

THE BALDONS

NEIGHBOURHOOD PLAN HOUSING SURVEY REPORT

FINAL VERSION JUNE 2016

communityfirst
oxfordshire
Helping communities help themselves

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INTRODUCTION AND RATIONALE

The villages of Toot and Marsh Baldon are currently preparing a joint Neighbourhood Plan. As part of its evidence gathering process, the Neighbourhood Plan Steering Group commissioned Community First Oxfordshire (CFO) to conduct a housing survey in March 2016. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in both villages the opportunity to express an opinion on housing development and to register their own housing need, should they have one. The survey had three parts. All households were asked to complete Part 1: *Your Baldons household* and Part 2: *Your Opinions on Housing Development*. Parts 3 and 4 asked households living inside and outside The Baldons which need a new home in The Baldons to state their requirements.

DISTRIBUTION AND RESPONSE

- CFO, liaising with The Baldons Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG arranged distribution of surveys to 175 households in Toot and Marsh Baldon in March 2016.
- 62 questionnaires were returned directly to CFO by the respondents via pre-paid *Freepost* envelopes: **a response rate of 35%**.
- CFO analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their housing opinions, needs, or requirements.

SUMMARY OF FINDINGS

The report gives a detailed breakdown of answers to all 32 survey questions. The following is a selection of findings.

Part 1- Your household

82% of respondents (51 out of 62) are home-owners (with or without mortgage)

The largest proportion- 58%- of respondents (36 out of 62) live in detached houses

24% of respondents (15 out of 62) are interested in downsizing their house in the next 2-10 years

20% of respondents (12 out of 60) would be interested in building their own home if land was made available

Part 2- Your opinions on housing development

Top 3 types of accommodation respondents think The Baldons requires:

- Semi-detached houses - 45% (28 out of 62 responses)
- Affordable housing – 40% (25)
- Terraced houses - 34% (21)

Top 3 types of supported housing that respondents think The Baldons requires:

- Private Sheltered Housing- 30% (7 out of 23 respondents)
- Independent accommodation with care support - 26% (6)
- Housing Association Sheltered Housing- 17% (4)

Top 3 types of tenure respondents think The Baldons requires:

- Owner-occupation- 79% (37 out of 47 responses)
- Shared-ownership- 51% (24)
- Affordable rent through Housing Association- 43% (20)

Part 3- Does your whole household or any person/s in your household need a new home in The Baldons?

8% of respondents (4 out of 48) are intending to move to another home in The Baldons in the next 5 years

15% of respondents (7 out of 48) wish to move to another home in The Baldons in the next 5 years but cannot

Top 3 reasons preventing households from moving:

- Unable to afford to buy new home- 41% (9 out of 22 responses)
- A lack of self-build plots- 18% (4)
- A lack of suitable housing- 14% (3)
- A lack of affordable private rented properties - 14% (3)

Top 2 reasons for needing a new home in The Baldons:

- Want to start first home- 39% (9 out of 23 responses)
- Want to build own home- 13% (3)

Self-ownership was the first choice of housing tenure preference- 53% (9 out of 17 choices)

Top 3 type of homes needed:

- Semi-detached house- 34% (12 out of 35 responses)
- Detached house- 26% (9)
- Terraced house- 17% (6)

No respondents have mobility or other care/ support needs which affect the type of home needed

No respondents have a supported housing need

Part 4- Do you know of anyone living elsewhere who wishes to move to The Baldons

18 households living outside The Baldons wish to move to the parish in the next 5 years

Top 3 reasons for wishing to move to The Baldons in the next 5 years:

- The natural environment – 25% (10 out of 40 responses)
- Schools and amenities- 12.5% (5)
- To be near family- 10% (4)
- To give/receive family support- 10% (4)

SUMMARY OF LOCAL AFFORDABLE HOUSING NEED

Indicative Local Housing Need

Applying residency criteria (see below) and ownership criteria (homeowners are not eligible for affordable housing) to survey responses:

Size of house needed	Number of households	Number currently on Housing Register
One-bed	4	2
Two-bed	0	0
Three-bed	1	0
Four-bed	0	0
TOTAL	5	2

IMPORTANT NOTE: THE BREAKDOWN IS INDICATIVE

Not all households are on the Housing Register. A household's needs would require full analysis of its circumstances through a Housing Register application. There are restrictions on the number of bedrooms that someone is considered eligible for, depending on the make-up of the household and whether the home is rented or purchased on a shared ownership basis.

What is affordable housing?

Social rented, affordable housing and shared ownership are examples of types of affordable housing.

How does the District Council allocate affordable housing?

The allocation of homes is made by South Oxfordshire District Council and subject to an assessment of a household's needs. A household must be on the SODC Housing Register to be eligible for these homes

South Oxfordshire District Council and Vale of White Horse District Council- Housing Allocations Policy

Available at: <http://www.southoxon.gov.uk/services-and-advice/housing/join-housing-register-and-find-home>

13.3 New Build Developments and "Strong" Local Connection

The councils will endeavour to use the flexibilities introduced by the Localism Act 2012 to enable local people to access developments in their parish whilst still giving due weight to the requirement to allocate housing in accordance with the reasonable preference categories.

To facilitate this, the council will adopt a target that aims to ensure that 20% of new build lettings, that are not rural exception sites or developed for a particular client group, are offered in the first instance to people with a strong local connection to that parish and who have a housing need as defined by the Allocations Policy (i.e. they are on the active Register).

Some schemes have distinct agreements setting out what the local connection requirements are for that scheme. These rules are often written into the Section 106 agreement. For schemes that do not have a separate agreement, the definition contained in section 13.3.1 will be used to determine local connection for these schemes.

13.3.1 Definition of Strong Local Connection for Purposes of Determining Priority for New Build Schemes

For these purposes, a strong local connection is:

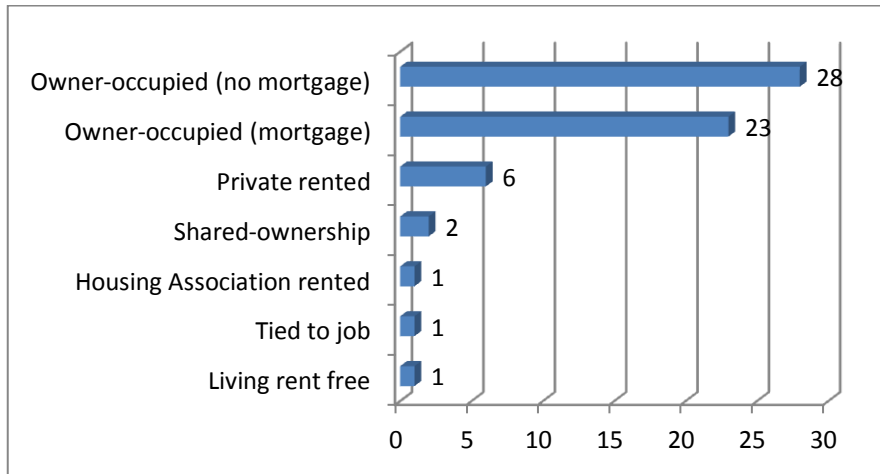
- where the applicant(s) have lived in the parish for five years out of the last 8 and are currently resident there.
- where the applicant(s) had previously lived in the parish for at least 5 years and their parents or children still live there and have done for at least 10 years.

Detailed Results

Part One- Your Baldons Household

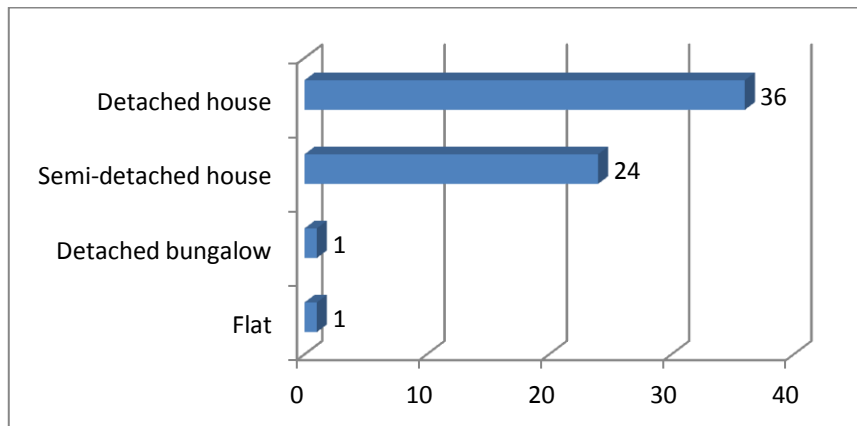
1. Is your present home...?

62 respondents



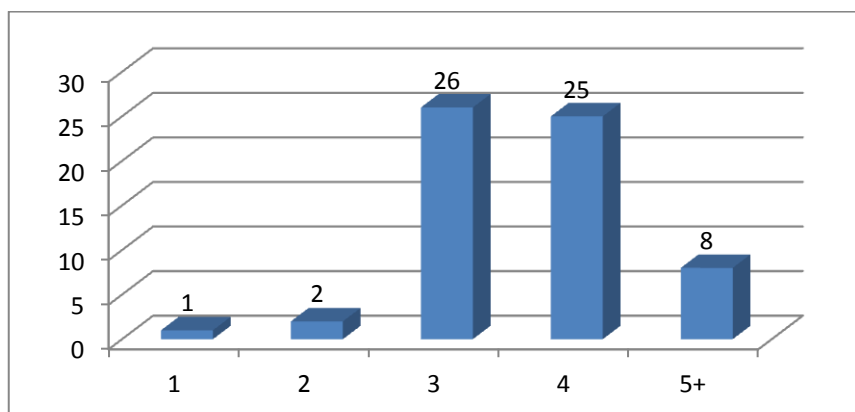
2. What type of property is your home?

62 respondents



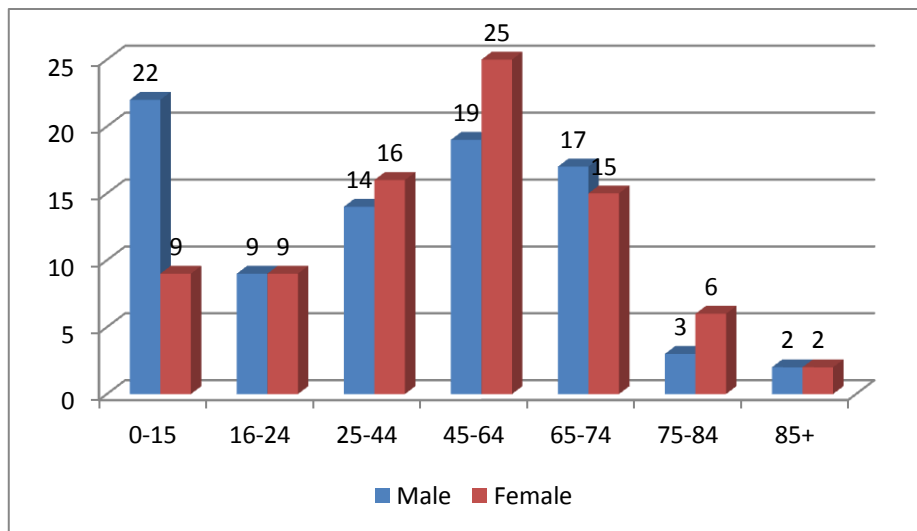
3. How many bedrooms are in your current home?

62 respondents



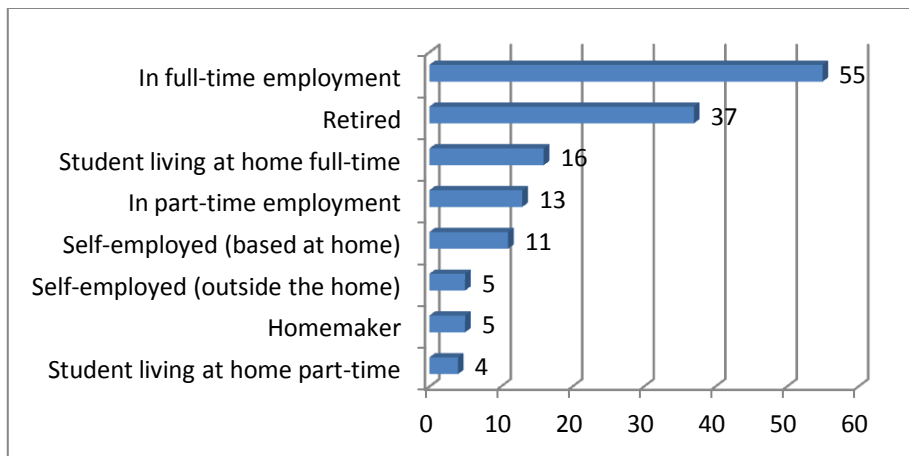
4. How many people of each age and gender live in your household?

62 respondents – 168 individuals



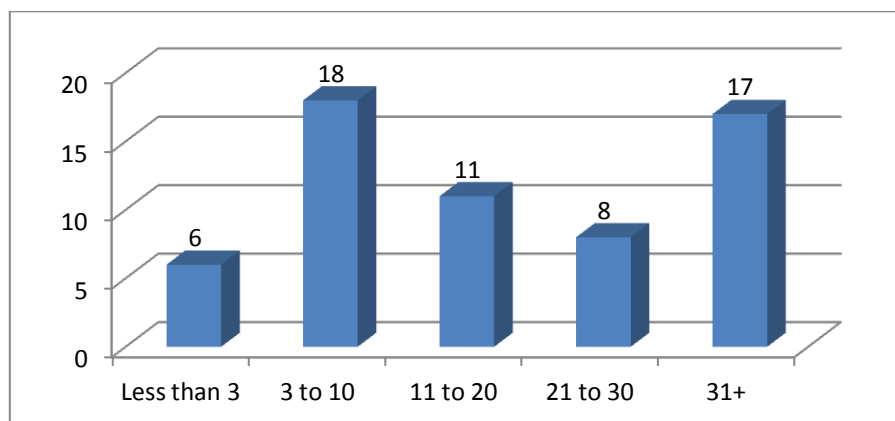
5. How many people in your household are...?

62 respondents – 146 individuals



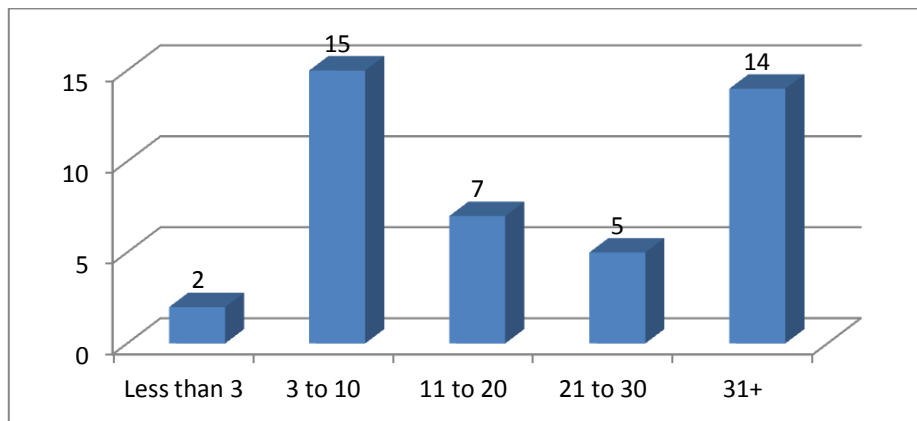
6a. How many years have you lived in your CURRENT HOME in Toot or Marsh Baldon?

60 respondents



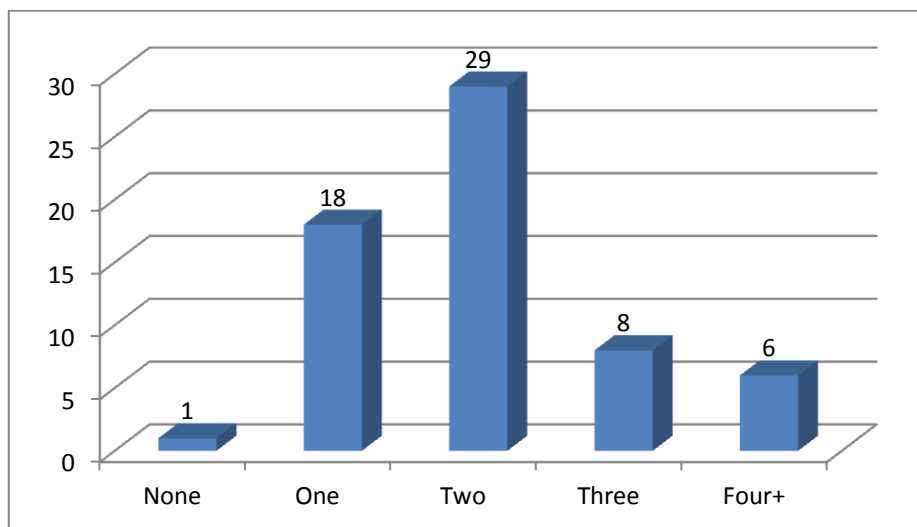
6b. How many years have you lived in THE PARISH of Toot or Marsh Baldon?

43 respondents



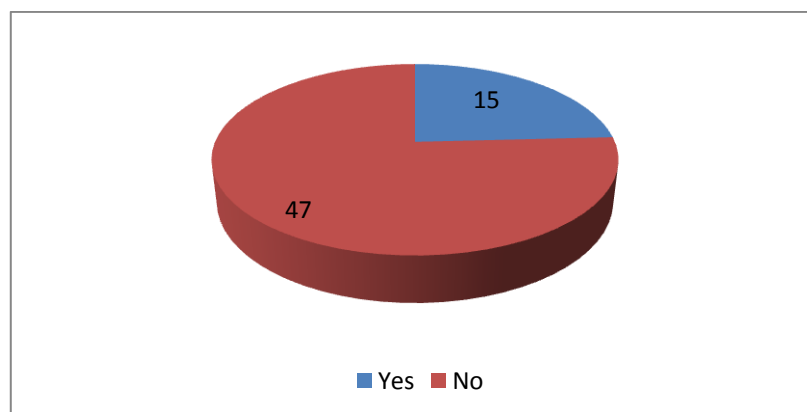
7. How many vehicles (in total) are owned by the people living at your address?

62 respondents



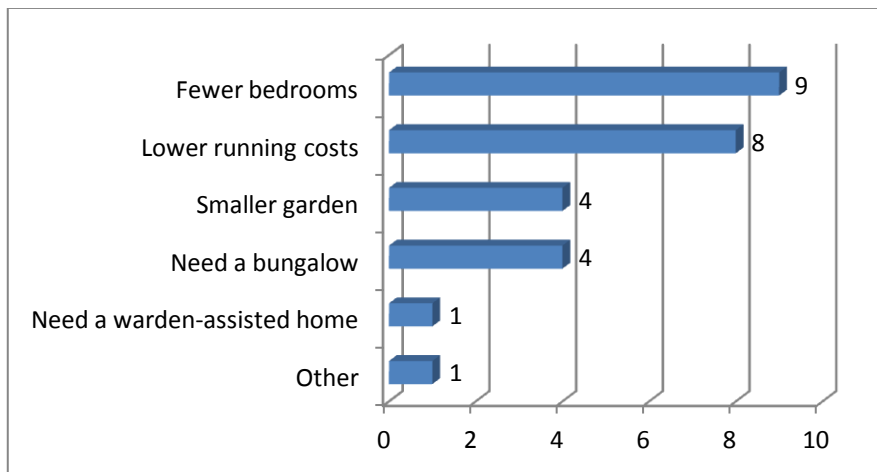
8. If a suitable smaller property was available in The Baldons, might you be interested in downsizing to it in the next 2-10 years?

62 respondents



9. If you answered 'yes' to question 8, what are your reasons for wishing to downsize?

13 respondents - 27 total choices



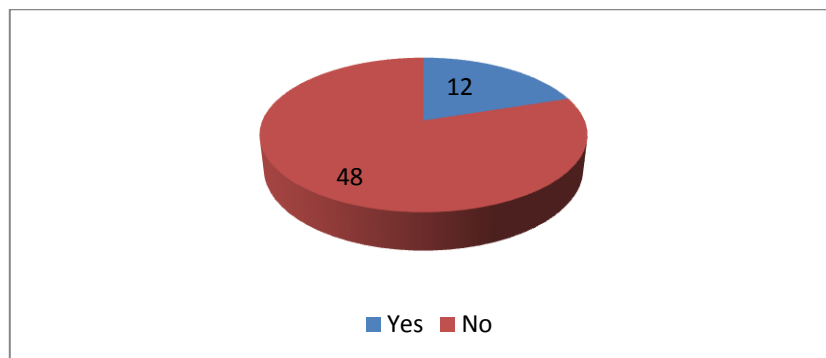
Other:

Less expensive property

1

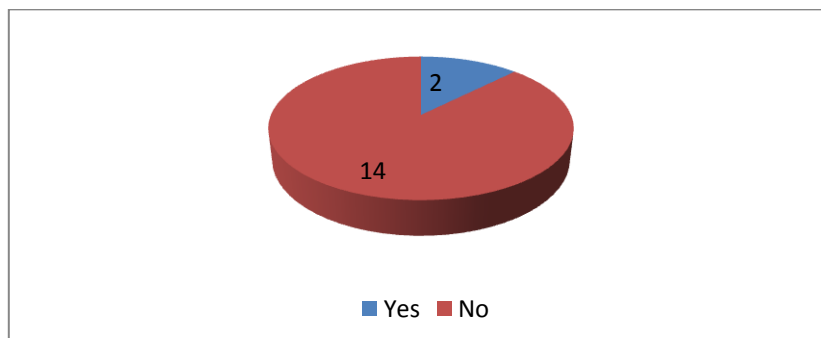
10. Are you interested in building your own home?

60 respondents



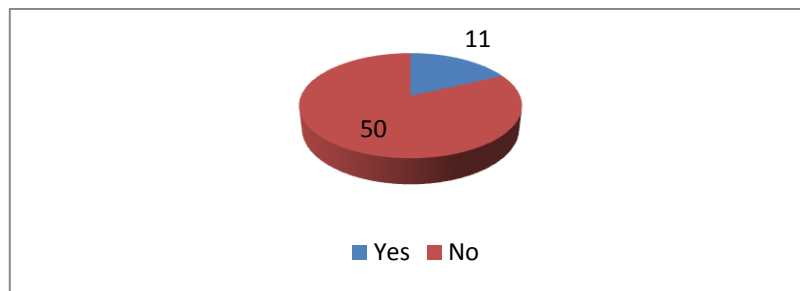
11. If you answered 'yes' to question 10, have you registered your interest with South Oxfordshire District Council?

16 respondents

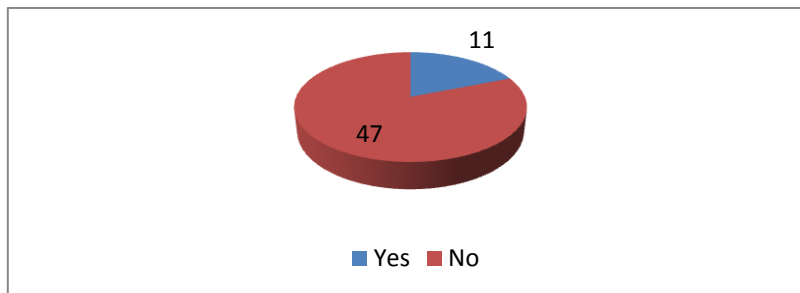


12. Do you intend to – or are you considering – extending your current home?

61 respondents



13. Have any members of your household left The Baldons in the last 5 years? *58 respondents*

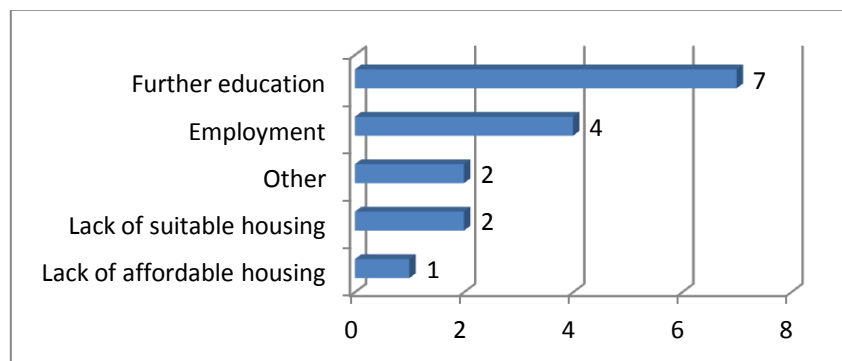


How many individuals in total have left those 58 households?

20 individuals

Why did they leave?

17 total reasons



Other:

Divorce	1	Bought own property	1
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14. How many people have joined your household in the last 5 years?

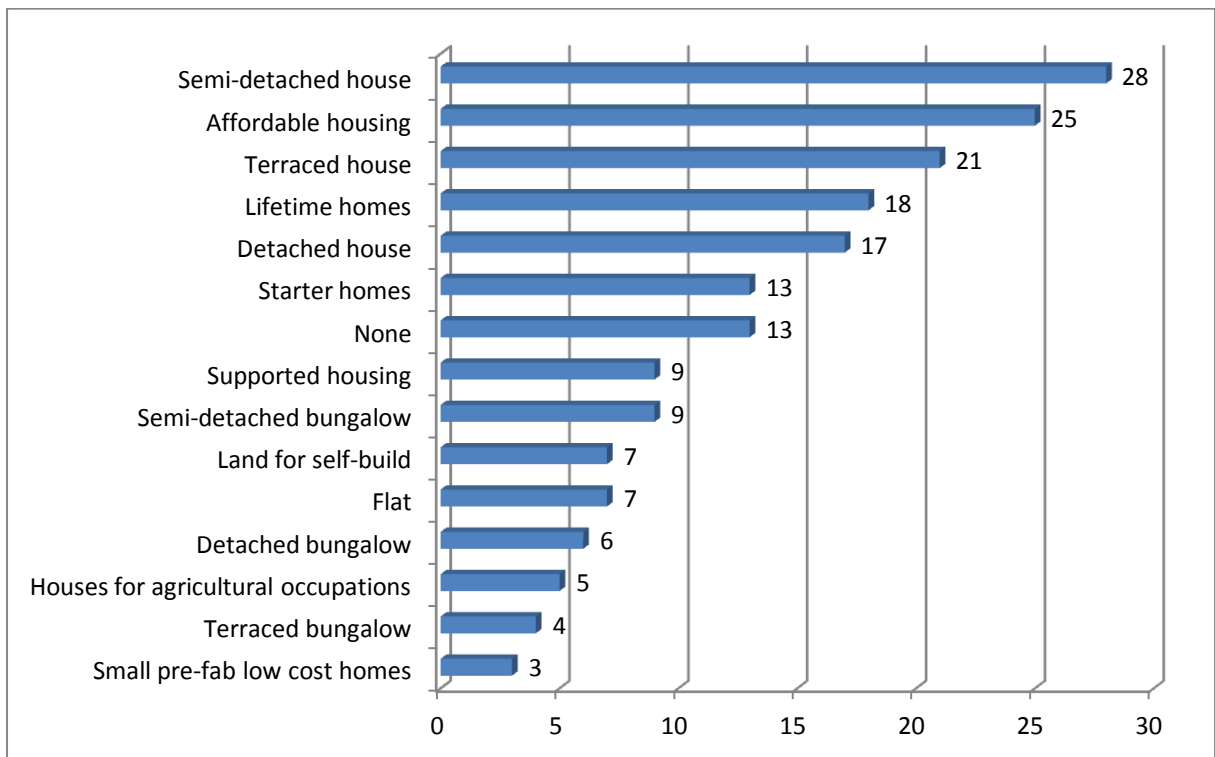
12 respondents

21 total individuals have joined these 12 households

Detailed Results
Part Two- Your opinions on housing development

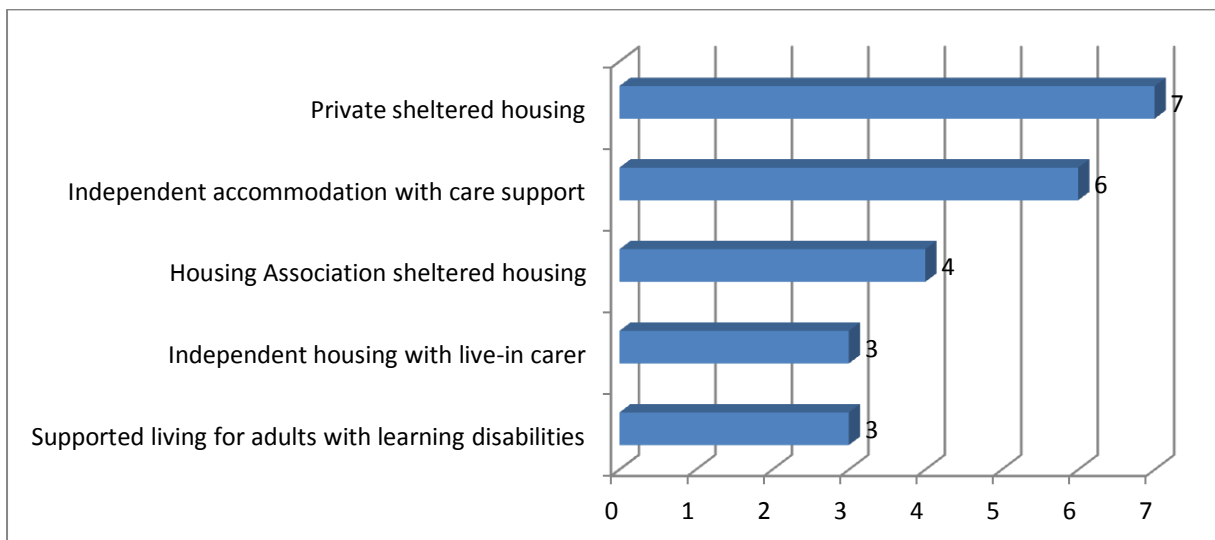
15. What type of new housing do you think The Baldons needs?

62 respondents – 185 total choices



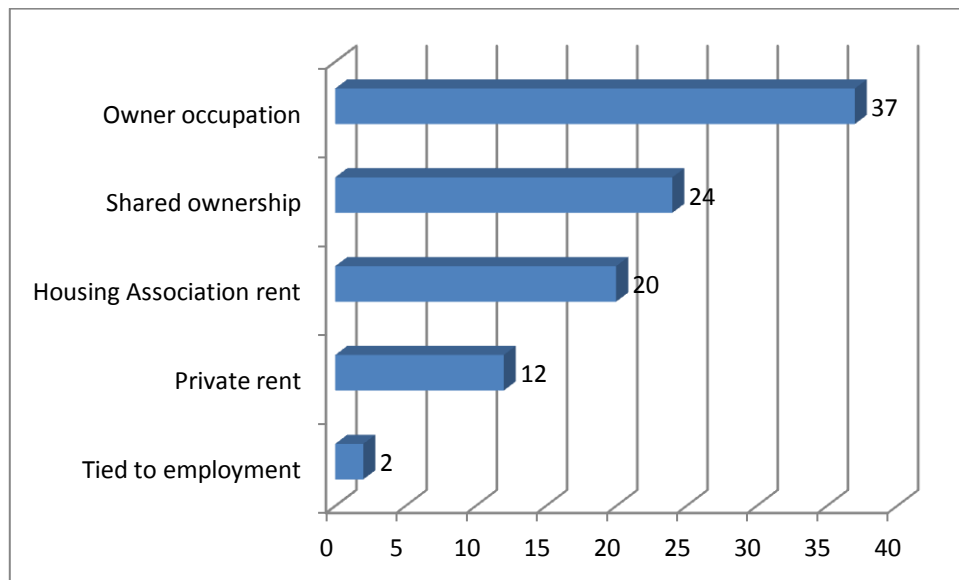
16. If you think The Baldons needs supported housing, what type is required?

13 respondents – 23 total choices



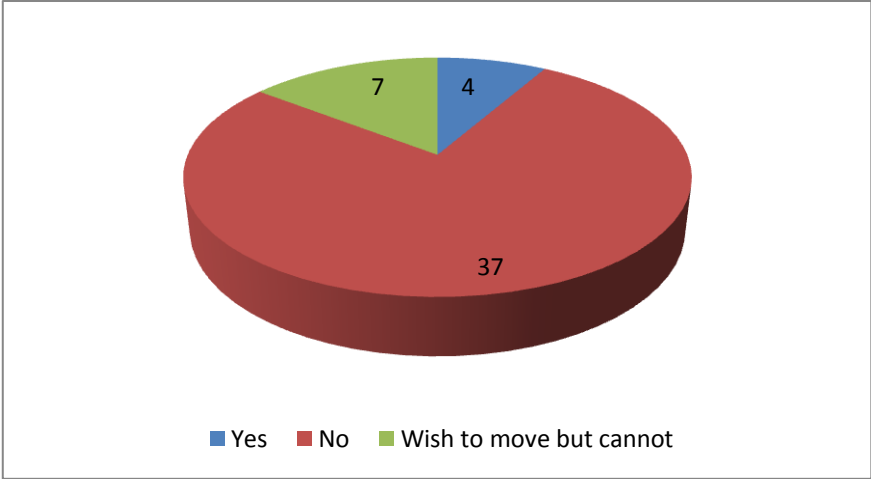
17. What type of housing tenure do you think The Baldons needs?

47 respondents – 95 total choices

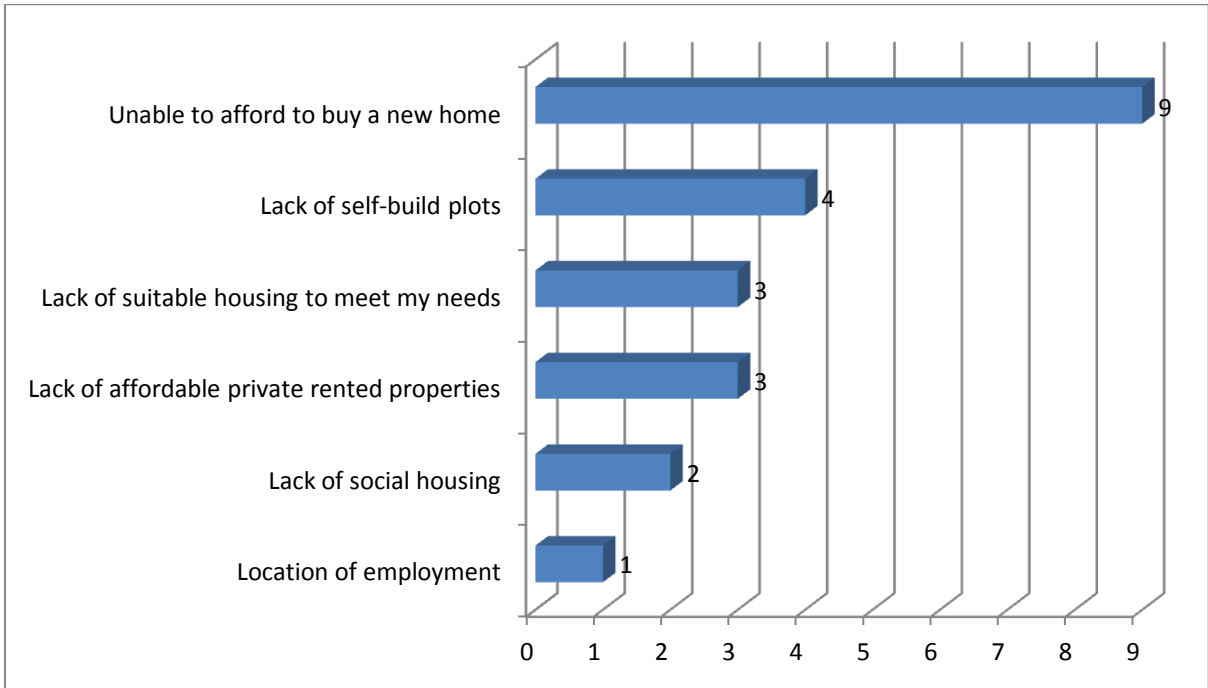


Detailed Results
Part Three - Does your whole household or any person/s in your household need a new home in The Baldons?

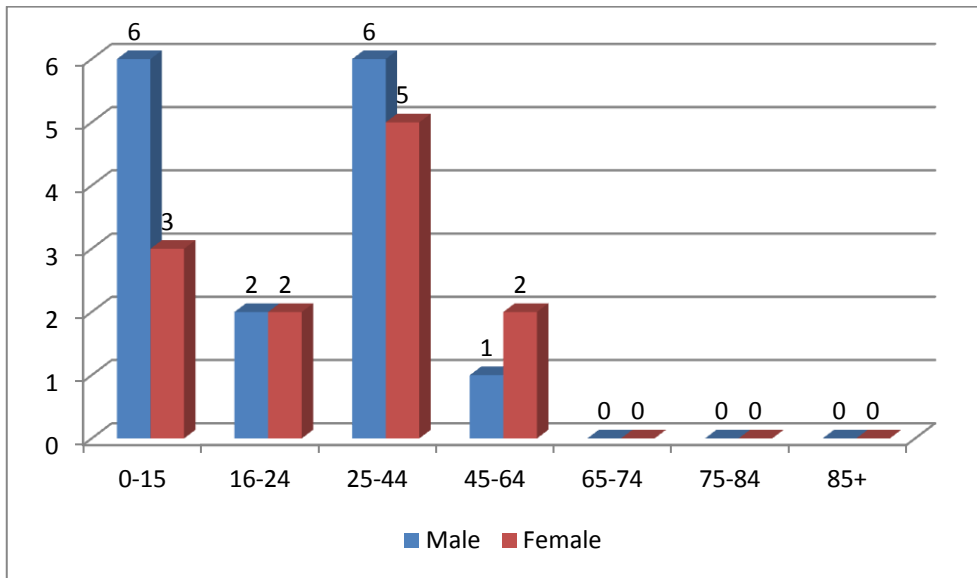
18. Is your household intending to move to another home in The Baldons in the next 5 years?
48 respondents



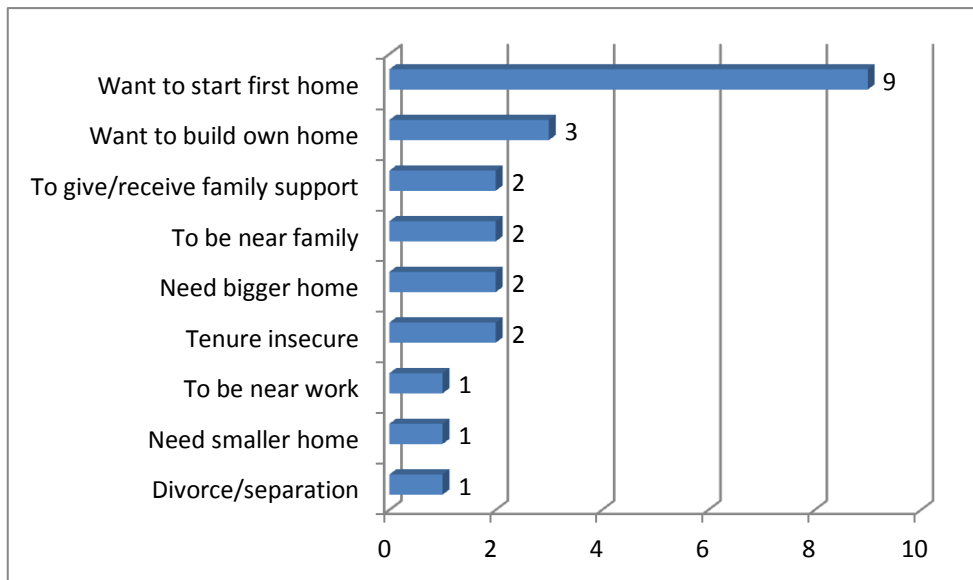
19. If you wish to move but cannot, what are the reasons preventing you?
11 respondents -22 total reasons



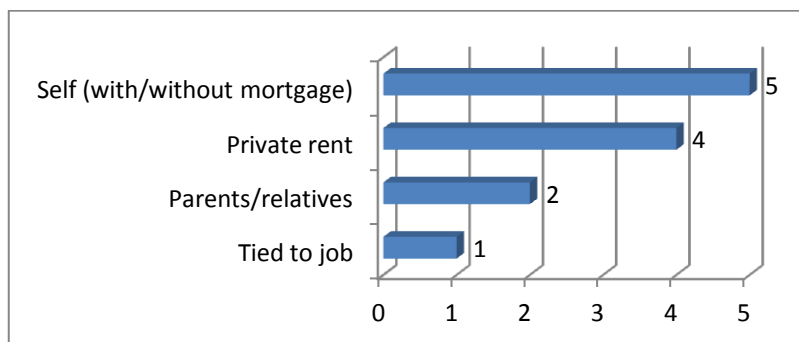
20. How many people of each age group would live in the new home? Include carers if support needed to live independently **11 respondents – 27 total individuals**



21. Why do you need a new home in The Baldons? **12 respondents - 23 total choices**

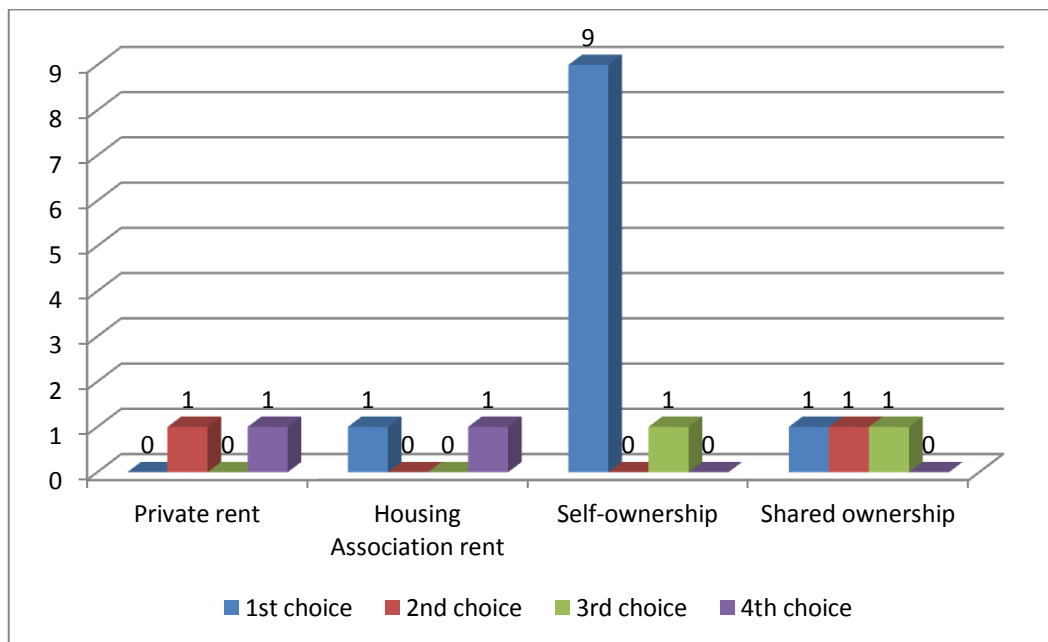


22. Who owns the home you live in now? **12 respondents**



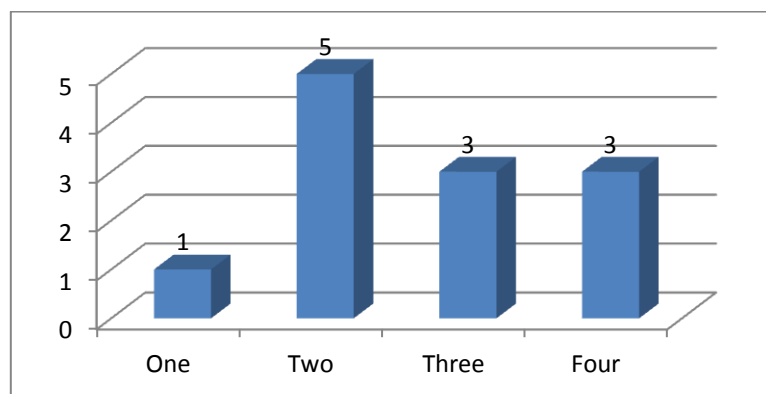
23. What kind of housing tenure would you prefer?

11 respondents – 17 choices



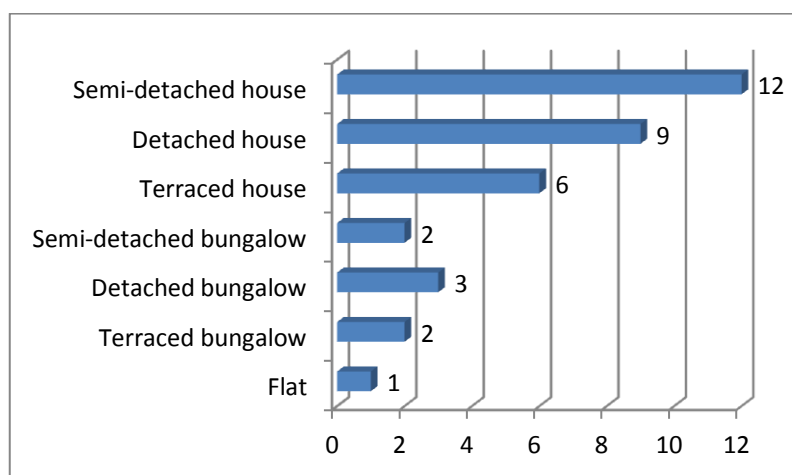
24. How many bedrooms would your new home need?

12 respondents



25. What type of home do you need?

12 respondents – 35 total choices



26. Does anything affects the type of home you need?

11 respondents

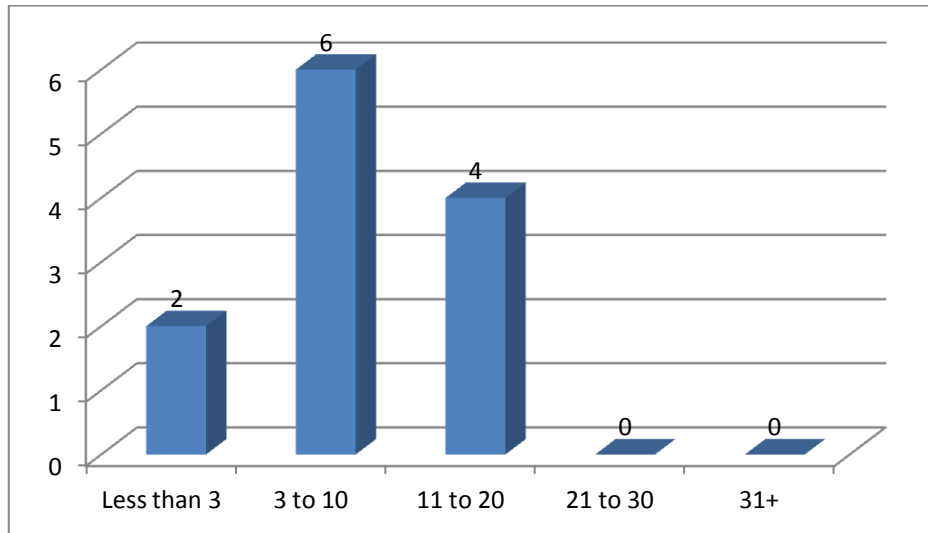
All respondents answered 'no'.

27. Does anyone in your household have a supported housing need?

0 respondents

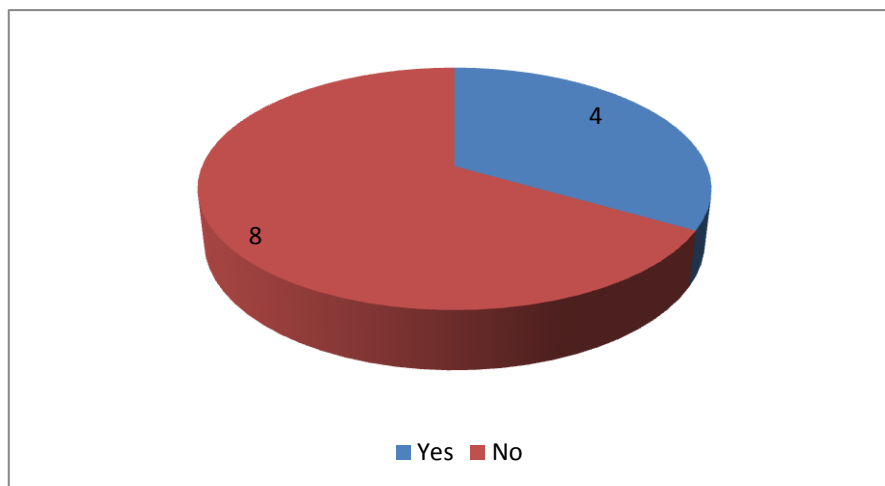
28. How many years have you lived in The Baldons?

12 respondents



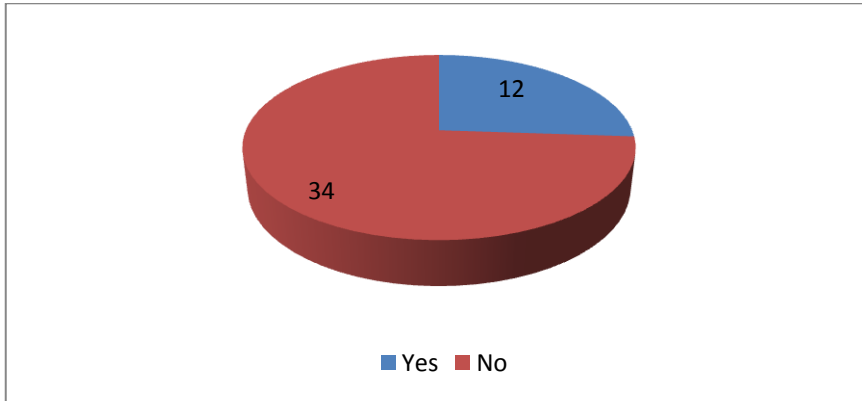
29. Are you on the South Oxfordshire District Council Housing Register?

12 respondents



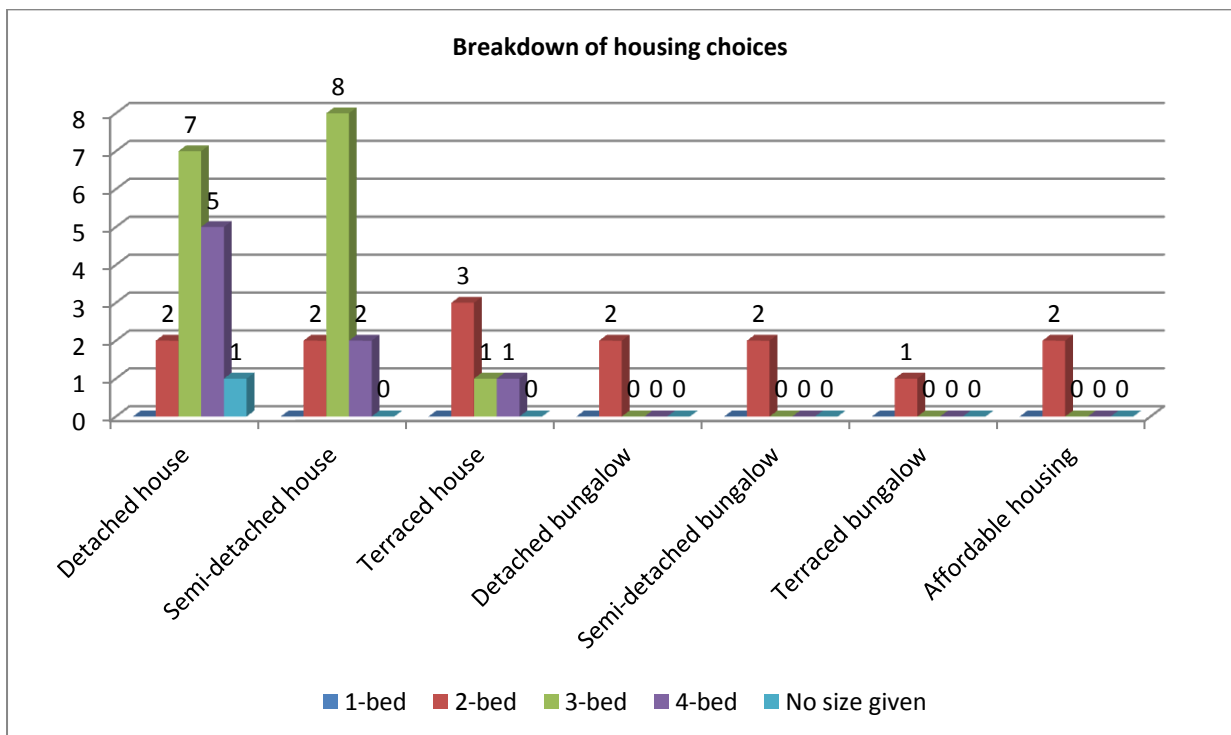
Detailed Results
Part Four- Do you know of anyone living elsewhere who wishes to move to The Baldons?

30. Do you know of any households living outside The Baldons which wish to move to the parish in the next 5 years? *46 respondents*



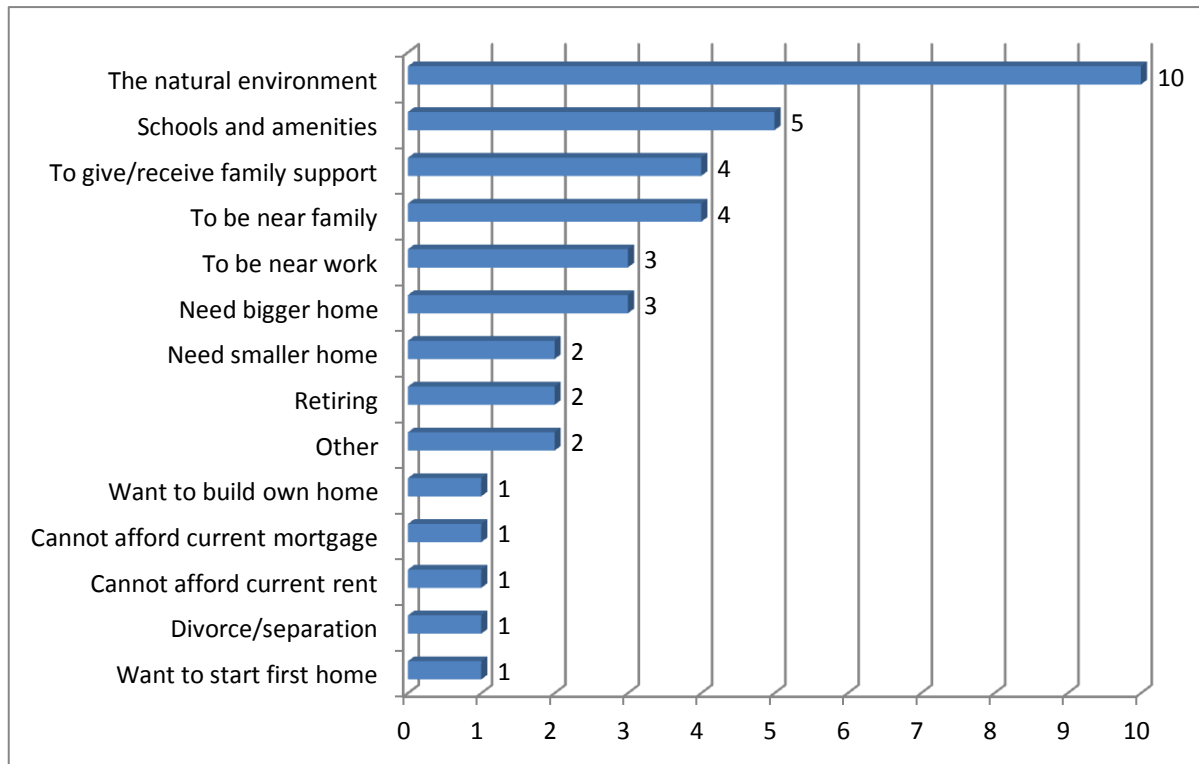
How many households in total wish to move to The Baldons in the next 5 years? *18 households*

31. What type of home would those wishing to move to The Baldons require? *18 households – 39 total housing choices*



32. Why do they wish to move to a new home in the Baldons?

11 respondents – 40 total choices



Other

Want to buy in village (long term renters)	1	Moved away for lack of housing	1
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COMMENTS

- I am on the lookout for a self-build plot however, land prices are high and planning seems complicated. Clear planning advice and self-build workshops aimed at anyone with a can-do attitude may help as a catalyst for more affordable housing and aspiring self-builders. I accept the location/ house price market is what it is but surely a community mind-set supporting proactive individuals would help small self-build/ first time buyers?
- Further households would (we hope) mean that some infrastructure and facilities would be provided for the Baldons. Homes should reflect the vernacular architecture of the area bearing in mind we are a conservation area.
- I feel very strongly that we do not need further development in the Baldons. There have already been new homes built in the villages and a number of barn conversions are proposed. If there are new homes needed then I believe that the best place would be by the road (by Baldon Row) on the approach to the village from the A4074.
- Marsh Baldon attracts young families.
- It would seem that adding a very limited number of houses to the Baldons would be reasonable – in filling without spoiling the way the village looks and feels. Added social housing (affordable housing) feels counter intuitive – assuming that those who need social housing are on lower incomes, it's not as if the village has employment opportunities nor public transport links that are needed to get those people to work.
- I do not support affordable homes being built in the Baldons as it is an expensive area and ultimately affordable homes will not remain affordable/social. I support the building of affordable housing in affordable areas.
- Some small number of well-designed infill houses could be accommodated in the village particularly slightly smaller properties.
- Do not consider there is a need for affordable housing in the village as close proximity to Oxford. The village does not have the services to cater for households who do not have a car. The potential/ inevitable development of 4000 houses on the southern flank of Oxford renders the need for any housing allocation in the village obsolete.
- Marsh Baldon is fine as it is a small village with a beautiful large green.
- Supply and demand is what created villages like the Baldons. Planning constraints do just that, constrain. When I see buildings suitable for conversion to low cost apartments being sold to a society with no thought of the alternatives. This just proves the point.
- I do not support further building because of the inadequate infrastructure and the car parking problem around the Green.
- We do not yet know whether Thames Water are going to provide mains sewerage in Toot Baldon. With the likelihood of some additional housing in both villages we think that infrastructure needs to be improves and this should definitely include mains drainage in Toot.
- There is a great community spirit within the Baldons which makes me very reluctant to leave. Whilst I can physically and financially manage my present house and garden, I am

aware that in the future this might not be the case. There are very few smaller properties within the villages.

- All this is years too late, all this would have been good for younger generations 30 years ago, who wanted to remain in the villages.