

Broadway Parish Housing Needs Survey

Analysis of Results

November 2017

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1. Introduction

Wychavon District Council undertook a rural housing needs survey in the parish of Broadway on behalf of the Parish Council during October- November 2017.

1766 surveys were delivered to householders in the parish of Broadway. The survey is designed to be completed by every householder within the parish in order to examine current and future housing need. The survey also asked that if the respondent had a family member or other person who would like to move or return to the Parish to live they could provide contact details. A further 4 surveys were sent out for this reason making a total of **1770**.

By the deadline of **17th November 2017 617** surveys were completed and returned, which represents a response rate of 35%.

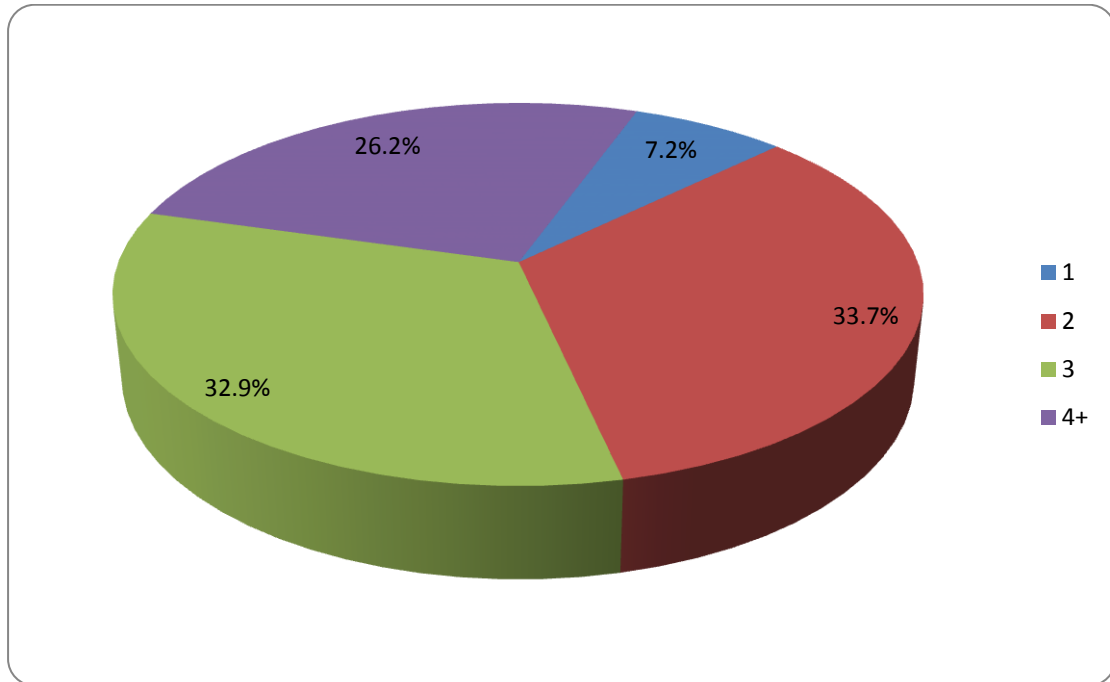
25 surveys were completed online
591 surveys were completed by post
1 survey was completed by telephone

NB This survey was not sent to the parishes surrounding Broadway and therefore does not assess housing need in the adjacent parishes.

2. Analysis

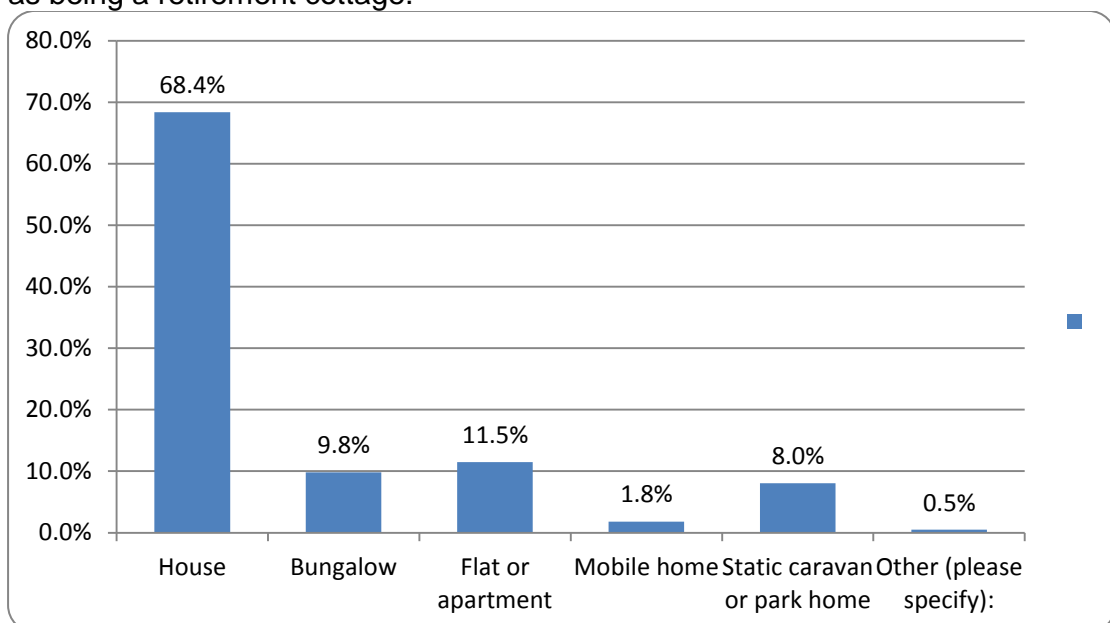
Q1: How many bedrooms does your current home have?

608 responded to this question with the majority (33.7%) having two bedrooms. 32.9% have three bedrooms, 26.2% have four or more bedrooms and 7.2% have one bedroom.



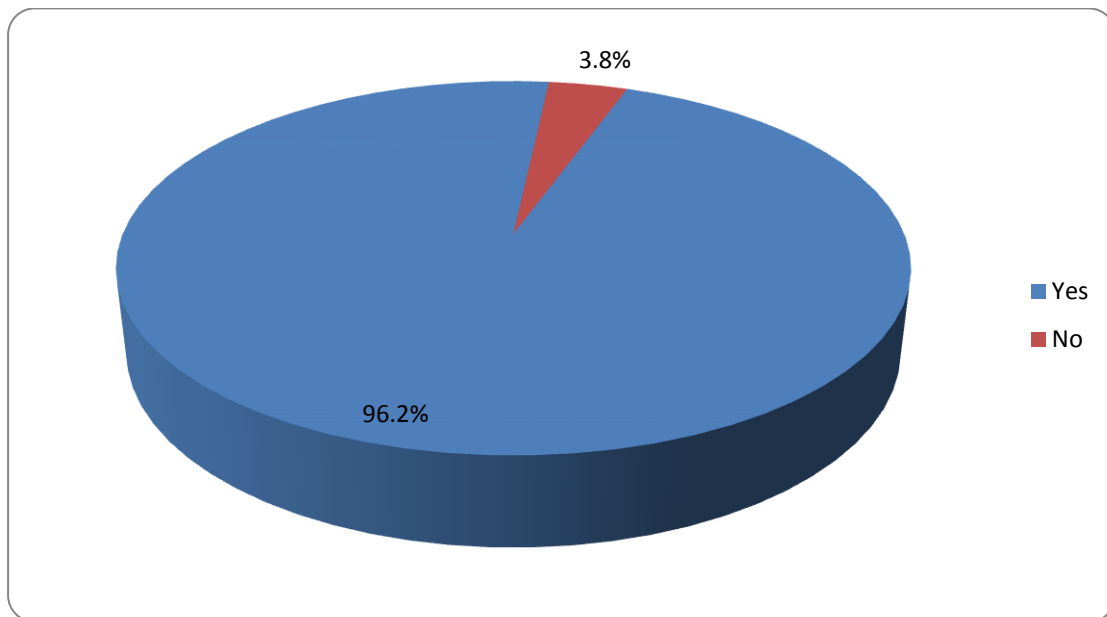
Q2: What type of home do you live in?

68.4% of the respondents live in a house, 9.8% live in a bungalow, 11.5% in a flat or apartment, 1.8% in a mobile home, and 8% in a static caravan or park home. 0.5% stated that they live in other types of accommodation which was identified as being a retirement cottage.



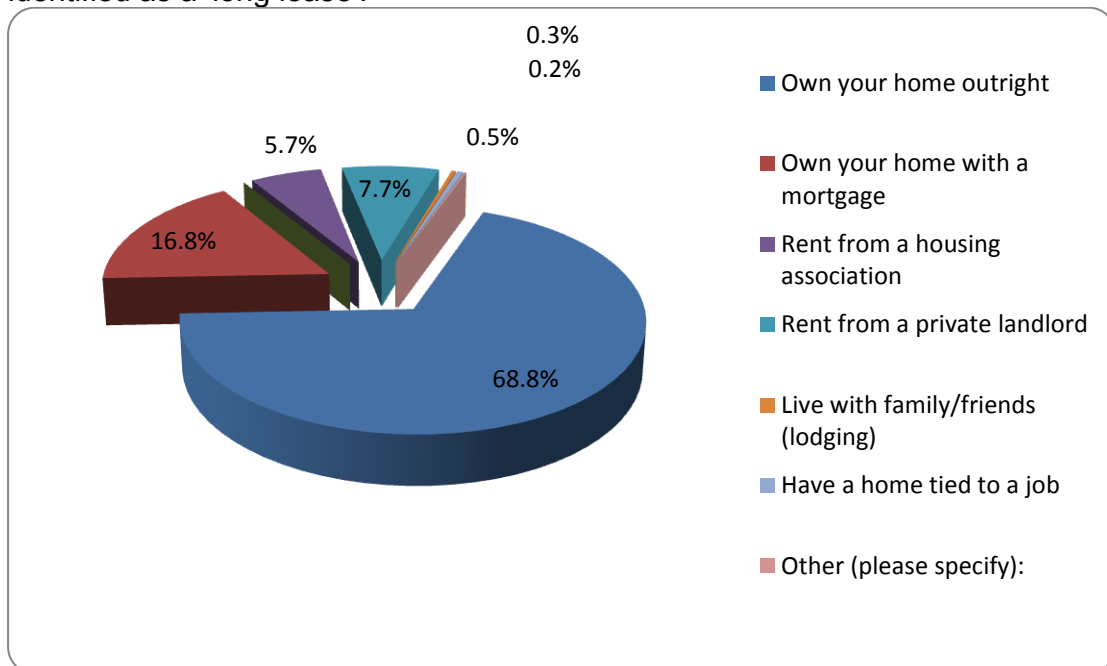
Q3: Is this your primary home where you are registered as an elector?

551 respondents stated that this is their primary home with 22 stating that it is not.



Q4: What is the tenure of your current home?

600 responded to this question with the majority (68.8%) owning their home outright, 16.8% owning their home with a mortgage, 5.7% renting from a housing association, 7.7% renting from a private landlord, 0.3% living with family and friends, 0.5% having accommodation tied to their job, 0% living in shared ownership property and 0.2% living in other types of accommodation. This was identified as a 'long lease'.



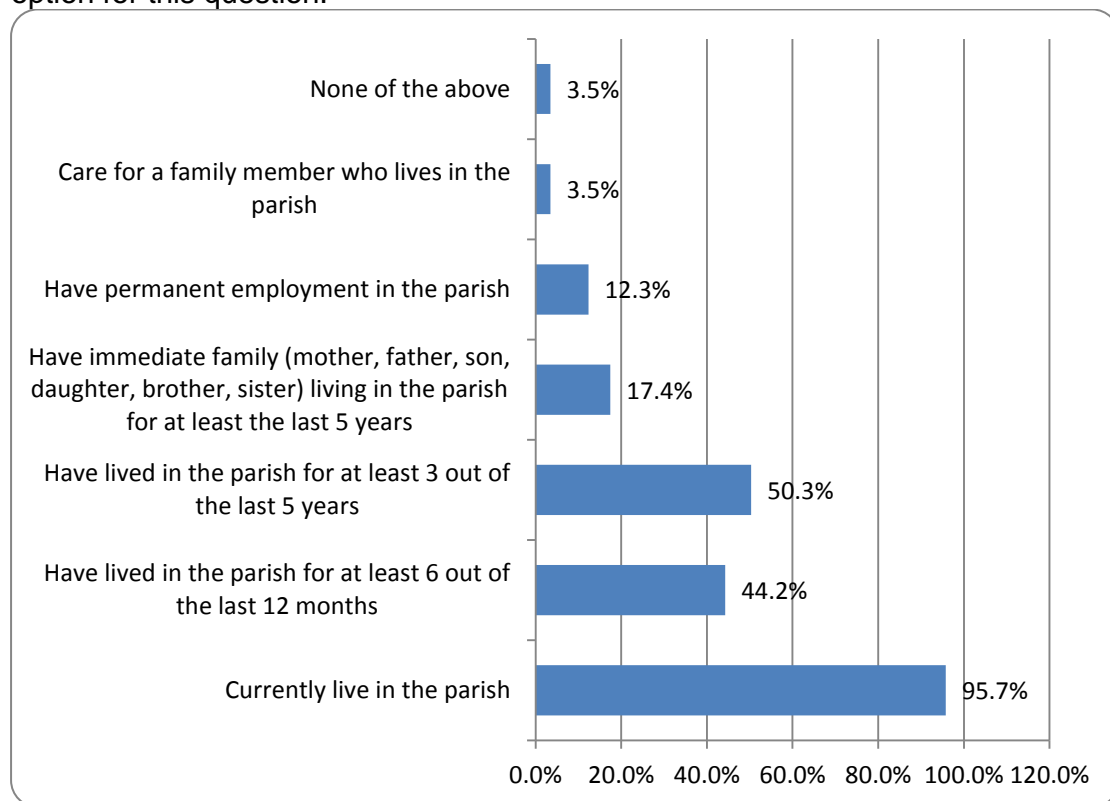
Q5: Ages of people in your household.

This question was answered by 607 applicants. The most common household type was one with household members over the age of 65. A total of 403 of the respondents had 1, 2 or 3 pensioners in the household with a large majority owning their home outright.

The data from this question was also used to help inform the size of housing needed by those who indicated that they would need to move in the next five years.

Q6: Do any of the following apply to any members of your household for the parish of Broadway? Please tick all that apply.

608 responded to this question. Respondents were able to select more than one option for this question.

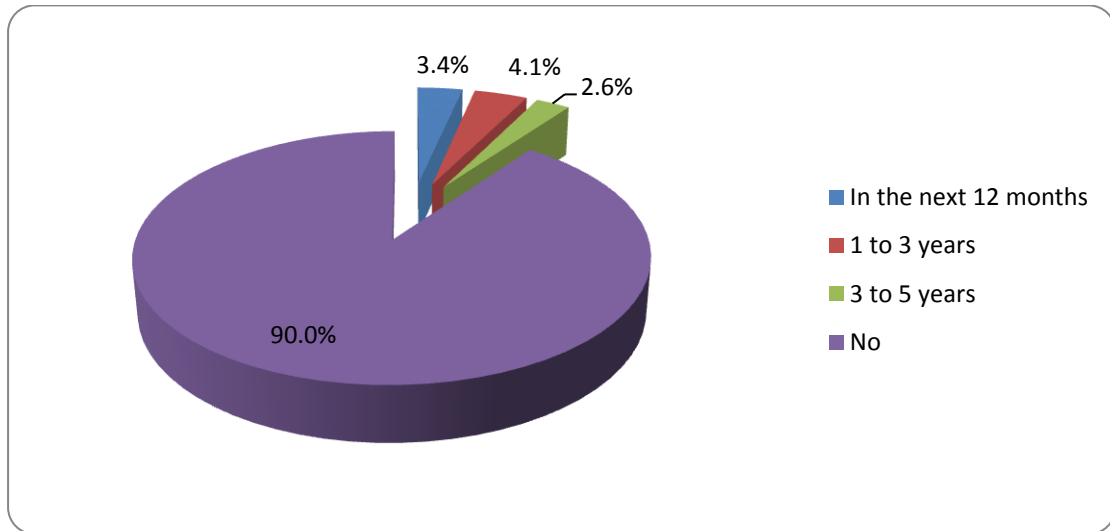


75 respondents have permanent employment in the parish. Of these 8 need affordable housing – 5 to rent from a Housing Association (specifically 1 x 1 bedroom adapted bungalow or apartment, 2 x 1 bedroom apartment/house, 1 x 2 bedroom house and 1 x 3 bedroom house) and 3 for shared ownership (specifically 2 x 2 bedroom houses, 1 x 3 bedroom house)

Q7: Do you or any member of your household/family have an unsatisfied need for housing in Broadway?

555 respondents indicated that they would not be likely to need alternative housing in the next five years. A total of 60 said that they would need housing in the parish in the next 5 years. Of these 20 said they would be likely to need alternative housing in the parish in the next 12 months, 24 in 1-3 years and 16 in the next 3-5 years.

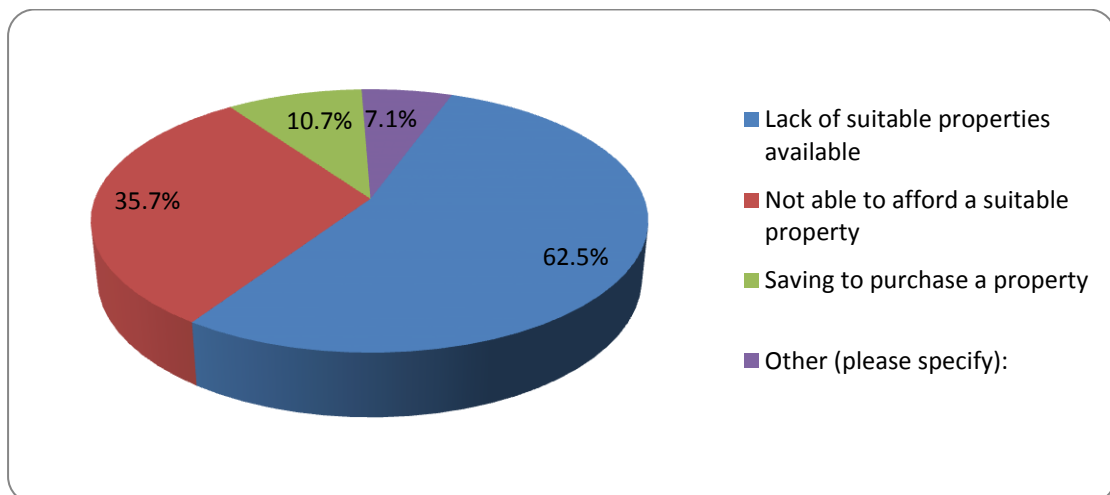
NB 'Need' was defined on the survey as requiring something that is essential or very important rather than just desirable.



Only those who answered yes to Q7 were required to complete the following questions:

Q8: Why have you been unable to satisfy your housing need?

56 responded to this question with 62.5% stating that there is a lack of suitable properties available, 35.7% were unable to afford a suitable property and 10.7% were saving to purchase a property 7.1% responded that they had 'other' reasons to move with these being: 'Need to build a bungalow', 'Looking to downsize', 'Need to move' and 'Main residence not yet sold'.



Analysis of the responses that stated there was a lack of suitable properties available was carried out and revealed the following:

Open Market

25 of respondents who stated that there was a lack of suitable properties available wished to buy on the open market. 11 of these had also given other reasons for not being able to satisfy their housing need with 5 also advising that they were not able to afford a suitable property.

6 respondents had given 3 or more of the options given with clarification being offered with comments such as 'suitable properties exist but they are all holiday cottages' and 'small properties are snapped up as holiday homes' another comment from a couple who were privately renting in Broadway who had lived in the parish all their lives, had permanent employment in the parish and also immediate family in the parish was 'It's a shame young people who have lived in Broadway all their lives are being forced to leave the village if they want to buy their own home'.

Of the remaining 14 respondents 10 owned their own homes outright and were looking to move to smaller homes, bungalows or adapted properties. 4 of these were looking in the £400,000+ price bracket.

3 respondents needed to set up home independently and 1 needed a larger home.

Affordable Housing

10 respondents needing affordable housing said they needed to move due to lack of suitable properties with 2 also stating that they needed to move due to not being able to afford a suitable property.

3 wished to purchase shared ownership properties and said there was a lack of this type of housing.

The remaining 5 needed to move to larger homes, adapted homes or for health reasons.

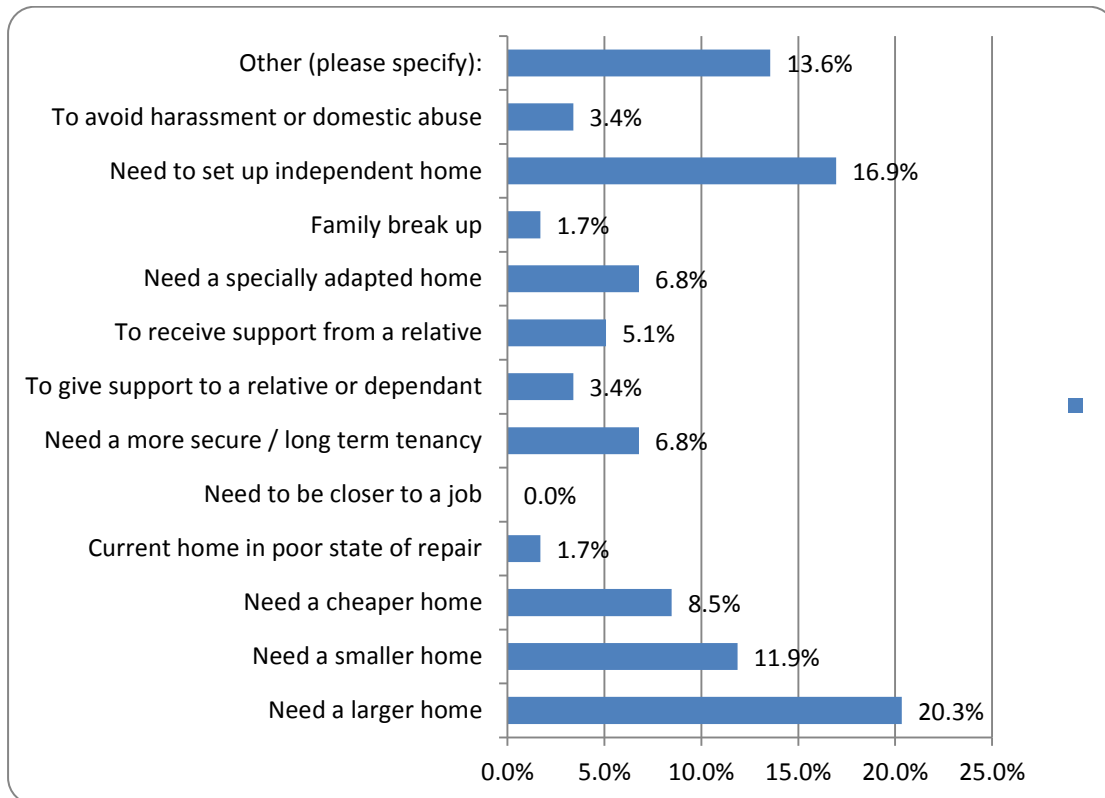
All those who answered this question had at least one local connection to the parish with the majority having multiple local connection reasons.

Q9: How many people will require this housing?

This question was asked to determine the bedroom need of each household requiring housing. 60 responded to the question.

Q10: What is the main reason for needing to move?

This question was answered by 59 respondents with the main reason given for needing to move being to move to a larger home (12), 10 needed to set up home independently, 7 respondents needed a smaller home, and 5 respondents needed a cheaper home, 4 needed a more secure tenancy, 2 needed to support a relative, 3 needed support from a relative, 4 needed an adapted home and 1 had a current home in a poor state of repair. 8 respondents had other reasons to move with 3 stating they wanted to buy a property, 2 needing bungalows, 1 needing to be nearer to amenities or shops, 1 stating health reasons and 1 progressive mobility problems.



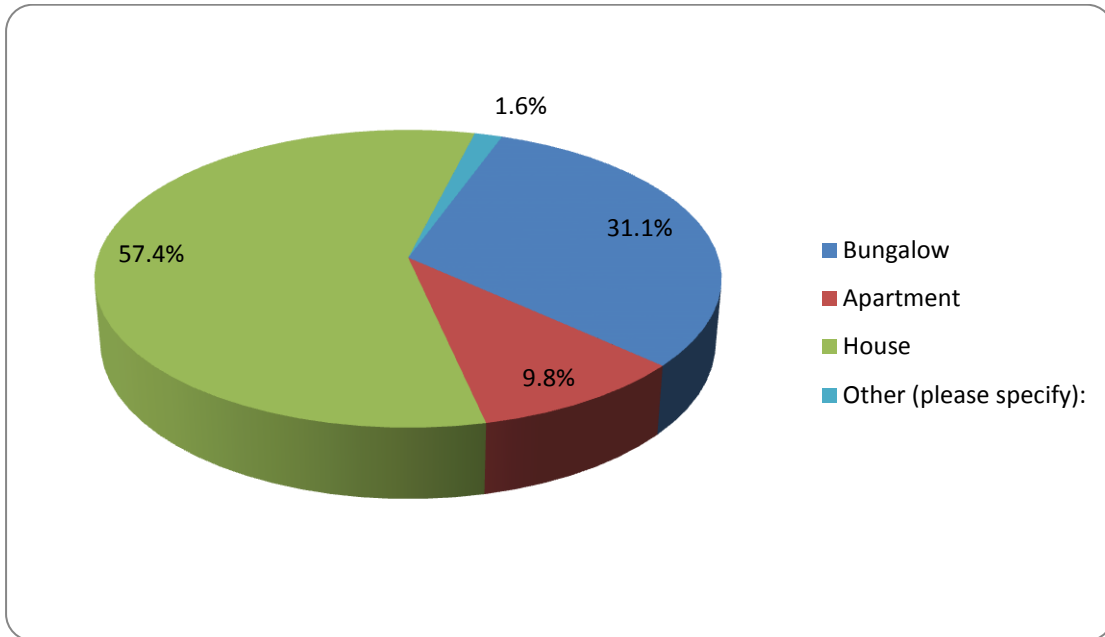
Q11: Type of housing required?

60 responded to this question. Some respondents ticked more than one option on paper surveys. In this case income information was taken into account to decide the most suitable option. See table below for summary of answers given. .

Preferred Tenure	Number of respondents
Buy on the open market	38
Rent from a Housing association	14
Shared Ownership	7
Rent from private landlord	1

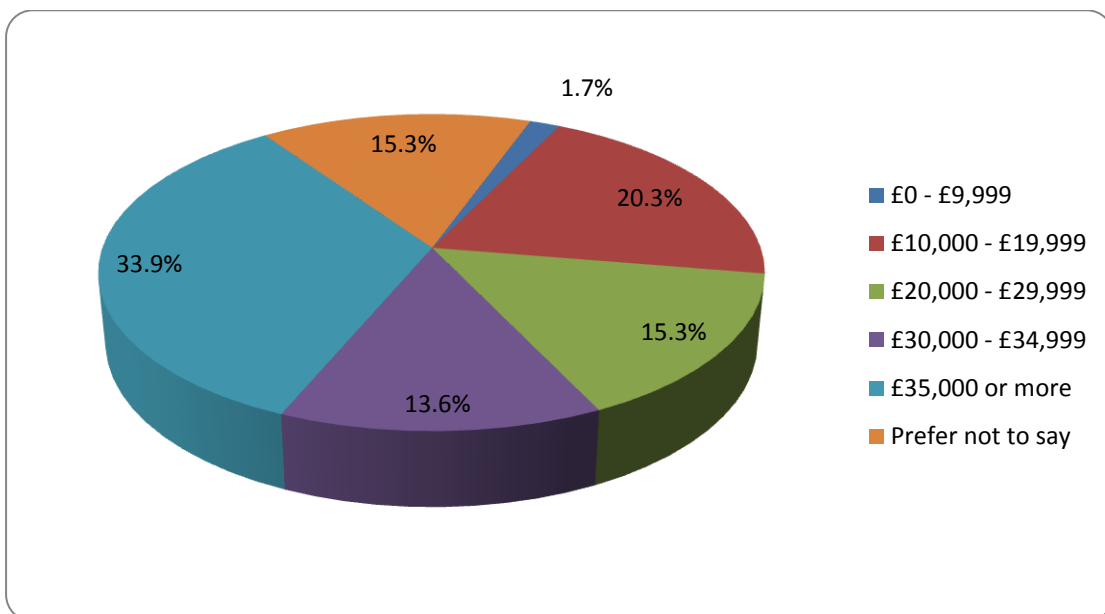
Q12: Property type required?

60 responded to this question with 57.4% requiring a house, 31.1% a bungalow, 9.8% an apartment and 1.6% Other which was defined as 'anything considered'



Q13: What is your total gross annual household income (including all benefits?)

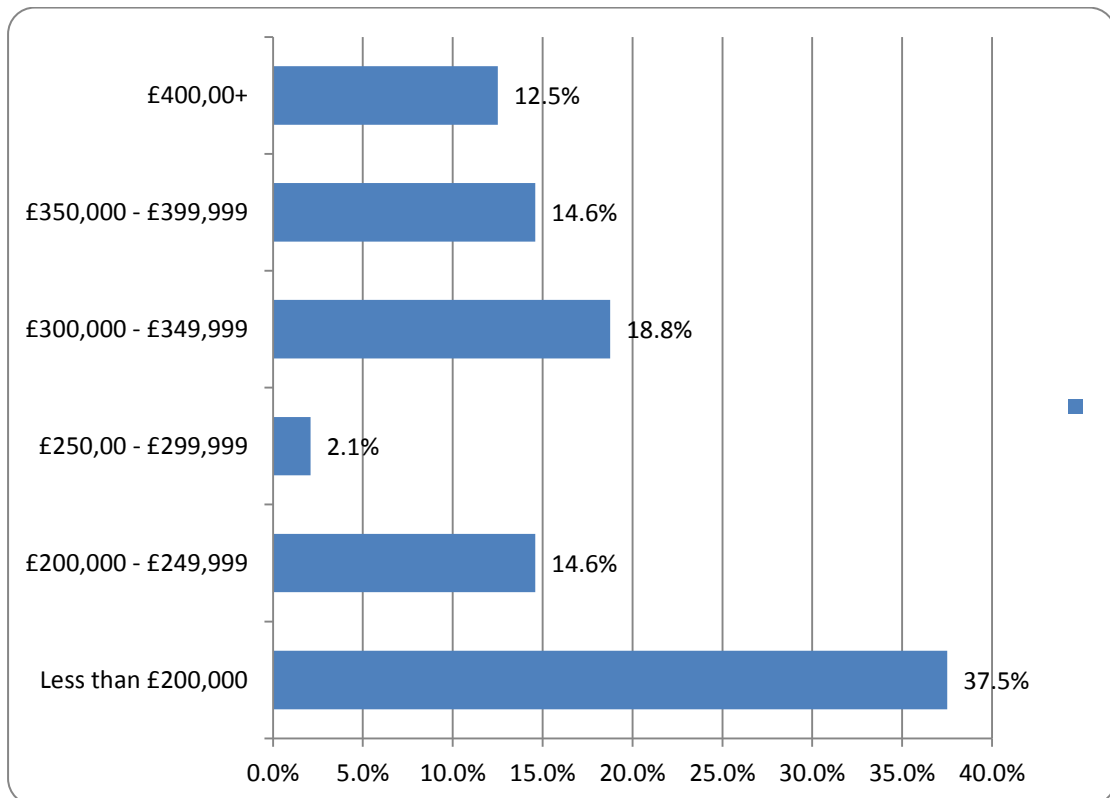
59 responded to this question with the majority (33.9%) earning £35,000 or more. 20.3% earned £10,000-£19,999, 15.3% earned £20,000-£29,999, 13.6% earned £30,000-£34,999 and 1.7% earned £0-£9,999. 9 respondents preferred not to say. The responses to this question were also used to help determine affordability levels of different tenures.



Q14: If owner occupier accommodation (including low cost home ownership) is required at what price range can you afford to purchase?

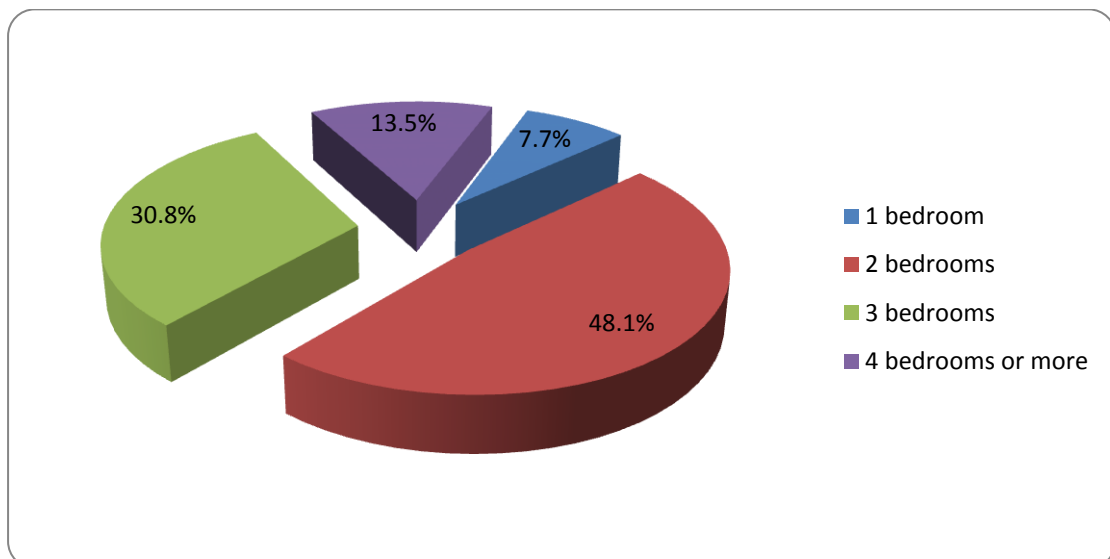
48 responded to this question with 18 (37.5%) requiring a property of up to £200,000. 9 (18.8%) required a property between £300,000 - £349,999, 7

(14.6%) between £200,000-£249,999, 7 (14.6%) between £350,000-£399,999, 6 (12.5%) £400,000+ and 1 (2.1%) between £200,000-£249,999.



Q15: If owner occupier accommodation (including low cost home ownership) is required what size property are you looking to purchase?

52 responded to this question with 25 requiring a property with 2 bedrooms, 16 requiring 3 bedrooms, 7 requiring 4 or more bedrooms and 4 requiring 1 bedroom.



Q16: Contact details

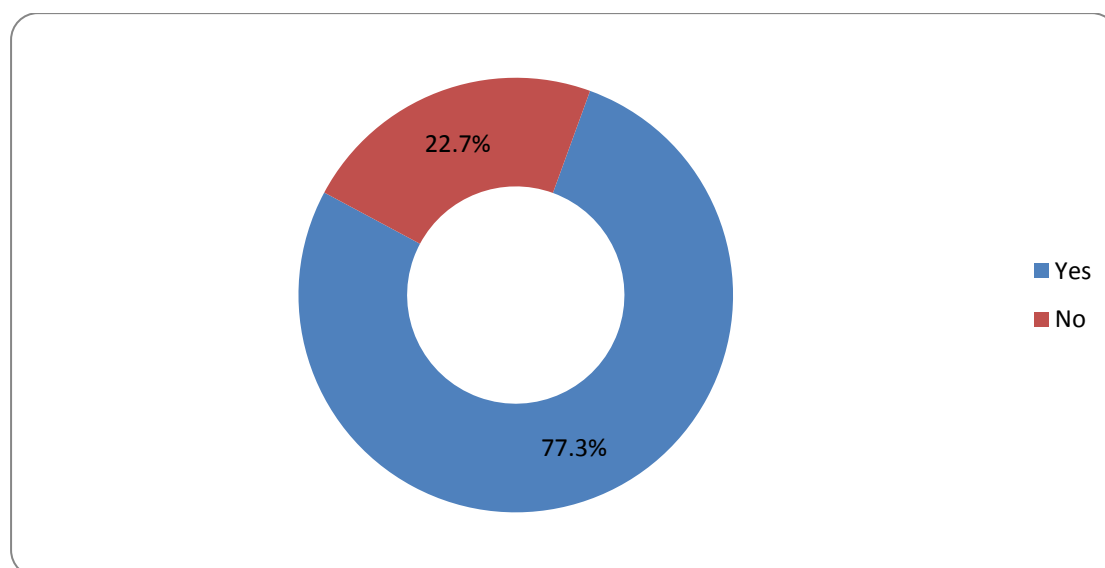
30 respondents provided contact details these were used to clarify answers when required.

Q17: Is there a member of your family or someone else you know about who would like to move or return to the parish to live?

4 extra surveys were sent out in response to this question. Other respondents indicated that they did know people but did not give contact details to enable a survey to be sent.

Q18: Do you think the parish should prevent any future new homes from being purchased and used as second/holiday homes?

607 responded to this question with 469 (77.3%) replying 'yes' and 138 (22.7%) replying 'No'.



4. Conclusion

A response rate of 35% was achieved within the deadline for this survey. It is possible not all residents with a housing need will have responded although it is in their interests to do so.

60 respondents have stated that they need to move within the Parish in the next five years.

Open Market Need

38 respondents needed to buy on the open market with 36 giving full responses. Appendix 1 shows a full list of responses. A summary of their requirements is shown in table 1 below:

Table 1 – Gross Open Market Need (not taking into account current development and commitments)

In the next 12 months: 9

Number	Property Type	Value
2	2 bedroom houses	Up to £199,999
2	2 bedroom houses	£200,000 - £249,000
1	3 bedroom bungalow	£400,000+
1	3 bedroom house	£300,000-£349,000

1	3 bedroom house	£350,000-£399,000
1	4+ bedroom bungalow	£400,000+
1	4+ bedroom house	£350,000 - £399,000
<u>In 1-3 years: 16</u>		
2	2 bedroom houses	Up to £199,000
1	2 bedroom house	£200,00-£249,000
1	2 bedroom bungalow/apt	£350,000-£399,000
2	2 bedroom bungalow	£400,000+
1	2 bedroom apartment	£300,000-£349,999
2	3 bedroom houses	£200,000-£249,000
4	3 bedroom houses	£300,000-£349,999
1	3 bedroom bungalow	£300,00 - £349.999
2	4+ bedroom houses	£400,000
<u>In 3-5 years: 11</u>		
3	1-2 bedroom houses/apartments	Up to £199,999
2	2 bedroom bungalows/apartments	Up to £199,999
1	2 bedroom bungalow	£250,000 - £299,000
1	2 bedroom bungalow	£350,000 -£399,999
1	2 bedroom house	£400,000+
2	3 bedroom bungalows	£350,000-£399,999
1	4 + bedroom house	£300,000 - £349,999

9 respondents stated that they wish to purchase a 2 bedroom property for up to £199,999 and 2 respondents wished to purchase a 3 bedroom property for £200,000-£249,999 however these would be very difficult to find due to current property prices in Broadway. These have therefore been identified as needing low cost home ownership products in table 3.

Current Market Developments and Commitments

A site with 74 open market dwellings is currently under construction in Broadway delivering the following:

- 14 x 2 bedroom houses
- 35 x 3 bedroom houses
- 15 x 4 bedroom houses
- 10 x 5 bedroom houses

However, with 2 bedroom houses priced at £340,000-£355,000; 3 bedroom houses at £440,000-£455,000 and 4 bedroom houses at £735,000 - £850,000 and no bungalows for purchase on this development these dwellings will not meet the needs identified in table 1.

A further site consisting of 4 x 3 bedroom open market dwellings is also under construction with selling prices of £310,000- £365,000. These would meet the needs of some of the respondents identified above.

Planning permission has been granted for a further 5 individual units however there is no guarantee that these will be delivered or if they will be sold on the open market and the price range.

A site of up to 249 mobile homes at Leedons Park and Old Broadway Park has planning permission however no survey respondents indicated that they wished to purchase a mobile home.

Taking all of the above into account the net Open Market Need is shown in table 2 below:

Table 2 – Net Open Market Need (taking into account current development and commitments)

In the next 12 months: 7

Number	Property Type	Value
2	2 bedroom houses	Up to £199,999
2	2 bedroom houses	£200,000 - £249,000
1	3 bedroom bungalow	£400,000+
1	4+ bedroom bungalow	£400,000+
1	4+ bedroom house	£350,000 - £399,000
<u>In 1-3 years: 14</u>		
2	2 bedroom houses	Up to £199,000
1	2 bedroom house	£200,00-£249,000
1	2 bedroom bungalow/apt	£350,000-£399,000
2	2 bedroom bungalow	£400,000+
1	2 bedroom apartment	£300,000-£349,999
2	3 bedroom houses	£200,000-£249,000
2	3 bedroom houses	£300,000-£349,999
1	3 bedroom bungalow	£300,00 - £349.999
2	4+ bedroom houses	£400,000
<u>In 3-5 years: 11</u>		
3	1-2 bedroom houses/apartments	Up to £199,999
2	2 bedroom bungalows/apartments	Up to £199,999
1	2 bedroom bungalow	£250,000 - £299,000
1	2 bedroom bungalow	£350,000 -£399,999
1	2 bedroom house	£400,000+
2	3 bedroom bungalows	£350,000-£399,999
1	4 + bedroom house	£300,000 - £349,999

Private Rental

1 respondent stated they would need private rented housing in the next 1-3 years.

Affordable Housing Need

21 respondents stated they would need affordable housing within the parish of Broadway now or in the next five years, all of whom have a local connection to the parish. These are shown in table 3 below.

Table 3 - to show affordable housing need identified by survey respondents

Timescale	Household Type	Current Tenure	Bedroom need	Reason to move	Preferred Tenure
Next 12 months	65+	Rent Private landlord	1 (bungalow)	Need bungalow	Rent HA
Next 12 months	Single	With family	1	Need secure tenancy	Rent HA
Next 12 months	65+ Couple	Tied accomm	1 (bungalow)	Need adapted home	Rent HA
Next 12 months	Single	Rent HA	1	Give/receive support	Rent HA
Next 12 months	Couple 65+	Rent HA	1 (bungalow)	Health reasons	Rent HA
Next 12 months	Family	Rent HA	3	Need larger accomm	Rent HA
Next 12 months	Couple 65+	Own home with mortgage	1	To receive support	Rent HA
1-3 years	Single	With family	1	Need to set up independent home	Rent HA
1-3 years	Family	Rent HA	3	Need larger accomm	Rent HA
1-3 years	Couple	Rent private landlord	1 (bungalow)	Need sheltered bungalow	Rent HA
1-3 years	Family	Rent private landlord	2	Need cheaper home	Rent HA
1-3 years	Couple 65+	Own mobile home	1	Need adapted home near amenities	Rent HA
3-5 years	Family	Rent HA	4	Need larger accomm	Rent HA
3-5 years	Single	Own home with mortgage	1	To give support	Rent HA
Next 12 months	Single	Rent private landlord	2	Need cheaper home	Shared Ownership
Next 12 months	Single	Rent private landlord	2	Need cheaper home	Shared Ownership
Next 12 months	Single	With family	2	Need to set up independent home	Shared Ownership
Next 12 months	Couple	With family	2	Need to set up independent home	Shared Ownership
1-3 years	Family	Rent private landlord	3	Need more secure tenancy	Shared Ownership
3-5 years	Family	Rent private landlord	3	Need larger home	Shared Ownership
3-5 years	Couple	Own home with mortgage	2	Need cheaper home	Shared Ownership

Current Affordable Housing Development:

Currently two housing developments are under construction in Broadway which will provide affordable housing as follows:

Rented- general needs

4 x 1 bedroom flats
 4 x 2 bedroom houses
 3 x 3 bedroom houses

Shared ownership – general needs

4 x 2 bedroom houses
 1 x 3 bedroom house

Rented – over 55 extra care

20 x 1 bedroom apartments
 2 x 2 bedroom apartments
 2 x 1 bedroom bungalows
 1 x 2 bedroom bungalow

Shared ownership – over 55 extra care

6 x 1 bedroom apartments
 12 x 2 bedroom apartments
 2 x 1 bedroom bungalows
 5 x 2 bedroom bungalows

Outstanding Affordable Housing Need is shown below in table 4 – these are taken from table 2 plus those who could not afford open market identified in table 1:

Table 4 – Outstanding Affordable Housing Need

Rented	Need	Under development	Deficit
1 bedroom bungalow/apt 65+	6	22	-
1 bedroom apt – general need	4	4	-
2 bedroom house - general need	1	4	-
3 bedroom house	2	3	-
4 bedroom house	1	0	1
Shared Ownership /Fixed Equity//low cost home ownership			
2 bedroom house	14	4	10
3 bedroom house	4	1	3

Appendix 1 – Open Market Need Identified with reasons

Time scale	Property Type	Number of Bedrooms	Price Range	Reason	Why unable to satisfy current need
In next 12 months	House	2	Up to £199,999	Need a more secure home	Lack of suitable properties/unable to afford.
In next 12 months	House	2	Up to £199,999	Need to set up independent home	Lack of suitable properties/unable to afford
In next 12 months	House	2	£200,000 - £249,999	Not given	Not able to afford a suitable property
In next 12 months	Bungalow	3	£400,000 +	To receive and give support to relative	Main residence not yet sold
In next 12 months	Bungalow	4+	- £400,00+	Need a specially adapted home	Need to build bungalow
In next 12 months	House	3	£350,000 - £399,999	Need a smaller home	Lack of suitable properties – ‘Modern housing too cramped for wheelchair use’
In next 12 months	House	2	£200,000 - £249,000	Want to own property	Lack of suitable//saving to purchase
In next 12 months	House	3-4+	£250,000 - £349,999	Need a larger home	Lack of suitable/not able to afford/saving to purchase.
In next 12 months	House	4+	£350,000 - £399,999	Need a larger home	Not able to afford a suitable property. ‘New houses in the village do not help if they are so over-priced that they inflate property values’

1-3 years	House	3	£300,000 - £349,999	Need a larger home	Lack of suitable properties/unable to afford
1-3 years	House	2-3	Up to £199,999	Current home in poor state of repair	Lack of suitable properties/Not able to afford/suitable homes exist but they are all holiday cottages.
1-3 years	House	2-3	Up to 199,999	Need a larger home	Not able to afford
1-3 years	House	4+	£400,000 +	Need a larger home	Lack of suitable properties/cannot afford
1-3 years	Bungalow/Apt	2	£350,000 - £399,999	Need to set up independent home	Lack of suitable properties available
1-3 years	Apartment	1-2	£300,000 - £349,999	Need a smaller, cheaper home	Lack of suitable properties available.
1-3 years	Bungalow/Apt or house	2	£400,000 +	Need a smaller home	Lack of suitable properties available
1-3 years	House	2	£200,000 - £249,999	Need to set up independent home	Saving to purchase a property
1-3 years	House	3-4+	£300,000 - £349,999	Need a larger home	Lack of suitable properties available
1-3 years	House	3	£200,000 - £249,999	Not given	Lack of suitable properties/Not able to afford/Saving. 'Small properties are snapped up as holiday homes'
1-3 years	House	3	£200,000 - £249,999	Want to buy own home	Lack of suitable properties/unable to afford/saving to purchase.
1-3 years	House	4+	£400,000 +	Need a smaller	Lack of suitable

				cheaper home	properties available.
1-3 years	House	3	£300,000 - £349,999	Need to set up independent home	Lack of suitable properties
1-3 years	House	3	£300,000 - £349,999	Family break up	Not able to afford suitable property
1-3 years	Bungalow	3	£300,000 - £349,999	Need bungalow	Lack of suitable properties.
1-3 years	Bungalow/Apt	2	£400,000 +	To give support to relative	Lack of suitable properties available.
3-5 years	Bungalow	2	£250,000 - £299,999	Need a smaller home	Saving to purchase
3-5 years	House	2	£400,000 +	Need a smaller home	Lack of suitable properties available.
3-5 years	Bungalow	2	£350,000 - £399,999	Need a cheaper home	Lack of suitable properties available.
3-5 years	House	4+	£300,000 - £349,999	Need a larger home	
3-5 years	Bungalow/Apt	2	Up to £199,999	Nearer to amenities	Lack of suitable properties available
3-5 years	Bungalow	3	£350,000 - £399,999	Mobility problems	Lack of suitable properties available.
3-5 years	Apartment	2	Up to £199,999	Need to set up independent home	Lack of suitable properties available.
3-5 years	House/Apt	1-2	Up to £199,999	Need to set up independent home	Saving to purchase
3-5 years	Bungalow	2	Up to £199,999	Need a smaller, cheaper home	Lack of suitable properties available.
3-5 years	House/Maisonette	1-2	Up to £199,999	Need to set up independent home.	Not able to afford suitable property

3-5 years	Bungalow	3	£350,000 - £399,999	Need smaller home	Looking to downsize 3-5 years
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