



**Housing Needs Survey Report
for
Bidford-on-Avon Parish Council**

October 2017

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

Contents

1. Introduction

2. Planning Context

3. Results – Contextual Information

Q1: Your household

- i) Age bracket
- ii) Household size

Q2: Current housing circumstances

- iii) Dwelling tenure
- iv) Dwelling type
- v) Number of bedrooms

4. Results - Housing Need Information

- i) Local connection
- ii) Reasons for housing need
- iii) Housing waiting list

5. Determination of Specific Housing Need

6. Conclusion

7. Contact Information

Appendices

- A1: Survey letter
- A2: Survey form
- B: Breakdown of identified need
- C: Property search

1. Introduction

Bidford-on-Avon Parish Council commissioned a local Housing Needs Survey which was distributed in September 2017 with a return date of 23rd September 2017.

The aim of the survey was to collect local housing needs information within and relating to Bidford-on-Avon parish. The survey form advised that the “information will be used by the Parish Council to influence future development proposals and help ensure the needs of local people are met.”

A survey pack (cover letter, survey form and Freepost envelope) was delivered to every home in the parish and additional copies were available for people not currently living in Bidford-on-Avon parish but with a strong local connection. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to complete the first part of the survey form which gathered information on property tenure, type and size together with household composition. This section also asked whether anyone in the home was considering moving within the parish in the next 5 years.

The remainder of the form was to be completed by anyone who wanted to move within the parish. This section asked for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in October 2017.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to “plan positively for local development, shaping and directing development in their area ...”

At a local level, Stratford-on-Avon District Council has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a ‘local needs scheme’ in its own right, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,

- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

2680 Housing Needs Survey forms were distributed and 472 completed forms were returned, equating to a response rate of 17.61%. This level of response is considered to be a reasonable achievement for a survey of this type because people generally respond for one of three reasons:

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

For the purposes of this report the term "respondent" refers to an individual survey form.

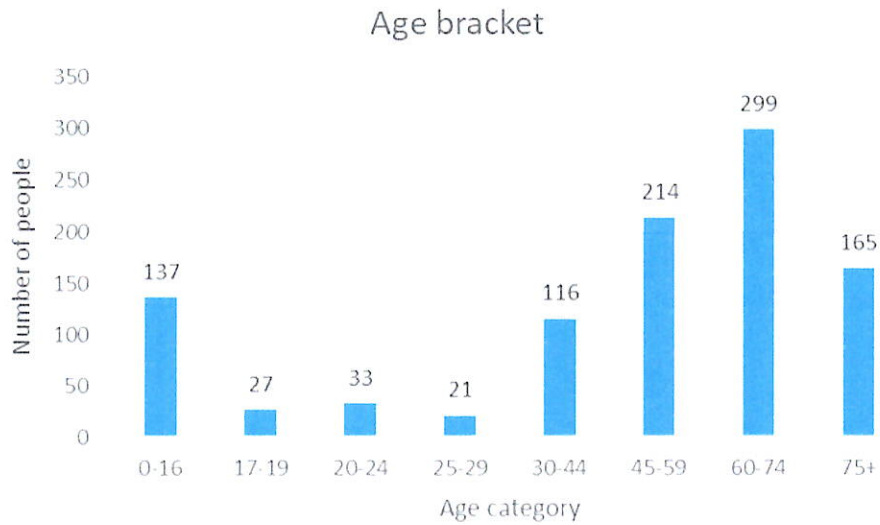
Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

i) Age bracket

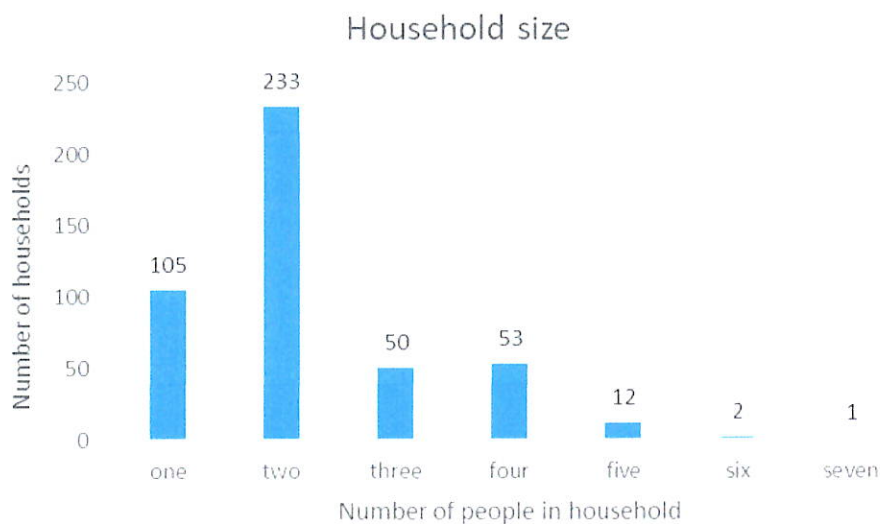
456 respondents reacted to this question and the following chart shows the age profile of 1012 people.

The chart shows an ageing population, with 678 of the 1012 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size

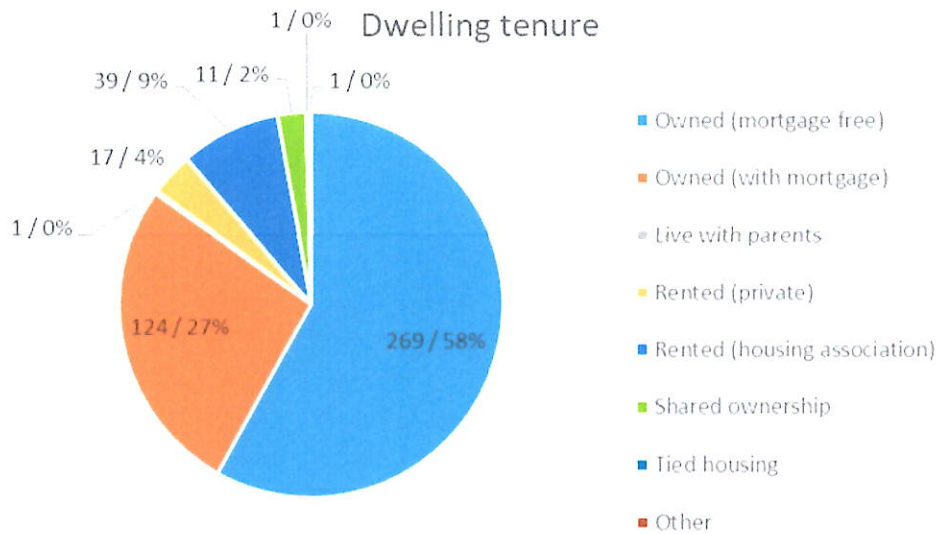
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.22 persons per dwelling; not dissimilar to the 2011 Census figure of 2.40 persons per dwelling (5,350 residents divided by 2,232 dwellings).



Q2: Current housing circumstances

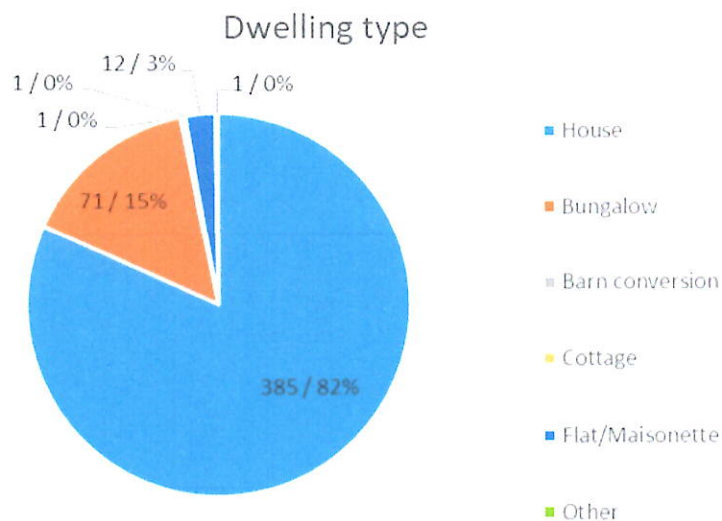
iii) Dwelling tenure

The following chart shows the dwelling tenure profile of 463 survey respondents. In a pattern typical for villages in south Warwickshire owner-occupiers represent the majority, with 85% of the total.



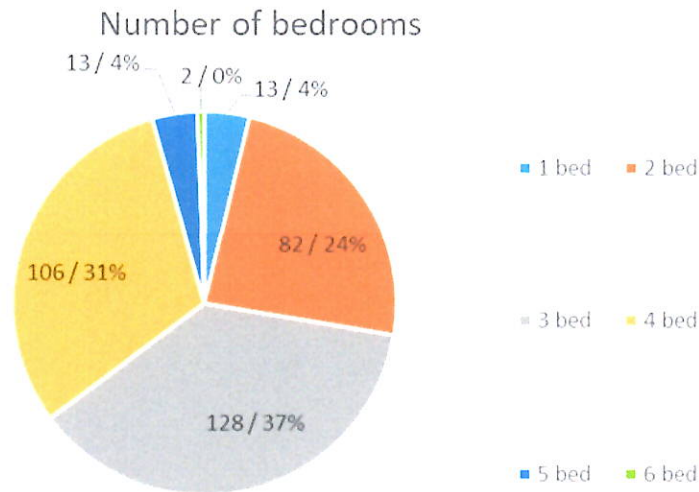
iv) Dwelling type

471 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor at 82%.



v) Number of bedrooms

The following chart shows the sizes of homes that 344 of the survey respondents live in. Given the Census 2011 average household size of 2.40 people the information indicates that the majority of homes across the parish are under-occupied.



3 bed houses represent the largest group at 37% and 28% of dwellings have 2 bedrooms or less.

vi) Comments

Although there was no 'free text' box for additional comments some respondents added comments to the form:

- Want to self build – on council register – no plots available.
- Get stuffed you nose Ba...ds
- If bungalows were built I might be interested to move
- What Rural area?! Bidford is urbanised!
- [Want to move] Difficult to answer. Depends on circumstances, ie age, health, etc
- Please – not on a big Housing Estate near the village centre.

4. Results – Housing Need Information

Of the 472 completed forms 50 respondents had completed all or part of the section to be completed "if you or someone in your home wants to move within the parish."

Three survey forms each contained information on two separate households in need and one further form detailed four separate needs. Sixteen forms were discounted as the responding household was either already adequately housed or had supplied inadequate information and no contact information had been provided so we were unable to contact the household.

Section 4 therefore provides a breakdown of information from 36 survey forms. A breakdown of the need can be seen at Appendix B to this report.

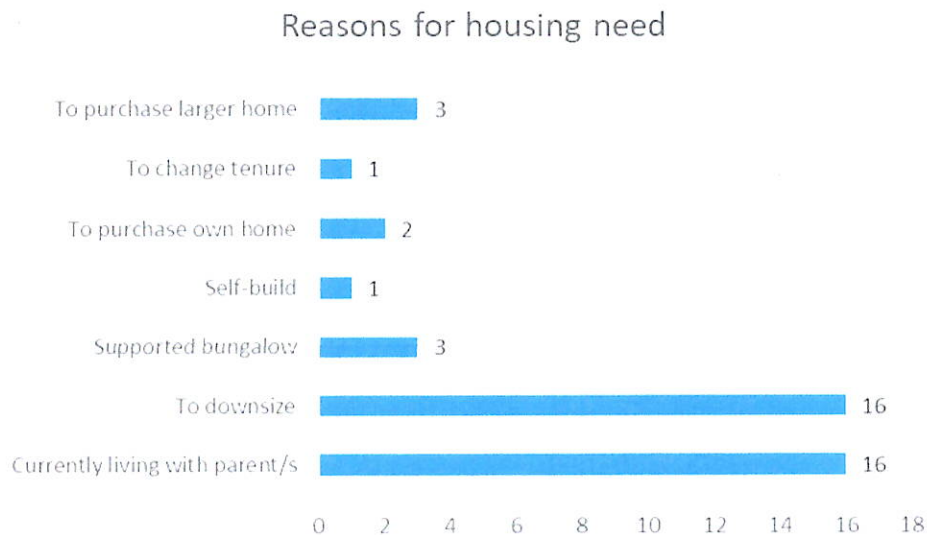
Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Local connection

35 of the 36 survey forms were completed by households already living within Bidford-on-Avon parish and one form was completed by a respondent who wishes to move into the parish to be closer to family.

ii) Reasons for housing need

From the information provided by respondents we can consider the reasons for housing need, as show in the chart below. As can be seen “currently living with parents” and “to downsize” are the largest groups.



iii) Housing waiting list

Two of the respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

As at September 2017 there are 99 households with a Bidford-on-Avon address currently registered on the local housing waiting list, with another 2 households registered with a Barton address, 8 registered with a Broom address and 4 with a Marlcliff address. This gives a total of 113 households registered on Home Choice Plus with an address within Bidford-on-Avon parish. Whilst some of these households may not wish to continue residing in the parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc.

5. Determination of Specific Housing Need

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly, where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into

such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

6. Conclusion

The survey identifies a need for 42 alternative homes in Bidford-on-Avon parish for households with a local connection, as detailed below:

Housing association rent

- 6 x 1 bed maisonette
- 3 x 1 bed bungalow or ground floor maisonette
- 2 x 1 bed bungalow or ground floor maisonette, supported
- 2 x 2 bed house

Housing association shared ownership

- 6 x 1 bed maisonette
- 3 x 1 bed bungalow or ground floor maisonette
- 1 x 2 bed house

Owner occupier

- 1 x 1 bed bungalow
- 1 x 1 bed bungalow, supported
- 1 x 2 bed maisonette
- 8 x 2 bed bungalow
- 1 x 2 bed bungalow, supported
- 2 x 2 bed house
- 2 x 3 bed house
- 2 x 4 bed house

Self-build

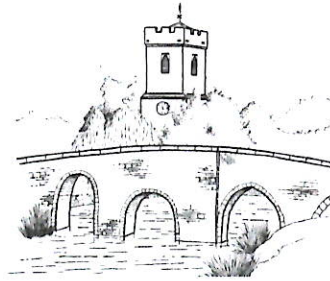
- 1 x 4 bed house

7. Contact Information

Mrs E Uggerloese, Clerk to Bidford-on-Avon Parish Council
Parish Council Office, c/o Post Office, Salford Road, Bidford on Avon B50 4AW
Telephone: 01789 778653 / 07718 628925
Email: info@bidfordonavon-pc.gov.uk
Website: www.bidfordonavon-pc.gov.uk

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
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Web: www.ruralwarwickshire.org.uk

Appendix A1 – Survey letter



BIDFORD-ON-AVON PARISH COUNCIL

HOUSING SURVEY

September 2017

The Parish Council requires all residents of the Parish to complete the attached Bidford on Avon Housing Needs Survey. This will ensure it has the most up to date figures to use when considering an application for a new development.

- Residents who do not require alternative housing need only complete Part 1.
- Residents who do require alternative housing need to complete all parts of the survey.

If you know of a person with a local connection to the parish who would like the opportunity of returning they can complete a separate online survey available on the Parish Council website or they can contact the Clerk, either by telephone 01789 778653/07718628925 or by email info@bidfordonavon-pc.gov.uk.

The requirements for a local connection are:

- Born in the parish or have lived here previously
- Have close family currently living in the parish (i.e. parents, siblings, children)
- Are currently working in the parish

All the information provided will be treated in confidence and will be independently analysed by Warwickshire Rural Community Council, a highly respected independent charity working for the benefit of Warwickshire's rural communities.

Please complete and return the enclosed survey by 23rd September 2017 using the Freepost envelope provided.

The Parish Council would like to thank you for taking part in this important survey to establish the housing needs of the parish.

Yours sincerely

Mrs E Uggerloese
Clerk to the Parish Council

Appendix A2 – Survey form

BIDFORD-ON-AVON HOUSING NEEDS SURVEY

Please complete this survey. The information will be used by the Parish Council to influence future development proposals and help ensure the needs of local people are met. The survey is processed confidentially by the independent charity Warwickshire Rural Community Council which helps and encourages people living in rural areas to develop their communities.

What is your home like?

House Bungalow Flat / Maisonette Park / Mobile Home Other (Specify)..... Number of bedrooms

Is your Home

Owned (mortgage free) Owned (with mortgage) Shared ownership Rented (Private)

Rented (Housing Assoc.) Tied housing Other Specify.....

Who lives in your home? (If more than 7 please request additional forms from the Parish Clerk)

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
Name							
Gender							
Age (years)							

Is anyone in your home considering moving within the parish in the next 5 years?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
Want to move (Y/N)							

Please return by 23.09.2017

Only complete the rest of the form if you or someone in your home wants to move within the parish.

What type of home do they want to move to?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
Owner occupier							
Shared ownership							
Private rental							
Housing Assoc. rental							
Supported or specialised							

Please provide details of any specific housing needs (e.g. disability requirements)

--

What type of dwelling is required?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
No of Bedrooms							
House							
Flat							
Bungalow							
Park / Mobile							

www.bidfordonavon-pc.gov.uk

Financial Information. Please note the responses to these questions are confidential and will only be seen and analysed by the Warwickshire Rural Community Council which is a registered charity.

Are you on the District Councils Waiting list?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
I am on the list							

What is your basic household annual income (Joint income where applicable)

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
£0 - £19,999							
£20,000 - £29,999							
£30,000 - £39,999							
£40,000 - £49,999							
£50,000 - £59,999							
£60,000 - £69,999							
£70,000 - £79,999							
£80,000 - £89,999							
£90,000 - £99,999							
£100,000 +							

If you are looking to purchase what price range are you looking at?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
£0 - £199,999							
£200,000 - £249,999							
£250,000 - £299,999							
£300,000 - £349,999							
£350,000 - £399,999							
£400,000 +							

If you require a shared ownership or owner occupied home what is the maximum amount you can afford?

	Person 1	Person 2	Person 3	Person 4	Person 5	Person 6	Person 7
Mortgage							
Equity in existing home							
Savings							
Other							
Total							

Contact details

Name	Person 1
Address	
e-mail	
Telephone	

Please return this form to WRCC no later than 23rd September 2017

Appendix B – Breakdown of identified need

ID	Household composition	Specific need	Identified tenure	Identified size/type
11	One adult, one child	No	Housing association rent	2 bed house
12	Two adults	No	Owner occupier	2 bed bungalow
97	One adult, one child	No	Housing association rent	2 bed house
160	One adult	No	Owner occupier	1 bed bungalow
207	Two adults	Limited mobility	Owner occupier	2 bed bungalow, supported
209	Two adults	No	Housing association rent	1 bed bungalow / ground floor maisonette
220	One adult	Ground floor property required	Housing association shared ownership	1 bed bungalow / ground floor maisonette
227	One adult, one child	No	Owner occupier self-build	4 bed house
236	Two adults	No	Housing association shared ownership	1 bed bungalow
245	Two adults	No	Owner occupier	2 bed bungalow
252	One adult	No	Housing association shared ownership	1 bed maisonette
252a	One adult	No	Housing association rent	1 bed maisonette
252b	One adult	No	Housing association rent	1 bed maisonette
252c	One adult	No	Housing association rent	1 bed maisonette
262	Two adults, two children	No	Owner occupier	3 bed house
266	One adult	No	Housing association shared ownership	1 bed maisonette
268	Two adults, two children	No	Owner occupier	4 bed house

274	Two adults	No	Owner occupier	2 bed house
274a	One adult	No	Housing association shared ownership	1 bed flat
279	Two adults	Disability – ground floor property required	Housing association rent	1 bed bungalow / ground floor maisonette
283	Two adults	No	Owner occupier	2 bed bungalow
312	Two adults	No	Owner occupier	3 bed house
322	One adult	No	Owner occupier	2 bed bungalow
326	One adult, two children	No	Housing association shared ownership	2 bed house
339	One adult	Supported/sheltered accommodation	Owner occupier	1 bed bungalow, supported
352	One adult	Supported accommodation	Housing association rent	1 bed bungalow/ground floor maisonette, supported
359	One adult	No	Owner occupier	2 bed maisonette
373	One adult	Supported accommodation	Housing association rent	1 bed bungalow/ground floor maisonette, supported
414	One adult	No	Owner occupier	2 bed bungalow
417	One adult	No	Housing association shared ownership	1 bed bungalow/ground floor maisonette
428	One adult	No	Housing association rent	1 bed maisonette
433	Two adults, one child, one young adult	No	Owner occupier	4 bed house
443	One adult	No	Owner occupier	2 bed bungalow
445	One adult	No	Housing association shared ownership	1 bed maisonette
445a	One adult	No	Housing association shared ownership	1 bed maisonette

447	Two adults	Ground floor property required	Owner occupier	2 bed bungalow
455	Two adults	No	Owner occupier	2 bed house
456	One adult	No	Housing association rent	1 bed bungalow/ground floor maisonette
457	One adult	No	Housing association rent	1 bed maisonette
457a	One adult	No	Housing association shared ownership	1 bed maisonette
464	Two adults	No	Owner occupier	2 bed bungalow
472	One adult	No	Housing association rent	1 bed maisonette

Appendix C – Property search

Property search conducted September 2017.

Agent/Seller	Street	No. of bedrooms	Property type	Price £
Jeremy McGinn & Co	Rivermead Court	1	apartment	110,000
Connells	Old School Mead	2	apartment	130,000
Peter Dickenson Ltd	High Street	2	apartment	125,000
Connells	Orchard Close	2	detached house	205,000
PurpleBricks	Ash Place	2	end of terrace house	197,500
PurpleBricks	Jubilee Close	2	end of terrace house	180,000
Peter Dickenson Ltd	Saxonfields	2	end of terrace house	156,950
Jeremy McGinn & Co	Lambert Court	2	flat	125,000
John H Cranmer & Co	Crompton Avenue	2	maisonette	134,950
Peter Dickenson Ltd	Warner Court	2	mews house	289,950
Jeremy McGinn & Co	St Laurence Way	2	mid-terrace house	190,000
Jeremy McGinn & Co	St Laurence Way	2	mid-terrace house	180,000
Your Move	The Bank	2	mid-terrace house	160,000
Belvoir	Scott Close	2	mid-terrace house	159,950
Peter Dickenson Ltd	Rowan Place	2	semi-detached house	199,950
PurpleBricks	Orchard Close	2	semi-detached house	195,000
RA Bennett & Partners	Quinneys Court	2	semi-detached house	180,000
Sanders & Sanders	Marleigh Road	2	semi-detached house	169,995
Andrew Grant	Quinneys Court	2	semi-detached house	165,000
Belvoir	Wadleys Close	2	semi-detached house	162,500
Bovis Homes	Rush Lane	3	detached house	355,995
Bovis Homes	Rush Lane	3	detached house	349,995
Jeremy McGinn & Co	Stepping Stones	3	detached house	295,000
Jeremy McGinn & Co	The Bank	3	detached house	285,000
Peter Dickenson Ltd	Icknield Close	3	detached house	279,950
Sanders & Sanders	Court Way	3	detached house	265,000
Connells	Court Way	3	detached house	265,000
PurpleBricks	Stepping Stones	3	detached house	250,000
PurpleBricks	The Leys	3	mid-terrace house	189,950
RA Bennett & Partners	Chestnut Way	3	semi-detached house	240,000
Jeremy McGinn & Co	Russet Way	3	semi-detached house	240,000
PurpleBricks	Wessons Road	3	semi-detached house	220,000
Connells	Wessons Road	3	semi-detached house	220,000
Reeds Rains	Westholme Road	4	detached bungalow	320,000
Peter Clarke & Co	Wellington Gardens	4	detached house	499,950
Peter Dickenson Ltd	Jacksons Meadow	4	detached house	485,000
Peter Clarke & Co	Wellington Gardens	4	detached house	460,000
Peter Clarke & Co	Wellington Gardens	4	detached house	460,000
Peter Clarke & Co	Wellington Gardens	4	detached house	455,000
Peter Clarke & Co	Wellington Gardens	4	detached house	450,000

Peter Clarke & Co	Wellington Gardens	4	detached house	450,000
Bovis Homes	Rush Lane	4	detached house	449,995
PurpleBricks	Pippin Close	4	detached house	449,500
Peter Clarke & Co	Wellington Gardens	4	detached house	435,000
Connells	Victoria Road	4	detached house	425,000
Edwards Estate Agents	Victoria Road	4	detached house	425,000
PurpleBricks	St Laurence Way	4	detached house	425,000
Peter Clarke & Co	Wellington Gardens	4	detached house	410,000
Peter Clarke & Co	Wellington Gardens	4	detached house	410,000
Peter Clarke & Co	Old School Mead	4	detached house	400,000
Bovis Homes	Rush Lane	4	detached house	393,995
Peter Dickenson Ltd	Marine Drive	4	detached house	379,950
Taylor Wimpey	Waterloo Road	4	detached house	372,995
Peter Dickenson Ltd	Russet Way	4	detached house	359,950
Chatterton Estate Agents	Wharrad Close	4	detached house	350,000
Sanders & Sanders	Drayton Close	4	detached house	345,000
Doorsteps.co.uk	Bramley Way	4	detached house	335,000
Peter Dickenson Ltd	Pippin Close	4	detached house	329,950
PurpleBricks	Chestnut Way	4	detached house	325,000
Connells	Bramley Way	4	detached house	315,000
Jeremy McGinn & Co	St Laurence Way	4	detached house	300,000
PurpleBricks	St Laurence Way	4	detached house	290,000
PurpleBricks	Marleigh Road	4	detached house	260,000
Peter Clarke & Co	Steppes Piece	4	detached house	569,950
Connells	Old School Mead	4	end of terrace house	325,000
PurpleBricks	Copenhagen Way	4	semi-detached house	260,000
PurpleBricks	Lambourne Close	5	detached house	450,000
House Network	Chestnut Way	5	detached house	450,000
Jeremy McGinn & Co	Chestnut Way	5	detached house	425,000
Jeremy McGinn & Co	St Laurence Way	5	detached house	375,000

No. of bedrooms	Property type	Average £
1	apartment	110,000
2	flat/apartment/maisonette	128,738
2	detached house	205,000
2	end of terrace house	178,150
2	mews house	289,950
2	mid-terrace house	172,488
2	semi-detached house	178,741
3	detached house	293,243
3	mid-terrace house	189,950
3	semi-detached house	230,000
4	detached bungalow	320,000
4	detached house	400,541
4	end of terrace house	325,000
4	semi-detached house	260,000
5	detached house	425,000

No. of bedrooms	Property type	Average £
1	apartment	110,000
2	flat/apartment/maisonette	128,738
2	house	204,866
3	house	237,731
4	house	328,514
4	bungalow	320,000
5	house	425,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket