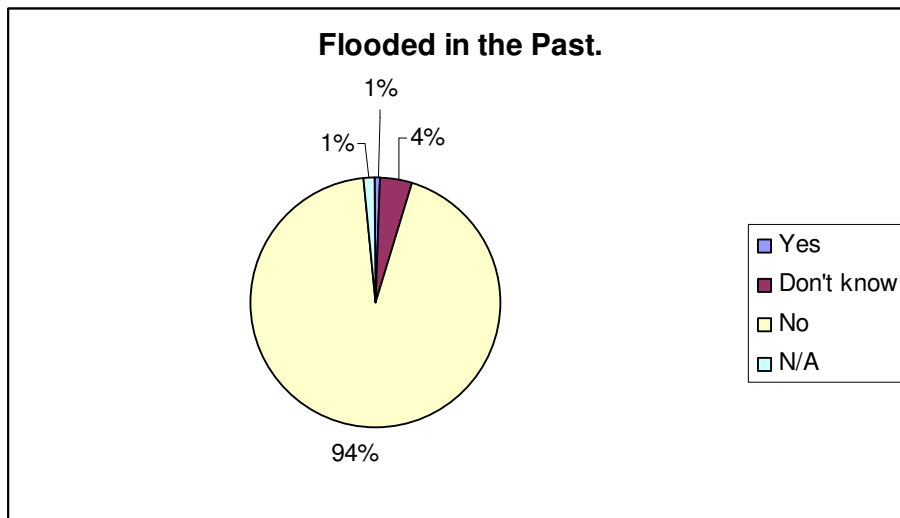
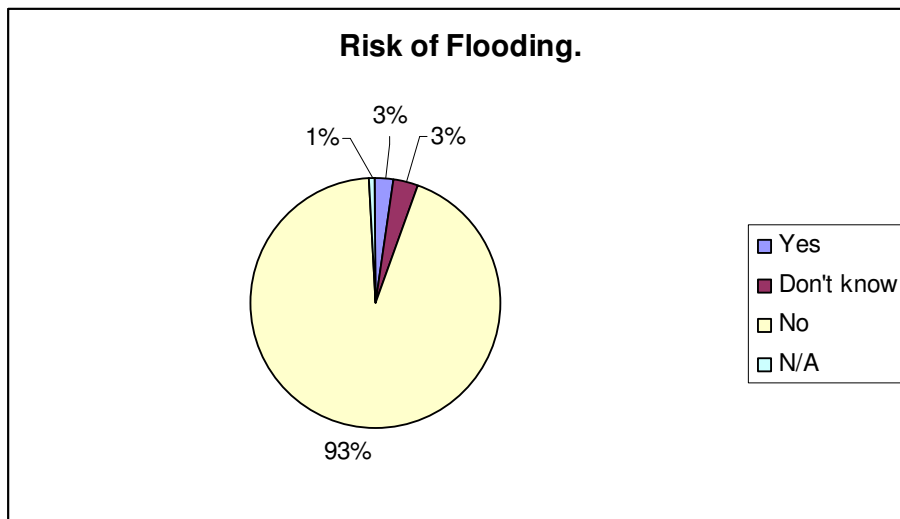
Comments
<ul style="list-style-type: none"> • Affordable. • Affordable. • Affordable. • Affordable and Council. • Affordable for the young, maybe a style of sheltered housing for the single persons. • Affordable for younger people starting out and for the older generation (secure properties). • Affordable housing for young people across the area as well as Southam. • Affordable for young people. • Affordable for 1st time buyers. • Affordable for 1st time buyers.

- Affordable to buy properties.
- Affordable starter homes.
- Affordable family homes.
- Affordable houses rather than flats.
- For younger people (first houses).
- Young people / first time.
- Houses young / moderate income people can really afford to buy or rent.
- For a single person who cannot afford mortgage.
- Cheaper for new residents and local youngsters.
- Low cost / low rent housing for young people.
- Supported housing for 18-35 age group.
- Places where single men can rent at an affordable rent, there are too many for unmarried mothers !!
- Starter home type housing for young people or people on limited budget.
- More houses for families and flats or apartments for single people such as my son who is sleeping on my sofa.
- Housing for young families.
- Rental for families.
- Housing Association rented properties for families.
- Council for young families who cannot afford to buy.
- Cheap 2 bed for young families.
- Starter homes for couples or families / single person accommodation for the young and old.
- Housing Association renting, average people with average incomes have no hope of shared ownership.
- Family homes for more than 1 child.
- Starter homes.
- Starter homes.
- Starter homes.
- Starter homes to rent.
- First time.
- First time buyers.
- Low cost / 1st time buyer.
- Low cost starter homes.
- Low-cost.
- 1st time buyers.
- For first time buyers.
- Small properties for 1st time buyers.
- Social / rented first time buyer.
- Social and affordable starter type accommodation.
- Rented Council 2 beds.
- Small affordable.
- Smaller 2 bed houses needed rather than 4 bed detached.
- Bigger family houses.
- 3 bedroom.
- Lack of 3 bedroom houses.
- 3 bedroomed Housing Association houses.
- 3 / 4 bedrooms.
- Bungalows.
- Bungalows.
- Bungalows for elderly or disabled available with the Housing Association.
- Bungalows for older people.
- Sheltered or bungalows for pensioners.
- Sheltered or old people bungalows.
- Supported housing.
- Housing Associations.
- Rented flats, more Council / Housing Association houses.

- Council Housing.
- Council with affordable rent.
- Council rental houses.
- Mainly cheap housing / Council housing.
- Except social housing - not private.
- All housing.
- All types of housing. Don't keep building "affordable" housing otherwise it will become a "ghetto".

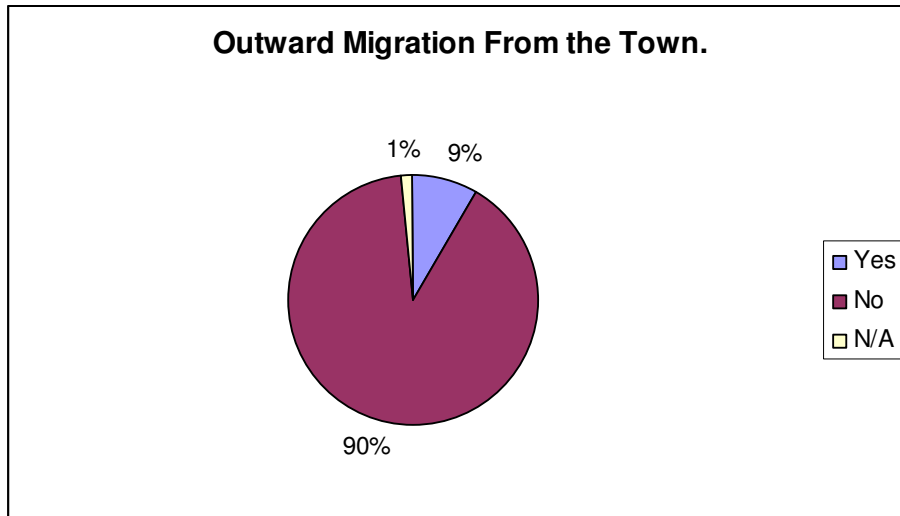
viii) Flooding Issues (345 responses).

The Survey respondents were asked two questions relating to the issue of flooding in the Town. The following two charts show their responses.



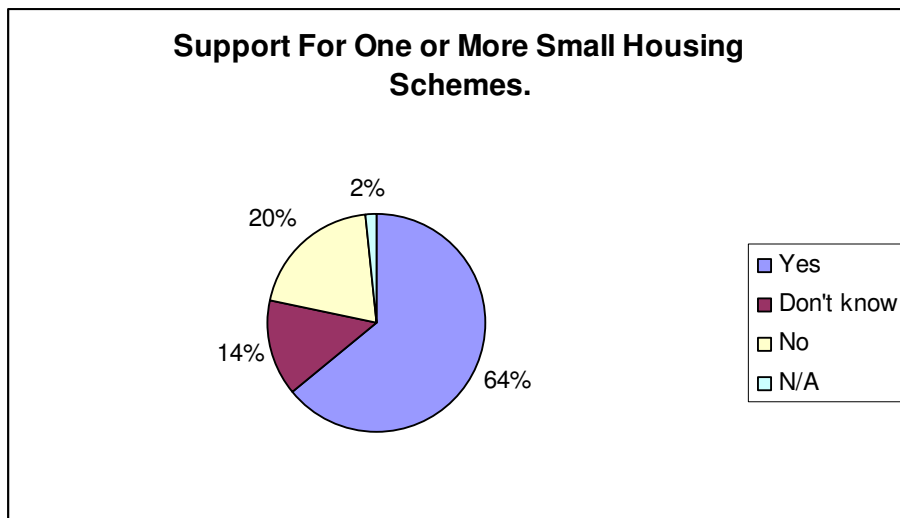
ix) Outward Migration from the Town (345 responses).

The Survey respondents were asked whether anyone in their household had had to leave the Town in the last 5 years because no affordable / suitable housing was available. The chart shows that this has occurred in 9% of respondents' households.



x) Support for One or More Small Housing Schemes Based on Local Needs (345 responses).

The chart below shows the level of support amongst Survey respondents for one or more small housing schemes to meet the needs of local people being built in the Town. The chart shows there is a high level of support, 64%, amongst respondents for a small housing scheme. Only 20% of respondents were against such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



5. Results – Housing Needs Information.

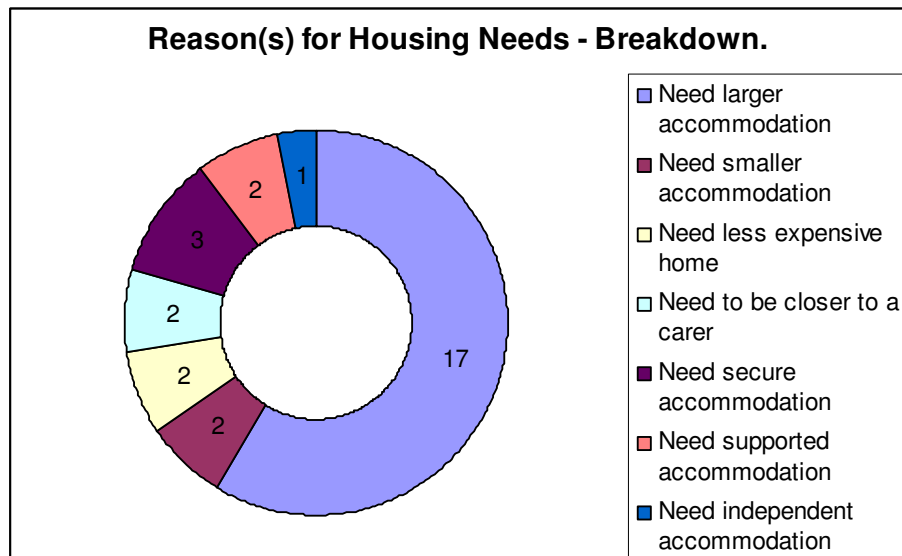
Out of the 345 responses to the Survey, 32 individuals or households expressed a need for alternative housing.

However, 3 of these housing needs were subsequently discounted because they appear able to satisfy their own housing needs.

Section 5 provides a detailed breakdown of information from the remaining 29 respondents.

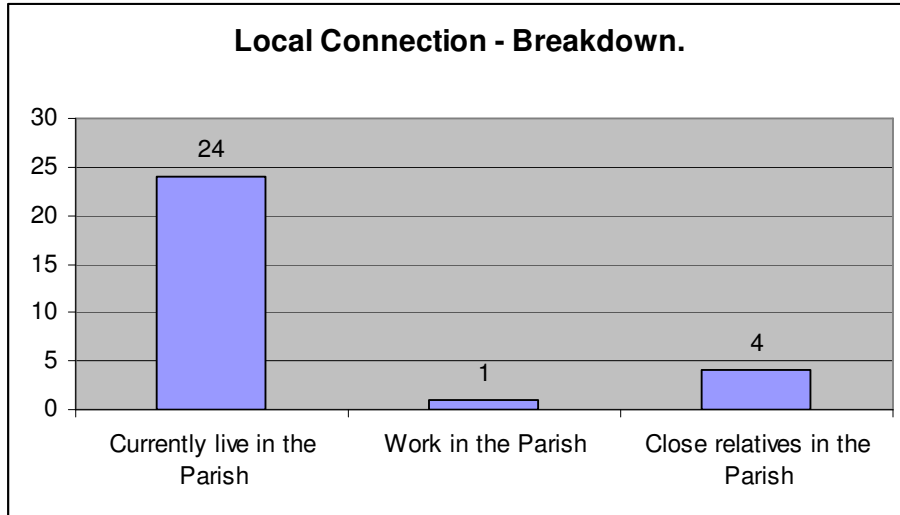
i) Reason(s) for Housing Needs – Breakdown (29 responses).

The following chart shows the reasons for the 29 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey form was counted.



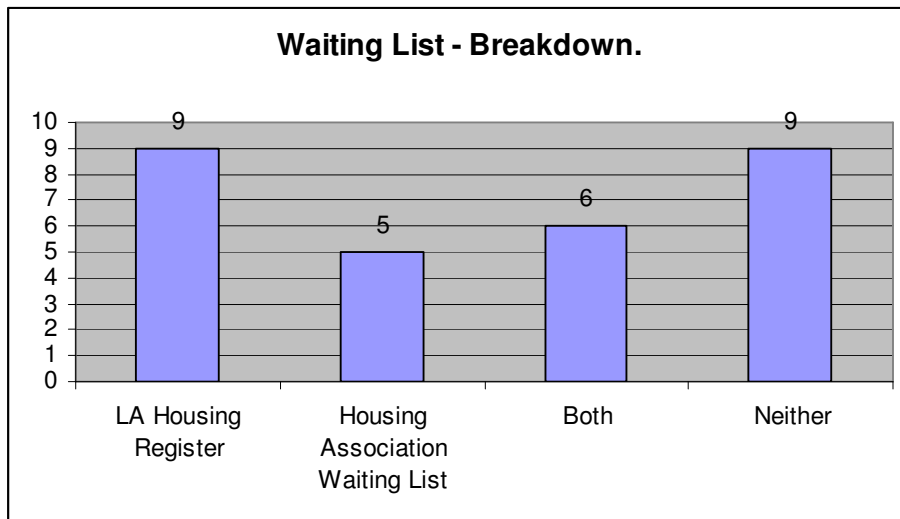
ii) Local Connection – Breakdown (29 responses).

The chart below shows the types of local connection that the respondents have.



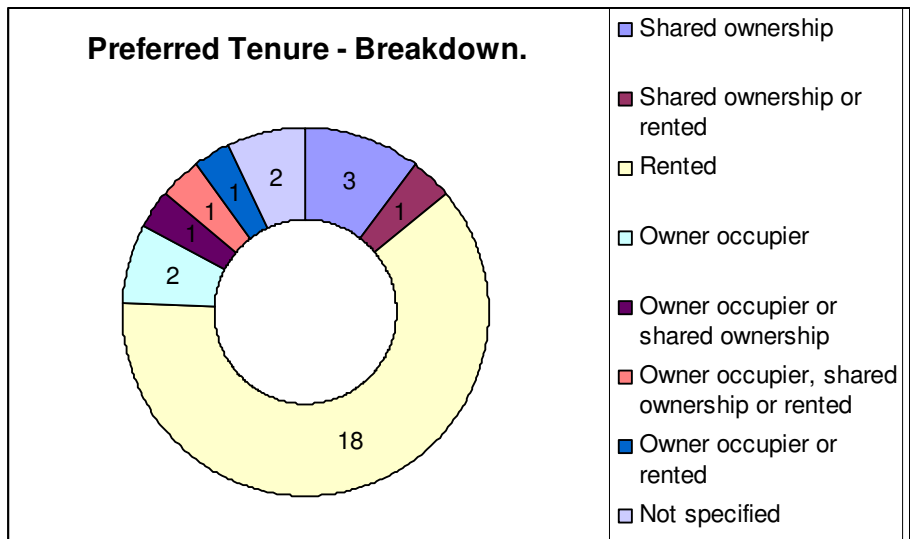
iii) Housing Register / Waiting List – Breakdown (29 responses).

The following chart shows the number of respondents registered on the Local Authority Housing Register and / or a Housing Association Waiting List.



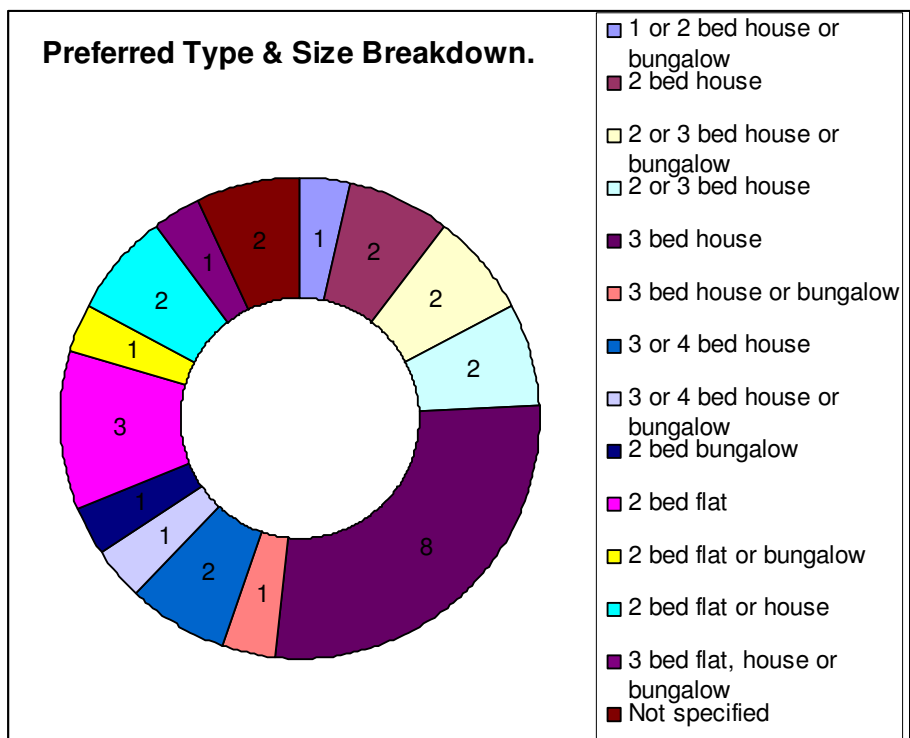
iv) Preferred Tenure – Breakdown (29 responses).

The preferred tenures of the 29 respondents are shown in the chart below.



v) Preferred Type and Size – Breakdown (29 responses).

The preferred types and sizes of accommodation expressed by the 29 respondents are shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the 29 respondents. A number of rules were used to compile this table ;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. There are three reasons for this ; (1) The possibility of a 1 bedroom home sitting vacant for a period of time, (2) The extra flexibility that a 2 bedroom home provides and (3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

- Where a respondent indicated a preference for owner-occupied housing, their financial ability to afford this was checked using the income and mortgage capacity information they provided. Some basic research was carried out into the prices of existing owner-occupier housing in Southam and this can be seen as Appendix C to this Report. If a respondent could not afford owner-occupied housing then they were reclassified as being in need of shared ownership housing.
- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a Housing Association.

Local Connection Verified	Preferred Tenure	Preferred Type/Size	Actual Tenure	Actual Type/Size
Yes	Rent	3 or 4 bed house or bungalow	Rent	4 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	3 or 4 bed house	Rent	4 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	1 or 2 bed house or bungalow	Rent	2 bed house
Yes	Owner occupier or rent	2 bed flat	Rent	2 bed house
Yes	Shared ownership	3 bed house	Shared ownership	3 bed house
Yes	Owner occupier	3 bed house or bungalow	Owner occupier	3 bed house
Yes	Rent	2 bed flat or house	Rent	2 bed house
Yes	Rent	2 or 3 bed house or bungalow	Rent	3 bed house
Yes	Shared ownership or rent	3 bed house	Rent	3 bed house
Yes	Rent	3 bed flat, house or bungalow	Rent	3 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Shared ownership	2 bed flat or house	Rent	2 bed house
Yes	Rent	2 bed bungalow	Rent	2 bed bungalow
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 bed flat	Rent	2 bed house
Yes	Not specified	Not specified	Rent	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Owner occupier	2 bed house	Owner occupier	2 bed house
Yes	Owner occupier or shared ownership	2 bed house	Shared ownership	2 bed house
Yes	Rent	3 bed house	Rent	3 bed house
Yes	Rent	2 or 3 bed house or bungalow	Rent	2 bed house
Yes	Not specified	Not specified	Rent	2 bed house
Yes	Shared ownership	2 bed flat	Rent	2 bed house
Yes	Rent	2 bed flat or bungalow	Rent	2 bed bungalow
Yes	Owner occupier, shared ownership or rent	2 or 3 bed house	Shared ownership	2 bed house
Yes	Rent	3 or 4 bed house	Rent	3 bed house
Yes	Rent	2 or 3 bed house	Rent	3 bed house

A full breakdown of the needs can be seen as Appendix D to this Report.

7. Conclusions.

There is a need for 29 new homes in Southam for people with a local connection. The specific needs are for ;

Rented from a Housing Association

9 x 2 bedroom houses
2 x 2 bedroom bungalows
11 x 3 bedroom houses
2 x 4 bedroom houses

Shared Ownership

2 x 2 bedroom houses
1 x 3 bedroom house

Owner Occupier

1 x 2 bedroom house
1 x 3 bedroom house

8. Recommendations.

As previously stated in Sections 2 and 3, new homes may come about through a number of routes ;

- Homes on allocated development sites, as defined by the Stratford on Avon District Local Plan 1996-2011.
The Wattons Lane development, currently underway, (Policy SOU.C of the Local Plan) will provide 26 affordable homes for local people. It would also apply to the High Street development site (Policy SOU.B) if this were ever to be brought forward.
- Homes on proposed allocation sites, as per the emerging Local Development Framework Core Strategy.
At the time of writing this Report, two sites had been proposed in the Draft Core Strategy October 2008.
These were land to the west and east of Banbury Road (Policy SOU.1 of the Draft Core Strategy) and land to the west of Coventry Road (Policy SOU.2).
These sites provide the potential for approximately 96 affordable homes for local people, but there is no absolute certainty at this stage that the allocation of either or both sites will be confirmed in the adopted Core Strategy.

- Homes on sites that come forward through the 'Local Choice' initiative, as defined by the Local Plan 1996-2011.
The Local Choice initiative is a tool for use by rural communities to deliver new homes. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning. Developments brought forward under the Local Choice initiative can include both affordable housing and market housing. It is expected that the 'Local Choice' initiative will be carried forward to the emerging Core Strategy.

It is recommended that the Town Council decides whether to ;

1. Meet the local housing need identified in this Survey through the Wattons Lane development, currently underway, (Policy SOU.C of the Local Plan) which will provide 26 affordable homes for local people.
2. Wait to see whether the local housing need identified in this Survey will be met in part through the High Street development site (Policy SOU.B) which may provide 7 affordable homes for local people if it were ever to be brought forward.
3. Wait to see whether the local housing need identified in this Survey will be met through the proposed allocation sites, as per the emerging Local Development Framework Core Strategy, on land to the west and east of Banbury Road (Policy SOU.1 of the Draft Core Strategy) and land to the west of Coventry Road (Policy SOU.2) which may provide approximately 96 affordable homes for local people.
4. Address the local housing need identified in this Survey through the 'Local Choice' initiative.

When making its decision, the Town Council may wish to note that the housing need identified in this Survey is significantly lower than the last available Housing Register data (October 2008) which indicated 169 households with a local connection to Southam seeking accommodation in the Town.

If the Town Council decides to pursue option 4 above, it is recommended that an exercise is carried out to identify a suitable piece of land, or pieces of land, to meet the 29 housing needs identified through this Survey. Partners in this exercise should continue to include ;

- The Town Council
- Stratford on Avon District Council
- A Housing Association selected by the Town Council
- Local landowners
- The Rural Housing Enabler for Warwickshire Rural Community Council

Any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

9. Acknowledgements.

Gratitude is expressed to all those who helped to deliver the Survey forms.

10. Contact Information.

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Email debbie@southamcouncil-warks.gov.uk

Appendix B.

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- At the moment my husband, myself, my sons and daughter are forced to live in my parents 3 bedroom house.
- Our daughter lives in a small 2 bedroom flat with husband and 2 small children. This is not an environment suitable for a young family. Trying to bid for a house with garden is turned down frequently.
- It's absolutely necessary.
- Small housing schemes with mixed housing is OK but not all, social housing placed in inappropriate sites leading to disruption of existing district.
- New housing has been built (called Church View) in the flood zone of the River Stowe. Knowing the level of flooding in the past I would never consider buying a house there and would discourage others from doing so. Extremely unwise development I believe (take that in Pound Way !).
- Lack of police no one on local call a lot of the time.
- There has just been a very large housing estate built and another due to be built. Why don't we use the Victor Hodges complex as housing for single younger people instead of using up more green land ?
- Housing scheme if tabled for the people who need them.
- Something really needs to be done about the anti-social behaviour exhibited by a selection of youths within the town - some real action. They are ruining living in Southam.
- The new houses already being built should meet these needs. Local people ?
- Will eventually want to downsize but keep independence ie Bungalow - then sheltered but no choice at present.
- Will be looking to downsize and preferably bungalow until ready for sheltered housing but nothing available at present.

- A housing scheme in isolation is not a solution. The existing schools and medical services are already in high demand - if Southam were to increase its available housing the required / necessary additional infrastructure would ruin the town's community spirit.
- There are already enough housing developments providing smaller properties and affordable housing in my opinion.
- I think part-ownership is a good idea.
- The recreation ground car park is smaller as a result of the latest 'small' building scheme !
- There is enough varied redevelopment in the town already and more is a possibility in the next 20 years as already "advertised" at Town Meetings.
- The town needs to develop genuine community spirit rather than "us and them" situations between old estates, new estates, local born people and newcomers.
- Very strict rules on who could / couldn't take up affordable housing needs to be pitched as a real first rung of the property ladder.
- Affordable housing should enable those on £15,000 to be able to buy / rent a single bed property, pay all bills and socialize.
- As the town gets bigger, less green fields are seen and town is getting less friendly as 'newcomers' move in.
- Affordable 1 / 2 persons rental and assisted 'to buy' schemes.
- This would enable people to have a chance in having a house.
- Affordable starter homes not part owned.
- Where's the point, there's nothing to do here for a town its disgusting.
- Small housing schemes need to be of good quality and nice landscaping and not become a 'deprived' area.
- Southam Town could be improved, lack of variety in shops and more leisure facilities. It often looks dirty.
- I do know people that have left due to no housing to suit their needs and income.
- Southam just needs a jolly good clean up in certain areas, and its heart being put back into place by stopping the bickering and uncertainty between S'markets. Leave the town centre green.

- I notice 'small' is highlighted - this is key. Southam is a small market town and must not lose its character but a small development would help keep local people in the town, to its benefit.
- Southam is now (unfortunately) a 'commuter' town and barely 20% of the people take part in any of the community / social affairs of the town. Most town councillors are very rarely seen to be 'active' in any town activities.
- Southam is big enough as it is. There's too much growth on the Industrial Estate as it is. We moved here years ago when traffic was quiet and calm now its very hectic mornings and evenings. Even at 3 am we can hear traffic.
- All persons residing at my address are keen to know what the colour of your skin has got to do with a housing need survey in the local area, or indeed any area.
- Over the past few months Southam's litter / overgrown hedges has become worst - broken bottles, cans, fire remains are a danger to pets / wildlife and more importantly children. Southam is looking unclean and uncared for.
- I lived in Southam many years ago and just returned. My daughter was brought up in her early years here. Her grandparents lived here until they died, her uncle and aunty lived here for the past 30 years. But she got refused housing here as they say she has no connection !
- I was born here and feel that the town has already grown too big thereby losing its original character and friendliness.
- Council need to consider local people from their lists when allocating property. My son rents private at high rent, to try and get a council property for him, his wife and child is impossible, he seems to have very little chance on the new point system. He has lived in the area since he was born.
- Although we have enjoyed our 6 years in Southam I feel that there is a crime problem. Particularly with young people grouping together during the evening and presenting a threat to the older community. There seems not to be a police presence on these occasions.
- We live in Northampton but I have my family and children living in Southam and I find it difficult being so far away. My parents and other close relatives also live in Southam.
- Private retirement homes eg McCarthy Stone with resident managers and security services.
- 3 bed houses for young families are required.
- Southam definitely has a housing shortage.

- My son wouldn't have been able to have bought a property in Southam if he hadn't had to go elsewhere with work, as the prices have soared due to people using the town as a commuter one, working or coming in from London / outer London area and so think the house prices ridiculously low. It has meant that local youngsters / young adults cannot afford what becomes available here.
- Where could accommodation be built ? And how accessible to shops and transport ?? Certainly not over sewage works now extinct.
- Not new buildings - using what is not currently in use, eg not sold or structures in need of upgrading – regeneration.
- There are no 3 bedroom houses from the council because they were sold years ago.
- Apparently, according to the Council newsletter, there are empty houses in Southam - which should be considered before building further houses !
- Decent affordable social housing should be a priority. Home ownership shouldn't be the only housing to aspire to. Young people need access to good rented accommodation that has security of tenure.
- Considering the size of the town I believe current housing development is sufficient for our needs.
- Rubbish on streets is untidy, youths 'hang around' and park cars around library, noisy motorbikes on bypass.
- Green belt should mean just that. Breathing spaces are vital areas around towns, cities and villages. More use should be made of brown field sites.
- There doesn't seem much for young people to do.
- Single accommodation needed. Couples seem more able to have priority over singles when being housed. Also single parent mums ie young girls seem to see short cuts to housing by getting pregnant.
- Depends on what you mean by small and location.
- It is not possible to properly answer the above question about housing schemes without knowing what is proposed. As worded the above question is far too vague and could refer to all sorts of schemes. The information on p4 only states what may be built - not what is actually proposed.
- With the development wrong side of bypass Southam is now larger than is ideal. We DO NOT need more housing, Southam is already losing its small town appeal.

- My brother is a Southam person, cannot get on housing list (not enough points) has to private rent which he cannot afford. Outsiders get points so he doesn't get even considered.
- Re Q3, town's previously good reputation is deteriorating with increase in litter, vandalism, anti-social behaviour etc in last 5 years or so. Town has good facilities for its size. Town is distinctly stand-offish to anyone who hasn't lived here for 20+ years.
- Don't want Southam to grow beyond the ring road and turn into a sprawl out of all proportion to the size of the small market town it is. The green belt should be preserved.
- I think the operative word above is small ! Southam does not need another large housing development.
- Police patrolling every street every day.
- Isn't current building addressing the housing situation ? The equivalent of an evening drop-in social club for youngsters 7 days a week.
- Sack the town council !
- I previously lived in Southam with parents, moved away with work but am now looking to move back but I am struggling to find a suitable and affordable property. My younger brother also moved away from Southam and couldn't afford to buy in the town, he too would like to move back but is encountering the same problem.
- Tried getting a mortgage but unfortunately could not afford the deposit of £30K. We are wanting to extend our family and are unable to do so in a 1 bedroom flat. We both have full time jobs.
- What Southam does lack (for its size) is decent quality B&Bs at a reasonable price.
- I am worried about the number of people with children living in small 1st floor flats or v.v. small houses on new estate - Hodnall Drive etc. Need affordable housing with 3 or more bedrooms. It would be better to have a mix of housing so poor 'areas' don't appear - all problems in the same place.
- Depends on location, design and type of housing - should be property that resident can have the opportunity to purchase - help get on property ladder !
- Signs required to direct visitors to the town (say in the Wood Street Car Park) on the routes to egress Southam to Leamington, Daventry, Banbury, Coventry. At present there is only one direction sign on a lamp standard in High Street for Daventry.
- Depends where.

- If it is only offered to local people and not unemployed / single mothers etc outside Southam !
- We need to retain green areas within the town centre and recreational land within the residential areas - there appears to be little evidence of demand for more housing in Southam.
- Only affordable to buy housing not Housing Association.
- The town would be great if it had a children's swimming pool in the current swimming pool. Expand the centre to encourage more involvement.
- Enough small homes often given to irresponsible people who reproduce rapidly so as they are encouraged to continue to be awarded bigger cheaper homes.
- No more housing schemes following "Church View" as it will alter the dynamics of Southam as a small town and its community feel. For further housing on football pitches ! would be a shame and increase the need for a Tesco's to maintain the shoppers requirements with town population.
- Community is greatly affected by visibility and communal meeting areas ie local shops and town centre facilities NOT SERVED BY OUT OF TOWN SUPERMARKETS which will destroy the town.
- Very rarely see a road sweeping vehicle or a tanker pumping out storm water drains (most appear to be blocked) compared to other towns.
- No point building low cost housing if no jobs for occupants.
- Town definitely needs housing for young local people. My brother had to leave the town a few years ago as there was no affordable property here. Southam is a nice town, but it is very over priced. Any housing schemes should always be built with local people in mind, first and foremost.
- Please maintain the balance of property types, don't turn the town into an "affordable ghetto". Equally, keep affordable property for youngsters growing up in the town not just anyone moving into the town.
- Need to be close to my father as he has been extremely ill the last few years. Myself and my partner will hopefully be starting a family in the not too distant future and therefore will need affordable and secure housing, as well as a bigger house.
- Housing should be given to Southam residents before being allocated to people of different districts. Houses should be given on the need at the time ie not 2 people in 3 bed house.

Appendix C.

Property Search on 6 July 2009 (Southam excluding character properties, properties in need of repair, and properties over £300,000).

Agent	Street	Settlement	Bedrooms	Type	Price (£)
Loveitts	High Street	Southam	1	Apartment	66,950
Newmans	Craven Court	Southam	1	Apartment	89,950
Connells	Chestnut Place	Southam	2	Apartment	124,950
Banner Homes	Wattons Lane	Southam	2	Apartment	150,000
Banner Homes	Wattons Lane	Southam	2	Apartment	150,000
Connells	Wattons Lane	Southam	2	Apartment	180,000
Connells	Holywell Road	Southam	2	Bungalow	184,950
Loveitts	Sovereign Court	Southam	2	Bungalow	219,950
Newmans	Warwick Road	Southam	2	House	139,950
Connells	The Furrows	Southam	2	House	139,950
Wiglesworth	School Street	Southam	2	House	144,950
Connells	Pound Way	Southam	2	House	149,950
Wigwam	Banbury Road	Southam	2	House	149,950
Connells	Warwick Street	Southam	2	House	165,000
Connells	Gorse Lea	Southam	2	House	179,950
Hawkesford	Master Orchard	Southam	2	House	185,000
Hawkesford	Master Orchard	Southam	2	House	200,000
Loveitts	Glebe Road	Southam	3	Bungalow	197,000
Loveitts	Linley Road	Southam	3	House	122,500
Connells	Mayfield Road	Southam	3	House	134,950
Loveitts	Mill Crescent	Southam	3	House	138,000
Loveitts	Horsewell	Southam	3	House	139,950
Newmans	Ploughmans Holt	Southam	3	House	145,000
Newmans	Mill Crescent	Southam	3	House	149,999
Connells	St James Crescent	Southam	3	House	167,950
House Network	Mayfield Road	Southam	3	House	169,950
Connells	Wattons Lane	Southam	3	House	170,000
Loveitts	Pound Way	Southam	3	House	174,950
Connells	Browns Bridge Road	Southam	3	House	174,950
Banner Homes	Wattons Lane	Southam	3	House	175,000
Connells	Wattons Lane	Southam	3	House	175,000
Newmans	Bridge End	Southam	3	House	179,950
Connells	Pound Way	Southam	3	House	184,950
Locke & England	Windmill Way	Southam	3	House	185,000
Hawkesford	Welsh Road East	Southam	3	House	185,000
Loveitts	Abbey Lane	Southam	3	House	187,000
Connells	Flying Fields Road	Southam	3	House	199,950
Loveitts	Welsh Road West	Southam	3	House	209,950
Loveitts	Coventry Street	Southam	3	House	239,950
Connells	Wattons Lane	Southam	3	House	240,000
Loveitts	Abbey Lane	Southam	4	House	199,950
Newmans	Pendicke Street	Southam	4	House	250,000
Brian Holt	Radbourne Close	Southam	4	House	250,000
Loveitts	Holt Leys	Southam	4	House	255,000
ehB Residential	Orchard Way	Southam	4	House	264,950
Loveitts	Oxford Street	Southam	4	House	295,000
Loveitts	Merestone Close	Southam	5	House	300,000

Type	Average (£)	Average - 5% (£)
1 bedroom apartments	78,450	74,528
2 bedroom apartments	151,238	143,676
2 bedroom bungalows	202,450	192,328
2 bedroom houses	161,633	153,552
3 bedroom bungalows	197,000	187,150
3 bedroom houses	174,998	166,248
4 bedroom houses	252,483	239,859
5 bedroom houses	300,000	285,000