



BARDSEY CUM RIGTON HOUSING NEEDS SURVEY

FINAL REPORT
JULY 2013

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Bardsey Housing Needs Survey

1.0 Introduction

1.1 Bardsey cum Rigton Parish Council is preparing a Neighbourhood Plan for the parish. The Neighbourhood Plan will cover all aspects of planning for the future of the community with future residential development being one of the main considerations. The Parish Council commissioned Rosemary Kidd (Planning and Housing Consultant) to carry out a Housing Needs Survey to provide background evidence on local housing needs and aspirations. The survey covered all households in the parish and was extended to cover households with a local connection to the parish through employment or close family connections who wish to live there, with the aim of gaining understanding of the type of housing that would be required by households who were considering moving within the next five years.

1.2 The objectives of the survey were:

- To establish the likely demand to be generated by existing households and those with a connection to the village (eg through employment or close family) for various sizes, types and tenures of homes in the village in the next five years or so. In particular:
 - To gain an understanding into the number of newly forming households wishing to acquire or rent their first home in the parish and the affordability of such homes;
 - To gain an understanding into the number of households including members over retirement age looking for smaller or more easily managed homes;
 - To gain an understanding into the number of households looking for special forms of housing suited to their accessibility needs or other health related matters;
 - To gain an understanding into the number of households looking for family homes.

1.3 The results of the survey will provide background evidence to support the policies in the Neighbourhood Plan on the type, size and tenure of housing in new developments and for the amount and size of affordable and intermediate housing required. It will also give weight to the Parish Council's case in presenting its responses to planning applications and its representations to policies and site allocations affecting the parish in the Leeds City Local Plan.

2.0 The Housing Stock in Bardsey

2.1 Bardsey is a village within the boundary of Leeds City Council. It lies to the north east of Leeds about 4 miles to the south west of Wetherby. It had a population of 2525 in 2011, residing in 1034 households. In addition 20 homes in the village were not occupied at the time of the 2011 census.

2.2 The village was a small hamlet with only 63 homes in 1901. It grew steadily from the 1930s onwards having over 400 homes in 1951 and 943 in 2001. Its location on the northern outskirts of Leeds led to its popularity with commuters looking for family homes in attractive villages close to the countryside. The demand was met by the development of estates of mainly larger family homes in the village. Development of new homes has continued into this century with almost 100 homes being built in the village between 2001 and 2011.

2.3 The 2011 census shows that 85% of the homes were owner occupied, a figure that is significantly higher than the figure for England of 64%. Half of the homes were owned outright, the remainder

were owned with a mortgage or loan. Moreover, at March 2011, 86% of the housing stock is of higher value being in Council Tax D or higher, compared with the national figure of 34%. The 2011 Census reveals that 45% of the homes in the village are 4 or more bedrooms and that 660 households are underoccupied at a factor of +2 and 286 households are underoccupied at a factor of +1. This equates to 91% of the houses in the village being underoccupied.

- 2.4 The corollary of this is that there is a very limited supply of social housing (6.8% of the stock compared to a national figure of 17.7%) or privately rented housing (8.3% compared to the national figure of 18.1%).
- 2.5 A comparison of the population age groupings in Bardsey and England reveals that there is a lower proportion of the population in the 16-24 and 25-44 age groups in Bardsey and higher proportion of people in the 45 – 59 and 60 -74 age groupings.

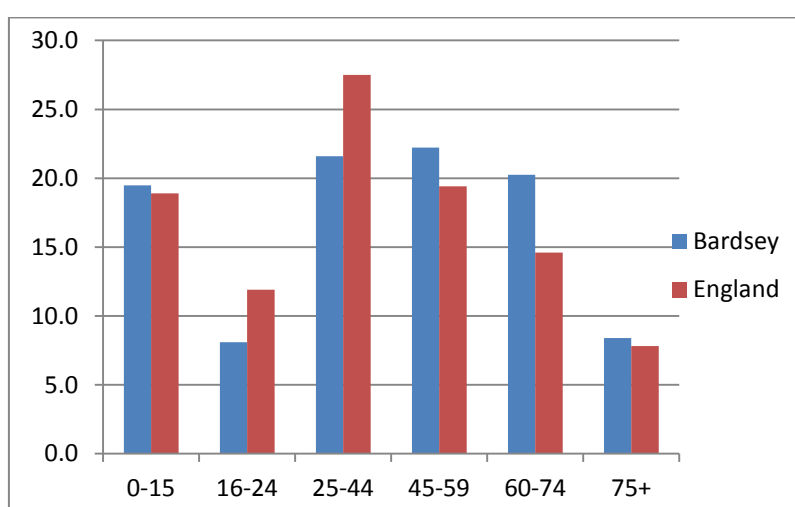


Figure 1: Percentage of Population by Age Groupings – Comparison between Bardsey and England. Source: 2011 Census Neighbourhood Statistics (ONS)

- 2.6 Leeds City Council published the Leeds Strategic Housing Market Assessment (SHMA), updated May 2011, to provide a strategic overview of housing across the city. It includes research on many aspects of housing across the city, together with an analysis of needs, forecasts and trends to present findings and conclusions to support the planning of future housing development at a city wide scale through the Leeds Local Plan. Much of the data is on a city wide basis, only a limited amount is presented for sub-areas.
- 2.7 Bardsey lies within the Outer North East sub area. This sub-area is typified by the highest average house prices in the City of over £214,000 (SHMA fig 5.4), the highest lower quartile house prices of over £162,000 (SHMA fig 5.8). Median household income lies in the £31 - £35,000 bracket (SHMA fig 5.17) resulting in the highest affordability ratio in the City of 7.85 (SHMA fig 7.8). This is comparable to the adjacent Borough of Harrogate and is one of the highest in the region.
- 2.8 The SHMA recognises that the greatest challenge for residents in areas with high affordability ratios is for lower income households and first time buyers to enter the owner occupier market. The

report recognises that many young people have not been able to access mortgages due to the high deposits required. The limited availability of intermediate housing in the Outer North East area does little to assist people to access the housing ladder.

2.9 The Strategic Housing Market Assessment indicates that there is a very low percentage of households in priority housing need in the Outer North East sub-area of 1% (39 households in the sub-area) (SHMA fig 7.4).

2.10 The study includes trends for future population change in Leeds City over the next 15 years or so that indicate:

- growth in the number and proportion of households aged 35 – 44. This age group is the one requiring family accommodation close to employment opportunities;
- significant growth in the number of single and two person households particularly of persons aged 60+ and to a lesser extent of young people.

2.11 When considering the housing needs and aspirations of older people the SHMA indicated that across Leeds:

- the majority of older people who want to move house would be looking to relocate to a bungalow;
- the majority of older people would not want to move away from the area that they currently live in as they want to remain in close proximity to their family and friends;
- the majority of older people would not be looking to change tenure unless they had experienced a change in financial circumstances.

2.12 Consideration of the 2011 Census data on housing supply and population in the village and the findings of the SHMA indicate that there may be issues concerning the following:

- the affordability of homes in the village for young adults looking for their first home either to rent or to buy;
- underoccupation of larger family homes by single or two person households, particularly older people whose families have left home;
- the lack of suitable homes for older people looking to downsize from their family home;
- the consequent reduced availability of larger homes for families;
- with the projected increase in the number of people over retirement age, particularly the frail elderly, consideration should also be given to the special housing needs of this section of the population

2.13 The Bardsey Housing Needs Survey was commissioned to ascertain whether these concerns are manifest in the parish and if so, their extent and magnitude.

3.0 **Format of the Housing Needs Survey**

3.1 The Bardsey Housing Needs Survey took the form of a questionnaire based on tried and tested questionnaires used in comparable assessments throughout the country. The questions were adapted to reflect local issues and concerns and to ensure that it clearly related to all types and tenures of housing, and the housing needs of all age groups and those with special housing needs.

3.2 Part 1 asked about the existing housing situation including:

- household composition by gender and age;
- the tenure of the home;
- house type and number of bedrooms;
- whether the household or any members of the household were considering moving to a new home in the parish now or within the next 5 years.

3.3 Part 2 of the questionnaire collected information on the households' intentions for moving home in the future. Questions in this section included:

- when people expect to move;
- preferred tenure, type, and size of the housing they require;
- any specific requirements to meet accessibility or health needs;
- the main reason for wanting to move;
- the composition of the household wanting to move by gender, age and occupation;
- how much they can afford.

The survey questionnaire is set out in Appendix 1 to this report.

3.4 The questionnaire was posted to addresses in Bardsey cum Rigton Parish. Survey packs were mailed to 1019 addresses in the parish supplied by Leeds City Council from their Addresspoint database. In addition, publicity invited employees of local businesses who were considering living in the village to participate in the survey, as well as family members who had moved out of the parish in the last 5 years due to their inability to find suitable affordable accommodation in the village.

3.5 Publicity emphasising the importance of the Housing Needs Survey was undertaken by the Neighbourhood Plan Steering Group and included a press release and articles in the monthly parish magazine from April to June. An article was published in Wetherby News on 23 May. (Copies of publicity are set out in Appendix 2).

3.6 The Survey was despatched by mail on 17 May 2013, allowing about three weeks for responses to be made with a closing date of 10 June 2013. A Freepost envelope was included for returning the questionnaire directly to the consultant for analysis to ensure anonymity. Additional copies of the questionnaire were made available at All Hallows Church, Bardsey and could be obtained from the chair of the Parish Council and requested via the website.

3.7 An independent housing consultant, Rosemary Kidd, was commissioned to prepare the survey material and to analyse the results to ensure anonymity.

4.0 **The Survey Results**

4.1 In total, 455 completed questionnaires were returned; 6 were returned blank or undelivered. This represents a response rate of 44.9 % which is considered to be very good. Nationally results of similar parish housing surveys vary from 10% to over 30%.

- 4.2 Of those responding, 123 (27.0%) completed Part 2 setting out information on their future housing needs or aspirations. The results were as follows:
- 4.3 All respondents were asked to complete Part 1 of the survey.

Q1 How many people in each age group live in your home?

This question helps to assess the level of response from different age groups. When compared with the 2011 Census this shows that proportionately more respondents were in the 60 – 74 and 75 + age groups. A lower proportion of families with children under 16 responded.

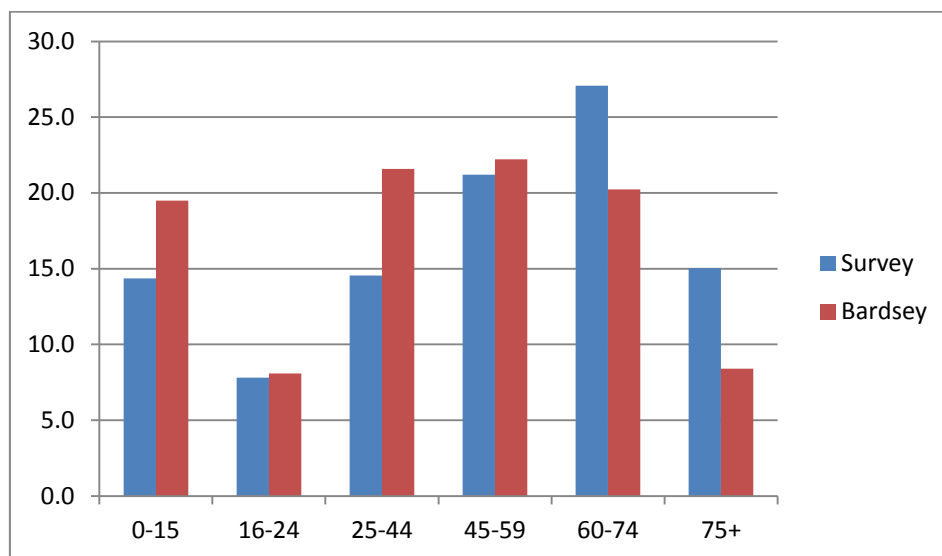


Fig 2: Age of survey respondents compared to Bardsey 2011 Census population profile (%)
Source: Bardsey Housing Needs Survey, 2011 Census Neighbourhood Statistics (ONS)

Q2 What is the tenure of your home?

The response to this question show that a higher level of response has been received from householders who own their home outright; in the main these will be people in older age groups.

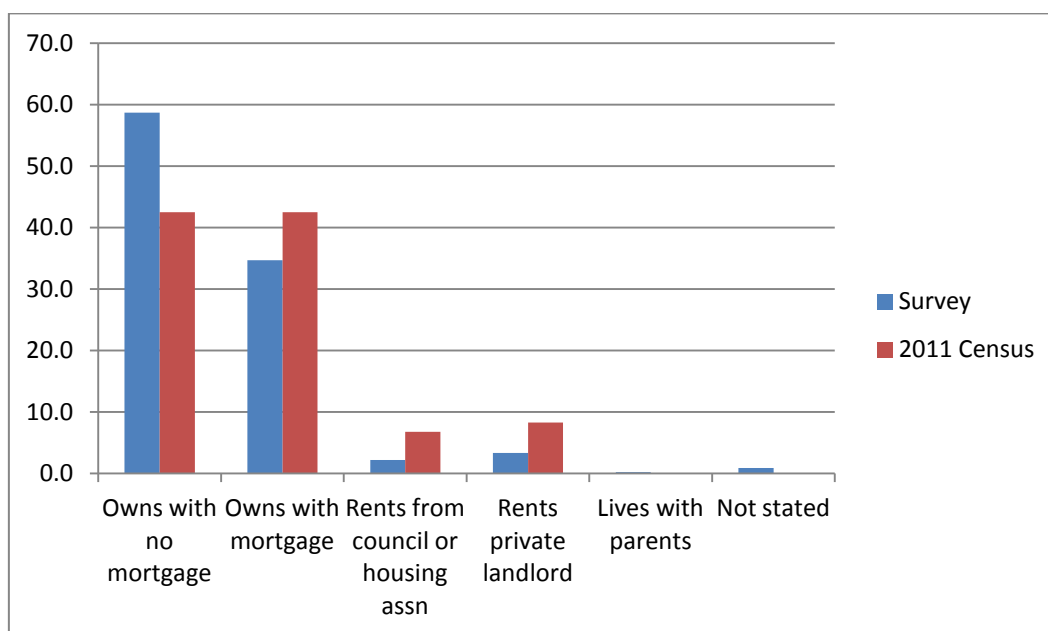


Fig 3: Tenure of home of survey respondents compared to Bardsey 2011 Census tenure (%)

Source: Bardsey Housing Needs Survey, 2011 Census Neighbourhood Statistics (ONS)

Q3 Is the property your main home or second home?

All respondents stated that the property was their main home.

Q4 What kind of property is it?

81% of respondents lived in a house, 16% in a bungalow and 3% in a flat.

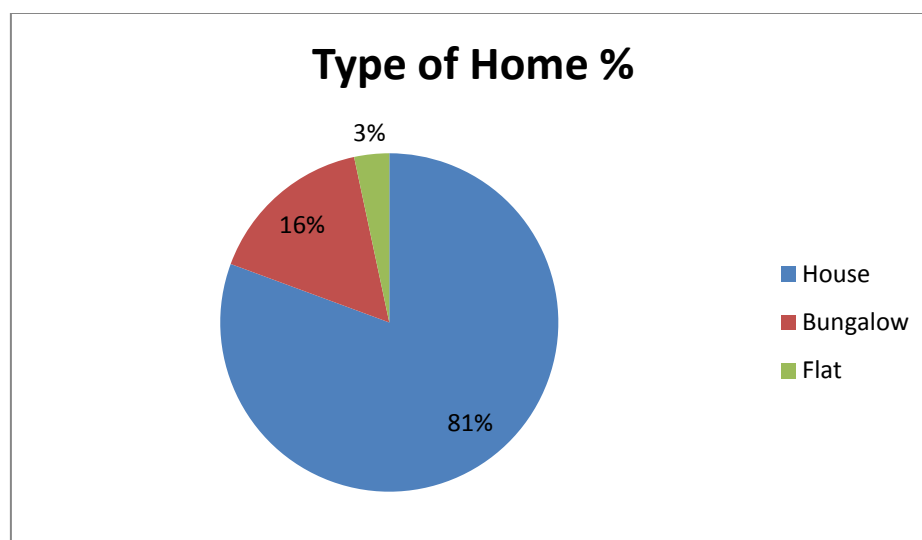


Fig 4: Type of home of survey respondents (%). Source: Bardsey Housing Needs Survey

Q5 How many bedrooms do you have?

51.5% of respondents live in a home with more than 4 bedrooms; this is higher than the 2011 Census figure of 45%. 36% live in a 3 bedroom home and only 12.5 % live in smaller homes with one or two bedrooms

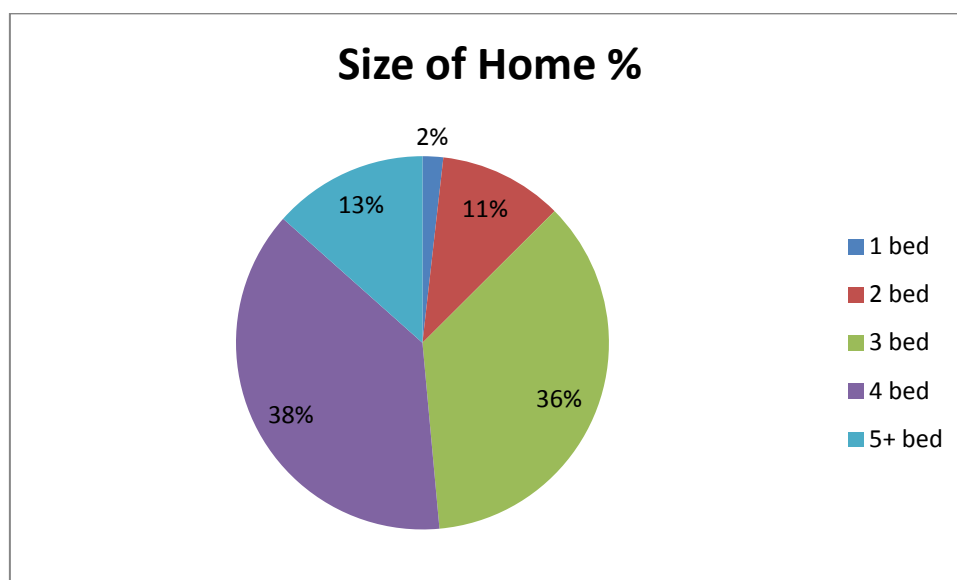


Fig 5: Size of home of survey respondents (%). Source: Bardsey Housing Needs Survey

Q6 Is any member of your household considering moving to a new home in the parish, now or within the next five years?

123 respondents stated that they were considering a move to a new home in the next 5 years that is 27.0% of respondents. The conditions given are set out in the chart; note some respondents completed more than one box.

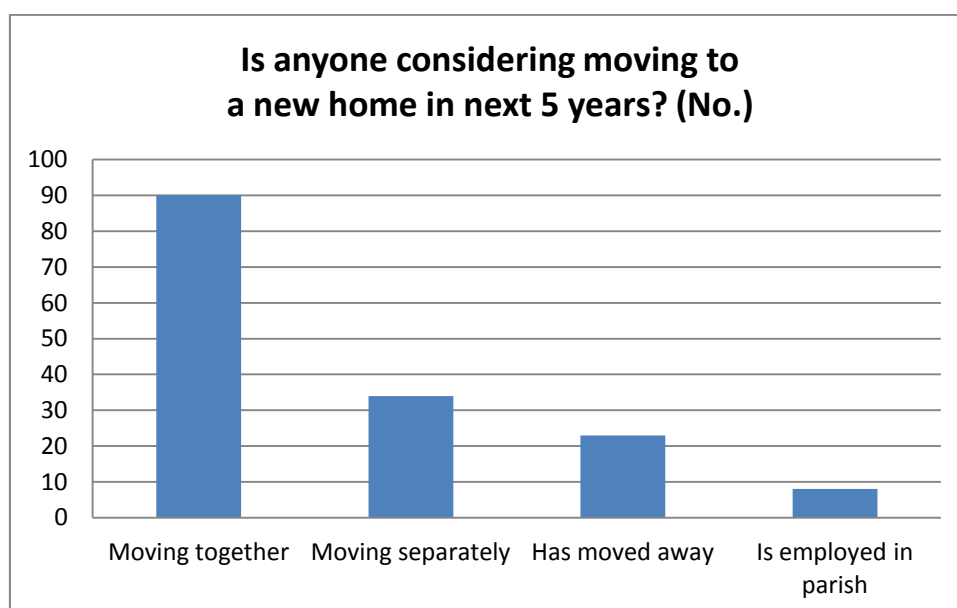


Fig 6: Is any member of the household considering moving to a new home in the parish within the next five years? (No.) Source: Bardsey Housing Needs Survey

Most respondents completing this section completed the remainder of the questionnaire. However, it was evident from their comments that some respondents were intending to move but were not clear whether they would remain in the parish (eg they commented about lack of

transport or facilities in the village, or wanted to be nearer to work). Their responses have been included in the results as intending to remain in the parish.

Note some respondents stated that their teenage children would be moving away to study, but were unable to state whether they would return. Some ticked the box to indicate that members of their family had already left the village but did not provide any further information about them.

- 4.4 Respondents who had answered “Yes” to any part of Q6 and intended to remain or return to the parish were asked to complete Part 2 of the survey.

Q7 Where does your household currently live?

The majority of respondents lived together in the parish. 24 responses were received on behalf of young adults (16- 44) living with their family who wished to live independently, although they had not all completed the box in this question to state that they lived within another household. 12 responses were made on behalf of family members living outside the parish and wishing to return.

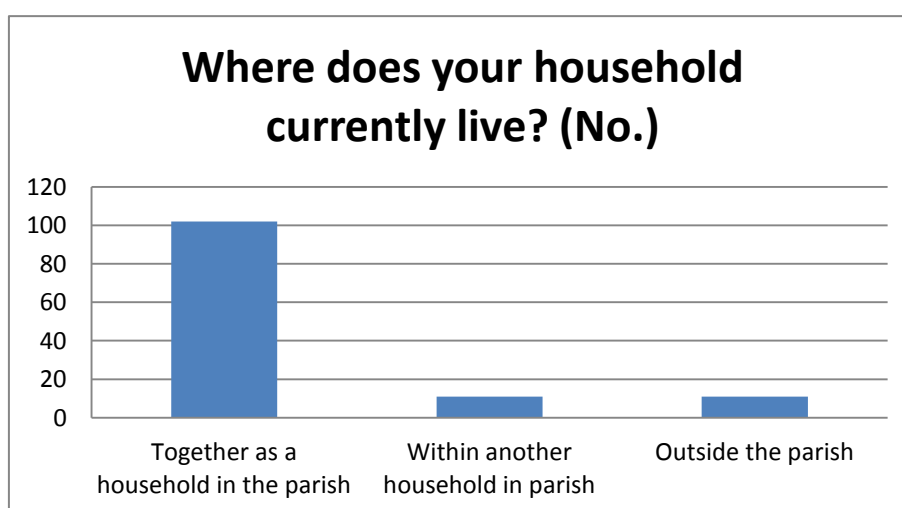


Fig 7: Where does your household currently live? (No.) Source: Bardsey Housing Needs Survey

Q8 When does a member of your household need to move from this house?

The questionnaire sought responses from people who were considering moving within the next 5 years. It also gave the opportunity for people to respond if they thought they might wish to move in the longer term. A number of respondents in the older age groups (60+) commented that they were not currently considering moving but may consider it in the future if they experienced problems with their health or other changes in circumstances.

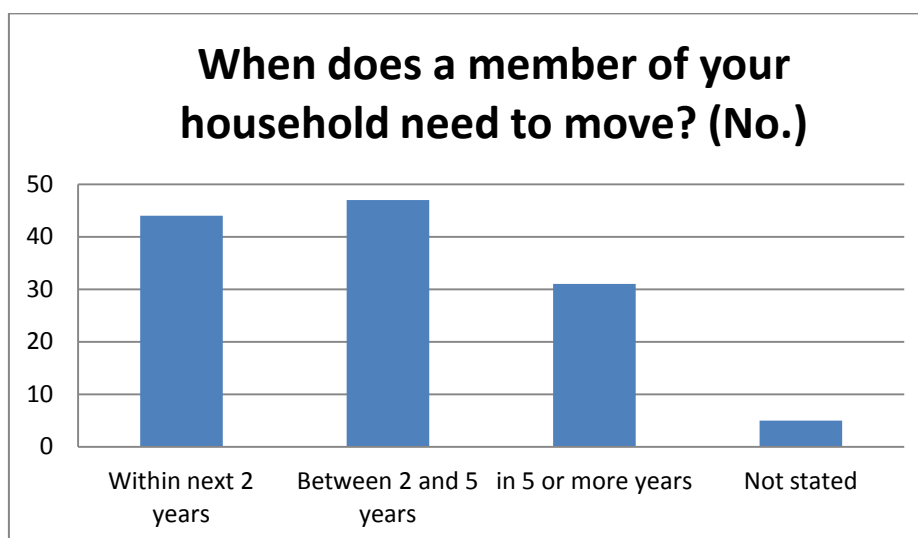


Fig 8: When does a member of your household need to move from this house? (No.)

Source: Bardsey Housing Needs Survey

Q9 What is the minimum number of bedrooms you require?

52% of respondents stated that they would require a minimum of 1 or 2 bedroom homes. 37% were looking for 3 bedroom homes and 20% for homes with more than 4 bedrooms.

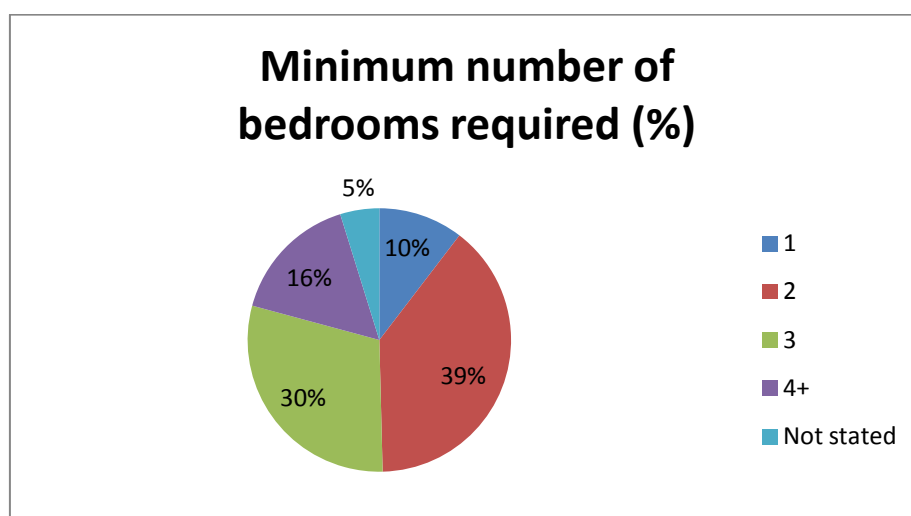


Fig 9: What is the minimum number of bedrooms you require? (%)

Source: Bardsey Housing Needs Survey

Q10 Which tenure would you prefer?

111 respondents stated that they would be looking to buy their home on the open market. Only 5 stated that they would look to rent privately and 5 were looking to rent from the Council or a housing association. None stated that they would be looking for shared ownership homes.

Of young adults who want to live independently, 21 stated they wanted to buy their home on the open market and 4 stated they wanted to rent either privately or from the Council or housing association. 8 respondents included a figure for the amount of monthly rent they could afford which ranged for £250 to £800. Where an occupation was stated, 8 are currently students, 7 are employed (retailing, police, manual, printing, handyman/gardener, sales, administration) and 2 are unemployed.

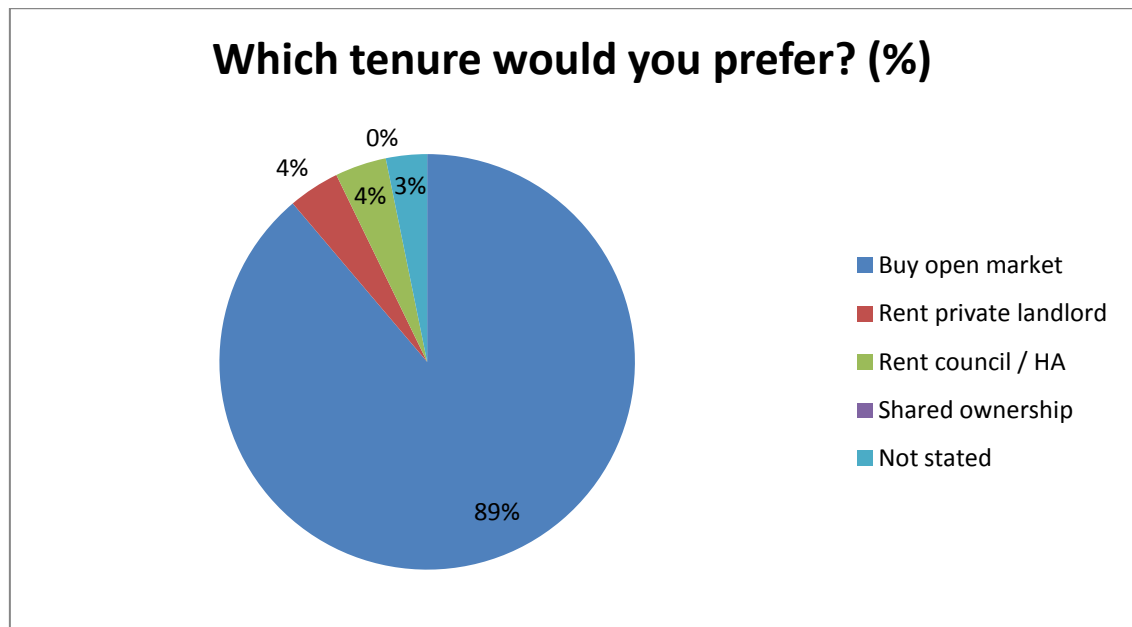


Fig 10: Which tenure would you prefer (%) ? Source: Bardsey Housing Needs Survey

Q11 Are you on the Local Authority or Housing Association register or waiting list?

4 respondents stated that they were on the local authority housing waiting list

Q12 What type of accommodation do you require?

Almost half of respondents stated that they would prefer a house. Over a third would prefer a bungalow. Many of the remainder stated that they wanted a home with level access and had no preference between a bungalow or a flat.

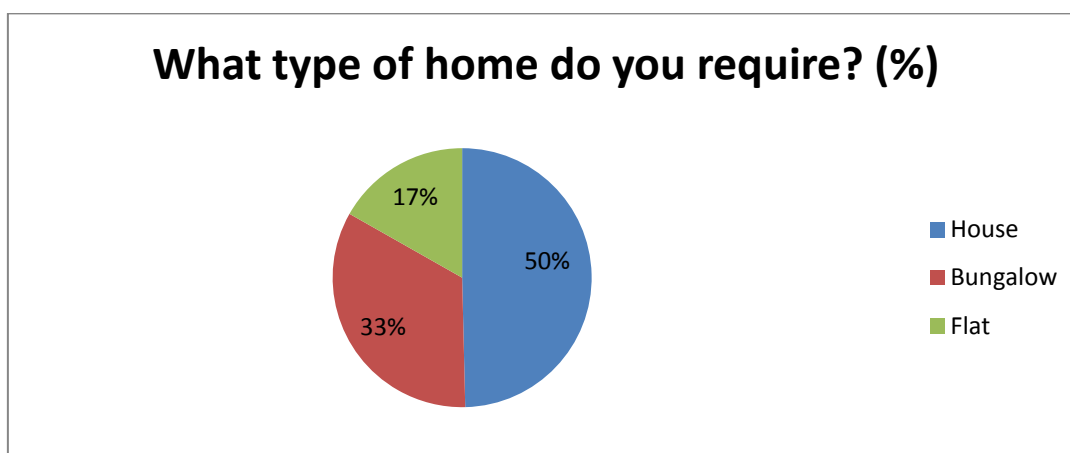


Fig 11: What type of home do you require (%) ? Source: Bardsey Housing Needs Survey

Q13 Do you require an adapted bungalow or flat to meet your current or future health needs?

29 respondents stated that they wanted an adapted home to meet their current or future health needs. Of these, 23 stated they wanted to buy the home, 6 stated they preferred to rent from the council or housing association.

Q14 Do you require housing with extra care or a residential home?

11 respondents anticipated that they would need extra care accommodation. Only one expressed a preference for a residential home.

Q15 What is your main reason for needing to move?

A number of respondents gave more than one reason for wanting to move eg too large and expensive; or health, too difficult to manage and too large.

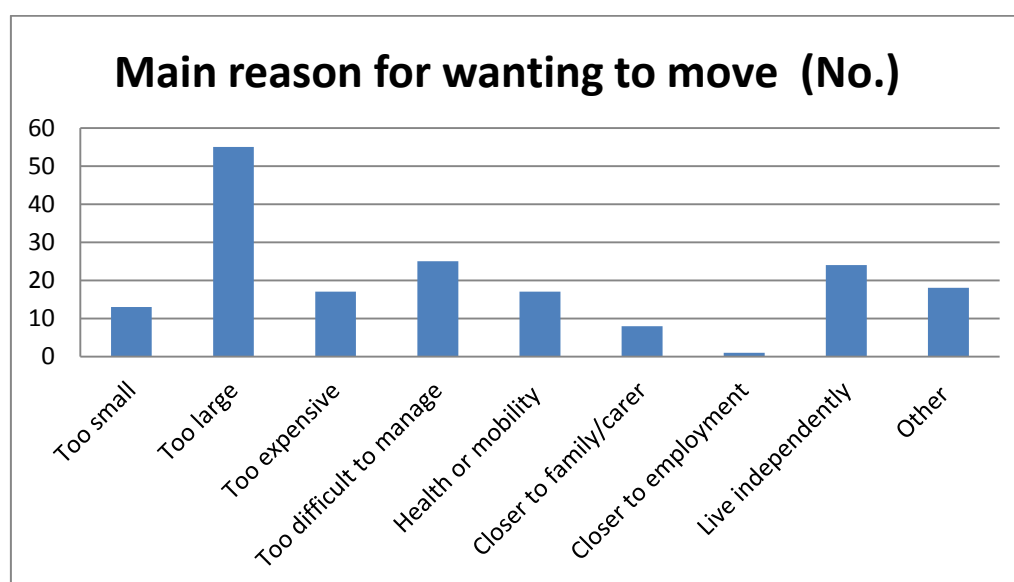


Fig 12: What is your main reason for needing to move? (No.)

Source: Bardsey Housing Needs Survey

Where other reasons were given these were:

Looking for better access to public transport and facilities	6
Want to buy rather than rent privately	3
Divorce or marriage	3
Want level access	2
Want larger garden	2
Don't like location of house	1

Q16 Age, gender and occupation of each person moving with you

As assessment has been carried out of the reasons for moving of households of different age groups and their preferences.

For households with one member over 75

Of 26 respondents, 24 want either a flat or bungalow, with 11 of these wanting to buy an adapted home and 7 wanting extra care. Several gave multiple reasons for wanting to move focused on their health and mobility concerns (9), their homes being too large (9), too difficult to manage (8), too expensive (1), wanting to be closer to their family or carer (1) and other (5).

Of the remaining households, where there was one member in the 60 -74 age group, 29 had expressed a wish to move. 11 want a flat or bungalow with 8 looking to buy an adapted home. Their reasons for wanting to move were that their home was too large (18), too difficult to manage (5), health or mobility concerns (5), too expensive (4), to be closer to family or carer (2) and other (5).

Of the remaining households where there was one member in the 45 and 59 age group, 23 expressed a wish to move. 5 want a flat or bungalow with 2 looking to buy an adapted home. Two households were looking to rent an adapted home from the local authority or housing association. Their reasons for wanting to move were that their home was too large (12), too expensive (2), too small (3), health or mobility (1), difficult to manage (2) and other (5).

Of the remaining households where there was one member in the 25 - 44 age group, 28 expressed a wish to move. All were looking for a house. Their reasons for wanting to move were that their home was too small (8), wanting to live independently (9), to be closer to family / carer (4), too large (1), too expensive (2) and other (2).

Of the remaining households where there was one member in the 16 – 24 age group, 13 expressed a wish to move. 9 wanted a flat, one sought a bungalow and the reminder sought a house. The reason for wanting to move in all cases was a desire to live independently.

Q17 How much per week or month would be available to spend on rent or a mortgage?

Very few respondents completed this section with figures ranging from £250 to £2500. Several respondents stated that would not require a mortgage as they wished to downsize to release capital from their home.

Q18 Further comments

These are set out verbatim and grouped according to age of respondent or relevance of comment.

Young Adults

There are insufficient small homes. Smaller homes are being bought, knocked down and replaced with larger executive style properties. This creates a spiralling area value and pricing out younger families and less wealthy families further creating community imbalance.

We as a family want to stay in the parish but one grown up son has moved out of the parish as he cannot afford anything in the area. Eventually the rest of the siblings will want places of their own but will not be able to stay in the parish as there are no affordable homes.

I feel the main need in Bardsey is for “starter” homes for young couples and bungalows for older people.

I want to get on housing ladder

My eldest son will move to university but not live in the parish

Low cost good quality housing to rent is in short supply in Bardsey and surrounding villages, ditto to buy, which makes life very difficult for our young people.

My eldest daughter plans to move to the city.

I will need to move to my own home for independence. Will need 1 or 2 bed affordable housing.

My daughter and son-in-law were born/ grew up in parish. They would like to move back to Bardsey in the future but are unable to afford property in the village where their families live. Affordable housing for parish people is a priority.

I am a local landlord and would be interested in providing 2 - 4 bedroomed homes for private rental.

My son, wife and grandson need to be near us so we can help with childcare. Property in this area is too expensive

My children may wish to move out and it would be good to have starter homes close by instead of them moving away. Therefore I would support Housing Association shared ownership homes.

Affordable homes for first time buyers are needed

Both my children have moved away from Bardsey but couldn't settle. They have both moved back to the village in rented accommodation. They cannot afford to buy due to big deposit needed. They both pay £700 a month rent. We need affordable housing!

Families

New housing is needed but it must be built with large gardens.

Need for larger houses with bigger gardens. There is not a need for smaller homes here.

We both work from home at times and need extra space.

I am writing on behalf of Bardsey Primary School. As a school which is not yet full, we would like to see an increase in affordable family homes in the local area. Bardsey is an affluent area where many families with young children cannot afford to buy at present.

Older People

Once both of us are retired, we wish to release capital. Therefore we either move to a less expensive house and be mortgage free, or invest capital and rent.

Apartments on bus route and bigger than shoe boxes would be useful.

I want to downsize on retirement.

No more responsibility for maintenance and gardening.

Apartments are needed in the village. Too many retired couples or one person in 4 bedroomed houses. Apartments would be ideal for retired people (ie one car, cash buyer, with no children). Apartments don't take up as much room as a family home. The site (specified) would be ideal for new over 55s apartments. The site is already supplied with mains drains etc. The apartments would not be visible from anywhere at all. The village was asked for land and ideas from residents. This development would not intrude the amazing views and green belt etc. Bardsey is a growing village and population is also ageing. Would provide employment for building maintenance and care staff.
(response anonymised)

Bungalow or flat. May need extra care as may not be able to manage stairs in future. Need to be closer to shops and local transport.

I feel the main need in Bardsey is for "starter" homes for young couples and bungalows for older people.

I want to be nearer to amenities and with a smaller garden. I would consider any type of home. Health OK at present but don't know what future needs may be.

I would prefer to buy a property if possible once my house is sold. My son lives away and comes home, so will need space for him and grandchildren to stay. Want a smaller home that is easier to manage.

I may need to downsize in 5 - 10 years in case of death of spouse or serious health problems

My house is larger than I need. My garden is too big for me to manage.

As we grow older we need an easier to manage home in the village. A lot of Bardsey people have to move to Wetherby as they get older as there are so few smaller homes.

We intend to stay in current house for at least next 5 years. Plan to downsize in future hopefully in the village.

My wife and I are currently healthy, but in 5 or more years – who knows?

I think there is a need for more 2/3 bedroomed bungalows in Bardsey. I have noticed that young people buy detached bungalows and convert them to houses. This is unfortunate and I think there is a need for more bungalows for older people.

We will be moving out of the parish in the next 2 years due to retirement. There is no access off our estate without driving or walking along the A58. Not suitable for the elderly.

I need to be closer to facilities

I plan to move out of the parish within the next year

Smaller house or bungalow for retirement.

We have lived in Scarcroft for 28 years most of that time in a 4 bedroom house. 3 years ago we wanted to downsize but stay in Scarcroft. The proportion of smaller homes is small and becoming smaller as more people extend their homes. So is there a case for building bungalows for older people to move to freeing up family sized housing stock; and because there are no stairs, helping older people to live in their own home longer.

Special Housing Needs

I need a home with no steps or stairs and that is easy to maintain as I have a serious medical condition.

Mobility problems require smaller bungalow.

I require level access; the garden is a burden physically and financially

I require a home with no stairs and walk in shower or bath. I have lived in this house for 52 years and don't want to move out of the parish where my daughter and family live. However, my house is much too big and expensive for me and there isn't much available in Bardsey for my needs.

We will be moving out of the parish within the next year as we require a property with an annex for mother in law

Need for single level homes for independence for older people

My elderly parents are looking to move to the parish and would need sheltered housing, flat or bungalow

General

We live in Scarcroft and have a LS14 postcode but can't vote on Scarcroft matters. We resent paying Bardsey supplements on our rates for no benefit at all including schools. We should have an LS17 postcode and benefit from upgraded internet which is extremely poor (with Thorner old exchange). Who is addressing this?

You should consider extending the 30mph zone from Bank Top to Congreve Approach.

How could anyone realistically be able to comment on their situation for a five year period?

We will move if the nature of the village alters and it becomes more of a dormitory of Leeds and less of a separate identity. Overdevelopment in the guise of many more houses being built on greenfield sites will create this effect. Leeds should exhaust its vast stock of brownfield sites before contemplating expansion.

If you think the parishioners believe the “strictest confidence” and “reported anonymously” bit then you are naïve. Why is it relevant whether I have a mortgage or not? Why do you need to know gender or occupation. This is a total waste of time and money. Housing shortages are helped by building more houses, the market for who needs what will sort itself out without nannying and some jobsworth telling us all what we need.

Would not like to leave the village! We would also not like to see the green fields turned into new build properties. The village needs to stay as it is...

I want to live here because of the character of the village, the quality of the surroundings, open land, wildlife, trees, conservation area, no street lighting. If that gets damaged as a result of any expansion, then we’ve lost sight of why we want to stay in the village. It will be irreversibly spoilt.

Need better transport facilities. Transport facilities very limited, no evening, Sundays or Bank Holiday services. No local shops .Doctors 1.5 miles away. Public transport greatly needed on the stretch between Bank Top and Collingham where the shops and doctors are situated.

No to large scale housing development in Bardsey. No to affordable unsightly housing in Bardsey.

We have no intentions of moving away from Bardsey unless excessive building goes ahead in the area

If there is too much development we would consider moving out of the parish as this would affect the character of the neighbourhood

This survey plays into the hands of the “developers”. Residents are being asked for their future “needs” but in reality the conclusions will be just a “wants” list and does not mean locals will be able to buy any of those new houses. So Say “No to building in Bardsey”

We do not want any further housing to be built I the area as there are already traffic problems in the village especially outside the school.

5.0 CONCLUSIONS

- 5.1 The Housing Needs Survey was sent out in May 2013 to 1019 households in the parish of Bardsey cum Rigton. 455 completed survey forms were returned, of which 123 completed part 2 of the form concerning their aspiration to move house.
- 5.2 The aim of this survey was to consider the housing needs and aspirations of Bardsey residents and those with a connection to the village to provide evidence to support the development of policies and proposals in the Bardsey Neighbourhood Plan for the number, size and tenure of new housing to be planned for in the village.
- 5.3 The objectives of the survey were:
- To establish the likely demand to be generated by existing households and those with a connection to the village (eg through employment or close family) for various sizes, types and tenures of homes in the village in the next five years or so. In particular:
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 - To gain an understanding into the number of households looking for special forms of housing suited to their accessibility needs or other health related matters;
 - To gain an understanding into the number of households looking for family homes.
- 5.4 The analysis of the 2011 Census data demonstrates that Bardsey has a demographic profile with a higher proportion than the national average of the population in the older age groups, in particular those over 60. With increased longevity it is projected that the community will continue to age and be made up of increasing numbers and proportion of older people. In addition, the number of people living beyond 75 years is also projected to increase significantly. Providing for the changing demographics of the community reveals a number of challenges that will be faced by residents in the community in the foreseeable future in making decisions about their future housing.

Older Person Households

- 5.5 The vast majority of the older person households in Bardsey live in properties they own outright. The survey results showed that 82% of households with a person over 60 owned their home outright and a further 11 % own their home with a mortgage, this means that they have a comparatively high level of equity. However, under-occupation is a very significant issue in the village which impacts on the ability of the existing housing stock to meet future demands for housing by families with children. The 2011 Census revealed that 64% of the households in the parish had an under-occupation rate of +2. The results of the survey revealed that 42% of respondents with a member of the household over 60 lived in houses of 4 or more bedrooms; only 17% of respondents live in one or two bedroom homes. The limited amount of smaller housing stock in the village provides little choice for older person households considering downsizing. The survey reveals two types of need or aspiration amongst older person households

Households wishing to downsize

- 5.6 Over 30% of respondents who replied that they were considering a move in the next 5 years were households who were considering moving because their home was too large (55 respondents). As people approach retirement, many review their housing requirements; within the 60 – 74 age group, this was the reason most frequently cited, linked with their home being too expensive. A number of comments were made about the wish to release equity from the value of their home and to acquire a more manageable home for the longer term. The limited choice of smaller property in the village results in limited choice in housing to downsize to and a reluctance to move. The consequence of this is a more limited availability of homes for families with children wishing to reside in the village.

Households with support needs / adaptations

- 5.7 As more people are living longer, increasing numbers are looking for homes that meet their health or mobility requirements. Several respondents to the survey indicated that they wished to move for health or mobility reasons and also stated that the maintenance of their home was too expensive and a burden. Whilst many older people continue to live in their own homes with support and adaptation of their home, for some, their increasing frailty or the design of their home means they have a requirement for adapted housing with level access, (no stairs and easy access to bathing) coupled with reduced responsibility for garden maintenance. The survey revealed that about 20% of respondents who indicated that they wished to move fell into this category with many citing multiple reasons for wishing to move. 29 respondents indicated that they wished to move to an adapted home with 23 looking to buy their own and 6 looking for a home to rent from the council or housing association.
- 5.8 In the foreseeable future the needs of these two groups are going to become more acute given the long term projected growth of households in these age groups.

The needs of young families and single person adults

- 5.9 The census reveals that the proportion of the population in the village of the 16- 24 and 25- 44 age groups is below the national average. In the past the quality of life in the village attracted aspiring professional families to the village. However the high cost of housing has resulted in a lower proportion of families with children in the village. This is supported by comments from the primary school about the surplus school places.
- 5.10 Over 10% of respondents that indicated a desire to move house were young adults wishing to live independently. It is acknowledged that most young adults who leave home to study, frequently move on to work in other parts of the country. However, there are a number of young people who have grown up in the village and wish to remain and work in the local area - the survey found 7 respondents in this category. The housing choices availability in Bardsey for these people is extremely limited and unless they continue to live with their parents, they often have no alternative but to move elsewhere to find a suitable home they can afford.

- 5.11 Whilst many young adult respondents indicated that they wished to buy their own home, it is generally evident that there is a need to establish a range of suitable homes with varied tenure options to enable young people to access the housing ladder including affordable homes to rent and to part purchase through shared ownership . Although there were no expressions of interest in shared ownership homes, in other villages where these are developed they attract young people with a local connection who are able to acquire a proportionate share in the property.
- 5.12 Evidence shows that if suitable homes are not available in their community young adults and young families have no choice but to move into the nearby towns where there is a greater choice of smaller, more affordable homes. In the longer term, this results in fewer children for the village school, distance from families for child care and subsequently for support for ageing relatives. The provision of a small development of affordable 2 and 3 bedroom starter homes usually in partnership with a housing association and tied with a local connection either for rent or through shared ownership has helped many villages retain young adults and families and to enable them to get onto the housing ladder.

The needs of growing families

- 5.13 The Leeds Strategic Housing Market Assessment identified the trend for the growth in the Leeds area of the number and proportion of households aged 35 – 44. This age group is the one requiring family accommodation close to employment opportunities.
- 5.14 The high proportion of family homes in Bardsey means that the village has suitable housing stock for this age group. However, as a high proportion of these homes is currently occupied by older person households, there is a relatively small supply available for families with children. The survey found 8 families looking for a larger family home in the village, 3 who were living in the village and renting privately wished to buy a family home in the village. 12 responses were made on behalf of family members who had moved out of the village and wished to return.

Robust evidence

- 5.15 The results of the housing needs survey provide robust evidence of housing need and aspirations distinctive to the parish of Bardsey cum Rigton for various types of housing in the next five years or so. It has to be recognised that some households aspirations will change over time and some will act on their expressed aspirations whilst others will not. It is acknowledged that in addition to this local demand, that as Bardsey is an attractive village with easy access to Leeds and the regional road network, it is likely to continue to attract to households from outside the village. The survey provides robust and credible evidence of the housing needs and aspirations of local residents who wish to continue to live in the village.
- 5.16 It is noted that the results of the survey are corroborated by aspects of the North Yorkshire Strategic Housing Market Assessment which identified a similar trends in comparable communities in North Yorkshire. A copy of the report can be accessed on Harrogate Borough Council's website at

http://www.harrogate.gov.uk/Documents/DDS%20LDF%20Planning/DS-P-LDF_NYSHMA2012_Harrogate%20Appendix.pdf

- 5.17 There are a number of published reports and research studies on various aspects of housing choices for older people. Below are a few that are of relevance that provide further corroboration:

“Housing Choices and Aspirations of Older People”

Centre for Housing Policy, University of York, Communities and Local Government: London, February 2008,

“Market Assessment of Housing Options for Older People”, A report for Shelter and the Joseph Rowntree Foundation, New Policy Institute, April 2012

“Is there a future for retirement housing?” Hanover Housing Association, 2010

“Downsizing in later life and appropriate housing size across our lifetime” International Longevity Centre, 2013

“Design of housing for elderly people” –current research in progress by the RTPI through University of Sheffield

APPENDIX 1

BARDSEY CUM RIGTON PARISH HOUSING NEEDS SURVEY EXPLANATORY LETTER AND FORM



Please complete this form and return it in the FREEPOST envelope provided (no stamp is needed).
Please complete the survey once for each new home being sought.

Additional copies of the form can be downloaded from the Bardsey Parish web site
<http://www.bardseyvillage.org.uk>

- Or from All Hallows Church, Bardsey. (open daily 10am to 5pm)
- Or from Ed Stentiford, Chair Bardsey Parish Council, Netherfield, Mill Lane, Bardsey, Leeds, LS17 9AN

Forms returned in a non FREEPOST envelope must be stamped and addressed to Housing Survey,
PO BOX 231, NORTHALLERTON, DL7 7BX

Forms should be returned no later than Monday 10th June 2013.

If any members of your household need affordable housing to rent or through shared ownership, you are
advised to register with Leeds Homes on www.leedshomes.org.uk or tel: 0113 222 4413.

Should you require assistance in completing the form, or have any questions regarding affordable housing,
please contact the consultant, Rosemary Kidd on 07749812965 or email info@rosemarykidd.co.uk.

Thank you



Bardsey cum Rigton Housing Needs Survey 2013

This housing survey is being carried out to support the preparation of the neighbourhood plan for Bardsey cum Rigton parish. The results will be used to help determine the type, size and tenure of new housing that is required by the community. Every household should complete Part 1. Please complete Part 2 if you or any members of your household will be looking to move house in the parish within the next 5 years. Employees of businesses located in the parish, looking to live locally are also invited to complete the survey. If more than one member of your household is looking to set up home independently (eg you have 2 adult children living at home) they should each complete a separate form. Please complete the survey once for each new home being sought.

Part 1: To be completed by every household

Your Household

1. How many people in each age group live in your home?

	0-15	16-24	25-44	45-59	60-74	75+
Male						
Female						

Your Home

2. What is the tenure of your home?	Own with a mortgage		Rent from council or housing association	
	Own with no mortgage		Rent from private landlord	
	Live with parents or relatives		Shared ownership with housing association	
	Housing tied to job		Other (please specify)	

3. Is the property your	Main home		Second home	
-------------------------	-----------	--	-------------	--

4. What kind of property is it?	House		Bungalow		Flat		Other	
---------------------------------	-------	--	----------	--	------	--	-------	--

5. How many bedrooms do you have?	1		2		3		4		5+	
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Your Future Housing Need

6. Is any member of the household considering moving to a new home in the parish, now or within the next five years?

	Yes	No
Does everyone living in this house need to move together from this home, now or in the next 5 years?		
Is there anyone living with you who needs to move to separate accommodation, now or in the next 5 years?		
Has anyone from your family moved away from the parish in the last 5 years due to difficulties in finding a suitable home locally? (NB 'Family' means your children, parents, brothers or sisters)		
Is anyone in your household permanently employed in the parish and is looking for a home in the parish, now or in the next 5 years?		

Please complete the remainder of this survey if:-

- 1) You have answered yes to any part of question 6 AND
- 2) Your household intends to remain in, or return to, the Parish

The survey relates to all types of housing – homes to purchase, to rent and shared ownership.

Part 2: Your housing needs

Please complete Part 2 if you or any members of your household will be looking to move house in the parish within the next 5 years. Employees of businesses located in the parish, looking to live locally are also invited to complete the survey. If more than one member of your household is looking to set up home independently (eg you have 2 adult children living at home) they should each complete a separate form. Please complete the survey once for each new home being sought.

7. Where does your household currently live?					
Together as a household in the parish		Within another household in the parish		Some members live outside the parish	

8. When does a member of your household need to move from this house?					
Within next 2 years		Between 2 and 5 years from now		In 5 or more years	

9. What is the minimum number of bedrooms you require?						
One bedroom / bedsit		2 bedrooms		3 bedrooms		4 or more bedrooms

10. Which tenure would you prefer?						
Buy on the open market		Rent from private landlord		Rent from council / housing association		Shared ownership*

*Allowing you to buy a share of your home, usually from a housing association, and pay rent on the remaining share

	Yes	No
11. Are you on the Local Authority or Housing Association register or waiting list?		

12. What type of accommodation do you require?					
House		Bungalow		Flat/ apartment	

13. Do you require an adapted bungalow or flat to meet your current or future health needs?					
Yes to buy on open market		Yes to rent from local authority or housing association		No	

14. Do you require housing with extra care or a residential home?					
Extra care		Residential home		No	

15. What is your main reason for needing to move?							
It is too small		It is too large		It is too expensive		It is too difficult to manage	
Health or mobility problems		Need to be closer to family or carer		Need to be closer to employment		Need to live independently	
Any other, please specify							

16. Please give the age, gender and occupation of each person moving with you				
	Age	Gender	Occupation	Specific needs eg mobility requirements
You				
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				

APPENDIX 2

PUBLICITY MATERIAL

Wetherby News 23 May 2013

Housing survey to establish what residents really need

Published on **23/05/2013 12:23**

Residents in Bardsey cum Rigton will be quizzed on their housing needs this week.

As part of the Neighbourhood Plan consultations for the village the parish council has commissioned a survey and questionnaires will start falling through letterboxes.

"We are asking people in the community who are planning to move house in the next five years what kind of home they will be looking for," explained Ed Stentiford, chairman of the parish council and steering committee.

"We know that there are young people trying to get on to the [housing ladder](#), and older people who may want to move into homes which are smaller and easier to manage, as well as those looking for family homes.

"We would also be keen to hear from people who work locally and would like to live in the village, and family members who may have moved out of the village in the last five years because they have not been able to find a suitable home in Bardsey.

"This survey will give us some evidence of the number of households that are looking for new homes and the type of homes they want, so that we can press for the right mix of new homes in the Neighbourhood Plan.

"We must know what our residents are likely to require now and in the future, and the best people to tell us are of course the residents themselves!"

The survey results will be analysed by an independent consultant and all responses will be treated in the strictest confidence. The findings will be reported anonymously.

For information on the Bardsey Housing Survey contact: The Neighbourhood Plan Steering Committee, 9 Cornmill Lane, Bardsey, Leeds LS17 9EQ, or e-mail info@bardseyvillage.org.uk

Extracts from Bardsey Parish Newsletters

BARDSEY NEIGHBOURHOOD PLAN – UPDATE APRIL 2013

In late February the Steering Committee published the promised leaflet which aimed to set out the background to the Neighbourhood Plan for Bardsey, explain its importance to the future of the village, and outline the approximate timetable for the next stages of the process.

Perhaps the most important of these is the long awaited announcement by Leeds City Council of its views on the various sites put forward by landowners for housing development within the Parish, and included in the Strategic Housing Land Availability Assessment, or SHLAA. At the time our leaflet was published the announcement was expected in April. It has since been postponed again, until 9th May, but we are assured that this date will be achieved.

This is a source of considerable frustration to the Steering Committee, because the SHLAA announcement is a key contributor to the progress of the Neighbourhood Plan. Until the announcement is made we do not know what LCC actually intend to ask of the village under their core strategy.

In the meantime, we have recently learnt that a late application has been submitted for development of the Hampson House site on Mill Lane and that LCC have agreed to fast track this site into the SHLAA deliberations. Because of the timing of this late submission the Steering Committee has not had the opportunity to assess the site, nor to put forward its view.

We remain on track to conduct the required Housing Needs Survey for Bardsey, however, and questionnaires will soon be mailed out. Please do assist us by returning your completed questionnaires. This information is not only essential to the Neighbourhood Plan, it is also a key strand in determining the kind of development likely to take place in Bardsey.

To close with some exciting news: the first Neighbourhood Plan to be put to a local referendum (in Eden, Cumbria) achieved a majority on Thursday 7th March, and has become the first Neighbourhood Plan to be adopted. A second (in Thame, Oxfordshire) is to go to referendum in May.

Bardsey Neighbourhood Plan—Update May 2013

As previously reported we await the outcome of Leeds City Council's deliberations on the Strategic Housing Land Availability Assessment, or SHLAA. The very latest information would suggest the content will be finalised at a meeting to take place on Monday 29th April, and that the results will be posted on Leeds City Council's web site, and be the subject of a report in the Yorkshire Post, on Tuesday 30th.

Progress continues in preparation for the launch of the Housing Needs Survey. There have been some technical issues to resolve which have delayed the mailing, but the Steering Committee will meet again on Wednesday 17th April in the committee room at Bardsey Village Hall to finalise the remaining details, and residents should receive the survey shortly thereafter. The Steering Committee would like to remind residents that they are welcome to attend and observe this and future Steering Committee meetings, which start promptly at 7:30pm.

As we move into the next phase of the Neighbourhood Planning process we need to open yet more channels of communication with the village, and involve more residents in the process. Your Steering Committee would like to hear from anyone interested in becoming part of the wider team and spreading the word. In the meantime we will be contacting key local organisations and businesses.

Finally by the time you receive this issue of Bardsey News the Annual Parish Meeting will have taken place on Thursday 25th April. As probably the most crucial issue facing the village, your parish Councillors made the Neighbourhood Plan a central theme, and took steps to promote the meeting in advance. We very much hope you were able to attend and your feedback would be welcome.

Bardsey Neighbourhood Plan—Update June 2013

HOUSING NEEDS SURVEY (HNS)

As part of the Neighbourhood Planning process, the Steering Committee has commissioned a survey of housing needs in the village, and questionnaires are to be mailed to all residents on 17th May. You should therefore already have received one, but additional copies will be made available in the church or by contacting the Steering Committee. ***We would ask all residents to return the completed survey in the envelope provided. We need your help, and it really is important:***

- No-one is better placed than our residents to tell us the likely requirements for housing in the village, now and in the future.
- Unless we know your needs, not only the number of homes required but also the kind of accommodation, we can't take full account of them in the Neighbourhood Plan.
- The HNS is a key element of the public consultation required to gain approval for the Neighbourhood Plan. A high response will help us no end in achieving adoption of the Plan, and thereby protecting Bardsey from unwanted and inappropriate development.

APPENDIX 3

Summary of breakdown of housing types and sizes in Bardsey

Table 1: Tenure of Households

Source: 2011 Census Neighbourhood Statistics (ONS)

Tenure	Bardsey No	Bardsey %	England %
Owned outright	437	42.3	30.6
Owned with mortgage or loan	437	42.3	32.8
Shared Ownership	4	0.4	0.8
Social rent from Council	68	6.6	9.4
Social rent form Housing Association or other	2	0.2	8.3
Rented private landlord	63	6.1	15.4
Rented from employer	2	0.2	1.4
Rented from relative	10	1.0	
Rent free	11	1.1	1.3
Total	1034	100	100

Table 2: Number of bedrooms

Source: 2011 Census Neighbourhood Statistics (ONS)

Number of bedrooms	Number	%
1 bedroom	21	2.0
2 bedrooms	124	12.0
3 bedrooms	422	40.8
4 bedrooms	327	31.6
5+ bedrooms	140	13.5
Total	1034	100

Table 3: Number of persons per household Source

Source: 2011 Census Neighbourhood Statistics (ONS)

Number of persons per household	Number of households	%
1	233	22.5
2	413	39.9
3	167	16.1
4	157	15.2
5	53	5.1
6	8	0.8
7	0	0

8+	3	0.3
Total	1034	100

Table 4: Occupancy Rates

Source: 2011 Census Neighbourhood Statistics (ONS)s

Occupancy Rates	Number households
+2 (underoccupied rate)	660
+1 (underoccupied rate)	286
0	76
-1 (overoccupied)	8
-2 (overoccupied)	4
Total	1034

Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of bedrooms required is subtracted from the number of bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer bedroom than required, whereas +1 implies that they have one more bedroom than the standard requirement.

Table 5: Council Tax Banding March 2011

Source: Valuation Office Agency

Council Tax Band	Bardsey Number	Bardsey %	England %
Band A	26	2.7	24.8
Band B	68	6.9	19.6
Band C	43	4.4	21.8
Band D	147	15.0	15.3
Band E	231	23.5	9.4
Band F	241	24.6	5.0
Band G	213	21.7	3.5
Band H	12	1.2	0.6
Total	981	100	100

Table 6: House Prices for sale and to rent (June 2013)

Source: Zoopla website

House Price	Number
Less than £150,000	2
£150,000 - £250,000	2
£250,000 - £400,000	13
£400,000 - £600,000	10
Over £600,000	7

This table gives an indication of house prices to purchase and to rent in Bardsey at June 2013.

At June 2013, 5 properties were on offer to rent. A 2 bedroom flat was available at £800 per calendar month, 4 homes with between 4 and 6 bedrooms were available at rents from £1500 to £3500 per calendar month.

APPENDIX 4

STEERING COMMITTEE REVIEW 7TH AUGUST 2013

SUMMARY, CONCLUSIONS AND POLICY GUIDELINES FOR THE NEIGHBOURHOOD PLAN

1) Objective

To review the final Housing Needs Survey report together with the interim conclusions and recommendations of the Steering Committee sub group, and draw policy conclusions to guide the completion of the Neighbourhood Plan.

2) Key Findings of the HNS Report

- a) Firstly, it is important to record that thanks to the residents of Bardsey cum Rigton the Housing Needs Survey achieved an outstanding response rate of approximately 43.5%. This is much higher than average, and provides a solid platform on which to draw valid and reliable conclusions.
- b) There is a clear imbalance in the housing stock within the Parish, with current stock heavily weighted towards larger family houses whereas future demand is focussed on smaller homes with 1 or (predominantly) 2 bedrooms.
- c) Demand for these smaller units comes from two demographics: older people needing to downsize and younger people wanting to establish independent households of their own. The older group constitute the large majority.
- d) There is evidently little demand from within the Parish for larger family homes. If those who express the wish to downsize are able to do so, this would release more than enough larger homes to satisfy demand.
- e) There is thus no sense in encouraging the building of many more larger houses, and no rational for going down the 'affordable housing quota' route with developers – i.e. accepting the opening up of larger sites and allowing the development of 15 extra 'executive mansions' to oblige the provision of every one manageable home that the community actually wants.
- f) Some residents wanting to move would prefer bungalows, but bungalows tend to be unattractive to developers because of the low site density which can be achieved. So much so that the Steering Committee believes it unlikely most developers could be persuaded to build them.
- g) The requirement for social and/or shared ownership housing within the village would appear to be minimal, BUT:
- h) The Steering Committee is concerned this could be due in some degree to a misconception, especially in respect of the term 'shared ownership'. It is important to understand this for what it is: i.e. a form of assisted owner occupation rather than a form of social housing. Specifically, it could be particularly helpful to young local people who might otherwise struggle to buy their first home within the Parish. It should therefore remain a possible option.
- i) The very large majority of Bardsey residents wish to purchase their homes on the open market – even when downsizing or aiming to reduce their outgoings.

- j) From the comments section it is once again evident that residents greatly value the character and qualities of the village, and are generally very keen to preserve them. The nature and quality of any developments therefore needs to be carefully controlled.
- k) Careful strategy is required to maintain, and indeed improve, the crucial fabric and vitality of the village in the longer term, and to avoid the danger of it 'atrophying'. In particular it is important to encourage younger people to remain in the Parish.

3) **Key HNS Statistical Data**

Numbers of particular significance in the HNS report (which also incorporates some relevant data from the 2011 census) include:

- a) The existing dwellings stock in Bardsey is heavily skewed towards houses, the majority of which are larger homes designed for families: amongst survey respondents, 81% occupy houses, 87% of which have 3 bedrooms or more and 51% have 4 bedrooms or more.
- b) Most homes in Bardsey are owner occupied (85%), with a comparatively high proportion mortgage free (50%).
- c) Most homes in Bardsey are 'under-occupied': defined as having more bedrooms than essential for their occupants (91%).
- d) Recent development has been limited, with the result that the housing stock is generally mature. What has been built has been developer led and has only added to the stock of exclusive larger, high value homes.
- e) The population of the Parish has an older age profile than average, defined as 45+ (50% approx).
- f) 123 households responded to Pt 2 of the HNS, i.e. stated that they are seeking to move within the Parish over the next five years. They have very clear requirements, but in key respects starkly different to the present housing stock:
 - Out of a total of approximately 177 reasons given for wanting to move (many respondents cited more than one reason) 124 reasons (70%) were to achieve downsizing, easier management, reduced cost, coping with health and mobility issues, proximity to family or carer etc.
 - A further 23 reasons (13%) cited the wish to establish an independent household.
 - Only 11 reasons (6%) cited wanting a larger home.
 - The large majority of respondents would be seeking to buy on the open market (89%)
 - None opted for shared ownership (but see earlier note concerning interpretation of this result).
 - Only 8% would prefer to rent, of which 4% would prefer to rent privately and 4% would seek council or Housing Association property.

- Given free availability, of the 123 that want to move 50% would choose a house, 33% a bungalow and 17% a flat.
- Of the 123 prospective movers, 55 are looking for smaller homes (44.7%). 7 of these are young adults looking for their first independent home (5.7%). The remainder are established villagers looking to downsize.
- Of the 55 wishing to down size, 29 (53%) said they would need adapted homes to meet their health and mobility needs, and 11 anticipated needing extra care accommodation (though only one would opt for a place in a residential home!).
- Demand is heavily weighted towards smaller homes, with 10% requiring only 1 bedroom and 39% requiring 2 (total 49%). A further 30% would want no more than 3 bedrooms, and only 16% are actually looking for 4 or more.

4) **Key Policy Guidelines for the Neighbourhood Plan**

- a) Whatever the eventual outcome on the questions of sites and numbers etc, the neighbourhood Plan should contain general provisions covering acceptable style, aesthetics and quality of any future developments in Bardsey.
- b) The Neighbourhood Plan should favour smaller sites (such as the Catholic Church site), and encourage small scale development of well designed, high quality, aesthetically pleasing homes.
- c) Given that bungalows are unlikely to form the basis of a successful proposal, the Steering Committee concludes that a mixture of low rise quality apartments (similar concept to Russell Court) and mews style town houses with small but centrally serviced communal amenities are likely to be the way forward, at least within the 5 year horizon. It is also recognised that such development might not be driven by conventional developers.
- d) The needs of young adults who expressed a wish to establish their own homes in the village must be given full consideration in the Neighbourhood Plan, implying either mixed or dedicated development which is not focused solely on older residents.
- e) The Neighbourhood Plan must aim to maintain and improve the vitality of the village, and to add to and support its social infrastructure. It therefore needs to consider appropriate commercial and business opportunities together with housing needs, especially those which could contribute additional social amenities:
 - The 'commercial' and 'social' centres of the village need to be clearly defined in the Neighbourhood Plan.
 - The siting of businesses needs to be carefully determined according to these definitions and to the nature of the business.
 - Clearly the Steering Committee would not propose to encourage the extension of purely commercial businesses into residential and social centres. On the other hand, however,

some extension of community friendly retail activity could contribute to the overall social objectives and would have to be easily accessible close to the centre of the village.

- The Steering Committee would not seek to prescribe the precise nature of such activities, but would support appropriate uses and scale in keeping with the village.
- Such potential additions could be so close to the fabric of the community that they might actually form an appropriate and integral part of the kind of small residential development defined by the Housing Needs Survey.

5) **Indicative Numbers for the Neighbourhood Plan**

- a) The initial maximum requirement would be based on the assumption that all 123 households who have expressed a desire to move actually will, and that it will be necessary to provide new homes for all of those who expressed the desire for smaller ones. This would imply a maximum of approximately 55 suitable units over 5 years.
- b) Those wishing to up-size would generally be catered for either by existing homes being vacated by downsizers, or possibly by some limited developer led speculative or windfall developments. The focus of the Neighbourhood Plan should thus be on meeting the needs of the 55 wishing to stay in the village but move into smaller homes – demand not currently catered for by developer led new-build.
- c) Of these the survey suggests about half would be required in years 1 and 2, and half in years 3 to 5, i.e. an approximate rate of development of:

Year 1	14
Year 2	14
Year 3	9
Year 4	9
Year 5	9

- d) It should also be noted that approximately half of the would-be downsizers say they require adapted accommodation, with just under half of them needing extra care facilities. Such developments tend to be driven by financial and social policy pressures towards locations which are sustainable in terms of local amenities, local health care, good public transport links etc. Bardsey would score poorly based on these criteria, and thus might not be able to deliver this type of development at all. If so, the number of units required within the Parish would tend to be reduced.
- e) It could further be argued that when faced with the prospect of actually upping sticks, a number of these 55 might quite understandably change their minds, especially some of the older residents. Younger ones might well be influenced by career demands etc. resulting in a higher turnover (both into and out of the Parish), but the Steering Committee is convinced that looking to the future it remains a priority to encourage younger residents.
- f) Equally, however, these indicative numbers take no account of other potentially significant external factors, which could either increase or reduce the requirement, such as:

- Additional demand arising over time from residents facing unanticipated changes in circumstances, or those not responding to the HNS and thus invisible to the process at this point.
- Natural migration into and out of the Parish over time (leavers and incomers): inevitable for a multitude of reasons but virtually impossible to predict with any accuracy.
- As yet unforeseen provision of suitable properties elsewhere in the locality, as part of Leeds City Council's core strategy.

g) The Steering Committee therefore considers the indicative numbers in (b) above to represent a balanced conclusion in the light of the Housing Needs Survey, and a valid input to the Neighbourhood Plan.

