

A faint, light grey outline of a house with a chimney, a front door, and two windows, serving as a background for the title text.

**Housing needs survey report
for
Bidford-on-Avon parish**

November 2024

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1. Introduction

Although urban areas have drawn most of the attention in discussions around the ongoing housing affordability crisis, it is a prominent issue in rural areas. A combination of issues, including limited rural amenities, environmental protection restrictions and increasing property prices, often limits housing development in rural areas. These issues, combined with lower incomes in rural areas and an increase in urban migration to the countryside, mean that the demand for rural housing often outstrips supply, driving up costs beyond that which local residents can afford.

There are huge benefits to increasing the number of rural affordable homes including reduction of the annual housing benefit bill, sustaining rural economies, and improvements to mental and physical health which reduces pressure on the NHS.

Rural areas have different community characteristics to urban areas and this influences local housing needs. For example, rural communities have a higher proportion of older people and they generally have fewer people of working age. The March 2023 Statistical Digest of Rural England reveals that rural areas host a disproportionately high percentage of the older population, with 25.4% aged 65 and over in contrast to 17.1% in urban areas, and the average age is climbing more rapidly than in urban areas.

In order to provide fair and balanced local housing a community should consider providing homes that are affordable and suitable for changing needs. Evidencing the housing required by the local community is an important first step and an essential part of community planning.

Housing needs surveys are an objective tool principally used to gather factual information on the scale and nature of housing need at a local community level.

WRCC were commissioned by Bidford-on-Avon Parish Council to undertake a housing needs survey with the specific aim of collecting information about local housing needs within and relating to Bidford-on-Avon parish. Besides the village of Bidford itself, the civil parish includes the settlements of Barton, Broom and Marlcliff. The last parish-wide housing needs survey was undertaken in 2017.

Residents of the parish, people who work in the parish and people who wish to return were invited to complete this housing needs survey which was conducted mostly online. A hard copy of the survey form, with a Freepost envelope attached, was available upon request. The survey form is a standard design and is based on a questionnaire used by Rural Housing Enablers across England. A copy of the cover letter and survey form can be seen at Appendix A.

This report is based directly on the responses to the questionnaire and presents the analysed results. It shows the current and future housing needs of the respondents, all of whom have a local connection to the parish.

The survey was advertised across the parish and the Rural Housing Enabler attended several community events to promote the survey work. Residents were given until 22 October to complete the online form or return their paper copy to the WRCC Rural Housing Enabler for analysis.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, updated December 2023) state that (para82) “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

At a district level, Stratford-on-Avon District Council (SDC) has adopted a local plan to guide development in the district up to 2031. This plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need. Historically the district has experienced elevated levels of housing growth but without necessarily meeting local community, and particularly rural community, needs.

At a local level, there is scope for a local community to prepare a neighbourhood plan to steer development within their area. The Bidford-on-Avon Neighbourhood Plan was subject to a community referendum in June 2017 and became 'Made' on 17 July 2018. It is now formally part of the District Council's development plan and will be used to assist in making decisions on planning applications within the plan area.

Separately, a community can choose to promote a small-scale 'local needs' housing scheme, relying on policies in the local authority development plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable and market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- it has been demonstrated that there is a local need for affordable housing and the scheme reflects the identified local need, and
- the scheme has the support of the relevant parish council, and
- satisfactory arrangements are made for the management and occupation of the properties to ensure that the homes are prioritised for those with a local connection in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation (Section 106 Agreement) prioritising occupation of the homes, including any market homes, to households with a defined local connection.

New affordable homes are generally required for the following reasons:

- Households on low and middle incomes cannot afford to rent privately or buy open market housing due to soaring prices
- Few affordable or private rent options exist for those unable to afford market housing
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize

The term “affordable housing” has a specific meaning (as set out in the Glossary to the National Planning Policy Framework) and includes options both for affordable housing for rent and home ownership.

Although housing needs surveys are only ever a snapshot in time it is accepted practice that the resulting data is considered to have a 'shelf-life' of five years.

3. Results

Households with a perceived need for an alternative home, and who wish to live in the parish, were asked to complete the survey. A household may comprise a family, a single person or a couple, and a dwelling may contain more than one household in housing need.

The survey asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. As the household data is collected on a confidential basis actual households are not identified, and respondents were assured that any information they disclosed would be treated in confidence.

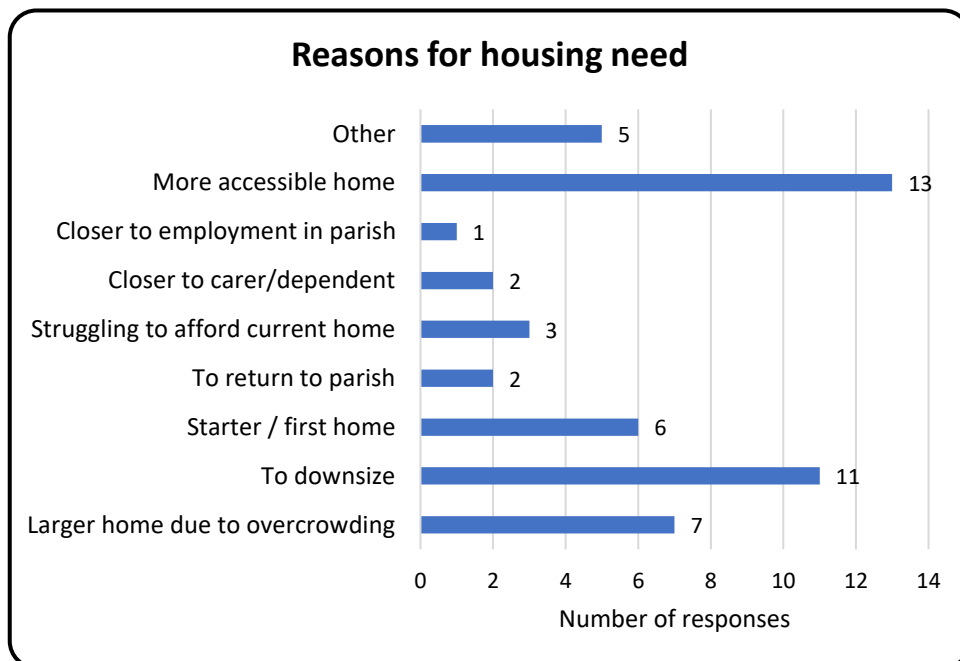
This housing needs survey was mainly completed online. One resident needed assistance so a paper survey form was used to collect the relevant information. Overall there were 78 responses though this included 30 respondents who indicated 'yes, my current home is suitable'. Of the remaining 48 respondents who indicated 'no, my current home is not suitable', 17 were discounted for the following reasons:

- One respondent can fulfil their own housing need (for example, wish to purchase a 3 bed home and there are currently 3 bed homes available for purchase)
- Four respondents are already adequately housed (for example, currently in a 3 bed home and seeking a 3 bed home, with no change of tenure)
- Twelve respondents provided no information or insufficient information for an analysis of need to be undertaken and no contact information was provided to enable a follow-up

This report provides information based directly on the remaining 31 analysed responses.

Q1: Reasons for housing need

Respondents were asked to indicate the reason for requiring alternative accommodation and, where applicable, were able to indicate more than one reason.



All respondents completed this section and, as can be seen above, the four highest reasons were 'need a home that is more accessible' (13), followed by 'wish to downsize' (11), 'need a larger home due to overcrowding' (7), and 'want a starter / first home' (6). Five respondents provided information under 'other' that has aided the analysis. The other categories made up the remaining number of smaller reasons.

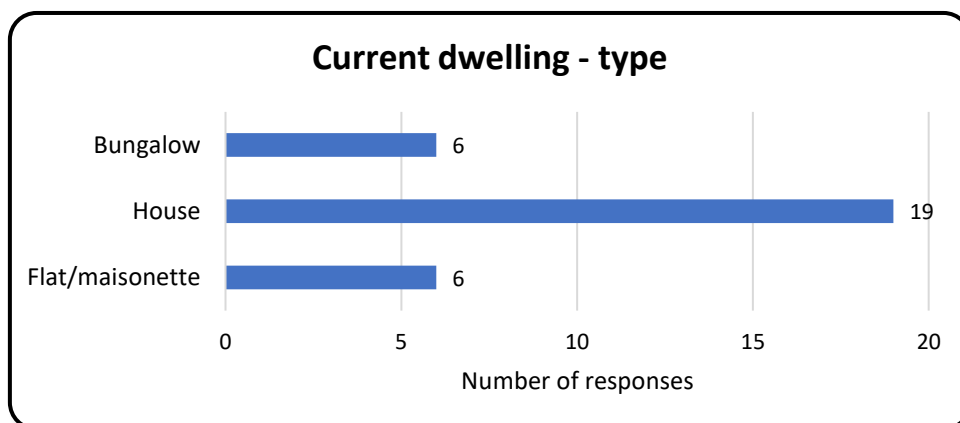
Notably, like many rural parishes where there is a desire to downsize, there is a shortage of both smaller properties to downsize to and more accessible properties such as bungalows.

Q2: Current dwelling

Respondents were asked to provide details of the dwelling that the household currently lives in and all 31 respondents provided information.

i) Dwelling type

As shown below, 19 of the responding households currently live in house. Six live in a bungalow and six live in a flat or maisonette.



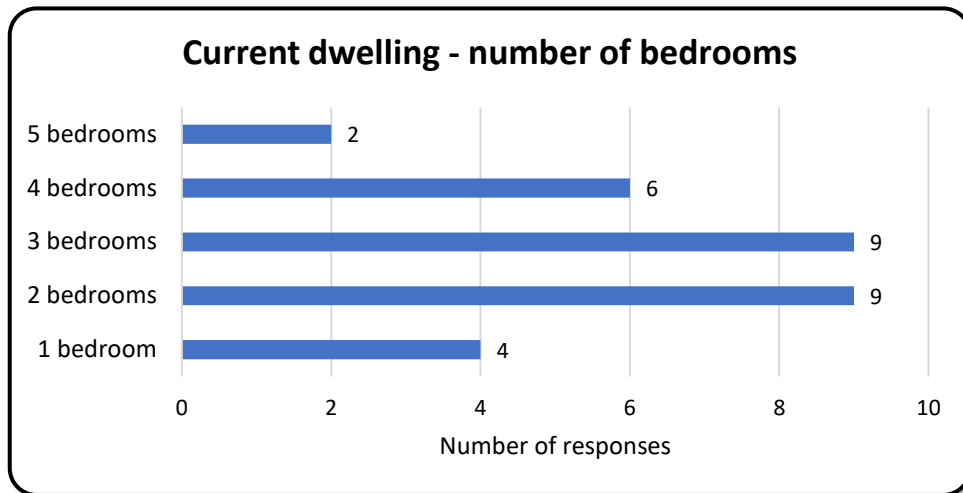
The 2021 Census shows that 92.8% of households living in Bidford-on-Avon parish live in a house or bungalow, which is higher than the England average of 77.4%. Just 6.7% of local households live in a flat, maisonette or apartment which is considerably lower than the England average of 22.2%.

ii) Dwelling size – number of bedrooms

The number of bedrooms in the respondents current accommodation varied from one bedroom to five bedrooms. One respondent did not provide information.

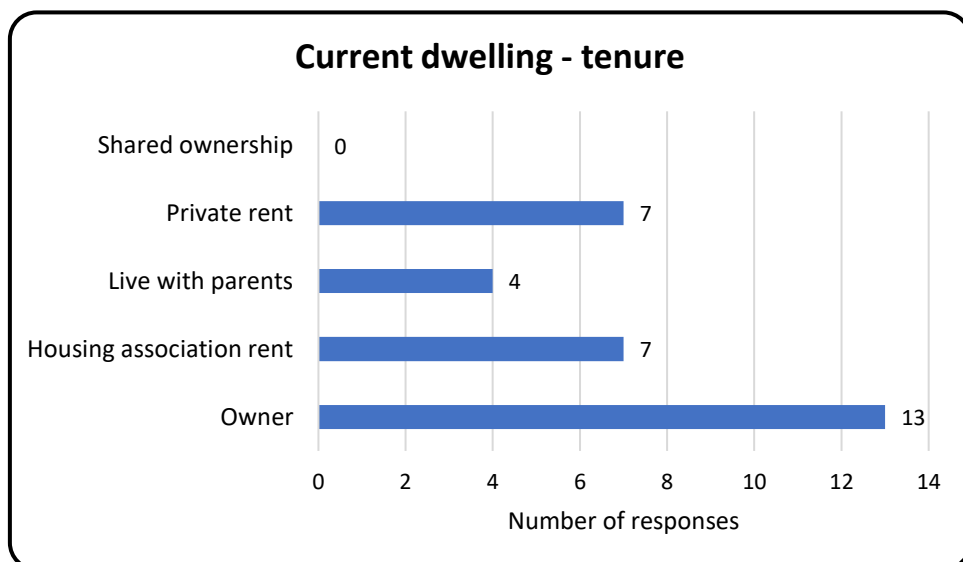
Two and three bedroomed homes were the most common in this survey, closely followed by four bedroomed homes.

The 2021 Census shows that, in Bidford-on-Avon parish, 35.7% of dwellings have 3-bedrooms, 32.1% have four or more bedrooms, 25.4% have 2-bedrooms and 6.8% have 1-bedroom.



iii) Dwelling tenure

Of the 31 respondents, 13 are owner occupiers, seven live in homes rented from a housing association, seven rent from a private landlord and four of the respondents currently live with parents. None of the respondents currently live in shared ownership accommodation.



'Owner-occupier' includes households owning their home outright and those owning with a mortgage. Home ownership remains the predominant form of housing tenure across England. Outright owners are generally concentrated among the older age bands (aged 65 and over), whilst those buying with a mortgage are typically in the middle age bands (aged 35-54).

The average age of a first-time buyer has increased from 30 years in 2007 to 34 years in 2023 (source www.gov.uk).

The 2021 Census shows that across Bidford-on-Avon parish 35.3% of homes are owned outright (compared to 32.5% across England), and 39.2% of homes are owned with a mortgage, loan or via shared ownership (compared to 29.8% across England).

It also shows that 14.8% of Bidford-on-Avon residents rent social housing (such as properties provided by a housing association) and 10.8% rent privately or live rent free.

iv) Rent

Respondents who rent were asked “approximately what percentage of your income, after tax, do you spend on rent?” There were twelve responses ranging across all dwelling types but only 7 respondents stated the percentage of income.

The average percentage of income spent on rent is 45.71%.

- 20%
- 25%
- 50%
- 50%
- 50%
- 75%
- 50%

The other responses included:

- £550 per month
- £700
- Contribute to bills
- £750 per month
- UC helps us

As a general rule of thumb it is accepted that ideally no more than about one-third of gross monthly income should be spent on rent each month.

The availability of homes for rent has fallen, exacerbating the difficulties tenants face in finding suitable and affordable accommodation.

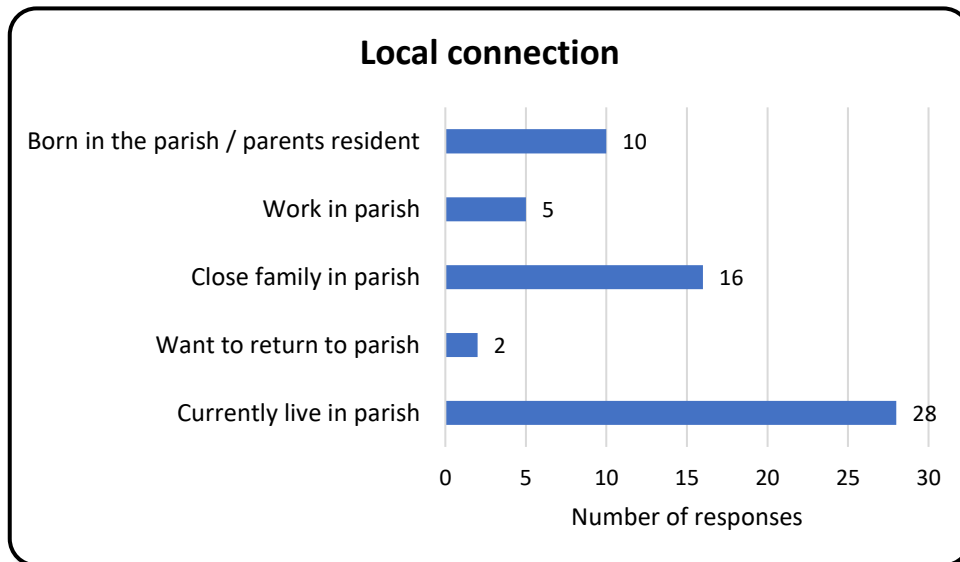
According to the ONS (Office for National Statistics) the average monthly private rent in Stratford-on-Avon district rose to £1,054 in October 2024, which is an annual increase of 6% from £994 in October 2023. This was lower than the 8.7% rise in the West Midlands over the same period.

In Stratford-on-Avon district the average rent for semi-detached properties rose by 6.3%, while for detached properties it increased by 5.7%. The average rent for one bed properties rose by 6.6%, while the average for four-or-more bed properties increased by 4.3%.

The private rented sector has accounted for about one fifth of households in England since 2013-14. Data indicates that this sector remains the tenure with the highest proportion of non-decent dwellings, with nearly a quarter of dwellings failing to meet the Decent Homes Standard (English Housing Survey 2021-2022). Quality of housing can seriously impact the physical and mental health of a household, particularly with an increasingly ageing population.

Q3: Local connection

Respondents were asked to indicate their connection to the parish and, where applicable, were able to indicate more than one connection. All respondents answered this question.



Of the 31 respondents, 28 currently live in the parish and have done for at least the past twelve months. Sixteen respondents have parents, siblings or children currently living in the parish and who have done so for a continuous period of at least three years within the past five years. Ten respondents were born in the parish and / or their parents were resident in the parish at the time of their birth. Five currently work in the parish and have done for the past 12 months for an average of not less than 16 hours per week. And finally, two want to return to the parish and had previously lived in the parish for a continuous period of at least three years within the past five years.

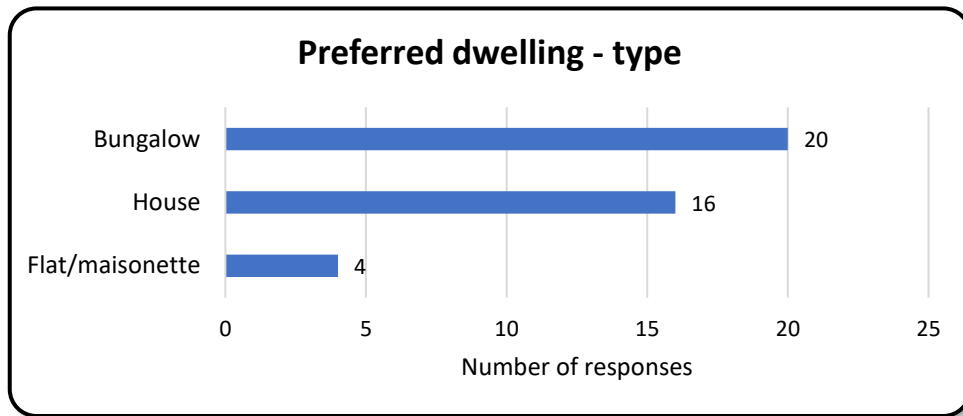
Q4: Preferred dwelling

In order to retain and develop a balanced community a parish needs to consider the range of homes required, which may include accommodation suitable for single, younger or older people. Decent and affordable homes give households a sense of safety and security whilst providing a solid foundation for a healthy life and a strong community.

Respondents were asked “what type of property would you/your household prefer” and were able to tick more than one answer in each category. It should be noted that a housing preference doesn’t necessarily align to the analysed need. For example, a couple with a young child, a joint income of £40,000, no savings or equity, and seeking a 3-bed owner-occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

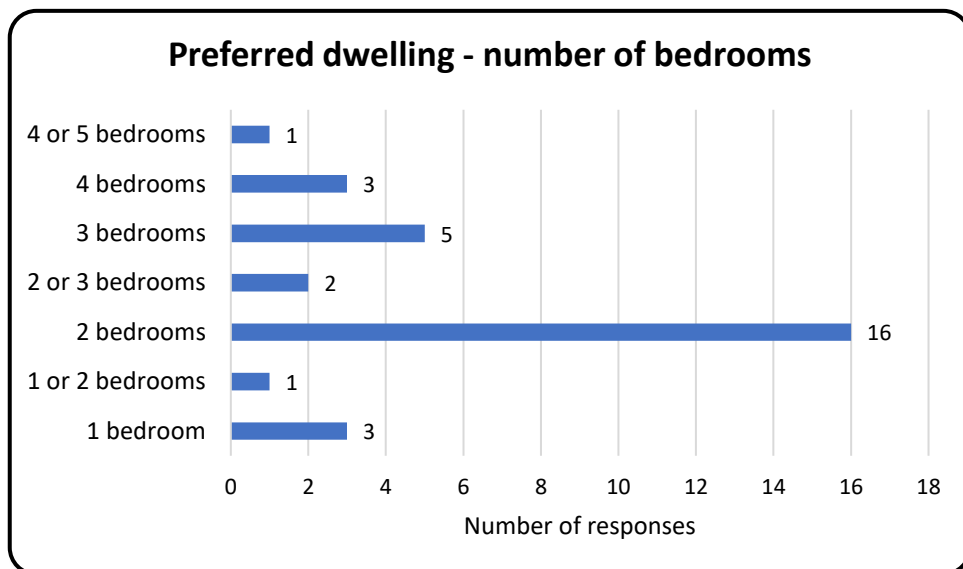
i) Dwelling type

All respondents provided information concerning their preferred dwelling type and, as shown below, the main preference is for a bungalow (20) or house (16). There was a smaller demand for flats / maisonettes (4). Seven respondents ticked more than one choice.



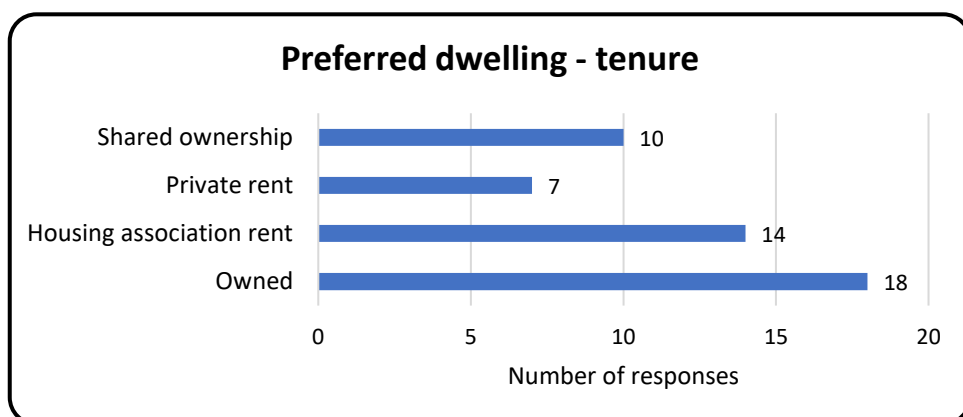
ii) Dwelling size – number of bedrooms

The results below show a preference for smaller dwellings, with a high preference for 2-bedroom properties.



iii) Dwelling size – tenure

All respondents indicated a tenure preference and were able to indicate more than one preference.



As the chart shows, the majority would prefer some form of home ownership either through shared ownership (10 responses) or owner occupier with or without a mortgage (18 responses). Just 7 of the 31 respondents would prefer to rent from a private landlord but 14 would consider renting a dwelling from a housing association.

The results show there is high demand for two bedroomed properties, especially bungalows which there is a shortage of.

Many households aspire to home ownership though it remains inaccessible for many which drives up private rents, making it even more of a struggle for low-income rural households to keep a roof over their heads. Shared ownership can help households take their first step on the property ladder.

Homes in rural areas usually cost more in relation to rural salaries and there is a shortage of social housing for rent in rural areas. Both rent and purchase prices in this district are generally higher than other districts across Warwickshire.

iv) Self-build

Eight of the respondents indicated an interest in self-build though, given the financial information provided, only four households would probably be in a strong position to purchase land if it were available locally.

Self-build can help increase the diversity of the housing market, make homes more affordable and ensure that people can live in homes that meet their needs. Such projects are becoming more popular in the UK and in 2022 13,000 self-build projects were completed.

Any household seeking to pursue a self-build route would be subject to scrutiny from potential lenders. Self-build and custom housebuilding covers a wide spectrum, from projects where individuals engage in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').

Self-build is not a tenure in its own right but is one way of bringing forward owner-occupied homes.

v) Designed to cater for a disability

Fifteen of the respondents indicated that they would be interested in a property specifically designed to cater for a disability.

Respondents were invited to 'provide details of any specific housing requirements and these details aid the analysis. Comments mainly related to the future home being suitable for a wheelchair and being on one level. However, there were further comments relating to poor mobility, dementia issues, difficulty with steps, grab rails for bathrooms, difficulty getting into and out of a bath, and preference for a wet room.

Many households, particularly those including older or impaired people, live in homes that don't meet their daily needs and inferior quality homes can have a significant impact on both physical and mental health. Injuries from falls within the home due to uneven flooring

or respiratory illness brought on by damp or mould are just as detrimental as anxiety about moving around the home for people with mobility issues.

Q5: Financial information

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein. In assessing the preferred need, income levels and potential property prices are considered to ensure that any proposed future housing development would meet the needs of those to be housed.

All households who indicated a preference for some form of home ownership, including shared ownership, provided financial information.

Mortgage lenders use a multiplier of annual income to determine how much can be borrowed, either solely or jointly. Although there are no specific rules around mortgage income multiples, 4 or 4.5 times annual salary is often used as the basis of initial calculations. The size of deposit relative to the value of the property can impact how much can be borrowed as a bigger deposit mitigates risk for lenders, though the average minimum deposit requirement is generally 10%.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise are compared against a comparable owner-occupied property in the local area, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement as they have a limited, or no, deposit they are re-classified as needing rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage, where it is required, is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

Mortgages of 35 years rather than the traditional 25 years are becoming more common, particularly among first-time buyers, and the average first-time buyer deposit was £53,414 in 2023 (source www.gov.uk).

The above approach provides a reasonable estimate of affordability and any household seeking to purchase would be subject to rigorous scrutiny from potential lenders.

Rental information is also included at Appendix B.

Q6: Housing waiting list

Six respondents indicated that they are currently registered on the local authority housing waiting list, known as Home Choice Plus.

However, it should be noted that in June 2024 there were 264 households with a Bidford-on-Avon parish address registered on the local authority housing waiting list and seeking an alternative home to rent. Appendix C provides a summary of these registered households.

The National Housing Federation published research in July 2023 showing that the number of rural households on local authority waiting lists in England increased by 31% between 2019 and 2022, far exceeding the 3% increase in predominantly urban areas.

Q7: Detail of households seeking alternative housing

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

4. Conclusion

Analysis of the responses reveals that the 31 households with a local connection to Bidford-on-Avon parish have a need for an alternative homes, as shown below.

Housing association rent:

- 2 x 1 bed maisonette*
- 3 x 1 bed bungalow*
- 4 x 2 bed bungalow
- 1 x 2 bed house
- 3 x 4 bed house
- 1 x 5 bed house

Housing association shared ownership:

- 1 x 2 bed house at 30% share
- 1 x 2 bed house at 35% share
- 1 x 2 bed bungalow at 75% share

Owner-occupier:

- 1 x 1 bed bungalow*
- 6 x 2 bed bungalow
- 3 x 2 bed house
- 2 x 3 bed house
- 2 x 3 bed bungalow

Consideration should also be given to those households registered on Home Choice Plus.

*In rural areas where analysis indicates a need for 1-bed homes this may be reclassified as 2-bed accommodation. One-bed homes are too inflexible to cater for changing household needs which can undermine the creation of stable and sustainable communities. They are only suitable for a single person or couple whereas a 2-bed home can offer an adaptable and accessible home for life which may include accommodating children or carers, working from home, or similar. This increased flexibility is a compelling argument for providing the larger 2-bed home.

Households seeking an owner-occupier bungalow could potentially satisfy their own need but there is a general lack of bungalows across the parish.

5. About WRCC

WRCC (Warwickshire Rural Community Council) is a registered charity with a mission to tackle disadvantage and support resilience and initiatives in rural Warwickshire communities. We're proud of the heritage, countryside and rural industries while recognising the practical daily difficulties that may be experienced by people living in more remote areas. We're dedicated to keeping Warwickshire villages alive - helping them become thriving, vibrant and sustainable places where people want to live and work. This is achieved by delivering cost-effective and efficient community-based services.

Our Rural Housing Enabler project assists rural communities with the provision of local needs affordable homes by working closely with parish councils, landowners, registered providers, and local authorities. This includes undertaking housing needs surveys to assess local need.

Survey responses were received directly by WRCC, who undertook the analysis which provides the basis for this anonymised report. Information was gathered for the purpose of identifying parish-wide housing need only, and no personal information has been or will be shared with any third party.

Richard Hughes - WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne CV35 9EF
01789 842182 / housing@wrccrural.org.uk / www.wrccrural.org.uk

WRCC accepts no responsibility or liability for, and makes no representation or warranty with respect to, the accuracy or completeness of any third-party information that is contained in this document.

Housing needs survey for Bidford-on-Avon parish

Do you want to downsize, are you currently living at home with parents and want your own home? Do you need a bungalow in preference to a house? Do you work in Bidford on Avon and would also like to live locally?

A lack of suitable and affordable housing in rural communities has been a serious problem for many years, with house prices outstripping average incomes by large margins. The last housing needs survey was carried out in 2017 so we are updating the survey to find out what homes local people need.

The form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.

If you know anyone currently living elsewhere who would like to live in the parish they can complete their own survey form. They would need to have a local connection, for example they work in the parish, previously lived in the parish or have close family currently living in the parish.

Data is being collected and analysed on our behalf by WRCC (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information is treated in confidence and returns are anonymised.

A separate form should be completed by each household (family, single, couple) in need of alternative housing and if they wish to be housed within the parish within the next five years. If necessary, please request extra forms; see contact details on the back page.

Use the attached Freepost envelope to return your completed form by 22nd October 2024, complete this survey online at www.smartsurvey.co.uk/s/Bidford24 or scan the QR code below.

Thank you for participating in this survey.

Bidford-on-Avon Parish Council



1. Why do you/your household require alternative accommodation (tick all that apply)?

- Need a larger home due to overcrowding
- Wish to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment within the parish
- Need a home that is more accessible (ie, all rooms on one floor)
- Need a new home for another reason - please explain below

2. Current dwelling - what type of property do you currently live in?

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|---|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent - private* | <input type="checkbox"/> Live with parent/s* |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Other |

*** If you currently pay rent approximately what percentage of your income, after tax, do you spend on rent?**

%

3. What is your connection to this parish (tick all that apply)?

- Currently live in the parish and have done so for at least the past twelve months
- Want to return to the parish and previously lived in the parish for a continuous period of at least 3 years within the past 5 years
- Have parents, siblings or children currently living in the parish and who have done so for a continuous period of not less than 3 years within the past 5 years.
- Currently work in the parish and have done so for at least the past 12 months for an average of not less than 16 hours per week
- Born in the parish and/or parents were resident in the parish at the time of birth

4. What type of property would you/your household prefer (tick all that apply)?

- Bungalow House Flat / maisonette

Number of bedrooms

- Rent - housing association Shared ownership (part rent, part buy)
 Rent - private Owned (with/without mortgage)
- Interested in self-build
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford.

This information will not be disclosed to any third party and remains confidential. Financial information helps to determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household seeking alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home or will someone gift you money towards a new home?

- Yes savings £..... / equity £..... / gift £.....
 No

6. Are you registered on Stratford on Avon District Council's housing waiting list (known as Home Choice Plus)?

- Yes No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861)

7. Details of the household (family, single, couple) seeking alternative housing.

Please complete a separate form for each household in need of different housing.

	Age (yrs)	Sex (M / F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

If you require an additional survey form contact the Rural Housing Enabler:
01789 842182 or housing@wrccrural.org.uk

**Please return this form in the Freepost envelope provided
no later than 22nd October 2024.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Property search

Results of property search across the parish excluding listed and character properties, properties requiring refurbishment, and properties with land, stables or similar.

As the research below indicates, it is difficult to move within or return to the parish if a household is seeking to purchase a bungalow or a smaller home to rent.

Properties currently for sale (www.rightmove.co.uk, November 2024)

Agent	Number of bedrooms	Dwelling type	Price £
Vaughan Reynolds	4	Detached house	699,950
Avon Estates	4	Detached house	612,000
King Homes	5	Detached house	560,000
Vaughan Reynolds	3	Detached house	550,000
Earles	2	Detached bungalow	485,000
Jeremy McGinn	5	Detached house	475,000
Avon Estates	4	Detached house	450,000
King Homes	5	Detached house	450,000
Avon Estates	5	Detached house	448,000
Sanders & Sanders	4	Detached house	435,000
Sanders & Sanders	4	Detached house	415,000
Edwards Estate Agents	4	Detached house	410,000
RA Bennett	4	Detached house	400,000
Avon Estates	2	Detached bungalow	400,000
King Homes	4	Detached house	400,000
Avon Estates	4	Detached house	399,950
Avon Estates	3	Detached house	395,000
Good Move	3	Detached bungalow	389,000
King Homes	3	Detached bungalow	375,000
AP Morgan	4	Semi-detached house	375,000
Edwards Estate Agents	2	Apartment	375,000
Jeremy McGinn	4	Semi-detached house	335,000
Sanders & Sanders	3	Semi-detached house	315,000
King Homes	2	Terraced house	300,000
Jeremy McGinn	3	Detached house	300,000
Avon Estates	3	End of terrace house	300,000
Jeremy McGinn	3	Semi-detached house	295,000
Jeremy McGinn	2	Terraced house	220,000
Avon Estates	2	Terraced house	194,950
Sheldon Bosley Knight	2	Apartment	170,000
Sold.co.uk	2	Apartment	150,000

Average price, properties currently for sale

Dwelling size & type	Price £
2 bed apartment	268,632
2 bed terraced house	238,317
2 bed detached bungalow	442,500
3 bed terraced house	300,000
3 bed semi-detached house	305,000
3 bed detached house	415,000
3 bed detached bungalow	382,000
4 bed semi-detached house	355,000
4 bed detached house	469,100
5 bed detached house	483,250

Properties sold within the last 12 months

Date sold	Number of bedrooms	Dwelling type	Price £
August 2024	4	Terraced house	330,000
August 2024	2	Terraced house	180,000
August 2024	3	Detached house	300,000
August 2024	2	Detached house	225,000
August 2024	3	Detached house	335,000
July 2024	2	Terraced house	363,000
July 2024	4	Detached house	530,000
July 2024	4	Semi-detached house	295,000
July 2024	2	Semi-detached house	332,500
July 2024	2	Terraced house	235,000
July 2024	3	Detached house	420,000
July 2024	3	Detached house	335,000
July 2024	2	Terraced house	363,000
June 2024	2	Terraced house	228,000
June 2024	4	Detached house	417,000
June 2024	3	Semi-detached house	308,000
June 2024	2	Semi-detached house	230,000
June 2024	3	Semi-detached house	250,000
June 2024	2	Semi-detached house	267,500
May 2024	3	Detached house	275,000
May 2024	3	Detached house	375,000
May 2024	2	Terraced house	267,000
April 2024	3	Detached house	322,500
April 2024	3	Detached house	390,000
April 2024	2	Detached house	375,000
March 2024	3	Detached house	350,000
March 2024	3	Detached house	328,000
March 2024	4	Terraced house	312,500
March 2024	2	Flat	170,000
February 2024	2	Semi-detached house	256,000
February 2024	1	Flat	170,000

February 2024	3	Terraced house	237,000
February 2024	5	Detached house	420,000
February 2024	3	Semi-detached house	420,000
January 2024	3	Terraced house	328,500
January 2024	3	Semi-detached house	251,000
January 2024	4	Detached house	400,000
January 2024	3	Terraced house	101,925
December 2023	2	Flat	138,000
December 2023	3	Terraced house	280,000
December 2023	3	Semi-detached house	300,000
December 2023	2	Semi-detached house	270,000
December 2023	3	Detached house	380,000
December 2023	2	Semi-detached house	285,000
December 2023	2	Semi-detached house	265,000
December 2023	5	Detached house	490,000
December 2023	3	Detached house	243,000
November 2023	3	Terraced house	225,000
November 2023	3	Detached house	370,000
November 2023	4	Semi-detached house	385,000
November 2023	4	Detached house	515,000
November 2023	4	Semi-detached house	319,000
November 2023	4	Detached house	420,000
November 2023	3	Detached house	345,000

Average price, properties sold within the last 12 months

Dwelling size & type	Price £
1 bed flat	170,000
2 bed flat	154,000
2 bed terraced house	272,667
2 bed semi-detached house	272,286
2 bed detached house	300,000
3 bed terraced house	234,485
3 bed semi-detached house	305,800
3 bed detached house	340,607
4 bed terraced house	321,250
4 bed semi-detached house	333,000
4 bed detached house	456,400
5 bed detached house	455,000

According to HM Land Registry (October 2024) the majority of properties sold in Bidford-on-Avon during the last year were detached properties selling for an average price of £373,065. In the same period semi-detached properties sold for an average of £295,663 and terraced properties averaged £233,033.

Overall, the historical sold prices in Bidford-on-Avon over the last year were 4% up on the previous year and 10% down on the 2021 peak of £334,919.

According to the Office for National Statistics (ONS) the average house price in Stratford-on-Avon district was £382,000 in September 2024 (provisional), up 7.3% from September 2023. This was higher than the rise in the West Midlands (3.0%) over the same period.

Properties for rent

Properties currently available for rent in Bidford-on-Avon parish:

- 4-bed unfurnished semi-detached house with Connells for £1,500pcm / £346pw
- 3-bed unfurnished semi-detached house with RA Bennett for £1,250pcm / £288pw

Rising rental costs are putting a major strain on household income, particularly amongst low-income households. According to the Office for National Statistics average rents as of October 2024 in Stratford-on-Avon district were:

- One bedroom: £741
- Two bedrooms: £932
- Three bedrooms: £1,161
- Four or more bedrooms: £1,688

The availability of homes to rent for less than £1,000 a month has significantly declined, making it even more challenging for those on tighter budgets to find suitable accommodation.

Appendix C – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties for rent across Stratford-on-Avon District Council area.

In June 2024, the following households with an address within Bidford-on-Avon parish were registered.

Settlement	Household type	Number of children in household	Number of households	Dwelling size and type	
Bidford on Avon	Single/couple	0	98	1 bed maisonette / flat*	
	Pensioner/DLA	0	59	1 bed bungalow*	
	Family	1	40	2 bed house	
	Family	2	26	2 or 3 bed house	
	Family	3	7	3 or 4 bed house	
	Family	4	3	3 or 4 bed house	
	Family	6	1	4 or 5 bed house	
	Other	0	8	2 bed house	
	Other	1	1	3 bed house	
	Other	2	1	3 or 4 bed house	
	Marlcliff	Couple	0	1	1 bed maisonette / flat*
Pensioner/DLA		0	2	1 bed bungalow*	
Other		0	1	3 or 4 bed house	
Broom	Single/couple	0	5	1 bed maisonette / flat*	
	Pensioner/DLA	0	4	1 bed bungalow*	
	Family	1	5	2 bed house	
		2	2	2 or 3 bed house	
Barton	0				

*In rural areas where analysis indicates a need for 1-bed homes, this may be reclassified as 2-bed accommodation. One-bed homes are too inflexible to cater for changing household needs which can undermine the creation of stable and sustainable communities. They are only suitable for a single person or couple whereas a 2-bed home can offer an adaptable and accessible home for life which may include accommodating children or carers, working from home, or similar. This increased flexibility is a compelling argument for providing the larger 2-bed home.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation prioritising occupation of the homes to people with a defined local connection (as listed at Q3 on the survey form).

Appendix D – Parish map



The riverside village of Bidford-on-Avon is situated by the River Avon in the county of Warwickshire. To the east is Shakespeare's Stratford-upon-Avon; to the south is the small village of Honeybourne in the county of Worcestershire; to the west is the historic town of Evesham and to the north the Roman town of Alcester.

The main character of Bidford-on-Avon lies in the central and oldest part of the village with its intimate scale, buildings and winding Main Street. It is significant that all the buildings of 17th century are within 183m from the church.

Until the 20th century the village did not extend much further than the single street along the north bank of the river. In the interwar and post war years, some development spread along Victoria Road, to the west, and Waterloo Road, to the east, and especially to the east of Waterloo Road in the form of sizeable Local Authority housing estates.

From being a relatively small community working locally, it has become a large village where over 75% of the working population commutes. From being a village with a cohesive community it has moved to one where a large proportion of the population come back home to eat and sleep

Map and information taken from the Bidford-on-Avon Neighbourhood Development Plan 2011-2031.