



Wyre Forest
District Council



Churchill & Blakedown Housing Needs Survey 2022

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1. Introduction

1.1 Housing needs surveys are undertaken to identify the local housing needs of a parish and the type and mix of housing that may be appropriate to meet these needs.

1.2 A housing needs survey was carried out in September and October 2022 in the Churchill & Blakedown Parish to establish what the expected housing requirements and residents' views are for the parish in the next 5-10 years.

1.3 Letters were circulated to all households in the parish inviting the residents or those with a local connection to the parish to complete an online survey. The information gathered from the responses has been used in the analysis and to complete this report.

1.4 Housing Need surveys are therefore a useful 'snapshot' of the local situation at a given point in time and can complement the existing housing need information held by the Council. The survey can be a useful tool for parish councils in assessing their housing needs and priorities.

2. Background

2.1 The 2021 Census advised that Churchill & Blakedown Parish had a population of 1,838, 51.8% females and 48.2% males (ONS Census 21 figures)

2.2 Table 1 below shows Churchill & Blakedown parish population broken down and shown as a percentage as well as a comparison against local and national trends.

Table 1

Age Groups	Churchill & Blakedown (%)	Wyre Forest (%)	England (%)
15 & under	18	17	19
16-64	60	62	65
65+	22	21	16

2.3 Churchill & Blakedown has a slightly higher proportion of all age groups in comparison to the district and a higher population of 65+ year olds in comparison to the national figures.

2.4 Table 2 below shows the comparison of the economic activity across the parish against local and national trends.

Table 2

Economic Activity	Churchill & Blakedown (%)	Wyre Forest (%)	England (%)
Economically Active (16-74 years)	70	69	70
Employee Full Time/Part Time	54	54	55
Self Employed	21	14	14
Unemployed	3	4	6
Retired	20	19	14

2.5 Churchill & Blakedown has a higher percentage of residents in employment than the other areas in particular Self Employment which is substantially higher than the rate of the district and national figures.

2.6 Table 3 below shows the comparison of the type of dwellings in the parish and the other areas.

Table 3

Proportion of dwellings by type	Churchill & Blakedown (%)	Wyre Forest (%)	England (%)
Detached house or Bungalow	47	29	22
Semi Detached or Bungalow	31	37	31
Terraced (including end) house or bungalow	11	19	25
Flats or Apartments	11	13	16

2.7 Churchill & Blakedown has a large proportion of detached dwellings in comparison to the district, nationally and a significantly lower amount of purpose-built block of flats.

2.8 Table 4 below shows the tenure types and a comparison.

Table 4

Proportion of households by tenure	Churchill & Blakedown (%)	Wyre Forest (%)	England (%)
Owned Outright	40	38	31
Owned with a mortgage or loan	36	33	32
Social Rented	11	14	17
Private Rented	12	13	16

Figures for tables 1-4 provided by the 2011 census, ONS Crown Copyright

2.9 The amount of people owning outright and with a mortgage in Churchill & Blakedown is higher than the district. The Parish also has a lower population of residents who are private and social rented than the comparison areas.

3. Housing in rural areas

3.1 A recent BBC study has found that rural house prices are almost 40% higher than in urban areas across England (excluding London), with rural villages increasing to 55% higher. Rural households on a low income now spend roughly 50% of their earning on rent. (Rural housing study provided by the BBC)

3.2 The number of people on waiting lists for affordable homes in England has soared to around 1.1 million households. Waiting lists for rural areas has grown substantially over the last 5 years and it is estimated to take 154 years to clear on current building rates. Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community. (Housing need figures and housing waiting lists provided by housing.org and CPRE)

4. Location and geographic extent of survey

4.1 Churchill & Blakedown Parish sits just outside Kidderminster Town on the edge of Wyre Forest District, with a population of over 1,800 (*census*). Blakedown has a primary school, village hall and other facilities.



A Map of Churchill & Blakedown Parish.

5. Methodology

5.1 Wyre Forest District Council wanted to establish what the housing requirements were required for Churchill & Blakedown parish over the next 5 to 10 years to work alongside the Local Plan. This survey ran for 6 weeks from the 26th September through to 7th November 2022. Households received a letter inviting them to complete the online questionnaire, attend a drop-in session or to contact us directly to complete it over the phone if they did not wish to do so online. 766 letters were sent out and four drop-in sessions were held in the area, we worked in partnership with the parish council to encourage residents to take part in the survey.

5.2 Initially response was poor with few completed online. To address this, we sent out a further 766 letters to the residents, urging them to complete the survey and the importance of doing so.

5.3 42 letters were also sent to applicants who had indicated an area of preference being Churchill & Blakedown off our Home Choice Plus system who had indicated a desire to live in the Parish or had a local connection to the Parish.

5.4 The aim of the survey is to establish:

- The mix of housing need in the parish
- The type of connection the household had with the parish
- The maximum price range the household could afford, if looking to move
- The maximum monthly rent the household could afford, if looking to move
- The tenure type (open market, subsidized, social rented or shared ownership)
- The size of the property and need by population (families, single people or older households)

5.5 The survey also gathered information from households that are likely to be subject to change in the next 5 -10 years, for example children looking to move out of the current family home but stay within the parish and was open to anyone who had moved out of the parish and was looking to move back into the area.

6. Responses

6.1 A total of 808 letters were distributed and 169 responses were received, giving us a return rate of 21%. It should be noted that only those people who have a housing need or are interested in a local needs development and general parish life are likely to respond.

Of the 169 responses received, the majority of people currently live in the parish (93%). The average length of time that residents lived in the parish was 18 years.

7. Housing Needs Summary

7.1 The results of the housing needs survey are detailed further on in the report however in summary:

7.2 There were 75 households looking to move, find alternative housing or need additional homes within the next 10 years. Some households were looking for more than one additional home. There is a total of 53 homes required.

7.3 Of the 53 households that responded confirming they have or will have a housing need within the next 10 years, the majority have advised that they will require a 2-bedroom property followed by a 3-bedroom property with the highest need being a house closely followed by a bungalow.

7.4 Of the 75 households that responded advising that they could foresee a housing need within the next 10 years, a potential of 22 would have their housing needs met through a property that becomes vacant within the parish from another respondent to the survey who would like to move. This is obviously subject to the property being suitable, becoming available at the right time and being affordable for the household in question.

7.5 Therefore in the next 10 years 53 homes will be required in the parish. 49% advised that they would want a 2-bedroom property and 33% would want a 3-bedroom property. 49% of the respondents of survey advised they wanted a house followed by 28% wanting a bungalow. The highest need regarding tenure type is owner occupier with 64% followed by social rented (25%).

7.6 At the time of writing this report, seven properties were for sale in the parish, however only three of these met the property size, type and cost bracket as required by the of respondents in the survey. Therefore, there is an indicative need for low-cost home ownership products.

8. Results from the questionnaire

Section 1: Current Accommodation

This section of the survey asked householders about their current accommodation and if they have/are working in the parish. It also asked if they have family in the parish and any strong local connections.

Q1. Do you currently live in the parish?

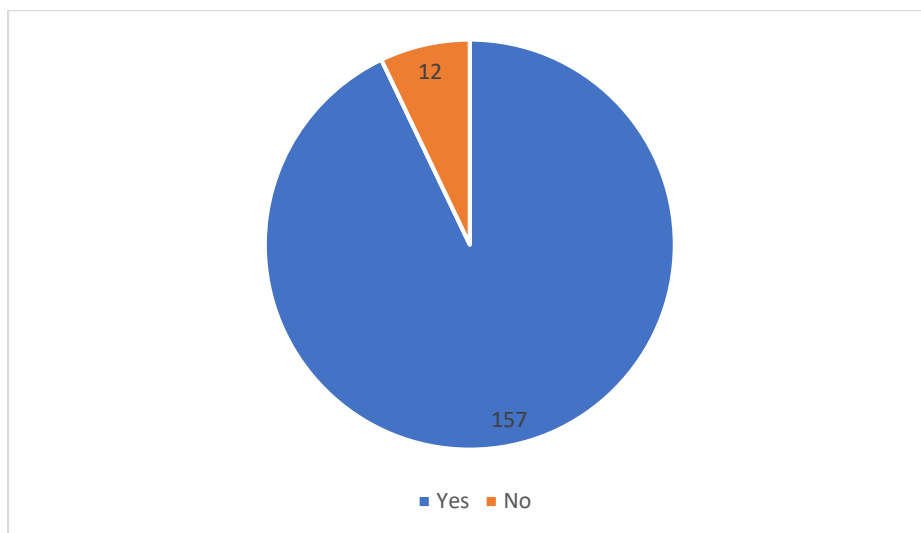


Figure 1 Do you currently live in the parish?

1.1 In total 169 respondents answered this question with 93% (157) selecting Yes and 7% (12) selecting No. Of the 7% indicate people wishing to live in the parish or return to the parish.

Q2. Do you work in the parish?

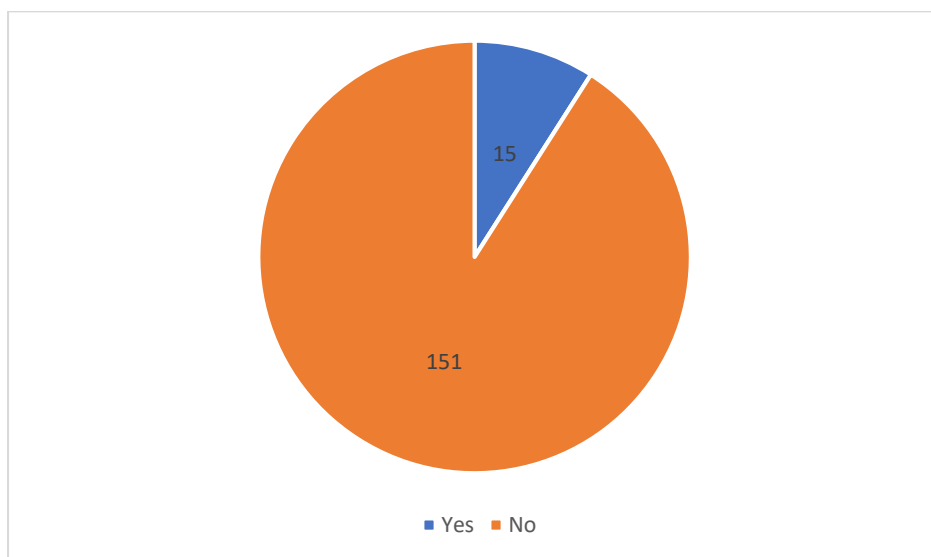


Figure 2 - Do you work in the parish?

2.1 166 respondents answered this question with 91% (151) stating No they do not work in the parish and 9% (15) stating Yes.

2.2 The average length of time working in the parish was 5 years, with two respondents working from home and a further two more stating retirement. Three people skipped this question.

Q3. Do you have relatives in the parish? (Other than those living in your household)

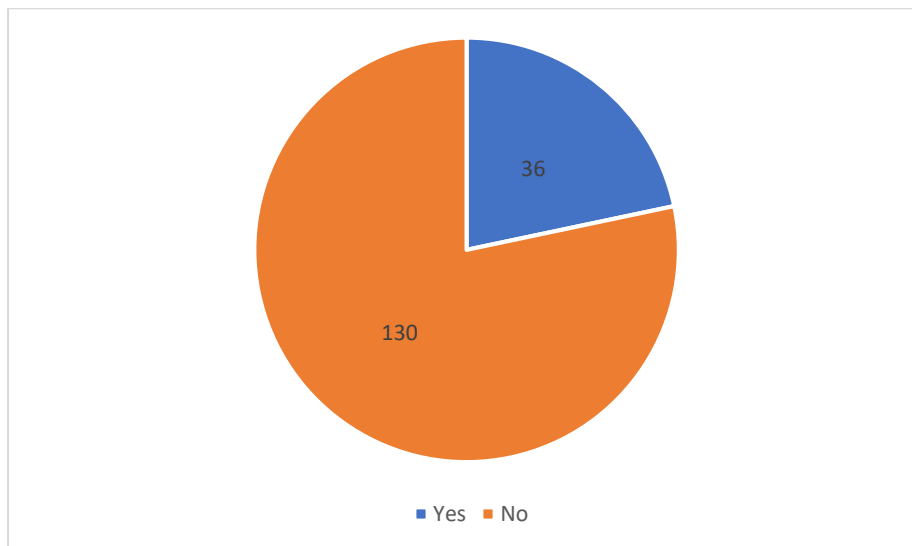


Figure 3 Do you have relatives in the parish? (Other than those living in your household)

3.1 22% (36) respondents stated they did have relatives living in the parish, of these relatives the average length of time in the parish was 22 years (ranging from as little as six months to 80 years). 78% (130) had no relatives living in the parish.

Q4. Have you previously lived in the parish?

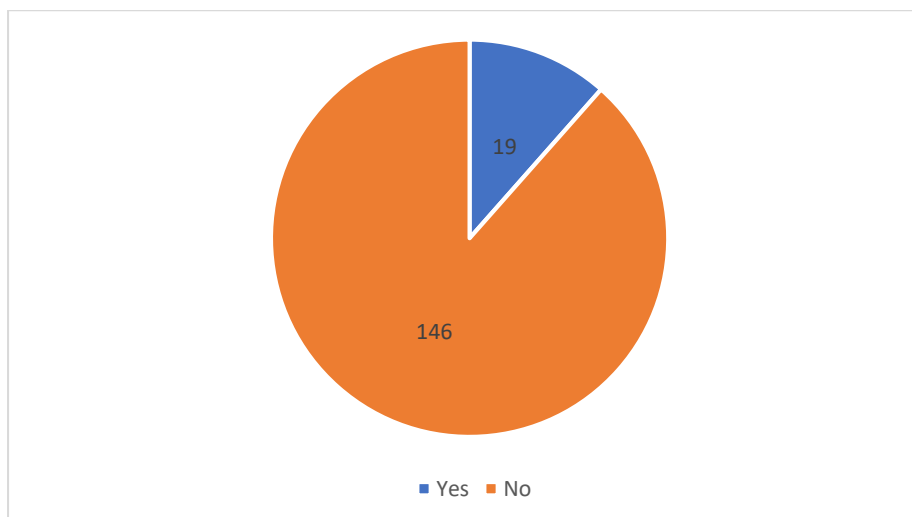


Figure 4- Have you previously lived in the parish?

4.1 165 respondents answered this question with 12% (19) stating they had previously lived in the parish and had moved back and 88% (146) indicating they had

not previously lived here. The average time households previously lived in the parish was 25 years.

Q5. Do you have any other strong connections to the parish?

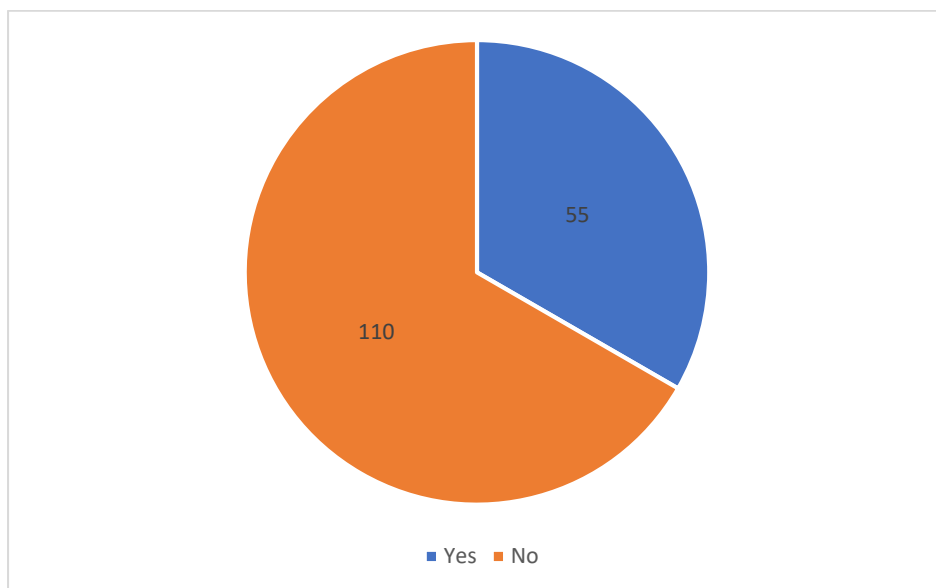


Figure 5 - Do you have any other strong connections to the parish?

5.1 Overall, there were 165 responses to this question with 67% (110) stating No. Out of the 33% (55) that stated Yes, there were various answers given which ranged from children in local school, members of the church, former parish councillors, golf members, members of the historical society, and the Women’s Institute (WI).

Q6. Including yourself, how many people are there in your household?

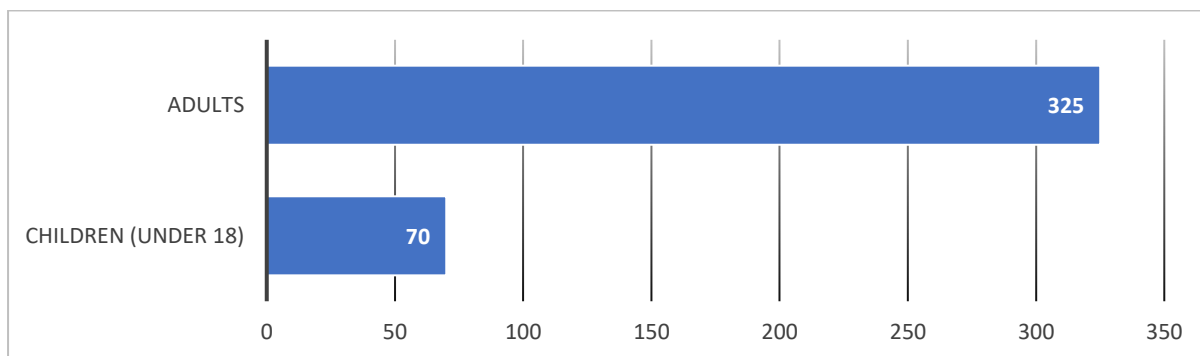


Figure 6 - Including yourself, how many people are there in your household?

6.1 Out of the 156 people who responded to question 6, they identified 325 adults and 70 children, giving an average of 2 adults and 1 child per household. 60 respondents stated they didn’t have children.

Q7. What type of property do you currently live in?

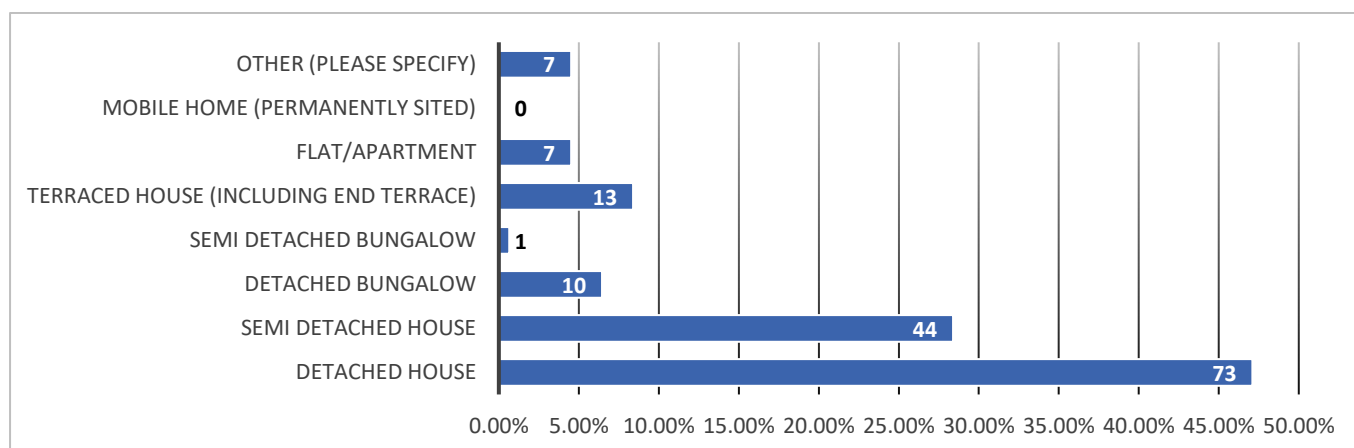
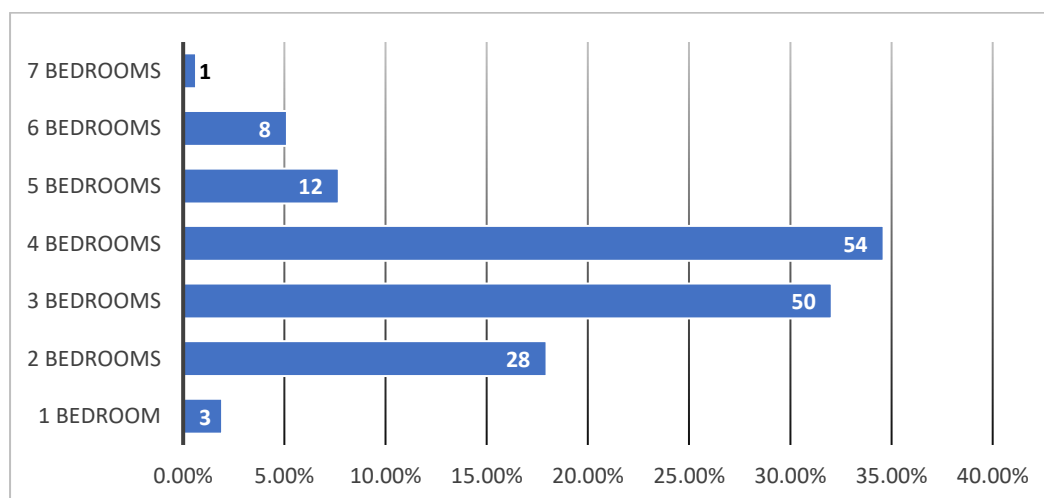


Figure 7 - What type of property do you currently live in?

7.1 Most households who responded currently live in a detached house 47% (73) followed by a semi-detached house 28% (44). Respondents who answered with 'other' specified barn conversions, terraced bungalow, semi-detached Dorma bungalow and cottage.

Q8. How many bedrooms does your home have?



8.1 There were 156 respondents who answered this question. Four (35% 54 responses) and three-bedroom properties (32% 50 responses) were amongst the most common with one (2% 3 responses) and 7 bedrooms (1% 1 response) being the least common.

Q9. Is your home...?

9.1 This question looked at the tenure of the respondent's current properties, in total 156 households answered the question with the majority being owner occupier either owned outright (46% 72 responses) or with a mortgage (39% 61 responses).

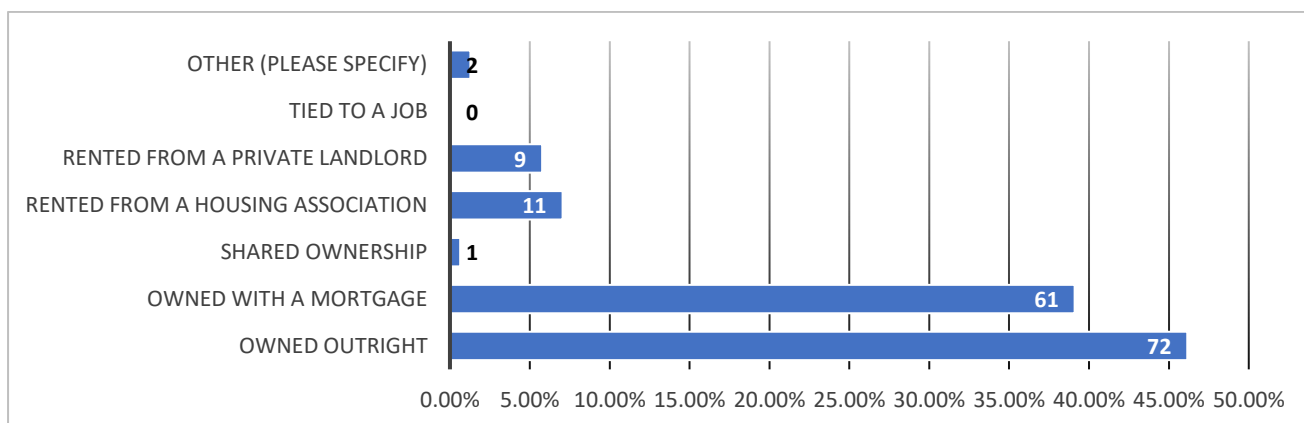
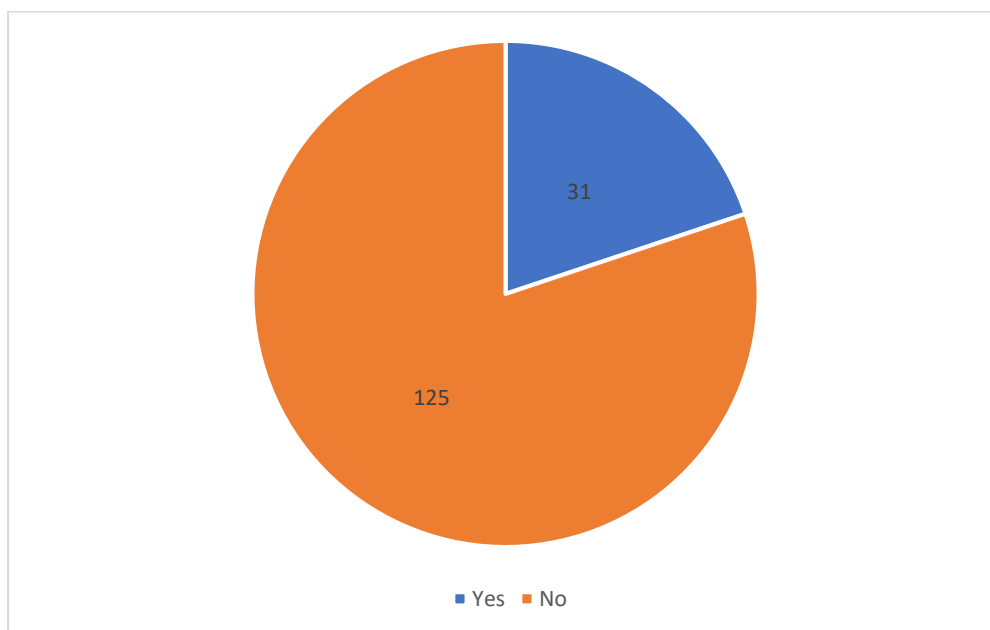


Figure 9 - Tenure of property

9.2 Respondents who answered ‘other’ specified that it was owned outright by parents and/or bought using equity release.

Q10. Has anyone from your family moved away from Churchill and Blakedown in the last 5 years?



10.1 Out of the 156 who answered this question, 80% (125) stated no one from their family had previously moved out of the parish and 20% (31) said yes people have moved out of their house, the graph (Q11.) below shows the breakdown of reasons why families had left.

Q11. Details of their reason for leaving

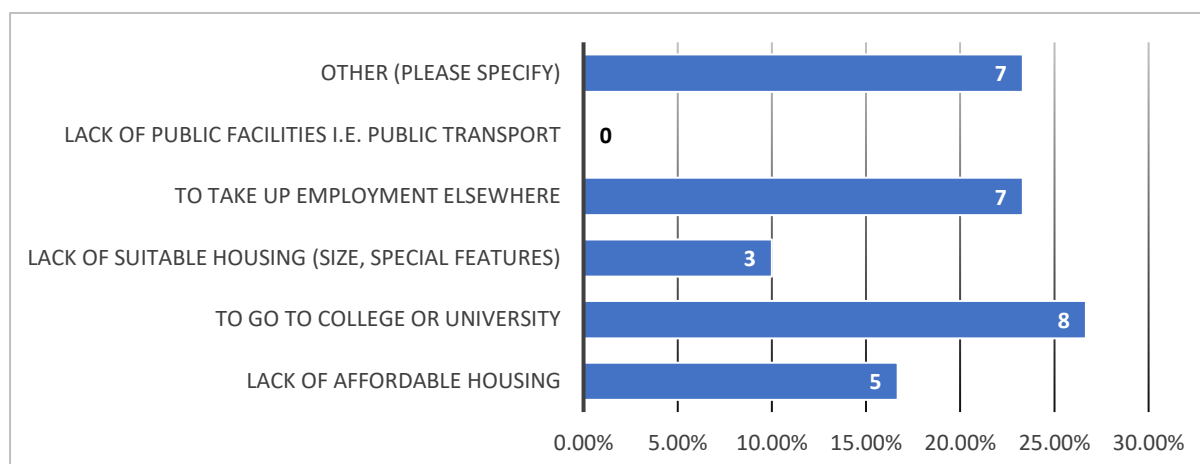


Figure 2 Details of household members' reasons for leaving

11.1 Out of the 31 respondents answering 'other', 30 specified reasons such as moving on to further education (27%), and employment opportunities (23%). The 'other' category gave reasons such as marriage, went to live with partner and moved for relationship reasons. One specified to have a smaller house.

Section 2: Affordable Housing

This section asked the respondents to give us their views on if there was adequate affordable housing and facilities within the parish.

Q12. Do you feel that the parish has a suitable range of housing for the current community and the people who would like to live there?

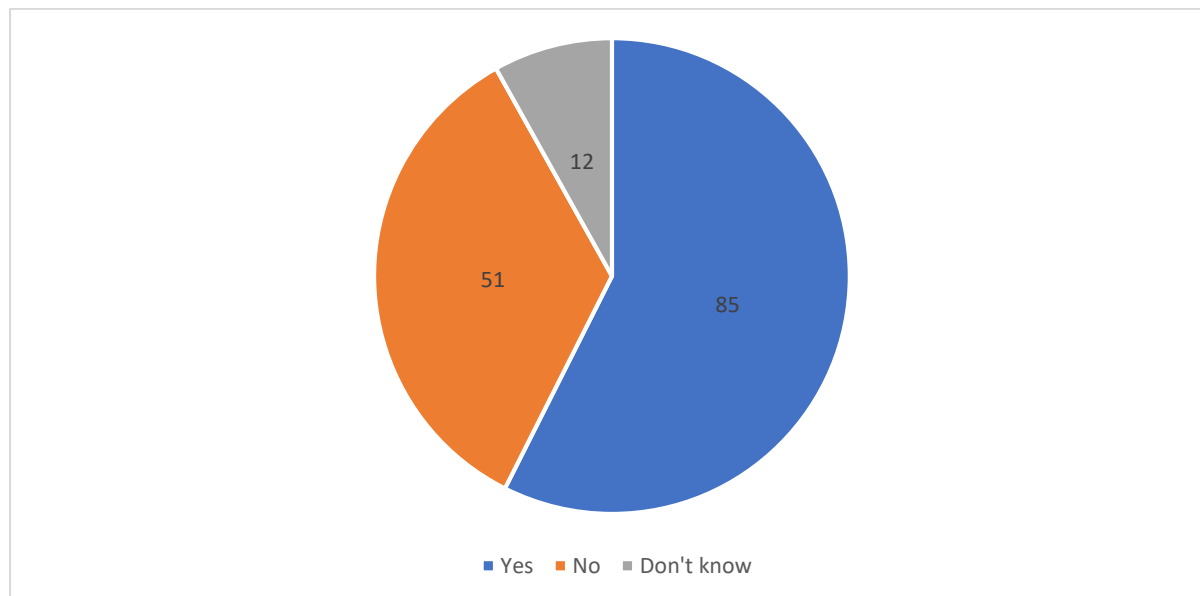


Figure 12- Do you feel that the parish has a suitable range of housing for the current community and the people who would like to live there?

12.1 We had 148 responded to this question with 57% (85) of them agreeing there is a suitable range of housing for the current community. 8% (12) stating unsure and 34% (51) specifying No there is not a suitable range of housing.

12.2 The most common answers as to why there is not enough affordable housing and lack of elderly accommodation, lack of local facilities and need for more social housing. Please see below some comments from residents who chose the 'No' option.

'Lots of young families, parents live here and kids. They move out and there is no adequate housing for them. A person living in 3 bed houses should move out and release family houses.'

'Needs more bungalows for older people to release larger properties to families.'

'Preponderance of 'executive homes', lack of smaller affordable housing or for downsizing elderly people'

Q13. Do you feel that the parish has adequate facilities e.g public transport for the current community and the people who would like to live there?

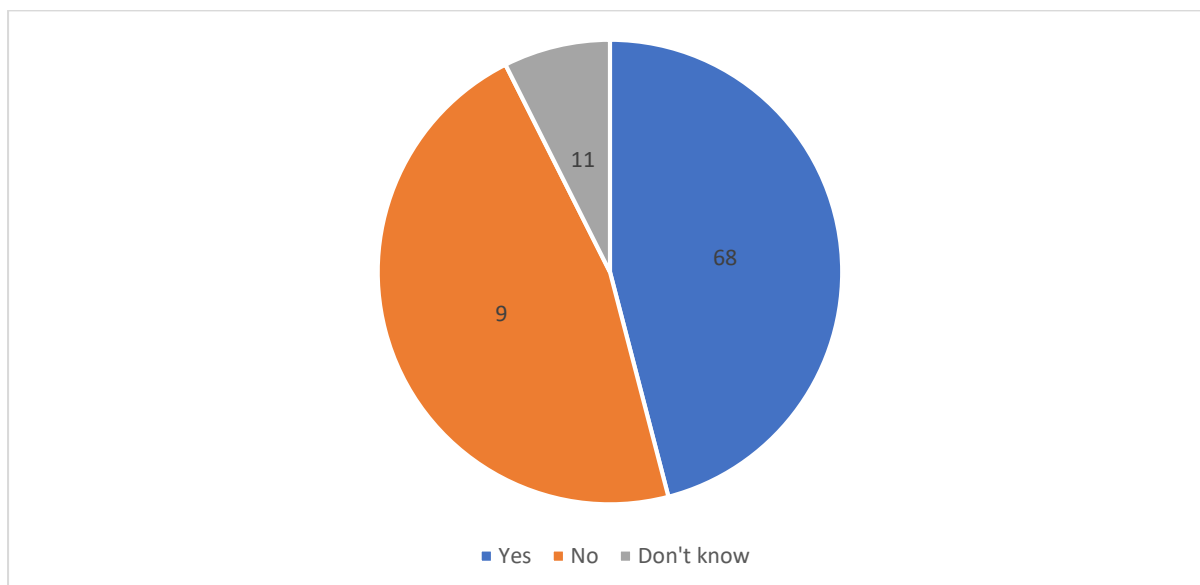


Figure 13 - Do you feel that the parish has adequate facilities e.g public transport for the current community and the people who would like to live there?

13.1 148 responses were received regarding the current facilities in the parish, 46% felt there were already adequate facilities and 47% felt there was not.

13.2 We asked respondents to expand on the reasons why they believed there was not enough facilities in the parish. The most common answer was that Churchill & Blakedown needed more shops such as local convenience stores opening with more varied hours and a bigger range of stock. Whilst the respondents praised the train service, it seems the bus service was limited, meaning residents in Churchill struggled to use this facility. Respondents also commented that they would like a GP and dentist locally.

13.3 Below are some comments that we received.

'Would prefer a shop that would provide a wider range of items and facilities for everyday needs.'

'No public transport or Doctors surgery. No chemist or choice of shops.'

'More adequate shops required. Always have to travel to Hagley or Kidderminster for provisions'

'Village shop could be better stocked and would be helpful to have bus service to more places e.g., Bromsgrove/Birmingham'

'The shop is inadequate and too expensive for general shopping for older people, too little choice and variety. General community facilities are lacking. Scared that

village is being 'grown' without any thought to community provision and facilities to support growth'

Q14. To what degree would you support a development of new affordable housing for rent/shared ownership within your parish for people with a local connection?

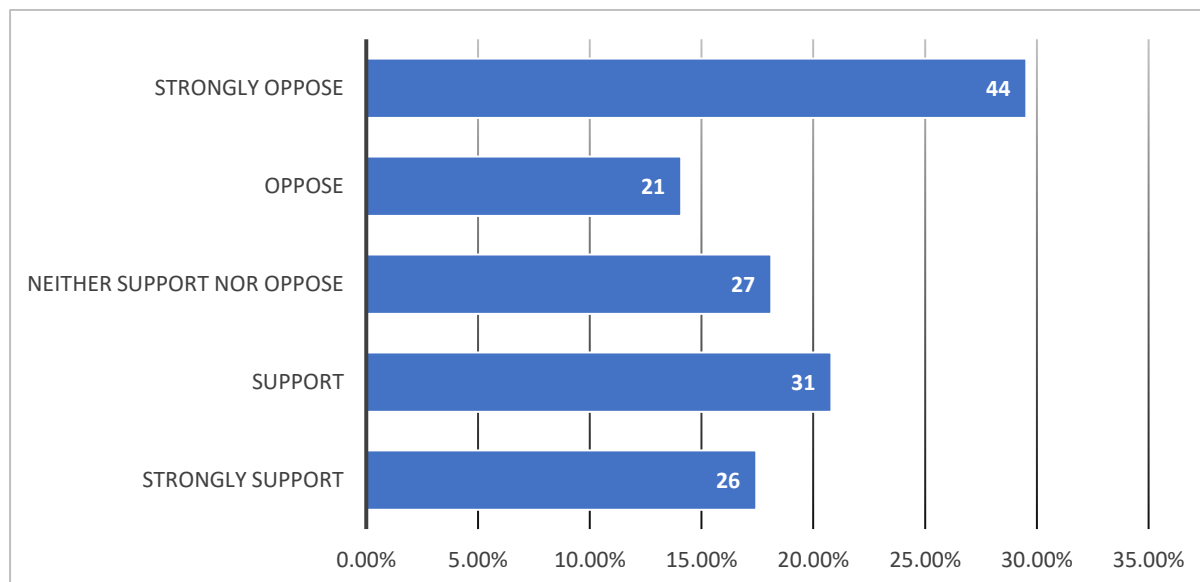


Figure 14 - To what degree would you support a development of new affordable housing for rent/shared ownership within your parish for people with a local connection?

14.1 We received 149 responses to this question with 30% (44) strongly opposing the development of new affordable housing in the parish and 17% (26) strongly supporting. If combining the results of oppose and support with strongly oppose and strongly support, we find that 43% strongly oppose/oppose and 38% strongly support/support with 18% (27) neither support nor oppose.

14.2 There were 83 comments received, here are some examples below.

'If planned carefully and not too extensive to affect the village negatively it would enable local people to stay or return here as they reach adulthood/earn. Also, for myself, not much choice for say in 20 years when a house might be too much.'

'Significant environmental impact of building new developments on green land. Increasing the population of the village when it doesn't have the infrastructure to meet this larger population...'

'My children would like to buy here but currently too expensive'

'Though uncomfortable with any new developments I recognise new affordable housing is required for our growing community'

Q15. Are any of your household registered with Wyre Forest District Council on the home Choice Plus Housing Register for either social housing or shared ownership housing?

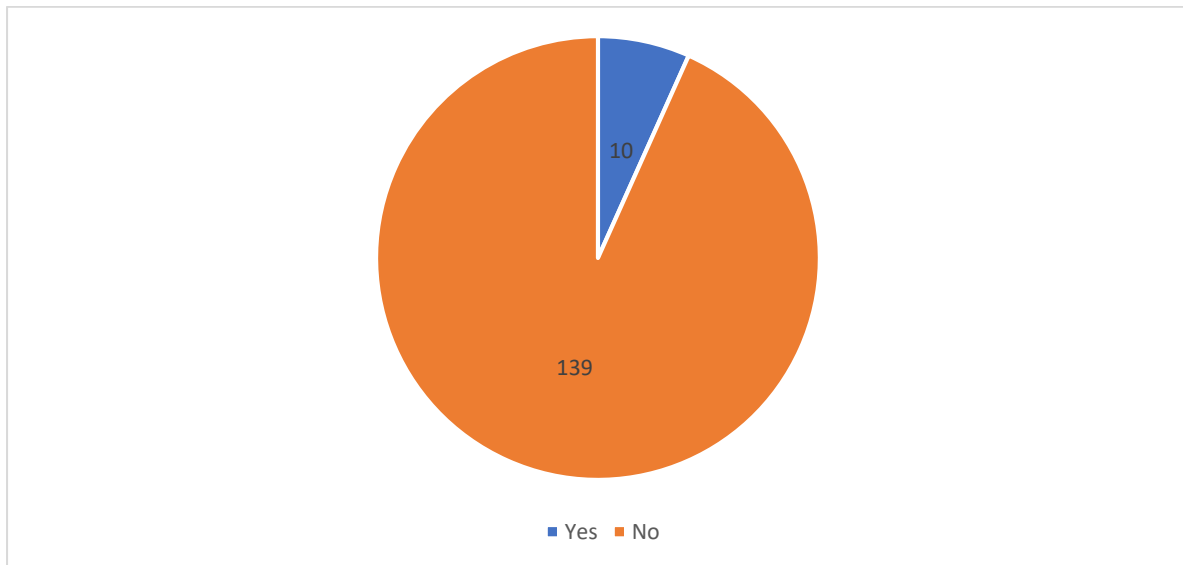


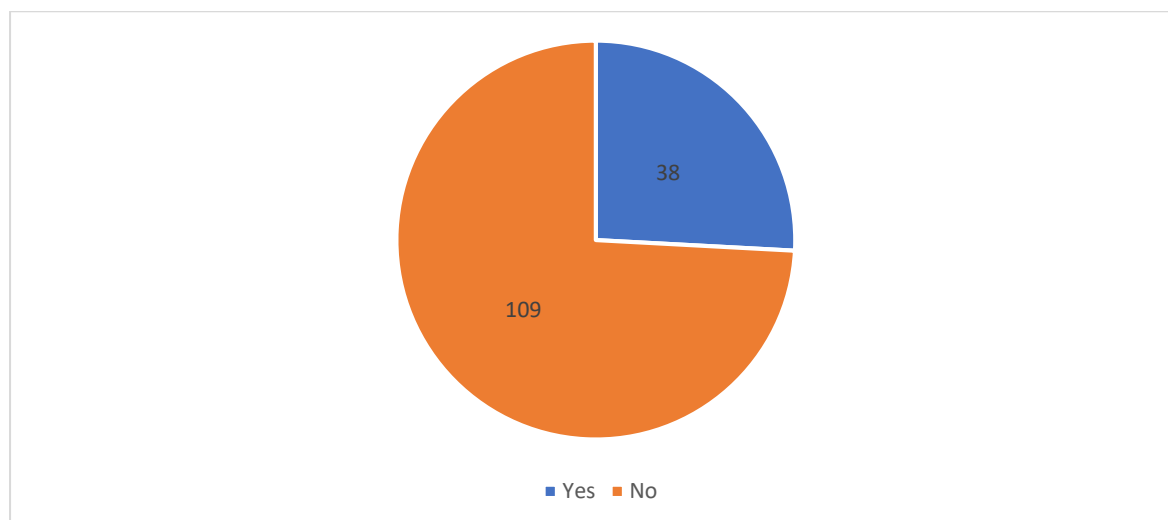
Figure 15 - Are any of your household registered with Wyre Forest District Council on the home Choice Plus Housing Register for either social housing or shared ownership housing?

15.1 We received 149 responses to this question with 93% (139) stating no and 7% (10) stating yes.

Section 3: Alternative Accommodation

This section of the survey asked the householders if they were likely to move home now or within the next 10 years, if they indicated that they would be looking for alternative accommodation, then we asked what type of property they would prefer to move into, the tenure type and the affordability. The responses to these questions were used towards the base of our prediction of the future housing needs in Churchill & Blakedown.

Q16. Are you, the householder, looking to move into alternative accommodation within the parish in the next 10 years?



16.1 A total of 147 respondents answered this question with 74% (109) answering No and 26% (38) answering Yes.

16.2 The tables below show what the respondent is current living in, size and tenure to what alternative accommodation they will need in the next 12 months.

Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required
Semi Detached House	3 beds	Own Outright	Bungalow	Social Rent	2 beds
Detached House	2 beds	Own Outright	Self-built	Owner Occupier	1 bed
Detached House	4 beds	Owned with mortgage	House	Owner Occupier	3 beds
Detached House	4 beds	Own Outright	Bungalow	Owner Occupier	2 beds
Semi Detached House	2 beds	Renting from Private Landlord	House	Owner Occupier	3 beds
Terraced House	2 beds	Renting from	Bungalow	Social Rent	1 bed

Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required
		Private Landlord			

16.3 Alternative accommodation need in 13 months to 5 years

Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required
Terraced House	3 beds	Owned with a mortgage	House	Social Rent	3 beds
Semi Detached House	2 beds	Owned with a mortgage	House	Owner Occupier	4 beds
Semi Detached House	2 beds	Own Outright	House	Social Rent	1 bed
Semi Detached House	3 beds	Own Outright	House	Owner Occupier	4 beds
Detached Bungalow	3 beds	Owned with a mortgage	House	Owner Occupier	4 beds
Detached House	6 beds	Owned with a mortgage	House	Owner Occupied	4 beds
Flat/Apartment	2 beds	Renting from Private Landlord	House	Social Rent	2 beds
Detached House	4 beds	Own Outright	Bungalow	Owner Occupier	3 beds
Detached House	4 beds	Owned with a mortgage	House	Owner Occupier	4 beds
Detached House	4 beds	Owned with a mortgage	Bungalow	Owner Occupier	3 beds
Detached House	5 beds	Owned Outright	Bungalow	Owner Occupier	3 beds
Detached House	4 beds	Owned with a mortgage	House	Owner Occupier	Skipped
Detached House	4 beds	Own Outright	Bungalow	Owner Occupier	2 beds

Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required
Detached House	3 beds	Owned with a mortgage	House	Shared Ownership	2 beds
Detached House	4 beds	Rented from a Private Landlord	House	Owner Occupier	5 beds

16.4 Alternative accommodation need in 5 to 10 years

Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required
Semi Detached House	3 beds	Social Rent	Bungalow	Social Rent	2 beds
Semi Detached House	2 beds	Rented from a Private Landlord	Bungalow	Owner Occupier	2 beds
Detached House	5 beds	Owned with a mortgage	House	Owner Occupier	3 beds
Detached House	5 beds	Owned with a mortgage	Bungalow	Owner Occupier	2 beds
Terraced House	3 beds	Own Outright	House	Owner Occupier	3 beds
Detached House	4 beds	Owned with a mortgage	House	Owner Occupier	5 beds
Detached Bungalow	3 beds	Owned with a mortgage	Bungalow	Owner Occupier	3 beds
Detached Bungalow	3 beds	Owned with a mortgage	Bungalow	Owner Occupier	3 beds
Detached House	4 beds	Own Outright	House	Owner Occupier	3 beds
Detached House	4 beds	Own Outright	Bungalow	Owner Occupier	3 beds
Detached House	4 beds	Own Outright	Bungalow	Owner Occupier	3 beds
Semi Detached House	3 beds	Shared Ownership	House	Owner Occupier	4 beds

Current Property Type	Current Property Size	Current Property Tenure	Preferred Home Type	Preferred Tenure Type	Bedrooms Required
Flat/Apartment	2 beds	Social Rent	House	Social Rent	2 beds
Detached House	5 beds	Owned with a mortgage	House	Owner Occupier	4 beds
Detached House	4 beds	Own Outright	Bungalow	Owner Occupier	2 beds
Detached House	4 beds	Owned with a mortgage	Bungalow	Owner Occupier	2 beds
Semi Detached House	3 beds	Own Outright	Bungalow	Owner Occupier	2 beds

Q17 When would you, the householder, expect to move?

- 38 respondents indicated they would require a home in Churchill & Blakedown parish within the next 10 years.
- 16% of households who responded advised they would be looking to move within the next 12 months, 39% will be looking to move in the next 13 months to five years and 45% within the next five to 10 years.

Q18 What type of accommodation would you prefer?

- Of that 38, respondents indicated the type of accommodation they would prefer with the majority looking for a house 53% or a bungalow 45%, with the 'other' category specifying a self-built home.

Q19 How many bedrooms would you require?

- 37 respondents answered this question. The highest bedroom need was two (32%) or three (35%) bedroom properties, with the next highest demand of four bedrooms (19%).

Q20. Why does your household need to move?

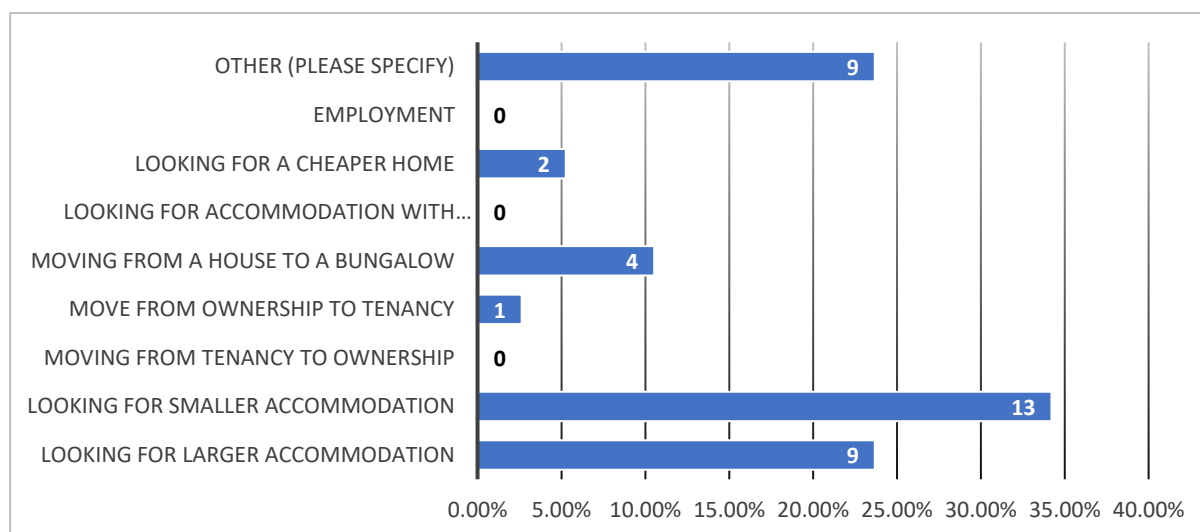


Figure 20 - Why does your household need to move?

20.1 Out of the 38 respondents, it was clear to see that 34% (13) were looking for smaller accommodation and 23% (9) were looking for larger accommodation. With 'others' (23%) indicating reasons such as 'supporting elderly relatives and looking to move to affordable housing in the area they grew up and enjoy'.

Q21. Would you expect to be...?

- Out of the 38 respondents, most expect to be owner occupiers (76%), 18% expecting to be renting from a housing association, 3% expecting to be in shared ownership with a housing association and 3% selecting 'other' and specifying 'depending on the price'.

21.1 When questioned on how much the householder would be able to afford if renting a new property 63% indicated they could afford up to £650 a month. Current rental values in the area are in the range of £800 upwards for a 3-bedroom property. (Figures from rentals in Churchill & Blakedown)

21.2 When questioned on how much the householder would be able to afford if purchasing a new property 83% indicated they could afford between £300,000 to over £500,000. The other 17% indicated that they could afford 100,000 and 250,000.

Section 4: Additional Households

This section asked the respondents if any current members of their household would be looking to move within the next 10 years to create a new separate household within the parish. If they indicated that there would be members looking to create a new household, then we asked them for more information including the property type that they would prefer to move into, the tenure type and the affordability.

Q24. Is anyone looking to move out of your home into a new household within the parish in the next 10 years?

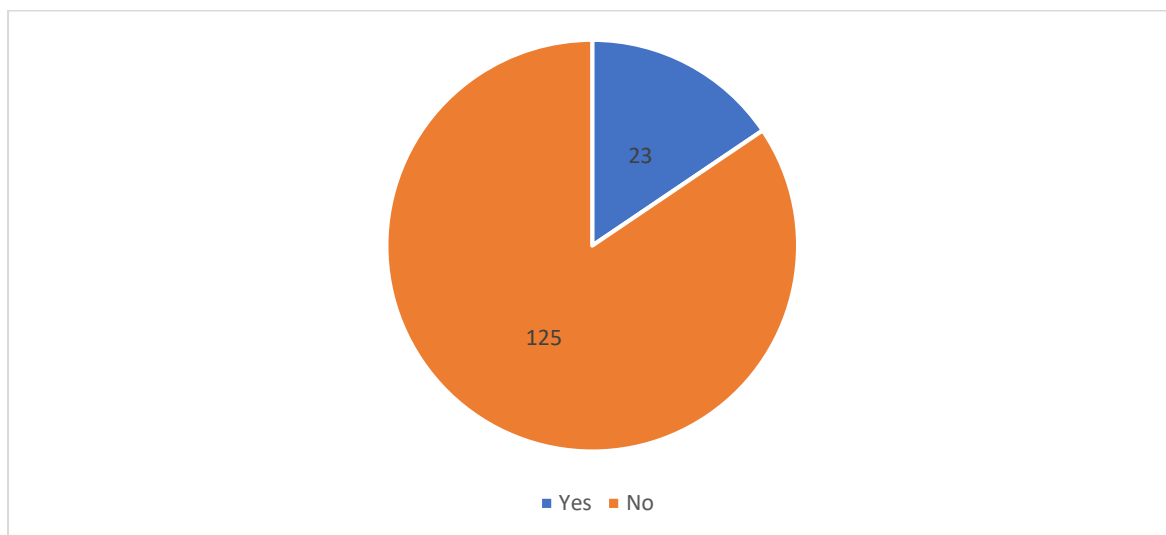
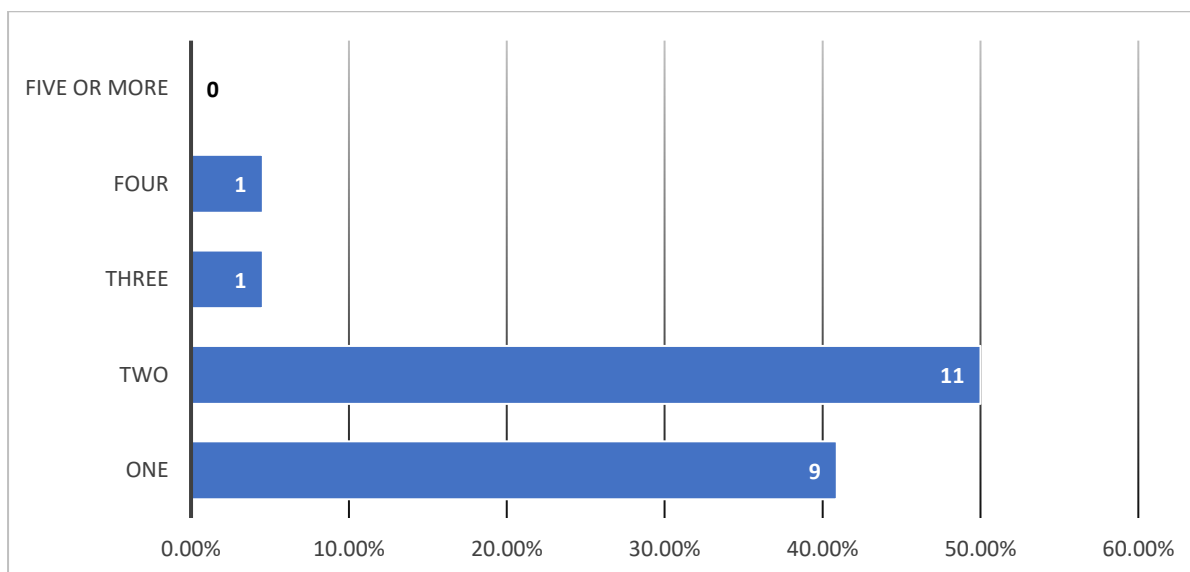


Figure 24. Is anyone looking to move out of your home into a new household within the parish in the next 10 years?

24.1 16% (23) respondents indicated that members of their current household will be looking for an additional home(s) within the next 10 years. 84% (125) indicated No.

24.2 How many current household members wish to form a new household inside the parish within the next 10 years?



24.3 40% (9) of the respondents indicated that they would need one additional home, 50% (11) will need two additional homes, 5% (1) will need three additional homes and 5% (1) will require four additional homes.

24.4 Additional homes in the next 12 months

Preferred Property Type	Preferred Property Size	Preferred Tenure Type
House	3 beds	Owner Occupier
House	3 beds	Owner Occupier

24.5 Additional homes in 13 months to 5 years

Preferred Property Type	Preferred Property Size	Preferred Tenure Type
House	2 beds	Social Rent
Self-Built or container housing	3 beds	Owner Occupier
Self-Built or container housing	3 beds	Owner Occupier
Self-Built or container housing	3 beds	Owner Occupier
Self-Built or container housing	3 beds	Owner Occupier
Flat/Apartment	2 beds	Social Rent
Flat/Apartment	2 beds	Social Rent
House	2 beds	Owner Occupier
House	3 beds	Owner Occupier
House	3 beds	Owner Occupier
House	2 beds	Owner Occupier
House	3 beds	Owner Occupier
House	3 beds	Owner Occupier
Bungalow	3 beds	Owner Occupier
House	2 beds	Owner Occupier
House	2 beds	Social Rent
House	2 beds	Owner Occupier
House	2 beds	Owner Occupier
House	2 beds	Owner Occupier
Flat/Apartment	1 bed	Social Rent
Flat/Apartment	2 beds	Owner Occupier

24.6 Additional homes needed in 5-10 years

Preferred Property Type	Preferred Property Size	Preferred Tenure Type
Flat/Apartment	2 beds	Social Rent
Flat/Apartment	2 beds	Social Rent
House	3 beds	Owner Occupier

Preferred Property Type	Preferred Property Size	Preferred Tenure Type
House	3 beds	Owner Occupier
House	3 beds	Owner Occupier
Flat/Apartment	2 beds	Renting from a Private Landlord
House	2 beds	Owner Occupier
Skipped	Skipped	Skipped
House	2 beds	Owner Occupier
Flat/Apartment	2 beds	Social Rent
House	1 bed	Skipped
House	1 bed	Skipped

24.7 Three respondents skipped the time frame question of when it would be needed but they would need a 2-bed flat/apartment renting from a private landlord. A 3-bed house and 2-bed bungalow would be required with the preferred tenure type of owner occupier.

25. Summary of homes required in the parish

25.1 After matching up the homes that will be vacated to any that will be required, both alternative and additional, the following housing need will be outstanding:

12 months

- 1 x 1 bed self-built home – owner occupier
- 3 x 3 bed house – owner occupier
- 1 x 1 bed bungalow – social rent
- 1 x 2 bed bungalow – social rent
- 1 x 2 bed bungalow – owner occupier

25.2 Therefore, there will be a demand in the next 12 months in the parish for 7 homes.

13 months to 5 years

- 1 x 1 bed flat/apartment – social rent
- 2 x 2 bed flat/apartment – social rent
- 1 x 2 bed flat/apartment – owner occupier
- 1 x 1 bed social rent
- 3 x 2 bed house – social rent
- 1 x 3 bed house – social rent
- 4 x 3 bed self-built home – owner occupier
- 4 x 2 bed house – owner occupier
- 1 x 3 bed house – owner occupier
- 1 x 2 bed house – shared ownership
- 1 x house – number of beds not specified.
- 1 x 2 bed bungalow – owner occupier

- 3 x 3 bed bungalow – owner occupier

25.3 Therefore, there will be a demand in the next 13 months to 5 years in the parish for 24 homes.

5 – 10 years

- 2 x 2 bed flat/apartment – social rent
- 1 x 2 bed flat/apartment – renting from a private landlord
- 2 x 1 bed house – no tenure selected
- 1 x 2 bed house – social rent
- 2 x 2 bed house – owner occupier
- 4 x 3 bed house – owner occupier
- 1 x 4 bed house – owner occupier
- 1 x 2 bed bungalow – social rent
- 5 x 2 bed bungalow – owner occupier
- 2 x 3 bed bungalow – owner occupier
- 1 x skipped type, tenure and bedrooms required.

25.4 Therefore, there will be a demand in the next 5 – 10 years in the parish for 22 homes.

25.5 The tables below shows a breakdown of dwellings required in the next 10 years.

Owner Occupier dwellings needed

Table 1 - Owner Occupier

Property Type	1 bed	2 beds	3 beds	4 beds	Total
House	1	6	12	1	20
Bungalow	0	7	5	0	12
Flat/Apartment	0	1	0	0	1
Shared Ownership	0	1	0	0	1
Total	1	15	17	1	34

Shared Ownership dwellings needed

Table 2 - Shared ownership

Property Type	1 bed	2 beds	3 beds	4 beds	Total
House	0	1	0	0	1
Total	0	1	0	0	1

Private Rented dwellings needed

Table 3 - Private rented

Property Type	1 bed	2 beds	3 beds	4 beds	Total
Flat/Apartment	0	1	0	0	1
Total	0	1	0	0	1

Social Rented dwellings needed

Table 4 - Social rented

Property Type	1 bed	2 beds	3 beds	4 beds	Total
House	1	4	1	0	5
Bungalow	1	2	0	0	3
Flat/Apartment	1	4	0	0	5
Total	3	10	1	0	13

Overall dwellings needed

Table 5 - overall totals

Property Type	1 bed	2 beds	3 beds	4 beds	Total
Overall Total	4	26	18	1	49*

25.5.1 **The total of 49 is due to 4 skipping this question, which will affect % slightly below.*

25.6 The largest need regarding the number of bedrooms required by a large proportion is 2 bedrooms with 49% of the demand, followed by 3 bedrooms with 33% with the lowest being 4 bedrooms 2%.

25.7 The highest need regarding property types is houses with 49% followed by bungalow with 28% and flat/apartments with 11%.

25.8 The highest need regarding tenure type is owner occupier with 64% followed by social rented 25% and jointly shared ownership and private rent at 2% each.

Section 5: House Price, Availability and Analysis

This section breaks down what respondents are willing to pay and what properties are currently on offer within the parish.

26. House prices

26.1 Respondents who indicated that they would have a housing need in the next 10 years were asked how much they felt they would be to afford if either renting or purchasing a property.

26.2 There were 21 responses to renting with the largest affordability range of £400 PCM to more than £650 PCM (57%).

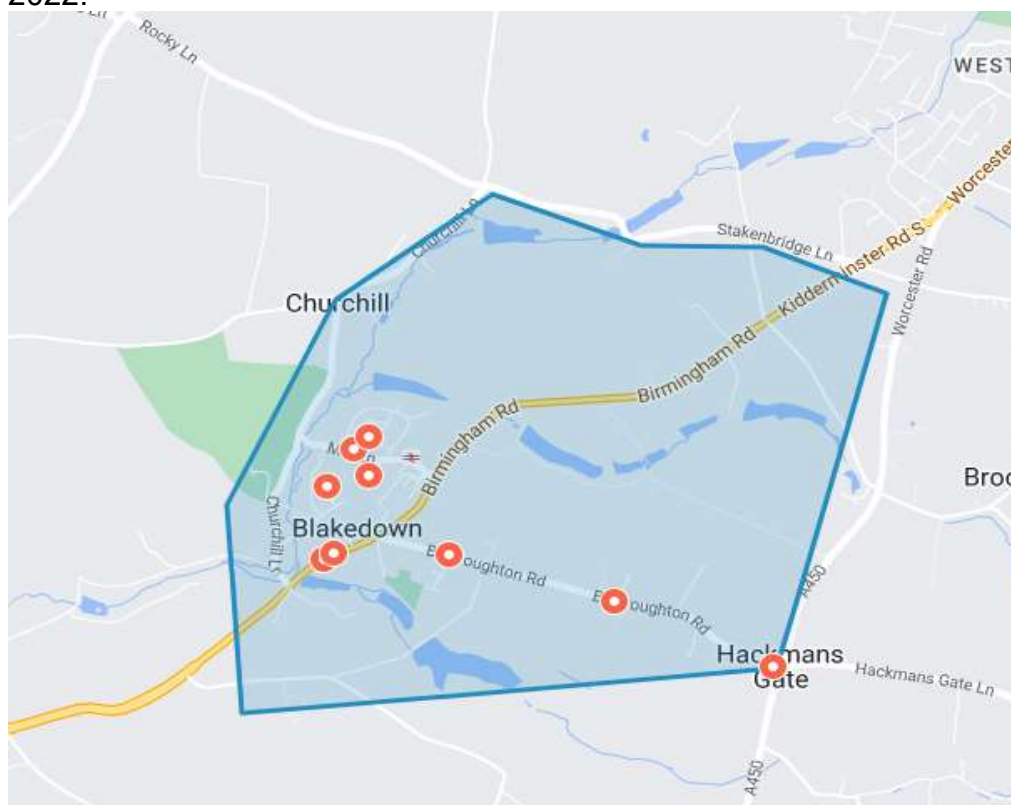
26.3 The highest response rate in the affordability category for purchasing an additional property was £500,000+ with 37% of the responses followed by £300,001 - £350,000 with 20% and both £350,001 - £400,000 with 17%.

26.4 As of November 2022 there were nine properties for sale in Churchill & Blakedown and one property to rent. Three of the properties advertised for sale during this time fell in the required category regarding number of bedrooms and price bracket but would only be suitable for one respondent looking in the next 12 months. Whilst five were too large and may not be suitable for those households looking in the next 10 years. There is no demand for private rent in the next 12 months, given from the respondents, meaning the property for rent is not required currently.

(Figures from Rightmove)

26.5 This indicated there is some disparity between what people could afford to purchase in the parish and what is available this is not uncommon in rural areas and would indicate a need for a greater number of smaller homes and other affordable forms of housing.

26.6 The picture shows the properties for sale in Churchill & Blakedown November 2022.



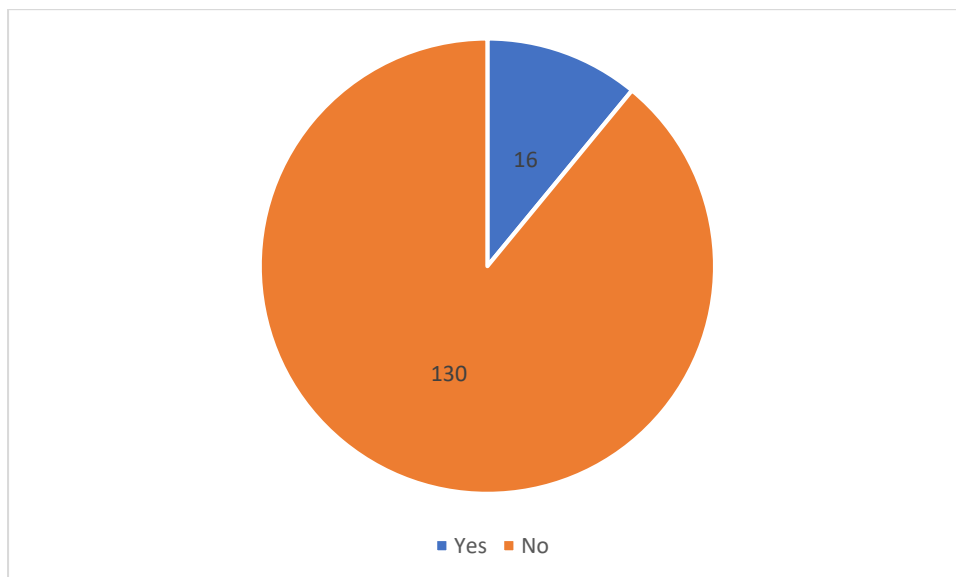
26.7 The table below shows a breakdown of the properties for sale and asking price.

Property for sale/rent	Price
5 Bed Detached House	£2,000,000
5 Bed Detached House	£750,000
4 Bed Detached House	£685,000
3 Bed Detached House	£595,000
4 Bed Detached House	£495,000
3 Bed Semi-Detached House	£485,000
3 Bed End of Terrace House	£390,000
4 Bed End of Terrace house	£360,000
3 Bed Maisonette	£850 pcm

Section 6: Community Led Housing Scheme and Self-Build

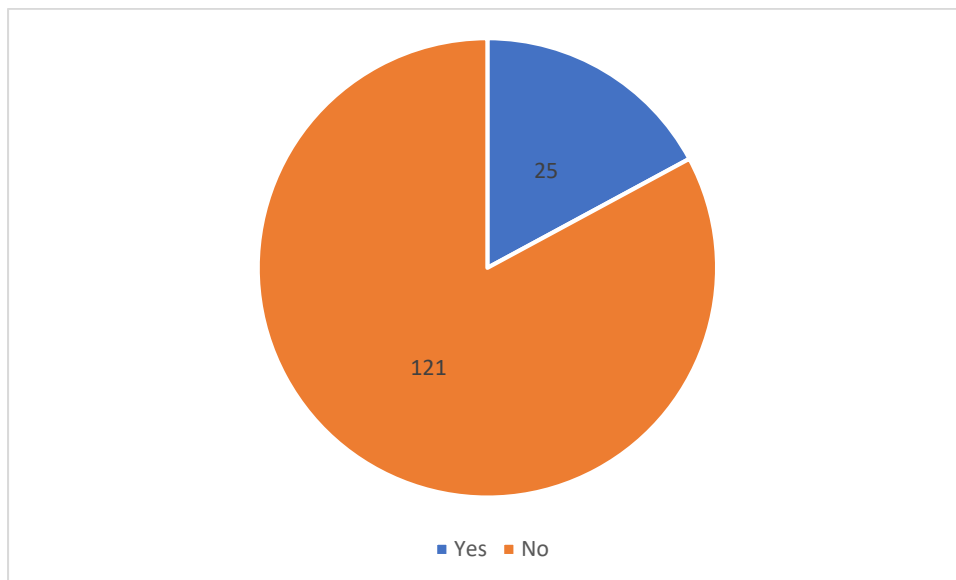
This section addresses if respondents would be interested in taking roles in community led housing schemes or have an interest in a self-build project.

27. Would you be interested in taking a role in a community led housing scheme in the parish?



27.1 146 respondents answered this question with the majority of 89% (130) advising No and 11% (16) answering Yes.

28. Would you be interested in a self-build project or having a custom build house in the parish?



28.1 146 respondents answered with the majority 83% (121) not interested in a self-build project and 17% (25) who would be in favour of having a custom build house in the parish.

29. Conclusion

29.1 Taking into consideration the breadth of the survey, and the range of responses received, there is statistically significant sets of data generated. An overall response rate of 21% has been achieved. Out of the responses received, 75 residents indicated they would be looking to move or need additional homes within the next 10 years.

29.2 The survey is also representative of a diverse cross section of the local community, including young persons, single people, families and older households. Of note is a high response rate by households that include children and young adults and single residents accommodating larger houses, indicating that most of the local housing need is for smaller family sized housing and bungalows.

29.2 From the 75 responses, 22 could be met by natural churn therefore a minimum of 53 additional homes will be required within the parish within the next 10 years. However, not all those whose housing needs can be met with natural churn will be able to afford the properties or be a desired size that become available within the parish and therefore the need for new affordable housing will be greater.

29.3 The findings of the Housing Needs Survey support any development opportunities that should arise. The accommodation to be built needs to include affordable housing for rental and purchase (or other type of low-cost home ownership) and this should be a mix of smaller sized properties and an increase in bungalows. The affordable housing should meet the requirements of the Council's local connection in line with the allocations policy.

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