

Bradford Council are producing a Strategic Housing Market Assessment (SHMA) to provide a robust and credible evidence base to support policy making and provide a detailed understanding of housing markets in the Bradford district.

The overall purpose of the SHMA is to enable the council to identify and understand local housing markets, help inform the development of affordable housing and housing mix planning policies in the Local Plan, establish a strategic vision of housing supply and demand in the Bradford Housing Market Area.

Stakeholder engagement is an essential element of the study.

Please be reassured that this survey is being carried out in accordance with the 2018 Data Protection Act by Arc4 Ltd on behalf of City of Bradford District Council. All data will remain confidential and feedback will be anonymised before analysis.

Instructions and data protection:

Please work your way through the form taking care to tick the box(es) next to the answer that applies. Please tick one box unless instructed otherwise. GDPR and data protection: The information you provide on this form will only be processed for the purpose for which it has been given and will not be used for additional purposes without your consent. This means the information you provide will not be used to identify you personally, will be kept strictly confidential and will not be passed to any third parties (other than arc4 who are conducting the consultation on behalf of the Council).

For more details on the GDPR and data protection please go to the following web page: www.ico.org Information regarding the general Council privacy notice can be found on their website at: <https://www.bradford.gov.uk/privacy-notice/>

If you are happy to proceed with the consultation on this basis please select the Yes box below. If you do not want to proceed please do not continue with the survey by selecting No below and then pressing 'submit' at the end of the survey.

Which Local Authority areas do you work in?

Bingley Town Council

Section 1: All Stakeholders

Q1. What are the strengths and weaknesses of Bradford's housing market?

Bingley Town Council addresses the issues confronting its parish, rather than the entire district. One of the aims of its emerging Neighbourhood Plan is to seek to ensure that the town accommodates housing growth in a sustainable manner that conserves its distinctive character and identity, best meets local need, protects important green spaces and retains its rural setting. There is a concern to maintain a balance between the level of new housing development, and

the amount of employment and community infrastructure available or that can be provided to meet the needs of future residents so as to avoid the town increasingly becoming a dormitory settlement.

Q2 Are there any gaps in the supply of types of housing in Bradford?

Again, Bingley Town Council is addressing issues within its parish. The level of housing growth planned by the district authority in the DPD for the town was highlighted as a major concern of local residents in the consultation undertaken as part of the preparation of this Plan. It showed that residents were not opposed to further house building, but were very concerned about the scale of new housing planned to take place, much of it on land presently in the Green Belt. In particular, it was disproportionate and not sustainable. It was placing significant pressures on already stretched facilities such as health, education, green spaces and the road network. In addition, it was adding to the already high levels of commuting away from the Parish for jobs and services.

It is important, therefore, that the housing growth proposed for the town in the DPD is appropriate in scale, nature, location and character. In addition, the need to maintain the Green Belt is paramount as articulated in the Natural Environment Section.

It is important that the town's housing growth sustains the changing population of the parish over the plan period.

Housing delivered as part of proposed new development must be of the right type to address the needs of the new population. If the mix of new-build housing stock fails to do this, then it is likely to be filled solely by immigrants to Bingley. New migrants to the town are, in themselves, not seen as a bad thing. They help to maintain the vitality of the town, for example. However, if this means that local residents, who require different accommodation to their current dwelling, are unable to access this locally and are forced to move out of Bingley, then this is an unacceptable position

As part of the development of the Bingley Neighbourhood Plan, a detailed examination of the available housing data from the 2011 Census and other reliable sources has been undertaken. This can be found on the Town Council website at www.bingleytowncouncil.gov.uk/

This examination shows there is a relative lack of smaller housing and a relative over-provision of larger housing. At 22%, for example, the number of dwellings with four or more bedrooms is above the district (20.3%) and the national averages (19%), according to the 2011 Census. Conversely, the proportion of dwellings with one bedroom at 11.5% is below the district (11.6%) and national (11.8%) norms. It also shows that under-occupation of dwellings, as evidenced by the number of spare bedrooms, is higher than in all these areas.

This provides clear evidence in support of a policy to encourage smaller dwellings. This in part is needed to rebalance the existing housing market but perhaps more significantly by the forecast growth in the number of households of retirement age.

At the time of the 2001 Census, 18.3% of the population was aged over 65; a figure which is far higher than the district (13.3% and national averages (16.3%). There is compelling evidence that the growth in the number of people aged over 65 has and will continue to grow significantly. Analysis of Lower Super Output Area Mid-Year Population Estimates indicates the proportion of residents living in the Bingley Town Council area aged 65 and over increased from 18% in 2011 to 20% in 2016. This implies the number of residents aged 65+ rose by 16% (767) during this period. Further, latest available population projections¹ suggest that Bradford's 65 plus age group is forecast to grow by around 48% between 2014 and 2034.

Whilst some older people will wish to remain in their own family home, others will wish to downsize, especially if they can remain in their local area. This coupled with the growth in this population segment will result in increasing demand for small dwellings.

It is arguable that a housing market that is tilted towards the provision of larger sized dwellings does not meet the need of an ageing population and young people many of whom are struggling to get onto the housing market.

This means that housing developments should prioritise the provision of smaller dwellings (one or two bedrooms). This should assist in addressing the relatively high number of properties that are under-occupied - for example, elderly households living in large family housing – this, in turn, may release larger dwellings into the housing market.

The provision of the smaller types of dwellings may also help in tackling the major issue of housing affordability (see next section) especially for young people and families.

The need to improve housing choices for both younger and older people was a major theme of the consultation.

This is also in accordance with national and district planning policy, both of which encourage planning for a mix of housing which reflects local need.

Q3. What can be done to improve the housing market?

N/A

Q4. What do you think the council needs to consider when assessing the future requirements and need for market, affordable and specialist housing in the city?

¹ Subnational Population Projections for Local Authorities in England: 2014 based

Housing affordability² is a major issue in Bingley.

There is a high (above average) disparity between average house prices (both for sale and rent) and average income. In 2017 at £204,821 the average house price in the Parish was about a quarter above the district average (£164,399).

Furthermore, the proportion of properties that are available for social rent is relatively low. At 10.8% it is less than two-thirds of the district average (15.8%) and about half the national average (17.7%), according to the 2011 Census.

As a consequence, many people who wish to live in the town, including those with a local connection, are unable to do so as they cannot find suitable accommodation either to buy or rent. There is strong evidence that the housing affordability situation in the town will continue to worsen unless prompt action is taken. According to market analysts, Zoopla, between January 2017 and January 2018, there was 7.91% increase in the average house price in the town – making Bingley tenth in their list of the country's top house price hotspots. The Bradford Strategic Housing Market Assessment 2013 Update⁵ identified that there are shortfalls in affordable housing across the District and in Bingley in particular.

Further, there are proposals to demolish and redevelop Crosley Wood Road – High Rise Flats, one of the largest social housing estates in Bingley. It provides hundreds of much needed affordable housing (both for sale and rent). In view of the affordable housing challenges the parish faces, it is vital that this site is safeguarded for affordable housing provision.

The Bingley Neighbourhood Plan is proposing a policy on the Crosley Wood Road site that support the retention and safeguarding of this site for the provision of affordable housing.

The Plan also underlines the importance and compelling case to meet local targets for affordable housing provision in the town.

It is also seeking that affordable housing should normally be provided on site in order to meet the needs of residents of the local community. In exceptional circumstances, where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same town or village, or if this is not feasible, then within another town or village in the Parish.

Further the statistical evidence gathered as part of the preparation of the Plan above, combined with the evidence from the local community, collectively demonstrate a clear preference for housing for rent in the affordable element of a housing development to meet a local need.

The Bingley Neighbourhood Plan policy is that proposals for developments resulting in a net gain of fifteen dwellings or more will be expected to provide affordable housing on the site, in

² The Plan uses the national definition of affordable housing as set in the National Planning Policy Framework (2018). This is "housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions":

accordance with the Local Plan or an up-to-date housing needs assessment. The provision of housing to rent should be prioritised and supported, where required, as part of a housing development. In exceptional circumstances, where it can be justified, affordable housing will be accepted off-site; this must be on a site that is agreed as being in a suitable location relative to the housing need to be met, ideally within the same town or village, or if this is not feasible, then within another town or village in Bingley Parish.

Q5. What should be considered when setting future housing standards, such as accessibility, size and quality for new housing in the city?

You can go through all of the remainder of the questions in the survey or if you prefer, move to sections targeted at particular types of stakeholder. Please choose one of the options below to proceed.

Section 2: Registered Providers

Q6. What are your main concerns about affordable housing provision? Is there enough, too much, is it of the right size, of a good quality and in the right place?

Q7. Is there a demand for intermediate housing products, such as shared ownership, in meeting the need for affordable housing?

Q8. What do you think needs to happen to improve the provision of affordable housing for rent and sale in Bradford?

Please choose one of the options below to proceed.

Section 3: Developers/House Builders

Q9. What are the main challenges facing the delivery of new homes in Bradford?

Q10. What type of housing is in the greatest demand?

Q11. Who are the typical customers for new homes? First time buyers, second stage movers, down sizers?

Q12. Are customers looking for rent or sale?

Q13. What is the role and main issues regarding the delivery of the build to rent housing products in the housing market area?

Q14. Do you have any suggestions about what would help you to deliver new homes across the Bradford housing market?

Please choose one of the options below to proceed.

Section 4: Specialist Housing Providers

Q15. Is there enough specialist housing in Bradford?

Q16. Are there supply and demand issues for particular types of specialist housing products in the area?

Q17. Do you have any evidence of need for specialist housing?

Please choose one of the options below to proceed.

Section 5: Bradford Local Authority Staff

Q18. What are main challenges facing the local authority in delivering new homes?

Q19. What are the main challenges with your existing housing stock (private sector stock)

Q20. In what ways can these challenges be met?

Q21. Are there any cross-boundary issues facing the Bradford housing market area? if so, what are these and how can they be met?

Please choose one of the options below to proceed.

Section 6: Neighbouring/Adjacent Local Authority Staff

Q22a. Are you reviewing your local plan?

Bingley Town Council is in the process of creating a Neighbourhood Plan.

Q22b. What is the timetable for the review?

Q22c. What period will the new plan cover? From now until 2030.

Q22d. Are you undertaking a new or updated SHMA or HNS to support the new plan? No

Q23. Are there any significant housing developments proposed near to the boundary with the City of Bradford? Please identify them. Don't know.

Q24. Are there any significant infrastructure developments proposed near to the boundary with the City of Bradford? Please identify them. Don't know.

Q25. Are there any significant regeneration projects proposed near to the boundary with the City of Bradford? Please identify them. Don't know.

Q26. Are there any proposals to develop or extend accommodation based special care facilities for adult social care clients or young people that would impact on the City of Bradford? Please provide information on the proposals. Don't know.

Please choose one of the options below to proceed.

Q27. Is the sales market reaching its potential in terms of supply volumes?

Q28. Are there any gaps in supply? Please see comments above.

Q29. Are gaps apparent in particular parts of the city? Please see comments above.

Q30. Are there any particular supply or demand issues in the city centre? N/A.

Q31. Is the rental market buoyant and popular? D/K.

Q32. Is the sales market blocked in specific areas and ways such that conveyancing chains are slow to complete?

Q33. What can be done to speed things up?

Q34. What type of housing and tenure is in short supply or over supply?

Q35. Which locations are most popular and for what type of housing?

Section 6: Summary Section and Questions for Other User Groups

Q36. From all of the challenges facing the Bradford housing market what is the key priority for you and/or your organisation?

Providing affordable quality housing of adequate and appropriate size that meets environmental standards and supports a community that includes employment opportunities. Bingley wishes to continue to be a mixed, vibrant community, not a dormitory suburb.

Q37. Do you have any further comments you would like to make about this research?

As part of the reporting for the project we often use quotes from the stakeholder survey in the narrative of the report and in related appendices. Are you happy for us to use your responses or part of your responses in the reporting? Listed below are a few options. Can you please pick one so we know how we can use your responses to the questions? We normally provide summary responses in the main body of the reporting but we are asking you this question so that we can provide useful qualitative quotes to back up particular views expressed. The appendices to our reports also include all responses provided by all stakeholders but these are provided anonymised so that individuals cannot be directly linked.