

# Community and Housing Need Survey

PARISH OF WONERSH

LOUISE WILLIAMS

With Support from



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## Report Summary

This report sets out the results of the community and housing need survey conducted for the Parish of Womersh in October 2018. The purpose of the survey was to seek the views of the residents on a range of community and housing issues which in turn would enable the Parish Council to prioritise its workload and facilitate community initiatives.

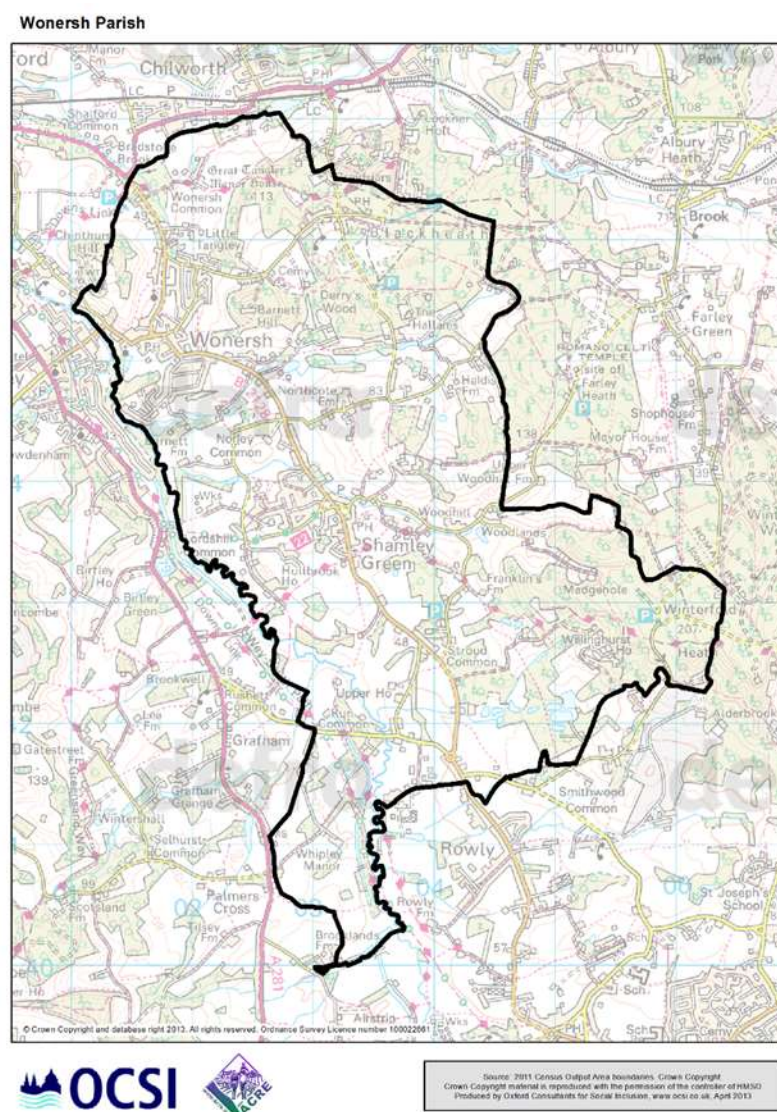
The report is in two parts, the first detailing the results of the community base questions on Communication, Environment, Safety and Transport, whilst the second part of the report details the results on development and housing need in the parish. The results mainly detail the total response and also how this is broken down by village.

## Introduction

The Parish of Wonersh serves the villages of Blackheath, Shamley Green and Wonersh, within the borough of Waverley. It lies approximately four miles from the towns of Guildford and Godalming and just under 5 miles from Cranleigh. It sits within the Surrey Hills Area of Outstanding Natural Beauty and has two conservation areas. It has good transport links to Guildford and the local railway station at nearby Shalford has a regular train service to London. The main road (A281) which connects Guildford to Horsham and runs past Cranleigh is well used by commuters and can become seriously congested at peak times.

There are approximately 3,500 people living in 1,434 households, the villages are well served by local shops, Dr's, Post Office, village halls and pubs.

Fig 1. Parish Boundary



## Community Survey – Purpose

The purpose of the survey was to gather a more detailed understanding of the views and needs of local people towards a range of issues including community safety, environment, transport and housing development.,

The forms were posted to all households who were listed with the local authority in October 2018 (this includes all annexes and caravans) and householders were supplied with reply paid envelopes, there was also an option to complete the survey online. 7 surveys were returned by the post office as undeliverable.

A total of 412 responses were received within the time scale giving an overall response rate of 29%. Following the closing date an extension to the online survey was provided. During this period an additional 14 responses were received, and these brought the overall response rate up to 30%. This is considered to be a good response.

The data from all returned forms has been collated and analysed as follows:

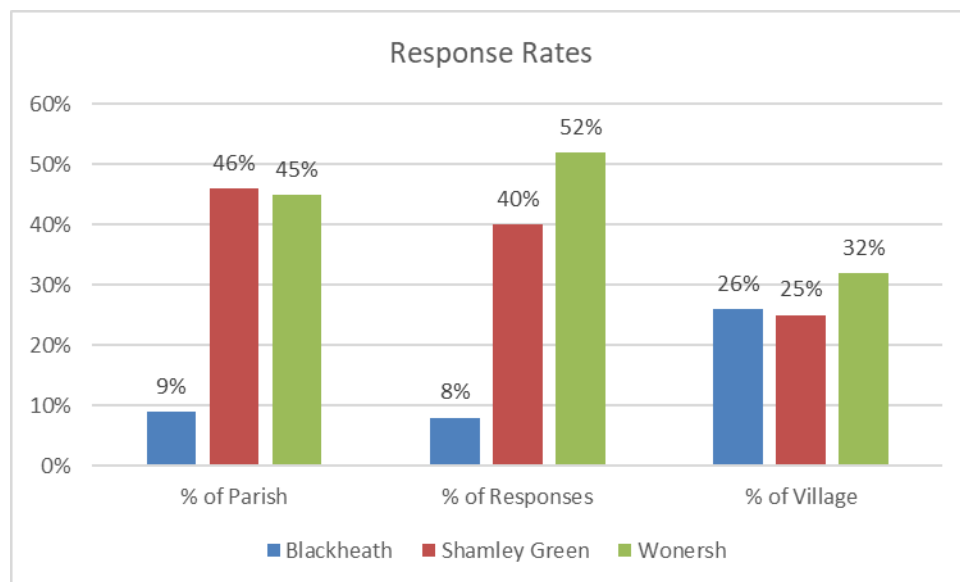
		Completed Online	Hard Copy	Online Extension
Total distributed	1427			14
Total returned	426	73	339	14
Return rate	30%			

Whilst the surveys were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

Please note that findings are based on the original 412 responses but not everyone responded to every question and percentages have been rounded up/down so may not total 100%. Where percentages are expressed the number of respondents of that percentage is detailed below.

The additional 14 responses received as part of the online extension have been summarised in a separate document which is included as Appendix 17.

Fig 1 - Response Breakdown by Village



Wonersh Village had the largest % of responses, 52% of all responses came from Wonersh which represents 32% of the Village.

Although Blackheath only represents 9% of the Parish, 26% of the village responded.

25% of those living in Shamley Green responded, representing 40% of all responses received.

Base: 408 respondents

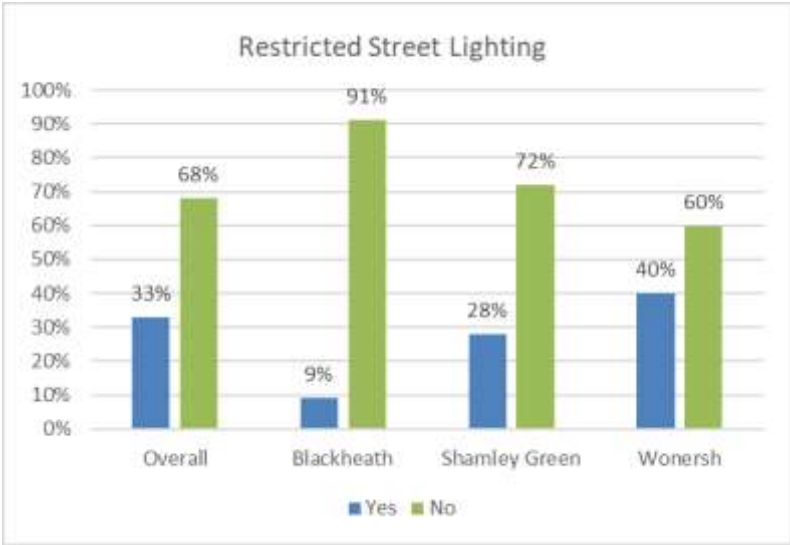
## Communication

83% of respondents said they read the Parish Newsletter compared with 13% who said they visited the Parish Website. Looking to the future it would appear that a physical newsletter remains a popular choice with 87% giving this as a preference.

Preferences for future communications	Yes	No
A parish council newsletter	87%	13%
An electronic newsletter	76%	25%
New items published on the parish council website	43%	57%

217 email addresses were provided by people happy to receive updates electronically. A number of suggestions were made as to how communication could be improved these included, Twitter, Facebook, improvements to current parish website, more timely updates to website, Instagram, hard copies of newsletter in shops and ensuring the noticeboard in the village is kept updated.

Fig 2 – Introduction of restricted street lighting

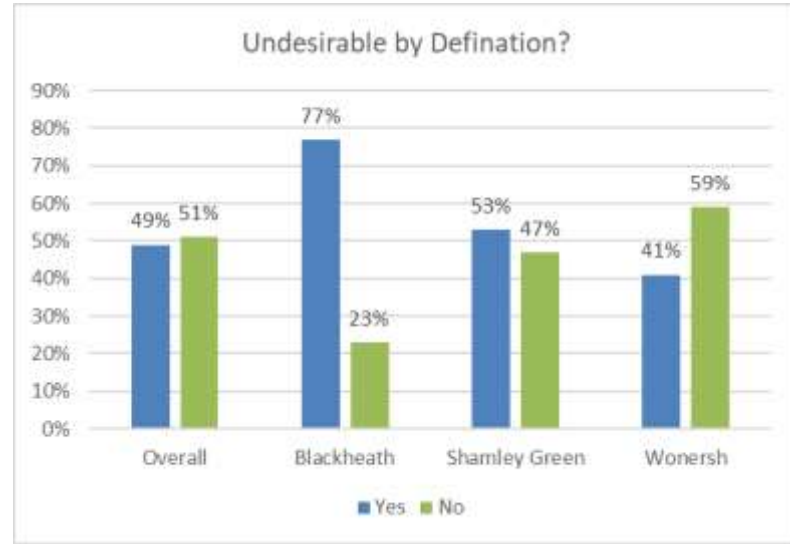


On the question of providing some limited street lighting the responses were very divided and provoked some strong feelings between those who feel strongly that the countryside should remain dark and those who feel that some lighting in strategic places is warranted.

Overall 33% said they would be in favour, however when you break this down by village you will see that in Blackheath 91% were against, 72% against in Shamley Green and 60% against in Wonersh.

Base: 400 Respondents

Fig 3 – Undesirability



However, when asked if they felt that street lighting was undesirable by definition the responses were much more evenly matched as shown in Fig 3. (the exception being Blackheath)

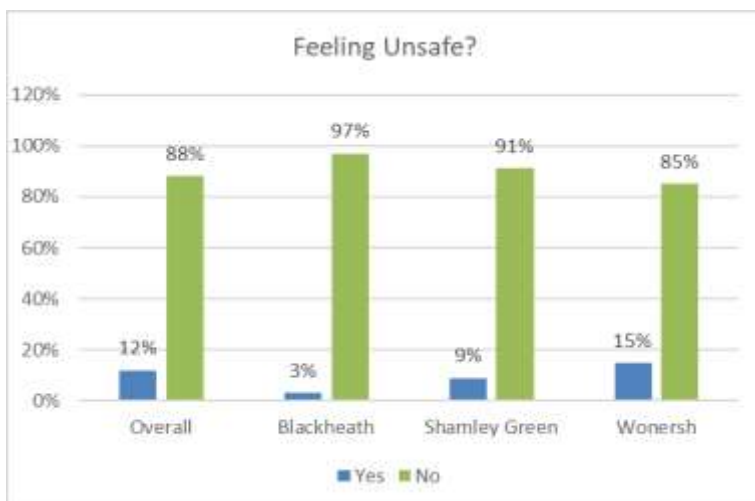
Base: 385 respondents

A full list of suggestions as to where people wanted to see street lighting introduced is attached as Appendix 1. Popular suggestions included the entrance to Wonersh Park, the centre of the Village, Nursery Hill, the main road to Cranleigh, road junctions and Barnett Lane. Some of the suggestions reiterated people’s opposition to any lighting.



## Community Safety

Fig 4 – Feeling of Safety

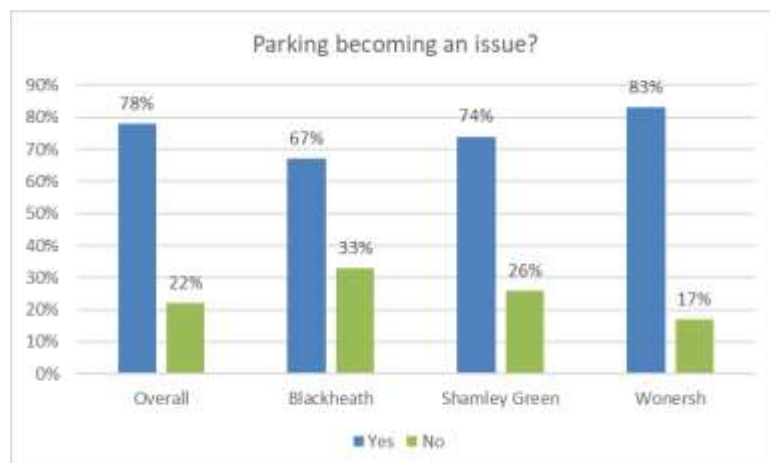


Base: 48 Respondents

When asked if there were any areas people did not feel safe only 12% (48 people) said this was the case. When asked where this was the answers focused either on unlit paths, trying to cross the road near the shop and surgery and walking along the B2181. A full list is attached as Appendix 2

## Parking

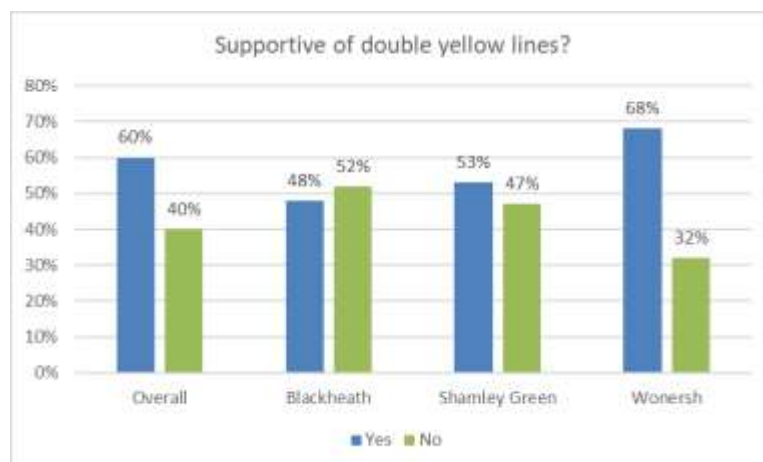
Fig 5 – Parking Issues



Base: 407 Respondents

However, when it came to whether or not parking was becoming an issue 78% of those responding agreed it was, in Wonersh this rose to 83%.

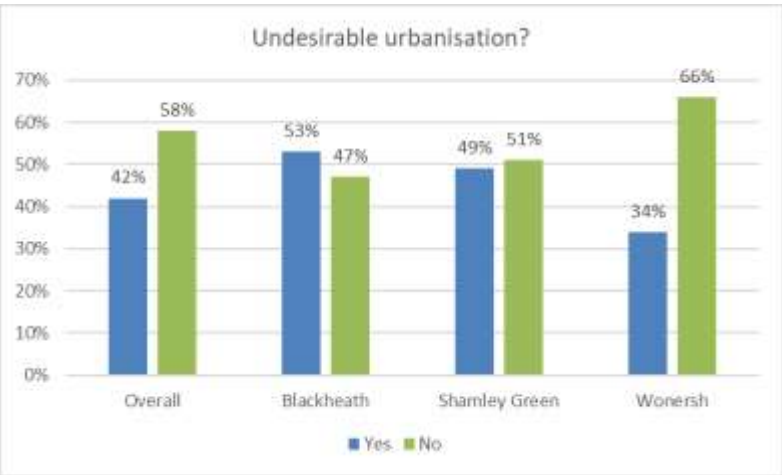
Fig 6 – Double Yellow Lines



When it comes to the use of yellow lines as a method of dealing with the parking issues those in favour falls to 60% overall, with the response from those living in Wonersh Village rising to 68%, this is not surprising when you look at where recommendations for the installation of yellow lines are.



Base: 400 Respondents



Base: 386 Respondents

163 comments were made in relation to parking issues, those areas/issues mentioned most frequently included the parking around the Grantley Arms (particularly since it has been improved), the inconsiderate behaviour and parking from the parents at Longacre School, parking around the entrance to Wonersh Park and around the Pepperpot. These are combined with suggestions for a village car park or looking at the possibility of using some of the Common for parking. Please see Appendix 3 for a full list of comments made

Physical Heritage

Respondents were asked to score on a scale of 1-10 (with 10 being the most important) a range of physical features. Fig 8 illustrates the weighted score of each of these features.

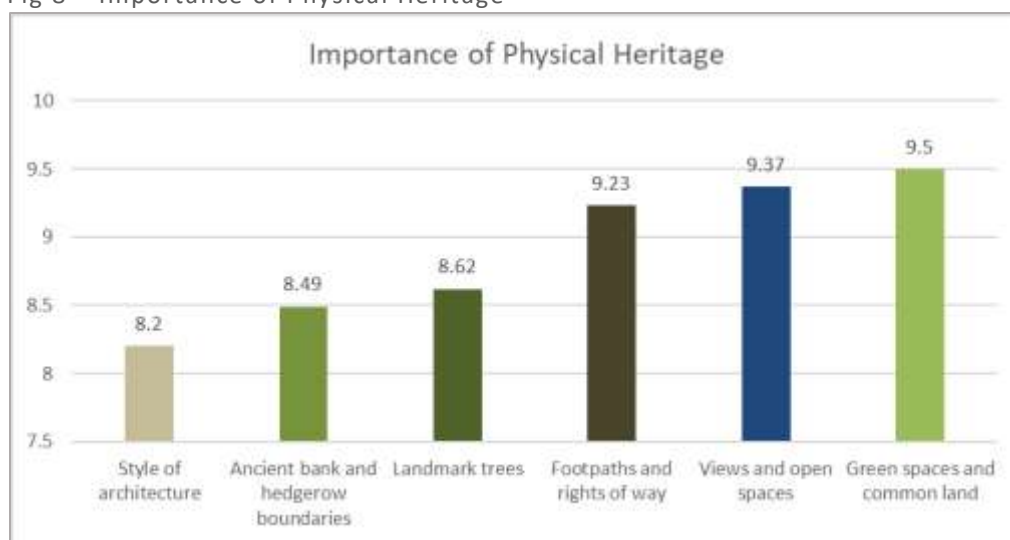
Fig 7 - Urbanisation

Overall, 42% felt that yellow lines are an undesirable urbanisation, rising to 53% in Blackheath and falling to 34% in Wonersh.

Shamley Green are more evenly split in their views.



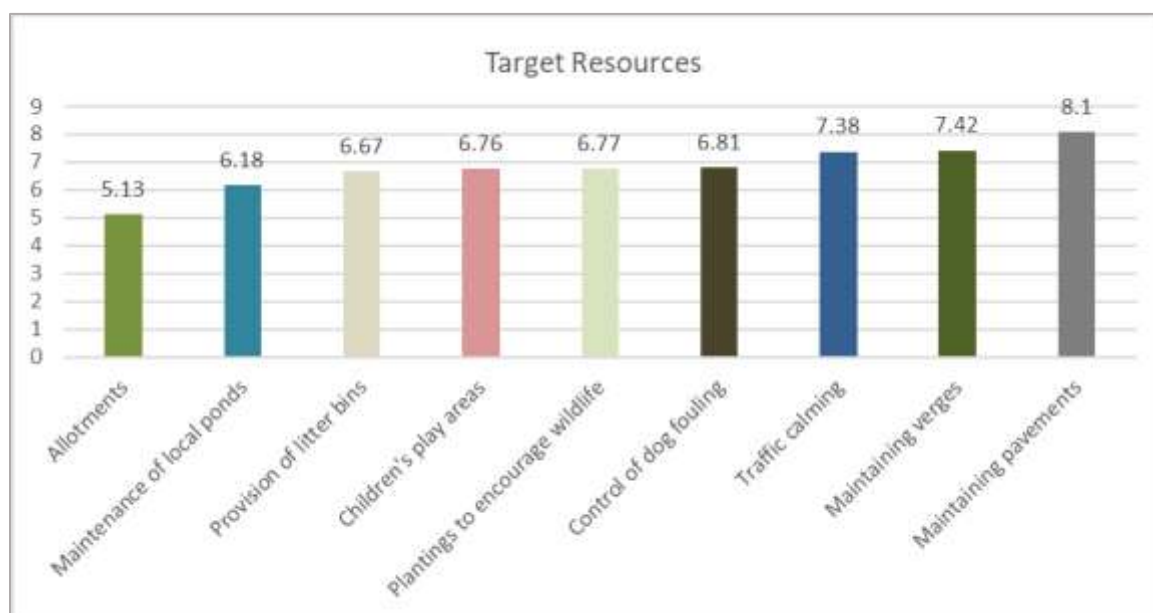
Fig 8 – Importance of Physical Heritage



Base: 405 Respondents

Respondents were then asked to rank, again on a scale of 1-10 where they felt the Parish Council should be directing their resources, again the results have been weighted.

Fig 9 - Resources



Base: 403 Respondents

If people felt that dog fouling was an issue, they were asked to be specific about where. More than 100 comments were received (see Appendix 4) but most common areas included the Cricket Pitch, Children's Play Area, Blackheath Common (bags being hung in trees), Blackheath Common Car Park and School Path to Nursery Hill. Comments were also made about the lack of dog bins.

### Events and Facilities

Although some people felt it was important to promote the facilities and groups already in existence, and others felt they were well provided for, there were still a number of suggestions made as to new groups, or the re-establishing of some that have fallen by the wayside. (Appendix 5 details the full list) Some of the most popular ones are listed below:

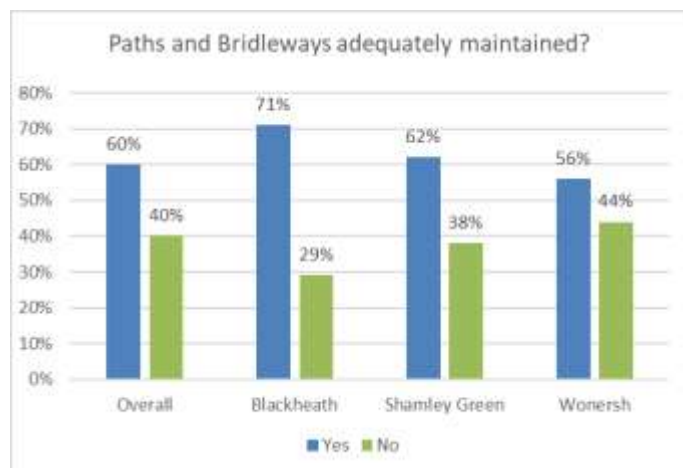
- Village society, e.g. History, Social etc

- Film society and Cinema
- Pilates/Yoga/Tai Chi/Mediation
- Community Choir (non-religious)
- Womersley Open Gardens
- Youth Interests including a new mother and toddler group (non-religious)
- Zebra crossing by shop
- Coffee shop
- Have a Go Craft session's
- Bonfire Night/Christmas Tree in Village Centre
- Farmers Market
- Community Pub
- Residents Association

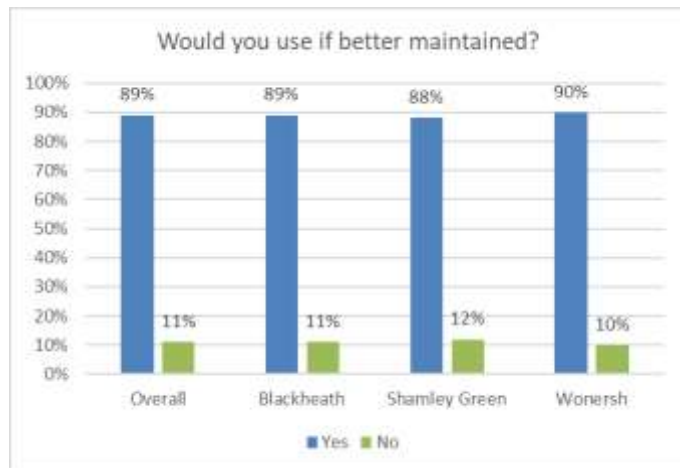
## Transport

The next section of the survey focused on the maintenance of the footpaths and bridleways, the development of cycle tracks and whether some pavements should become dual use.

Figs 10 and 11 – Maintenance and Use of Paths



Base: 394 Respondents



Base: 170 Respondents

Overall 60% of respondents felt they were adequately maintained, this rises to 71% in Blackheath and falls to 56% in Wonersh. 89% of 170 respondents stated they would use footpaths more if they were better maintained.

Those that were put forward as requiring maintenance included:

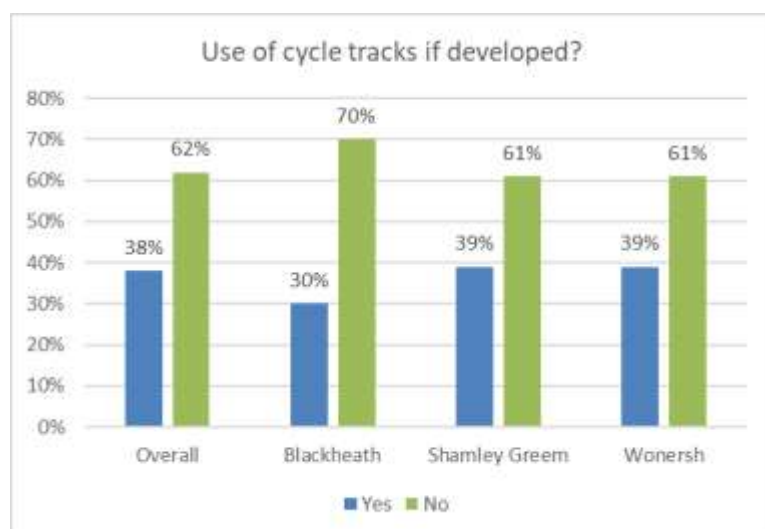
- 🚶 Reel Hall to Green
- 🚶 Shamley Green to Wonersh
- 🚶 Track up to Deer Path
- 🚶 Shamley Green Stores
- 🚶 School to Church
- 🚶 Woodhill road
- 🚶 Blackheath to Wonersh
- 🚶 Sweetwater Lane
- 🚶 Blackheath Lane to Little Tangle
- 🚶 Behind United Reform Church and Bowls Club
- 🚶 Chinthurst Hull
- 🚶 Telephone Box, Blackheath Lane
- 🚶 Lords Hill
- 🚶 Barnett Lane

The full list is attached as Appendix 6

Fig 12 – Cycle Tracks

The % of people who would use cycle tracks if more were developed hovers around the 38% mark, again only in Blackheath does this figure fall.

When asked to suggest routes where cycle tracks could be developed 93 comments were made. Some routes were more frequently mentioned than others and all comments are listed in Appendix xxx.



Base: 379 Respondents

### Suggested Cycle Routes

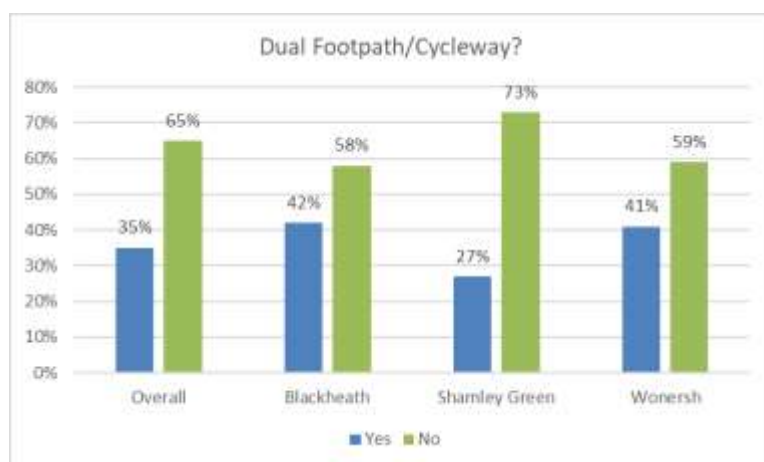
Wonersh to Shamley Green	33
Shamley Green to Shalford	2
Wonersh to Shalford	9
Wonersh to Bramley	8
Main road (B2128)	8
Downs Link to Cranleigh	2
Disused railway line	2

The overall response as to whether dual footpaths/cycleways should be introduced was 65% against, this rose to 73% against in Shamley Green, 97

suggestions/comments were made as to which paths might be suitable or as to why this should not take place. The most popular ones were along the main road from Wonersh to Shalford, the main road through Wonersh and Wonersh Common to Rice's Corner. A full list is provided at Appendix 8.

84 suggestions were made on how to improve transport. These included speed restrictions in the villages, restricting lorries in the village, fixing potholes, the re-opening of the train line to Guildford, providing a pedestrian crossing by the shops, provide additional, smaller buses and either re-organise the timetable so they no longer meet in The Street or prevent them from going up The Street altogether! Full details at Appendix 9

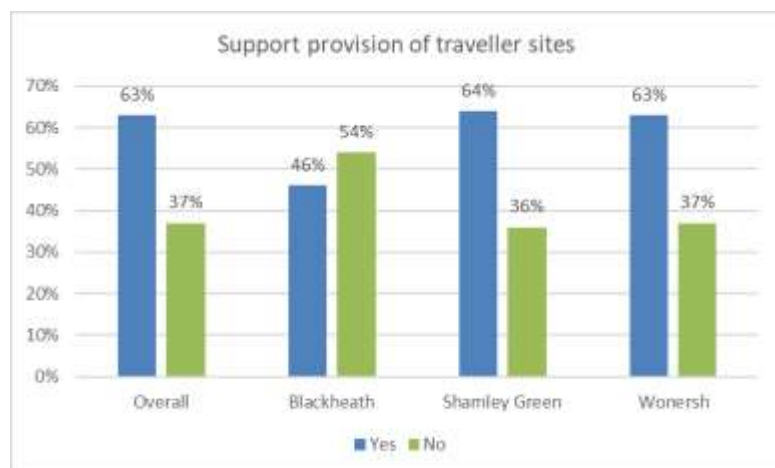
Fig 13 – Dual Paths – Base 380 Respondents



## Crime and Antisocial Behaviour

The questions under this section were developed in conjunction with the Police and Crime Commissioner.

Fig 14 – Traveller Sites

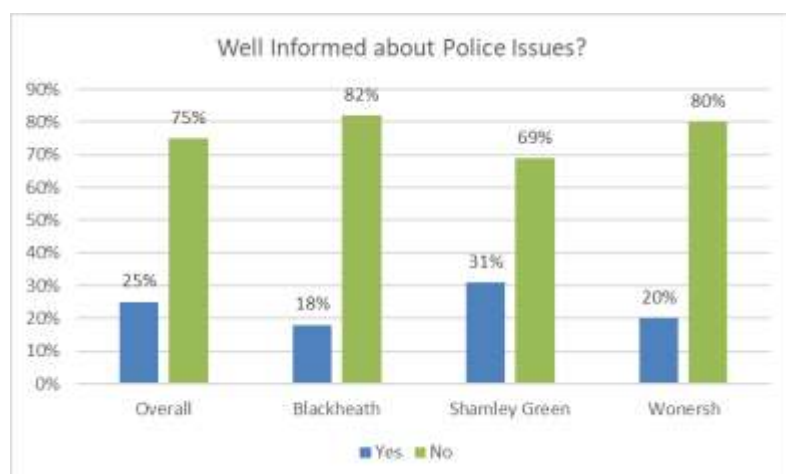


Base: 371 Respondents

The first related to the provision of temporary, designated stopping places for Travellers and whether people would support the use of such sites in Surrey.

Overall 63% said they would support such a scheme, however some of those who responded positively stated it would depend on where the sites were located.

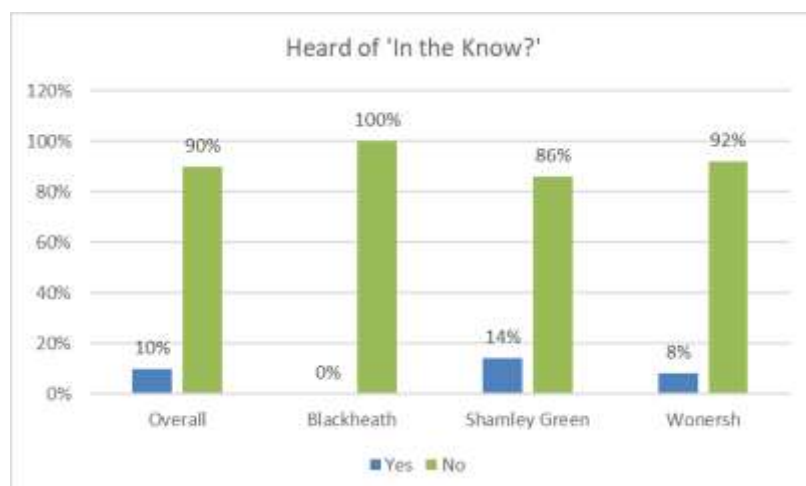
Fig 15 – Kept Informed



Base: 369 Respondents

Only 25% of all respondents felt they were well informed about Police Issues, in Blackheath this falls to just 18% and 20% in Womersley. The figure rises to 31% for Shamley Green.

Fig 16 – In the Know

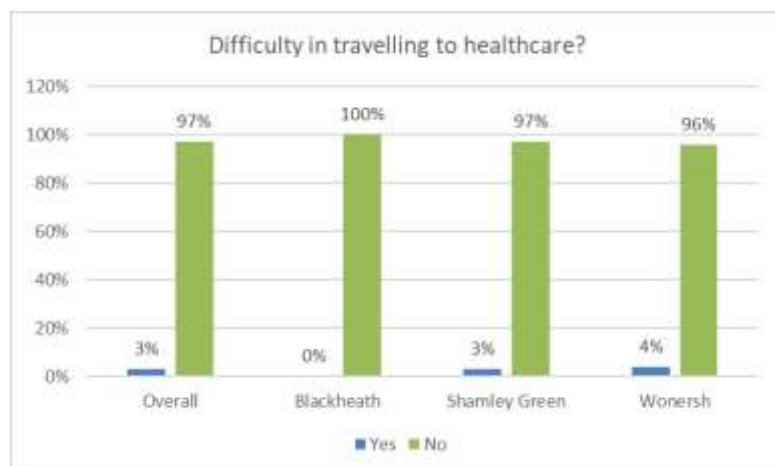


Only 10% had heard of 'In the Know', the new messaging system that lets people know what is happening in their area.

Base: 381 Respondents

## Health and Social Services

Fig 17 – Access to Healthcare



Just 12 people said they had difficulty in travelling to healthcare, the reasons given for this were:

- ✚ Condition of pavements
- ✚ Crossing the road to surgery
- ✚ No transport
- ✚ No parking at surgery
- ✚ Difficulty walking
- ✚ Having to rely on carers and family
- ✚ Traffic around Guildford

Base: 401 Respondents

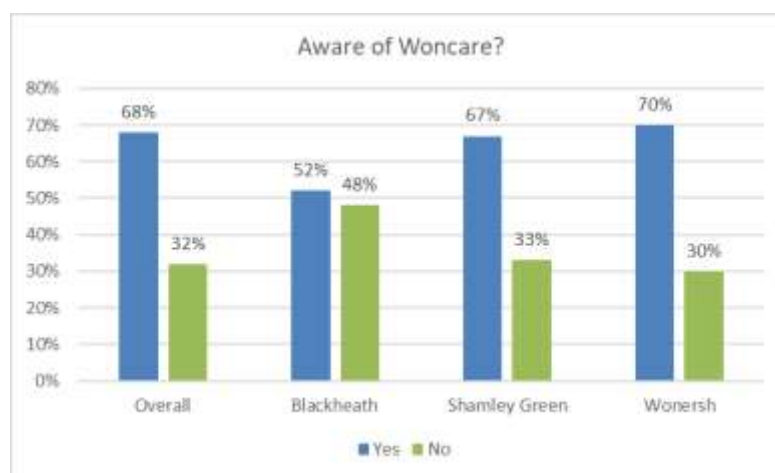
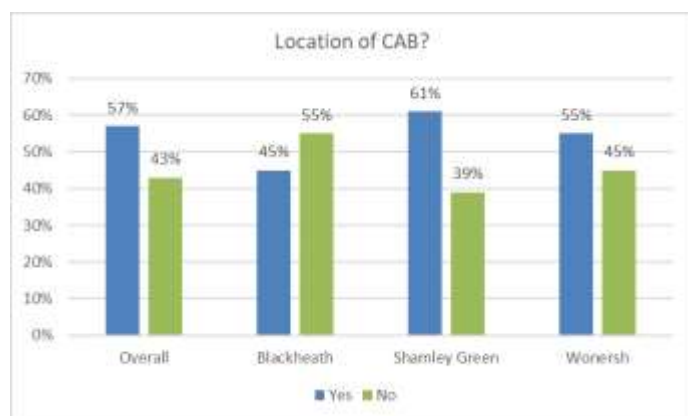


Fig 18 – Awareness of Woncare

Overall 68% of respondents were aware of 'Woncare' which provides voluntary assistance to local people. Of the 12 people who stated they had difficulties in accessing healthcare just 2 were not aware of Woncare.

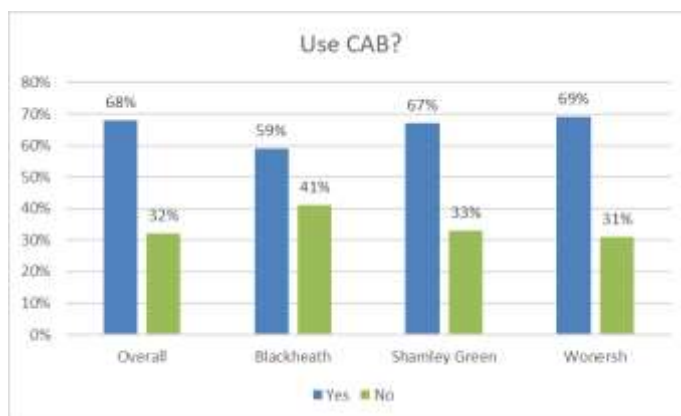
Base: 404 Respondents



Base: 402 Respondents

57% of respondents stated they knew where their nearest Citizens Advice Bureau was with 68% saying they would use it if the need arose.

Figs 19 and 20 – Citizens Advice Bureau

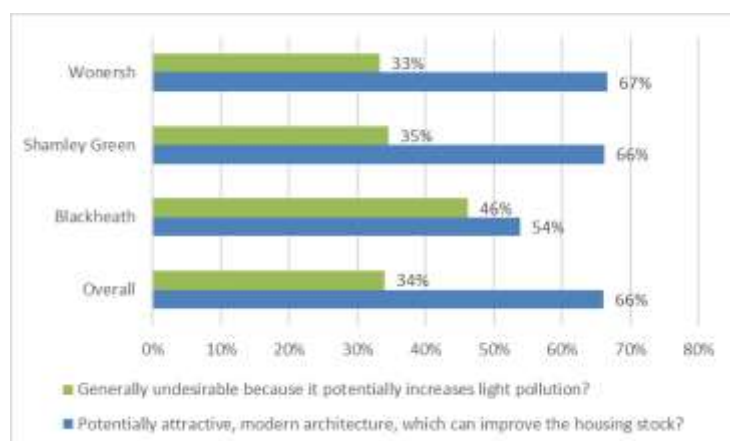


Base 372 Respondents

## Planning Issues

Following a trend in planning applications that use large expanses of glass people were asked if they found this potentially attractive and an improvement to the housing stock or generally undesirable because of light pollution.

Fig 21 – Extensive use of Glass in Planning Applications



Base: 355 Respondents

66% felt that the parish had a good range of house types and sizes, those that didn't felt that the parish was lacking in affordable, smaller homes, either for first time buyers or for those looking to downsize.

The most frequent comments have been summarised into the following categories:

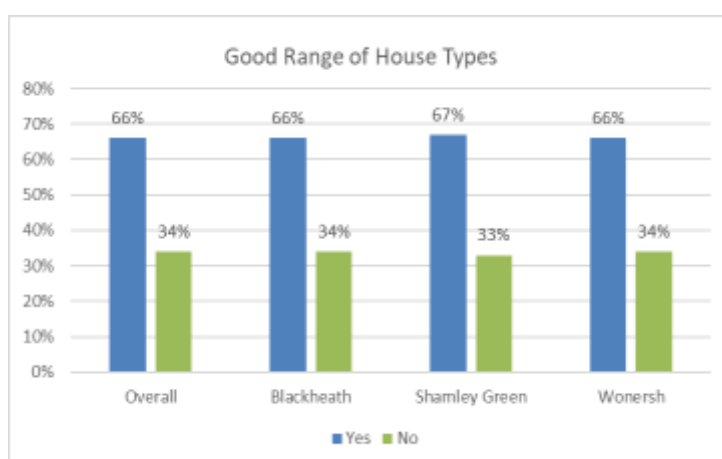
	Affordable	55
	Starter Homes	30
	2 Bedroom	7
	Elderly	14
	Apartments	6

A list of all other comments is attached as Appendix 11.

When asked if extensions to small homes reduce the stock of smaller homes just 39% agreed with this statement.

The majority of respondents felt that such applications were potentially attractive, 67 additional comments were made in relation to this. These ranged from being sensitive to the immediate area, judging each application on its merits and that other external lighting is more intrusive. Others were more in favour of ensuring that properties retained the character of the village. All comments are listed as Appendix 10

Fig 22 – Range of House Types

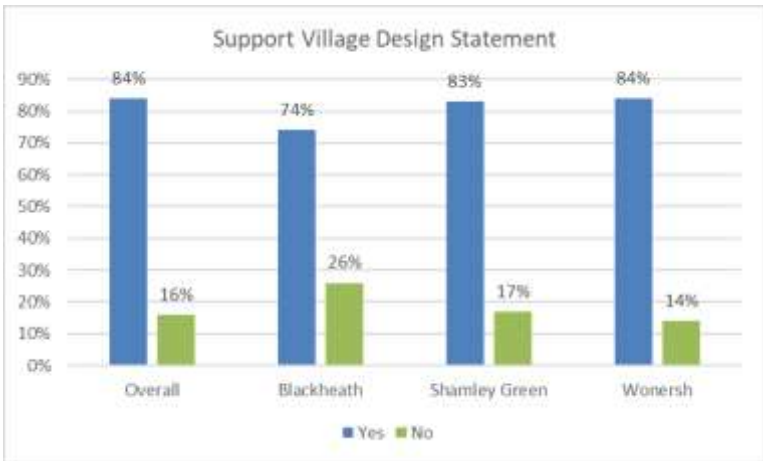


Base: 393 Respondents



The Village Design Statement (which is a supplementary planning document that must be taken into consideration when decisions are being made on planning applications) expects designs to ***‘use traditional, vernacular designs and materials and to mould in with the existing street scene’***.

Fig 23 – Village Design Statement



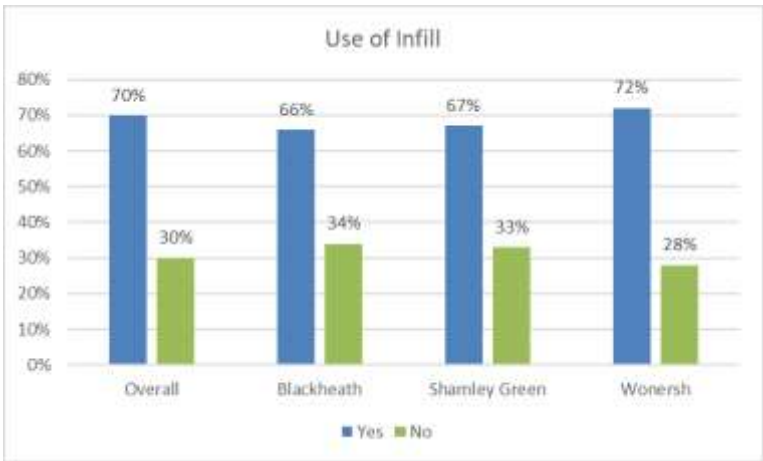
84% agreed with the statement, only in Blackheath did this vary with 74% being in favour.

The statement attracted a number of comments which are attached at Appendix 12. These varied from:

Base: 389 Respondents

- ‘The design statement is not powerful on its own. Recommend starting a neighbourhood plan that does have tea and adopt the local design statement into a neighbourhood plan.’
- ‘Progress in inevitable and we should welcome and promote it’
- ‘Modern design should not be dismissed outright’
- ‘I don’t want to be stuck in the 1930s, but I do want sympathetic builds with new technology like solar panel etc. Sorry I don’t want us to be little Englander’s, but I do want sympathetic design using materials that are eco-friendly’
- ‘Very important to preserve the traditional aspects of the villages with sensitive design and materials’

Fig 24 - Infill



Asked if infill should be used as a way to achieve the building of a small number of homes in the parish over the period of the Local Plan 70% of respondents agreed with this statement. 78 households went on to make additional comments in regard to this such as:

- Prioritising brownfield sites
- Protecting the green belt
- Blackheath Village Pub site
- Conversion of redundant farm buildings
- Replacing/converting large houses

Base: 382 Respondents

Appendix 13 shows the full list of comments



## Village Specific Issues

The survey asked what people most liked and disliked about their village. There was an overwhelming support for the local facilities with the local pubs, shops, post office, pharmacy and surgery being mentioned on many occasions. The openness of the countryside, the views and access to walks were also hugely favoured.

## Blackheath



## Shamley Green



Wonersh



On the flip side the amount and speed of traffic flowing through the village, litter, cyclists and parking (or lack of it) were some of the most disliked items.

## Blackheath



## Shamley Green



Wonersh



Please see Appendix 14 for full details.

### Suggestions for improving local retail services

In Blackheath the focus was on re-instating the local pub and perhaps combining this with a shop or café. In Shamley Green the only suggestion was that the Red Lion could do with refurbishment, otherwise people felt very happy with the services provided. In Woneresh the focus was more on providing parking to service the facilities, a zebra crossing to the surgery and perhaps the provision of a coffee shop.

A full list is provided at Appendix 15.

## Village Specific Issues<sup>1</sup> - Blackheath

The following questions were asked specifically to those living in Blackheath. There were 31 responses.

When asked if they still supported the introduction of a speed limit to the village 97% said they did.

	Yes	No
Do you believe litter is a problem in the village?	14%	86%
Would you support the introduction of a speed hump at any of the entrances to the village?	48%	52%
Would you support the introduction of speed humps along Blackheath Lane?	46%	54%
Do you think litter bins should be introduced in the car park at the end of Blackheath Lane?	62%	38%
Would you like to see the car park at the end of Blackheath Lane closed except to residents?	39%	61%

Three people said they would assist with litter picking in the village.

When asked how well they felt Waverley was managing the common (on a scale on 1-10 with 1 being poor) Waverley scored an average of 6.7.

When asked how well Waverley and Surrey were at managing the verges and ditches the score drops to an average of 6.06.

For those who lived on the South Side of Blackheath Lane they were asked if they were aware of their responsibility to keep the culvert under their drive clear. Of the 18 people who replied to this question 9 said they were aware and 9 said they were not. Asked if in practice they did make an effort to keep it clear, 13 households said they did and 1 said they did not.

In response to the issue of flooding at Barnett Hill people were asked whether it was:

Inevitable?	36%
Waverley's responsibility for inadequate ditch maintenance in front of the houses in Blackheath Lane?	29%
Surrey County Council's responsibility for inadequate ditch maintenance at the Barnett Hill entrance to the village?	36%

There were some comments that it was a mixture of all three.

In terms of the Green Flag that was flown in the car park to Blackheath Common:

Makes the common and village feel like a theme park and should be removed OR	68%
Is a positive symbol of something the village should be proud of?	32%

61% of respondents (28 households) were supportive of the proposal to use a sump or small pond at the crossroads to collect run off coming down the hill.

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<sup>1</sup> Some people chose to answer all questions, whether or not they lived in a particular village. The results have been sorted according by village and consequently their responses have not been included

## Village Specific – Wonersh

A total of 213 people living in Wonersh Village responded to the survey.

78% of respondents has not heard about the Vision for Wonersh initiative which is looking at ways to improve the centre of the village.

### Gerald's Wood

	Yes	No
Aware of Gerald's Wood	82%	18%
Use Gerald's Wood	24%	76%
Volunteer to help maintain/run	24%	76%

24 people provided email addresses to volunteer for helping to maintain the wood.

## Part 2 – Housing and Housing Need

### Setting the Scene

Surrey, often seen as an affluent County with a strong housing market, has its own unique problems when it comes to housing. Large areas of the County fall within the Green Belt, Areas of Outstanding Natural Beauty, Areas of Special Scientific Interest and many settlement areas are often subject to conservation area regulations.

Being within easy reach of London makes Surrey a popular choice for commuters, house prices are, by comparison, cheaper than London, whilst salaries in London are significantly higher. Local people on an average salary (for Surrey this is £32,248) are finding it increasingly difficult to afford to access the housing market with homes costing on average 13.9 times the average salary. This together with the loss of council homes through the Right to Buy and the increased cost of private renting leaves some people with little choice but to either move away or continue to live at home with relatives.

### Defining ‘Housing Need’

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues 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, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include ageing households who are looking to downsize but remain within the locality.

### Defining ‘Affordable’ Housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The new government definition<sup>2</sup> is:

*‘Affordable housing; housing for sale or rent, for those whose needs are not met by the market’*

In Surrey the extremely high house prices mean that some households, on what would be considered a reasonable income elsewhere in the Country, are finding it increasingly difficult to access the open market.

### Tenure Types

#### Open Market

The price of property is determined by supply and demand, there are no restrictions placed on who can purchase.

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<sup>2</sup> National Planning Policy Framework – Annex 2; Glossary, page 64

## Discounted Market Sale

The product is discounted, usually in perpetuity, to those with a defined need with the discount being applied at each point of sale (following valuation). The defined need may be financial and/or geographical or linked to local salary levels for example.

So, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years later the same property is revalued at £400,000 and sold for £320,000.

The discount is 'locked' into the asset usually through a covenant on the land or property.

## Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household's net income. For some even these 'affordable rents' can now be unaffordable and with the push towards affordable rents defined as 80% of open market rents, households could potentially be looking to spend over £14,000 pa on an affordable rent property in a typical rural area in Surrey. In Waverley 27% of housing benefit claimants are in employment, needing financial support to meet their housing costs. The average social rent is around £8,000 per annum.

The situation is further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets more than £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in rural Surrey nor can all households afford to privately rent. Such families are often caught between the two, being too rich for one and too poor for the other.

## Shared Ownership

This is where you purchase a % of the property and rent the remaining %, typically from a Housing Association. This housing tenure may be a good alternative option as it offers the opportunity to gain a foot on the housing ladder whilst building up some equity in the property, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy outright may be less than the normal level of 40% of the property value. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has 'staircased up'<sup>3</sup> The re-sale price may be too high for those looking to purchase, particularly because the income levels for this tenure type is currently capped at £80,000 per annum.

## Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the age of 40. However, the cap is set at £250,000. The average house price in Surrey is over £480,000, therefore even with a 20% discount (£96,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting.

## Help to Buy

Providing help to purchasers through Equity Loans, the Government provides a loan of 20% towards the cost

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<sup>3</sup> This term refers to the act of increasing the percentage of ownership.

of new build homes (up to £120,000) meaning purchasers only need to find a 5% deposit and a 75% mortgage. Interest is only paid after 5 years and the full loan is due after 25 years or if the property sells. Taking the average house price in Surrey at £484,735, allowing for the maximum £120,000 loan and minus a 5% deposit the purchaser would still need to have an income of just under £100,000 per annum (assuming a 3.5 loan to value ratio) The Government Help to Buy ISA does however offer an opportunity to save towards a deposit with a maximum £3,000 bonus for each purchaser.

The Help to Buy Mortgage Guarantee Scheme is not affordable housing for the purposes of policy AHN1 as it does not meet the definition of affordable housing in the NPPF. It differs from affordable homeownership products such as shared ownership and shared equity, which have set eligibility criteria. It can be offered on private market developments and is generally welcomed as it enables households to get on the housing ladder for the first time.

### Community Led Housing

In December 2016 the Government announced a new £60 million fund to assist local authorities in tackling the problem of high levels of second home ownership. Community led housing is inspired and controlled by the community. It is not a new mechanism for delivering homes but the number of homes being built through this means is rapidly increasing. There are some basic guiding principles to Community Led Housing.

A scheme is community led when:

- There is meaningful community engagement and consent throughout the process.
- The local community manages the homes in a manner of their choosing. This could be done in partnership with a housing association or be completely self-managed.
- The benefits to the community are clearly defined and legally protected in perpetuity e.g. through an asset lock.

There are several ways in which this may happen:

**Permanent affordability and local control of assets** can be achieved by forming a Community Land Trust (CLT). This approach is supported by the *National Community Land Trust Network* and there is substantial support and funding available to help a Community Land Trust form and develop housing.

**Closer and more supportive communities** can be achieved using cohousing where households each have a self-contained home, but residents come together to manage their community and share some facilities. Cohousing is becoming increasingly popular with older people to create mutual support and with younger people in cities and is supported by *UK Cohousing*.

**Self-build groups** can work together to develop their own housing, supporting one another and creating a strong community.

**Housing cooperatives** allow tenants to democratically control their homes

**self-help housing** brings empty properties into use as homes.

It should be noted that a single type of scheme, whether it is a CLT or a Co-housing project can deliver a number of tenure types on a single site, and such a site can be a rural exception scheme.

The National Planning Policy Framework refers to rural exception sites as “Small sites used for affordable housing in perpetuity, where sites would not normally be used for housing. Rural exception sites seek to address the needs of the community by accommodating households who are either residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the



local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"

## Local Housing Demographics<sup>4</sup>

Wonersh is similar to other areas in Surrey, in that it has a higher percentage of detached properties, and a lower percentage of semi-detached and terraced properties. Only when it comes to flats does it mirror the English average.

Fig 29 - Housing stock in Wonersh 2011 Census

Detached houses	Semi-detached houses	Terraced houses
<b>782</b>	<b>439</b>	<b>106</b>
54.5% of dwellings (England average = 22.3%)	30.6% of dwellings (England average = 30.7%)	7.4% of dwellings (England average = 24.5%)
Flats (purpose built)	Flats (other)	Caravan or other temporary accommodation
<b>59</b>	<b>39</b>	<b>09</b>
4.1% of dwellings (England average = 16.7%)	2.7% of dwellings (England average = 5.4%)	0.6% of dwellings (England average = 0.4%)

With regards to tenure Wonersh is 18.5% higher than the average level for home ownership and just over 9% below the average for socially rented homes. 6% of all homes are privately rented.

Fig 30 - Household Tenure Type – 2011 Census

Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
<b>1,136</b>	<b>117</b>	<b>83</b>	<b>39</b>
82.6% of households (England average = 64.1%)	8.5% of households (England average = 17.7%)	6.0% of households (England average = 15.4%)	2.8% of households (England average = 2.8%)

Fig 31 – Council Tax Bands

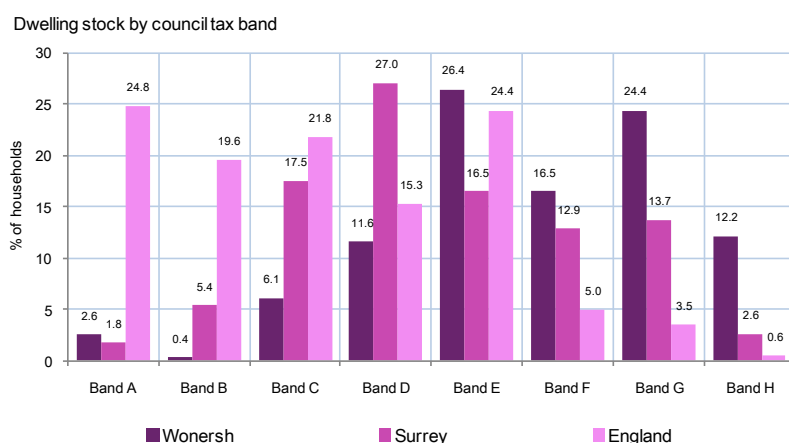


Fig 31 illustrates the proportion of properties in each council tax band, Wonersh has a significantly smaller percentage of properties in Bands A, B and C with a higher percentage of properties in Band G and H.

These price bands are set nationally, so can help show how the cost of how all local property (not just those properties that have recently been sold) compares with other areas in both Surrey and England.

<sup>4</sup> Source: Census 2011 (table KS401EW)

## Market Data

The following data seeks to illustrate how Wonersh compares at a national, regional and local level. Waverley is one of the most expensive areas in Surrey and the average house price in Wonersh for the 2017/18 period still exceeds this by over £160,000.

Fig 32 - Average Property Price Comparisons<sup>5</sup>

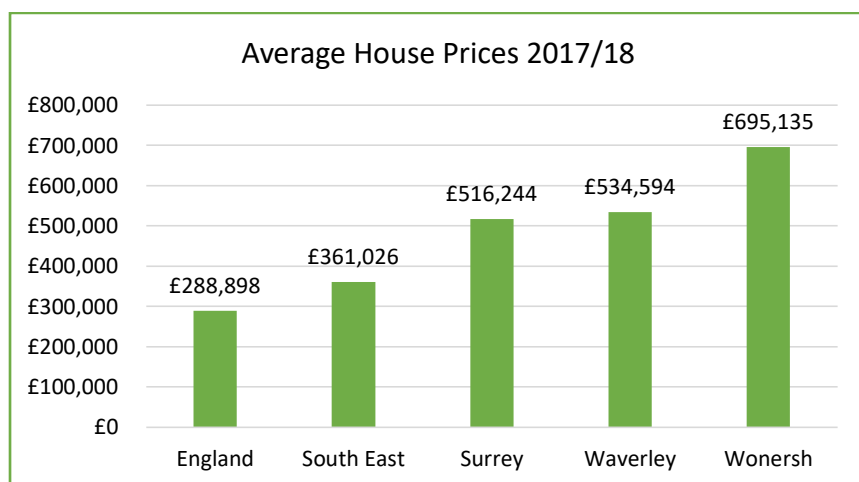
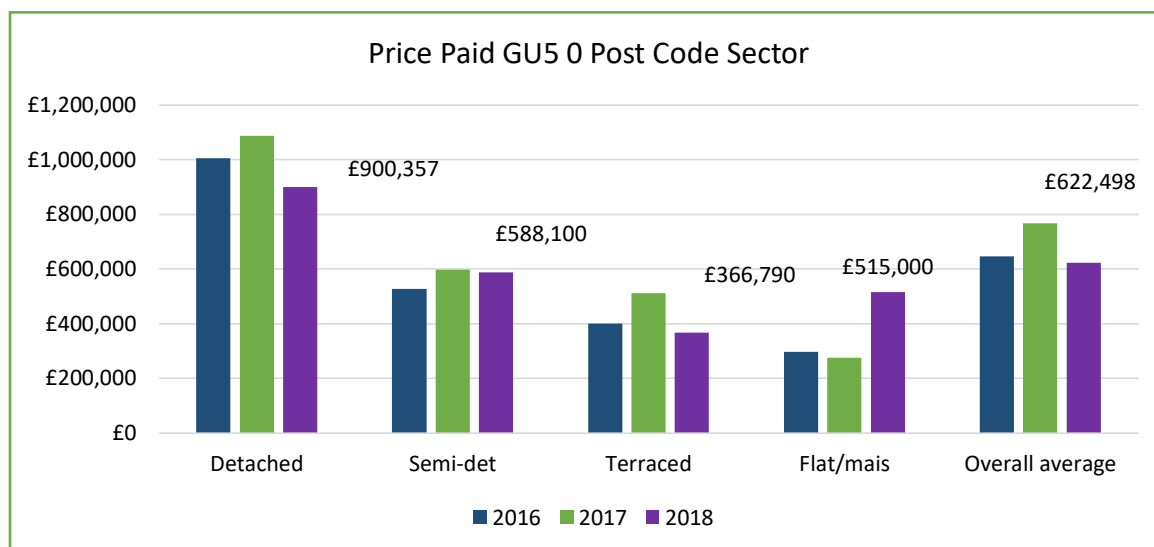
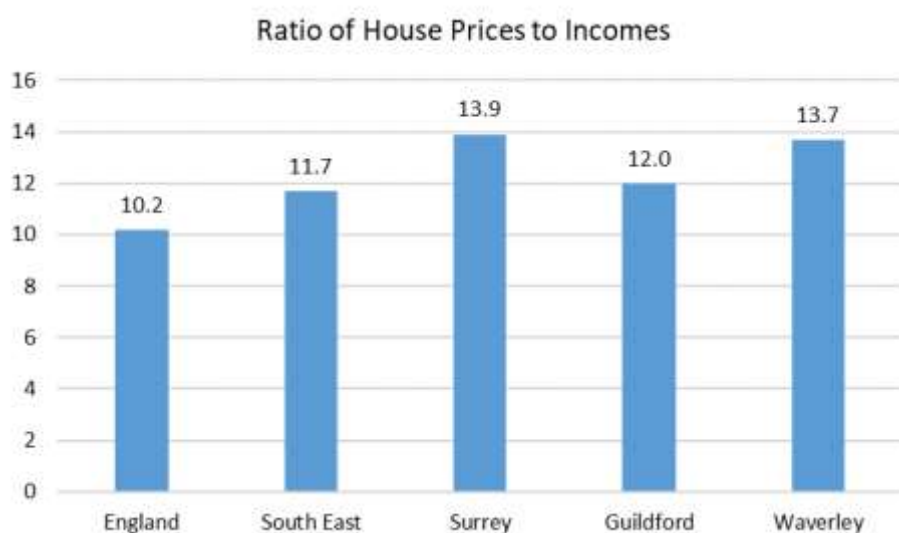


Fig 33 - (below) provides details of actual sale prices by property types for the GU5 0 area since 2016.



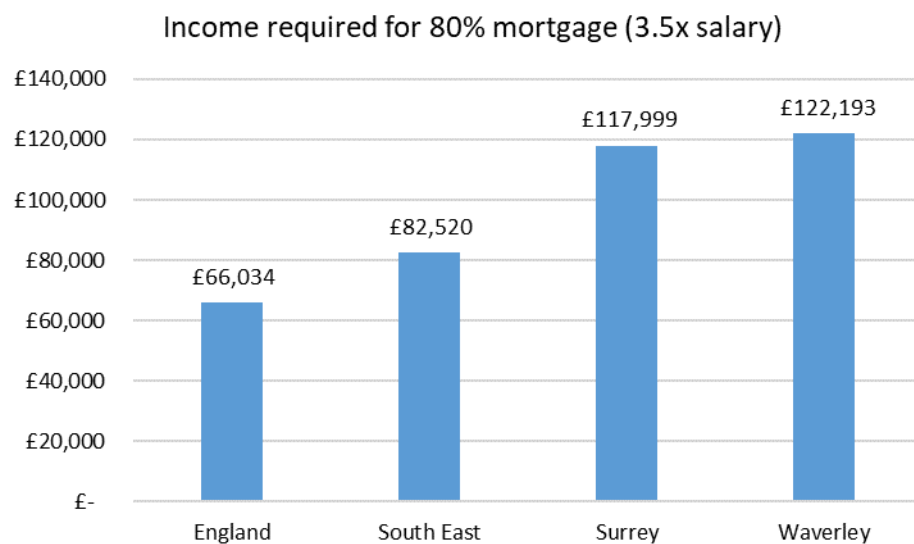
<sup>5</sup> <https://www.housing.org.uk/resource-library/home-truths>

Fig 34 - Income to House Price Ratio



At 13.7 times the average salary, house prices in the area appear to reflect those of Surrey as a whole. However, as illustrated in Fig 35 you still need a household income of £122,193 to be able to afford the price of an average home in the borough.

Fig 35 - Household Income required for an 80% mortgage<sup>6</sup>



<sup>6</sup> <https://www.housing.org.uk/resource-library/home-truths>

## Current Property for Sale

A search of property for sale on the open market was undertaken in February 2019 and this data has been grouped into the following table to illustrate the asking prices for each type and size.

Fig 36 – Property for sale February 2019

Wonersh			Shamley Green		
Type	Bedrooms	Asking Price	Type	Bedrooms	Asking Price
Terrace	2	£524,500	Flat	2	£229,950
Semi-detached	3	£580,000		2	£300,000
Detached	2	£400,000	Cottage	2	£495,000
	3	£475,000		4	£925,000
	4	£724,500	Semi-detached	3	£575,000
		£1,395,000		4	£650,000
		£1,425,000	Detached	4	£875,000
		£1,595,000		4	£1,475,000
Bungalow	2	£485,000		5	£1,100,000
			Bungalow	2	£850,000
				3	£400,000
				4	£700,000

Just one property was for sale in Blackheath, this was £1,450,000 for a 5-bedroom, detached house.

## Private Rental Market

There were only a handful of properties available to let in the parish, although the latest data from the National Housing Federation gives the average monthly private sector rent for Waverley as £1,148 (PCM) the properties available in Wonersh ranged from £995 for a 1 bed annex to £1,575 for a 2-bed chalet bungalow. There were two substantial family homes to rent: £7,950 for a 6-bed family house and £12,000 for a 5-bed country home.

## Affordable Rents

Rent levels in the parish for an affordable home are as follows:

- £98.76 up to £105.27 for a 1-bedroom property (per week)
- £118.03 up to £129.84 for a 2-bedroom property (per week)
- £134.12 for a 3-bedroom property (per week)

## Affordable Housing Stock

There are currently 124 affordable homes in the parish, this is broken down into sheltered units (for the elderly) and general needs housing.

Sheltered Housing	No of units	General Needs	No of units
1 bed	23	1 bed	24
2 bed	14	2 bed	35
3 bed	1	3 bed	27
Total	38	Total	86

At the time of the 2012 survey there were 123 affordable homes, since then Waverley Borough Council has developed 2 x 2 bedroom and 2 x 3 bedroom for social rent at Ladymead. These completed in March 2016 and 2 x 2-bedroom homes for social rent at Hullmead, Shamley Green which completed in November 2015.

The overall net gain to the stock has been plus 1.

Over the past 2 years just 3 properties have become available for re-let. (2 x 2 bed and 1 x 3 bed) this suggests that those on the housing register are likely to wait a considerable time before a property becomes available.

As of January 2019, there were 16 households on the housing register who are currently living in Wonersh, Blackheath and Shamley Green. This compares to 38 households from the 2012 report but is probably reflective of changes to the housing register following a detailed review in 2013. The need is broken down as follows.

	1 BED	2 BED	3+ BED
Wonersh	3	0	0
Blackheath	0	0	0
Shamley Green	11	1	1
Total	14	1	1

## Housing Need Survey – Purpose

The purpose of the survey was to gather a more detailed understanding of the views and needs of local people towards an affordable housing scheme and to update the information gathered from the Housing Needs Survey conducted in May 2012.






The level of response to such specific housing questions such as this can be quite low, this is because most people living in the area are well housed and would not necessarily respond to a housing survey unless they felt it directly affected them or a family member.

The survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

## Attitudes to Affordable Housing












89% (324 households) of all respondents said they were well housed, with all needs met.

Of the remaining respondents:

-  23 households said they homeowners looking to downsize
-  4 households said they had older children looking to move out
-  6 households were renting privately but rent is too high, or tenure is insecure
-  4 households were renting via the council but felt the property no longer met their needs
-  10 households were looking for larger accommodation

A total of 64 households said they were looking to move to alternative accommodation, within the parish in the next 5 years.

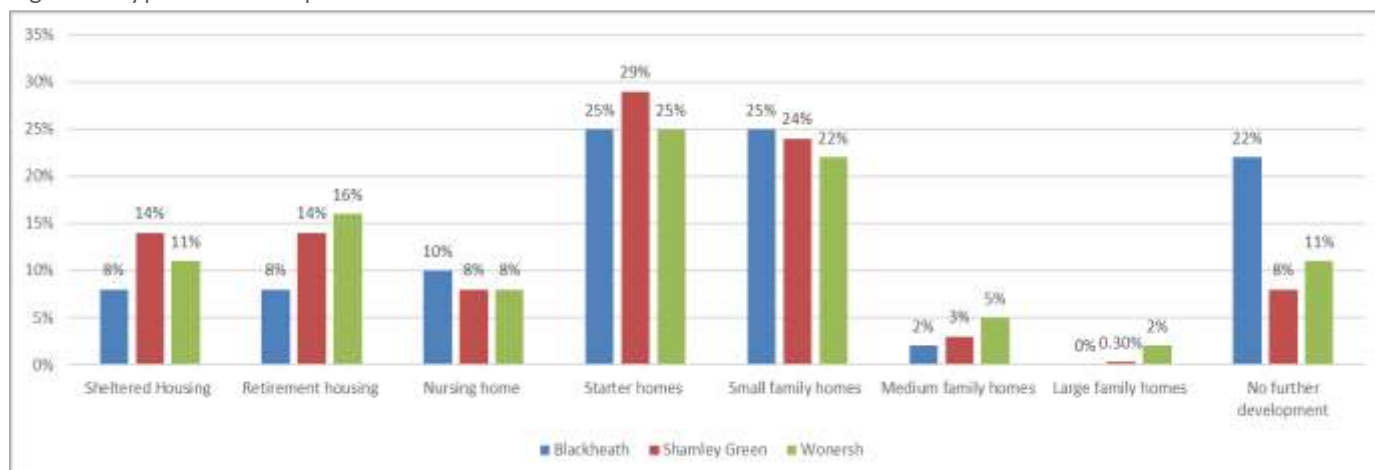
The reasons given for the move were as follows:

-  22 looking to start first home
-  2 cannot afford rent
-  2 cannot afford mortgage
-  9 looking for larger accommodation
-  2 divorcing/separation
-  4 were retiring
-  1 home is up for sale
-  12 find the garden too large to manage
-  4 are looking for adapted accommodation
-  5 were looking to generally downsize
-  2 were looking to move nearer to a carer

79% of 363 respondents said they would be supportive of a development of affordable homes, for local people, should such as need be proved.

When asked what type of development they would be supportive of the results were fairly consistent across the villages. Although in Blackheath 22% of households were in favour of no further development.

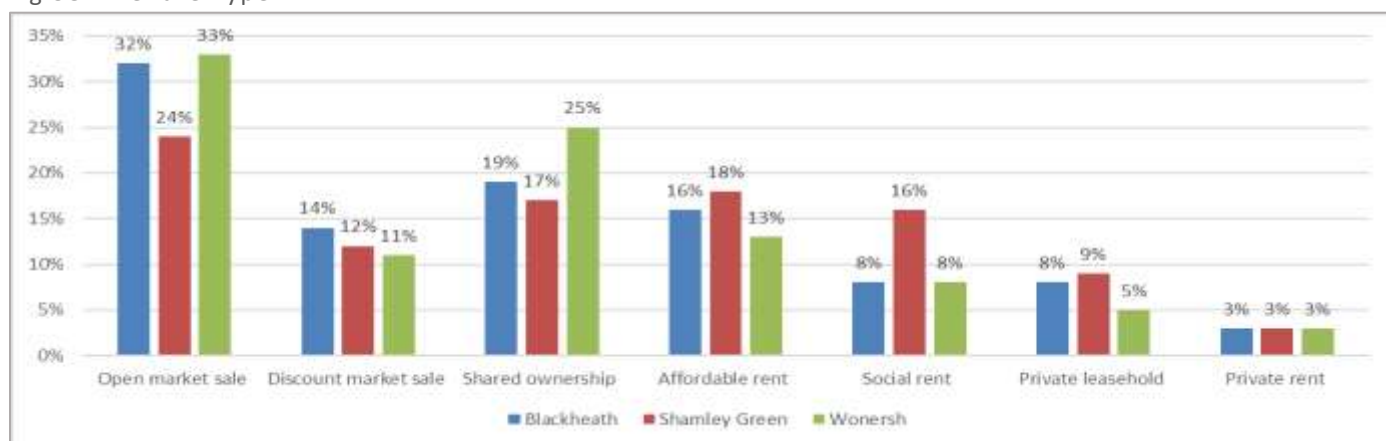
Fig 37 – Type of Development



Base: 376 Respondents

The type of tenure that people would prefer to see developed was predominately open market sale, followed by shared ownership and then affordable rent. Once again, the responses were broadly similar across the villages.

Fig 38 – Tenure Type



Base: 194 Respondents

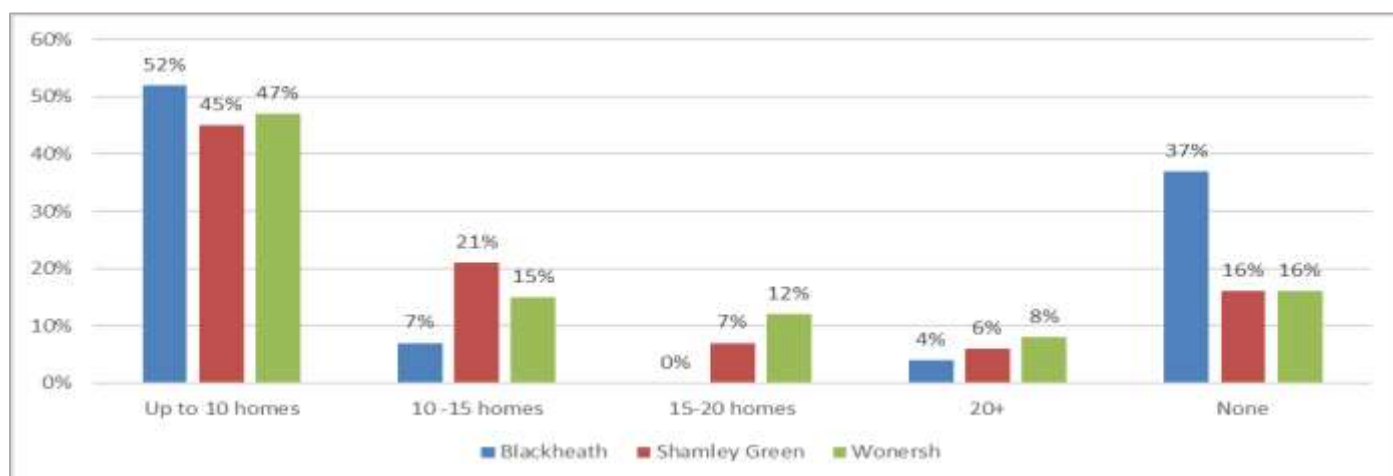


Fig 39 – No of units



Base: 279 Respondents

In terms of size the majority were in favour of developments of up to 10 homes, with 37% of those respondents living in Blackheath being against any development.

### Potential Locations

88 suggestions were made as to potential locations, a summary is below:

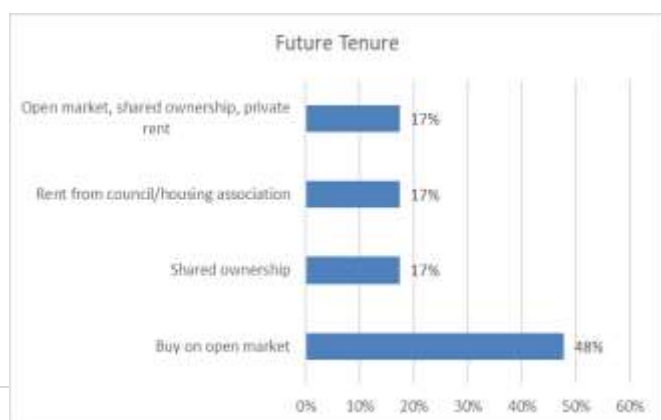
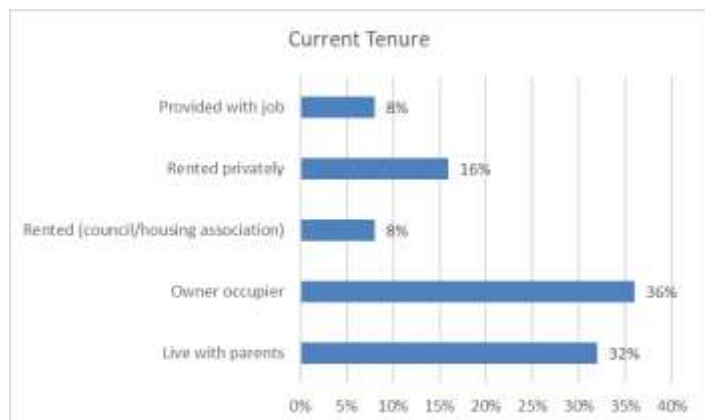
Fig 40 – Location Suggestions

Behind Barnett Lane (Fields/Common)	3
Bramley	4
local fields/paddocks	2
Infill only	12
The Platt	2
Beaver 84 site	1
Adjacent to village/outside Conservation Area	5
Barnet Close south end and/or field at rear	2
Not Greenbelt	7
Blackheath Lane	5
Brownfield sites	16
Shamley Green	2
Somewhere else/London/Woking	3
Wonersh House/Wonersh Park	3
Norley Lane and surrounds	1
Using old farm buildings/farm land	2
none	9
Holbrook Lane/Farm area	2

### Future Need

25 households went on to provide additional information on their future housing need. The majority were either owner occupiers or living with their parents.

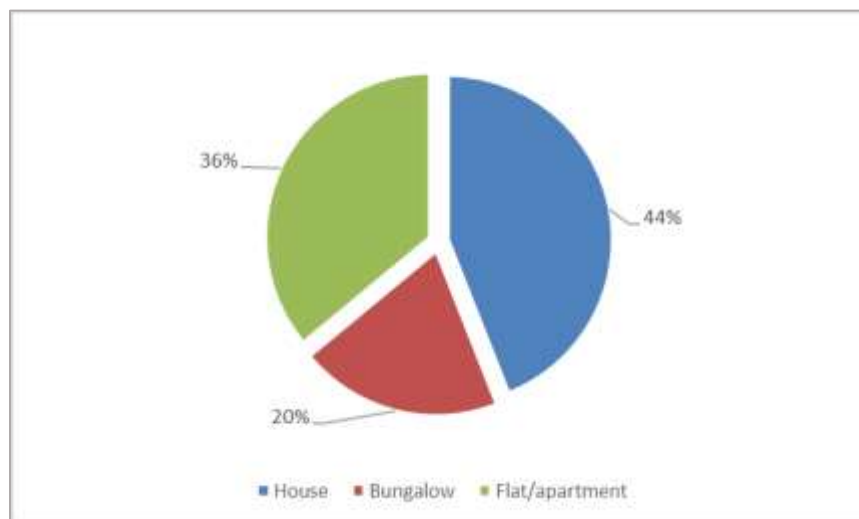
Figs 41 and 42 – Current and Future Tenure



Base: 25 Respondents





Looking to the future the majority were also looking to buy on the open market. 3 of the 25 were registered on Waverley's Housing Register, 4 were homeowners looking to downsize.

Fig 43 – Type of Property







The majority of those looking to move would prefer a house, 20% were looking for a bungalow and 36% either a flat or apartment.

This is broken down into:








-  3 x 1 bedroom
-  13 x 2 bedrooms
-  7 x 3 bedrooms
-  2 x 4 or more

There were no specific housing needs other than for number of bedrooms. Respondents were asked to identify the makeup of the new household, 23 households did so;

	Single person	43%
	Couple	35%
	Family	17%
	Single parent	4%

95% currently live in the parish, with the remainder either having close relatives or used to live/work in the parish.

When asked how much they expected to pay for a property 10 households responded:

	Under £200,000	1
	£300,000	4
	£350,000	1
	£400,000	1
	£500,000	1
	£750,000	1
	£800,000	1

In terms of government initiatives just 7 households said they hoped to take advantage of them, these were split between shared ownership, Help to Buy and Mortgage Guarantee. No one was registered with bpha (the partner organisation for low cost home ownership in Waverley) but 6 households said they would look to do so.

10 households provided income data, 4 were earning up to £21,000, 3 households are earning between £40,000-£50,000 per annum, 2 were earning £60,000-£70,000 and one was earning in excess of £100,000.

For those who were looking to rent (7 households) the amount they felt they could afford ranged from £400 - £1,300. The median was £721 per month.

Housing Benefit is calculated according to where someone lives and who lives with them, a Local Housing Allowance (LHA) is paid to those renting privately, moving or making a new claim. Womersley falls under the Broad Rental Market Area for Guildford and the allowances are as follows:

Local Housing Allowance (Guildford Area) 1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019		
Number of Bedrooms	Weekly	Monthly
Shared rate	£86.56	£375.09
One bedroom	£170.67	£739.57
Two bedrooms	£222.96	£966.16
Three bedrooms	£276.07	£1,196.30
Four bedrooms	£355.57	£1,540.80

According to the Department for Works and Pensions 27% of all Housing Benefit in Waverley are in work which again illustrates the difficulty that even working households face in being able to afford their rent.

## Recommendations

Based on the current housing register and taking into account those who have come forward as part of this survey a level of housing need clearly still exists within the parish. The following is a breakdown of that need.

### Open Market

Although there were 12 respondents who indicated they wanted to purchase on the open market, the ability for them to do so cannot be confirmed by the data provided.

Of those 12 households their expressed need was for:

- 5 x 2-bedroom property
- 4 x 3-bedroom property
- 3 x 4-bedroom property

4 of the households are currently living with their parents, 4 households are looking to downsize.

### Shared Ownership

4 households expressed a preference for shared ownership, their expressed need was for:

- 4 x 2 bed property

Of which 2 were looking for a house, 1 for a bungalow and 1 for a flat/apartment. To be eligible for a shared ownership property you must register with bpha and meet the eligibility criteria as outlined earlier in the report.

### Affordable Rent

4 households expressed a need for a rented property of which 3 are already on the housing register. They all expressed a need for a 2-bedroom property. As only 1 household came forward from the survey for affordable rent who was not registered, I would recommend using the housing register data. This was for;

- 14 x 1 bed
- 1 x 2 bed
- 1 x 3 bed

Whilst this report indicates a level of need for up to 20 affordable homes it is important to take into account that at such a time as a scheme may come forward the level of need may have altered, or the need may have been met elsewhere. In addition, it is possible that some of those who came forward may not actually qualify for housing or may not be able to afford their preferred tenure.

As such, the total number of homes, if any were to be built, should be a reflection of the need identified in this survey report, the level of need recorded on the Borough Council's Housing Register and the number of homes that would be an appropriate number to build in the parish. The total number would therefore require close liaison between the Parish Council, the Borough Council, and the wider community itself.

Should the Parish Council wish to explore further the development of an affordable housing scheme I would be delighted to discuss this in more detail.