

# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF BINLEY WOODS



**PRODUCED BY  
MIDLANDS RURAL HOUSING**

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## 1. Introduction

Rural house prices have doubled over the last decade<sup>1</sup> forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now up to £40,000 higher than in urban areas, despite average wages being lower. The number of people on waiting lists for affordable homes in rural England has soared to around 750,000<sup>2</sup>. Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community, and this may be happening in Binley Woods.

Midlands Rural Housing (MRH) work with local authorities, town and parish councils, registered providers (housing associations/registered social landlords), and private developers in order to investigate the need for, and facilitate, affordable homes in towns and villages throughout the Midlands. The first step in this research is to undertake a Housing Needs Survey which will give an overview of the current housing situation in a parish and provide details of the need for local housing.

The Binley Woods Housing Needs Survey questionnaires were delivered to every household in the Parish by the Parish Plan Group volunteers during early March. The return date for the survey was 31<sup>st</sup> March and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Binley Woods, or had a strong connection to the Parish and wished to complete a form. In total 1,122 survey forms were distributed.

## 2. Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of affordable housing tenures for Binley Woods's residents. This evidence will be made available to Rugby Borough Council and Binley Woods Parish Council; used to inform Housing Strategy and the forthcoming Parish Plan; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to the Local Authority and Parish Council activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

<sup>1</sup> Halifax Rural Housing Review 2010 - " the average house price in rural Great Britain rose by 96%, or £102,722, from £107,250 in 2000 to £209,972 in 2010 - equivalent to a weekly increase of £198"

<sup>2</sup> National Housing Federation, Rural housing research report, March 2010

### 3. Respondent details

A total of 1,122 survey forms were distributed and 427 were received in return, giving a return rate of 38% against the number distributed. In our experience this is a very good level of response for a survey of this kind; it should be noted that only those who have a housing need or are interested in a local needs development are likely to respond.

#### i) Household type

The questionnaire asked village residents to indicate the type of household they are. This enabled the charts below (fig 1.1), to be produced. It should be noted that the charts show total numbers of people in each household (the total number of people is 989 from 427 households).

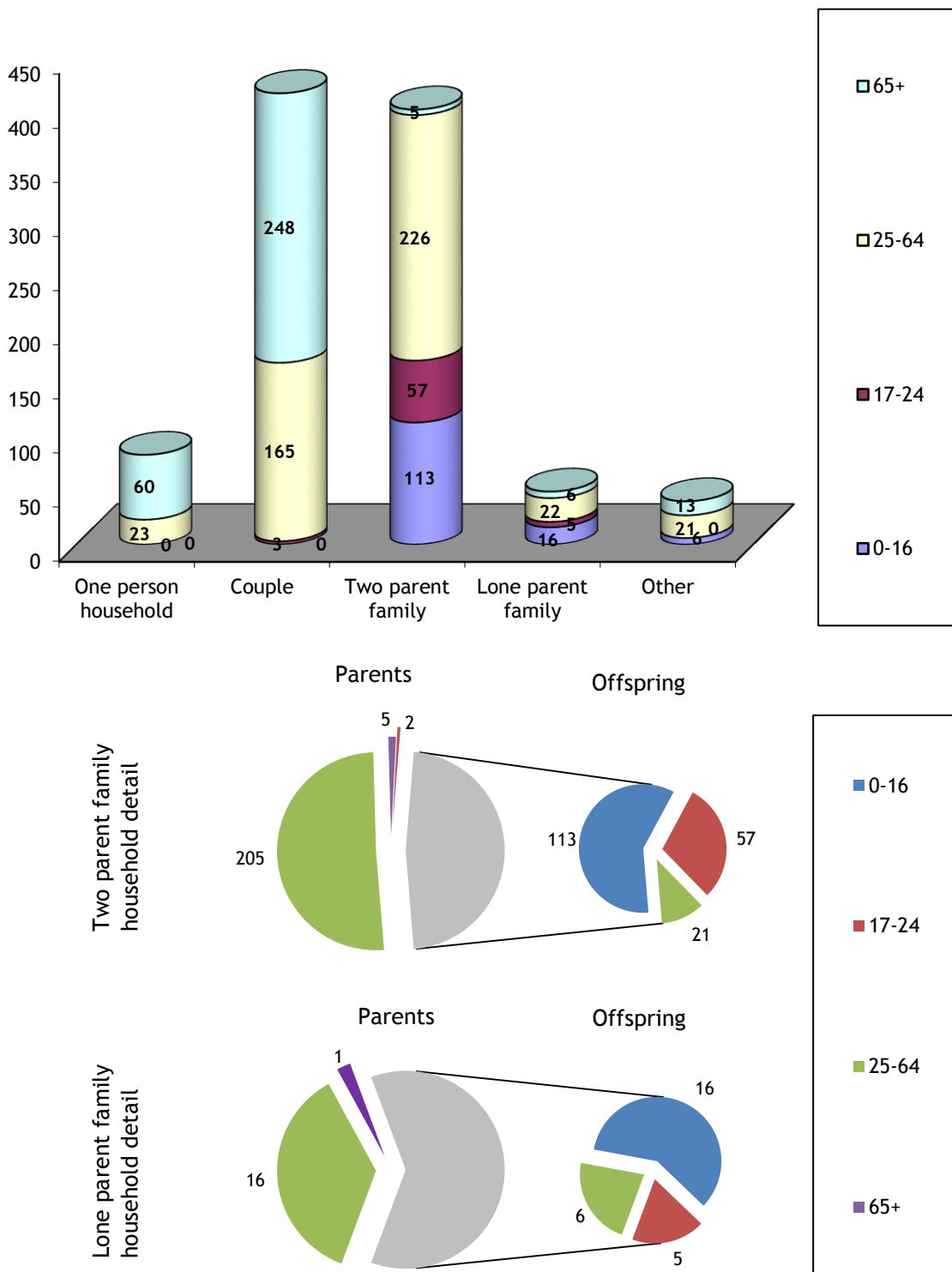


Fig 1.1 - Household type

Fig 1.1 on page 3 shows the age range breakdown of households that responded to the survey.

The largest number of completed questionnaires were from couple households with a total of 208 responses. 60% of people in those households were 65 years and over whilst 40% were aged between 25-64 years old.

106 responses were received from two parent family households. The parents of these households were mostly aged between 25-64 years old (97%). 2% of parents were aged 65 years and over and 1% were 17-24 years old. The offspring living in the two parent family households were of varying ages. 59% of the offspring were under 16 years old; 30% were 17-24 years old; and 11% were aged 25-64. This shows a high number of young adults and adults that are living with their families.

There were 83 responses from one person households. 72% of them were from those 65 and over. The remaining 28% of responses were from people aged 25-64 years old.

17 responses were from lone parent family households. 94% of the parents were 25-64 years old and the remaining 6% were aged 65 and over. Lone parent family children had a range of age groups. 59% were under 16; 19% were aged between 17-24; and 22% were 25-64 years old.

**ii) Tenure of all respondents**

The current household tenure of respondents is given in the chart below (fig 1.2):

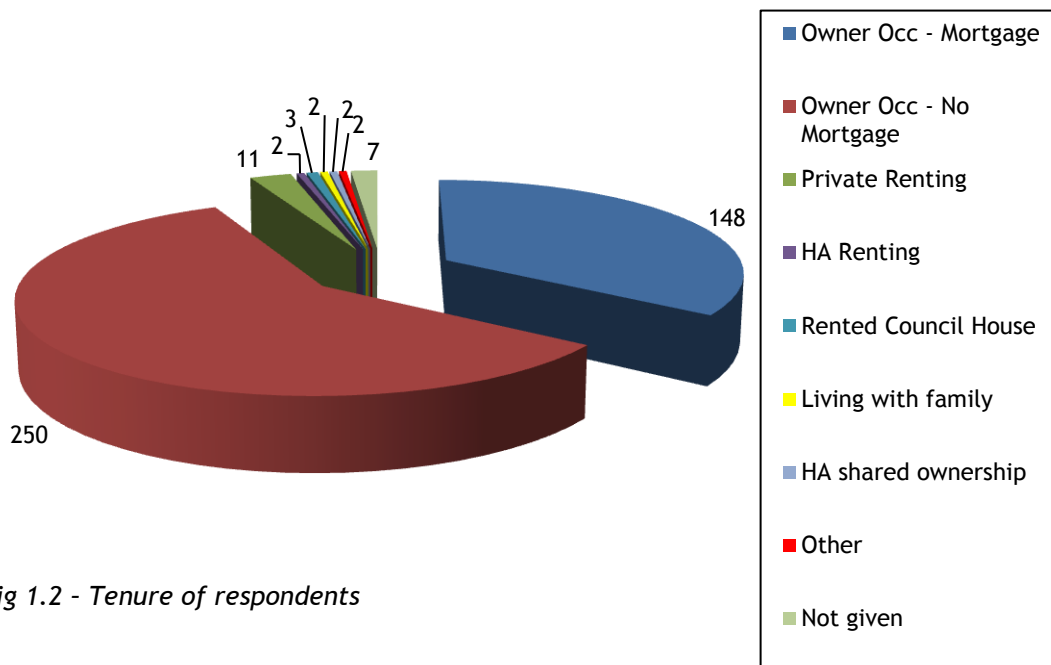


Fig 1.2 - Tenure of respondents

It shows that owner-occupiers were by far the largest tenure group accounting for 93% of replies (58% of total survey respondents have no outstanding mortgage on their property and 35% have a mortgage on their home).

4% of respondents live in rented accommodation (3% rent privately, 0.5% rent from a housing association and 0.5% rent from the council).

**iii) Property Types**

The following chart (fig 1.3) details the type of property that respondents currently reside in:

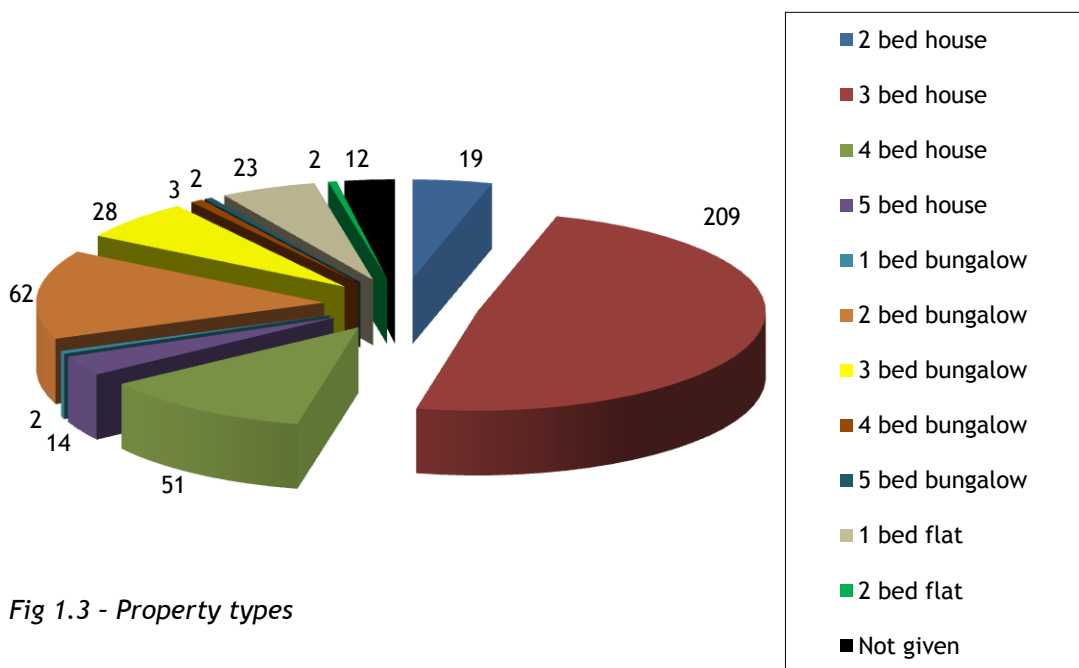


Fig 1.3 - Property types

Those living in 3 bedroom houses were the largest group (49% of responses), followed by those living in 2 bedroom bungalows (15%) and 4 bedroom houses (12%). In total 69% of responses were from people living in a house; 23% were from those living in bungalows; and 6% came from the residents of flats.

**iv) Length of residence in Parish**

The length of time that respondents have lived in Binley Woods is given in the chart below (fig 1.4):

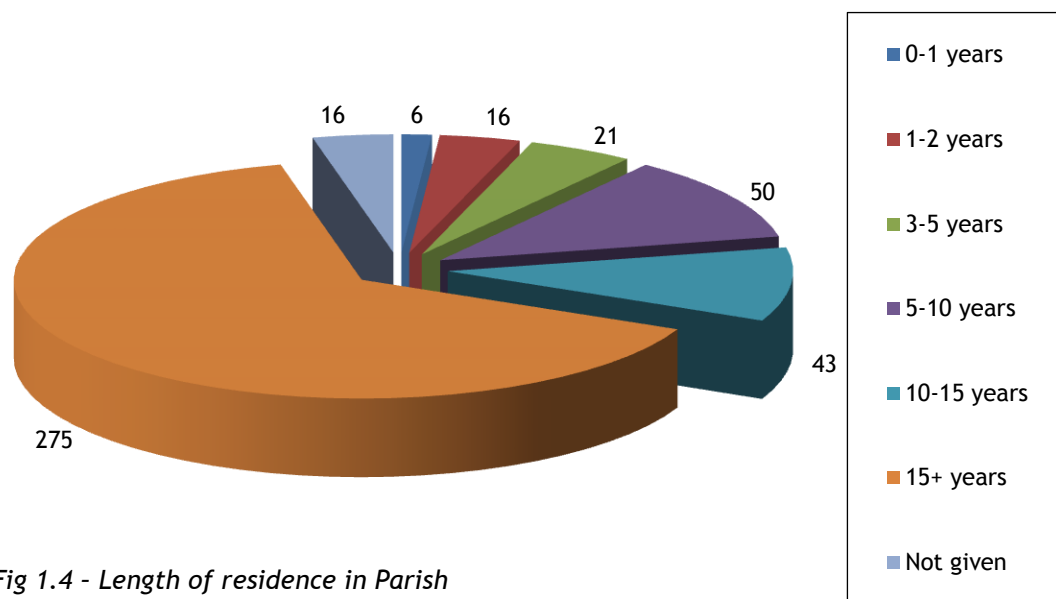


Fig 1.4 - Length of residence in Parish

It shows that just over two thirds of respondents (64%) have lived in the Parish for in excess of 15 years.

22% of respondents have lived in Binley Woods for between 5 and 15 years and 10% have been there for less than 5 years.

**v) Anticipated next home move - tenure**

The following chart (fig 1.5) shows the tenure that respondents expect to move into in their next home move:

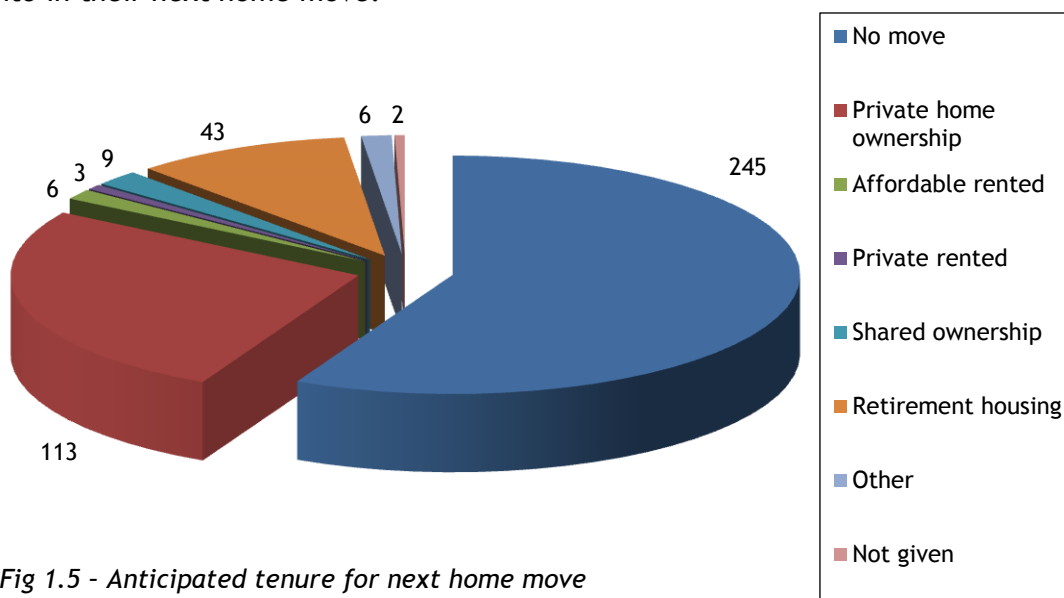


Fig 1.5 - Anticipated tenure for next home move

57% of completed questionnaires came from villagers who do not expect to move home again. 26% of people anticipate their next property being a privately owned home and 10% believe they will move into retirement housing.

Anticipated moves into affordable housing (affordable rented and shared ownership) totalled 4%.

vi) **Anticipated next home move - time**

The timescale for the anticipated next move for respondents is detailed below (fig 1.6):

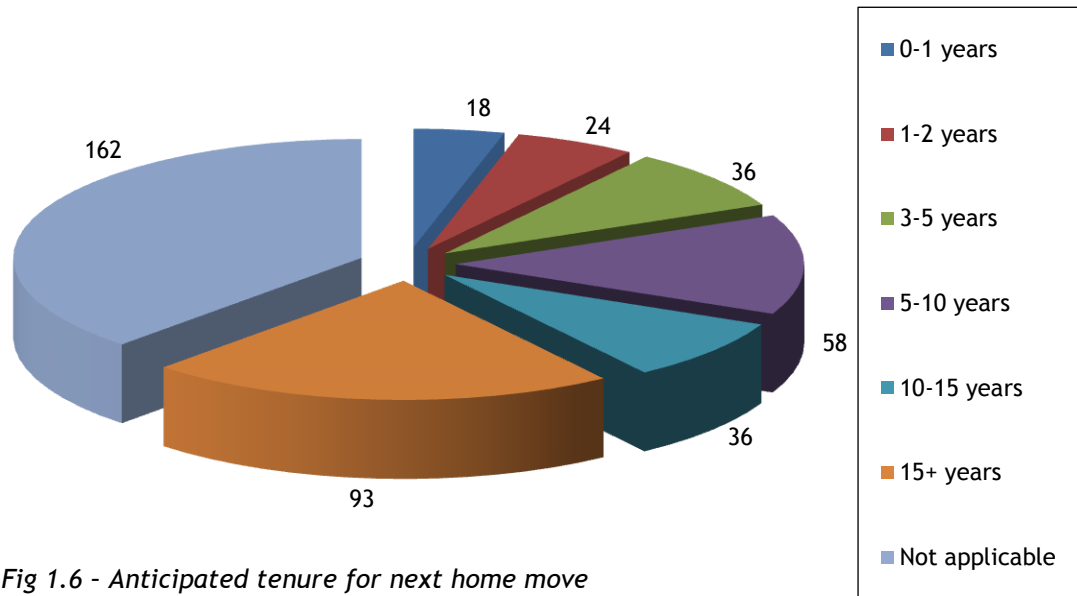


Fig 1.6 - Anticipated tenure for next home move

68% of responses came from households that expect their next home move to be in more than 10 years or not at all.

14% anticipate moving in 5-10 years time, whilst 10% of respondents expect to move within 2 years.



## vii) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether any homes that are subsequently provided in the village will be 'sustainable'. Ensuring that people will want to take up tenancies and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question asked Parish residents how they felt about the 'positive' factors of life in the Parish.

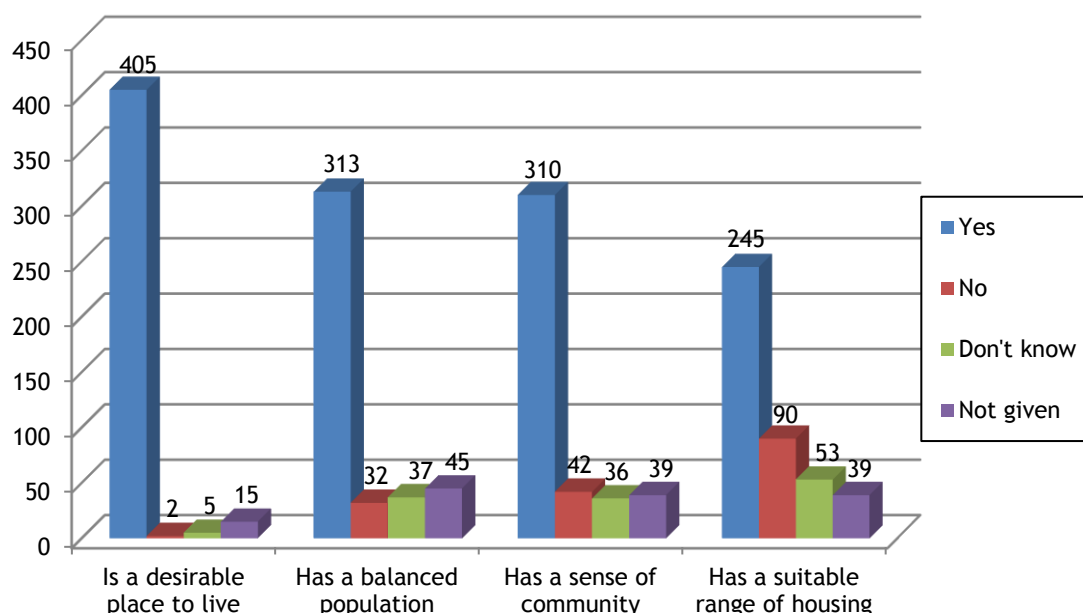


Fig 1.7 - Life in the Parish - positive factors

From fig 1.7, above, it can be seen that the majority of respondents are very positive about life in Binley Woods. 95% believed that the Parish is a desirable place to live and 73% thought that it has a sense of community.

73% of completed questionnaires came from those who believed that Binley Woods enjoys a balanced population. 57% of respondents felt the Parish has a suitable range of housing whilst 21% did not.

The second question sought village residents' perceptions on the potentially negative aspects of life in the Parish.

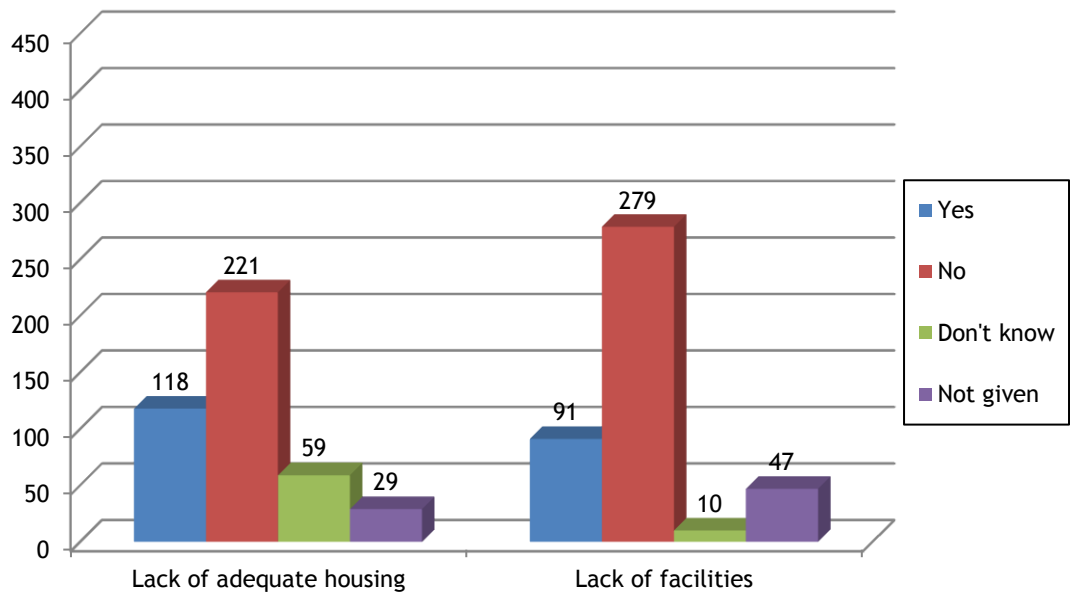


Fig 1.8 - Life in the Parish - negative factors

As can be seen from fig 1.8, above, 52% of respondents believed that there is not a lack of adequate housing in Binley Woods whilst 28% of returned surveys felt that there is. 21% of completed questionnaires came from people who did not know or did not respond with regard to this question.

Villager's perception on whether Binley Woods is well served by facilities saw a greater majority (65%) stating that there is not a lack of facilities in the Parish whilst only 21% of responses said that there is.

Comments detailing respondents perceived problems in the Parish (besides housing) were not great in terms of numbers but some of the examples stated were fairly consistent. They were based around the subjects of:

- Absence of a doctor's surgery (42 comments)
- Poor transport links (35 comments)
- Absence of a library (16 comments)
- Poor variety of shops (10 comments)
- Lack of activities for children (10 comments)
- Lack of takeaway/restaurant (6 comments)
- Lack of activities for youths (4 comments)
- Lack of park / youth and children's activities (3 comments)
- Poor broadband (2 comments)
- No bank; church; garage; dentist; police station; vet; tennis courts; community forums (1 comment each)

viii) Migration

The survey also asked whether respondents knew of people who had been forced to leave the Parish because of a lack of suitable or affordable accommodation.

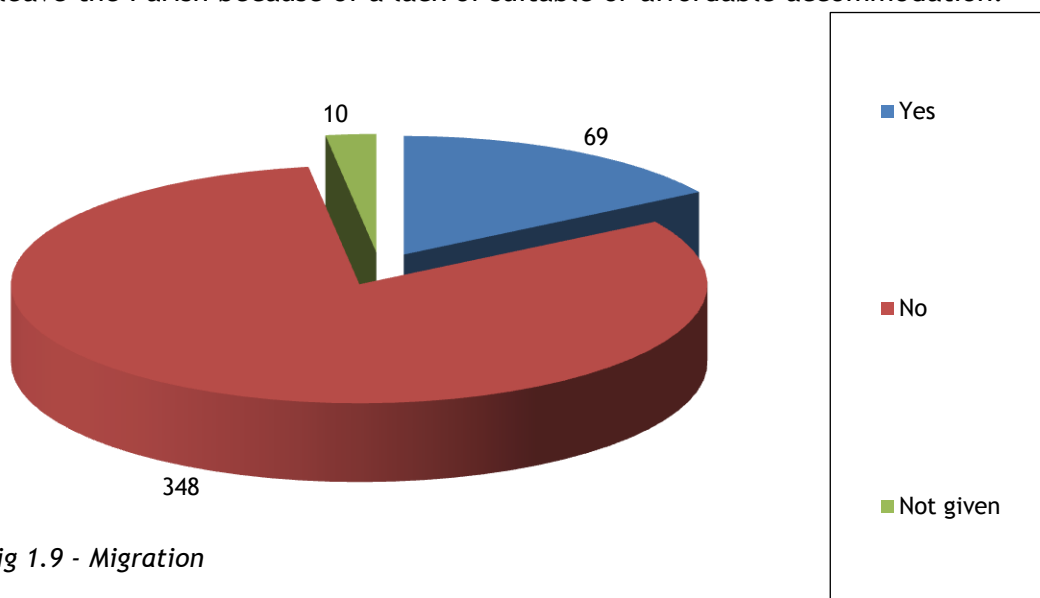


Fig 1.9 - Migration

Fig 1.9 shows that only 16% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years due to a lack of suitable affordable accommodation.

However, these 69 respondents knew of some 165 people in total who have had to leave Binley Woods for this reason. Obviously some of these ‘leaving’ people/families may have been duplicated within this figure, but the figure is still noteworthy considering the timescale involved.

ix) Support for homes for local people

One of the fundamental questions in the survey is that which asks whether people are in favour of a small scheme of homes in the village for local people.

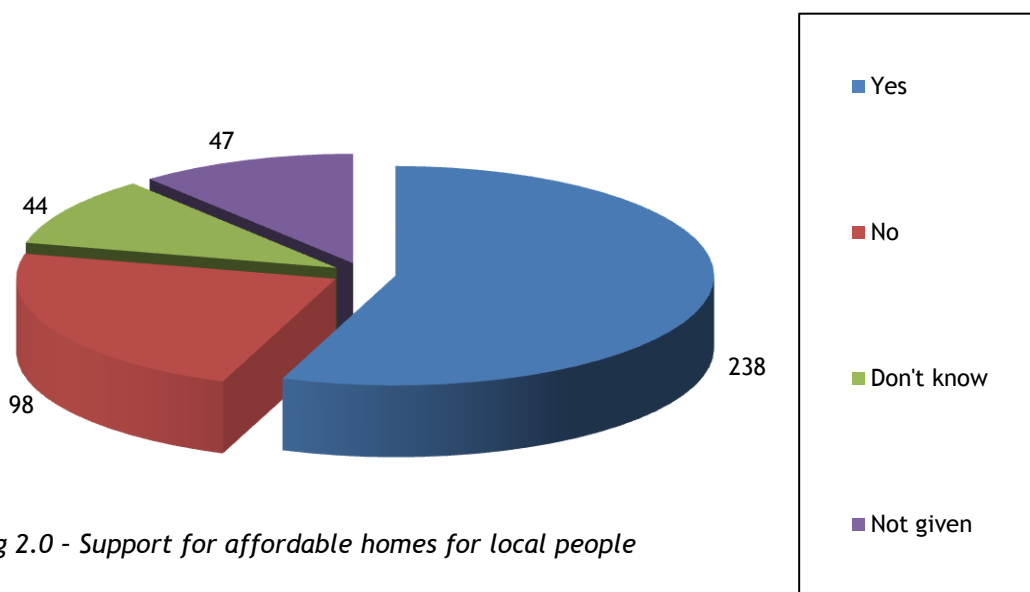


Fig 2.0 - Support for affordable homes for local people

Fig 2.0, above, shows that 56% of respondents are in favour of an affordable housing scheme for local people, while 23% said that they are not in favour.

10% of respondents did not know whether they would be in favour or not, and 11% did not give a response.

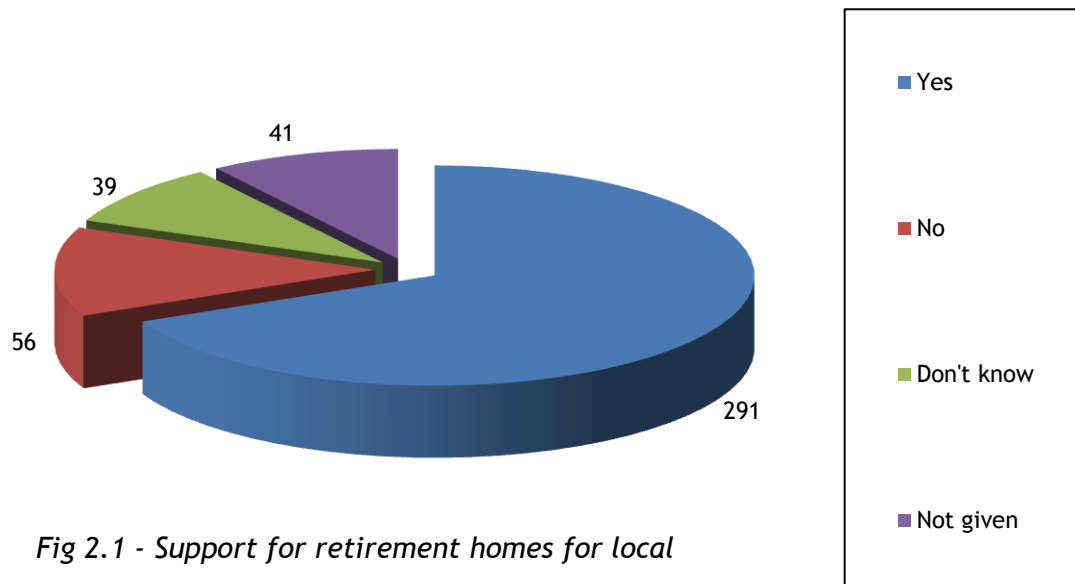


Fig 2.1 - Support for retirement homes for local

Fig 2.1, above, shows that 68% of respondents are in favour of a retirement housing scheme for local people, while 13% said that they are not in favour.

9% of respondents did not know whether they would be in favour or not, and 10% did not give a response.

#### x) Respondents' comments

Many respondents made additional comments on their returned form. They are summarised below:

(It is not appropriate to include certain comments which make specific reference to particular areas of the village or to identifiable elements of the community)

#### Supportive of housing development to meet local needs

*There were **169** general comments highlighting a lack of affordable / low cost / rented / shared ownership / council housing; for the young / elderly / families / disabled / first-time buyers and those on low and average incomes.*

*“The previous local poll on housing needs in this area was ignored and expensive houses built on previous school land”*

*“A small rental retirement scheme in Binley Woods would be ideal. It would enable elderly residents to remain in the village and thus free up more properties. The village is ideally situated close to all amenities to make this viable.”*

*“Not an estate but a small development of quality apartments or two bed homes on the library site”*

*“The community has on-going needs especially affordable housing”*

### **Not supportive of housing development to meet local needs**

*“This village needs to stay so - creating more houses does not give the feeling of a village anymore”*

*“No further building of new homes should be considered in the village as there is insufficient infrastructure to deal/support with this i.e. drainage etc.”*

*“More development, especially low cost, will move us from a pleasant village to an estate - there are plenty of low cost properties in the local surrounding area”*

*“Keep the area as it is to maintain a community feeling”*

*“The ‘need’ for affordable housing should not be an issue - myself and others who grew up in Binley Woods moved away to buy our first property and those who wished to return did so when they could afford to”*

*“There is no real need for extra housing. Traffic problems are bad enough now around the village.”*

### **Other comments regarding housing, development and life in Binley Woods**

*“Excellent place to bring up a young family although it would benefit from more facilities”*

*“If new housing is to be built make sure of ample parking ground and space to each property and wide enough roads for access and parking”*

*“We hope this survey is not a repeat of the ‘junior school’ scheme that was used to build expensive executive homes and not starter homes as promised”*

*“No affordable homes should be built on green belt land even if it could be identified as an exception site”*

*“This form and associated notes refers to Binley Woods as rural. I consider Binley Woods to be a suburb of Coventry and doesn’t have separate housing needs. There are few jobs in Binley Woods and very few that would require living locally.”*

*“Homes built should have off street parking; garages should have cars”*

*“Why can’t Binley Woods have a Warwickshire post code? We pay our council tax to Rugby and having a Warwickshire post code would reduce the amount of insurance that we have to pay.”*

*“Do not agree with backyard development - i.e. if one property is pulled down only one property should be rebuilt”*

*“Only develop on land that has already been developed and is not currently utilised”*

*“Binley Woods needs jobs before houses”*

*“Very concerned about garden developments in the village”*

*“Binley Woods, or any village, does not need flats/maisonettes - Any housing should be traditional housing with back gardens for both young and old”*

## 4. Housing Need Analysis

Of the 427 returns, 410 were from people who felt that they were adequately housed or would be in a position to meet their own needs without support. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 17 returns indicated a need for affordable housing either within the next two years or in two to five years time.

### i) Local Connection

The survey form is made available to those who currently live in the Parish and those who have a previous residency or a strong local connection to the Parish, such as a job or close family in the Parish. Of the 17 respondents who indicated a housing need all of them satisfy Rugby Borough Council's local connection criteria (5 year permanent residency in the Parish; 5 out of the past 20 years permanent residency in the Parish; requirement to live close to another person who satisfies the previous criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity; essential functional need to live close to work in the Parish).

The local connection links are shown in the chart below (fig 2.2):

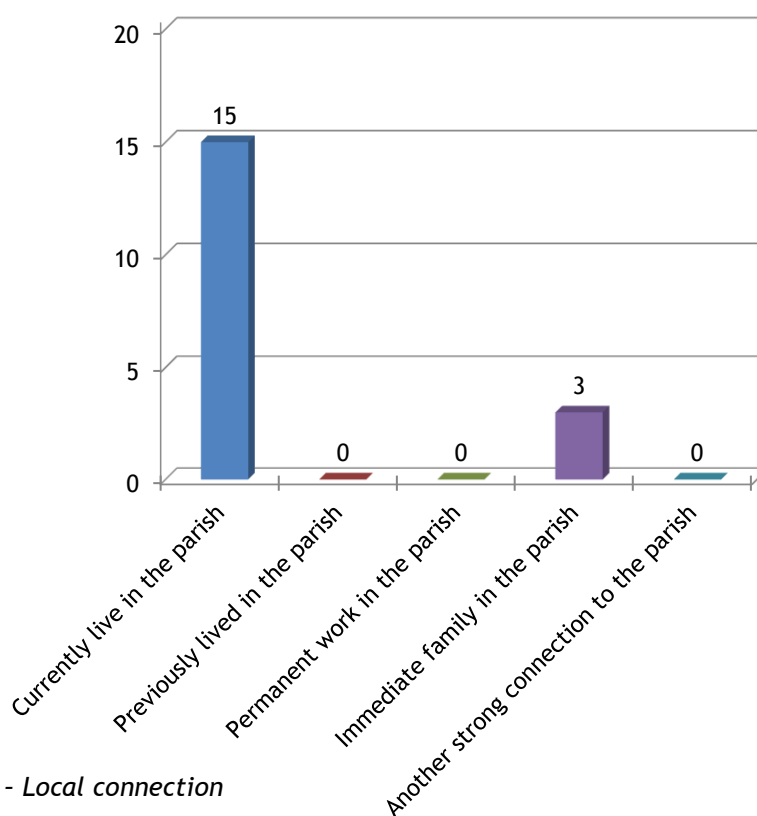


Fig 2.2 - Local connection

15 returns were from people who currently live in Binley Woods and have done for over five years. 3 respondents have immediate family in the Parish.

In total, there were 18 local connections given by the 17 respondents. This is more than the total number of responses in housing need as households can have more than one connection to the Parish.

## ii) Reasons for housing need

Respondents were asked to state why they felt they were in need of alternative accommodation. The chart below (fig 2.3), shows the reasons that were given:

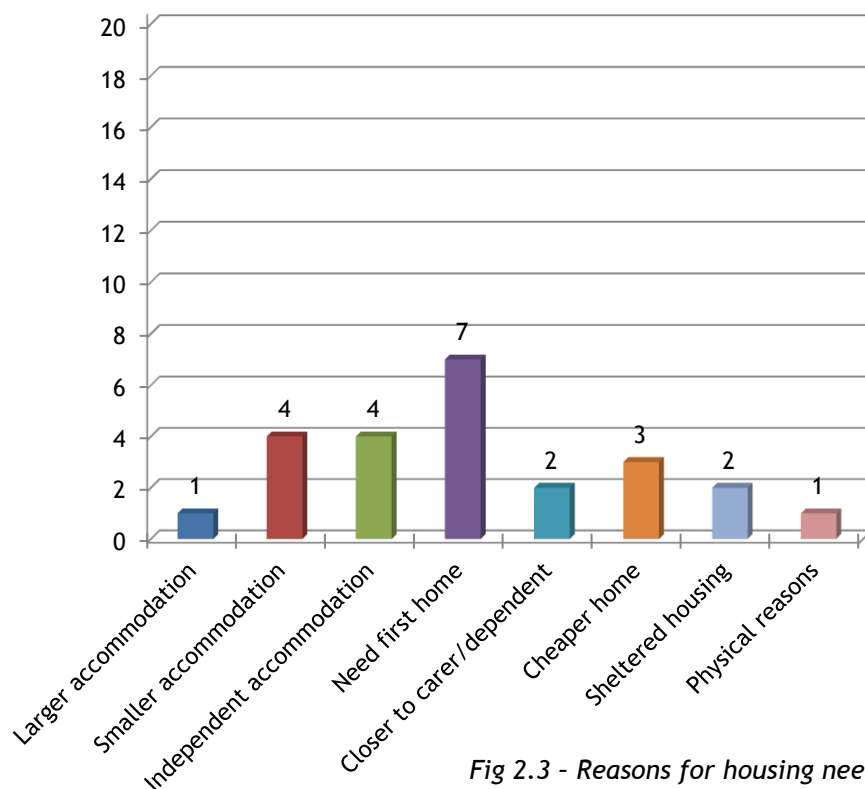


Fig 2.3 - Reasons for housing need

It can be seen that the reasons for seeking alternative accommodation are varied. The most popular reasons are the need for a first home (7 counts) and the need for smaller accommodation and independent accommodation (4 counts each).



### iii) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed scheme would indeed meet the needs of those to be housed. Therefore a 'reality tenure' is suggested to outline realistic provision.

Those marked with a \* indicate that the respondent has been suggested a 'reality tenure' of a two bed property, but this could be changed to a one bed property dependant upon the Local Authority's 'under-occupation' policies. A two bed property means that a single person or a couple would not be 'filling' the property, but in reality the homes built need to be sustainable over a period of years. Building one bed properties may limit their use in terms of future lettings. It is often felt that it is better to house a single person/couple who can benefit from a spare room so that the property is more 'flexible' when it comes to a change in their circumstance or for future residents and their circumstances.

Those marked with a \*\* indicate that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

#### Within next 2 years

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
34	One person household (1 adult, 25-64 years old), currently living with family in the Parish (has lived in the Parish for 10-15 years). Needs first home.	2 bed house / flat - Social rented home / Shared ownership home	2 bed house - Social rented home *
46	One person household (1 adult, 25-64 years old), currently living in flat with mortgage in the Parish (has lived in the Parish for 5-10 years). Needs cheaper home and has mobility difficulties.	2 bed flat / bungalow - Shared ownership home	2 bed bungalow - Shared ownership home
61	Couple household (2 adults, 17-24), currently living with family in the Parish (have lived in the Parish for 10-15 years). Need first home.	3 bed house - Shared ownership home	2 bed house - Shared ownership home *
126	One person household (1 adult, 65+ years), currently living in private rented flat away from the Parish (has immediate family who have lived in the Parish for 5-10 years). Has mobility difficulties and needs to be closer to family/carer in the Parish.	1 / 2 bed flat / bungalow - Social rented home / Market rent level home / Open market private rented home / Retirement housing	2 bed bungalow - Social rented home *

305	One person household (1 adult, 25-64 years old), currently living with family in the Parish (has lived in the Parish for 15+ years). Needs first home.	2 bed house - Open market sale home	2 bed house - Open market sale home
348	Couple household (2 adults, 25-64 years old), currently living with family in the Parish (have lived in the Parish for 15+ years). Need independent accommodation and first home.	2 bed house / flat - Shared ownership home	2 bed house - Shared ownership home
375	One person household (1 adult, 25-64 years old), currently living with family in the Parish (has lived in the Parish for 15+ years). Needs independent accommodation and first home.	2 bed house / bungalow - Shared ownership home / Open market sale home	2 bed house - Shared ownership home
391	One person household (1 adult, 25-64 years old), currently living in house with no mortgage in the Parish (has lived in the Parish for 15+ years). Needs smaller, cheaper home.	2 bed house / bungalow / flat - Open market sale home / Retirement housing	2 bed house - Open market sale home
415	Lone parent family (1 adult, 25-64 years old, with 2 children, 0-16 years old), currently living in privately rented house away from the Parish (has lived in the Parish for 15+ years and has immediate family in the Parish). Need cheaper home.	3 bed house / bungalow - Social rented home / Shared ownership home / Open market sale home	3 bed house - Social rented home

### In 2 to 5 years

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
<b>RESPONDENTS BELOW MEET THE LOCAL CONNECTION CRITERIA BUT DO NOT HAVE AN IMMEDIATE HOUSING NEED; THEIR NEED WILL ARISE IN 2-5 YEARS.</b>			
39	One person household (1 adult, 65+ years), currently living in house with no mortgage in the Parish (has lived in the Parish for 15+ years). Will need smaller accommodation.	2 bed flat / bungalow - Retirement housing	2 bed flat / bungalow - Retirement housing (owned/leased)
66	One person household (1 adult, 25-64 years old), currently living with family in the Parish (has lived in the Parish for 15+ years). Will need first home.	3 bed house - Open market sale home	3 bed house - Open market sale home

81	One person household (1 adult, 65+ years), currently living in bungalow with no mortgage in the Parish (has lived in the Parish for 5-10 years). Has mobility problems and will need sheltered accommodation.	2 bed bungalow - Shared ownership home / Retirement housing with some support	2 bed bungalow - Retirement housing with some support (owned/leased)
99	One person household (1 adult, 65+ years), currently living in house with no mortgage in the Parish (has lived in the Parish for 15+ years). Will need smaller accommodation and to change for physical reasons.	2 bed bungalow - Retirement housing with some support	2 bed bungalow - Retirement housing with some support (owned/leased)
222	Two parent family household (2 adults, 25-64 years old, with 1 young adult, 17-24 years old), currently living in house with mortgage in the Parish (have lived in the Parish for 10-15 years). Will need larger accommodation.	4 bed house - Open market sale home	4 bed house - Open market sale home
306	One person household (1 adult, 25-64 years old), currently living with family in the Parish (has lived in the Parish for 15+ years). Will need independent, sheltered accommodation (has learning and mobility difficulties).	2 bed flat / bungalow - Sheltered accommodation with support	2 bed flat / bungalow - Sheltered accommodation with support *
406	One person household (1 adult, 17-24 years old), currently living with family in the Parish (has lived in the Parish for 15+ years). Will need independent home and first home.	3 bed house - Shared ownership home	Insufficient financial information provided to assess
413	One person household (1 adult, 65+ years old), currently living in privately rented flat in the Parish (has lived in the Parish for 5-10 years). Will need smaller home.	1 bed house / bungalow / flat - Retirement housing	1 bed flat / bungalow - Retirement housing (affordable/leased)

iv) House price data

The tables, below (figs 2.4 and 2.5), detail the house prices and household type breakdown for the CV3 area. They are taken from [www.landregistry.gov.uk](http://www.landregistry.gov.uk) and [www.upmystreet.com](http://www.upmystreet.com). Unfortunately more detailed data at Parish level is not available but further local context is given on page 21 with regard to properties that are for sale and rent in Binley Woods itself.

Quarter	Property type			
	Flats	Terraced	Semi	Detached
Jan-Mar 2012	£63,667 (9 sales)	£118,388 (17 sales)	£174,283 (21 sales)	£264,563 (8 sales)
Oct-Dec 2011	£86,571 (14 sales)	£124,564 (47 sales)	£173,774 (59 sales)	£226,061 (19 sales)
Jul-Sep 2011	£74,618 (17 sales)	£122,725 (71 sales)	£178,270 (78 sales)	£251,841 (31 sales)
Apr-Jun 2011	£87,809 (11 sales)	£121,817 (65 sales)	£174,168 (57 sales)	£253,860 (15 sales)

Fig 2.4 - Average property prices by property type for CV3 Coventry & Warwickshire - Apr 11-Mar 12

### Property trends in CV3

Average property prices for CV3

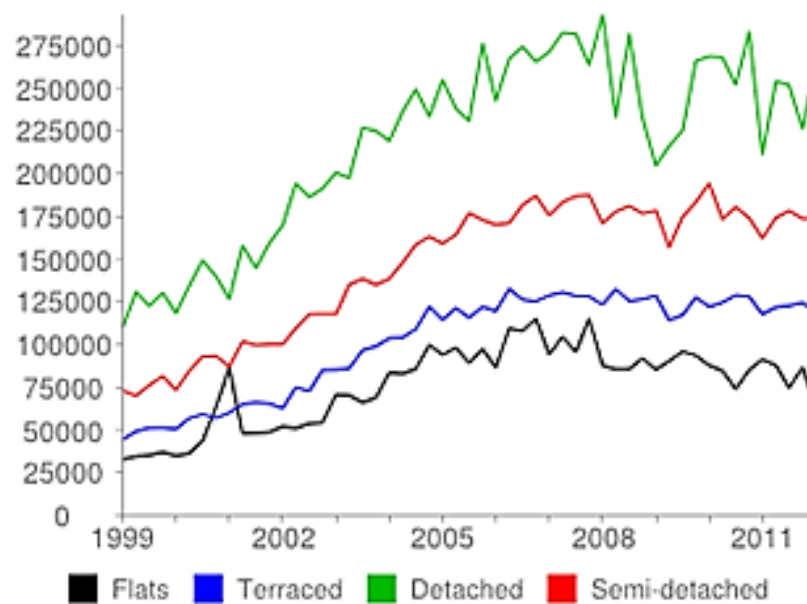


Fig 2.5 - Average property prices for CV3 Coventry & Warwickshire - 1999-2011

The charts on the previous page (figs 2.4 and 2.5) show that property prices in CV3 (Coventry & Warwickshire) have, overall, increased over the past decade despite a general fall/stagnation over the past few years. Entry level housing (i.e. terraced properties or flats/maisonettes) has an average price of £121,500 (terraced) and £78,000 (flat) in the last year. It should be noted that the postcode CV3 does include areas other than the Parish of Binley Woods and property prices in the surrounding area may be higher or lower than those in Binley Woods itself. Given that the CV3 postcode takes in parts of the urban area of Coventry it is highly likely that the prices shown in figs 2.4 and 2.5 are much lower than those found in Binley Woods. Even when this is considered, the deposit amounts and income levels required to secure a property anywhere in CV3 will still be out of reach for many people.

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 10% deposit. Based on the average local house price data for CV3 over the past year it would mean:

- a household wanting to access an average priced flat in the CV3 area over the last 12 months would require a deposit in excess of £7,500 and an income level in excess of £20,000 per annum.
- a household wanting to access an average priced terraced property in the CV3 area over the last 12 months would require a deposit in excess of £12,000 and an income level in excess of £31,000 per annum.

It should be noted that these affordability figures are based on prices for the CV3 area as a whole as more localised house price data for Binley Woods itself is not available in this format (please see page 21 for local context).

It should also be noted that the availability of mortgages at 3.5 times income with a 10% deposit may be limited in the current bank lending climate. Finally, property prices are beginning to rise again so the income and deposit levels will also be rising. These two factors mean that more people may realistically be priced out of meeting their housing needs on the open market.

v) Local context

By way of local context, the table, below, shows prices of properties that were for sale or rent in Binley Woods in May 2012 (source: [www.rightmove.co.uk](http://www.rightmove.co.uk)). The table shows all properties that were offered for sale or rent in Binley Woods.

Property	Price (£)	Property	Price (£)
4 bed detached bungalow	405,000	3 bed house	795 pcm
3 bed detached bungalow	385,000	3 bed flat	650 pcm
4 bed detached house	349,950	2 bed maisonette	595 pcm
4 bed detached house	340,000	2 bed flat	525 pcm
3 bed detached house	325,000	2 bed flat	500 pcm
5 bed detached house	299,950		
3 bed detached bungalow	279,950		
3 bed detached house	249,950		
3 bed detached house	245,000		
3 bed detached house	235,000		
3 bed detached bungalow	235,000		
3 bed semi detached bungalow	225,000		
2 bed detached bungalow	219,950		
3 bed semi detached house	199,950		
3 bed terraced house	185,000		
3 bed terraced house	179,950		
3 bed terraced house	179,950		
3 bed semi detached house	165,000		
3 bed terraced house	155,000		
1 bed semi detached bungalow	125,000		
2 bed terraced house	119,950		
2 bed apartment	119,950		
2 bed apartment	117,950		
2 bed flat	110,000		
1 bed bungalow	95,000		
2 bed apartment	94,950		
2 bed apartment	87,500		
2 bed flat	82,500		
2 bed maisonette	74,000		

It can be seen that the cheapest available property is a 2 bed maisonette which is on the market with a guide price of £74,000. Based on the affordability criteria explained earlier these would require a deposit of £7,400 and an income of £19,000 per annum. The only properties available under £100,000 are flats/apartments/maisonettes and a 1 bed bungalow.

The cheapest available house is a 2 bed terraced property which is on the market for £119,950. Based on the affordability criteria explained earlier these would require a deposit of £11,995 and an income in excess of £30,500 per annum. There are only two bungalows and one house available under £150,000.

The private rental market is currently only offering one house (£795 pcm) and four flats (£500 - £650 pcm).

With regard to actual recent sales, the table below shows properties that have been sold in Binley Woods over the past 12 months.

Year	Property	Price (£)
2012	Detached	450,000
2011	Semi detached	175,000
2011	Semi detached	150,000
2011	Semi detached	227,000
2011	Detached	341,000
2011	Semi detached	225,000
2011	Detached	420,000
2011	Semi detached	200,000
2011	Detached	320,000
2011	Detached	194,000
2011	Terraced	165,000
2011	Detached	550,000
2011	Terraced	175,000
2011	Semi detached	173,500
2011	Detached	199,500
2011	Semi detached	186,000

The lower quartile property price for actual sales since April 2011 is £174,875. Based on the affordability criteria explained earlier this would require a deposit of £17,500 and an income of almost £45,000 per annum.

Even the 'cheapest' property sold over the past 12 months (a semi detached house) would require a deposit of £15,000 and an income in excess of £38,500 per annum.

It should be noted that there were only three properties sold for less than £175,000 during the last twelve months.

## 5. Conclusion

MRH has conducted a detailed study of the housing needs of Binley Woods. This study has not only investigated the actual affordable housing need of the Parish, but also for market rent level housing, open market housing, and retirement housing. In addition, the survey ascertained residents' views with regard to living in the Parish and support for local needs housing to help sustain local communities.

The survey has identified a need for properties of a mixed tenure to meet the immediate (i.e. those with a need within 2 years) affordable housing needs of those with a local connection. (It should be noted that many more households will be on housing registers wanting an affordable property in Binley Woods, but this survey ascertained those in need who have a local connection to the Parish).

The survey has highlighted the immediate need for affordable housing and open market housing as well as a variety of needs that will arise in two to five years time.

Of the 17 respondents who indicated a housing need, 9 are in housing need within the next two years:

- **7 were assessed as being in need of affordable housing**
  - 1 x 2 Bed house - social rented home
  - 1 x 2 Bed bungalow - social rented home
  - 1 x 3 Bed house - social rented home
  - 3 x 2 Bed house - shared ownership home
  - 1 x 2 Bed bungalow - shared ownership home
- **2 were assessed as being in need of open market housing**
  - 2 x 2 Bed house - open market

There were 8 respondents who will require a range of housing options in 2 to 5 years time, of which 1 may require affordable housing, 2 will require open market housing, 4 will require retirement housing and 1 will require sheltered accommodation with support. They were discounted from the analysis at this time but details of their need can be found on pages 17 and 18.

**THEREFORE, THERE IS AN IMMEDIATE IDENTIFIED**  
**NEED OF 9 LOCAL HOUSING NEED DWELLINGS**  
**(7 AFFORDABLE; 2 OPEN MARKET) IN BINLEY WOODS**  
**FOR THOSE WITH A LOCAL CONNECTION**



## 6. Contact information

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