



SALFORD PRIORS HOUSING NEEDS SURVEY

**Commissioned by
Salford Priors Parish Council
in partnership with
Warwickshire Rural Community Council
and
Warwickshire Rural Housing Association**

**Analysis by Charles Barlow
Rural Housing Enabler for
Warwickshire Rural Community Council**

April 2008

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1. Summary of results

Approximately 600 Housing Needs Survey forms were distributed and 139 forms were returned. This equates to a response rate of 23%, which is considered reasonable for a survey of this type.

7 respondents expressed a need for alternative housing, although 1 of these was subsequently discounted. The remaining 6 housing needs are for:

Rented from a housing association

- 1 x 2 bedroom bungalow
- 3 x 2 bedroom flats or houses
- 1 x 2 bedroom house
- 1 x 3 bedroom house

2. Introduction

Salford Priors Parish Council commissioned a local Housing Needs Survey in March 2008. This was in response to an 'Action Point' in the Salford Priors Parish Plan 2005.

The aim of the survey was to collect accurate housing needs information for Salford Priors Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes for people with a local connection.

A Survey Form and Covering Letter were designed with input from Salford Priors Parish Council and the Rural Housing Enabler for Warwickshire Rural Community Council.

A copy of the Survey Form was delivered to every home in the Parish. Additional copies of the Form were available for people not currently living in Salford Priors. A copy of the Form can be seen as Appendix A to this Report.

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

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey Form. This asked for respondents' names and addresses and other sensitive information, e.g. financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed Survey Forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in early April 2008.

3. Planning context

Planning policy at all levels {national, regional and local} imposes considerable restraint on the development of new homes in rural areas. There is, however, capacity for this restraint to be relaxed, but only where new homes are intended to meet locally identified needs.

Policy COM.1 of the Stratford on Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new 'local needs' housing in Local Centre Villages and Main Rural Centres. Salford Priors is classified as a Local Centre Village.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional 'top-down' approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as 'Local Choice' schemes and can include both affordable housing and market housing.

There are a number of useful definitions in this context:

1. **'Local need'** refers to need originating or relating to the settlement in question, i.e. Salford Priors.
2. A household is considered to have a local connection if it meets one or more of the following **'Local connection criteria'**:
 - An individual who was born in the Parish
 - An individual who currently lives in the Parish and has done so for at least 12 months

- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member resident in the Parish for at least 3 continuous years

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

4. 'Market housing' or 'Owner-occupier housing' is defined as homes available to buy outright.

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

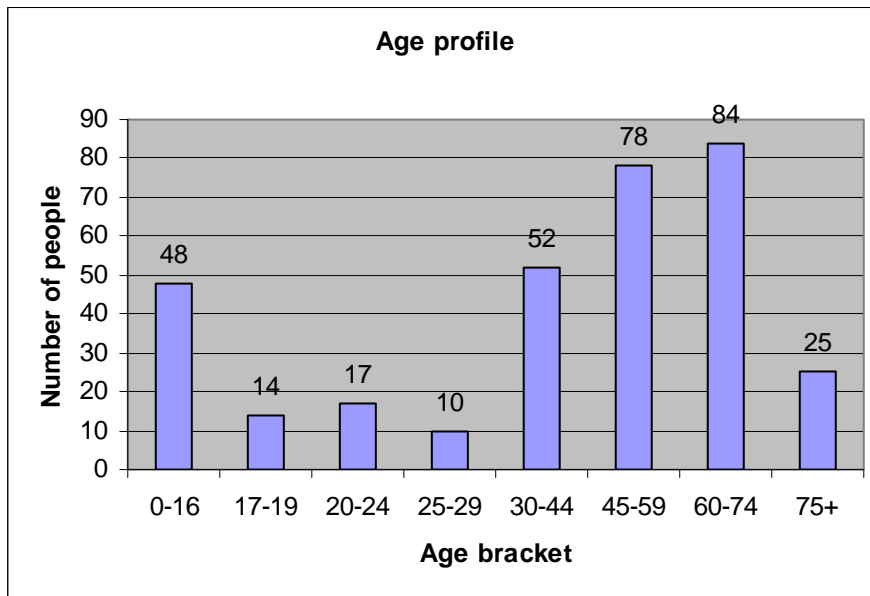
4. Results – Contextual information

A total of 139 Survey Forms were returned equating to a response rate of 23%. 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 in principle to the idea of a small housing scheme to meet local needs.
3. To state opposition to the idea of a housing scheme.

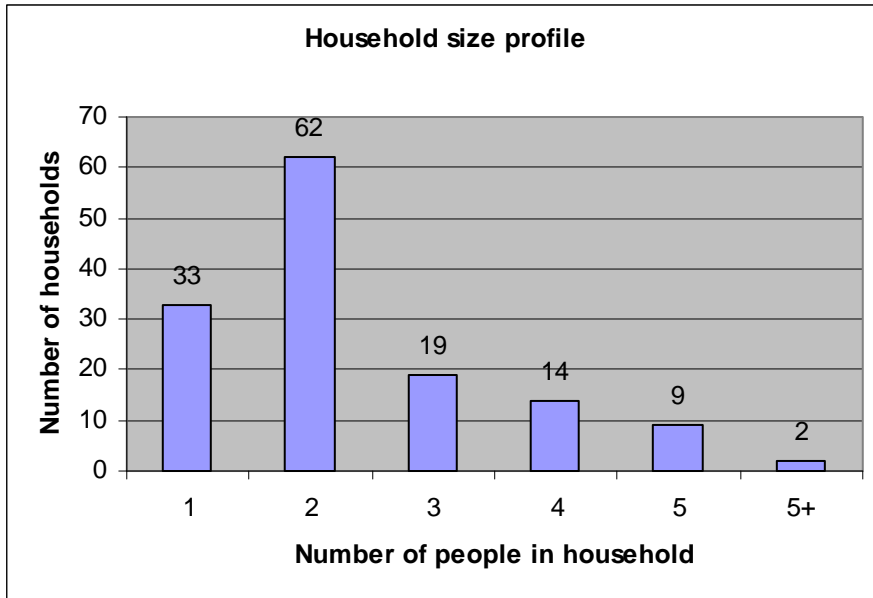
i) Age profile (139 responses, 328 people)

The following chart shows the age profile captured by the Survey returns. In common with many Warwickshire parishes, the chart shows an ageing population, with 57% of people aged 45 years or over. Encouragingly though, the number of children in the age bracket 0–16 years and adults in the age bracket 30-44 years indicates a relatively high number of young families. In terms of the future sustainability of the Parish, this is a healthy sign.



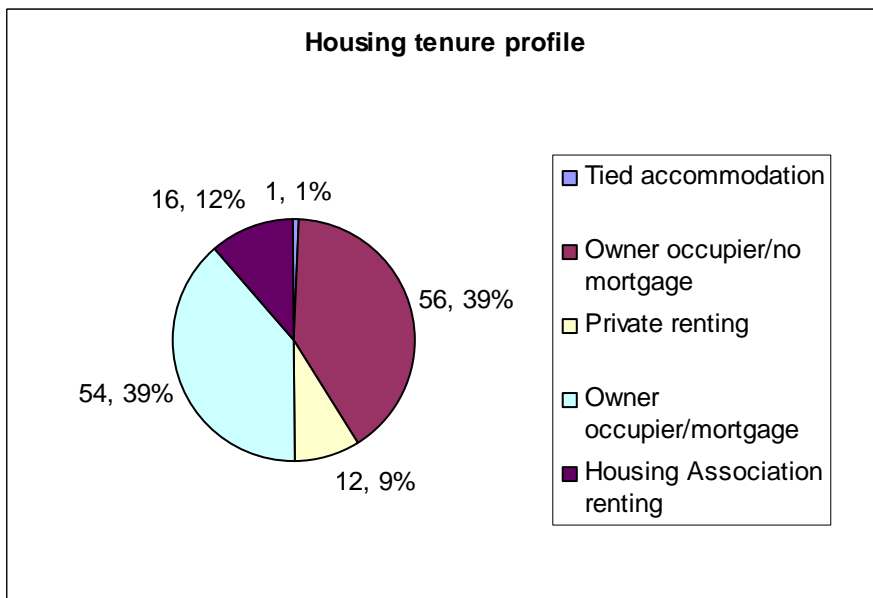
ii) Household size profile (139 responses)

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of 1 and 2 person households as indeed do the majority of local Housing Needs Surveys. The mean average household size is 2.36 people; slightly lower than the Census 2001 figure for Salford Priors Parish of 2.37 people.



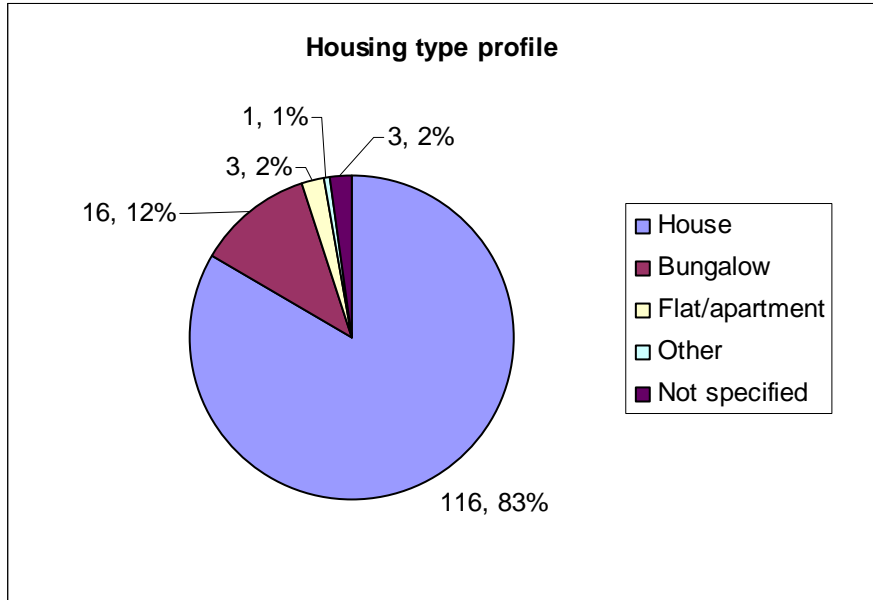
iii) Housing tenure profile (139 responses)

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 78% of the total. Tenures traditionally considered to be within the 'social sector' represent just 12% of the total.



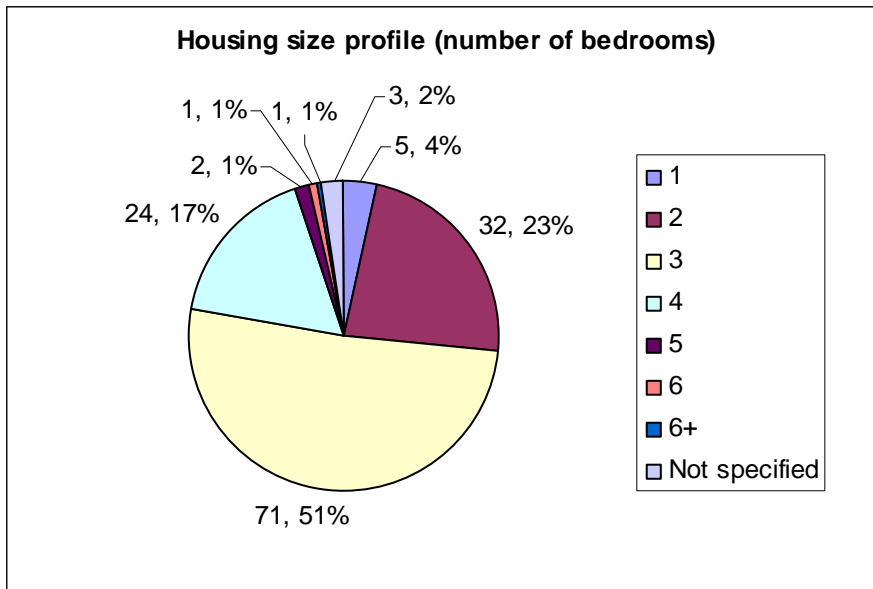
iv) Housing type profile (139 responses)

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



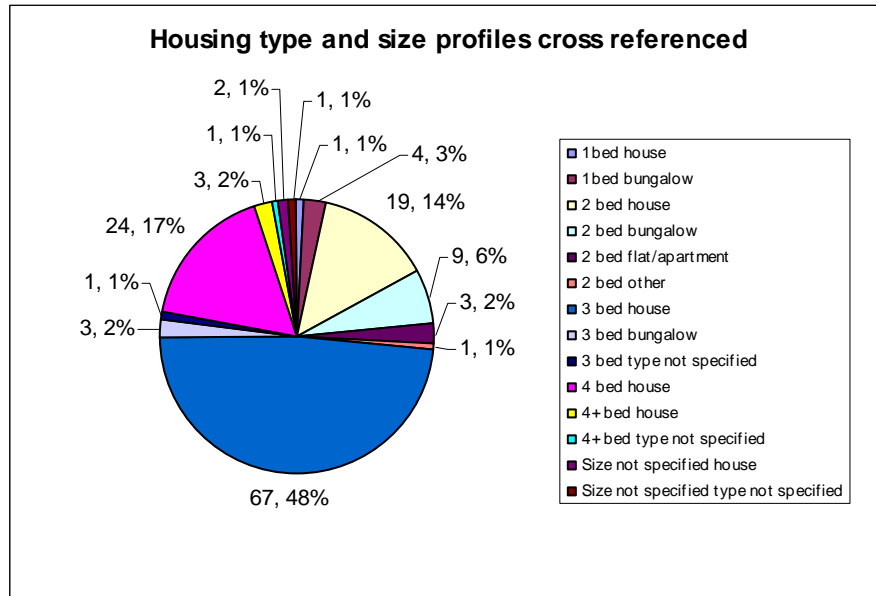
v) Housing size profile (139 responses)

The following chart shows the sizes of homes that respondents live in. 3 bedroom homes represent over 51% of the total.



vi) Housing type and size profiles cross referenced (139 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 bedroom houses emerge as the largest single factor.

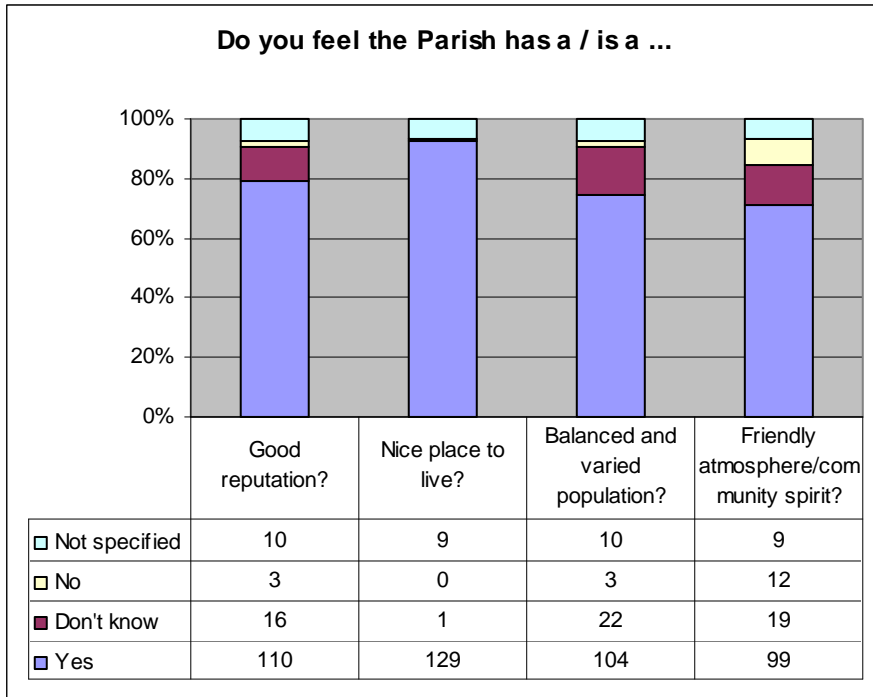


vii) Life in the Parish: positive and negative aspects (139 responses)

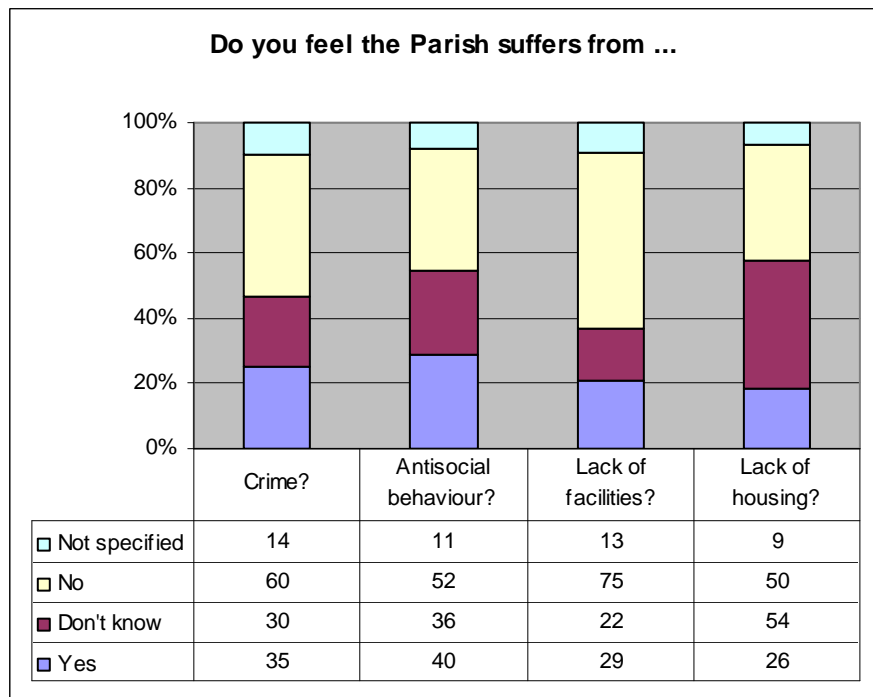
Respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Salford Priors.

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

The first chart shows respondents' views on the benefits to living in Salford Priors. The majority of respondents thought the Parish had a good reputation, was a nice place to live and had a balanced and varied population and a friendly spirit.



The second chart shows respondents' views on negative issues that might exist in the Parish. A minority of people perceive there to be issues with crime, antisocial behaviour, lack of facilities and lack of housing.



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

Lack of facilities

Key issue	Number of respondents' comments
Need for youth facilities	5
Need for a better bus service	3

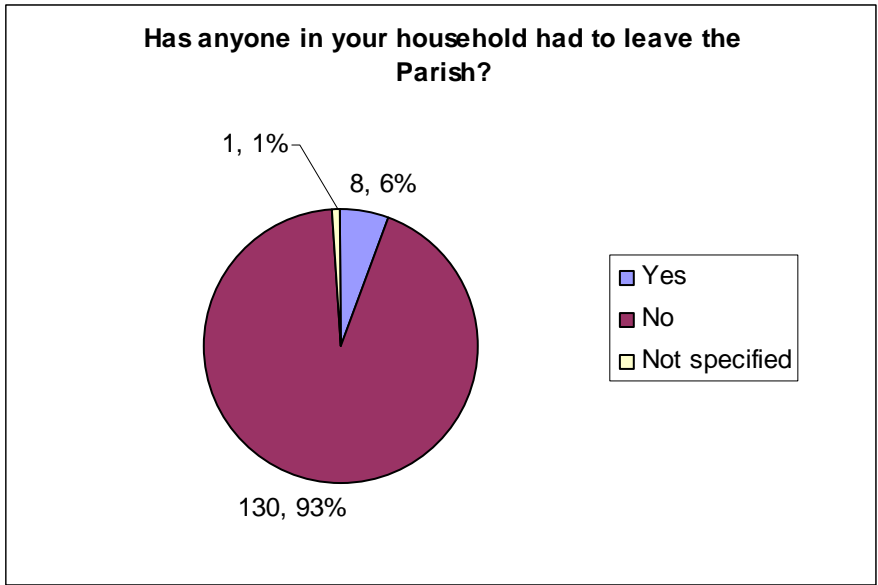
Lack of housing

Key issue	Number of respondents' comments
Need for additional affordable housing generally	7
Need for additional affordable housing specifically for younger people	6
Need for starter homes	6
Need for bungalows/older persons housing/supported housing	5

N.B. - Some of the respondents who made reference to 'starter homes' may actually have been referring to housing association rented and shared ownership homes. Although starter homes have traditionally been considered to be owner-occupied housing, this perception is now changing.

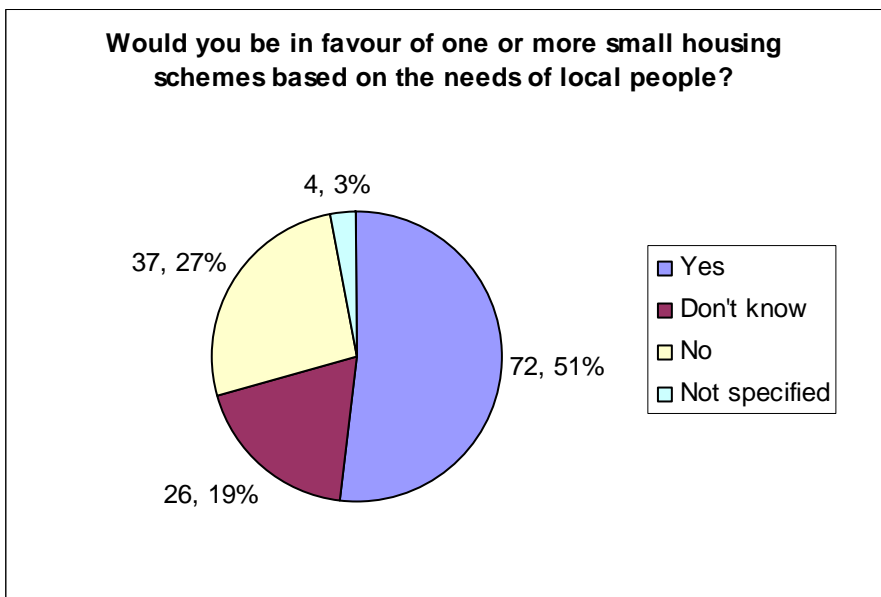
viii) Outward migration from the Parish (139 responses)

Respondents were asked whether anyone in their household had had to leave the parish in the last 5 years because no affordable/suitable housing was available. The following chart shows the overall response.



ix) Support for one or more small housing schemes based on local needs (139 responses)

The chart below shows the level of support amongst respondents for one or more small housing schemes to meet the needs of local people being built in the Parish. The chart shows there is a high level of support amongst respondents for one or more small schemes. Only 27% of respondents would oppose such development. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



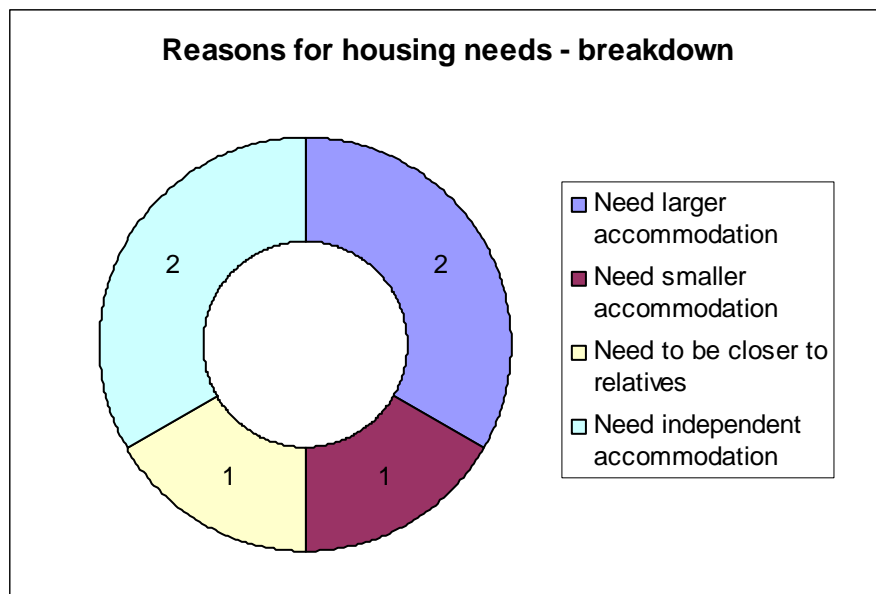
5. Results – Housing needs information

Out of the 139 responses to the Survey, 7 individuals or households expressed a need for alternative housing. However, 1 of these housing needs was subsequently discounted because the respondent could meet their need from existing owner-occupier housing stock in the Parish.

Section 5 provides a detailed breakdown of information from the remaining 6 respondents.

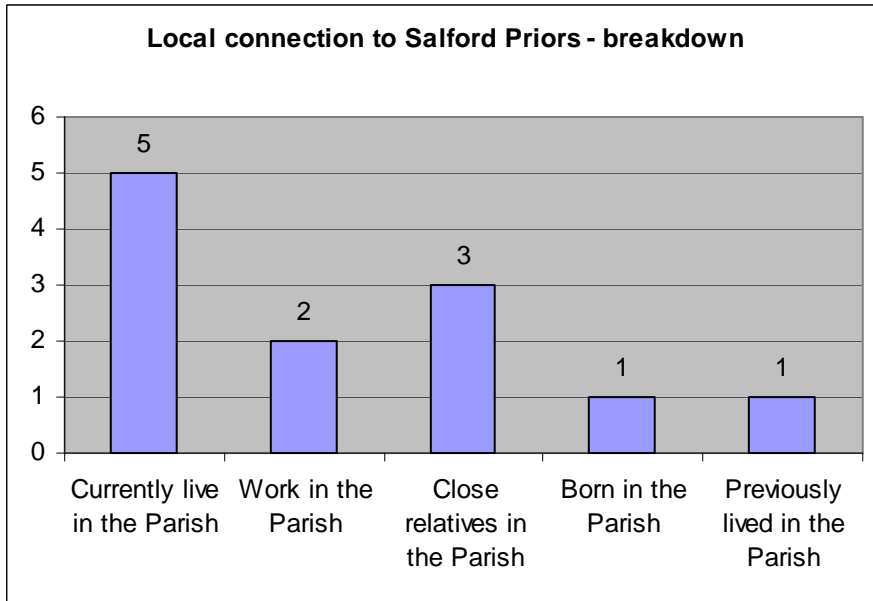
i) Reason(s) for housing needs – breakdown (6 responses)

The following chart shows the reasons for the 6 respondents' housing needs. Where more than one reason was specified, the first reason shown on the Survey Form was counted.



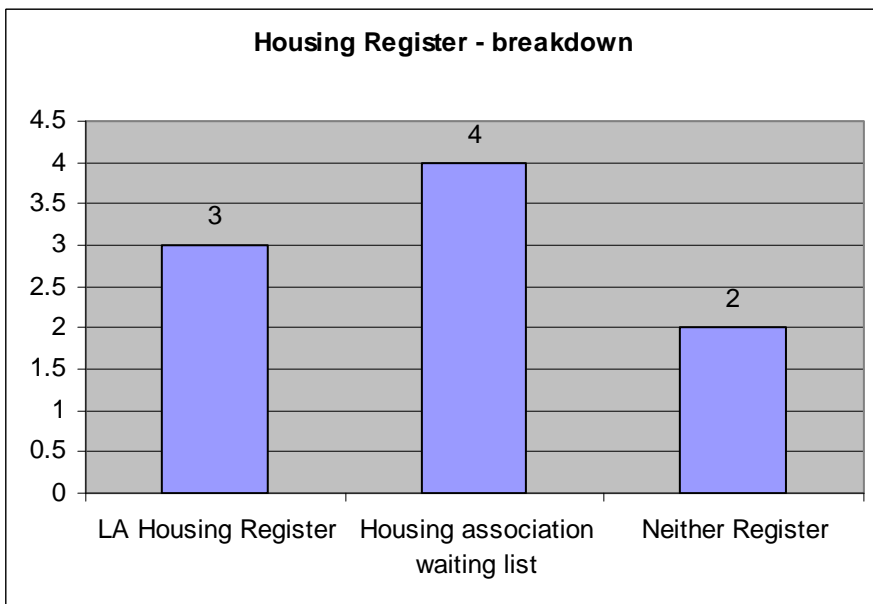
ii) Local connection – breakdown (6 responses)

The following chart shows the types of local connection that the 6 respondents have. The 1 respondent that was not currently living in the Parish had previously lived in the Parish.



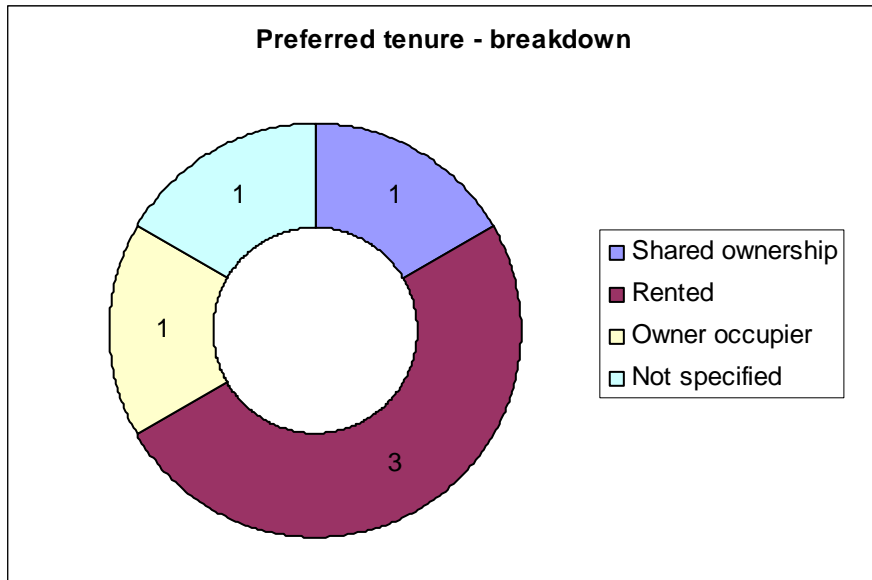
iii) Housing Register / Waiting List – breakdown (6 responses)

The following chart shows the number of respondents on the Local Authority Housing Register and/or a housing association waiting list. The number of non-registered respondents is not untypical.



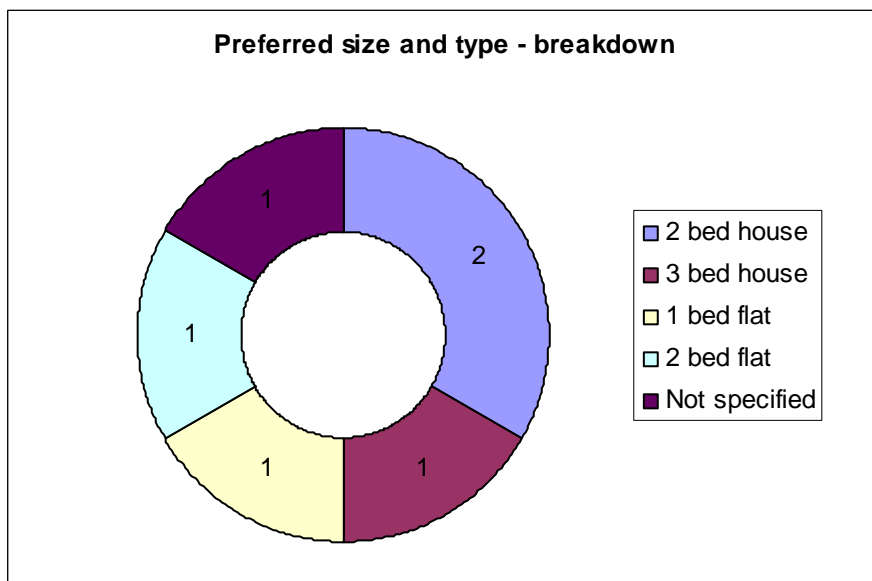
iv) Preferred tenure – breakdown (6 responses)

The preferred tenures of the 6 respondents are shown in the following chart.



v) Preferred size and type – breakdown (6 responses)

The preferred sizes and types of accommodation expressed by the 6 respondents are shown in the following chart.



6. Determination of specific housing needs

The following table shows the specific housing needs of the 6 respondents. A number of rules were used to compile this table:

- Where a respondent indicated a preference for a 1 bedroom affordable home they were classified as being in need of a 2 bedroom home. There are three reasons for this: 1.) The possibility of a 1 bedroom home sitting vacant for a period of time, 2.) The extra flexibility that a 2 bedroom home provides and 3.) The possibility that a household will grow and require additional space in the future.

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

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

1 housing need was classified as being for 2 bedroom accommodation, even though the respondent's original preference was for a 1 bedroom home.

- Where a respondent indicated a preference for owner-occupied housing their ability to afford this was checked using the income and mortgage capacity information they provided. Research was carried into the turnover and prices of existing owner-occupier housing in the Salford Priors area and this can be seen as Appendix C to this Report. If a respondent could not afford owner-occupied housing then they were reclassified as being in need of shared ownership housing.
- Where a respondent was in need of owner-occupied housing and they were able to afford this, their need was assessed against the turnover of existing owner-occupied properties in the Parish. The purpose of this was to determine whether the turnover could accommodate this need, rather than building a new home. Appendix C was used to guide this assessment.

1 owner-occupied need was discounted from the results of the Survey because the need could be accommodated through the turnover of existing properties in the Parish.

- Where a respondent indicated a preference for shared ownership their ability to enter into a shared ownership arrangement was assessed. The mortgage the respondent could raise was compared against a 50% share (the usual starting % for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they could not do so they were re-classified as being in need of rented accommodation from a housing association.

Local connection verified	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
Yes	Not specified	Not specified	Rented	2 bed bungalow
Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Shared ownership	1 bed flat	Rented	2 bed flat or house
Yes	Owner occupier	2 bed house	Rented	2 bed flat or house
Yes	Rented	2 bed house	Rented	2 bed house
Yes	Rented	3 bed house	Rented	3 bed house

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

7. Conclusions

There is need for 6 new homes in Salford Priors for people with a local connection. The specific needs are for:

Rented from a housing association

- 1 x 2 bedroom bungalow
- 3 x 2 bedroom flats or houses
- 1 x 2 bedroom house
- 1 x 3 bedroom house

8. Recommendations

It is recommended that an exercise be carried out to identify a suitable piece of land, or pieces of land, to meet the 6 housing needs identified through this Survey. Partners in this exercise should include:

- The Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

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

9. Acknowledgements

Gratitude is expressed to all those who helped to deliver Survey Forms.

10. Contact information

Charles Barlow
Rural Housing Enabler, Warwickshire Rural Community Council
25 Stoneleigh Deer Park
Stareton
Kenilworth
CV8 2LY
Tel: 02476 217343
Email: charlesb@wrccrural.org.uk

Mr Michael Philpott
Clerk to Salford Priors Parish Council
29 Ebsdorf Close
Bidford on Avon
B50 4FQ
Tel: 01789 491336 or 01789 772934
Email: michael.philpott3@btinternet.com



SALFORD PRIORS PARISH COUNCIL

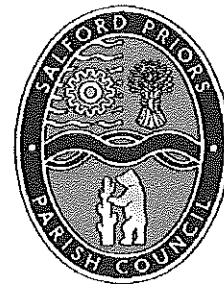
(Warwickshire)

www.salfordpriors.gov.uk

Chairman: Cllr. K.A. James Tel. No. 01789 772338

Clerk: Mr. M.J. Philpott, 29 Ebsdorf Close, Bidford on Avon,
Alcester, B50 4FQ.

Tel. No. 01789 491336 (Office) 01789 772934 (Home)



March 2008

Dear Householder,

HOUSING NEEDS SURVEY

The Salford Seven Parish Plan 2005 indicated that a lack of affordable housing is an issue for many sectors of the community. The plan also indicated that there is inadequate special housing provision for elderly residents and residents with a disability. A lack of affordable housing and housing to meet particular needs is an issue for many rural communities, which often leads to local people being forced to move away.

As the first step towards addressing these housing issues the Parish Council has commissioned a detailed Housing Needs Survey. **The Survey is for everyone, however, not just people with a housing need.** The issues in the first part of the Survey Form will help to compile a profile of residents and some general points about life in the Parish. **We need your help and ask all households to complete a Survey Form.**

The Survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC) and Warwickshire Rural Housing Association (WRHA). When the Survey is complete the Parish Council will consider the results and work together with WRCC, WRHA and Stratford on Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Salford Priors at the present time. They do, however, need to have a strong local connection, e.g. they work in the Parish or they have close relatives in the Parish or they were born in the Parish or they previously lived in the Parish but moved away to find suitable housing. If you know of anyone with a strong connection to the Parish but currently living elsewhere, please encourage them to contact Charles Barlow the Rural Housing Enabler for Warwickshire Rural Community Council on 02476 217343 or email charlesb@wrccrural.org.uk so that a Survey Form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all Survey Forms.

Forms should be returned by 31 March 2008 in the 'Freepost' envelope provided.

Thank you for your help in conducting this Survey.

Yours faithfully

Councillor Kim James

Chairman of Salford Priors Parish Council

SALFORD PRIORS HOUSING NEEDS SURVEY

PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

Q1 YOUR HOUSEHOLD

Number of people in your household that fall into each age category (Please specify the number for each category)	0-16 years		30-44 years	
	17-19 years		45-59 years	
	20-24 years		60-74 years	
	25-29 years		75 + years	

Q2 YOUR HOUSING CIRCUMSTANCES

Housing tenure (Please tick)	Tied accommodation <input type="checkbox"/> Owner occupier/no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing association shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
No. of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+ bed <input type="checkbox"/>

Q3 LIFE IN THE PARISH

Do you feel the Parish (Please tick)	Has a good reputation? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> Is a nice place to live? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> Has a balanced and varied population? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> Has a friendly atmosphere/community spirit? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
Do you feel the Parish (Please tick)	Suffers from crime? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> Suffers from anti-social behaviour? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> Suffers from a lack of facilities? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> If 'YES', what facilities? Suffers from a lack of housing? Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/> If 'YES', what type of housing?

Has anyone in your household had to leave the Parish in the last 5 years because no affordable/suitable housing was available? (Please tick)	Yes <input type="checkbox"/> No <input type="checkbox"/>
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Would you be in favour of one or more SMALL (average 6 units) housing schemes based on the needs of LOCAL people being built in the Parish? (Please tick)	Yes <input type="checkbox"/> Don't know <input type="checkbox"/> No <input type="checkbox"/>
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ADDITIONAL COMMENTS

PART 2 – TO BE COMPLETED ONLY IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT CHARLES BARLOW, RURAL HOUSING ENABLER (CONTACT DETAILS ON THE BACK PAGE) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

Name	
Address	
Telephone no. (Home)	
Telephone no. (Work)	
Date of Birth	
Current housing tenure (Please tick)	Tied accommodation <input type="checkbox"/> Owner occupier/no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing assoc. shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current housing type (Please tick)	House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
Current number of bedrooms (Please tick)	1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/>

Q2 THE REASON FOR YOUR HOUSING NEED

Why do you need alternative accommodation? (Please tick)	Need larger accommodation <input type="checkbox"/> Need smaller accommodation <input type="checkbox"/> Need physically adapted accommodation <input type="checkbox"/> Need less expensive home <input type="checkbox"/> Need to be closer to relatives <input type="checkbox"/> Need to be closer to employment <input type="checkbox"/> Need to be closer to a carer or dependent <input type="checkbox"/> Need secure accommodation <input type="checkbox"/> Need supported accommodation <input type="checkbox"/> Need independent accommodation <input type="checkbox"/> Other <input type="checkbox"/> (please specify):
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Q3 YOUR LOCAL CONNECTION

Do you / have you / were you (Please tick all boxes that apply)	Currently live in the Parish? <input type="checkbox"/> If so, for how long? years Work in the Parish? <input type="checkbox"/> Close relatives in the Parish? <input type="checkbox"/> Born in the Parish? <input type="checkbox"/> Previously lived in the Parish? <input type="checkbox"/> If so, for how long? years
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Q9 ETHNICITY MONITORING

Please specify the number of people in each group			
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Other White background		Bangladeshi	
Mixed		Other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Other Mixed background		Other Black background	
Chinese		Other (please state below)	
Chinese			

THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 31 MARCH 2008

If you have any questions regarding this Survey or you require additional Survey Forms, please contact Charles Barlow, Rural Housing Enabler for Warwickshire Rural Community Council. Address: 25 Stoneleigh Deer Park Business Centre, Abbey Park, Stareton, Kenilworth. CV8 2LY.
Telephone: 02476 217343.
Email: charlesb@wrccrural.org.uk

ADDITIONAL INFORMATION ON PROPERTY TYPES

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent, some for shared ownership and some for owner occupation.

Rented properties would be available to people with a strong local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'Right To Buy' available to tenants.

Shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value, should this occur.

Any new owner occupied homes would reflect locally identified needs and be subject to local occupancy restrictions.

Appendix B

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

- 1.) Very few small villages have the infrastructure to support additional housing. 2.) Only when 'older generations', i.e. grandparents/parents sell their property to 'outsiders' for a capital gain do young people lose their opportunity to continue living in the parish where they have grown up.
- Affordable housing is on the market for sale but there are no takers, so why build more?
- Consideration needs to be given to local resources, e.g. schools, roads and transport. We want to be a community, not a commuter village such as Quinton - over developed and vacant feeling. Housing in Parish includes some of the most affordable in area - part buy/part rent scheme appear to reflect these prices in local area, e.g. in Bidford, however exclude people who are not in specific categories, e.g. someone older, wishing to downsize and release capital to meet health need etc. is not eligible. National project not meeting local needs.
- Depends on where built!
- Depends where!! Not more executive houses. They do not support our shop or pubs or send their children to our school. Family housing near school and shop.
- Don't want too much growth. Keep small village. Depends where and not too much.
- I am a dinosaur and know that as such I will be disregarded in favour of people with less experience.
- I have ticked Yes but the answer would be No if schemes turned out to be not for local people.
- I think it's time we were on main drains.
- I would oppose any building in the Village as surely this would take place on green belt land. Continuously building does not stop housing needs and eventually this Village would become a town. The 'need' for additional housing does not make sense as either you already live

here, in which case you don't need a house or you want to move to the Village and it's tough if you can't afford to. If the Government had not sold off so much property in the 1st place then we wouldn't have such housing needs now.

- Interesting debate as to who is the "Head of the Household". What about the usual "job share" arrangements?! There is a serious problem with the price of bus fares to Stratford upon Avon - very expensive.
- More houses needed for local people without drug addiction or single parents.
- My daughter got married in Dec 07 and her and her husband would love to buy locally - at the moment they are renting in Bidford and trying to save for a deposit but it's all too expensive. There are no houses in Salford they can afford.
- My family have been welcomed with open arms by the Salford community and my children have settled exceedingly quickly, though trying to find a house with a 3rd bedroom so they don't have to share is extremely difficult and frustrating as we don't want to move again from the Village. My children go to school at Alcester with all their friends. I don't want to change this. I am acutely aware of housing shortages but we are so overcrowded at the flat, we have to keep trying for a 3 bed roomed in Salford Priors.
- My husband and I both work, neither of us are 'Head of the Household' and I'm sure you'll find many more people are the same - please in future do not refer to this old fashioned phrase.
- New housing must have adequate garden space.
- Small six units. Depend on shape and size. Not 6 units in space for 3.
- There are no facilities. Young people hand around knocking over lamp posts and road signs because they are bored! Before building any other houses the Village needs to think how big it wants to get and how it will cope!! There is very little for children to do and the local WI even complained about the Brownies and Guides being in the Village Hall!! Salford ideally needs more young families as the wide open space is great for small children. However it does need to find an outlet for some of the youth of the Village to channel their energy into. The worst case scenario would be to build flats....a complete eyesore.
- There was a shortage of singles housing when I was looking 3 years ago. I don't know if this has changed but property prices are still far too high compared to average income. The basis rate of pay is not in line with inflation, even more hard if only one wage coming into home. This sadly is the case and not just in Salford Priors. I am fortunate enough

.... (comment edited to avoid personal identification, but respondent has met their own housing needs through personal circumstances). I object to rise in rates when I don't see any additional services.

- This Survey is a good idea - proactive response by a good Parish Council.
- When additional housing is built (social housing particularly) we seem to have an influx of single people and single parent families from outside the area. I believe that our village has been used as a 'dumping ground' for problem families. There are only so many of these that a small population can absorb and we have reached our limit.
- Where?
- Would depend on the location. Wouldn't want it to add to concerns around the local flooding.
- Yes' if local applies to Village, 'No' if it applies to larger area.

Appendix D

Local connection verified	Household composition	Reason for need	Need support	Preferred tenure	Preferred size/type	Actual tenure	Actual size/type
Yes	Older couple	Need smaller accommodation	Possibly	Not specified	Not specified	Rented	2 bed bungalow
Yes	Single person	Need to be closer to relatives	Yes	Rented	2 bed flat	Rented	2 bed flat or house
Yes	Single older person	Need independent accommodation	No	Shared ownership	1 bed flat	Rented	2 bed flat or house
Yes	Couple	Need independent accommodation	No	Owner occupier	2 bed house	Rented	2 bed flat or house
Yes	Family of 2 (1 child)	Need larger accommodation	No	Rented	2 bed house	Rented	2 bed house
Yes	Family of 3 (2 children)	Need larger accommodation	No	Rented	3 bed house	Rented	3 bed house