



Birtsmorton
Housing Needs Survey
Analysis of Survey Results
June 2019

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1. Introduction

Malvern Hills District Council has undertaken a housing needs survey of the Birtsmorton Parish during May 2019, on behalf of Fortis Living.

118 surveys were delivered to households within the Parish of Birtsmorton. The survey was designed for every household within the Parish to complete. The survey looks at current and future housing need.

The survey provided the option for additional forms to be sent out to households who had more than one housing requirement or if households were aware of residents who had previously lived in the area and moved away, or may be looking to return to the Parish.

One (1) further form was sent to a household already living in the Parish with an additional housing need within their household; making a total of 119.

All households were sent a paper copy of the survey and a pre paid envelope to return it to Wychavon District Council offices. Additional methods through an online website link and via the telephone were also offered.

Officers from the Housing Team also conducted a site visit in May 2019 to speak to local employers and residents to fully engage with the local community. This date and time was stated on the covering letter that accompanied the paper survey, as well as informing the Parish Council.

The deadline for responses to this survey was Friday 31st May 2019. In total 25 valid responses were received, showing a response rate of 21%.

	Postal	Online	Telephone
Total Surveys	25	0	0
%	100%	0%	0%

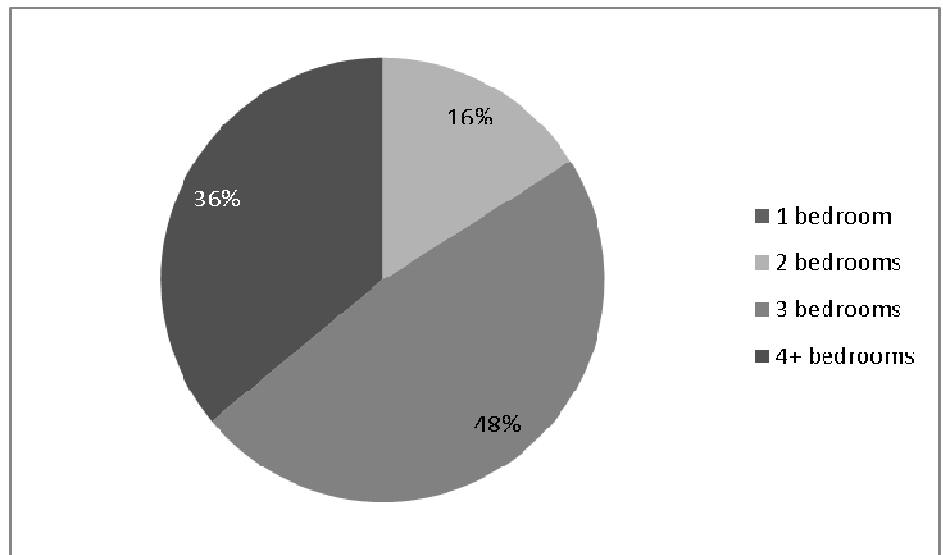
Two (2) surveys were received through the post and classed as void as they did not answer the survey questions fully to enable us to clearly understand their housing requirements. One (1) survey was completed online, but not all questions were completed, so has not been included in the report. Totalling three (3) void responses.
No contact details were provided to clarify the answers, so these surveys could not be included.

2. Analysis

The first question on the survey asked whether this was the households' primary household to which they are registered as an elector. All 25 respondents stated "yes" which equates to 100%.

Q2. How many bedrooms does your current home have?

	Number	%
1 bedroom	0	0%
2 bedrooms	4	16%
3 bedrooms	12	48%
4+ bedrooms	9	36%



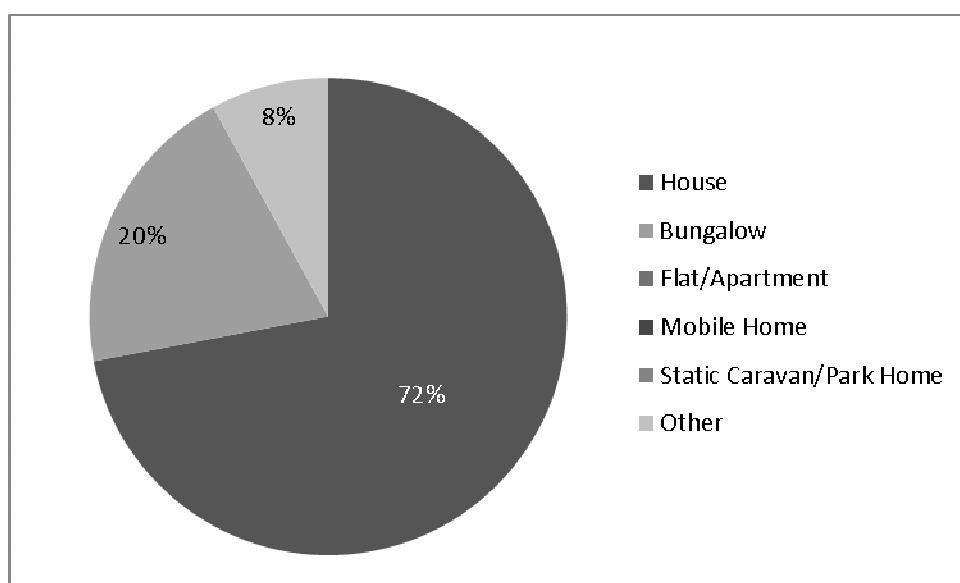
The majority (48%) stated that they lived in a three bed property, with 36% stating 4 or more, and 16% living in a 2 bed property. No respondents stated that they lived in a 1 bed property.

Q3. What type of home do you live in?

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
Number	18	5	0	0	0	2
Percentage	72%	20%	0%	0%	0%	8%

Two respondents stated “Other” and provided the following responses:

- Cottage
- Half Timbered Cottage



72% of respondents stated that they lived in a house, 20% in a bungalow and 8% stated “Other” and provided a response stating they lived in a cottage.

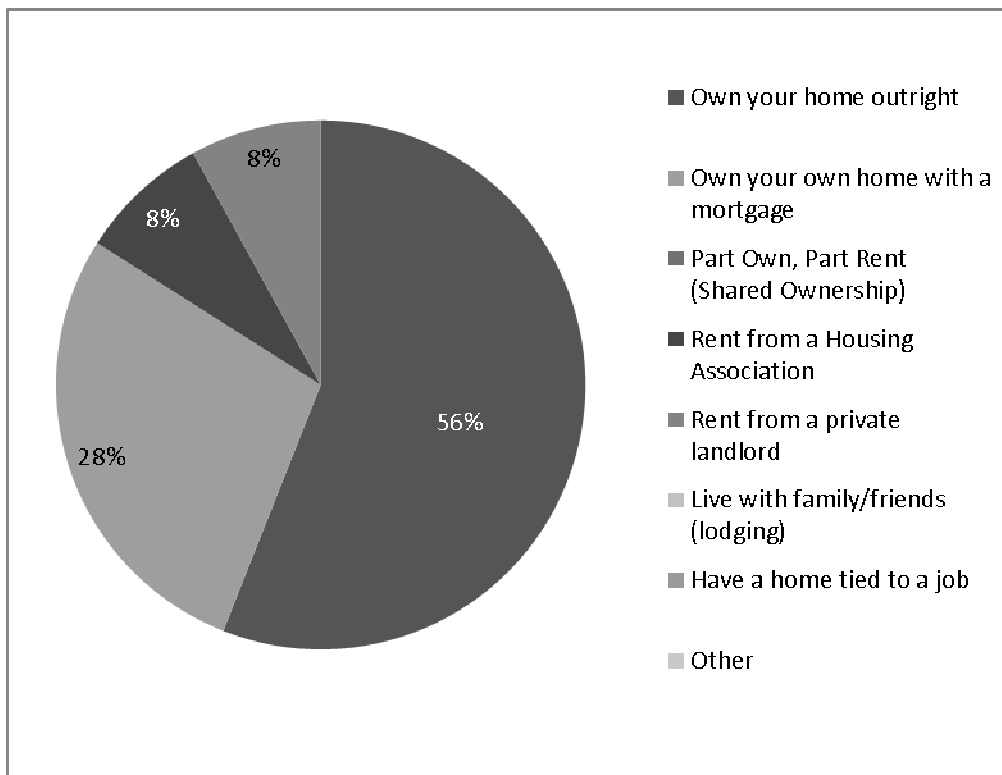
No responses were received for Flat/Apartment, Mobile Home or Static Caravan/Park Home.

Q4. Do you....

	Number	Percentage
Own your home outright	14	56%
Own your own home with a mortgage	7	28%
Part Own, Part Rent (Shared Ownership)	0	0%
Rent from a Housing Association	2	8%
Rent from a private landlord	2	8%
Live with family/friends (lodging)	0	0%
Have a home tied to a job	0	0%
Other	0	0%

56% of respondents stated that they owned their property outright, and 28% stating that they own their home with a mortgage. A further 8% stated that they were renting from a housing association and 8% stated that they were renting from a private landlord.

No respondents stated shared ownership, living with family / friends or have a home tied to a job.



Q5. Ages of the people in your household

Under 10 years of age	1 household with 1 member	1 household with 1 member
10 – 15 years of age	2 households with 1 member	2 households with 1 member
16 – 17 years of age	5 households with 1 / 2 member/s	4 households with 1 member 1 household with 2 members
18 – 34 years of age	8 households with 1 / 2 member/s	5 households with 1 member 3 households with 2 members
35 – 54 years of age	9 households with 1 / 2 member/s	6 households with 1 member 3 households with 2 members
55 – 64 years of age	5 households with 1 / 2 member/s	3 households with 1 member 2 households with 2 members
65 + years of age	14 households with 1 / 2 / 3 member/s	7 households with 1 member 6 households with 2 members and 1 household with 3 members.

Q6. Do any of the following apply to any members of your household?

	Number	Percentage
Currently live in the Parish	25	87%
Care for a family member who lives in the Parish	1	3%
Have immediate family (mother, father, son, daughter, siblings living in the Parish for at least 5 years)	2	7%
Have permanent employment in the Parish	1	3%
TOTAL		

All respondents stated that they currently live in the Parish of Birtsmorton. One household stated that they also cared for a family member in the Parish, two have immediate family in the Parish and one respondent has permanent employment in the Parish.

Have lived in the Parish for at least 6 of the last 12 months	1	4%
Have lived in the Parish for at least 3 of the last 5 years	3	12%
Have lived in the Parish for over 5 years	21	84%

The majority of respondents (84%) stated that they had lived in the Parish for over 5 years.

Your Future Need

Q7. Are you or anyone in your household likely to need alternative housing?

	In the next twelve months	1 to 3 years	3 – 5 years
Number	1	3	0
Percentage of those requiring to move	4%	12%	0%

Twenty one respondents (84%) stated that they did not need to look for alternative housing within the next 5 years. Four respondents (16%) stated that they were likely to require alternative housing in the next 3 years, with one (4%) stating within 12 months and three stating within the next 1 – 3 years (12%). No respondents stated they would need to look for alternative housing in the next 3 – 5 years.

Q8. How many people will require this housing?

- 2 x Single Person (1 Adult)
- 1 x Family (2 Adults, 1 Child)
- 1 x Couple (2 Adults)

Q9. What is the main reason for needing to move:

	In the next twelve months	1 – 3 years	3 – 5 years
Reason for needing to move	Closer to work	Current home in poor state of repair	N/A
		Set up an independent home	
		Set up an independent home	

The table below summarises those looking to move in the next 5 years:

Reason	Household Make Up	Property Tenure (to move to)
Current home in poor state of repair	Family (2 Adults, 1 Child)	Rent from Housing Association
Set up an independent home	Single Person (1 Adult)	Self Build
Closer to work	Couple (2 Adults)	Rent from private landlord
Set up an independent home	Single Person (1 Adult)	Buy on the open market

Q10. What might prevent you from fulfilling your future need?

Respondents were able to select all options that applied. Five responses were provided from four respondents.

	Lack of suitable properties	Not able to afford suitable properties	Saving to purchase	Other
Number	2	2	1	0
%	40%	40%	20%	0%

Q11. Would you prefer to?

	Buy on the open market	Shared Ownership	Rent from a Housing Association	Rent from a private landlord	Self Build	Other
Number	1	0	1	1	1	0
%	25%	0%	25%	25%	25%	0%

Q12. What is your total gross annual household income?

	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	0	4	0	0	0	0
%	0%	100%	0%	0%	0%	0%

Q13. What deposit can you afford?

	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	0	2	0	0	0	0	0
%	0%	100%	0%	0%	0%	0%	0%

Q14. If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?

	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	0	0	0	0	0
%	100%	0%	0%	0%	0%	0%

Q15. 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 +	Prefer not to say
Number	0	0	0	1	0	0	1
%	0%	0%	0%	100%	0%	0%	

Q16. Is there a member of your family or someone else you know about who would like to move to return to the Parish to live?

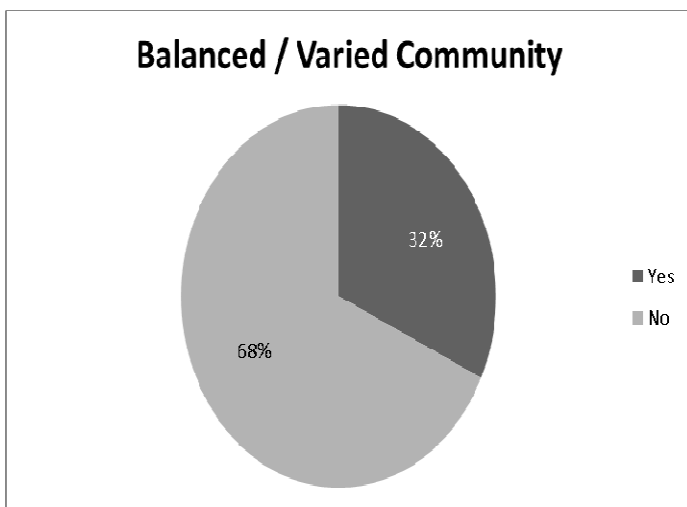
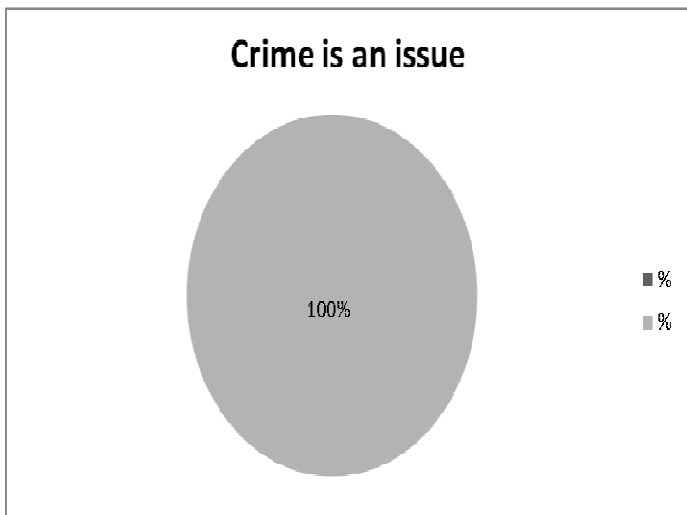
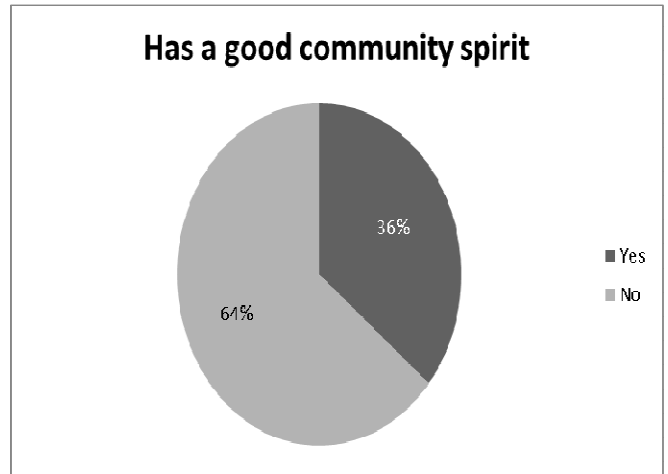
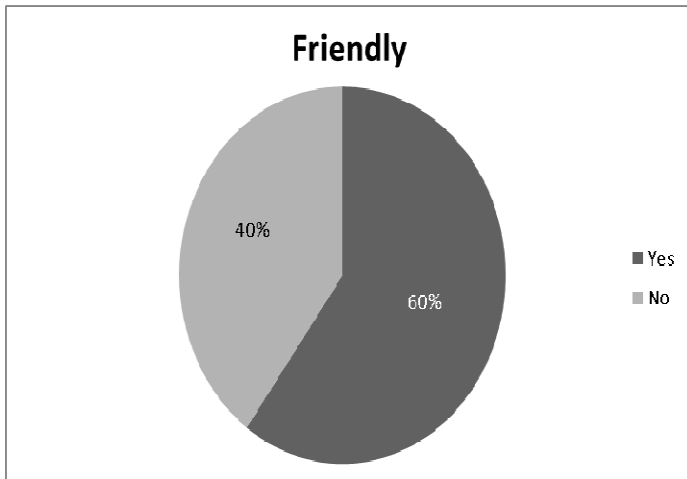
	Yes	No
Number	0	25
%	0%	100%

No respondents stated that they knew anyone looking to return to the Parish of Birtsmorton.

Q17. Is your Parish....?

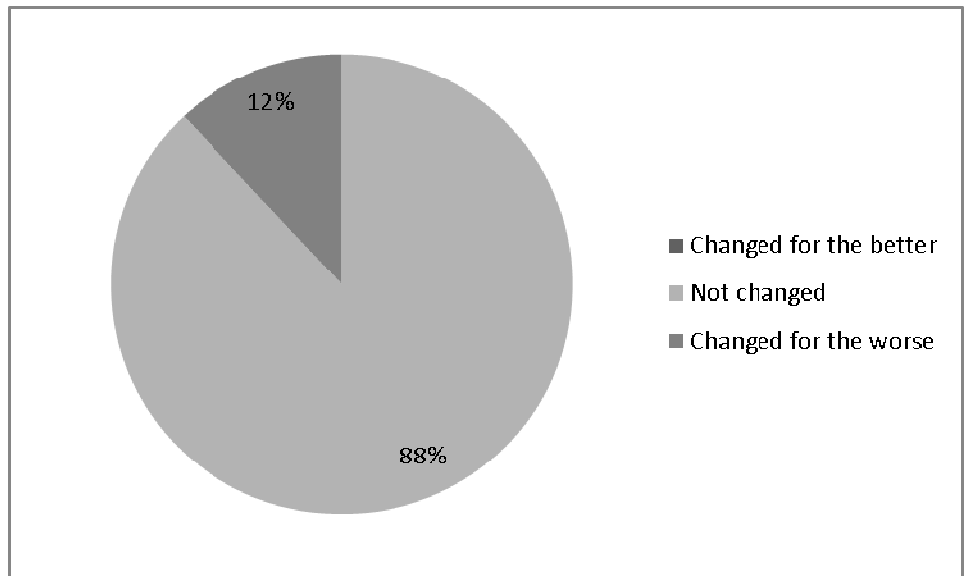
Respondents were able to select all that applied to their household.

	Yes	%	No	%
Friendly	15	60%	10	40%
Has a good community spirit	9	36%	16	64%
Crime is an issue	0	0%	25	100%
Sought after location	10	40%	15	60%
Balanced / Varied Community	8	32%	17	68%



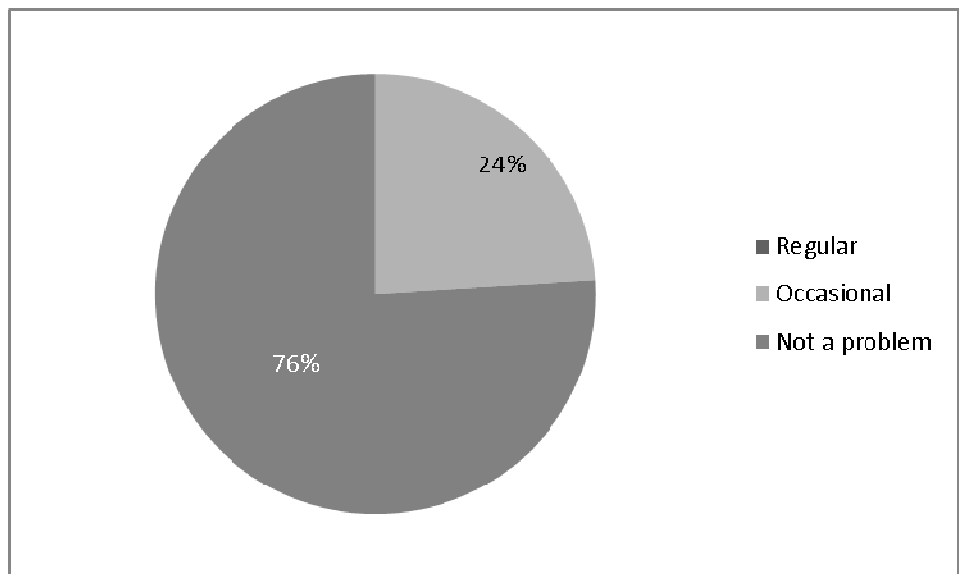
Q17a. Over the past three years, do you feel that your parish has:

Changed for the better	0 (0%)
Not changed	22 (88%)
Changed for the worse	3 (12%)



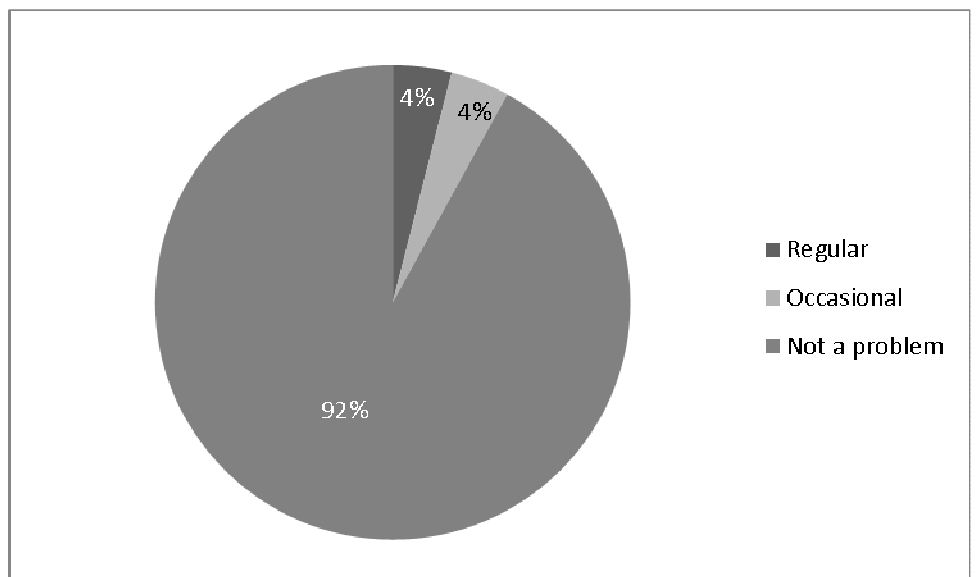
Q17b. How much of a problem is traffic congestion?

Regular	0 (0%)
Occasional	6 (24%)
Not a problem	19 (76%)



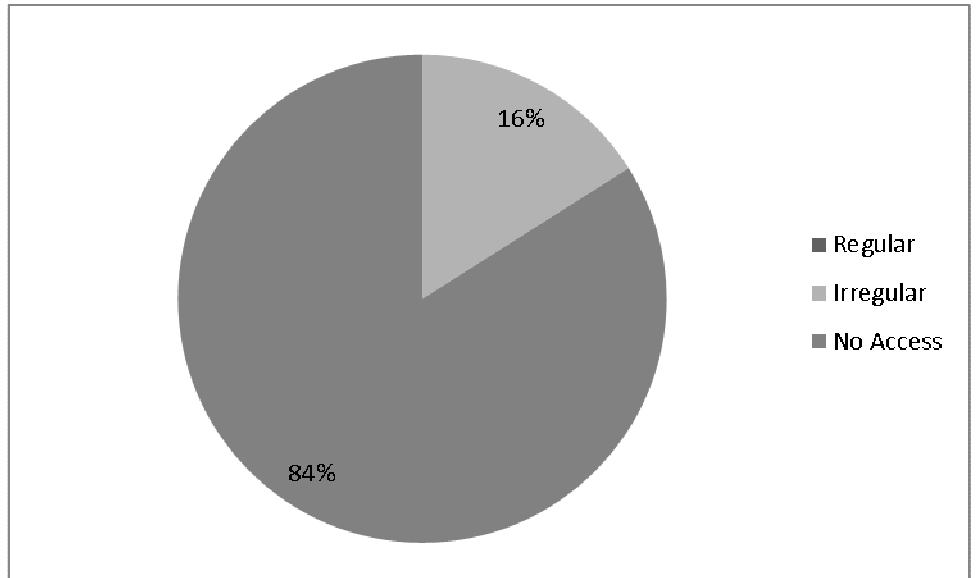
Q17c. How much of a problem is parking?

Regular	1 (4%)
Occasional	1 (4%)
Not a problem	23 (92%)



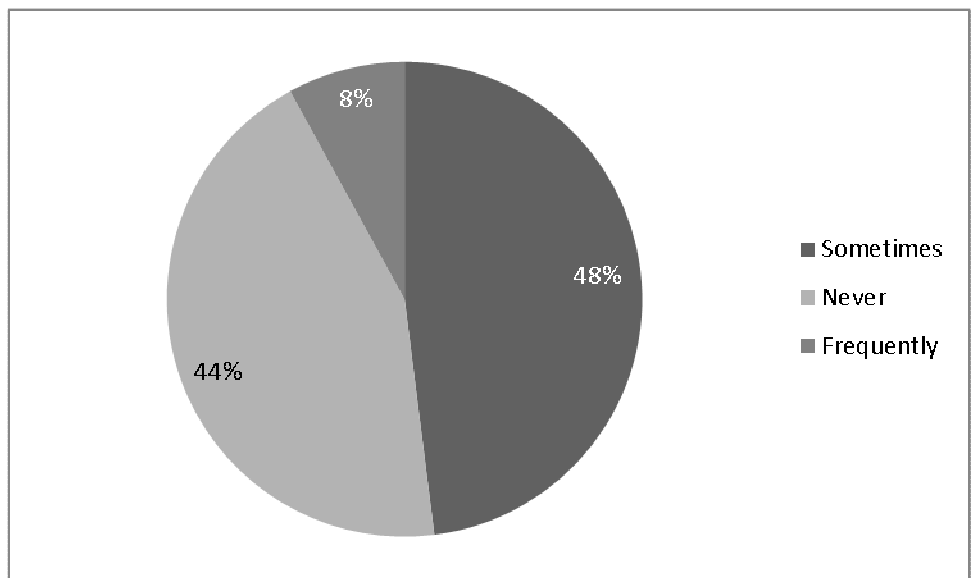
Q17d. What is access to public transport like in your parish?

Regular	0 (0%)
Irregular	4 (16%)
No Access	21 (84%)



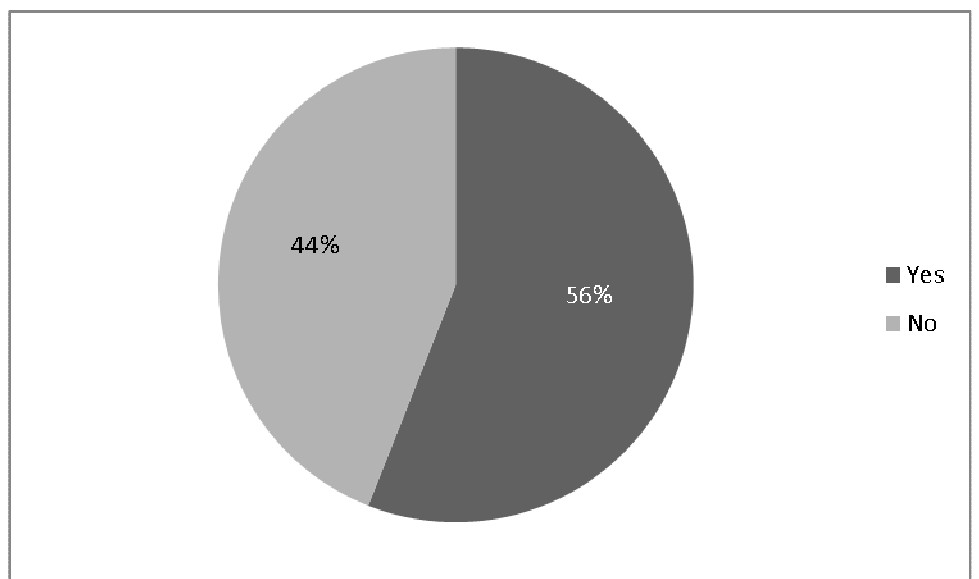
Q17e. If regular public transport was available how often would you use it?

Sometimes	12 (48%)
Never	11 (44%)
Frequently	2 (8%)



Q18. Do you feel there are enough amenities in your parish?

Yes	No
14 (56%)	11 (44%)



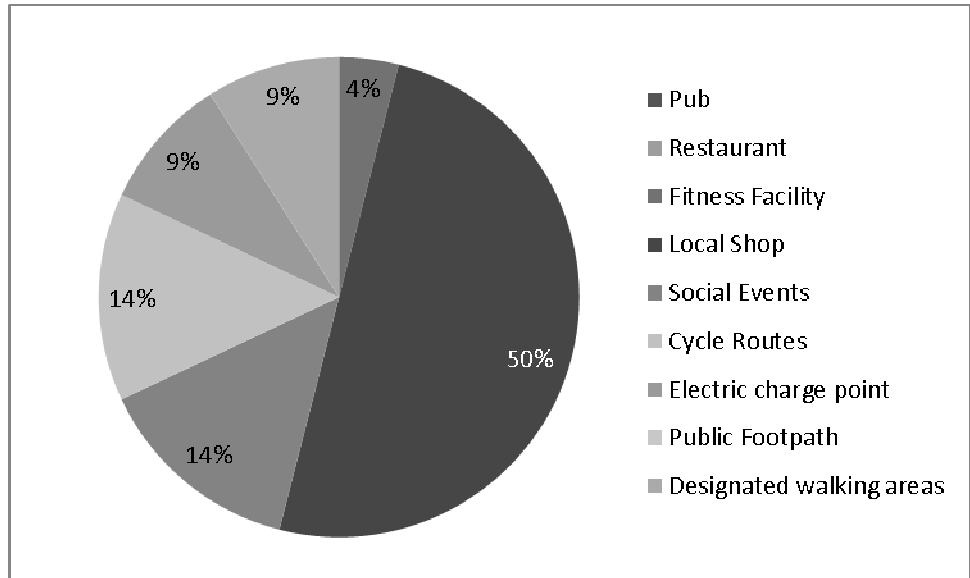
Which of the following amenities would you like to see in your Parish?

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
0	0	1	11	3	3	2	0	2
0%	0%	4%	50%	14%	14%	9%	0%	9%

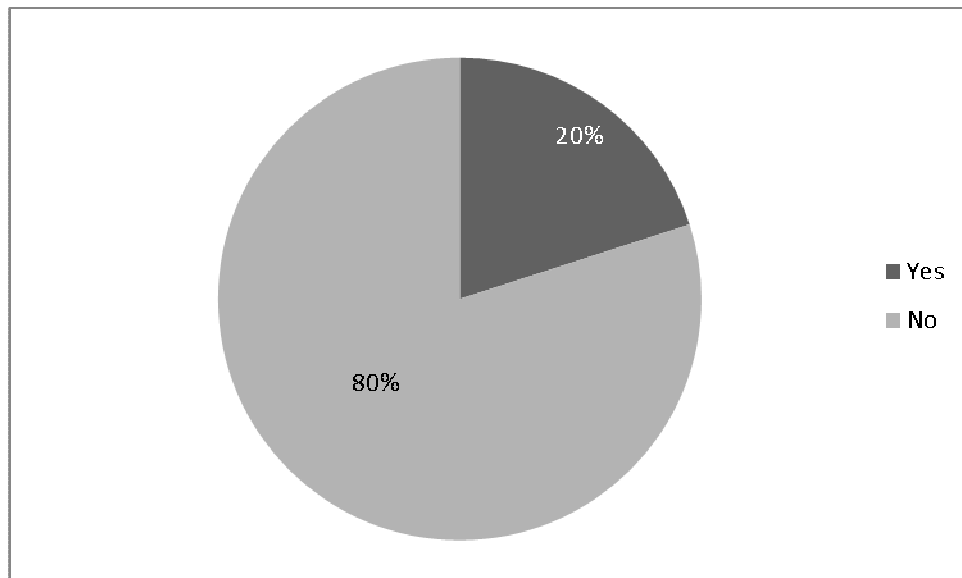
There was an option to select “other”, and the following responses were received:

- Post box
- Fibre broadband



Q19. Do you know of any opportunities for businesses to run from within the parish to create extra local employment?

Yes	No
5 (20%)	20 (80%)



Suggestions:

- Agriculture and farming, must come first
- Garage
- Take away service
- Just requires enterprise initiative and personal drive to succeed, working within the confines of a rural community.

Barriers:

- Limited mobile phone coverage
- Lack of support for re-use of buildings
- “We don’t need any additional local employment”
- Too isolated – customers would require their own transport, and no footfall as there are no paths
- “We are trying to expand our business but MHDC Planning, keeps saying no.”

Currently:

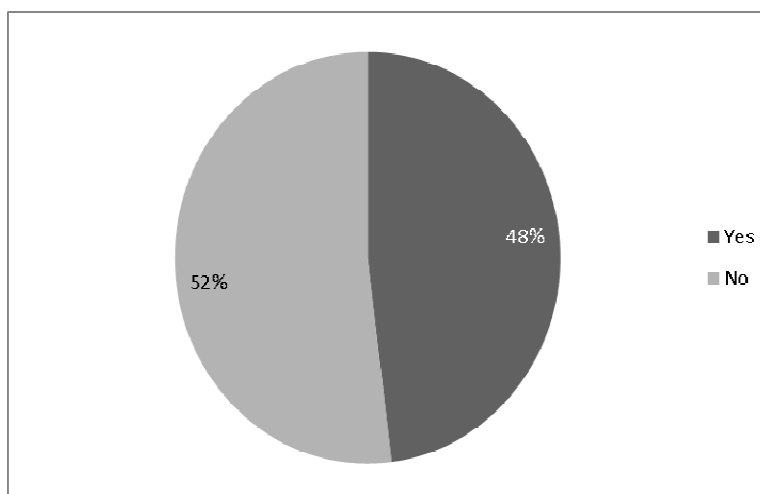
- There is only agricultural businesses here and one local pub

General Comments

My will, will cover the next generation who will live here. It is a very long time family home, from approximately 1914. I consider myself as extremely happy and fortunate.
This used to be a nice area to live in, crime has risen in the road we live in. Police involvement is regular even though the person involved, does not live on the street, but the parents do.
Leave our village alone!
We have rented a property for 8 years from a private landlord that has not made any repairs since we have been here, and they could have us out at any time. We have no deposit to buy our own property and we are too old so we would like to see more housing association properties.
Purchased property from a relation that purchased the property 50 years ago, which has a garden of approx. 1 acre. Would like to gain planning permission to build a house for my son and daughter. Birtsmorton used to have a settlement boundary, although this was removed some time ago, not sure of the reason as Castlemorton has one and so does Pendock and Welland.
Desperate need for local accommodation for workers, nothing available within the Parish. No regular public transport links. Converting traditional buildings is against policy and cost prohibitive.
Development of disused buildings should be encouraged to support business or residential use.
There is no infrastructure to support any significant housing development and it would ruin the rural character of the area. The Parish could benefit from perhaps 4 affordable properties for locals, maximum. It’s a simple track road and current traffic levels are the most the lanes can handle safely.
Better to grow Welland, as more infrastructure
More houses, more traffic, more problems with livestock on the common. Without livestock the common dies, it cannot be managed without.
Traffic on narrow country lanes in Birtsmorton can be dangerous to horse riders, walkers. Visitors want areas of quiet, peace and beauty to recharge their batteries.
We need to accommodate an elderly relative but our house is too small, so given we have 2 acres, we want to build a hospice home / holiday let.
Too many sheep on the common making our access difficult, especially in the muddy winter months.

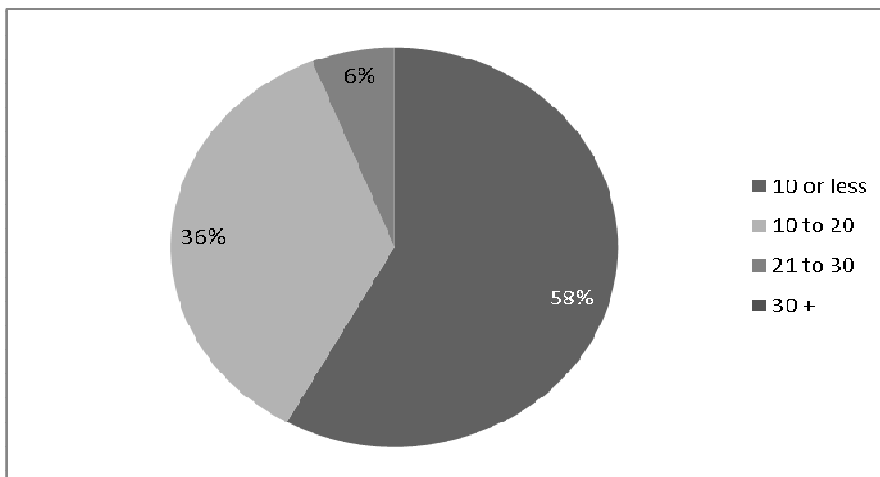
Q20. Would you support a small affordable housing development for local people in your parish or surrounding parishes?

Yes	No
12 (48%)	13 (52%)



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

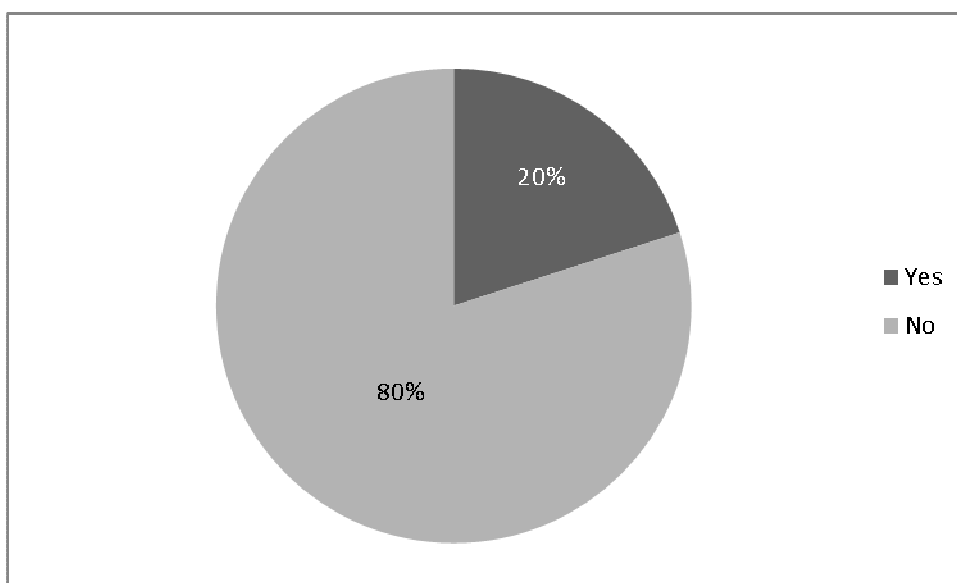
10 or less	7	58%
11 – 20	4	36%
21 – 30	1	6%
30 +	0	0%



Q21. Would you like to receive further information about your local parish activities and volunteering opportunities?

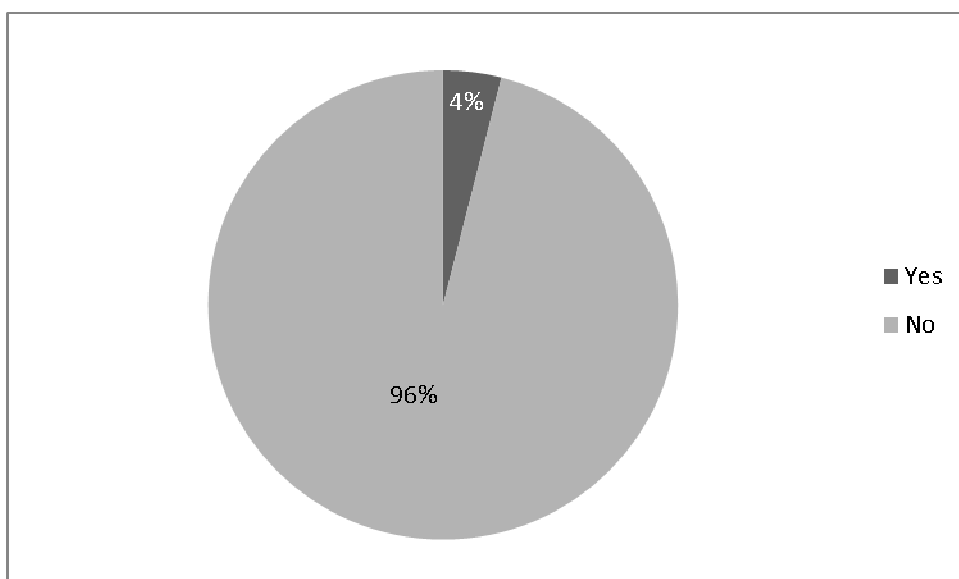
Yes	No
5	20
(20%)	(80%)

Five households stated that they would like to receive information about local parish activities and volunteering opportunities. Four of those respondents provided contact details. These will be passed to the Parish Council for their perusal.



Q24. Are you currently registered on the local housing register (Home Choice Plus)?

Yes	No
1	24
(4%)	(96%)



One household stated that they were registered on Home Choice Plus, but there were no active applications against the postal address provided and were unable to contact them, because no telephone number was provided.

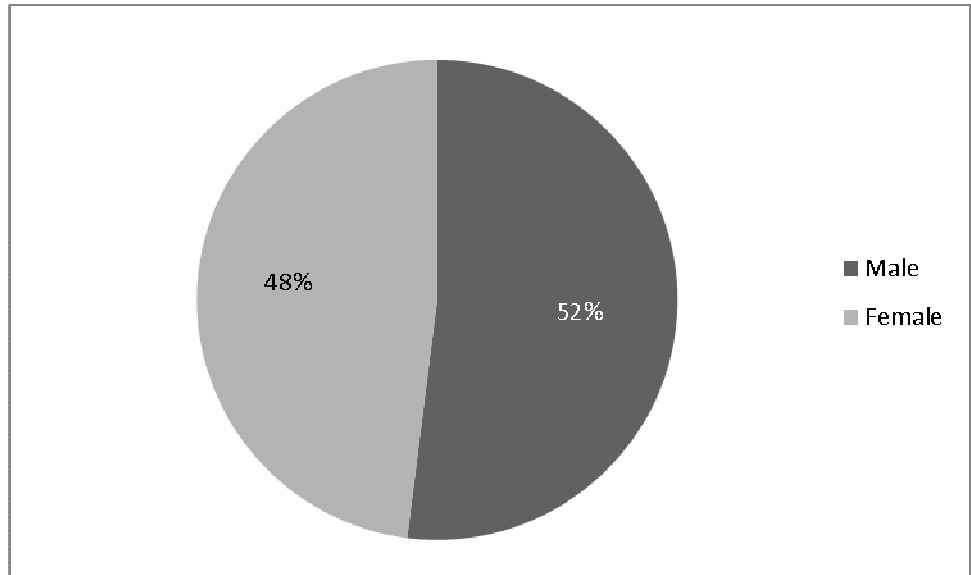
3. About the Parish of Birtsmorton

Population Statistics (Estimated at 2017)

In 2017, it was estimated that 313 people were living within the Parish of Birtsmorton.

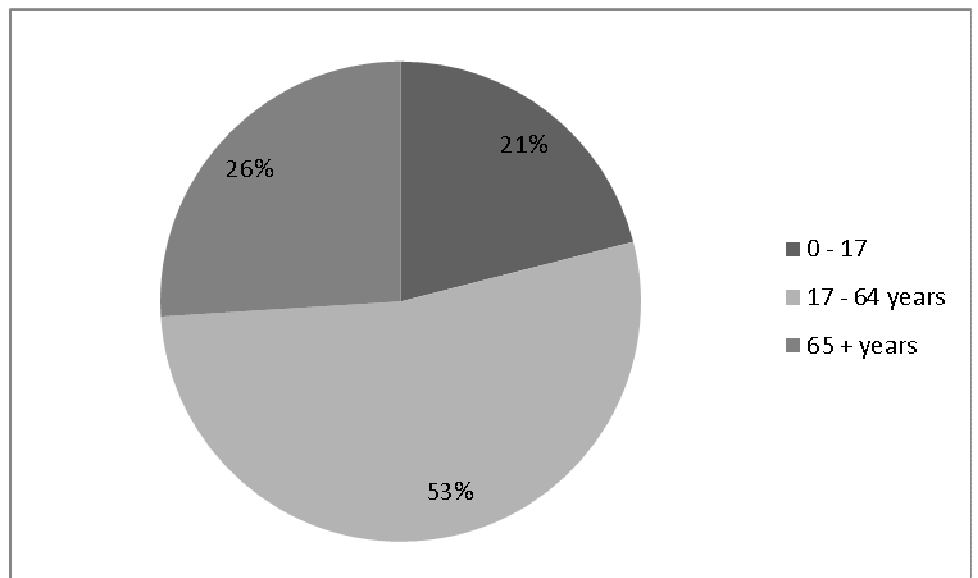
Figures (Estimated at 2017)

Male	Female
162	151
52%	48%



Age Groups (Estimated at 2017)

0 - 17	17 - 64 years	65 + years
66	165	82
21%	53%	26%



Data sourced from: <https://www.citypopulation.de/php/uk-parishes-westmidlands.php?adm2id=E04010288> - (Accessed 5th June 2019).

4. Birtsmorton - Current Housing Market

No properties have been sold in Birtsmorton since 2012. Table 4.1 shows the three sales listed in the last 10 years.

4.1 Purchases on the open market

Road	Number of bedrooms	Type of Property	Date Sold	Value
WR13 6AR	6 bed	Detached House	September 2012	£1,571,000
WR13 6AR	-	-	December 2011	£653,000
WR13 6AR	-	Detached House	April 2010	£395,000

Data Source: https://www.zoopla.co.uk/house-prices/birtsmorton/birtsmorton/?num_months=120
(Accessed 5th June 2019)

4.2 Currently on the market

No properties were currently for sale in Birtsmorton (as listed on Right Move) as of the 5th June 2019. An expanded search to include the neighbouring Parishes, revealed a total of 10 properties are available for sale; 6 in Welland and 4 in Castlemorton.

Those highlighted in grey are new build.

Welland

Drake Street, Welland	5 bed	Detached House	£735,000	Guild Homes
Drake Street, Welland	5 bed	Detached House	£735,000	Guild Homes
Drake Street, Welland	5 bed	Detached House	£715,000	Guild Homes
Marlbank Road, Welland	4 bed	Detached Bungalow	£685,000	Connells
Drake Street, Welland	5 bed	Detached House	£575,000	Bovis Homes
Pippin Drive, Welland	4 bed	Detached House	£389,950	Allan Morris
Drake Street, Welland	2 bed	Semi Detached	£119,998 (Shared Ownership)	Bovis Homes

Based on the 6 properties in Welland (excluding the one shared ownership property listed) with sale values advertised, the average price across all properties for sale in Welland is £639,158.33, but range from £389,950 to £735,000.

Castlemorton

Castlemorton	2 bed	Detached House	£500,000	Connells
Golden Valley	6 bed	Semi Detached House	£600,000	Nigel Poole and Partners
The Lodge, Robin Hood Park	2 bed	Park Home	£147,500	John Goodwin
Robin Hood Park	2 bed	Caravan	£34,995	Sell My Group

Based on the 4 properties in Castlemorton with sale values advertised, the average price across all properties for sale is £320,623.75, but range from £147,500 to £600,000.

4.3 Private Rental

As of the 5th June, no properties were available for private rent in Birtsmorton and only 1 in any of the neighbouring Parishes which was in Castlemorton.

Church Road, Castlemorton	4 bed	Detached House	£1595 pcm	Unfurnished	Andrew Grant
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5. Conclusion

The survey received a response rate of 21%.

Three (3) surveys (two postal and one online) were not fully completed so are classed as void, and could not be included in the data within this report.

It is possible that not all residents with a housing need will have responded, although the covering letter sent to all households with the survey clearly stated the purpose of the survey. Local employers were also provided with surveys during a site visit to encourage their staff to complete the survey.

The survey has identified that 4 households stated they would have a different housing need within the next 5 years. 1 (25%) household stated that they would like to buy on the open market, 1 (25%) rent from a housing association, 1 (25%) from a private landlord and 1 (25%) self build.

All of those stating that they are likely to require alternative housing in the next 5 years, are all currently living in the Parish of Birtsmorton.

5.1 Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need *	Price
1 – 3 years	Single Person (1 Adult)	Own home with a mortgage	Need to set up independent home	Buy on the open market	1	Up to £199,999

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

5.2 Affordable Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need **	Rent per month
1 – 3 years	Family (2 adults, 1 child)	Rent from private landlord	Current property in poor condition	Rent from Housing Association	2	£600 - £699

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

No current households are listed on Home Choice Plus as looking for affordable housing with a current address in Birtsmorton.

5.3 Private Rental Market Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need ***	Rent per month
In the next 12 months	Couple (2 adults)	Rent from Private Landlord	Move closer to work	Rent from private landlord	1	Prefer not to say

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

5.4 Self Build Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bedroom need ****	Rent per month
1 – 3 years	Single Person (1 Adult)	Own home with a mortgage	Need to set up independent home	Self Build	1	Up to £199,999

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