

Beckford, Overbury, Conderton and Ashton under Hill

Housing Needs Survey

Analysis of Survey Results

February 2020

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1. Introduction

Wychavon District Council have undertaken a housing needs survey of the Beckford, Conderton, Overbury and Ashton under Hill, on behalf of Fortis Living.

774 imail cards were delivered to households within the Parishes of Beckford, Conderton, Overbury and Ashton under Hill. The survey was designed for every household within the Parish to complete the survey via the online link provided on the imail card. Please see appendix one (at the end of this report).

The imail card provided a website address for residents to complete the survey online, or residents could contact the housing team to request a paper copy of the survey to be sent to their property address, a pre paid reply envelope was also included.

Five respondents contacted the housing team to request a paper copy of the survey, and one survey was completed over the telephone. One resident made contact with the housing team, but refused to complete the survey over the telephone or have a copy sent out to them.

The deadline for responses to this survey was Friday 24th January 2020. In total 48 valid responses were received, showing a response rate of 6.2%. With a 95% reliability factor the data is to be true to a margin of error + / - 14.0%.

	Postal	Online	Telephone	
Total Surveys	3	44	1	
%	6%	92%	2%	

2. Analysis

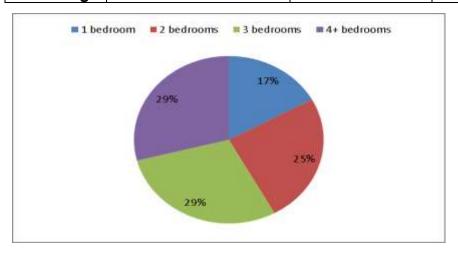
Which parish do you live in?

	Beckford	Overbury	Conderton	Ashton under Hill
Total Response	26	1	2	16
% based on total parish	9.1%	1%	6.5%	4.4%

Three respondents did not state which parish they lived within.

How many bedrooms does your current home have?

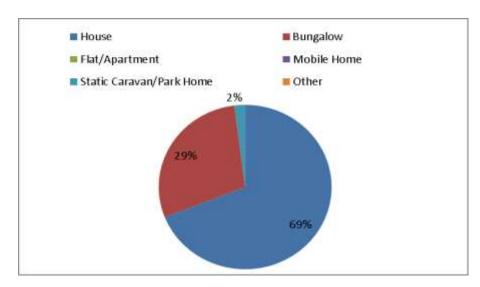
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Number	8	12	14	14
Percentage	17%	25%	29%	29%



The majority of respondents stated that they were currently living in a property with either three bedrooms or 4 + bedrooms (totalling 58%). A further 25% stated 2 bedrooms, and 17% stated 1 bedroom.

What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	33	14	0	0	1	0
Percentage	69%	29%	0%	0%	2%	0%

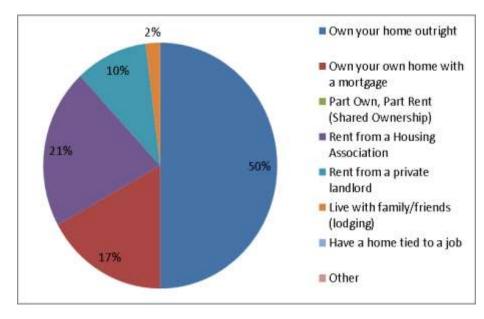


Thirty three (69%) of respondents stated that they lived in a house, fourteen (29%) stated a bungalow, and one (2%) stated that they lived in a static caravan/park home.

No responses were received from anyone living in a flat or mobile home.

Do you....

	Number	Percentage
Own your home outright	24	50%
Own your own home with a mortgage	8	17%
Part Own, Part Rent (Shared Ownership)	0	0%
Rent from a Housing Association	10	21%
Rent from a private landlord	5	10%
Live with family/friends (lodging)	1	2%
Have a home tied to a job	0	0%
Other	0	0%



50% of the respondents stated that they owned their home outright, with a further 17% stating that they owned their own home with a mortgage.

21% stated that they rent from a housing association, 10% from a private landlord and 2 % are living with friends and family or a lodger.

No one has a shared ownership property or had accommodation tied to employment.

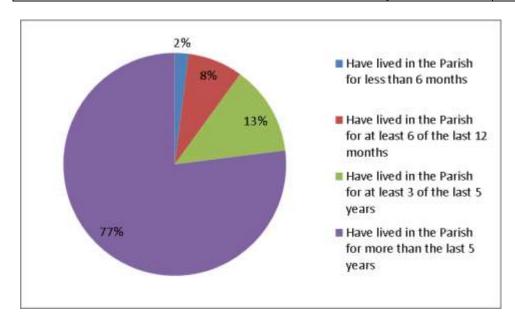
Ages of the people in your household

Under 10 years of age	5 households with 1 or 2 members
10 – 15 years of age	4 households with 1,2 or 3 members
16 – 17 years of age	3 households with 1 member
18 – 34 years of age	8 households with 1 or 2 members
35 – 54 years of age	9 households with 1 or 2 members
55 – 64 years of age	15 households with 1, 2 or 5+ members
65 + years of age	28 households with 1 or 2 members

Do any of the following apply to any members of your household?

This question is determined to find a local connection or need to live in the Parish due to immediate family or employment for example. This is line with the Home Choice Plus Allocations Policy for the allocation of affordable homes.

	Number	Percentage
Have lived in the Parish for less than 6 months	1	2%
Have lived in the Parish for at least 6 of the last 12 months	4	8%
Have lived in the Parish for at least 3 of the last 5 years	6	13%
Have lived in the Parish for more than the last 5 years	37	77%



All those respondents who responded to the survey stated that they have a local connection to the parish and currently live within one of the four parishes included.

Four (4) households stated that they also had employment within the parish and one (1) cares for someone within the parish.

Your Future Need

Are you or anyone in your household likely to need alternative housing?

Ten (10) households stated that they were looking for alternative accommodation within the next five years. The responses are detailed in the table below:

	In the next twelve months	1 to 3 years	3 - 5 years
Number	2	5	3
Percentage of those	20%	50%	30%
requiring to move			

How many people will require this housing?

This question is asked to determine the reasons for the households requiring additional housing within the next 5 years. The below table lists those looking to move in the next 5 years:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing			
to move	Need a larger home	Need a cheaper home	Need a larger home
	(1)	(1)	(1)
	Need to set up an	Need a smaller home	Need a specially
	independent home (1)	(1)	adapted home (1)
		Need a specially	Other (1)
		adapted home (2)	
		Need to set up an	
		independent home (1)	

One respondent stating 3-5 years, gave the following reason:

What is the main reason for needing to move:

Reason	Household Make Up	Property Tenure (to move to)
Need to set up an independent	16 – 17 (1)	Rent from a housing
home		association
Need a larger home	Age not stated	Buy on the open market
Need a cheaper home	Under 10 (1)	Private Rent
	18 – 34 (1)	
	35-54 (1)	
Need a smaller home	55-64 (1)	Buy on the open market
Need a specially adapted	55-64 (2)	Buy on the open market
home	65+ (1)	
Need to set up an independent	55-64 (2)	Self Build
home		
Need a specially adapted	65+ (2)	Buy on the open market
home		

What might prevent you from fulfilling your future need?

Respondents were able to select all options that applied.

	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	9	5	0	0
Percentage	64%	36%	0%	0%

[&]quot;Rooftop have no appetite to address problems that their tenants cause for nearby home owners. This can make it difficult for home owners to sell their properties further down the line. Rooftop really does need to look at its responsibilities to all as a landlord."

Would you prefer to? (One respondent did not complete the guestion fully).

	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Other
Number	5	0	2	1	2	0
Percentage	50%	0%	20%	10%	20%	0%

Of those respondents stating that they will need to move within the next 5 years, 50% stated that they would like to purchase on the open market, 20% stated rent from a housing association or self build, and 10% stated that they wished to rent from a private landlord.

What is your total gross annual household income?

This question received responses only from those wishing to buy on the open market, self build or shared ownership.

	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over
Number	1	0	2	0	1	1
Percentage	20%	0%	40%	0%	20%	20%

Two respondents stated they did not wish to state their gross household income.

What deposit can you afford?

This question received responses only from those wishing to buy on the open market, self build or shared ownership.

	Less than £3000	£3,000- £9,999	£10,000- £19,999	£20,000- £29,999	£30,000- £39,999	£40,000- £49,999	More than £50,000
Number	1	1	0	0	1	0	1
%	25%	25%	0%	0%	25%	0%	25%

Three respondents stated that they did not wish to state the amount of deposit they had available to them.

If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?

This question received responses only from those wishing to buy on the open market, self build or shared ownership.

	Up to £199,999	£200,000- £249,999	£250,000- £299,999	£300,000- £349,999	£350,000- £399,999	£400,000 plus
Number	2	1	1	1	0	0
Percentage	40%	20%	20%	20%	0%	0%

Two respondents stated that they did not wish to state the amount that they could afford.

If rented accommodation is required, what amount can you afford to pay on a monthly basis? This was completed by those seeking rented accommodation only.

	Less than £400	£401- £500	£501- £600	£601- £700	£701- £800	£801 +
Number	1	1	0	1	0	0
Percentage	33.3%	33.3%	0%	33.3%	0%	0%

Is your Parish....?

Respondents were able to select all that applied to their household.

Respondents were asked if the parishes were a nice place to live, 47 out of the 48 respondents (98%) stated that it was.

	Friendly	Has good community spirit	Crime is an issue	Sought after location	Balanced/varied population
Yes	40 (83%)	25 (52%)	0 (0%)	31 (65%)	19 (40%)
No	8 (17%)	23 (48%)	48 (100%)	17 (35%)	29 (60%)

- 83% of respondents stated it was a friendly Parish to live within
- 52% of respondents stated that the Parish had a good community spirit
- 0% of respondents stated that they felt crime was an issue in the Parish
- 65% of respondents stated that they felt the Parish is a sought after location
- 40% of respondents stated that they felt the Parish has a balanced and varied population

Over the past three years, do you feel that your parish has:

Changed for the better	Not changed	Changed for the worse
5 (10%)	37 (77%)	6 (13%)

- The majority (77%) stated that the Parish had not changed in the last 3 years
- 13% stated they believed that the Parish had changed for the worse
- 10% felt that the Parish had changed for the better.

How much of a problem is traffic congestion?

Regular	Occasional	Not a problem
26 (58%)	10 (22%)	9 (20%)

Three respondents did not provide an answer to the question.

- 20% of respondents did not feel that traffic caused a problem
- 22% stated it was an occassional problem
- 58% felt that it was a regular problem

How much of a problem is parking?

Regular	Occasional	Not a problem
12 (29%)	11 (27%)	19 (44%)

Six respondents did not provide an answer to the question.

- The majority (44%) stated that they did not feel that parking is a problem
- 29% felt that parking was a regular problem
- 27% felt parking was an occasional problem

What is access to public transport like in your parish?

Regular	Irregular	No Access
25 (56%)	19 (42%)	1 (2%)

Three respondents did not provide a response to the question.

- The majority (56%) felt that there was regular access to public transport
- 42% stated that they believed public transport was irregular
- 2% felt that there is no access to public transport.

If regular public transport was available how often would you use it?

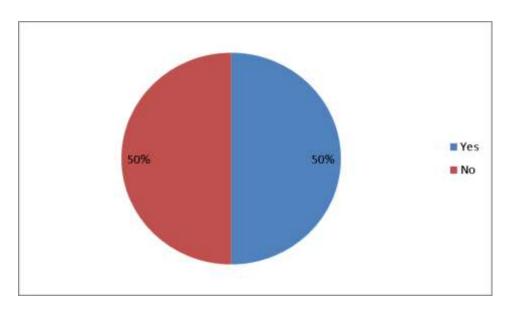
Sometimes	Frequently	Never
24 (56%)	11 (26%)	8 (18%)

Five respondents did not provide an answer to the question.

- The majority (56%) stated that if public transport was available that would sometimes use it
- 26% stated that if public transport was available they would use it frequently
- 18% stated that they would never use public transport.

Do you feel there are enough amenities in your parish?

Yes	No
24	24
(50%)	(50%)



Which of the following amenities would you like to see in your Parish?

Respondents were able to select all options that applied.

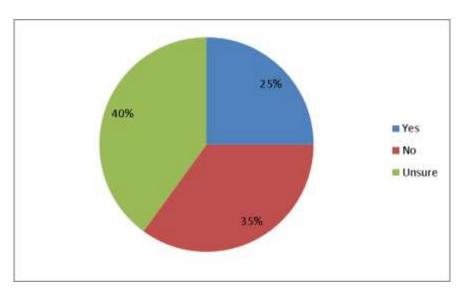
Pub	Restaurant	Fitness Facility	Local Shop	Social Events	Cycle Routes	Electric charge point	Public Footpath	Designated walking areas
1	1	5	17	4	5	5	4	4
2%	2%	10%	42%	8%	10%	10%	8%	8%

Nine respondents stated "Other" and gave the following responses:

- Increased bus times, Little Beckford currently only gets 2 buses a day in each direction, so 2 from Evesham, and 2 from Tewkesbury. It's not enough.
- Secure dog park
- Dedicated bicycle path along A46
- Street lighting
- Social housing car parking
- Enforcement of on lead dog walking, more poo bins
- Sole use village hall for the community, not just a shared space with the First School
- Highways, lampposts in Little Beckford and Blacksmith Lane area
- Local shop that you can go in and not get barred if you disagree or query the high prices

Do you know of any opportunities for businesses to run from within the parish to create extra local employment?

Yes	No	Unsure
12	17	19
25%	35%	40%



The following comments were also provided:

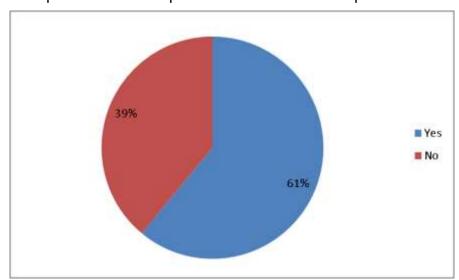
- Road Access Poor. Narrow Roads and congested with school traffic
- I would hope so but would depend on the business
- It's too small. We only have about 600 residents. Unless it was a shop/chip shop/chinese takeaway/ tea shop it would not survive.
- That depends on the type of business. It is fine for small, home based businesses but not good for anything much larger
- Office accommodation etc. available for rental from the Overbury Estate
- Plenty of opportunity at the derelict chicken farm
- Broadband service is not good enough to support a business
- Proactively encouraged by the major land/property owner
- Difficult to see quite where they would set up. There aren't really any premises.
- Beckford is a small residential community, and historic village based around village hall, social club and church, with a nearby pub. Any substantial new business would cause serious traffic flow problems and require an influx of new people and housing, when we are surrounded already by business parks and businesses in Evesham, Bishops Cleeve, Tewkesbury (with more to come at junction 10 of M5). The Overbury Estate is the biggest employer locally and people are generally happy with how things are. We are also surrounded by land subject to regular flooding!
- Could do with local shop, but that could cause more congestion at certain times of the day,

- Internet connection not consistently reliable throughout the village but should be fixable. Unless new business are able to be run from the home not sure where the opportunity would be for small premises and job creation.
- Bit out of the way but certainly scope for the right sort of business
- we are retired non business people
- Poor transport links, limited parking, not many residents likely to use / access it, poor broadband, and no link to gas.
- Not any small business units only large warehouse type units
- Too small and no properties available or suitable
- Unless the parish and Beckford side of the village benefit from it they won't allow it.
- Loss of village shop/Post Office would prove difficult for non car owners.
- small village probably not space for businesses

Would you support a small affordable housing development for local people in your parish or surrounding parishes?

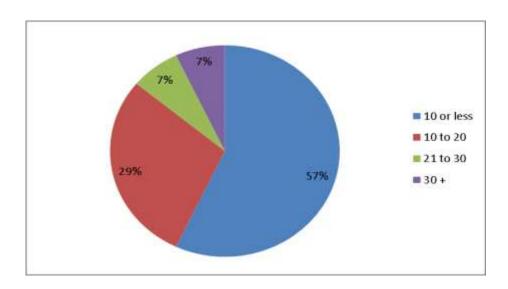
Yes	No
28	18
61%	39%

Two respondents did not provide an answer to the question.



How many houses do you feel would class as a small affordable housing development?

10 or less	10 or less 11 - 20		30 +		
16	8	2	2		
57%	29%	7%	7%		



Would you like to receive further information about your local parish activities and volunteering opportunities?

Yes	No
3	45
(6.25%)	(93.75%)

All three respondents stating that they wish to have more details about volunteering opportunities provided their contact details. These will be passed to the Parish Council to make them aware of interested households within their Parish for them to follow up.

Are you currently registered on the local housing register (Home Choice Plus)?

Yes	No		
1 (2%)	47 (98%)		

A report was pulled from Home Choice Plus on the 7th February 2020, which showed the following housing need:

Beckford

Eleven households are registered with an address in the parish. They have the following need:

- 8 x 1 bed need and of those 6 are pensioners or in receipt of disability benefits
- 2 x 2 bed need
- 1 x 3 bed need

Overbury

One household is registered with an address in the parish. They have a two bed need.

Conderton

Two households are registered with an address in the parish, and both have a two bed need.

Ashton under Hill

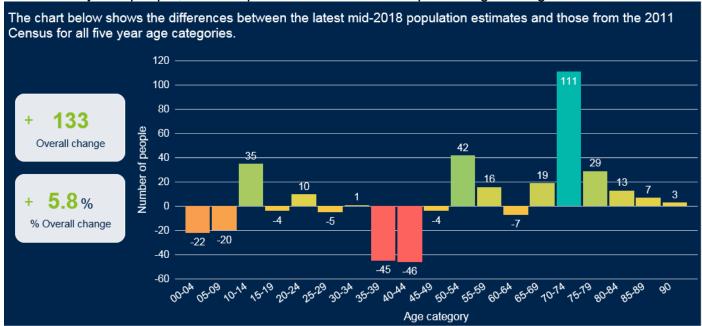
Thirteen households are registered with an address in the parish, as listed below:

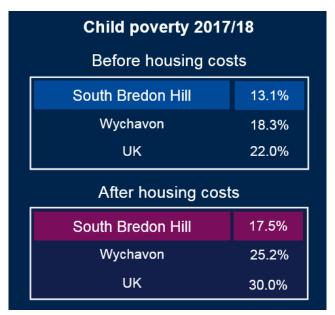
- 10 x 1 bed need and of those 8 of these are pensioners or in receipt of disability benefits
- 3 x 2 bed need and of those, 1 household is a pensioner or in receipt of disability benefits

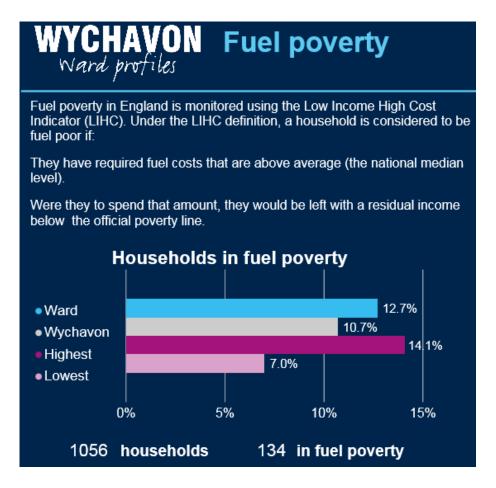
3. About the Parishes of Beckford, Overbury, Conderton and Ashton under Hill

	Beckford	Overbury and Conderton	Ashton Under Hill	
Total population	651	263	813	
Male	310	129	376	
Female	341	134	437	
Under 16	111	45	128	
16 -64	364	166	424	
65+	176	52	261	

Since 2011, the graph below shows since 2018, the population of the South Bredon Hill ward has increased by 133 people, which equates to a 5.8% overall percentage change.

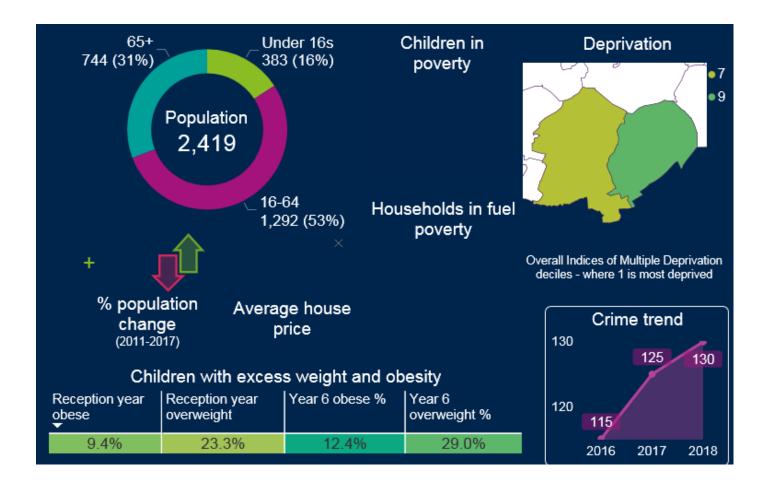






The graphs below shows the income levels between the different wards. Beckford, Conderton and Overbury are included in "Wychavon 019E" and Ashton under Hill is included in "Wychavon 019F."





4. Housing Market

We looked at properties sold within the four parishes within the previous 12 months:

Beckford	Conderton	Overbury	Ashton under Hill	
3	0	0	2	

4.1 Purchases on the open market

Within the last 12 months, five (5) properties have been sold, as detailed in the table below:

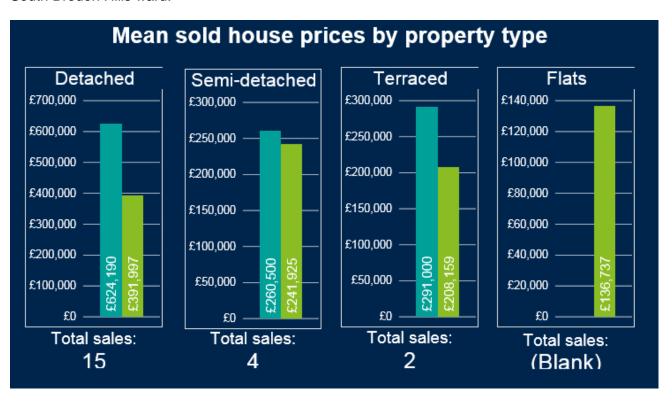
Parish	Road	Number of bedrooms	Type of Property	Date Sold	Value
Beckford	The Old Stables	-	Detached House	November 2019	£665,000
Beckford	Western Hill Road	3	Semi Detached	April 2019	£230,000
Beckford	Western Hill Road	4	Semi Detached	March 2019	£302,500
Ashton under Hill	Elmley Road	3	Semi Detached	November 2019	£245,000
Ashton under Hill	Gorse Hill	-	Detached House	March 2019	£295,000

No properties have been sold in Conderton since 2013 and since 2014 in Overbury.

Data Source: https://www.rightmove.co.uk/house-prices (3rd February 2020)

The average price of these properties sold within the previous 12 month period is £347,500.00.

4.1.1 As part of the ward profiles we hold, we have the following data on average house prices, for the South Bredon Hills ward:



4.2 Currently on the market

When looking at properties for sale available in Beckford, Conderton, Overbury and Ashton under Hill, as of the 3rd February, the following properties were available:

Parish Beds		Road	Type of property	Cost	Agent
Beckford	9 bed	Beckford Village	Detached House	£999,995	Philip Pugh and Partners
Beckford	5 bed	Beckford Village	Detached House	£550,000	Philip Pugh and Partners
Beckford	3 bed	Beckford Village	Semi- Detached House	£450,000	Philip Pugh and Partners
Beckford	4 bed	Beckford Village	Detached House	£325,000	Cotswold Estate Agents
Beckford	4 bed	Beckford Village	Linked Detached House	£325,000	Andrews
Beckford	5 bed	Western Hill Road	Terraced House	£260,000	R A Bennett
Ashton Under Hill	4 bed	Elmley Road	Detached House	£595,000	Gusterton Palmer and James
Ashton Under Hill	4 bed	Elmley Road	Detached House	£594,995	Knight Frank
Ashton Under Hill	3 bed	Elmley Road	Bungalow	£475,000	Knight Frank
Ashton Under Hill	3 bed	Cottons Lane	Bungalow	£450,000	Chatterton
Ashton Under Hill	3 bed	Cornfield Way	Detached House	£355,000	Gusterton Palmer and James
Ashton Under Hill	2 bed	Elmley Road	Detached House	£350,000	Gusterton Palmer and James
Ashton Under Hill	2 bed	Wood Lane	Bungalow	£299,950	Gusterton Palmer and James
Ashton Under Hill	2 bed	Elmley Road	Terraced House	£284,995	Knight Frank
Ashton Under Hill	2 bed	Gorse Hill	Bungalow	£195,000	Gusterton Palmer and James

No properties were listed for sale in Conderton or Overbury.

Six properties were listed for sale in Beckford, with an average listing price of £489,499.16. Nine properties were listed for sale in Ashton under Hill, with an average listing price of £399,993.33.

4.3 Private Rental

When looking at private rental properties available in Beckford, Conderton, Overbury and Ashton under Hill, as of the 3rd February, 4 properties were being advertised.

Parish	Beds	Road	Type of property	Cost	Agent
Beckford	3 bed	Court Farm Cottages	Semi Detached House	£1050 pcm	Open Rent
Beckford	1 bed	Blacksmiths Lane	Detached House	£433 pcm	John Cave and Co
Overbury	2 bed	Pigeon Lane	Semi Detached	£925 pcm	Open Rent
Overbury	2 bed	Dormay Cottages	Terraced House	£900 pcm	Open Rent

No properties were listed for private rent in Conderton or Ashton under Hill, as of the 3rd February 2020.

5. Conclusion

The survey received a response rate of 6.2% showing a margin of error to 90% as + / - 14.0%.

It is possible that not all residents with a housing need will have responded, although the imail card was sent to all households which clearly stated the purpose of the survey. A copy of this can be seen in Appendix One.

The survey has identified that 10 households stated they would have a different housing need within the next 5 years. 5 (50%) stating that they would be bought on the open market, 2 (20%) renting from a housing association, 1 (10%) through private rental and 2 (20%) have stated self build. All of those stating that there housing need would change in the next 5 years, had a local connection to the Parish, and all currently lived in the Parish.

Below lists the breakdown and affordability given by the respondents for their housing need:

5.1 Market Housing Need Identified

Time scale	House hold	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bed room	Price
	Type					need *	
In the	1 x Adult	Own home		Need a	Buy on the	2	Up to
next 12	1 x Child	outright	-	larger	open		£199,999
months	(under 10)			home	market		
1 – 3	2 x Adult	Own home	Lack of	Need a	Buy on the		£200,000 to
years		outright	suitable	smaller	open	1	£249,999
			properties	home	market		
			available				
1 – 3	3 x Adult	Own home	Lack of	Need a	Buy on the		Prefer not to
years		outright	suitable	specially	open	2	say
			properties	adapted	market		
			available	home			

1 – 3 years	2 x Adult	Own home outright	Lack of suitable properties available Not able to afford a suitable property	Need a specially adapted home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	1 x Adult	Own home outright	Lack of suitable properties available	-	Buy on the open market	1	Prefer not to say

5.2 Affordable Housing Need Identified

Time scale	House hold Type	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bedroom need **	Rent per month
In the next 12 months	1 x Adult	Rent from a Housing Association	Lack of suitable properties available Not able to	Need to set up an independent home	Rent from a housing association	1	£499 - 599
			afford a suitable property				
3 – 5 years	1 x Adult	Rent from a Housing Association	Lack of suitable properties available	Need a specially adapted home	Rent from a housing association	1	Less than £400

^{**}Bedroom need identified via the Home Choice Plus calculation for bedroom need.

5.3 Private Rental Housing Need Identified

Time scale	House hold	Current Tenure	Barrier to move	Reason to move	Preferred tenure	Bedroom need ***	Rent per
Scale	Туре	renute	IIIOVE	tomove	teriare	Heeu	month
1 – 3	2 x	Rent from	Lack of	Need a	Rent from a		£600 -
years	Adults 1 x Child	a Housing Association	suitable properties available	cheaper home	private landlord	2	£699
			Not able to afford a suitable property				

***Bedroom need identified via the Home Choice Plus calculation for bedroom need.

5.4 Self Build Housing Need Identified

Time	House	Current	Barrier to move	Reason	Preferred	Bed	Price
scale	hold	Tenure		to move	tenure	room	
	Type					need ****	
3 – 5	2 x	Own	Not able to afford a	Need a	Self Build	1	Up to
years	Adults	home	suitable property	larger home			£199,999
		with a					
		mortgage					
1 – 3	4 x	Own	Lack of suitable	Need to set	Self Build	2 – 4	£250,000
years	Adults	home	properties	up an		(dependen	to
		with a	available	independent		t on	£299,999
		mortgage		home		household	
			Not able to afford a			make up)	
			suitable property				

^{****}Bedroom need identified via the Home Choice Plus calculation for bedroom need.



Fortis Living has commissioned
Wychavon District Council to undertake a
Housing Needs Survey for your parish.

Help us to help you by completing the survey online at: www.smartsurvey.co.uk/s/Beckford/

Deadline - please complete by 24 January 2020.

Have your on say on:

Your local parish

Your current housing requirements

Your future housing requirements

Affordable housing

Amenities within your parish

Volunteering opportunities

If you are unable to complete the survey online, please contact us on 01386 565490 to complete over the telephone or request a paper copy of the survey.

