

*Warwickshire  
Rural  
Housing  
Association*



**A DETAILED INVESTIGATION  
INTO THE  
HOUSING NEEDS OF  
BIDFORD-ON-AVON PARISH**

**Produced by  
Warwickshire Rural Housing Association**

**February 2005**



## CONTENTS

1. Introduction
2. Purpose of the survey
3. Respondent details:
  - ❖ Barton
    - i. Household size and type
    - ii. Tenure
    - iii. Property type
    - iv. Local connection
    - v. Period of residence
    - vi. Desirability (Sustainability)
    - vii. In favour
    - viii. Respondents' comments
    - ix. Housing needs analysis
  - ❖ Bidford
    - i. Household size and type
    - ii. Tenure
    - iii. Property type
    - iv. Local connection
    - v. Period of residence
    - vi. Desirability (Sustainability)
    - vii. In favour
    - viii. Respondents' comments
    - ix. Housing needs analysis

❖ Broom

- i. Household size and type
- ii. Tenure
- iii. Property type
- iv. Local connection
- v. Period of residence
- vi. Desirability (Sustainability)
- vii. In favour
- viii. Respondents' comments
- ix. Housing needs analysis

❖ Marlcliff

- i. Household size and type
- ii. Tenure
- iii. Property type
- iv. Local connection
- v. Period of residence
- vi. Desirability (Sustainability)
- vii. In favour
- viii. Respondents' comments
- ix. Housing needs analysis

4. Ethnicity

5. Conclusions

6. Acknowledgements

7. Contact information

## **i. Introduction**

Bidford-on-Avon Parish Council is aware that local people may be finding it necessary to move away from the parish in order to find suitable and affordable homes. Increasing house prices and the limited availability of suitable properties may have left local people unable to find a home in the parish.

Warwickshire Rural Housing Association (WRHA) works with local councils and local authorities to investigate the need for and provide affordable homes in rural settlements. The first step is to undertake a housing needs survey to give an overview of the current housing situation and provide details of what new affordable housing is required for local people.

A housing needs survey form was delivered to every household in Bidford-on-Avon parish during October 2004. The return date for the survey was 30 November 2004 and returns were made via a postage-paid envelope, directly to WRHA. A total of 2750 survey forms were distributed.

## **ii. Purpose of the survey**

The survey was carried out primarily to obtain evidence of affordable housing needs in Bidford-on-Avon parish. This evidence can be used in a number of ways:

1. The evidence can be used to inform the District Housing Strategy - to provide clarity on the type and tenure of additional housing required.
2. Whilst there is a policy of restraint on new housing development in rural areas, this restraint can be relaxed to meet local needs. Policy COM1 of Stratford on Avon District Council's Revised Deposit Draft (January 2003) Local Plan Review 1996-2011 deals with the principle of 'Local Choice'. In essence, this gives rural communities in the District the opportunity to shape their future and help determine how their housing needs might be met.

Policy COM1 applies to the Main Rural Centres in the District. Bidford-on-Avon is designated as one such 'Rural Centre'. Policy COM1 encourages communities to obtain evidence of their housing needs by way of a detailed survey. The policy also gives rural communities the opportunity to put forward proposals for meeting any housing needs that are identified.

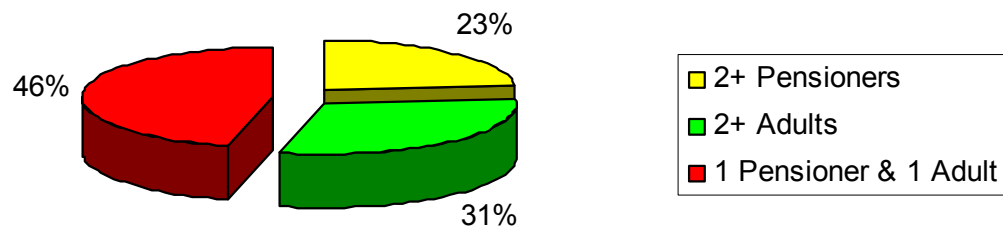
3. The evidence can be used to negotiate 'planning gain' opportunities with developers. It provides information that can be used to obtain an element of affordable housing for local needs in negotiation with house builders on 'allocated' and 'windfall' sites.
4. The information obtained from a housing needs survey is invaluable at a local level. Such information can be taken on board in the decision making process when housing issues arise.

### 3. Respondent details

#### BARTON

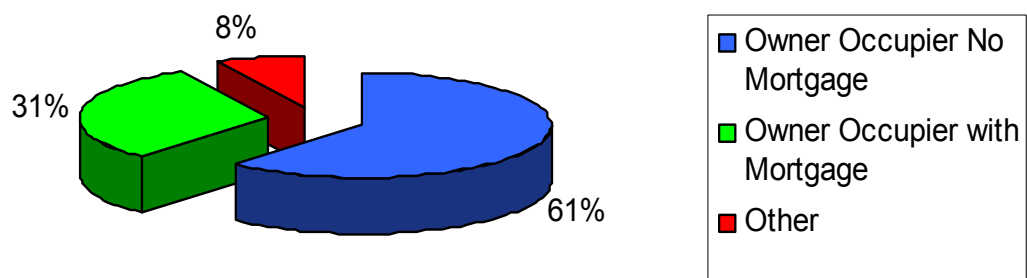
13 responses were received from residents of Barton.

##### i. Household type and size



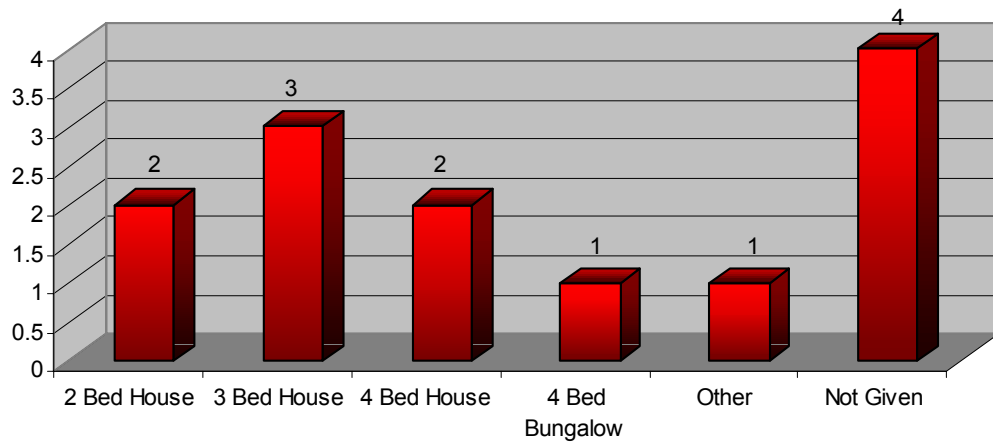
##### ii. Tenure

The household tenure of respondents is given in the chart below. It is easy to see that owner-occupiers were by far the largest tenure group accounting for 92% of the total. Over half of these owner-occupiers have no outstanding mortgage on their properties.



### iii. Property types

The following chart shows the types of property that respondents currently live in.



Those living in 3 bedroom houses were the largest group at 23%.

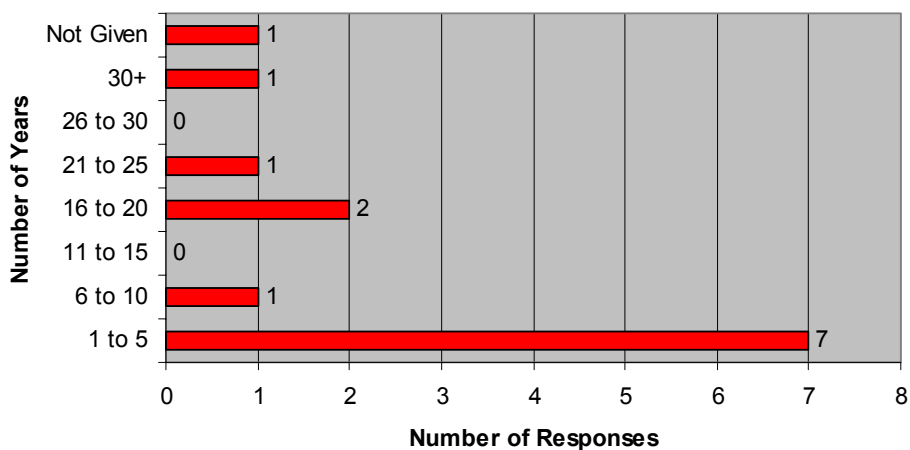
It must be noted that a number of respondents declined to answer this question. This could be due to a perceived fear of identification.

### iv. Local connection

The survey form was made available to those who have a previous residency or close local connection to the village, such as a job or close family in the village. In this case all respondents were living in the village. A small number of respondents live and work in Barton and a few have relatives in the village.

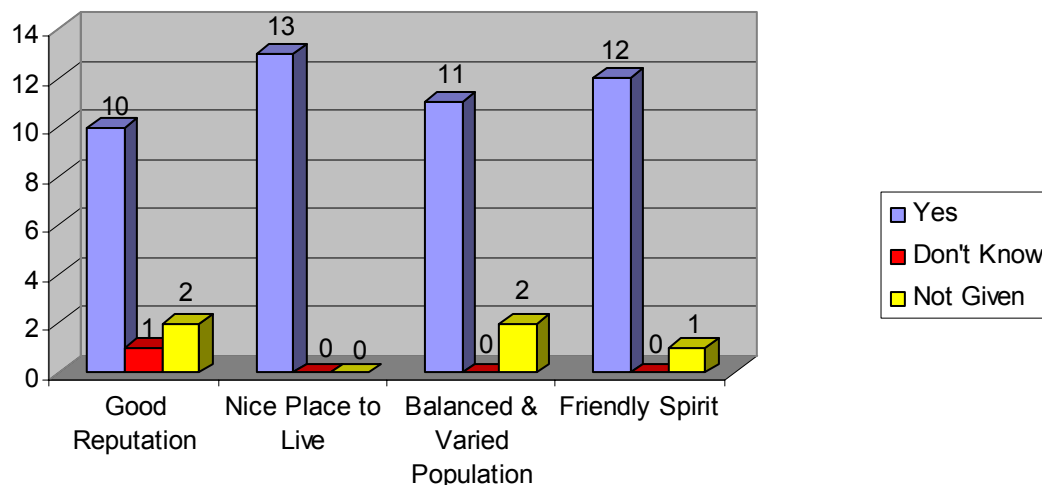
### v. Period of residence

The table below gives the number of years that respondents have lived in the village. From this table we see that the largest category, 53%, represents residents who have lived in the village for 1 to 5 years suggesting a high level of inward migration into an increasingly popular village.

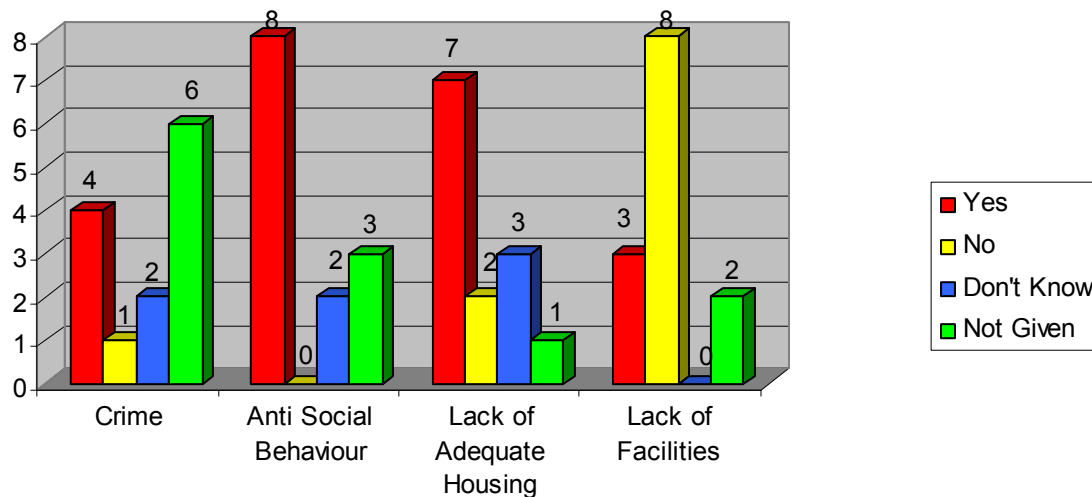


## vi. Desirability (Sustainability)

The following two charts show respondents' answers to the 'desirability' questions. The answers to these questions allow us to build up a picture of life in the village. This information can help assess whether any affordable homes that are subsequently provided will be "sustainable". Ensuring that people will want to take up tenancies and live in a village are important considerations when providing new homes.



From this first chart it is clear that Barton is a nice place to live with a good reputation and community spirit. Respondents feel that the village has a varied / balanced population.



As can be seen from the above table, a number of respondents are concerned with crime and anti social behaviour. Most of the respondents thought there was a lack of adequate housing. Most of the respondents did not think there was a lack of adequate facilities in the village.

Comments made regarding the lack of facilities indicated the need for

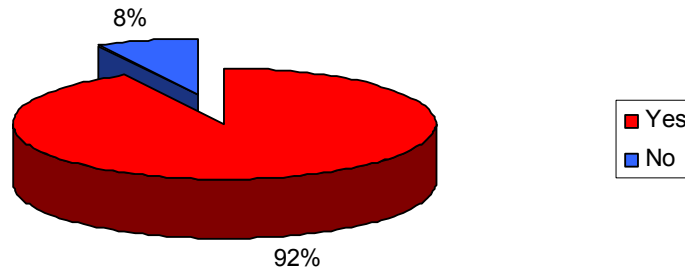
*"More local shops"*

*"A proper bus service"*

*"Need a senior school and sports centre"*

### vii. In favour

The survey asked whether respondents would be in favour of a small affordable housing scheme for local people being built in the parish.



This chart indicates the majority of respondents would be in favour of such a development.

### viii. Respondents' comments

Several respondents made additional comments on their returned forms. They are summarised below. It is not appropriate to include certain comments that make specific reference to particular areas of the village or to identifiable elements or sections of the community.

*"More affordable housing for young people"*

*"No enough 1 bed houses for young couples"*

*"Difficulty for 1<sup>st</sup> time buyers/family members having to buy elsewhere"*

### ix. Housing needs analysis

Of the 13 returns, 10 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 2 years. These respondents completed a form primarily to offer their support/objection towards a 'local' needs housing development as well as give their comments regarding the 'desirability' of Barton. These were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing is concerned there are 3 returns detailing a specific housing need.

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
1	Single Pensioner – temporary accommodation for part of the year, shares with family at other times. Requires security and independence.	Rent – 2 Bed House	Rent - 2 Bed House
2	Single Adult – Living with parents requires independence.	Any tenure – Any property	Rent – 2 Bed House
3	Single Pensioner – Living with family requires independence.	Rent – 2 Bed Bungalow	Rent - 2 Bed Bungalow

Affordability was calculated based upon the average local house price data (postcode B50 4) from the Land Registry in the period January 2004 to December 2004. The table below details this data.

Date	Detached		Semi-Detached		Terraced		Flat/Maisonette	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Jan - Mar 2004	230,781	8	144,800	5	158,421	7	83,666	3
Apr - Jun 2004	228,803	13	180,441	12	137,919	13	95,650	3
Jul - Sep 2004	274,466	15	175,309	11	177,150	6	0	0
Oct - Dec 2004	192,100	5	154,000	8	146,813	11	0	0
<b>Average</b>	<b>231,537</b>		<b>163,638</b>		<b>155,075</b>		<b>89,758</b>	

Where respondents indicated a preference for shared ownership their ability to enter into such an arrangement was assessed. The likely mortgage a household could raise (this was based on 2.5 times income) was compared against a 50% share of a shared ownership property. This '50% share' was determined by using the average figures for a semi detached property then multiplying this by 50%. Using this method of calculation a household would need an income of around £31,000 per year to afford a small shared ownership property.

Should households not be able to afford to enter into a shared ownership arrangement they were re-classified as being in need of rented accommodation.

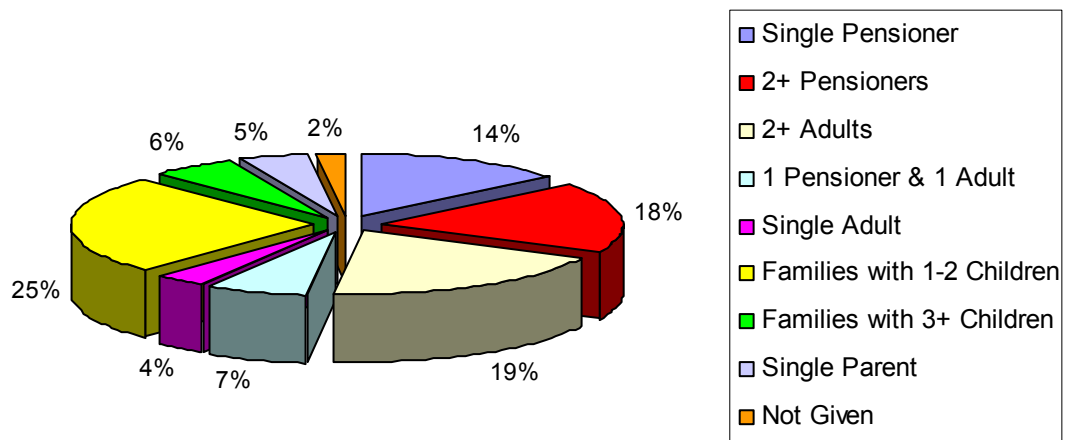
As can be seen from chart above there is a need for 3 rented properties:

**2 x 2 bed houses**  
**1 x 2 bed bungalow**

## BIDFORD

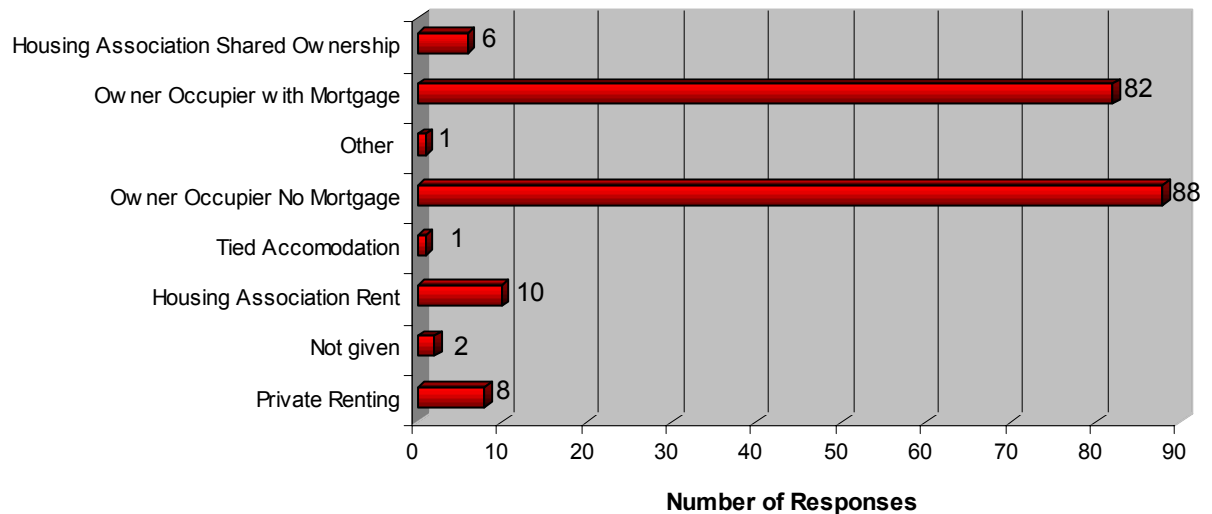
198 responses were received from residents in Bidford.

### i. Household size and type



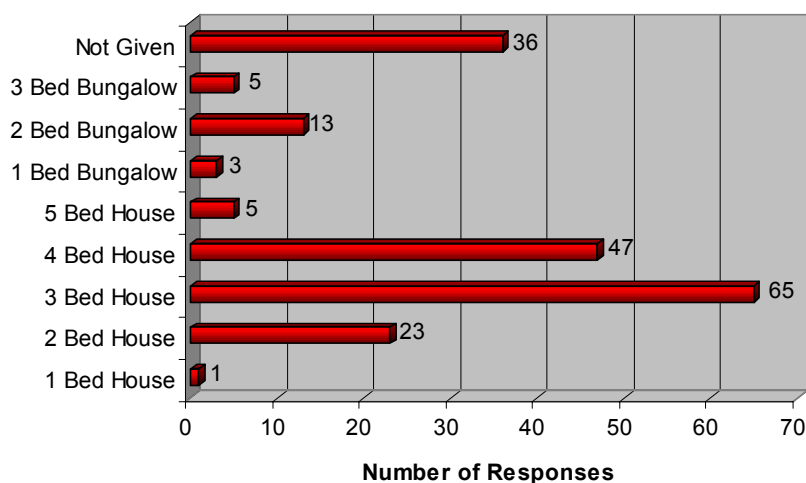
### ii. Tenure

The household tenure of respondents is given in the chart below. It is easy to see that owner-occupiers were by far the largest tenure group accounting for 85%. There is nearly an even split between those who do and those who no longer have an outstanding mortgage on their properties.



### iii. Property types

The following chart details the types of property that respondents currently live in.



Those living in 3 bedroom houses were the largest group at 32% followed by those living in 4 bedroom houses at 23%.

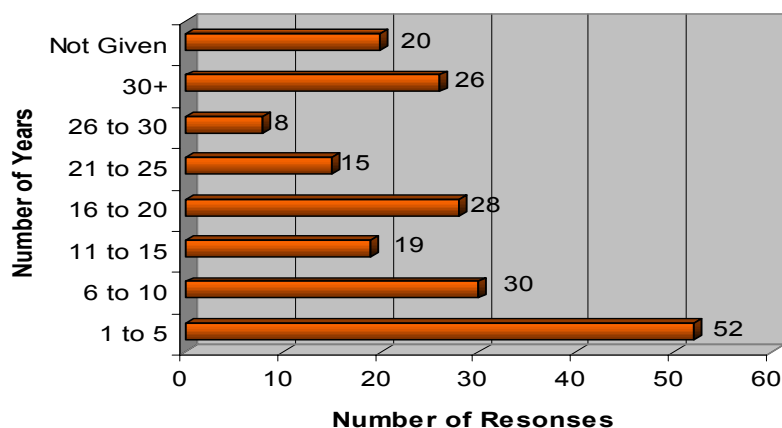
It must be noted that a number of residents declined to answer this question. This could be due to a perceived fear of identification.

### iv Local connection

The survey form was made available to those who have a previous residency or close local connection to the settlement, such as a job or close family. In this case all of the respondents were currently living in Bidford. A number of respondents both live and work in Bidford and a small number also have relatives in Bidford.

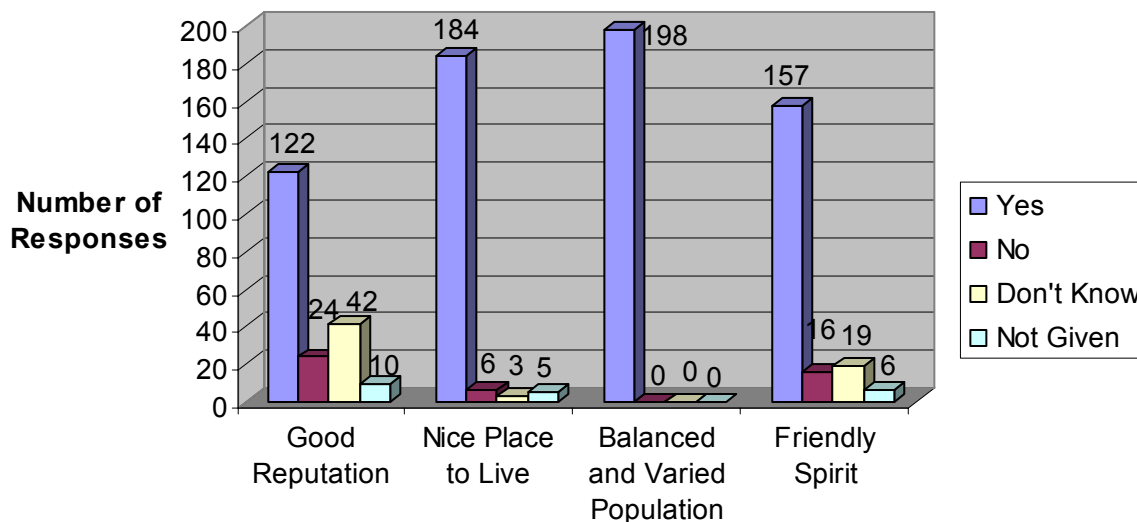
### v Period of residence

The table below gives the number of years that respondents have lived in Bidford. From this table we see that the largest category, 26%, represents residents who have lived in the village for 1 to 5 years suggesting a high level of inward migration into an increasingly popular settlement. However, 13% have lived in the village for 30 years or more. These figures show the issue of an ageing population together with the long-term desirability of the settlement.

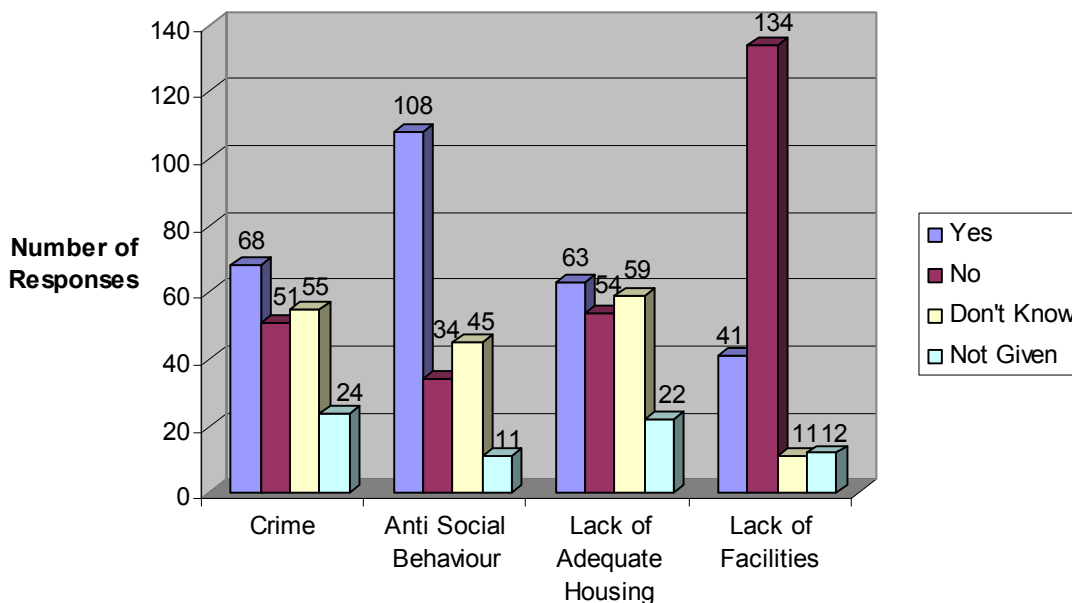


## vi Desirability (Sustainability)

The following two charts detail respondents' answers to the 'desirability' questions. The answers to these questions allow us to build up a picture of life in Bidford. This information can help assess whether any affordable homes that are subsequently provided will be "sustainable". Ensuring that people will want to take up tenancies and live in a settlement are important considerations when providing new homes.



From this first chart it is clear that Bidford is a nice place to live with a good reputation and community spirit. Respondents also felt that Bidford has a varied / balanced population.



As can be seen from the chart above, a number of respondents are concerned with the problem of crime and anti social behaviour. There were mixed feelings with regard to Bidford lacking adequate housing. The majority of respondents did not think there was a lack of adequate facilities in Bidford.

Comments made regarding the lack of facilities indicated the need for:

*"Another restaurant"*

*“A more frequent and cheaper bus service”*

*“A swimming pool”*

*“More facilities for the youths”*

*“A leisure centre, clubs, out of school activities for young children”*

*“More frequent bus service to Stratford/Evesham”*

*“Other sports facilities”*

*“A post office for the collection of mail”*

*“More choice in high street e.g. fish mongers, English restaurant, deli, private nursery for 0-5yrs”*

*“Sports facilities for teenagers i.e. outdoor football courts, swimming pool”*

*“Improved health centre”*

*“Lack of public transport”*

*“Decent restaurant or coffee shop open day and evening”*

*“More shops, decent pubs”*

*“A bus shelter with a seat”*

*“A shoe shop”*

*“A vegetable shop”*

*“A pet shop”*

*“Larger medical centre”*

*“A clothes shop”*

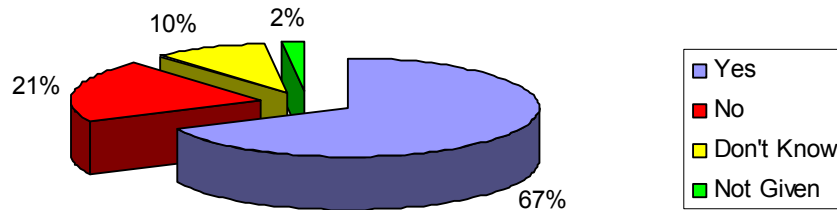
*“A gym”*

*“Need effective policing”*

*“A vets”*

## vii In favour

The survey also asked whether respondents would be in favour of a small affordable housing scheme for local people being built in the parish.



This chart indicates that the majority of respondents would be in favour of such a development.

## viii. Respondents' comments

Many respondents made additional comments on their returned forms. They are summarised below. It is not appropriate to include certain comments that make specific reference to particular areas of the village, or to identifiable elements or sections of the community.

*"There is nothing affordable for people my age (26-49yrs)"*

*"Small affordable properties to buy - 2 Bedrooms. Too many executive properties"*

*"Not enough houses"*

*"Cost – choice of affordable housing is very limited"*

*"No affordable housing for youngsters and first time buyers"*

*"The village has already grown beyond all recognition"*

*"Would like to see affordable housing / shared ownership schemes"*

*"There should be affordable schemes for locals"*

*"Lack of 1<sup>st</sup> time buyer houses at affordable prices"*

*"Starter homes, old person homes"*

*"No 4 or 3 bed houses which are 50% rent and 50% buy"*

*"There is a need for larger shared property homes"*

*"A need for shared ownership and affordable housing"*

*“Affordable 1<sup>st</sup> time homes”*

*“Not enough affordable housing for all ages”*

*“There is already too much building to the detriment of the village”*

*“Lack of reasonably priced social/elderly homes”*

*“Too many expensive houses being built”*

*“Could do with properties affordable for young couples / single people to buy”*

*“There should be ‘real’ cheap starter homes, sold to locals only and future sales to locals only with some sort of price control”*

*“Properties are too expensive”*

*“Not enough council houses, affordable housing to buy / rent”*

*“Housing in the area is not within most peoples budget”*

*“House prices are too high”*

*“A lack of starter homes; far too many 4/5 bedroom houses being built”*

*“Young people can not get onto the property market as the price of a house is far more than the average salary”*

*“Not enough bungalows for the elderly”*

*“The young generation can not afford to stay in the area”*

#### **ix. Housing needs analysis**

Of the 198 returns, 180 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 2 years. These respondents completed a form primarily to offer their support/objection towards a ‘local’ needs housing development as well as give their comments regarding the ‘desirability’ of Bidford. These were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing is concerned there are 18 returns detailing a specific housing need.

<b>Ref</b>	<b>RESPONDENT</b>	<b>WHAT REQUIRED</b>	<b>REALITY TENURE</b>
1	Single Adult – Private Renting with a friend, requires independence.	Shared Ownership – 2 Bed House	Rent – 2 Bed House
2	Single Adult – Owner Occupier with mortgage. Unable to afford current accommodation.	Shared Ownership – 2 Bed House	Rent – 2 Bed House
3	Single Parent – Private Renting. Wishes to move in with partner and their family.	Shared Ownership – 4 Bed House	Rent – 3 Bed House (no details provided on partners income or family size)

4	Couple – Private Renting. Severe health problems.	Rent – 2 or 3 Bed House, Bungalow or Flat	Rent – 2 Bed Bungalow
5	Single Parent – Private Renting which is too expensive.	Any Tenure – 3 Bed House	Rent – 4 Bed House
6	Family – HA Renting. Overcrowding issues.	Any Tenure – 3 Bed House	Rent – 3 Bed House
7	Couple – current housing circumstances unknown.	Shared Ownership – 2 Bed House	Rent – 2 Bed House (no details on income level)
8	Couple – current housing circumstances unknown.	Shared Ownership – 2 Bed House	Rent – 2 Bed House (no details on income level)
9	Couple – current housing circumstances unknown.	Shared Ownership – 2 Bed House	Rent – 2 Bed House (no details on income level)
10	Single Adult – Sharing with Family. Overcrowding issues.	Any Tenure – 2 Bed House, Bungalow or Flat	Rent- 2 Bed House
11	Single Adult – Living with parents. Requires independence.	Shared Ownership – Any property type	Rent – 2 Bed House
12	Couple – Living with family, require independence.	Shared Ownership – 2 Bed House	Rent – 2 Bed House (No details on income levels)
13	Couple – Private Renting. This is not permanent.	Any Tenure – 2 Bed House	Rent – 2 Bed House
14	Single Parent – HA Shared Ownership. House is too small.	Shared Ownership – 2 Bed House or Bungalow	Shared Ownership – 2 Bed House
15	Single Parent – Living with family. Overcrowding issues.	Any Tenure – 2 Bed House, Bungalow or Flat	Rent – 2 Bed House
16	Couple – Private Renting which is very expensive.	Shared Ownership – 2 Bed House	Rent – 2 Bed House
17	Family – HA Renting. Overcrowding issues.	Rent – 3 Bed House	Rent – 3 Bed House
18	Pensioner – Owner Occupier no mortgage. Property is becoming unmanageable.	Any Tenure – 2 Bed Bungalow	Rent – 2 Bed Bungalow

Affordability was calculated based upon the average local house price data (postcode B50 4) from the Land Registry in the period January 2004 to December 2004. The table below details this data.

Date	Detached		Semi-Detached		Terraced		Flat/Maisonette	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Jan - Mar 2004	230,781	8	144,800	5	158,421	7	83,666	3
Apr - Jun 2004	228,803	13	180,441	12	137,919	13	95,650	3
Jul - Sep 2004	274,466	15	175,309	11	177,150	6	0	0
Oct - Dec 2004	192,100	5	154,000	8	146,813	11	0	0
<b>Average</b>	<b>231,537</b>		<b>163,638</b>		<b>155,075</b>		<b>89,758</b>	

Where respondents indicated a preference for shared ownership, their ability to enter into such an arrangement was assessed. The likely mortgage a household could raise

(this was based on 2.5 times income) was compared against a 50% share of a shared ownership property. This '50% share' was determined by using the average figures for a semi detached property then multiplying this by 50%. Using this method of calculation a household would need an income of around £31,000 per year to afford a small shared ownership property.

Should households not be able to afford to enter into a shared ownership arrangement they were re-classified as being in need of rented accommodation.

There is a need for both rented and shared ownership purchase and the exact need is as follows:

**11 x 2 bed houses for rent**  
**3 x 3 bed houses for rent**  
**1 x 4 bed houses for rent**  
**2 x 2 bed bungalows for rent**

**1 x 2 bed house for shared ownership**

However it is felt that 1 of the respondents would be able to satisfy their own need, another respondent would not benefit from another home. 3 respondents did not supply sufficient information for an assessment to be made on their housing needs. Accordingly the housing need has been discounted to show this. Therefore there is a need for 12 dwellings to meet the needs of Bidford:

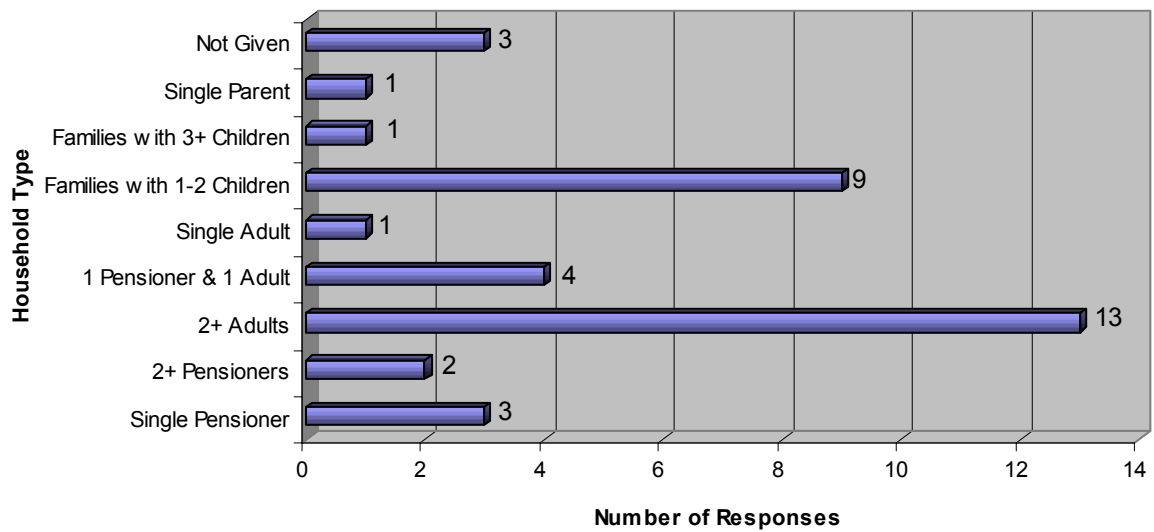
**8 x 2 bed houses for rent**  
**2 x 3 bed houses for rent**  
**1 x 4 bed houses for rent**  
**1 x 2 bed bungalows for rent**

**1 x 2 bed house for shared ownership**

## BROOM

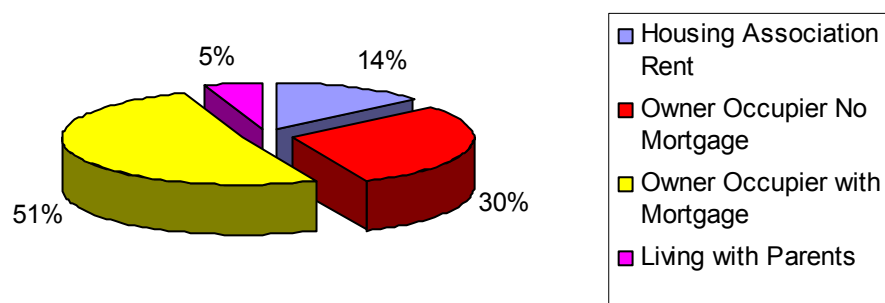
37 responses were received from residents in Broom

### i Household size and type



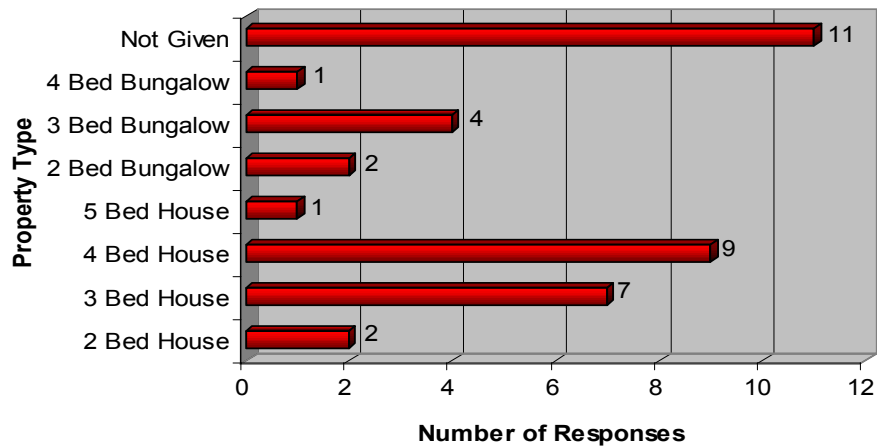
### ii Tenure

The household tenure of respondents is given in the chart below. It is easy to see that owner-occupiers were by far the largest tenure group accounting for 81%. There are more residents who still have an outstanding mortgage on their properties than those who do not. A high number of responses are from individuals who are currently renting from a housing association.



### iii Property types

The following chart details the types of property that respondents currently reside in.



Those living in 4 bedroom houses were the largest group at 24%, followed by residents living in 3 bedroom houses at 18%.

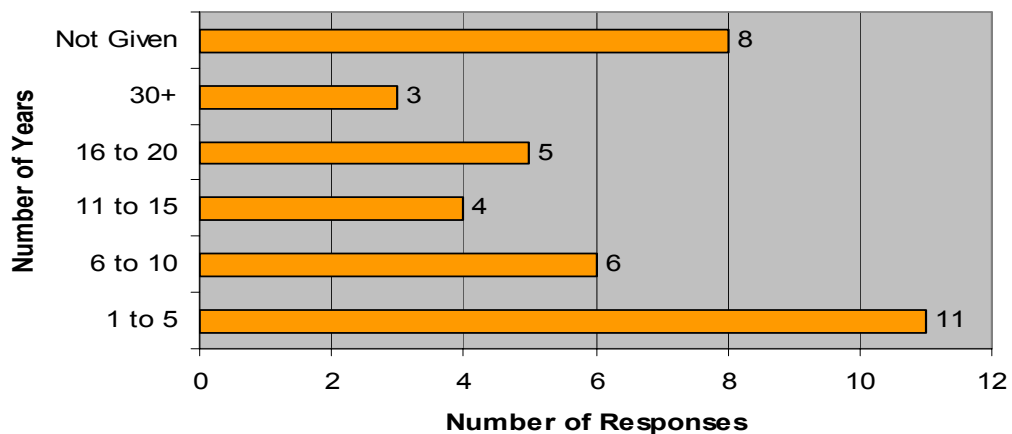
It must be noted that a number of residents declined to answer this question. This could be due to a perceived fear of identification.

### iv Local connection

The survey form was made available to those who have a previous residency or close local connection to the village, such as a job or close family in the village. In this case all respondents were living in the village. A few respondents also had relatives in the village.

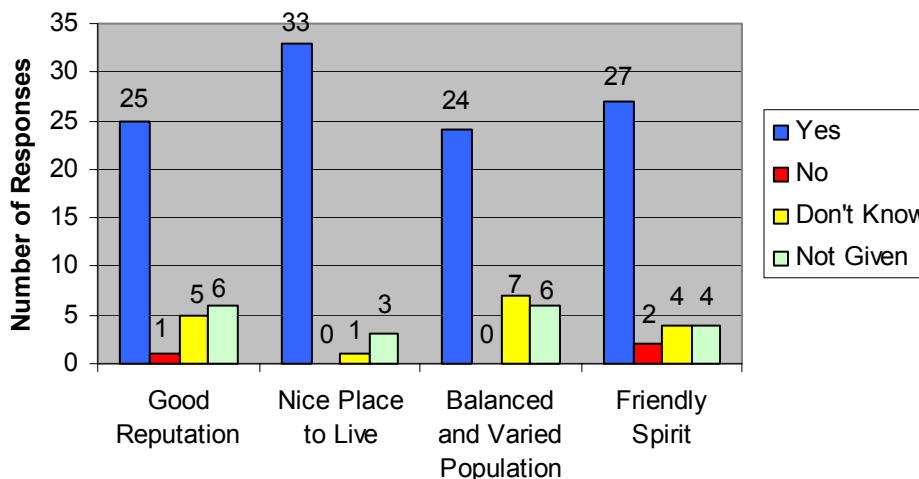
### v Period of residence

The table below gives the number of years that respondents have lived in the village. From this table we see that the largest category, 29%, represents residents who have lived in the village for 1 to 5 years suggesting a high level of inward migration into an increasingly popular village.

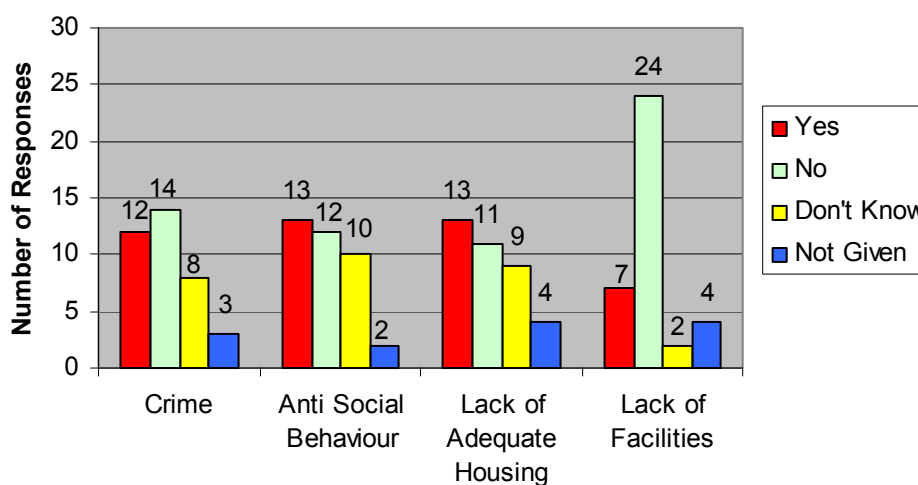


## vi Desirability (Sustainability)

The following two charts show respondents' answers to the 'desirability' questions. The answers to these questions allow us to build up a picture of life within the village. This information can help assess whether any affordable homes that are subsequently provided will be "sustainable". Ensuring that people will want to take up tenancies and live in a village are important considerations when providing new homes.



From this first chart it is clear that Broom is a nice place to live with a good reputation and community spirit. Respondents feel that the village has a varied / balanced population.



As can be seen from the chart above there are mixed feelings regarding crime, anti social behaviour and lack of adequate housing. There was a strong feeling that the village did not suffer a lack of facilities.

Comments made regarding the lack of facilities indicated the need for:

*"More sports facilities"*

*"Smaller, quality housing"*

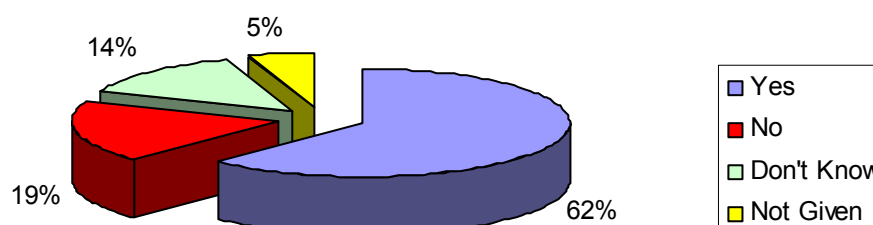
*"Shop and extra buses"*

*"A greengrocer"*

*“More buses coming through the village”*

## vii In favour

The survey asked whether respondents would be in favour of a small affordable housing scheme for local people being built in the parish.



This chart indicates the majority of respondents would be in favour of such a development.

## viii Respondents' comments

Several respondents made additional comments on their returned form. They are summarised below. It is not appropriate to include certain comments that make specific reference to particular areas of the village or to identifiable elements or sections of the community.

*“Smaller, quality housing”*

*“Not enough houses for younger people especially in lower income brackets” “Housing is scare for younger people to get a mortgage even those on average incomes”*

*“Too few affordable, good sized flats”*

*“There has been too much building work in this area, we are loosing our countryside”*

*“Houses are too expensive”*

*“Not enough property for first time buyers”*

*“Young people can not get a house”*

*“Housing is very costly – probably unaffordable for first time buyers and those wanting too move up the ladder”*

## ix Housing needs analysis

Of the 37 returns, 34 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 2 years. These respondents completed a form primarily to offer their support/objection towards a 'local' needs housing development as well as give their comments regarding the 'desirability' of Broom. These were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing is concerned there are 3 returns detailing a specific housing need.

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
1	Single Parent – Living with parents, requires independence.	Any Tenure – 3 Bed House or Bungalow	Rent - 2 Bed House
2	Couple – Owner Occupier with a mortgage. Unable to afford current accommodation.	Shared Ownership – 3 Bed Flat	Rent – 2 Bed House (DISCOUNT)
3	Single Adult – Living with Parents, requires independence.	Any Tenure – 2 or 3 Bed House, Bungalow or Flat	Rent - 2 Bed House

Affordability was calculated based upon the average local house price data (postcode B50 4) from the Land Registry in the period January 2004 to December 2004. The table below details this data.

Date	Detached		Semi-Detached		Terraced		Flat/Maisonette	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Jan - Mar 2004	230,781	8	144,800	5	158,421	7	83,666	3
Apr - Jun 2004	228,803	13	180,441	12	137,919	13	95,650	3
Jul - Sep 2004	274,466	15	175,309	11	177,150	6	0	0
Oct - Dec 2004	192,100	5	154,000	8	146,813	11	0	0
<b>Average</b>	<b>231,537</b>		<b>163,638</b>		<b>155,075</b>		<b>89,758</b>	

Where respondents indicated a preference for shared ownership, their ability to enter into such an arrangement was assessed. The likely mortgage a household could raise (this was based on 2.5 times income) was compared against a 50% share of a shared ownership property. This '50% share' was determined by using the average figures for a semi detached property then multiplying this by 50%. Using this method of calculation a household would need an income of around £31,000 per year to afford a small shared ownership property,

Should households not be able to afford to enter into a shared ownership arrangement they were re-classified as being in need of rented accommodation.

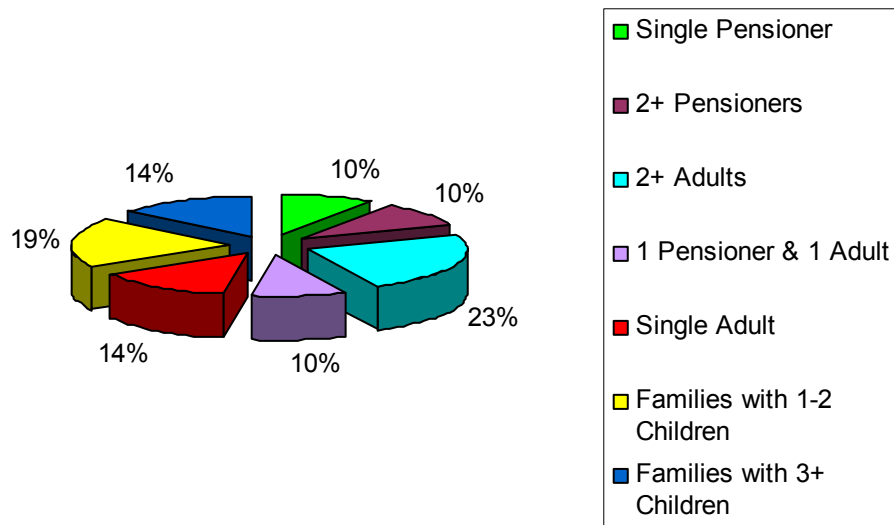
As can be seen from chart above there is a need for 3 rented properties. However, this has been reduced to 2 rented properties, as it is believed one respondent may be able to satisfy their own need:

### 2 x 2 bed houses for rent

## MARLCLIFF

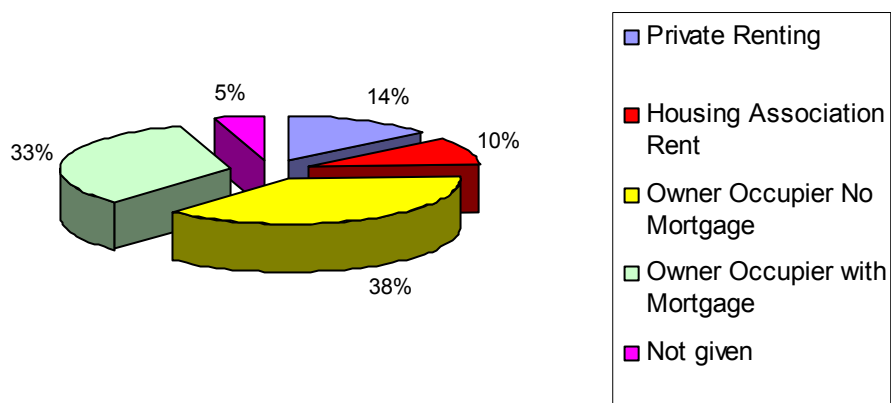
21 responses were received from residents in Marlcliff.

### i Household size and type



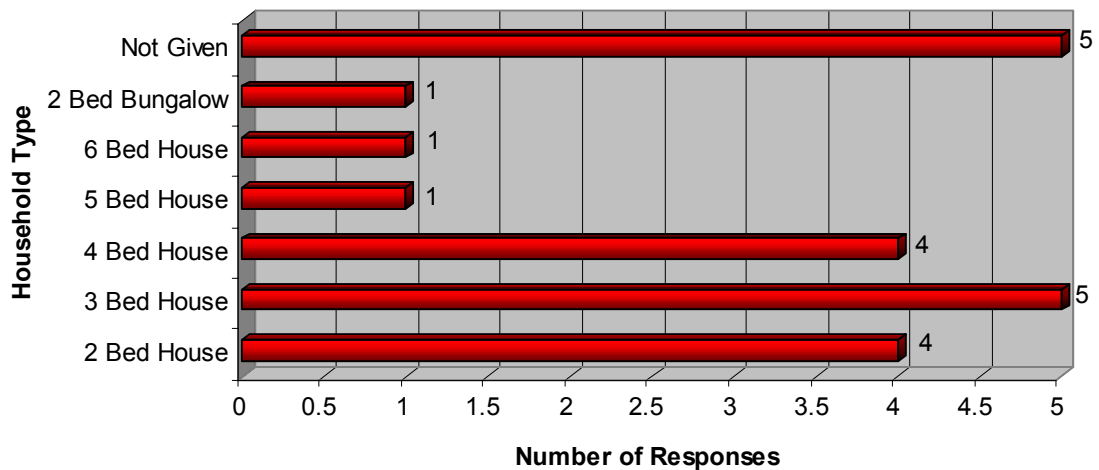
### ii Tenure

The household tenure of respondents is given in the chart below. It is easy to see that owner-occupiers were by far the largest tenure group accounting for 81%. There is almost an even split between those who have an outstanding mortgage on their properties and those who do not. 14% of responses are from individuals who are privately renting. A high number of responses are from individuals who are currently renting from a housing association.



### iii Property types

The following chart details the types of property that respondents currently live in.



Those living in 3 bedroom houses were the largest group at 24%. There was an equal response from residents living in 2 and 4 bedroom Houses, 19% each.

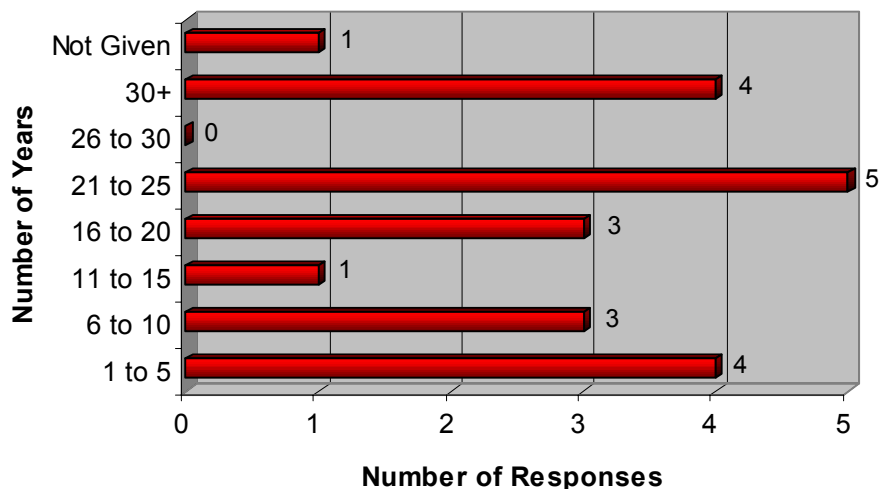
It must be noted that a number of residents declined to answer this question. This could be due to a perceived fear of identification.

### iv Local connection

The survey form was made available to those who have a previous residency or close local connection to the village, such as a job or close family in the village. All responses were from individuals living in Marlcliff.

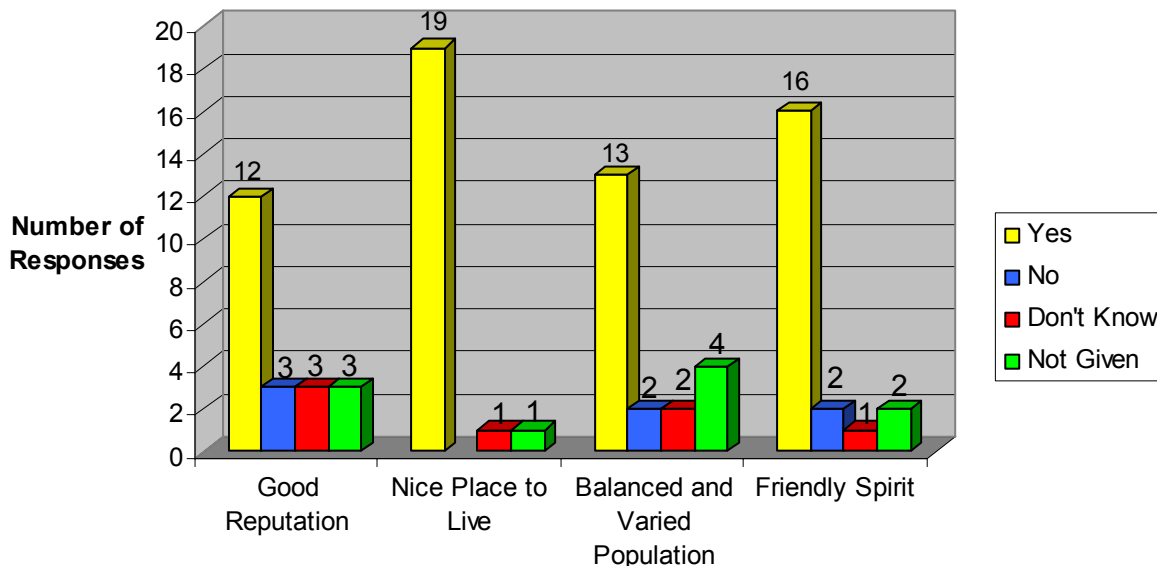
### v Period of residence

The table below gives the number of years that respondents have lived in the village. From this table we see that the largest category, 24%, represents residents who have lived in the village for 21 to 25 years. 19% have lived in the village for 30 years or more.

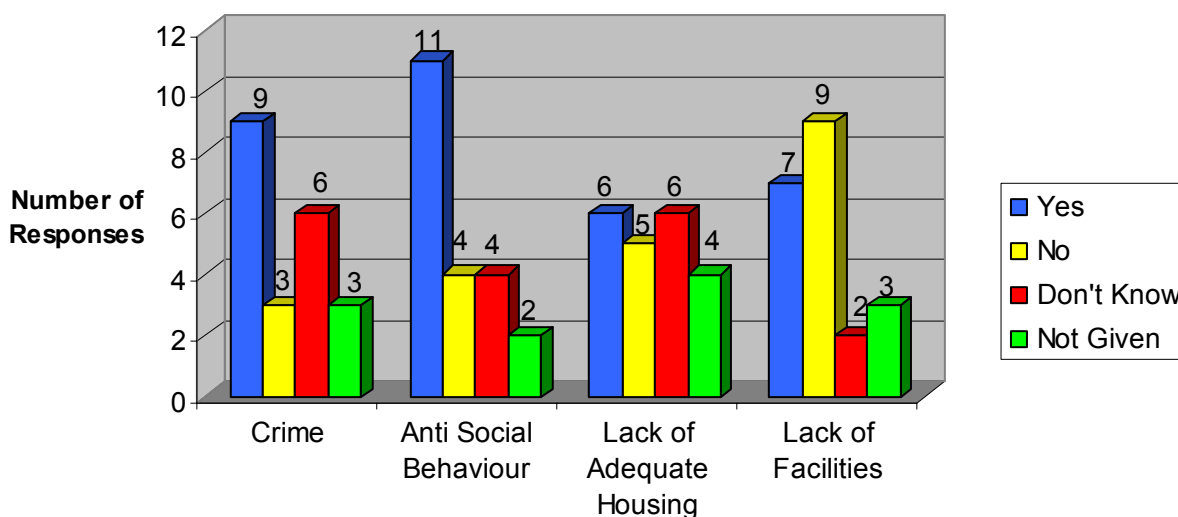


## vi Desirability (Sustainability)

The following two charts show respondents' answers to the 'desirability' questions. The answers to these questions allow us to build up a picture of life within the village. This information can help assess whether any affordable homes that are subsequently provided will be "sustainable". Ensuring that people will want to take up tenancies and live in a village are important considerations when providing new homes.



From this first chart it is clear that Marlcliff is a nice place to live with a good reputation and community spirit. Respondents feel that the village has a varied / balanced population.



As can be seen from the chart above, a high number of respondents are concerned with the problem of crime and anti social behaviour. There were mixed feelings with regard to the village lacking adequate housing. Similarly there were mixed feelings about whether there was a lack of adequate facilities in the village.

Comments made regarding the lack of facilities indicated the need for:

*"Cheap fares and regular buses"*

*“More shops and an English restaurant”*

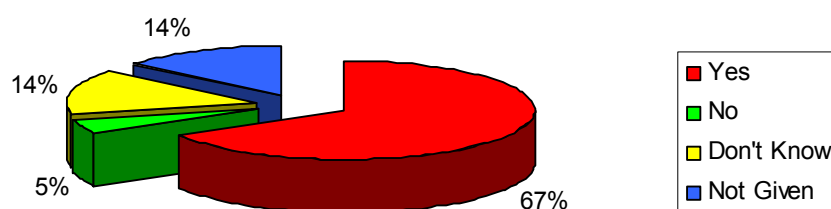
*“Leisure complex including swimming pool; another doctors surgery”*

*“No facilities for the young people or old”*

*“More varied shops”*

## **vii In favour**

The survey asked whether respondents would be in favour of a small affordable housing scheme for local people being built in the parish.



This chart indicates the majority of residents would be in favour of such a development.

## **viii Respondents' comments**

Several respondents made additional comments on their returned forms. They are summarised below. It is not appropriate to include certain comments that make specific reference to particular areas of the village, or to identifiable elements or sections of the community.

*“Housing far too expensive for young people of village to afford to stay”*

*“Lack of housing for young couple and bungalows for the elderly”*

*“A need for more 1 bedroom council or housing association properties”*

*“No homes for young to rent affordable”*

## ix Housing needs analysis

Of the 21 returns, 20 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a form primarily to offer their support/objection towards a 'local needs' housing development as well as give their comments regarding the 'desirability' of Marlcliff. These were therefore discounted from the rest of the analysis. Accordingly, as far as the requirement for affordable housing is concerned there is 1 return detailing a specific housing need.

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
1	Single Adult – Private Renting. Owner of property may have to sell in near future.	Rent – Any property Type	Rent – 2 Bed House

Affordability was calculated based upon the average local house price data (postcode B50 4) from the Land Registry in the period January 2004 to September 2004. The table below details this data.

Date	Detached		Semi-Detached		Terraced		Flat/Maisonette	
	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales	Av Price £	Sales
Jan - Mar 2004	230,781	8	144,800	5	158,421	7	83,666	3
Apr - Jun 2004	228,803	13	180,441	12	137,919	13	95,650	3
Jul - Sep 2004	274,466	15	175,309	11	177,150	6	0	0
Oct - Dec 2004	192,100	5	154,000	8	146,813	11	0	0
<b>Average</b>	<b>231,537</b>		<b>163,638</b>		<b>155,075</b>		<b>89,758</b>	

Where households indicated a preference for shared ownership, their ability to enter into such an arrangement was assessed. The likely mortgage a household could raise (this was based on 2.5 times income) was compared against a 50% share of a shared ownership property. This '50% share' was determined by using the average figures for a semi detached property then multiplying this by 50%. Using this method of calculation a household would need an income of around £31,000 per year to afford a shared ownership property,

Should households not be able to afford to enter into a shared ownership arrangement they were re-classified as being in need of rented accommodation.

### 1 x 2 bed house for rent

#### 4. Ethnicity

Information to follow.

#### 5. Conclusions

Warwickshire Rural Housing Association in partnership with Bidford-on-Avon Parish Council has conducted a detailed survey of housing need across the four settlements that make up the parish. In doing so, residents views about life in the parish have been captured. Local support for a housing development to meet local housing needs has been demonstrated.

The results of the survey show a need across the four settlements for the following dwelling types:

**13 x 2 bed houses for rent**  
**2 x 3 bed houses for rent**  
**1 x 4 bed house for rent**  
**2 x 2 bed bungalows for rent**

**1 x 2 bed house for shared ownership**

Provision of housing to meet these needs could take place in several forms:

- Small schemes in each of the settlements to meet the needs identified for each settlement. (Except Marlcliff - Provision of 1 dwelling would not be economically viable)
- A larger scheme on one site to meet the housing needs of all four settlements.

However, there are 3 housing schemes already under construction or proposed in Bidford-on-Avon parish that may accommodate some of the needs identified through this survey:

**Bidford Junior and Infant School, Victoria Road.** Due for completion end of 2005. 6 x 3 bed houses for rent, 4 x 2 bed houses for shared ownership, 3 x 2 bed flats for shared ownership and 1 x 1 bedroom flat for rent.

This scheme could accommodate the need for 2 x 3 bed houses for rent and 1 x 2 bed house for shared ownership identified through this survey.

**Marleigh House, Waterloo Road.** Profile: not determined. Completion date: not determined. Possible delivery of 8 –9 dwellings

**Friday Furlong.** Profile: not determined. Completion date: not determined. Possible delivery of 20 -33 affordable dwellings.

Accordingly, the recommendations from this survey are twofold:

1. Use the housing needs identified through this survey (minus the 2 x 3 bed houses for rent and 1 x 2 bed house for shared ownership) to justify a single development of

16 dwellings with restrictions to ensure occupancy by local people in the first instance.

2. Use the housing needs identified through this survey (minus the 2 x 3 bed houses for rent and 1 x 2 bed house for shared ownership) to influence the profile of affordable/social dwelling provision on the Marleigh House and Friday Furlong sites.

## **6. Acknowledgements**

Warwickshire Rural Housing Association would like to thank the following people:

- Jean Walker
- Cheryl Sussens
- Cllr F Hiscocks
- Elisabeth Uggerløse
- All those who helped to distribute the housing needs survey forms

## **7. Contact information**

### **Warwickshire Rural Housing Association**

Unit 19 Whitwick Business Centre  
Stenson Road  
Coalville  
Leicestershire  
LE67 4JP

Telephone 01530 276546

Fax 01530 276547

Email [Rachel.dutton@midlandsrh.org.uk](mailto:Rachel.dutton@midlandsrh.org.uk)

### **Parish Council**

Elisabeth Uggerløse  
Clerk to the Parish Council  
C/o Bidford on Avon Post Office  
30 High Street  
Bidford on Avon  
B50 4AA

Telephone 01789 778653