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TECHNICAL SERVICES DEPT

*Warwickshire  
Rural  
Housing  
Association*



# **A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF WOLSTON**

**Produced by  
Warwickshire Rural Housing Association  
in partnership with Warwickshire Rural Community  
Council and Wolston Parish Plan Team**

**Updated by  
Wolston Parish Plan Team**

**June 2005**

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## Introduction

In autumn 2004 the Wolston Parish Plan Team undertook a comprehensive survey of the views and needs of people in the Parish. Questionnaires were distributed to every house and the views of all household members were sought. To supplement information gained from the main 'Parish Plan Questionnaire' a housing needs survey was distributed at the same time.

Rugby Borough Council's model survey form was used as the starting point for Wolston's form. The Borough Council's form is essentially an evolution of that devised by Warwickshire Rural Housing Association, a specialist provider of affordable housing in rural parts of the County and a working partner of the Borough Council.

A few minor changes were made to the model survey form to account for the circumstances of Wolston Parish and to avoid duplicating the content of the Parish Plan Questionnaire.

The purpose of the survey was to compile an age profile of residents and existing housing stock, but most importantly to identify unmet housing needs in the Parish. Both 'affordable' housing needs and open market needs were explored. Information was clarified by asking questions about income and the amount people could afford to pay for accommodation.

A copy of the survey form can be seen as Appendix 1. The form is arranged into three parts. The first part explores the age profile of residents and existing housing stock. The second part explores the nature of unmet housing need and seeks to clarify this financially. The third part is an equal opportunities and diversity awareness form.

Parish Plan Questionnaires and housing needs survey forms were distributed together in November 2004. Additional copies of the survey form were available from the Parish Plan Team to take account of:

- The need for more than one survey form per household, e.g. two children leaving home.
- People not currently living in Wolston but with a strong local connection.

Respondents to the survey were asked to return their completed forms in a 'Freepost' envelope directly to Warwickshire Rural Housing Association. This was done so that people could have confidence that no personal information would be seen by anyone in the Parish.

The closing date for return of survey forms was 31 December 2004.

The housing needs survey was intended from the outset as supplementary to the main Parish Plan Questionnaire. The Questionnaire explores a wide range of issues relating to the medium to long-term sustainability of Wolston

as a settlement. Importantly, the questionnaire also asks the opinion of Wolston residents towards further housing development in the parish.

The Rural Housing Enabler for Warwickshire, working in partnership with Warwickshire Rural Housing Association, undertook analysis of the returned survey forms in the first two weeks of January 2005.

Over the last two weeks of January 2005 an additional 15 survey forms were returned. Amongst these 15 returns, 4 households expressed an unmet need for housing in Wolston. These households were initially included as an addendum and incorporated into the main report by the Wolston Parish Plan team.

### **Context**

#### ***Local Planning Framework – Rugby Borough Local Plan Review First Deposit May 2004.***

The following policies are applicable to Wolston:

#### **Policy H5 – Rural Exceptions Policy**

“In exceptional circumstances the development of affordable dwellings to meet identified local housing needs may be permitted adjacent to settlements as defined on the Proposals Map, where residential development would normally be resisted, provided that:

- a) The provisions of Policy S1 are satisfied and it is demonstrated that no suitable sites exist within appropriate settlements; and
- b) The settlement has a range of services and facilities; and
- c) It is clearly demonstrated that there is a local need for affordable housing which cannot be met in any other way and the need outweighs the policy objections and;
- d) Satisfactory arrangements for the management and occupation of the properties have been made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost, either to buy or rent, both initially and in perpetuity; and
- e) Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside; and
- f) The development consists exclusively of affordable housing.

The Local Plan states that sufficient land is allocated to meet the housing needs of the Borough as a whole. The Plan recognises, however, that there may be a need for the release of small pieces of land to provide for local affordable housing needs in rural settlements. This reflects Government Planning Policy Guidance (PPG3) in respect of affordable housing.

The Plan states that the nature and extent of the need for local affordable housing requires justification through a local housing needs assessment. Where a need is demonstrated as an 'exception' to other housing policies contained within the Plan, sites immediately adjacent to settlements with adequate services and amenities may be considered for the "purposes of providing affordable housing".

### **Policy S1 – Settlement Hierarchy**

"In controlling development, allocating land for further development and providing for appropriate growth, the following settlement hierarchy will be applied:

1. Main Town: Rugby

And in order to meet identified local needs

2. Main Rural Settlements: Clifton upon Dunsmore, Dunchurch, Long Lawford
3. Rural Service Centres: Brinklow, Wolston, Wolvey

Where a local need is identified in these Rural Service Centres, it must be demonstrated that this need could not be met from within one of the Main Rural Settlements.

4. All other settlements: A general policy of restraint will apply to these settlements. Where a local need is identified, it must be demonstrated that this need could not be met from within a settlement further up the hierarchy."

*Policy S1 would appear to preclude an exceptions type scheme in Wolston, as described in Policy H5, if an identified housing need from Wolston could be met from within one of the Main Rural Settlements. There is a tension between this policy and Government Planning Policy Guidance (PPG) 3 – Housing, and Planning Policy Statement (PPS) 7 – Sustainable Development in Rural Areas. This tension will hopefully be resolved through the Local Plan review process.*

## **Policy S3 – Rural Development Priorities**

*In respect of additional open market housing for local needs, there is not a clear mechanism for providing this in the Local Plan Review. However, Policy S3 does appear to give limited scope for such development:*

“In settlements outside the Rugby Urban Area, housing and employment development, including conversions, will only be permitted where a local need has been demonstrated and where the following criteria have been satisfied:

- a) The settlement is the most appropriate location for the development in accordance with Policy S1.
- b) The proposal is within the settlement boundary defined on the proposals map, well related to the available services and facilities; and
- c) The proposal is on a site which is previously developed.”

*The policy recognises the importance of providing for rural development that meets identified local needs and has the support of the community. The importance of community consultation is highlighted and specific reference to Parish Appraisals is made.*

## **Results**

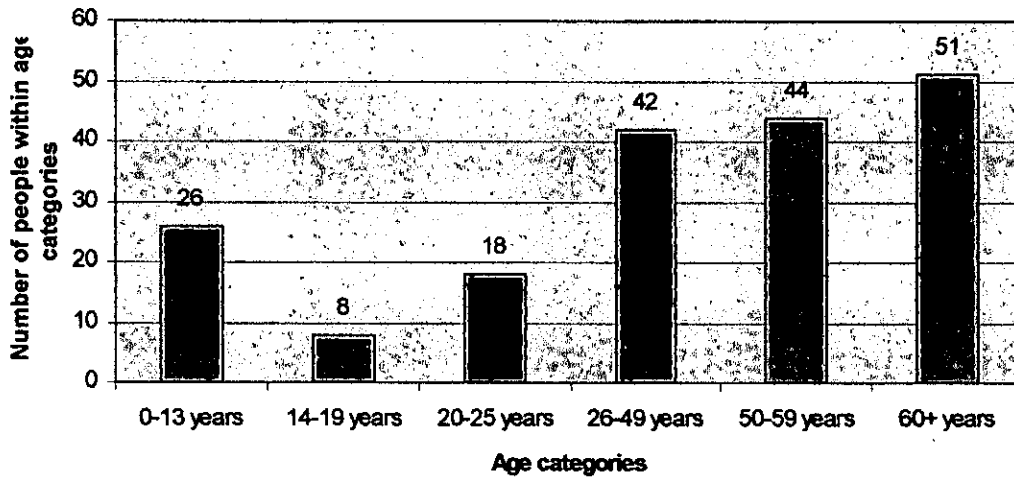
80 survey forms were returned. This represents a household response rate of approximately 8.6%. Whilst this figure may appear disappointing, the instruction in the Parish Plan Questionnaire was that survey forms were to be completed “...by anyone with a Wolston connection who needs affordable housing...”. People will have interpreted this to mean there was no need to complete the survey forms if they were not in housing need. Of the 80 forms returned, the number of housing needs identified (18) is about average for a village with a population the size of Wolston’s (2357 according to the 2001 Census).

## **Age profile**

Analysis of the data reveals the following:

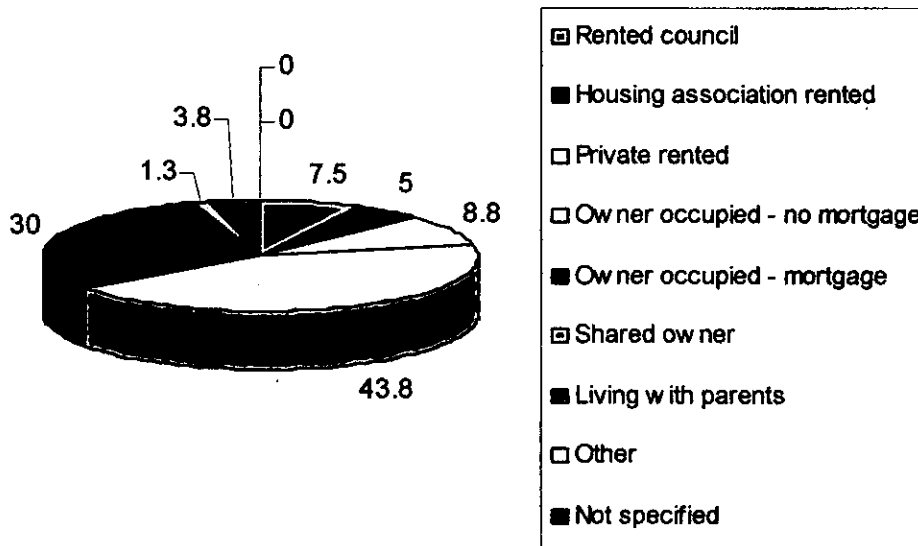
- 19 out of the 80 respondents lived in a household with one or more person age 19 years or younger.
- 32 out of the 80 respondents lived in a household with one or more person age 60 years or older.

The overall age profile is represented in the graph below:



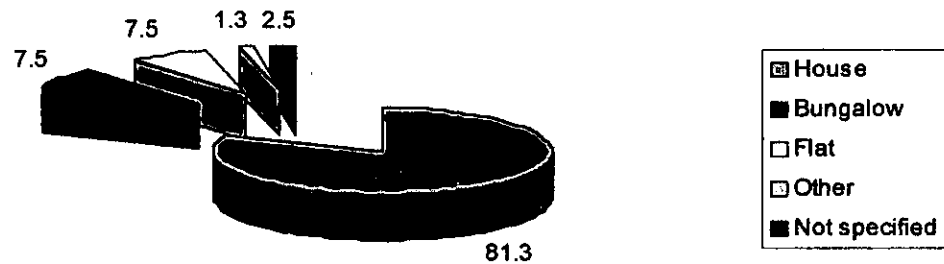
### Current housing situation

The 80 respondents fell into housing tenure as illustrated in the graph below. The figures shown are percentages:



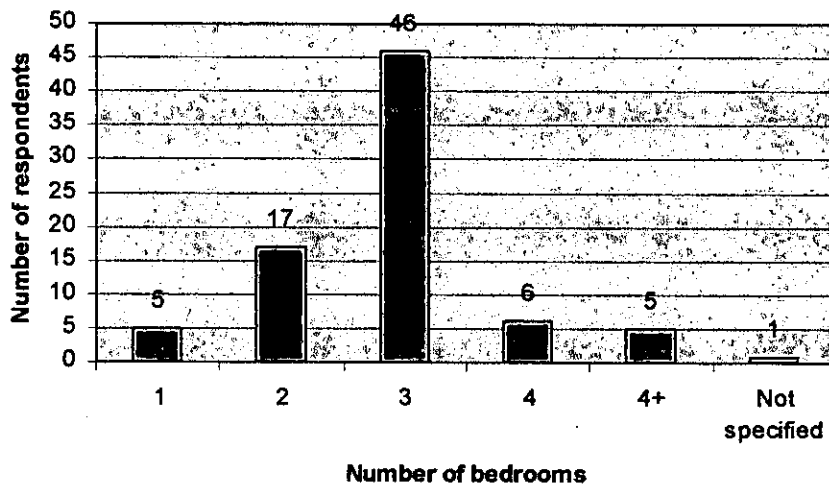
## Housing type

The 80 respondents fell into housing type as illustrated in the graph below. The figures shown are percentages:



## Number of bedrooms

The number of bedrooms per household for the 80 respondents is represented below:



## Ethnicity

Out of the 80 respondents, 56 were white, British. The other 24 respondents did not specify an ethnic group.



## Breakdown of Questions 1 to 8

Out of the 80 returned survey forms, 22 of these expressed an unmet need for housing in the parish. However, 4 of these expressions of need were discounted for the following reasons:

1. Housing need appears to be satisfied already. Aspiration rather than need
2. Not enough information provided. No housing need exists
3. Not enough information provided. No housing need exists
4. Respondent has sufficient income and mortgage capability to satisfy his or her own housing needs through buying on the open market

### Q1 Local connection

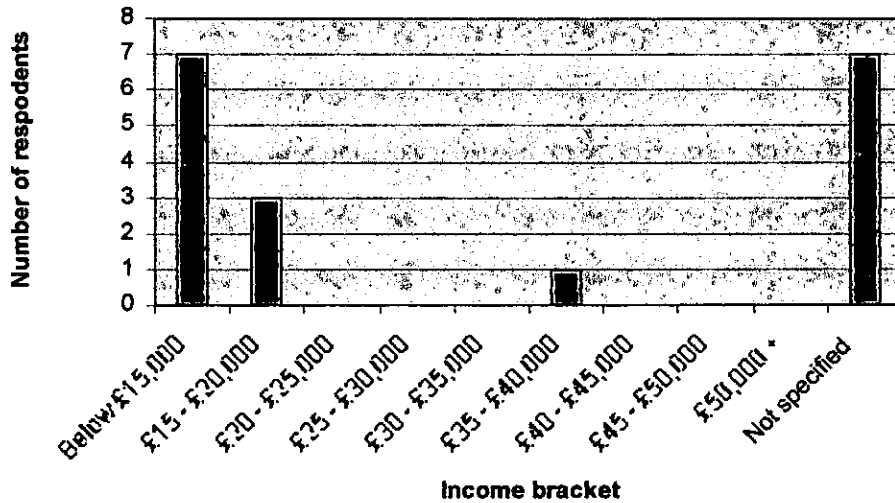
The 18 respondents expressing an unmet housing need had the following local connections:

Local connection	Number	% (of 18)
Currently live in the parish	18	100
Work in the parish	2	11.1
Relatives in the parish	6	33.3
Previously lived in the parish	2	11.1
Care for someone who lives in the parish	0	0
Other	0	0

The average length of time that respondents currently living in the village had been resident was 14 years.

### Q2 Reason for accommodation need

The reasons for housing need are illustrated in the graph below:



The fact that so many respondents did not specify an income level is not unusual with this type of survey.

#### Q5 Urgency of accommodation need

Of the 18 respondents:

- 6 were in immediate need
- 8 had a need within the next two years
- 4 had a need in over two years' time

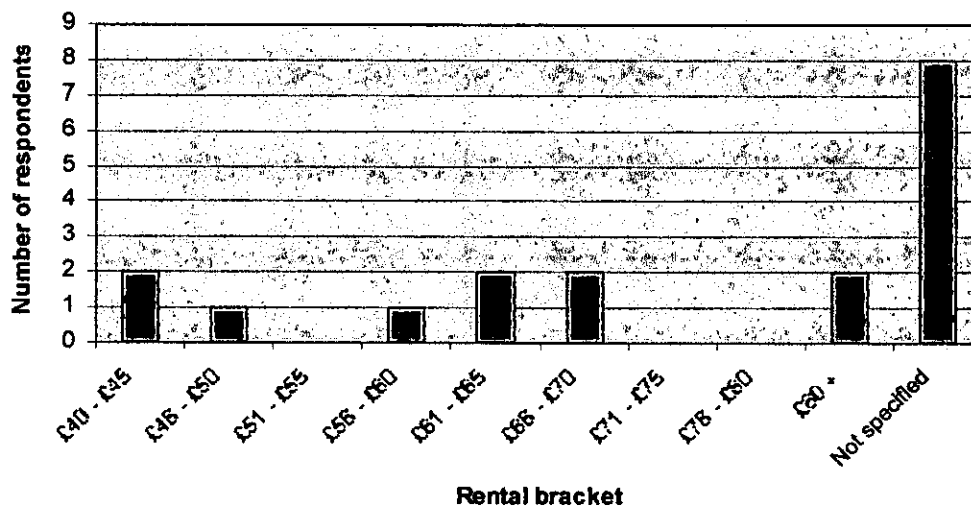
#### Q6 Tenure preference

The 18 respondents gave the following preferences to satisfy their housing need:

Tenure	Number
Owner occupied	7
Shared ownership	1
Rented (from a housing association)	10

## Q7 Rental capacity

Those respondents with a preference for rented accommodation were asked what rental price they could afford per week. The results are illustrated in the following graph:



## Q8 Purchase or shared ownership capacity

Those respondents with a preference for owner occupied or shared ownership accommodation were asked what mortgage they could raise. The results are as follows:

- £51 - 55,000 : 1 response
- £91 - 95,000 : 1 response
- £95 - 100,000 : 1 response
- £130 - 135,000 : 1 response
- Not specified : 14 responses

### Analysis of results: type/tenure breakdown

The following tables provide a breakdown of type/tenure need in Wolston. There are three tables, one for each category of urgency. A number of rules were used to compile these tables:

- The tables display actual need not aspiration. Where respondents indicated a need for a size of home larger than they could reasonably

need based on the number of persons within the household, this aspiration for a larger home was scaled down and reclassified.

- Notwithstanding the above, respondents indicating a preference for a 1 bedroom flat to rent from a housing association were reclassified as being in need of a 2 bedroom flat. In rural areas, the capacity for housing associations to develop 1 bedroom properties is very limited. The flexibility of 2 bedroom properties in occupancy terms is far greater than 1 bedroom properties.
- 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 open market property. Research was carried out on property prices in the Wolston area and can be seen as Appendix 2. 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.
- Where a respondent indicated a preference to buy on the open market, their financial ability to do so was clarified using income and mortgage capacity information. If a respondent could not afford to buy on the open market they were reclassified as being in need of shared ownership housing under the terms listed above.

Table 1: Immediate need

1 x 2 bed house for owner occupation
1 x 2 bed house to rent from a housing association
1 x 3 bed house for shared ownership
1 x 3 bed house to rent from a housing association
1 x 2 bed bungalow to rent from a housing association
1 x 2 bed flat to rent from a housing association

Table 2: Need for accommodation within the next 2 years

1 x 2 bed house to rent from a housing association
1 x 3 bed house to rent from a housing association
1 x 4 bed house to rent from a housing association
1 x 2 bed flat for shared ownership
3 x 2 bed flats to rent from a housing association
1 x 2 bed sheltered accommodation

Table 3: Need for accommodation in 2+ years' time

1 x 2 bed flat to rent from a housing association
3 x 2 bed bungalows for owner occupation

A breakdown of housing needs including the likelihood of respondents requiring housing benefit or housing support can be seen as Appendix 3.

### **Conclusions**

This survey demonstrates a need for the following housing to meet local needs:

Owner occupied housing:

- 1 x 2 bedroom house
- 3 x 2 bedroom bungalows
- 1 x 2 bed sheltered accommodation

To rent from a housing association:

- 2 x 2 bedroom houses
- 1 x 2 bedroom bungalows
- 5 x 2 bedroom flats
- 2 x 3 bedroom house
- 1 x 4 bedroom house

Shared ownership:

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

### **Next steps**

The next step will be for the conclusions of this survey to be endorsed by both Wolston Parish Plan Team and Wolston Parish Council.

The conclusions to this survey will need to be read in conjunction with the results of the main Parish Plan Questionnaire, especially the results to Questions 40 and 41. These questions explore opinions towards new development and where any housing development should take place. It is only with: 1.) A demonstrated and specific local need (as per this survey), 2.)

A desire amongst the Parish as a whole to see new housing, and 3.) An indication of whereabouts this new housing should be sited, that any new houses can be delivered.

In respect of the affordable housing needs identified in this survey, these will need to be compared to information held on the Borough Council's housing waiting list. The waiting list will validate the results of this survey.

Upon completion of the Parish Plan the Borough Council will hopefully adopt parts of the Plan as Supplementary Planning Guidance. This survey should be one of those parts adopted.

In the meantime, taking on board the results of the Parish Plan Questionnaire a site canvassing exercise investigating possible development sites to meet the needs identified should take place. The Rural Housing Enabler and Warwickshire Rural Housing Association are able to offer advice and practical assistance in this task.

### **Acknowledgements**

Thanks are given to:

- Tim Harvey-Smith
- All those volunteers who helped refine the survey form
- All those volunteers who helped distribute the survey forms

### **Appendices**

- Appendix 1 Housing needs survey form
- Appendix 2 Property price information
- Appendix 3 Full breakdown of housing needs
- Appendix 4 Census data for Wolston Parish

### **For further information please contact:**

Charles Barlow  
Rural Housing Enabler  
Warwickshire Rural Community Council  
25 Stoneleigh Deer Park  
Stareton  
Kenilworth  
Warwickshire  
CV8 2LY

Telephone 02476 531290  
Email [charlesb@wrccrural.org.uk](mailto:charlesb@wrccrural.org.uk)

Or

Warwickshire Rural Housing Association  
Unit 19 Whitwick Business Centre  
Stenson Road  
Coalville  
Leicestershire  
LE67 4JP

Telephone 01530 276546  
Email [rachel.dutton@midlandsrh.org.uk](mailto:rachel.dutton@midlandsrh.org.uk)

# WOLSTON

# HOUSING NEEDS SURVEY

DESIGNED TO ASSESS THE HOUSING NEED IN WOLSTON

Warwickshire Rural Housing Association will collect and analyse the completed forms.

Warwickshire Rural Housing Association will hold all personal information in strict confidence and in accordance with legal requirements.



**No personal information will be released to any other parties, including Wolston Parish Council.**

## How many people live in your home?

Please give the number of people that fall into each of these categories, including you.

0-13 years	<input type="text"/>	14-19 years	<input type="text"/>	20-25 years	<input type="text"/>
26- 49 years	<input type="text"/>	50-59 years	<input type="text"/>	60+ years	<input type="text"/>

## What is your current housing situation?

Rented Council	<input type="text"/>	Housing Association rented	<input type="text"/>	Private rented	<input type="text"/>
Owner occupied – no mortgage	<input type="text"/>	Owner occupied – mortgage	<input type="text"/>		
Shared owner	<input type="text"/>	Living with parents	<input type="text"/>	Other	<input type="text"/>

## What type of property do you live in?

House	<input type="text"/>	Bungalow	<input type="text"/>	Flat	<input type="text"/>	Other	<input type="text"/>
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## How many bedrooms does your home have?

\_\_\_\_\_ bedrooms

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**YOU ONLY NEED TO COMPLETE THE REST OF THIS FORM IF YOU HAVE AN UNMET NEED FOR HOUSING IN THE PARISH**



DESIGNED TO ASSESS THE HOUSING NEED IN WOLSTON

There may be more than one person in need of separate housing in your household.

If so, additional forms can be obtained from  
Tim Harvey-Smith by telephoning (024) 7654 5019.**Q1. What is your local connection with the village?**

- (a) Currently live in village  If so, for how long? \_\_\_\_\_ yrs
- (b) Work in the village
- (c) Have relatives in the village
- (d) Previously lived in the village  If so, for how long? \_\_\_\_\_ yrs
- (e) Care for someone who lives in the village
- (f) Other (please specify)

**Q2. Please indicate why you need alternative accommodation in Wolston?**

- Over-crowding  To support members of family
- Cannot afford to stay in village  Special needs (e.g. disability)
- Cannot afford to buy or rent  No property available to meet needs
- Other

Please specify: .....

**Q3. What type of accommodation would be required?**

	House	Bungalow	Flat	Adapted House for disabled	Sheltered Accommodation
<b>1 Bed</b>					
<b>2 Bed</b>					
<b>3 Bed</b>					
<b>4 Bed</b>					
<b>4+ Bed</b>					

ALL RESPONSES WILL BE TREATED IN STRICTEST CONFIDENCE AND WILL ONLY  
BE USED FOR THE PURPOSES OF ASSESSING YOUR HOUSING NEED

DESIGNED TO ASSESS THE HOUSING NEED IN WOLSTON

**Q4. If the reason why you consider yourself to be in housing need is affordability, please indicate here your basic annual income.**

*(Joint income where applicable):*

Below £15,000 <input type="checkbox"/>	£15 - £20,000 <input type="checkbox"/>	£20 - £25,000 <input type="checkbox"/>
£25 - £30,000 <input type="checkbox"/>	£30 - £35,000 <input type="checkbox"/>	£35 - £40,000 <input type="checkbox"/>
£40 - £45,000 <input type="checkbox"/>	£45 - £50,000 <input type="checkbox"/>	£50,000 + <input type="checkbox"/>

**Q5. How soon do you require alternative accommodation?**

Immediately <input type="checkbox"/>	Within next 2 years <input type="checkbox"/>	2+ years <input type="checkbox"/>
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**Q6. What type of housing tenure would you require?**

Owner occupied <input type="checkbox"/>	Shared ownership <input type="checkbox"/>	Rented <input type="checkbox"/>
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**Q7. If you require rented accommodation, please indicate the maximum rent you could afford to pay per week:**

£40 - £45 <input type="checkbox"/>	£46 - £50 <input type="checkbox"/>	£51 - £55 <input type="checkbox"/>	£56 - £60 <input type="checkbox"/>	£61 - £65 <input type="checkbox"/>
£66 - £70 <input type="checkbox"/>	£71 - £75 <input type="checkbox"/>	£76 - £80 <input type="checkbox"/>	£80 + <input type="checkbox"/>	

**Q8. If you require owner occupied or shared ownership, please indicate the maximum mortgage you could raise. (Assume 3 times annual salary)**

£51 - £55,000 <input type="checkbox"/>	£56 - £60,000 <input type="checkbox"/>	£61 - £65,000 <input type="checkbox"/>
£66 - £70,000 <input type="checkbox"/>	£71 - £75,000 <input type="checkbox"/>	£76 - £80,000 <input type="checkbox"/>
£81 - £85,000 <input type="checkbox"/>	£85 - £90,000 <input type="checkbox"/>	£91 - £95,000 <input type="checkbox"/>
£95 - £100,000 <input type="checkbox"/>	£100 - £105,000 <input type="checkbox"/>	£105 - £110,000 <input type="checkbox"/>
£110 - £115,000 <input type="checkbox"/>	£115 - £120,000 <input type="checkbox"/>	£120 - £125,000 <input type="checkbox"/>
£125 - £130,000 <input type="checkbox"/>	£130 - £135,000 <input type="checkbox"/>	£135 - £140,000 <input type="checkbox"/>
£140 - £145,000 <input type="checkbox"/>	£145 - £150,000 <input type="checkbox"/>	£150 - £155,000 <input type="checkbox"/>
£155 - £160,000 <input type="checkbox"/>	£160 - £165,000 <input type="checkbox"/>	£165 - £170,000 <input type="checkbox"/>
£170 - £175,000 <input type="checkbox"/>	£175 - £180,000 <input type="checkbox"/>	£180 - £185,000 <input type="checkbox"/>
£185 - £190,000 <input type="checkbox"/>	£190 - £195,000 <input type="checkbox"/>	£195 - £200,000 <input type="checkbox"/>

**Q1. Please provide your details below**

Date survey form completed: .....

Name: Mr/Mrs/Ms .....

Address: .....

.....

.....

.....

Telephone number: .....

Date of birth: Day ..... /Month ..... /19 .....

Please also provide the details of other family members if they are also seeking housing with you:

Title	Surname	First name	Relationship with you	Date of birth

**Please return this completed form to Warwickshire Rural Housing Association in the enclosed envelope by 31/12/2004**

**ALL RESPONSES WILL BE TREATED IN STRICTEST CONFIDENCE AND WILL ONLY BE USED FOR THE PURPOSES OF ASSESSING YOUR HOUSING NEED**

# **WARWICKSHIRE RURAL HOUSING ASSOCIATION**

## **WARWICKSHIRE RURAL HOUSING ASSOCIATION**

Warwickshire Rural Housing Association has a continued commitment to equal opportunities and diversity awareness.

We would be grateful if you could complete the following data and return it to ourselves in conjunction with the completed housing needs survey.

*Please select the appropriate box to indicate your households ethnic group.*

### **a) White**

1	<input type="checkbox"/>	British
2	<input type="checkbox"/>	Irish
3	<input type="checkbox"/>	Other

### **b) Mixed**

4	<input type="checkbox"/>	White and Black Caribbean
5	<input type="checkbox"/>	White and Black African
6	<input type="checkbox"/>	White and Asian
7	<input type="checkbox"/>	Other

### **c) Asian or Asian British**

8	<input type="checkbox"/>	Indian
9	<input type="checkbox"/>	Pakistani
10	<input type="checkbox"/>	Bangladeshi
11	<input type="checkbox"/>	Other

### **d) Black or Black British**

12	<input type="checkbox"/>	Caribbean
13	<input type="checkbox"/>	African
14	<input type="checkbox"/>	Other

### **e) Other Ethnic Group**

15	<input type="checkbox"/>	Chinese
16	<input type="checkbox"/>	Other
17	<input type="checkbox"/>	Refused

### **DATA PROTECTION STATEMENT**

Warwickshire Rural Housing Association will only process and use (as defined with the Data Protection Act) the information you have provided in accordance with their registration.

## Appendix 2

### Property search 011204 (1 mile radius of Wolston)

Agent	Street	Settlement	Beds	Type1	Type2	Price
Alternative Estates	Main Street	Wolston	1	Terrace	House	81950
Your Move	N/s	Wolston	2	Detached	Bungalow	299950
Alternative Estates	Elm Close	Binley Woods	2	Ground floor	Flat	96950
Shortland Horne	Queens Road	Bretford	2	Terrace	House	129950
Alternative Estates	Avondale Road	Brandon	2	Terrace	House	138000
Your Move	N/s	Ryton on Dunsmore	2	Terrace	House	126950
Horts	N/s	Ryton on Dunsmore	2	Terrace	House	126950
Wigwam	Sodens Avenue	Ryton on Dunsmore	2	Mid terrace	House	135950
Alternative Estates	Avondale Road	Brandon	2	Mews	House	138000
Newman	N/s	Wolston	3	Mid terrace	House	136950
Bradford and Bingley	N/s	Wolston	3	Semi detached	House	144950
Newman	N/s	Wolston	3	End terrace	House	144950
Horts	N/s	Wolston	3	End terrace	House	144950
Shortland Horne	Warwick Road	Wolston	3	End terrace	House	145000
Your Move	N/s	Wolston	3	Mid terrace	House	147500
Halifax	William Cree Close	Wolston	3	Semi detached	House	170000
Newman	N/s	Wolston	3	Semi detached	House	170000
Cawood Jefferies	Meadow Road	Wolston	3	Semi detached	House	182500
Hawkins	John Simpson Close	Wolston	3	Semi detached	House	192500
Alternative Estates	Hawthorne Close	Wolston	3	Semi detached	House	195000
Bairstow Eves	School Street	Wolston	3	Semi detached	House	199995
Crowhurst Gale	Meadow Road	Wolston	3	Detached	House	209500
Shortland Horne	William Cree Close	Wolston	4	Semi detached	House	219995
Your Move	N/s	Wolston	4	Detached	House	229950
Your Move	N/s	Wolston	4	Detached	House	235000
Your Move	N/s	Wolston	4	Detached	House	235000

	Average	Average - 5%
1 bed - all types	81950	77852.5
2 bed bungalows	299950	284952.5
2 bed flats	96950	92102.5
2 bed houses	132633.3333	126001.6667
3 bed houses	167984.2308	159585.0192
4 bed houses	229986.25	218486.9375

# Appendix 3

## Full breakdown of need

Urgency	Tenure	Size/Type	Housing Benefit	Support
2+ years	Owner occupied	2 bed bungalow	No	No
2+ years	Owner occupied	2 bed bungalow	No	Possibly
Immediately	Owner occupied	2 bed house	No	No
Immediately	Rent from a HA	2 bed bungalow	Possibly	No
Immediately	Rent from a HA	2 bed flat	No	No
Immediately	Rent from a HA	2 bed house	No	No
Immediately	Shared ownership	3 bed house	No	No
Within next 2 years	Owner occupied	2 bed sheltered accommodation	No	Yes
Within next 2 years	Rent from a HA	3 bed house	Possibly	No
Within next 2 years	Rent from a HA	2 bed flat	Yes	No
Within next 2 years	Rent from a HA	2 bed flat	Yes	No
Within next 2 years	Rent from a HA	4 bed house	Yes	No
Within next 2 years	Rent from a HA	2 bed house	No	No
Within next 2 years	Shared ownership	2 bed flat	No	No

## Warwickshire County Council - Census 2001 Parish Profile

This profile is based upon the 2001 Census Key Statistics (basic counts covering all Census topics) released during 2003. Further details of the 2001 Census in Warwickshire, including a range of Census analysis and reports, can be obtained from the Research Unit at [www.warwickshire.gov.uk/census2001](http://www.warwickshire.gov.uk/census2001); by e-mail to [research@warwickshire.gov.uk](mailto:research@warwickshire.gov.uk) or by telephoning 01926 412775.

Census  
2001

Parish(es) **Wolston**  
Ward (s) **Earl Craven & Wolston**  
District **Rugby**

## Population

All People	2,357		<b>Age Group</b>		
Male	1,145	48.6%	0 - 4	150	6.4%
Female	1,212	51.4%	5 - 7	96	4.1%
			8 - 9	67	2.8%
Household Residents	2,320		10 - 14	155	6.6%
Communal Est.	37		15	23	1.0%
Students away from home	22	<i>not included in 'All People'</i>	16 - 17	67	2.8%
			18 - 19	47	2.0%
<b>Marital Status</b>			20 - 24	111	4.7%
Single	460		25 - 29	146	6.2%
Married	864		30 - 44	516	21.8%
Re-married	188		45 - 59	527	22.4%
Separated	42		60 - 64	93	3.9%
Divorced	148		65 - 74	171	7.3%
Widowed	164		75 - 84	123	5.2%
			85 - 89	30	1.3%
			90 & over	34	1.4%

This profile is based upon an amalgamation of Census Output Areas rather than official Office for National Statistics Parish level products. Due to confidentiality thresholds parishes of less than 100 persons/40 households have had their results merged with a neighbouring parish(es).

## Households

Resident Households 940  
Av. Household Size 2.47

Vacant Households 22  
Second/holiday homes -

## Household Composition

Lone Person 235 25.0%  
Lone Pensioner 129 13.7%  
Married 438 46.4%  
Co-habiting 69 7.3%  
Lone Parent 100 10.6%  
with dependent children 51 6.5%  
with non-dependent children 39 4.1%  
Other 23 2.4%

## Car Ownership (households)

without car 130 13.8%  
with 1 car/van 380 40.4%  
with 2 or more cars/vans 434 46.2%

## Occupancy/Amenities

occupancy rating of -1 or less# 24 2.6%

#A value of -1 implies that there is one room too few and that there is overcrowding in the household

without central heating 34 3.6%  
without bath/shower/toilet 3 0.3%

## Ethnicity and Religion

## White:

British 2,238 94.9%  
Irish 42 1.8%  
Other White 22 0.9%

## Mixed:

White and Black Caribbean 10 0.4%  
White and Black African - 0.0%  
White and Asian 6 0.3%  
Other Mixed 9 0.4%

## Asian or Asian British:

Indian 23 1.0%  
Pakistani - 0.0%  
Bangladeshi - 0.0%  
Other Asian - 0.0%

## Black or Black British:

Caribbean 6 0.3%  
African - 0.0%  
Other Black 6 0.3%

## Chinese or other:

Chinese - 0.0%  
Other - 0.0%

Total White 2,300 97.6%  
Total Non-White 60 2.5%

## Birthplace

Born in UK 2,273 96.4%  
Born elsewhere in EU 43 1.8%  
Born outside EU 38 1.6%

## Religion

Christian 1,877 79.6%  
Other 16 0.7%  
No religion 262 11.1%  
Religion not stated 200 8.5%

## Health and Carers

## Health

Limiting Long term illness 348 14.8%  
of working age 132 5.6%  
General Health 'not good' 162 6.9%

## Carers

People providing unpaid care 241 10.2%  
Providing unpaid care 40 1.7%  
50 or more hrs/wk or 16.6%  
of carers

Wolston

Employment and Economic Status

Economic Status

Males aged 16-74			Females aged 16-74		
<b>Economically Active</b>			<b>Economically Active</b>		
Employed PT	18	2.2%	Employed PT	216	24.9%
Employed FT	495	60.9%	Employed FT	274	31.6%
Self Employed	126	15.5%	Self Employed	55	6.4%
Unemployed	31	3.8%	Unemployed	20	2.3%
<b>Economically Inactive</b>			<b>Economically Inactive</b>		
Retired	84	10.3%	Retired	111	12.8%
Looking after home/family	7	0.9%	Looking after home/family	97	11.2%
Permanently sick/disabled	9	1.1%	Permanently sick/disabled	27	3.1%
Other inactive	3	0.4%	Other inactive	26	3.0%
Student (active or inactive)	40	4.9%	Student (active or inactive)	40	4.6%

All People aged 16-74 in employment 1,218 72.5%

Industry of Employment

Agriculture, hunting, forestry	32	2.6%
Fishing	-	0.0%
Mining & quarrying	3	0.2%
Manufacturing	225	18.5%
Electricity, gas and water supply	6	0.5%
Construction	86	7.1%
Wholesale & retail trade; repair of motor vehicles	180	14.8%
Hotels and catering	57	4.7%
Transport storage and communication	105	8.6%
Financial intermediation	28	2.3%
Real estate; renting and business activities	153	12.6%
Public administration and defence	62	5.1%
Education	106	8.7%
Health and social work	124	10.2%
Other	51	4.2%

Qualifications 16-74 yr olds

Qualifications at degree level or higher	347	20.7%
No qualifications	413	24.6%

Journey to Work

Underground; metro; light rail; tram	3	0.2%
Train	9	0.7%
Bus; Mini Bus or coach	46	3.8%
Motorcycle; Scooter; moped	12	1.0%
Driving a car or van	855	70.2%
Passenger in a car or van	82	6.7%
Taxi or minicab	-	0.0%
Bicycle	22	1.8%
On foot	66	5.4%
Other	66	5.4%
Work at Home	125	10.3%

Occupation

Managers and senior officials	186	15.3%
Professional	162	13.3%
Associate professional and technical	139	11.4%
Administrative and secretarial	152	12.5%
Skilled trades	173	14.2%
Personal service	92	7.6%
Sales and customer service	78	6.4%
Process; plant and machine operatives	100	8.2%
Elementary	139	11.4%

National Statistics Socio-Economic Classification

All people aged 16 - 74	1,677
Large employers and higher managerial	86 5.1%
Higher professional	104 6.2%
Lower managerial and professional	303 18.1%
Intermediate	173 10.3%
Small employers and own account workers	151 9.0%
Lower supervisory and technical	144 8.6%
Semi-routine	218 13.0%
Routine	161 9.6%
Never worked	9 0.5%
Long-term unemployed	6 0.4%
Full-time student	85 5.1%
Not Classifiable	237 14.1%

Housing

Detached	242	25.1%
Semi-detached	377	39.1%
Terraced	278	28.8%
Flat; maisonette or apartment:	67	7.0%
Purpose Built block of flats or tenement	51	5.3%
Converted or shared house (including bed-sits)	3	0.3%
In commercial building	13	1.3%
Caravan or other mobile or temporary structure	-	0.0%

Household Tenure

Owner Occupied	726	77.2%
Rented from local authority	95	10.1%
Rented from housing assoc.	59	6.3%
Private landlord	27	2.9%
Other	31	3.3%

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