

Parish Housing Needs Survey Report Drakes Broughton, Wadborough and Pirton

March 2026

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1. Introduction

1.1 Background

Drakes Broughton, Wadborough and Pirton Parish Council commissioned Wychavon District Council to conduct a housing needs survey as part of their Neighbourhood Plan review process. The survey was distributed from 6th January 2026 with a return deadline of 15th February 2026.

The aim of the survey was to collect local housing needs information within and relating to the Parish of Drakes Broughton, Wadborough and Pirton, to help assess the current future local needs for housing in the parish (over the next 5 years). This survey will be considered valid for the 5-year period ending in February 2031.

The survey process and analysis has been carried out by Sarah Hawkley, Housing Strategy and Projects Officer. This report presents the results of the survey and is based directly on the responses received. It shows the current and future housing needs of the respondents for alternative or additional homes in the Parish, gauges the level of support for new affordable homes, explores the level of interest in community-led housing and can be used to assist with future planning in the Parish.

1.2 Methodology

A total of 1137 paper surveys were sent to every household on the electoral roll within the Parish. A prepaid envelope was included to enable residents to complete and return the survey free of charge. Additional forms were available upon request and respondents were encouraged to complete the survey online if they were able to. There was also the option to speak to a member of the Housing team to complete the survey over the telephone. A copy of the survey form, cover letter and return envelope can be seen at Appendix A at the end of this report.

The research was conducted between 6th January - 15th February 2026.

The survey was promoted through the District and Parish Council's social media platforms.

The survey findings are presented in section 2, section 3 provides a brief overview of the Parish, section 4 details local housing market information and the principal conclusions are presented in section 5.

1.3 Response Rate

In total, 321 valid survey responses were received, giving a total response rate of 28.23%. With a 95% reliability factor the data is to be true to a margin of error +/- 5%. To be deemed statistically accurate a plus/minus figure should be between 4% and 8%. This survey has scored 5% and is therefore statistically accurate. If the survey was repeated using the same methodology, the results would show within +/- 5% of those which are shown within the results of this survey. The smaller the margin of error, the more accurate the data.

As shown in Table 1 below, a total of 42% (equating to 134 of the respondents) of the responses were online and 58% (equating to 187 of the respondents) replied by post.

Table 1: Breakdown of survey responses

Response method	Online	Postal	Telephone
Number of responses	134	187	0
Percentage of responses	42%	58%	0%

It is important to note that following when considering the results of this survey:

1. The results of the survey are an indicator of housing need - other evidence of housing need is available in the South Worcestershire Strategic Housing Market Assessment (Update 2021) and from Housing For You (housing register).
2. The results are a snapshot in time, and housing need will change for a variety of reasons such as households moving, family size changes and changes in financial circumstances.
3. This report contains the housing need and views of those who completed the survey only. The housing and community need of the households who did not complete the survey are unknown.
4. We are aware that not every person/household in need of Affordable Housing will complete a survey, therefore true Affordable Housing need may be underrepresented.
5. The results of the survey are not a means to challenge the housing numbers arising through the local plan.

2. Survey Findings

All households within Parish were invited to complete the survey. The questionnaire asked for details of the household, their current housing situation, whether they needed alternative housing and what their preferred housing situation would be (together with sensitive information such as financial details), their local connection, their opinion on new affordable housing development and views about the Parish. Respondents were assured that any information they disclosed would be treated in strict confidence and the results have been anonymised.

Please note throughout this report, the council has published the comments as received by the respondents. These are not the views of the council. They reflect the comments provided by the individual respondents only.

For the purposes of this report, the term "respondent" refers to an individual survey form.

Your current home and household

Respondents were asked to indicate the type, size and tenure of their current dwelling.

2.1 Current home - bedroom size

All respondents (100% equating to 321 respondents) indicated the number of bedrooms within their current dwelling. Most respondents live in 3-bedroom home (38%), closely followed by a 4-bedroom or larger property (35%). The breakdown of the results is shown in Table 2.

Table 2: Current property size (321 respondents)

Respondents	Current property size			
	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
Number	8	79	121	113
Percentage	2%	25%	38%	35%

2.2 Current home - property type

All the respondents (321) indicated the type of dwellings they are currently living in, the majority (70% of the respondents which equates to 225 respondents) live in a house as shown in Table 3 below.

Table 3: Current property type of respondents (321 respondents)

Respondents	Current property type				
	House	Bungalow	Flat/ Apartment	Conversion	Mobile/Static/Park Homes
Number	225	81	7	8	0
Percentage	70.1%	25.2%	2.2%	2.5%	0%

2.3 Current home - tenure

We asked all households about the tenure of their current home and the results are shown in Table 4. Most respondents are owner-occupiers (279 respondents equating to 87% of respondents) and slightly over half of those own their home outright (194 respondents equating to 60.6%).

Only 6.6% of the respondents (equating to 21 respondents) rent from a housing association and 2.5% (8 respondents) live in the private rented sector, 2.5% (8 respondents) are in a Shared Ownership property, 0.3% (1 respondent) own a Discount Market or First Home property.

0.3% (1 respondent) live with family or friends and 0.6% (2 respondents) live in 'other' unspecified accommodation.

Table 4: Current tenure (321 respondents)

Current tenure	Respondents	
	Number	Percentage
Own your home outright	194	60.6%
Own your own home with a mortgage	85	26.6%
Rent from a Housing Association	21	6.6%
Rent from a private landlord	8	2.5%
Live with family/friends	1	0.3%
A home tied to a job	0	0%
Shared Ownership	8	2.5%
Own a Discount Market Sales / First Home	1	0.3%
Other	2	0.6%

2.4 Current home - ages in the household

We asked households to indicate how many members of their household were in each age group.

Table 5 below illustrates the results. The results show that 20.2% of the households included children aged 0 - 17 years of age and 55.2% were in households with people aged 65 years or over.

Table 5: How many people live in your household in each age group (percentage of respondents)

Age group	1 person	2 people	3 people or more	N/A	Total no of people by age group	Total percentage by age group
Under 10 years old	19 (5.9%)	15 (4.7%)	1 (0.3%)	286 (89.1%)	321	10.9%
10 – 15 year olds	19 (5.9%)	3 (0.9%)	0 (0%)	299 (93.1%)	321	6.8%
16 – 17 year olds	8 (2.5%)	0 (0%)	0 (0%)	313 (97.5%)	321	2.5%
18 – 34 year olds	36 (11.2%)	25 (7.8%)	3 (0.9%)	257 (80.1%)	321	20.5%
35 – 54 year olds	48 (15%)	40 (12.5%)	0 (0%)	233 (72.6%)	321	27.5%
55 – 64 year olds	50 (15.6%)	42 (13.1%)	0 (0%)	229 (71.3%)	321	28.7%
65 years old or above	92 (28.7%)	83 (25.9%)	2 (0.6%)	144 (44.9%)	321	55.2%

2.5 Local Connection

Respondents were asked to indicate their connection to the Parish and, where appropriate they were able to indicate more than one type of connection such as through current residency and permanent employment.

A total of 278 (86.6%) currently live in the Parish, 39 (12.1%) have immediate family living in the Parish, 13 (4.0%) provide care for a family member who lives in the Parish and 24 (7.5%) have permanent employment in the Parish. A total of 39 (12.1%) respondents selected not applicable. 393 responses were submitted; respondents can select more than one option here e.g. live and work in the parish.

Your future housing need

2.6 Households requiring alternative housing

We asked all respondents whether they or anyone in their household is likely to need alternative housing in the next five years. Of the 321 respondents, 18.7% (equating to 60 out of the 321 respondents) stated that they are likely to need alternative housing and 81.3% (equating to 261 out of 321 respondents) selected that they did not have a need for alternative housing. Most of those seeking alternative housing indicated that this housing will be needed in the next 3-5 years. One respondent did not specify a period.

Table 6: Breakdown of timescales for needing alternative housing (59 respondents)

	Timescale for seeking alternative housing		
	In the next 12 months	1 to 3 years	3 to 5 years
Number of respondents	17	24	18
Respondent percentage	28.8%	40.7%	30.5%

A full breakdown of the identified housing needs of the respondents seeking alternative housing within the 5-year period is shown in Section 5 towards the end of this report.

2.7 Age groups requiring alternative housing

We asked the respondents who need alternative housing how many people per age group require this alternative housing. The survey results show that the largest group of respondents who required alternative housing are those in the age group 65 years old or above, 46.7% of those requiring alternative housing are households including 1 or 2 adults aged 65 years old and above. The full breakdown is provided here in Table 7.

Table 7: Respondents requiring alternative housing by age group (60 respondents who had the option to add multiple responses)

Age group	1 person	2 people	3 people	Total by age group
Under 10 years old	7 (11.7%)	4 (6.7%)	3 (1.7%)	11 (18.4)
10 – 15 year olds	4 (6.7%)	1 (1.7%)	0 (0%)	5 (8.4%)
16 – 17 year olds	0 (0%)	0 (0%)	0 (0%)	0 (0%)
18 – 34 year olds	15 (25%)	5 (8.3%)	0 (0%)	20 (33.3%)
35 – 54 year olds	9 (15%)	5 (8.3%)	1 (1.7%)	14 (23.3)
55 – 64 year olds	3 (5%)	3 (5%)	0 (0%)	6 (10%)
65 years old or above	18 (30%)	10 (16.7%)	0 (0%)	28 (46.7%)

2.8 Main reason for needing alternative housing

The 60 respondents seeking alternative housing were asked to indicate their main reasons for needing alternative housing. The full breakdown is provided in Table 8. The need for a smaller home was the main reason 18 (30%), followed by those needing a larger home, 10 (16.7%). Six (10%) respondents selected 'Other' and the reasons provided are:

- Current home over occupied.
- To become a foster carer or adopt.
- A better home, something that ticks all of our requirements.
- Different location with less building.
- Less maintenance and smaller garden.
- To be on a bus route.

Table 8: Main reason for households requiring alternative housing (60 respondents)

Main reason	Respondents	
	Number	Percentage
A smaller home	18	30%
A larger home	10	16.7%
First-time buyer	7	11.7%
Other	6	10%
Need to set up an independent home	4	6.7%
To receive care / support from a relative	5	8.3%
To avoid harassment	1	1.7%
Relationship breakdown	2	3.3%
To give care/support to a relative	3	5%
A cheaper home	3	5%
Need to specify adapted home	0	0%
Need a more secure / long term home	1	1.7%
To avoid harassment	1	1.7%
To be closer to work	0	0%

2.9 Main Barrier to Accessing Suitable Housing

Respondents asked to select the main barrier to accessing suitable housing for their needs. The main barrier identified is the lack of suitable properties available as shown in Table 9.

Table 9: Main barrier to accessing suitable housing (of the 60 respondents)

Respondents	Lack of suitable properties	Saving to purchase	Not able to afford suitable properties	Other
Number	24	5	24	7
Percentage	40%	8.3%	40%	11.7%

Of the 7 respondents who stated 'Other' they specified:

- Not required at present time.
- We are looking for small improvements to layout and land, rather than specific rooms.
- Not currently.
- None – too many provided.
- Currently awaiting assessment which may include both moving to a care home.
- Planning to move to Surrey to be near relatives.
- One response left blank.

2.10 Preferred Dwelling - Tenure, Type and Size

New Build or Existing Dwelling

Most of the respondents who are seeking alternative housing are looking for a new build (55% equating to 33 respondents of the 60 respondents seeking alternative housing). 27 respondents which represents 45% of those seeking alternative housing would prefer an existing property.

Housing Tenure Sought

Respondents (in need of alternative housing) were asked to indicate the property tenure, type and bedroom size to meet their housing need. In summary, the majority indicated that they would prefer to buy on the open market and would like a new dwelling rather than an existing property. 32 respondents (53.3%) want to live in a house, and 21 respondents (35%) would prefer a bungalow. Table 10 illustrates the tenure preferences of those 60 respondents requiring alternative housing.

Of those 60 respondents, a total of 19 respondents (equating to 31.7% of those seeking alternative housing) require some form of Affordable Housing tenure including 7 respondents requires Affordable Rent from a housing association, 3 respondent needing Social Rent from a housing association, 6 looking for a property under the First Homes Scheme. 2 looking for Discount Market Sales (affordable housing scheme for first-time buyers) and 1 respondent is seeking a Shared Ownership property.

Table 10: Tenure preference of those needing alternative housing (60 respondents)

Tenure	Number of respondents	Percentage of respondents
Buy on the open market	38 (36) *	63.3% (60%) *
Affordable Rent from a housing association	7	11.7%
First Homes (government affordable home ownership scheme for first-time buyers)	6	10%
Social Rent from a housing association	3	5.0%
Discount Market Sale property	2	3.3%
Self-build/custom build	2	3.3%
Shared Ownership (part own and part rent)	1	1.7%
Build to Rent (distinct class within the private sector)	1	1.7%

*2 of the 38 respondents wanting to buy on the open market then stated in a comment that they did not want to move. No further information was given.

It should be noted that the selected tenure preference selected by a respondent doesn't necessarily mean that they will be able to access that housing tenure - respondents may have to consider a different form of tenure depending on their income, amount of deposit available or the rental level that would be considered affordable for them. In addition, it should be noted that no assessment has been made as part of this survey on whether those seeking Affordable Rent can afford such a rent level (rather than the more affordable Social Rent levels).

Property Type

Of the 60 respondents who provided details of the type of property they are seeking, the majority wanted a house (53.3% equating to 32 respondents) or a bungalow (35% equating to 21 respondents). Table 11 illustrates the desired property type of those respondents who have identified a need for alternative housing (60 respondents).

Table 11: Type of property respondents would prefer (60 respondents) by number and percentage of respondents

House	Bungalow	Flat / Apartment	Mobile Home / Static Caravan / Park Home	Conversion	Total
32	21	5	1	1	60
53.3%	35%	8.3%	1.7%	1.7%	100%

Property Size

Most respondents were seeking a 2-bedroom (53.3% of those requiring alternative housing) or 3-bedroom home (23.3% of those seeking a different home) as can be seen in Table 12 below.

Table 12: Number of bedrooms required by those in need of alternative housing (60 respondents)

Respondents	Property size				
	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
Number	1	32	14	9	1
Percentage	6.7%	53.3%	23.3%	15%	1.7%

Table 13 shows the breakdown of property size needed by preferred tenure option for the 60 respondents in need of alternative housing.

The results show that of those 60 respondents seeking to buy on the open market, 53.3% are seeking a 2-bedroom property, 23.3% state they need a 3-bedroom dwelling and the remaining 15% are looking for a 4-bedroom property. 1.7% say that they need a 5 bedroomed home.

The two respondents looking for an opportunity for a self-build/custom build property stated they would prefer a 1-bedroom mobile home/park home property and the other would prefer a 2-bed house.

The 19 respondents seeking an Affordable Home Ownership option are shown below in table 13.

Table 13: Property size needed by preferred tenure (19 respondents)

Tenure	Number of bedrooms needed				
	1	2	3	4	5
Shared Ownership (part own and part rent)	1 (5.2%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
First Homes (government affordable home ownership scheme for first-time buyers)	1 (5.2%)	4 (21%)	1 (5.2%)	0 (0%)	0 (0%)
Affordable Rent from a housing association	1 (5.2%)	5 (26%)	1 (5.2%)	0 (0%)	0 (0%)
Social Rent from a housing association	1 (5.2%)	0 (0%)	1 (5.2%)	1 (5.2%)	0 (0%)
Rent to Buy	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Discount Market Sales	0 (0%)	1 (5.2%)	0 (0%)	1 (5.2%)	0 (0%)
Total number of respondents	4	10	3	2	0

For those in need of Affordable Housing the majority are requiring a 2-bedroom property (52.6%) followed by a 1-bedroom need (21%).

Those seeking properties on the open market may be able to consider purchasing a larger property than they technically need. For example, a household with 2 adults aged 40 years old and 2 children aged 3 and 5 years old can consider buying a 3- or 4-bedroom house if they have the financial means to do so. However, the same family in need of Affordable Rented Housing would only be

deemed to have a 2-bedroom need in accordance with the South Worcestershire Housing Allocation Policy.

2.11 What area are you looking for alternative accommodation in?

Of those that stated they needed to move; table 14 here shows the areas that they would like to live in. Respondents could tick more than one answer hence the total number of respondents is greater than 60. Most respondents want to remain living in the Parish (53.5%).

Table 14: Where respondents who need alternative housing would like to live

Area	Respondents	
	Number	Percentage
Drakes Broughton	32	19%
Within Worcestershire	30	18%
Within the district of Wychavon	25	15%
Wadborough	18	10%
Peopleton	13	8%
Pirton	11	7%
Stoulton	11	7%
Outside of Worcestershire	9	5%
Pinvin	8	5%
Besford & Defford	7	4%
Norton-Juxta-Kempsey	4	2%

Household Finances

We asked those who require alternative housing to provide details about their household income, what deposit and property price they can afford (if they wish to buy) and what rental payments they can make (if they wish to rent). Please note that we are only reporting on the information provided by respondents, and we have not verified any of the financial information.

2.12 Household Income

We asked those seeking alternative housing to provide their total gross annual household income (including all forms of income and benefits). Table 15 below gives the breakdown of those in each income group and Table 16 sets out the total gross income of those respondents by their preferred housing tenure.

Table 15: Total gross annual income of respondents (60 respondents)

Respondents	Less than £24,999	£25,000 - £34,999	£35,000 - £44,999	£45,000 - £54,999	£55,000 - £64,999	£65,000 - £79,999	More than £80,000	Prefer not to say
Number	10	16	5	3	4	3	7	12
Percentage	16.7%	26.7%	8.3%	5.0%	6.7%	5.0%	11.7%	20%

Table 16: Total gross annual income by preferred tenure (60 respondents)

Total gross annual income	Preferred Tenure							
	Buy on the open market	Self-build/ Custom Build	Shared Ownership	First Homes	Affordable Rent	Social Rent	Build to rent	Discount Market sales
Less than £24,000	3 (5%)	1 (1.6%)	0 (0%)	2 (3.3%)	0 (0%)	2 (3.3%)	1 (1.6%)	1 (1.6%)
£25,000 - £34,999	10 (16.6%)	0 (0%)	0 (0%)	0 (0%)	4 (6.66%)	1 (1.6%)	0 (0%)	1 (1.6%)
£35,000 - £44,999	4 (6.66%)	1 (1.6%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
£45,000 - £54,999	3 (5%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
£55,000 - £64,999	4 (6.6%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
£65,000 - £79,999	2 (3.3%)	0 (0%)	0 (0%)	0 (0%)	1 (1.6%)	0 (0%)	0 (0%)	0 (0%)
More than £80,000	5 (8.3%)	0 (0%)	0 (0%)	2 (3.3%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Prefer not to say	7 (11.6%)	0 (0%)	1 (1.6%)	2 (3.3%)	2 (3.3%)	0 (0%)	0 (0%)	0 (0%)
Total number of respondents	38 (63%)	2 (3%)	1 (2%)	6 (10%)	7 (12%)	3 (5%)	1 (2%)	2 (3%)

*Of the 7 in need of Affordable Rent, 3 respondents selected their gross annual household income above £65,000-£79,000. These respondents will not be eligible to join Housing For You (the housing register) to access Affordable Housing for Rent (either Affordable Rent or Social Rent) in accordance with the South Worcestershire Housing Allocations Policy as they have a gross household income of more than £38,000 per annum. However, when we have examined their response data in full, the Affordable Rent accommodation is for their grown-up child and the persons' income is unknown. Therefore, we have presumed they would be eligible for the purposes of this report.

2.13 House Deposit

We asked those who wished to own their own home (buying on the open market or an Affordable Home Ownership property such as Shared Ownership) what level of deposit they can afford. Table 17 below shows the results.

A total of 49 respondents wished to buy their own home in one way or another. Of these, 22 did not wish to provide details of the amount of deposit they have available and four do not wish to buy.

Table 17: Deposit amount that can be afforded by respondents (28 respondents)

Respondents	Less than £3,000	£3,000-£9,999	£10,000-£19,999	£20,000-£29,999	£30,000-£39,999	£40,000-£49,999	£50,000-£59,999	£60,000 or more
Number	1	9	2	3	1	1	1	10
%	3.57%	32.14%	7.14%	10.71%	3.57%	3.57%	3.57%	35.71%

We have reviewed the local housing market in Section 4 of this report. Those respondents with less than £60,000 available as a deposit may have to consider a different housing tenure to meet their affordability needs based on income and deposit.

We have also looked at the maximum deposit respondents can afford by their preferred housing tenure option as shown in Table 18. We have excluded those 22 respondents who selected “Prefer not to say and do not wish to buy” from this analysis. Of the 28 respondents who are seeking open market housing and responded with a deposit amount, the vast majority (35.7%) have deposit amounts of over £60,000 closely followed by (32.1%) stating £3000 – £9,999.

Table 18: Deposit amount by preferred housing tenure (28 respondents)

Preferred Tenure	Maximum deposit amount respondent can afford							
	Less than £3,000	£3,000-£9,999	£10,000-£19,999	£20,000-£29,999	£30,000-£39,999	£40,000-£49,999	£50,000-£59,999	£60,000 or more
Open market	1 (3.57%)	4 (14.28%)	2 (7.14%)	2 (7.14%)	1 (3.57%)	1 (3.57%)	1 (3.57%)	8 (28.57%)
Self-build/Custom Build	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (3.57%)
First Homes	0 (0%)	4 (14.28%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Shared Ownership	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (3.57%)
DMS	0 (0%)	0 (0%)	0 (0%)	1 (3.57%)	0 (0%)	0 (0%)	0 (0%)	1 (3.57%)

2.14 Property price

We asked respondents who wanted to own their own home what price range they can afford to purchase. Of the 28 respondents seeking to buy a property, 25 stated a property price and these results are shown in Table 19, 3 preferred not to say. Again, we have excluded the 22 respondents who selected “Prefer not to say and do not wish to buy” from this analysis.

Table 19: Property price that can be afforded by respondents (25 respondents)

Respondents	Property price					
	Up to £199,999	£200,000- £249,999	£250,000- £299,999	£300,000- £349,999	£350,000- £399,999	£400,000 plus
Number	5	4	3	6	2	5
%	20%	16%	12%	24%	8%	20%

2.15 Monthly Rent

We asked those who are seeking rented accommodation to state what rent per calendar month (pcm) they can afford, and these results are shown in Table 20 below. One respondent chose the option to rent but then stated they did not wish to rent.

Table 20: Monthly rent that can be afforded by respondents (10 respondents)

	Less than £400	£400- £499	£500- £599	£600- £699	£700- £799	£800- £899	£900- £999	£1000 - £1199	£1200 or more
Number	0	2	2	2	2	2	0	0	0
%	0%	18.1%	18.1%	18.1%	18.1%	18.1%	0%	0%	0%

2.16 Moving or returning to the Parish

All survey respondents (321 respondents) were asked whether a family member or someone else they know wanted to move or return to live in the parish. This provided 14 responses, stating they know someone who would like to move back into the parish.

Affordable Housing

2.17 Level of support for affordable housing development

We asked all survey respondents for their views on an affordable housing development in the parish and the results are shown in Chart 2. A total of 35.2% (equating to 113 respondents) of the respondents would support an affordable housing development in the Parish. However, the remaining 64.8% (equating to 208 respondents) stated they would not support an affordable housing development in the parish.

In terms of the size of affordable housing development those 113 respondents who are in favour of affordable housing development in the Parish are most likely to support an affordable housing development of 16-20 dwellings followed by a development of 0-10 dwellings. The results are shown in Table 20 here.

Table 21: Size of affordable housing development supported

Respondents	Number of affordable housing dwellings					
	0 – 10	11 – 15	16 – 20	21 – 25	26 – 30	30 +
Number	24	17	30	13	11	18
Percentage	21.2%	15%	26.5%	11.5%	9.7%	15.9%

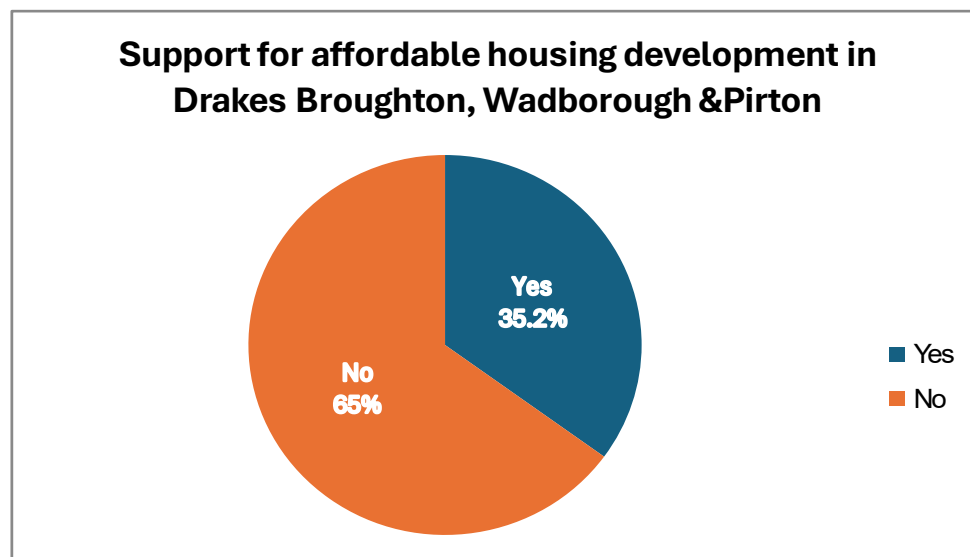


Chart 2: Support for affordable housing development in the Parish (113 respondents)

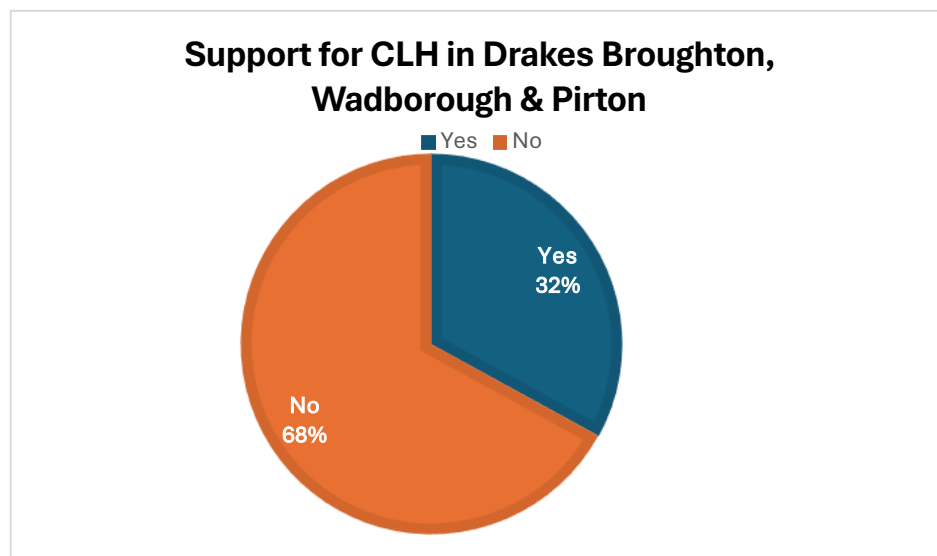
Community Led Housing

Community Led Housing (CLH) is housing developed by the community for the benefit of the community to meet local needs.

2.18 Support for Community Led Housing Development

A total of 321 respondents answered this question, and the results are in Chart 3. The majority stated that they would not support such a development, with 68% of respondents (equating to 218 respondents) selecting "No". The remaining 32% of respondents (equating to 103 respondents) were supportive of a CLH development in the Parish.

Chart 3: Support for CLH development in the Parish (103 respondents)



Those who would support a CLH development (103 respondents) were asked to select all the options that applied when considering what communal facilities they would like to see included. Respondents could select multiple answers. Table 22 illustrates the facilities which would receive support from the community.

Of those 6 respondents who selected 'Other' specified:

- Allotments
- Council owned properties available for rent. Not housing associations.
- Easily accessible open green spaces are very important
- Cafe – there isn't any where local to go and socialise for free other than the pubs which aren't the nicest or most appropriate if you have young children. The community centre runs mainly chargeable sessions.
- Dentist / Doctor
- Allotments cafe etc
- Do not know.

Table 22: Communal facilities to be included in a CLH development (103 respondents)

Communal Facility	Number of respondents	Percentage of respondents
Garden	90	87.3%
Car parking	88	85.4%
Wi-Fi	66	64%
Washing / drying facilities	55	53.3%
Indoor area for social activities	50	48.5%
Cooking facilities	50	48.5%
Office / Computer	32	31%
Guest flat	22	21.3%
Other	6	5.82%

We also asked respondents what involvement they would like to have in a CLH project and the replies of those who would like to be involved as shown below in Table 22. Respondents could select as many options as they wished.

Table 23: Number of respondents who would like to be involved in CLH project (103 respondents)

Project Development	Design	Construction	Project Management	Legal advice	Financial advice
5	3	0	2	3	2
Marketing and Publicity	Property Maintenance	Long-term Management	Don't know	None	
2	5	2	31	61	

We asked respondents whether they are aware of any land or unused buildings that are available locally that might be suitable for CLH development. A total of 2 respondents said Yes to this question but only one respondent provided the following suggestion: Land in Pinvin by existing new social housing site that's just finished.

Housing For You (Housing Register)

Housing For You is a choice-based lettings scheme operating across South Worcestershire and provides access to eligible households in need of affordable housing for rent to make an application for this type of housing. It operates across Malvern Hills as well as Wychavon and Worcester City.

2.19 Housing For You – Live applications

We asked all respondents to indicate whether they have a 'live' housing register application through Housing For You and the survey results are shown in Table 24 below. A total of 321 respondents answered this question and of those only 8 respondents stated that they have a live housing register application, this equates to 2.5% of the survey respondents.

Table 24: Housing For You 'Live' Applications (321 respondents)

Respondents	Do you have a live Housing For You application	
	Yes	No
Number	8	313
Percentage	2.5%	97.5%

The survey asked whether people would be happy for us to contact them if they needed any more information about their Housing For You application. A total of 3 respondents stated they would like more information and would be happy to be contacted.

We examined the Housing For You, our reporting system which showed on 12/03/2026, that 2,705 households registered on Housing For You with a connection to the district of Wychavon. Of these, there are currently 22 households registered with a connection to Drakes Broughton, and they have the following bedroom need:

- 1-bedroom – 8 households
- 2-bedroom – 8 households
- 3-bedroom – 5 households
- 4 bedroom – 1 household

There was also a further 25 households registered on the housing register with a connection to one of the surrounding parishes/grouped parishes. The surrounding parishes were Besford & Defford, Pinvin, Peopleton, Stoulton, Norton-Juxta-Kempsey. These households have the following bedroom need:

1-bedroom – 15 households

2-bedroom – 6 households

3-bedroom – 4 households

Please note that the number of households registered on Housing For You is likely to be an under-representation of the need for Affordable Housing to Rent (either Social Rent or Affordable Rent) as we are only able to report on connection through current residency. At present, Housing For You does not capture those with a connection to parishes through close family, permanent employment or providing care to a relative.

In addition, Housing For You does not provide data on the number of households in need of affordable home ownership options such as Shared Ownership, Discount Market Sales and First Homes.

Your Parish

2.20 Opinions about Drakes Broughton, Wadborough and Pirton

The respondents were asked for their opinions about Drakes Broughton and whether they considered the following:

Does your Parish provide sports and recreational facilities?

A total of 317 respondents answered with 255 (80.4%) answered yes and 62 respondents (19.6%) saying no.

Table 25 summaries the responses. Respondents could select the statements that applied.

Table 25: Do the current sports and recreational facilities meet the need in the Parish?

Sports & Recreational Facilities	No of Responses	% of Responses
Meets current needs	197	62.7%
Do not meet current needs	113	36.0%
Exceeds current needs	8	2.5%

2.21 Change in the Parish

The survey asked respondents to consider whether the Parish would rate community woodlands, orchards and outdoor spaces.

Table 26: When thinking about the following facilities in your Parish, how do you rate them?
(320 respondents)

How do you rate your outdoor facilities?	Excellent	Good	Average	Poor	Not Provided
Footpaths / Bridleways / Dog Walking	28 (8.8%)	102 (31.9%)	129 (40.3)	58 (18.1%)	3 (0.9%)
Community woodlands / Orchards / & Outdoor Spaces	28 (8.8%)	87 (27.4%)	105 (33.0%)	65 (20.4%)	33 (10.4%)
Community Allotments	6 (1.8%)	17 (5.3%)	42 (13.1%)	40 (12.5%)	210 (65.6%)

3. Overview of the Drakes Broughton Wadborough and Pirton

3.1 Drakes Broughton, Wadborough and Pirton.

Drakes Broughton Parish Council serves the local community of Drakes Broughton a village located on the B4084 in the district of Wychavon. It is approximately 2 miles north-west of Pershore and 7 miles south-east of Worcester.

Drakes Broughton has some key facilities including:

- First school Barnabas CofE Primary School and Pre-school.
- Middle School
- Village hall
- Church, St Barnabas Church
- Convenience store
- Hairdresser
- Two public houses (The Old Oak & The Plough and Harrow)
- An hourly bus service through the day to Worcester / Pershore and Evesham (Monday to Friday)

The South Worcestershire Development Plan Review (SWDPR) identifies Drakes Broughton as a Category 2 settlement (with at least 2 key services having access to the daily bus service and being within a short distance to Worcester Parkway Station and the M5 corridor.

Wadborough is a hamlet 3.5 miles outside of Pershore and 7 miles from Worcester. The village is an old farming community, with its nearest church St Peter's one mile away in Pirton.

Pirton is a small village in Worcestershire. It is characterised by panoramic views of Worcestershire countrysides containing farmland. The village holds a parish church dedicated to St Peter.

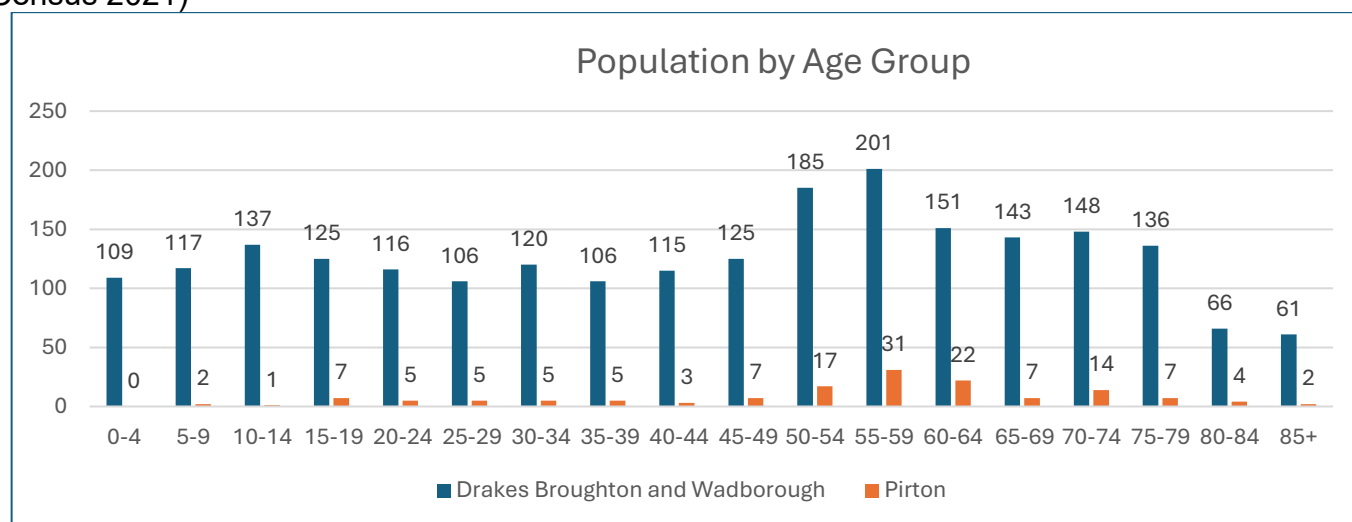
3.2 Number of Households and Population

As at the date of the 2021 Census, there were 879 households in Drakes Broughton & Wadborough. Pirton has 58 households. In Drakes Broughton and Wadborough average household size was 2.45 (persons), In Pirton the average household size was 2.6 (persons) In Drakes Broughton the average number of bedrooms per household was 3.2. In Pirton it was 3.3.

Table 27: Household data for Drakes Broughton / Wadborough and Pirton

Household Data	Drakes Broughton / Wadborough	Pirton
Households in:	879	58
Average household size per person.	2.45	2.6
Average number of bedrooms per household	3.2	3.3

Chart 4: Population breakdown of Drakes Broughton, Wadborough and Pirton by Age. (Data: Census 2021)



3.3 Existing Housing Stock – Property Types and Tenure

Most properties in Drakes Broughton, Wadborough and Pirton are detached (equating to 44.5% of the housing stock in Drakes Broughton and Wadborough and 50% in Pirton) and the majority are owner occupied (equating to 80.2% in Drakes Broughton and Wadborough and 69% in Pirton)

Table 28 show the breakdown of property types in Drake Broughton and Wadborough. Table 29 shows the breakdown of property types in Pirton. Table 30 demonstrates the tenure breakdown of this housing stock in Drakes Broughton and Wadborough and Table 31 shows the tenure breakdown in Pirton.

This information for the tables below has been gathered form the 2021 census, which collates the statistics for Pirton's separately.

Table 28: Property type breakdown of existing housing stock in Drakes Broughton and Wadborough (2021) 1,040 dwellings

Property Types	Detached	Semi-detached	Terraced	Flat, maisonette or apartment
Number of properties	460	380	150	50

Percentage of properties	44.20%	36.50%	14.50%	4.80%
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Table 29: Property breakdown of existing housing stock in Pirton (2021 census) 57 dwellings

Property Types	Detached	Semi-detached	Terraced	Flat, maisonette or apartment
Number of properties	27	22	8	0
Percentage of properties	47.40%	38.60%	14%	0

Table 30 Tenure breakdown of existing housing stock in Drakes Broughton and Wadborough (2021 census) 879 properties.

Tenure	Owned outright	Owned with mortgage or loan	Shared ownership	Private Rent from other private owners	Rented from other private landlords Letting agents	Rented from social landlords	Rented from council or equivalent
Number of properties	391	314	10	13	52	80	19
Percentage of properties	44.50%	35.70%	1.10%	1.50%	5.90%	9.10%	2.20%

Table 31: Tenure breakdown of existing housing stock in Pirton (2021 census) 58 properties.

Tenure	Owned outright	Owned with mortgage or loan	Shared ownership	Private Rent from other private owners	Rented from other private landlords	Rented from social landlords	Rented from council or equivalent
Number of properties	29	11	0	5	4	7	2
Percentage of properties	50%	19%	0%	8.60%	6.90%	12.10%	3.40%

Table 32: Total number of affordable housing completions in Drakes Broughton

Year	Delivery (number)	Rental	Ownership
2025/26 (up to Dec 2025)	0	n/a	n/a
2024/25	0	n/a	n/a
2023/24	15	Affordable Rent 1 x 2 Bed Bungalow 3 x 3 Bed House	Shared Ownership 7 x 2 Bed Bungalow 2 x 3 Bed House 1 x 2 Bed House Discount Market Sales 1 x 3 Bed House
2022/23	59	Affordable Rent 4 x 1 Bed Flat 7 x 1 Bed House 14 x 2 Bed House 4 x 3 Bed House	Shared Ownership 6 x 2 Bed Bungalow 4 x 2 Bed House 18 x 3 Bed House 1 x 4 Bed House Discount Market Sales 1 x 3 Bed House
2021/22	31	Social Rent 8 x 1 Bed Flat 3 x 2 Bed House 4 x 3 Bed House 2 x 2 Bed Bungalow	Shared Ownership 9 x 3 Bed House 3 x 2 Bed House Discount Market Sales 2 x 2 Bed House
2020/21	7	n/a	Shared Ownership 2 x 2 Bed Bungalow Discount Market Sales 4 x 2 Bed House 1 x 3 Bed House
Last 5 years	112	17 x Social Rent 33 x Affordable Rent	53 x Shared Ownership 9 x Discount Market Sales

Please note no affordable housing has been delivered in Wadborough or Pirton in the period from 2020/21 to December 2025.

4. Local Housing Market

4.1 Property prices

We assessed properties purchased on the open market in Drakes Broughton in March 2026. Detached properties sold for an average of £466,140. Semi-detached properties sold for an average of £310,000 and terraced properties averaged £192,500 over the last 12 months.

Overall, historical sold prices in Drakes Broughton over the last year were 4% up on the previous year.

(Data Source: *Properties For Sale in Drakes Broughton* as on 13th March 2026).

4.2 Purchases on the open market

In the last 12 months, 18 properties sold in Drakes Broughton / Wadborough and Pirton as shown in Table 33. The average of the eighteen freehold properties sold was £429,838.89.

Table 33: Properties sold in Drakes Broughton (March 2025 – March 2026)

	Road/Area	Bedrooms	Property Type	Date Sold	Value
1	5 Moorcroft Fields	2	House	04/12/2025	£192,500
2	12 Permain Way	2	Bungalow	28/11/2025	£375,000
3	5 Stonebow Road	3	House	07/11/2025	£325,000
4	53 Greyhounds Rest	4	House	17/10/2025	£295,000
5	29 Shrubbery Road	3	Bungalow	10/10/2025	£420,000
6	66 Bracken Lea	4	House	06/10/2025	£415,000
7	Mountaine, Woodleigh	3	House	03/10/2025	£300,000
8	1 Circus Croft	5	House	29/08/2025	£510,000
9	29 Beech Avenue	4	House	13/06/2025	£320,000
10	77 Beech Avenue	2	Bungalow	05/06/2025	£380,000
11	1 Croome Close	4	House	29/05/2025	£475,000
12	7 Geeson Road	Unknown	Unknown	09/05/2025	£540,600
13	6 Stonebow Road	3	House	08/05/2025	£415,000
14	19 Permain Way	Unknown	Unknown	08/05/2025	£453,000
15	64 Stonebow Road	4	House	03/04/2025	£425,000
16	Stonehall Barn	5	House	27/03/2025	£925,000
17	11 Hollyblue Close	3	House	14/03/2025	£425,000
18	10 Russett Meadow	Unknown	Unknown	14/03/2025	£546,000

Data Source: [House prices in Drakes Broughton - sold prices - Rightmove](#) 13/03/2026

4.3 Currently on the market

When looking at properties for sale in Drakes Broughton the following 17 properties are available, as shown in Table 34, with a maximum guide price of £890,000 and minimum of £135,000. The average price of these 17 properties is £487,517.60.

Table 34: Properties available for sale in Drakes Broughton (as 04 March 2026). There were no properties for sale in Wadborough or Pirton at this time.

	Road/Area	Beds	Type of property	Cost	Agent
1	Barland Grove	2	Shared ownership. Semi detached	£135,000	RA Bennett
2	Beech Avenue	3	Mid terrace	£270,000	Nigel Poole & Partners
3	Beech Avenue	2	Semi-detached	£280,000	Christian Lewis
4	Beech Avenue	2	Semi-detached	£283,000	Free Agent
5	Moorcroft Fields	2	Semi-detached	£285,000	Christian Lewis
6	33 Beech Avenue	3	Semi - Detached	£290,000	Free Agent
7	Cygnets Rest	2	Semi detached	£294,950	Handles
8	Keepers close	3	Link detached	£425,000	Jones & Associates
9	Cygnets Rest	3	Detached	£495,000	Handles
10	Cygnets Rest	4	Detached	£499,950	Handles
11	Shrubbery Road	5	Detached	£500,000	Nigel Poole & Partners
12	Cygnets Rest	4	Detached	£584,950	Handles
13	Cygnets Rest	4	Detached	£624,950	Handles
14	Williamson Way	4	Detached	£795,000	Nigel Poole & Partners
15	Stonebow Road	4	Detached	£800,000	Fisher German
16	Worcester Road	5	Detached	£835,000	Nigel Poole
17	Chevington Mead	4	Detached	£890,000	Jones & Associates

Data Source: Properties For Sale in Drakes Broughton / Wadborough and Pirton Rightmove
[Properties For Sale in Drakes Broughton | Rightmove](#) 13/03/2026

4.4 Private Rental

We also looked at the market for private rent in Drakes Broughton / Wadborough and Pirton. On 4th March 2026, there were 3 properties available to privately rent. Which consisted of two 4 bed properties one priced at £1500 pcm (per calendar month) and one at £1,785. There was also a three-bed property which was £1250 pcm. There were no properties to rent in Wadborough or Pirton at this time. [Properties To Rent in Drakes Broughton | Rightmove](#) 04/03/2026

4.5 Social Rent and Affordable Rent

We looked back at the number of Social Rent and Affordable Rent properties that became available to let via Housing For You (choice-based letting system for advertising affordable housing for rent across Malvern, Wychavon and Worcester) since 1 February 2025.

A total of 4 property for Social Rent have become available in Drakes Broughton as shown below in Table 35. There have been no Social Rental properties advertised as available in either Wadborough or Pirton. This demonstrates a lack of availability of affordable housing for rent.

Table 35 Properties advertised via Housing For You since 2025 (Data source: Housing For You)

Parish	Date of Advertisement on Housing For You	Property size and type
Drakes Broughton	04/03/2025	2 bed house
Drakes Broughton	22/09/2025	2 bed house
Drakes Broughton	13/10/2025	2 bed house
Drakes Broughton	18/11/2025	1 bed bungalow
Drakes Broughton	20/01/2026	2 bed house

5. Conclusion

The survey received a response rate of 28.23% showing a margin of error to 95% as +/- 5%. It is possible that residents with a housing need did not respond, although a paper survey was sent to all households within the Parish.

The vast majority of those who completed the survey are owner-occupiers (87% of the respondents equating to 279 respondents) and over half of these own their own home outright (60.6% equating to 194 respondents). In addition, 121 (38%) of respondents live in a 3-bedroom property and 113 (35%) live in a 4-bedroom property or larger.

Most survey respondents are from households with 1 or more people aged 65 years or above.

The survey identified 60 households (representing 18.7% of the 321 survey respondents) with a need for alternative housing within the next five years. Of these:

- Most would prefer a new build property (55%) rather than an existing dwelling (45%).
- Those seeking alternative housing would prefer a new dwelling rather than an existing property. 32 respondents (53.3%) want to live in a house, and 21 respondents (35%) would prefer a bungalow with the majority seeking a 2-bedroom property on the open market worth £300,000-£349,999.
- The need for a smaller home was the main reason 18 (30%), followed by those needing a larger home 10 (16.7%).
- The main barrier identified is the lack of suitable properties available.
- Nearly half seeking alternative housing (40.7% which was 24 respondents) require this alternative housing in the next 1-3 years.
- A total of 60 respondents, representing 63.6% or 36 of those 60 households with a need for alternative housing, stated they want to buy on the open market. Within this figure 2 households expressed the need to move to alternative housing but then stated in a comment 'that they did not want to move' A breakdown of the open market housing needs identified is provided in 5.1.
- Two respondents want the opportunity to self-build/custom build their own property. This is shown in 5.2 with one also wanting to Build to Rent.
- Of those seeking Affordable Housing provision, 10 stated a need for Affordable Housing for Rent from a housing association (Affordable Rent or Social Rent). The identified housing needs of this respondent is provided in detail in 5.3.

- A total of nine respondents, representing 15% of those in need of alternative housing, would like a form of Affordable Home Ownership as follows:
 - 1 respondent would like a Shared Ownership home
 - 6 respondents would like a First Home property
 - 2 respondents would like a Discounted Market Sale Property

The breakdown of the Affordable Home Ownership needs identified is shown in 5.4. The majority of respondents seeking Affordable Home Ownership are in support of Affordable Housing being delivered in Drakes Broughton, Wadborough and Pirton.

A total of 35.2% (equating to 113 respondents) of the respondents would support an affordable housing development in the Parish. However, the remaining 64.8% (equating to 208 respondents) stated they would not support an affordable housing development in the parish.

In terms of the size of affordable housing development those 113 respondents who are in favour of affordable housing development in the Parish are most likely to support an affordable housing development of 16-20 dwellings followed by a development of 0-10 dwellings.

Overall, the survey respondents are not supportive of Community-Led Housing in the parish with 68% of all 321 respondents expressing they would not support such a development and 32% of respondents stating they would support it.

5.1 Open Market Housing Need Identified

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type and Size	Maximum Deposit	Property Price Range	Area
1	Open Market	In the next 12 month	1x adult aged 18-34 1x adult aged 35-54	2-bedroom house	£3000 - £9000	£250,000 - £299,999	Drakes Broughton, Wadborough, Pirton, Besford and Defford, Peopleton, Stoulton, Norton-Juxta. Within the district of Wychavon.
2	Open Market	In the next 12 months	2 adults aged 35-54 1 x child under 10 2 x child aged 10-15	4-bedroom house	£30,000 - £39,000	£300,000 - £349,999	Drakes Broughton, With in Worcestershire
3	Open Market	In next 12 months	1 x adult aged 18-34	2-bedroom house	£3000 - £9000	Prefer not to say.	Drakes Broughton, within the district of Wychavon, With in Worcestershire, outside of Worcestershire.
4	Open Market	In the next 12 months	2 x adult aged over 65	4-bedroom house	£60,000 or more	£400,000 or more	Outside of Worcestershire
5	Open Market	In the next 12 months	1 x adult aged 35-54 1 x child aged 10-15	2-bedroom house	Prefer not to say	£200- £249,999	Within the district of Wychavon. Within Worcestershire,

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type and Size	Maximum Deposit	Property Price Range	Area
6	Open Market	In the next 12 months	2 x adults aged over 65	2-bedroom bungalow	Less than £3000	Prefer not to say	Within Worcestershire
7	Open Market	In the next 2-3 years	2 x adults aged 35-54 2 x child under 10	4-bedroom house	Prefer not to say	Prefer not to say	Drakes Broughton, Wadborough, Pirton, Besford & Defford, Peopleton, Stoulton. Within the district of Wychavon, Within Worcestershire
8	Open Market	In the next 2-3 years	2x adults aged 55-64 1 x child 10-15 1 x child under 10	4-bedroom house	Prefer not to say	£400,000	Drakes Broughton, Wadborough, Pinvin, Peopleton, Stoulton, Norton -juxta- Kempsey
9	Open Market	In the next 2-3 years	2 x adults aged 35-54 2 x child aged under 10	4-bedroomed conversion	£10,000-£19,999	£400,000 or more	Drakes Broughton
10	Open Market	In the next 2-3 years	1 x adult over 65	2-bedroom bungalow	£60,000 or more	£400,000	Drakes Broughton, Wadborough, Besford & Defford, Peopleton. Within in Worcestershire. Outside of Worcestershire.

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type and Size	Maximum Deposit	Property Price Range	Area
11	Open Market	In the next 2-3 years	2 adults aged over 65	3-bedroom house	Prefer not to say	£400,000 or more	Drakes Broughton. Within the district of Wychavon
12	Open Market	In the next 2-3 years	2 x adult aged 35-54	3-bedroom house	Prefer not to say	£400,000 or more	Wadborough & Pirton
13	Open Market	In the next 2-3 years	2 x adult aged 65 or older	3-bedroom bungalow	Prefer not to say	£400,000 or more	Within Worcestershire
14	Open Market	In the next 2-3 years	1 x adult aged 65 or over	2-bedroom bungalow	Prefer not to say	£200,000 - £249,999	Drakes Broughton, Wadborough
15	Open Market	In the next 2-3 years	1 x adult aged 55-64 1 x adult aged over 65	2-bedroom bungalow	£3000-£9000	£200,000 - £249,999	Drakes Broughton. Within Worcestershire. Outside of Worcestershire
16	Open Market	In the next 2-3 years	2 x adult aged over 65	2-bedroom bungalow	Prefer not to say	Prefer not to say	Within Worcestershire
17	Open Market	In the next 2-3 years	1 x adult 55-64 1 x adult aged over 65 1 x adult 18-34	3-bedroom house	Prefer not to say	Prefer not to say	Within Worcestershire
18	Open Market	In the next 2-3 years	2 x adults aged over 65	2-bedroomed bungalow	£60,000 or more	£250,000 - £299,999	Drakes Broughton. Within the Wychavon district
19	Open Market	In the next 2-3 years	1 x adult aged over 65	2-bedroomed Flat / Apartment	Prefer not to say	£350,000 - £399,999	Within the district of Wychavon. Within Worcestershire

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type and Size	Maximum Deposit	Property Price Range	Area
20	Open Market	In the next 2-3 years	1 x aged over 65	2 –bedroom bungalow	£60,000 or more	£300,000 - £349,000	Norton-juxta- Kempsey. Outside of Worcestershire
21	Open Market	In the next 2-3 years	2 x aged over 65	3-bedroom bungalow	Prefer not to say	Prefer not to say	Within Worcestershire.
22	Open Market	In the next 2-3 years	1 x adult over 65	2-bedroom bungalow	Prefer not to say	£250,000 - £299,999	Pirton, Stoulton. Within the district of Wychavon. Within Worcestershire.
23	Open Market	In the next 3-5 years	2 x adult aged over 65	3-bedroom house	Prefer not to say	Prefer not to say	Outside of Worcestershire
24	Open Market	In the next 3-5 years	2 x adult aged over 65	3-bedroom flat / apartment	£50,999 - £59,999	£300,000 - £349,999	Drakes Broughton. Within the Wychavon district
25	Open Market	In the next 3-5 years	2 x adult aged 55-64	2-bedroom bungalow	£60,000 or more	£300,000 - £349,999	Wadborough, Pirton, Peopleton, Stoulton. Within the district of Wychavon
26	Open Market	In the next 3-5 years	2 x adult aged over 65	3-bedroom bungalow	Prefer not to say	£400,000 or more	Wadborough, Pirton, Pinvin. Within Worcestershire
27	Open Market	In the next 3-5 years	1 x adult aged 35-54. 1 x adult aged 18-34 1 x child under 10	3-bedroom house	£40,000 - £49,000	Prefer not to say	Drakes Broughton. Within Worcestershire. Outside of Worcestershire
28	Open Market	In the next 3-5 years	2 x adults over 65	3-bedroom house	£60,000 or more	£400,000 or more	Pinvin

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type and Size	Maximum Deposit	Property Price Range	Area
29	Open Market	In the next 3-5 years In the next 3-5 years	1 x adult aged 18-34	2-bedroom house	£3,000-£9,999	£200,000-£249,999	Drakes Broughton, Wadborough. Within the district of Wychavon
30	Open Market	In the next 3-5 years	2 x adults over 65	2-bedroom bungalow	Prefer not to say	Prefer not to say	Within Worcestershire
31	Open Market	In the next 3-5 years	2 x adults aged 18-34	4-bedroom house	£20,000-£29,999	£250,000-£299,999	Drakes Broughton, Stoulton
32	Open Market	In the next 3-5 years	1 x adult aged over 65	2-bedroom bungalow	Prefer not to say	£250,000-£299,999	Drakes Broughton. Within the district of Wychavon.
33	Open Market	In the next 3-5 years	2 x adults 35-54 1 Child under 10	4-bedroom house	£10,000 - £19,999	£300,000 - £349,999	Drakes Broughton, Pinvin, Peopleton
34	Open Market	In the next 3-5 years	2 x adults 55-64	2-bedroom bungalow	£60,000 or more	£350,000-£399,999	Pirton
35	Open Market	In the next 3-5 years	1 x adult aged 35-54 1 x adult aged 18-34 3 x children aged under 10	5-bedroom house	£20,000-£29,999	£300,000-£349,999	Drakes Broughton, Wadborough, Peopleton. Within the district of Wychavon. Within Worcestershire. Outside of Worcestershire.
36	Open Market	No time scale given	2 x adults aged over 65	2-bedroom bungalow	£60,000 or more	£350,000-£399,999	Within Worcestershire

5.2 Self-Build/Custom-Build Housing Need Identified

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type and Size	Maximum deposit	Property Price Range	Area
1	Self-Build	In the next 12 months	2 x adults over 65	1 x bed Mobile Home/Static Caravan / Park Home	Prefer not to say	Prefer not to say	Wadborough
2	Self-build	In the next 3-5 years	1 x adult age 35-54	2 bed-house	£60,000 or more	£400,000	Wadborough. Pirton, Besford & Defford
1	Build To Rent	In the next 12 months	1 adult aged 35-54	3-bedroom house	£3,000-£9,000	£250,000 - £299,999	In the Wychavon District

5.3 Affordable Rented & Social Rent Housing Need Identified

	Preferred Tenure	Timescale	Household Make Up	Preferred Property Type	Bedroom Need*	Rent pcm	Area
1	Affordable Rent	In the next 12 months	2 x adults aged 18-34	2 - bedroomed house	1 bed	£400- £499	Drakes Broughton, Wadborough, Peopleton , Stoulton.
2	Affordable Rent	In the next 12 months	2 x adults aged over 65	1-bedroomed flat	1bed	£800 - £899	Within Worcestershire
3	Affordable Rent	In the next 12 months	2 x adults aged over 65	2- bedroomed house	1 bed	£500-£599	Drakes Broughton, Pinvin, Peopleton,
4	Affordable Rent	In the next 1-3 years	1 x adult (35-54) 1 x child aged under 10	3- bedroomed house	2 bed	£500-£599	Drakes Broughton, Within the district of Wychavon, Within Worcestershire
5	Affordable Rent	In the next 1-3 years	2 x adults aged over 65	2- bedroomed flat	1 bed	£800 - £899	Within the district of Wychavon

6	Affordable Rent	In the next 3-5 years	1 x adult aged 65	2- bedroomed bungalow	1 bed	£700-£799	Drakes Broughton, Wadborough, Pinvin, Peopleton, Stoulton, within the district
7	Affordable Rent	In the next 3-5 years	1 x adult aged over 65 1 x adult 18-35	2 -bedroomed bungalow	2 bed	£600 - £699	Drakes Broughton,
1	Social Rent	In the next 12 months	1 x adult aged 35-54 1 x child aged 10-15 2 x children aged under 10	4- bedroomed house	3 bed	£700 - £799	Drakes Broughton, Besford & Defford,
2	Social Rent	In the next 12 months	1 x adult aged 18-34	2-bedroomed - house	1 bed	3400-£499	Drakes Broughton, within the district, within Worcestershire
3	Social Rent	In the next 1-3 years	1 x adult aged 18-34) 2 x children aged under 10	3-bedroomed house	2 bed	£600-£699	Pinvin, within the district, within Worcestershire

*Refers to their bedroom need as determined in accordance with the South Worcestershire Allocation Policy.

5.4 Affordable Home Ownership Need Identified

		Timescale	Household Make Up	Preferred Property Type and Size	Maximum Deposit	Property Price Range	Area
1	Shared ownership	In the next 12 months	2 x adults aged 18-34	1-bedroomed house	£3000-£9000	Up to £199,999	Drakes Broughton, Wadborough, Pirton, Besford & Defford, Pinvin, Peopleton, Stoulton, Norton-Juxta-Kempsey, Within the district of

							Wychavon, Within Worcestershire.
1	First Home	In the next 12 months	1 x adult aged 18 - 34	2-bedroomed house	£3000- £9000	£200,000 - £249,999	Drakes Broughton,
2	First Home	In the next 12 months	2 x adults aged 18-34	2-bedroomed house	£3000- £9000	Up to £199,999	Drakes Broughton ,Wadborough , Pirton
3	First Home	In the next 1-3 years	2 x adults aged over 65 years 1 x adult aged18 - 34	2-bedroomed house	Prefer not to say	£200,000 - £249,999	Drakes Broughton
4	First Home	In the next 1-3 years	3 x adults aged 35 - 54 years 1 x adult aged 18 - 34	3 –bedroomed house	£3000- £9000	Up to £199,999	Within Worcestershire
5	First Home	In the next 1-3 years	1 x adult aged 18 - 34	2-bedroomed house	£3000- £9000	Up to £199,999	Drakes Broughton, within the district, within Worcestershire
6	First Home	In the next 3-5 years	1 x adult aged18 – 34	3-bedroomed house	Prefer not to say	Up to £199,999	Within the district, within Worcestershire
1	DMS	In the next 12 months	1 x adult aged18 –34	2-bedroomed house	£20,000 - £29,000	£200,000 - £249,99	Within Worcestershire
2	DMS	In the next 3-5 years	1 x adult aged 35-54 1 x under 10 year1 x child aged 10 – 15	4-bedroomed house	£60,000 or more	9 Up to £199,9	Drakes Broughton, Wadborough, Pirton, Besford & Defford, Pinvin, Peopleton, Stoulton .

Appendix A

Copy of the Covering Letter, Reply-Paid Envelope and Housing Needs Survey

Dear Resident

IMPORTANT – Parish Housing Needs Survey for Drakes Broughton, Wadborough and Pirton
For Completion and Receipt to Wychavon District Council by 15th February 2026

Drakes Broughton & Wadborough with Pirton Parish Council has commissioned Wychavon District Council to conduct a Parish Housing Needs Survey as part of the process to update the current Neighbourhood Plan. This survey is to find out about local housing needs, whether there is a need for some additional housing and if so, what type of housing is required.

If more than one household member is likely to require alternative housing in a separate property, they can complete their own survey response using the online link or by scanning the QR code. Alternatively, they can request a paper survey form.

Complete online (preferred) using the link:
<https://WychavonDC.welcomesyourfeedback.net/DrakesBroughton>
or by scanning the QR Code at the bottom of this letter.

By post in the pre-paid envelope provided or **By phone** if you are unable to use the above options, please call us on 01386 565000 and select option 5, Monday to Friday between 10am and 4pm to complete the survey over the telephone. **The closing date for receipt of completed surveys is 15th February 2026.**

Wychavon District Council will own the data collected which will be held in confidence according to The Data Protection Act. Wychavon District Council will analyse the data and produce a report in which all data will be anonymous. The report will be made available to the public.

If you would like to know more or have any questions about the survey, please contact the Housing Strategy and Enabling Team via email housingstrategyandenabling@wychavon.gov.uk or telephone on 01386 565000 and select option 5.

Thank you for your time to complete this survey.

Yours faithfully



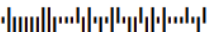
Lisa Jones

Strategic and Enabling Team, Housing Services

Scan the QR Code with your smart phone



Business Reply Plus
Licence Number
RTXX-SJYH-CERT



Housing Services
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
PERSHORE
WR10 1PT



Drakes Broughton, Wadborough and Pirton Parish Housing Needs Survey

You can complete this survey by scanning the above QR code using your smart mobile phone or by visiting: <https://WychavonDC.welcomesyourfeedback.net/DrakesBroughton>

Please ensure you have answered all questions as incomplete surveys cannot be included.

This form will be scanned by Wychavon District Council so please:

- Use Black or Blue ink to answer
- Tick or Cross your answers within the boxes like this: ☒ or ☒
- Print your answers within the boxes

1. How many bedrooms does your current home have? (Please select one option only)

- | | |
|----------------------------|-----------------------------|
| ☐ 1 | ☐ 3 |
| ☐ 2 | ☐ 4+ |

2. Which best describes the type of home you live in? (Please select one option only)

- | | |
|---|--|
| ☐ House | ☐ Mobile Home/ Static Caravan / Park Home |
| ☐ Bungalow | ☐ Conversion (e.g. Barn conversion) |
| ☐ Flat / Apartment | |

3. Do you? (Please select one option only)

- | | |
|--|---|
| ☐ Own your own home outright | ☐ Rent from a housing association |
| ☐ Own your own home with a mortgage | ☐ Rent from a private landlord |
| ☐ Part own & part rent (Shared Ownership) | ☐ Live with family / friends (lodging) |
| ☐ Own a Discounted Market Sales/First Home property | ☐ A home tied to a job |
| | ☐ Other |

4. How many people living in your home are in each of the following age groups? (Please select the correct number of people in each age group category)

	1	2	3	4	5	6+	N/A
Under 10 year olds	☐	☐	☐	☐	☐	☐	☐
10 - 15 year olds	☐	☐	☐	☐	☐	☐	☐
16 - 17 year olds	☐	☐	☐	☐	☐	☐	☐
18 - 34 year olds	☐	☐	☐	☐	☐	☐	☐
35 - 54 year olds	☐	☐	☐	☐	☐	☐	☐
55 - 64 year olds	☐	☐	☐	☐	☐	☐	☐
65 years old or above	☐	☐	☐	☐	☐	☐	☐

5. **Do any of the following apply to any members of your household?** (Please select all options that apply)
- ☐ Currently live in the Parish
- ☐ Have permanent employment in the Parish
- ☐ Provide care for a family members who lives in the Parish
- ☐ Have immediate family living in the Parish (mother, father, adult child or siblings) for at least 5 years
- ☐ Not applicable

Your future housing need

6. **Are you or anyone in your household likely to need alternative housing?** This could be a smaller / larger / more accessible home.
- ☐ Yes (Go to Q7) ☐ No (Go to Q20)
7. **When is this alternative housing likely to be needed?** (Please select one option only)
- ☐ In the next 12 months ☐ In the next 1 - 3 years ☐ In the next 3 - 5 years
8. **How many people per following age group require this alternative housing?**
- | | 1 | 2 | 3 | 4 | 5 | 6+ | N/A |
|-----------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Under 10 year olds | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 10 - 15 year olds | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 16 - 17 year olds | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 18 - 34 year olds | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 35 - 54 year olds | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 55 - 64 year olds | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| 65 year olds or above | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
9. **Would you prefer a new build or existing dwellings?** (Please select one option only)
- ☐ New Build ☐ Existing Dwelling
10. **What type of property would you prefer?** (Please select one option only)
- ☐ House ☐ Mobile Home / Static Caravan / Park Home
- ☐ Bungalow ☐ Conversion (e.g. Barn conversion)
- ☐ Flat / Apartment
11. **How many bedrooms will you need*?** (Please select one option only)
- ☐ 1 ☐ 3 ☐ 5
- ☐ 2 ☐ 4 ☐ 6+

**For those seeking affordable housing for rent (from a housing association), their bedroom need will determined in line with the Housing For You: South Worcestershire Allocation Policy.*

12. **What area/s would you consider for this alternative housing?** (Please select all options that apply)

- | | | |
|--|---|--|
| ☐ Drakes Broughton | ☐ Pinvin | ☐ Within the district of Wychavon |
| ☐ Wadborough | ☐ Peopleton | ☐ Within Worcestershire |
| ☐ Pirton | ☐ Stoulton | ☐ Outside of Worcestershire |
| ☐ Besford & Defford | ☐ Norton-Juxta-Kempsey | |

13. **What is the main reason for needing alternative housing?** (Please select one option only)

- | | | |
|---|---|---|
| ☐ A larger home | ☐ Current home in disrepair | ☐ Need a more secure / long-term tenancy |
| ☐ A smaller home | ☐ Homelessness (this could include fleeing domestic abuse) | ☐ Need to set up an independent home |
| ☐ A cheaper home | ☐ To give care/support to a relative | ☐ First-time buyer |
| ☐ Relationship breakdown | ☐ To receive care/support from a relative | ☐ Need a specially adapted home |
| ☐ To be closer to work | | ☐ To avoid harassment |
| ☐ Other | | |

If other, please specify:

14. **What is the main barrier to accessing suitable housing for your needs?** (Please select only one option)

- | | |
|---|--|
| ☐ Lack of suitable properties available | ☐ Saving to purchase a property |
| ☐ Not able to afford a suitable property | ☐ Other |

If other, please specify:

Affordable Housing

Affordable Housing is defined as: housing for sale or rent, for those whose needs are not met by the private market (i.e. for rent or sale in the private sector) and includes:

Affordable Rent - affordable housing for rent through a housing association, rent is at least 20% below local market rents

Social Rent - affordable housing for rent through a housing association, rent is around 50% of market rents. This is the most affordable housing option.

Rent to Buy - this is where tenants pay rent to a housing association (normally 20% below market rent) whilst they save for a deposit to buy a home.

Shared Ownership - affordable home ownership option where you buy a share in the home's full market value and pay rent to the landlord for the share they own.

Discounted Market Sale - affordable home ownership option where you buy a home at a discounted rate which is usually at least 20% less than the market value.

First Homes - affordable home ownership scheme where homes are sold to people buying their first home for at least 30% below market value. The initial sale price is capped at £250,000.

15. **What housing tenure would you prefer?** (Please select only one option)

Definition for Affordable Housing options are provided below Q20.

- | | |
|--|--|
| ☐ Buy on the open market | ☐ Social Rent from a housing association |
| ☐ Shared Ownership (part own & part rent) | ☐ Affordable Rent from a housing association |
| ☐ First Homes (government scheme for first-time buyers) | ☐ Private rent (market rent) from a private landlord |
| ☐ Discounted Market Sale property | ☐ Build to Rent (distinct class within the private rented sector) |
| ☐ Rent to Buy | ☐ Other |
| ☐ Self-build/Custom-build | |

If other, please specify:

16. **What is your total gross annual household income (including all forms of income and benefits)?** (Please select only one option)

- | | | |
|--|--|--|
| ☐ Less than £24,999 | ☐ £45,000 - £54,999 | ☐ More than £80,000 |
| ☐ £25,000 - £34,999 | ☐ £55,000 - £64,999 | ☐ Prefer not to say |
| ☐ £35,000 - £44,999 | ☐ £65,000 - £79,999 | |

17. **What is the maximum deposit can you afford?** (Please only select one option)

- | | | |
|--|--|---|
| ☐ Less than £3,000 | ☐ £30,000 - £39,999 | ☐ Prefer not to say |
| ☐ £3,000 - £9,999 | ☐ £40,000 - £49,999 | ☐ Do not wish to buy |
| ☐ £10,000 - £19,999 | ☐ £50,999 - £59,999 | |
| ☐ £20,000 - £29,999 | ☐ £60,000 or more | |

18. **If you wish to purchase a property (open market or affordable home ownership), what price range can you afford to purchase?** (Please select only one option)

- | | | |
|--|--|---|
| ☐ Up to £199,999 | ☐ £300,000 - £349,999 | ☐ Prefer not to say |
| ☐ £200,000 - £249,999 | ☐ £350,000 - £399,999 | ☐ Do not wish to buy |
| ☐ £250,000 - £299,999 | ☐ £400,000 or more | |

19. **If you wish to rent a property, what rent can you afford to pay monthly?** (Please select only one option)

- | | | |
|---|--|--|
| ☐ Less than £400 pcm | ☐ £700 - £799 pcm | ☐ £1,200 or more pcm |
| ☐ £400 - £499 pcm | ☐ £800 - £899 pcm | ☐ Prefer not to say |
| ☐ £500 - £599 pcm | ☐ £900 - £999 pcm | ☐ Do not wish to rent |
| ☐ £600 - £699 pcm | ☐ £1,000 - £1,199 pcm | |

20. **Is there a member of your family or someone else you know who would like to move or return to the Parish**

- ☐ Yes (add contact details below) ☐ No (Go to Q21)

If yes, please enter their contact details (preferably an email address) so that we can ask them to complete a survey. Otherwise please move on to Q21.

21. **Would you support an affordable housing development in the Parish**
☐ Yes (Go to Q22) ☐ No (Go to Q23)
22. **If yes, what size of affordable housing development would you support?** (Please select only one option)
☐ 0 - 10 ☐ 21 - 25
☐ 11 - 15 ☐ 26 - 30
☐ 16 - 20 ☐ 30 +

Community Led Housing

Community Led Housing (CLH) is housing developed by the local community for the benefit of the community to meet local need. CLH schemes can include a range of property types, sizes and tenures and can be developed and owned by the community or in partnership with other organisations such as housing associations. If you would like to know more about CLH, please visit <https://www.wychavon.gov.uk/housing/housing-for-you/affordable-housing/community-led-housing-fund>

23. **Would you support a Community Led Housing development in the Parish**
☐ Yes (Go to Q24) ☐ No (Go to Q27)
24. **What communal facilities would you like to see included in a Community Led Housing development?** (Please select all that apply)
☐ Garden ☐ Cooking facilities
☐ Car parking ☐ Indoor area for social activities
☐ Guest flat ☐ Wi-Fi
☐ Office / computer facilities ☐ Other
☐ Washing / drying facilities
 If other, please specify:

25. **What involvement would you like to have?** (Please select all that apply)
☐ Project development ☐ Marketing and publicity
☐ Design ☐ Property maintenance
☐ Construction ☐ Long-term management
☐ Project management ☐ Do not know
☐ Legal advice ☐ None
☐ Financial advice

26. **Are you aware of any land or unused buildings that are available locally that might be suitable for Community Led Housing development? If so, please provide details.**

Housing For You (Housing Register)

Housing For You is a single point of access for households in need of affordable housing for rent to make an application for this type of housing. It operates across Wychavon, Malvern Hills and Worcester City.

27. **Do you currently have a live housing register application through Housing For You?**
☐ Yes (Go to Q28) ☐ No (Go to Q30)

28. Are you happy for us to contact you, if we need any more information about your housing register application?

☐ Yes (Go to Q29)

☐ No (Go to Q30)

29. Please provide your email address below:

Your Parish

30. Does your Parish provide sports and recreational facilities? (Please select one answer)

☐ Yes

☐ No

31. Do the sports and recreational facilities in your Parish? (Please select one answer)

☐ Exceed current needs

☐ Do not meet current needs

☐ Meet current needs

32. When thinking about the following facilities in your Parish, how do you rate them?
(Please select one answer per question)

	Excellent	Good	Average	Poor	Not provided
a. Footpaths/Bridle Paths/Dog Walking	☐	☐	☐	☐	☐
b. Community woodlands/Orchards and Outdoor Spaces	☐	☐	☐	☐	☐
c. Community Allotments	☐	☐	☐	☐	☐

33. Date survey completed on (DD/MM/YYYY)

Please check you have answered all questions as incomplete surveys can not be included in the results.

Thank you for your time to complete this survey. Please now return to us in the pre-paid envelope.

Any information you provide to us will be treated as private and confidential. The information will only be used to for the purposes of this parish housing needs survey and plan for future housing provision. If any of the answers given are incorrect, it may affect our assessment of your housing need.