

EDLESBOROUGH PARISH
HOUSING NEEDS SURVEY REPORT
APRIL 2011

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Introduction – The Parish

EDLESBOROUGH PARISH Housing Needs Survey Report

Introduction

The Parish

Edlesborough Parish consists of the settlements of Edlesborough, Northall and Dagnall, with a total population of approximately 2760. Situated in the Aylesbury Vale district of Buckinghamshire, the parish lays approximately three miles WSW of the nearest town of Dunstable in Bedfordshire.

Edlesborough has a Methodist and Baptist church, Dagnall has All Saints Church and Northall has a Baptist Chapel. The magnificent 13th century church of St Mary, in Edlesborough is now under the care of the Churches Conservation Trust. The parish has 2 primary schools, one in Edlesborough and the other in Dagnall. The nearest secondary school is The Cottesloe School in Wing, approximately 7.5 miles away.

The annual Village Carnival draws quite a crowd with many attractions on offer and traditional stalls like; tombola, white elephant, cake and wine, book stall and toy stall. The event begins with the Carnival Parade through the village and money raised from the day goes to support local Charities, including; St Mary's Fabric Fund, Hospice of St Francis, Weatherfield School and other local good causes.

The villagers benefit from a varied assortment of clubs and activities including; junior and senior football teams, carpet bowls, Brownies, Scouts, the Women's Institute, a community choir and gardening club. There are two pubs, recreational facilities, a selection of shops, a doctor's surgery and a dental practice.

In September 2010, Jean Fox, the Rural Housing Enabler (RHE), from Community Impact Bucks was invited to attend a Parish Council Meeting to discuss affordable homes for the village. Following this visit, the Parish Council, with the support of Aylesbury Vale District Council and in partnership with Jean, undertook a housing needs survey in February 2011. The survey was commissioned following concerns by the parish council that there might be local people in need of affordable housing.

This report is a summary of the information gathered through that survey.

Survey Process

Survey forms were provided by the Community Impact Bucks, based on a format originally designed by DEFRA, used by Rural Housing Enablers across the country and supported by Aylesbury Vale District Council. In February 2011 these forms were delivered to every household in Edlesborough Parish. They were returned by Freepost by the deadline date of Friday 25 March 2011. A small number of forms were received after the closing date and these have been included in the analysis

Response

It is to be expected that the majority of people living in the area are well housed and would not necessarily respond to any survey seeking information about housing needs.

In the experience of the Rural Housing Enabler, the majority of responses in any survey of this kind come from:

- People who feel themselves to be in need of housing now or in the near future,
- Their relatives,
- People involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need,
- People who feel strongly that there should not be any more development in the village.

Of the 1095 questionnaires distributed, 220 (20.09%) completed or partially completed forms were returned. This is considered to be a fair response, based on our experience, the average return rate from these surveys, is around 25%. The Edlesborough Parish Plan, completed in 2008, identified that there may be a need for some rural affordable housing for local people and this would be explored further.

This report is a summary of the information gathered through that survey. The results from each ward are shown separately.

Edlesborough	Northall	Dagnall
Of the 747 questionnaires distributed, 151 (20.21%) completed or partially completed forms were returned.	Of the 198 questionnaires distributed, 41 (20.70%) completed or partially completed forms were returned.	Of the 150 questionnaires distributed, 28 (18.66%) completed or partially completed forms were returned.

The survey was in two parts. Part 1 asked for information on the reasons for people leaving the area, whether there was general support for a development of rural affordable housing and allowed for comments to be made and suggestions as to land where a development might be built. Part 2 asked for personal and confidential information from those who consider they may be in housing need either now or in the next five years.

Analysis of Responses to Part 1 of the Survey

Question 1 asked for information on why members of the household had left the parish in the last few years. In overall terms 32 respondents identified that members of the household had left the Parish in the last few years because of a lack of affordable housing. The figures for each ward are shown in graphical form in Appendix 1 and summarised below.

Edlesborough – 23 of the households who responded to this question reported that family members had left over the last few years due to a lack of affordable housing. And 44 responding households reported that family members had left as a result of further education or employment.

Northall – 5 of the households who responded reported that family members had left the village over the last few years due to a lack of affordable housing. An additional 8 of responding households reported that family members had left the parish as a result of further education or employment.

Dagnall – 4 of the households who responded reported that family members had left over the last few years due to a lack of affordable housing. One responding households reported that family members had left as a result of further education or employment.

Data on Question 3

Question 3 asked whether or not residents would support a small scheme of affordable housing for local people in the parish and the individual settlements. In overall terms 67.72% of those responding supported a small development or rural affordable housing in the parish. The responses for each village to question 3 are shown below.

Q3. Would you support a small development of rural affordable housing in the parish, built to meet the needs of local people?

Edlesborough	Northall	Dagnall
Yes 64.4%	Yes 78%	Yes 75%
No 30.9%	No 17.1%	No 21.4%
Maybe 4.7%	Maybe 4.9%	Maybe 3.6%

Question 5 provided an opportunity for respondents to suggest potential sites for the proposed affordable housing development. Appendix 1 details the sites that were recorded under this question. No evaluation of the suitability or availability of these sites has been undertaken.

Some households used the additional space provided by question 6 to make comments on the issue of affordable housing provision. A sample of the comments made is included as Appendix 2.

Analysis of Responses to Part 2 of the Survey

Parts 2 of the survey was completed by those who considered they need a home, either now or in the next five years, and want to remain within the Parish area. In cases where more than one home was needed (eg for a number of children in the household) a separate form was needed for each home required. In total 15 people stated they were in housing need.

The analysis below summarises the responses received.

Of the 15 respondents/households to the Survey who stated they were in housing need, six had been resident in the parish for 20 years or over, two between 15-20 years, two for 5 – 10 years and three for less than 1 year. One person had a 20 year connection to Eaton Bray and one person did not supply the information.

The survey form asked for details of why respondents consider themselves to be in housing need. It is acknowledged that these statements are self assessed and, at this stage, they have not been verified through any other research. It is our experience however that, in broad terms, the responses provided by respondents in such surveys are relatively accurate. It is the case that people do not bother to reply if they feel they could satisfy their housing requirements in any other way.

Aylesbury Vale District Council have a further 16 people on their Housing Register with a local connection to the parish. Making **a total of 31 individuals or families** potentially in housing need in the parish.

Main Points to Note

The housing need surveys for rural affordable housing schemes used in the Aylesbury Vale area are the starting point for ascertaining whether affordable housing might be needed in a parish. This form of survey, with slight regional variations, is currently the recognized method used by Rural Housing Enablers to establish a housing need in a parish. This is the format supported by AVDC and a format which has been gradually refined over the years.

As part of the analysis process respondents who state for example that they have a large property and would like to downsize, state that they earn sufficient to afford open market housing or are adequately housed would not be considered to have a housing need and would not be included in the final recommendation to determine the size of any development.

The completed responses, along with data from AVDC Housing Register, form the basis of a primary assessment and help determine the initial recommendations for the mix and tenure.

If a scheme is progressed, the unique housing need for each individual parish changes as a scheme develops and can be subject to alterations and amendments as necessary. Before a planning application is submitted, a village consultation day is held, where plans are displayed and all parishioners are given an opportunity to view and comment on the draft layouts, talk to staff from the Housing Association, the Parish Council and the Rural Housing Enabler. People registering at this event and housing need data from the Housing Register is then reassessed and this will help determine the final size, mix and tenure of any development.

By the time a planning application is submitted it is not considered unusual for a rural affordable housing scheme to have taken from 3 to 5 years from inception to completion. Therefore in this context, the expression 'current need' is taken to mean housing need within the next five years.

All respondents in housing need require subsidised housing, although not all require rented housing. Those who hope to buy on the private market would probably not reply to a survey of this kind. Some households aspired to shared ownership but it does not appear that they could all afford shared ownership offered at anything more than 35 – 40% of current values.

Recent House Sales in Edlesborough Parish, postcode area LU6 2

Property Type	No of sales	Price
Detached	14	£408,036
Semi detached	6	£206,167
Terraced	6	£264,833
Flats	1	£130,000

(Source Rightmove)

Recent House Sales in Edlesborough Parish, postcode area HP4 1

Property Type	No of sales	Price
Detached	2	£550,000
Semi detached	2	£193,500

(Source Rightmove)

Recent Homes to Let in the area

Property Type	Village	Price PCM
4 Bedrooms	Northall	£995
3 Bedrooms	Eaton Bray	£995
3 Bedrooms	Dagnall	£775
2 Bedrooms	Eaton Bray	£825
1 Bedroom	Eaton Bray	£550
1 Bedroom	Eaton Bray	£490

(Source Rightmove)

Summary and Recommendations

These are strong indicators that there is a need for a development of affordable rural housing in the parish, and this is consistent with the findings of the 2008 Parish Plan. I would recommend a development of around 10 to 12 homes. As explained in 'Main Points to Note' above, this summary would normally make recommendations for an initial size of the homes and the mix and tenure of a scheme (ie rented or shared ownership), based on information contained in the returned survey forms.

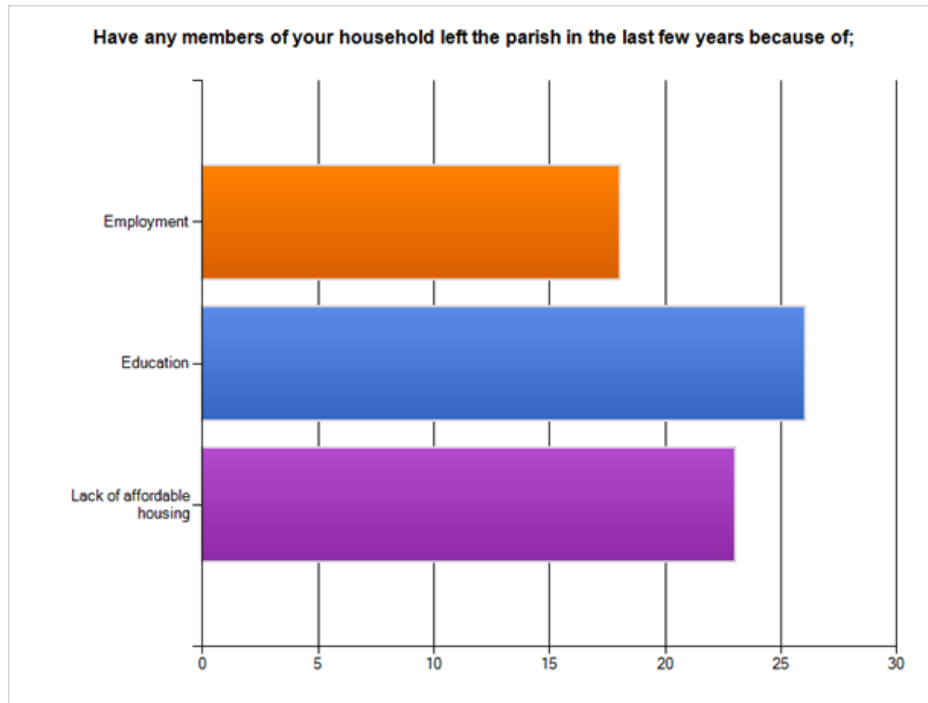
In light of recently introduced governmental policies on Affordable Rents (<http://www.homesandcommunities.co.uk/public/documents/Affordable-Homes-Framework.pdf>) and funding for rural exception schemes; further in depth research on registrants salaries and circumstances will need to be carried out by Community Impact Bucks, AVDC Housing and the Partner housing association, to determine what tenure should be offered and where funding should be sought.

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 HP22 5DX

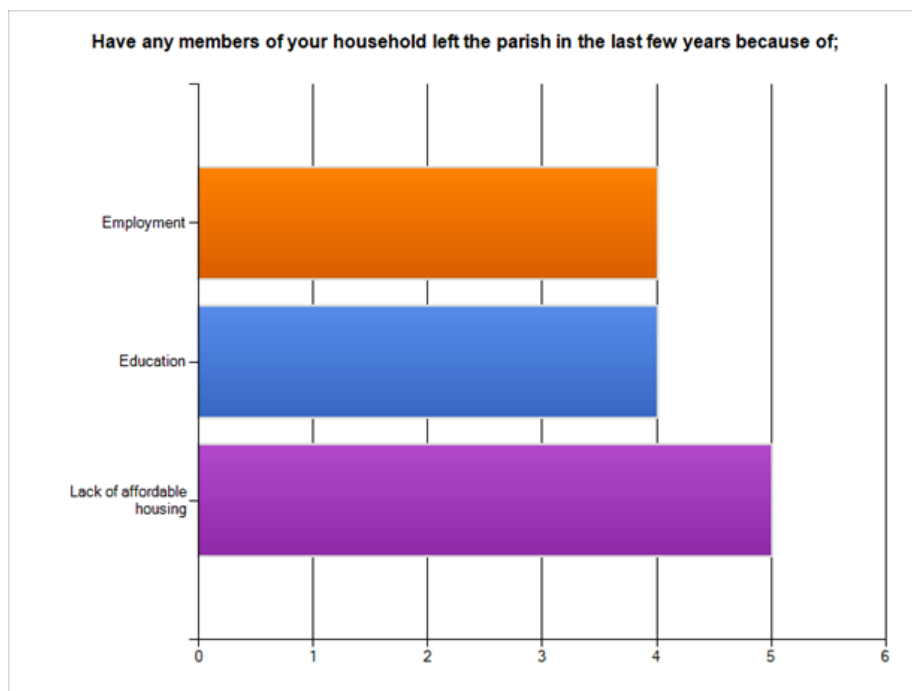
Telephone: 01296 421036
 Email: jean@communityimpactbucks.org.uk

Appendix 1 – Question 1: Members of the Household leaving the Parish in the last few years

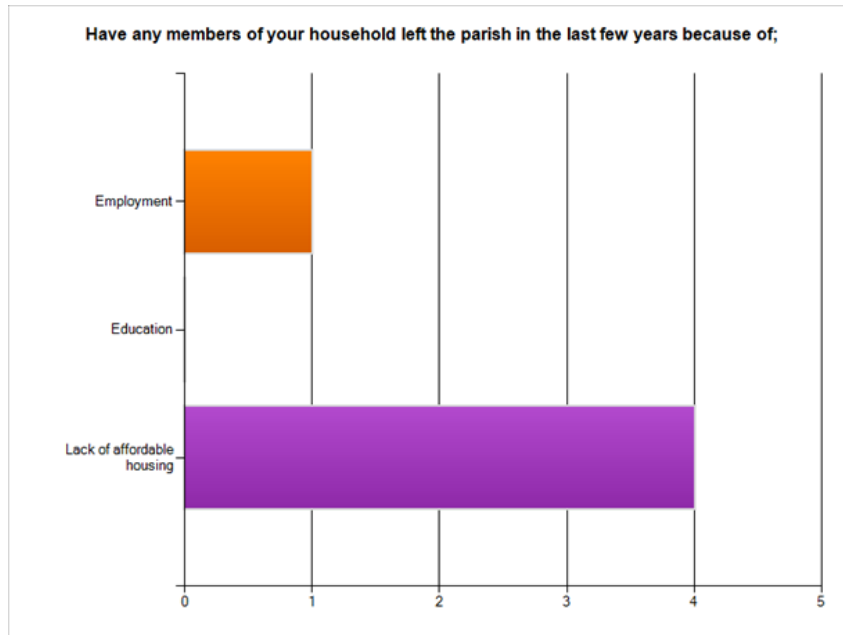
Edlesborough



Northall



Dagnall



Appendix 2 – Sample of Sites Suggested by Respondents under Question 5 of Part 1 of the Survey

- Pebblemoor
- Cow Lane
- Bower Lane/Harling Road, would tidy up the site
- On the area where the gypsy sites currently are
- Doctors surgery
- The best sites are those that are in effect 'in fill' eg the land between Chiltern Avenue and Pebblemoor, fronting the High Street
- What's happening with the RAF station? Would it overload the sewage etc facilities?
- Anywhere in Edlesborough
- Bottom of Summerleys
- On the approach to the village or on the land behind the housing abutting the Green
- Land adjacent to Chiltern Avenue or off Cow Lane
- High Street opposite Tythe Barn
- The field around Chiltern Avenue
- Pebblemoor towards the A4148
- The Barn business premises on Edlesborough High Street which has been empty for over 12 months should be claimed for housing not business for local residents only.
- Somewhere in Bower Lane
- Dagnall - main road south, between Cross Keys farm and the church
- Dagnall between the Rec and Norwick Farm, between the church and Crosskeys Farm
- Ashby's strip of land behind Nelson Road
- Behind the lay-by, next to Dagnall School
- a) Old Dean's Egg Farm, South End Lane, Northall b) Current farm land opposite Edlesborough School
- Eaton Bray Road, Northall
- Chapel Lane, Northall
- The old chicken farm, Southend Lane, Northall
- On the Travellers site or the road that goes by the side of the Common in Edlesborough towards the double roundabout. Or bottom of the Comp in Eaton Bray

Appendix 3 – General Comments Provided under Question 4 and 6 of Part 1 of the Survey

- Edlesborough is already a large village, any more houses and it would be spoiled
- More people, more cars, more houses, this is the reason we moved to Edlesborough for peace quiet and countryside
- The Leighton Buzzard Road (A4146) cannot take any more traffic
- It would be better to convert a large existing building into smaller affordable housing
- I would prefer to buy if there was something affordable
- The infrastructure (sewerage, Roads, parking etc) should be in place before houses are built
- I have ticked yes to support but with the provision that it is strictly managed by the housing association
- Also a need for small 'old people' properties so owners of large homes could downsize. Not necessarily council owned but similar to those in Taskers Row - so could stay in village
- Enough development already! Every square inch has been built on. I can't believe you're even thinking of building more houses in Edlesborough! It's outrageous! Prices are not going up and houses are more affordable now than they have been for years!!!
- It is not possible to restrict such a development to local people (discrimination & human right etc). If built it would just become another housing development and it's not needed
- We don't want any further development in our village
- It doesn't concern me as I am a pensioner living alone. But I do think it unfair that local 'old' families that have lived in the village all their lives are seeing their youngsters forced out of their village because outsiders are paying very high prices for properties, putting ownership out of their reach
- The amount of space given to general comment above compared with the efforts to ensure that as many households as possible identify themselves as 'in need of affordable housing' creates an inbuilt bias to this study. When the results are published, please ensure this statistical bias is prominently noted to readers. The land on the edge of Leighton Buzzard and Billington should be considered. As this is both close to transport links to employment areas and would enable local transport links to the villages to be provided for families without cars. It would also support all villagers whose offspring have left to get employment but are hindered from maintaining wider family and village connections due to poor local public transport from nearest rail stations. Resources put into local public transport would support quality relationships to more villagers than affordable family housing in an area with few employment options
- Leighton Buzzard and Dunstable both offer cheaper housing and are very close by
- Make it within walking distance of the village and shops

- I acknowledge that this can be a real problem for some rural areas and needs to be addressed
- I would support this housing for community/family
- Inadequate school infrastructure No appropriate land Services issues Roads already busy and dangerous for children at peak times
- There has been a lot of building in Edlesborough in the past 30 years and it is in danger of losing its village character. Traditionally young people from Edlesborough would find their first home in a neighbouring town, especially in Dunstable or Luton, which is no longer possible because of immigration. When they had been working and saving for some years they might return to the village in middle or old age
- I believe that all villages should be investing in affordable homes for our young people
- I think older type bungalows are required with warden accommodation to perhaps free up some of the council houses
- Young people can and should leave the village to seek education, employment and housing.
- The only need for affordable housing is for old people who need to downsize
- More housing would require its own allotted parking/garages and I'd like to see amenities like doctors/school/shops to accommodate the extra people
- These houses would likely be given to foreigners or immigrants. I chose to live in a village to escape that. Countryside needs to be protected not developed
- Any development is unwelcome; each new site is likely to encourage further applications.
- 'Local people' are not in charge - note the position re The Bell
- The building must not impinge on The Green. Rather than build a designated development that might attract criticism, why not build several small developments on infill sites where the occupants would be more likely to integrate
- As a single parent, affordable housing would be of great interest and help to me. I work but do not drive so I spend quite a lot on travel expenses. Saving on rent would help. I think affordable housing is important allowing people in less fortunate circumstances to still live in a comfortable home in a lovely village
- We do not support special treatment for reasons of unwillingness to be mobile for employment
- Comments about eligibility, community feuds, allocation procedures and many more divisive issues
- I'm sure there must be young people who would benefit from such help. Maybe too for older people
- This is really needed in the village, my son has moved away because he can't afford to rent here
- It depends on what would be built and who would occupy the homes

- We also need houses for older people
- I work locally and can't afford to rent my own home. This would be a very good idea for the village
- I would like to know more about rules for eligibility and how you could make them available for future generations
- Going through divorce, house on market and need to move back to be near family.
- We need homes for our young families
- I know of at least 3 young couples who need homes of their own in Edlesborough
- Any homes would need to be properly managed by the housing association
- Need bungalows for older residents to free up space in other parts of the parish
- What a waste of money this survey is
- Dagnall is in an AONB and any development would spoil this small basically undeveloped village. Can we not for once leave it as it is for the present
- We are losing the younger community here
- We left because of lack of affordable housing but managed to returned later as we owned some land and were able to build our own house. We can imagine that our daughter may have to leave when she is older due to the lack of affordable housing
- In my opinion the only housing to be made available in perpetuity should always be for rent only and not part ownership
- Helps to keep a good social/age/economic mix and prevent villages becoming dormitory villages
- I've seen the affordable housing development in Cheddington and it would be a good thing if we had something like that for our parish
- Will help to keep the parish vibrant. More younger people should help retain/run local amenities, clubs etc. Delighted the EPC is carrying out this survey
- I would suggest bungalows for the elderly
- Ideally services need to be built in. At least somewhere we can buy milk. Little or no public transport is available in Northall
- There has been some houses built in Northall but they are large, expensive and only suitable for wealthy people who contribute nothing to the village
- We fully support homes for the young in the village, they struggle to afford anything
- They are needed but I have concerns about who would get them and whether they would only be for local people, how can you guarantee that
- Young people can't afford to stay in this area
- This has our full support
- It might help to keep the younger generation in our parish

- The only houses that have been built recently are big, expensive properties. We need some smaller, starter homes