

Housing Need Survey – Broadwas Housing Report

A total of 106 surveys were returned, 17 of which stated some sort of housing need. The table at end of this report shows results of those in housing need.

In response to the Question:

“Would you support a small affordable housing scheme in the village for local people?”, the majority of those forms were in favour – 57 (56%), others responded maybe – 35 (34%), with a significant minority 10 (10%) not in favour.

Comments made in support of an Affordable Housing Scheme:

My late husband J.N Ryland tried very hard approx 10 years ago to permit “start homes” in Broadwas – A village meeting was held and the idea was definitely turned down by a few people and nothing further was done. I think Malvern Hills District Council was involved.
Divorce settlement has not left enough equity to purchase a property where my family live and my son schools. As a lone parent I need the support of my family and do not wish to disrupt my sons progress at school as he is receiving speech therapy.
I believe that provision of an appropriate level of affordable housing in rural villages, such as Broadwas, is essential to sustain a vibrant & successful community. This is both in the interests of the individuals & local businesses. Our household already has long established links with Broadwas & the other villages in the locality & we would very much like to know that there will be an opportunity for our children to live locally when they leave home (8-10 years time). For this to be able to happen in the current housing market, provision of affordable starter homes by a housing association is essential.
Cotheridge Household. <u>Affordable</u> transport is a major problem. It is impossible to live in this area without own transport for everyday needs (shopping, part-time/full-time work etc)
Houses may start off as affordable housing but by the time they've been altered/extended & house prices have risen they soon become un-affordable. Also there are plenty of brown field sites within Worcestershire to build on without spoiling any more green field sites.
Re Q13. Maybe - depending on numbers, style and location.
Re Q13. Maybe - A small development of affordable housing should not be built on greenfield sites but on brownfield sites or on unused sites e.g. farm buildings no longer in use.
Q16. I have indicated "within the parish". I would also consider living in a nearby market town such as Bromyard. Q20. I have indicated requiring 2 bedrooms. This would be ideal but I could make do with only one. Q21. I have indicated a house - I would not necessarily object to a Bungalow or indeed a flat/maisonette/apartment.

No guarantee of housing being occupied by villages (stated during previous discussions). Families with children require services locally. Except for primary school these require a car to access. Low income families cannot afford two vehicles - sometimes not even one! From personal experience this also applies to elderly unable to drive. Despite fears over two decades about younger families not moving into the village, they have. The local economy is unable to provide employment opportunities. A44 - in top 10 of "dangerous" roads. Additional local traffic & access to main road will contribute to accident risks.

In principle I would support limited house building. However, if houses are built in the private sector, what prevents the buyer selling on in a few years time for a healthy profit? If built in the public sector, the houses would be allocated on need not residency. I would imagine that the needs of people outside this village would be far more pressing than those within. Perhaps it would be better if we waited until the Government's latest white paper on housing reached fruition. Planning permission will be simpler (all controls swept away). Rights of objection will be streamlined (abandoned). The use of Brownfield sites reduced (abandoned - site clearance is expensive). More (almost all) Greenfield sites to be used. The destruction of British agriculture by E.U. and Government Regulation, has freed up hundreds of thousands of acres of building land (lucky that as potentially 1 1/2 million new homes are envisioned). However the plan is to be overseen by Mr Blair's most inept and incapable minister, John Prescott

Certain new homes can bring down the image of the village. Very careful consideration to affordable homes needs to be taken. What is an affordable home these days??!

I would like to see Elgar Housing Association as the developing agent in this village should a need be identified. Elgar already manage the few affordable homes remaining, and have the local connection.

My eldest children have had to move away because house prices are so high. Costs too high for young people to buy. Also there is no low/reasonable rented accommodation available from Councils/Housing Associations. Also private rents are much too expensive. Young people are being forced out of the community and Councils etc don't care. They would come back to the parish ASAP if accommodation was made available at affordable rents/mortgages etc. They should be helped to remain in the village.

Any property sold in area in recent years seems to have been given permission to be extended massively. With the increase in "Mansions" the opportunity for less affluent individuals to buy homes in area decreases all the time. Also, should these mansions be available to rent it would be beyond the means of ordinary families to live in them. We were under the impression that houses could not be extended by more than 30% of original size. This restriction would no longer seem to apply locally.

I do not think there would be a genuine demand for affordable housing in the location. There are few jobs and transport is difficult for non-car owners. Affordable property needs to be close to major conurbations with access to jobs and public transport (also shops, health services etc.) There will, no doubt, be an apparent demand since it is a pleasant area in which to live, especially if the property is cheap to buy.

Would support small development dependant on where it was & style of houses i.e. not a modern type estate that would not be in keeping with the village.

I would support affordable houses to be built so long as they were created in pairs around the village and not on one site, we all know how Council estates end up if you get one or two bad apples in them.

I would like to see more Starter Homes.

I would like a part-time job. Maybe with Marks & Spencers at Xmas! I think our PM is in favour of it! Over 70's. We would like a bungalow, but we will stay for the time being! It's only the stairs that could be a problem!

Our son David now has a partner who has a girl of 13 and a boy of 4 years by him. She does have Council accommodation - 2 bedrooms, but very small. They are not able to be together all the time due to lack of space in the bedrooms as they both need a bedroom each due to their ages. David has to sleep here most of the time or sleep on a sofa there in the lounge. He could not afford a large mortgage.

HOUSING NEED

From the 17 replies received the following need has been estimated:

Buy	7 x 2 Bed Bungalow
	3 x 3 Bed House
	1 x 4 Bed House
Rent	2 x 3 bed House
	1 x 2 Bed House
	2 x 1 Bed Flat
	1 x 2 Bed Bungalow

Of those people who expressed a housing need 13 people requested a housing waiting list application form, and have been sent one. Five people were already registered on the housing waiting list.

In assessing what type of tenure is required I have taken into account the information provided regarding both income and how much each person could afford to pay in both rent and mortgage. For instance, a family with an income of £15,000 per annum, living in rented accommodation, who estimated that they would only be able to afford a mortgage of between £30-50,000 would not be able to buy a property in the village even though they wish to do so.

In assessing the type of property and number of bedrooms required, when renting or shared ownership were the preferred options, I have estimated what a Housing Association would consider to be the need. For instance, a couple with no children would not be allocated to a three-bedroom house.

Broadwas Parish Council								
Results of Rural Housing Need Survey – Simple Statistics from 106 forms returned								
13) Do you support the idea of a housing scheme?								
Yes			No			Maybe		
57 (56%)			10(10%)			35 (34%)		
3) Is your Home:								
Owned by you	Owned with Morgage	Rented from Private Landlord	Shared Owned	Rented from LA	Rented from HA	Rented from PL	Tied to Job	Other
56 (49%)	33 (29%)	8 (7%)	1 (1%)	0	2 (2%)	9 (8%)	3 (3%)	1(1%)
4) How many bedrooms do you have?								
One		Two		Three		Four or more		Not mentioned
2 (2%)		18 (17%)		41 (39%)		44 (42%)		1(1%)
5) How many people live in the property?								
One	Two	Three	Four	Five	Six	Seven	Eight	Not Mentioned
16 (15%)	49 (46%)	12 (11%)	9 (8%)	5 (5%)	1 (1%)	3 (3%)	1(1%)	10 (9%)
6) What age are they?								
Under 5		5-15		16-34		35-65		Over 65
12 (7%)		19 (11%)		25(15%)		71(42%)		39 (23%)
11) Length of tenancy in Parish?								
Less than 1 year	1 to 2yrs	2 to 5 yrs	5 to 10 yrs	10 to 20 yrs	20 to 40 yrs	Over 40 yrs	Not mentioned	
8 (8%)	2 (2%)	11 (10%)	16 (15%)	17(16%)	35 (33%)	14 (13%)	3 (3%)	