

This survey has been devised by the Housing Group of the Bridport and Area Neighbourhood Plan. The aim of the survey is for us to get a first hand feel of the property market in the Bridport Area so we are better able to devise a practical housing plan that can effectively match housing need with housing supply.

Estate agents are the key players in the property market. You experience its strengths and its weaknesses, its peculiarities but most of all you know the problems. Every business sector has its own bottlenecks and black holes. In order for us to be able to produce something useful we need you to tell us where these are.

There are not too many questions to be tackled and hopefully they are the ones we should be asking. We are not particularly asking for statistics because property rental and purchase data is freely available, but please include any numerical data if you feel it will help us.

If you feel we haven't covered something that we should have covered then you can tell us about that at the end.

It is important to note the areas we need to cover. Bridport, Bothenhampton, Walditch, Bradpole, Allington and Symondsburry. Please do not answer in relation to anywhere further afield.

Please note that all information provided will be treated in the strictest of confidence.

Property for Sale

- 1.1 Is there a shortage of supply of any particular types of properties offered for sale in the Bridport area?
- 1.2 If so, what types of property are these?
- 1.3 Do you think it could be feasible for developers, large or small, to build properties in Bridport to assist in dealing with such a shortage(s)? Please give reasons for your answer. 'Don't know' is perfectly reasonable answer.
- 1.4 Is there an over-supply of any particular types of properties to buy in the Bridport area?

- 1.5 If so, what types of properties are these and what do you think caused the over-supply.
- 1.6 It is often said that there is a shortage of genuinely affordable* homes throughout the country and that this is indeed a problem in Bridport. If you find that there is a shortage of affordable properties to buy in Bridport then
 - a. What types of people does it affect?
 - b. What types of property tend to be involved?
 - c. How does it affect them?
 - d. Do you have a view of what caused the problem to develop?
 - e. What practical steps do you think could be taken in Bridport to help to solve this problem? There may be several types of initiative that you feel would make a real difference.

Property for Rent

1. Is there a shortage of supply of any particular types of properties offered for rent in the Bridport area?
2. If so, what types of property are these?
3. Do you think it could be feasible for developers, large or small, public or private, to build rental properties in Bridport to assist in dealing with such a shortage(s)? Please give reasons for your answer. 'Don't know' is perfectly reasonable answer.
4. Is there an over-supply of any particular types of properties to rent in the Bridport area?
5. If so, what types of properties are these and what do you think caused the over-supply?
6. It is often said that there is a shortage of genuinely affordable* homes throughout the country and that this is indeed a problem in Bridport. If you find that there is a shortage of affordable properties to rent in Bridport.
 - a. What types of people does it affect?
 - b. What types of properties tend to be involved?
 - c. How does it affect these customers?
 - d. Do you have a view of what caused the problem to develop?

- e. What practical steps do you think could be taken in Bridport to help to solve this problem? There may be several types of initiative that you feel would make a real difference.

*The government has found it handy to define affordable as 80% of market rates both in the sale and rental categories of property.

General

The proposed urban extension at Vearse Farm is likely to include 260 "affordable" properties comprising 180 "affordable" rental properties owned by Housing Associations or similar and 80 shared ownership properties.

7. Do you feel that shared ownership properties could play a constructive part in filling gaps in the local housing market? Please explain your answer.
8. Five hundred of these new homes will be for sale on the open market at open market prices. Currently, new three bedroom homes are for sale at around £300k and four bedroom homes are on offer at £400k or more. What percentage of these open market properties do you expect to be bought by people already residing in the Bridport area and what proportion do you expect to be purchased by people moving into the area? Please add any reasons for your answers.
9. And finally. If you feel that we have not touched on any areas that should be key in drafting a valuable housing plan for Bridport, then please tell us here. You may affix additional sheets if necessary.

Many thanks for your help. We will do our best to ensure that the information that you have given will help to improve the future housing market in Bridport.

Bridport Area Neighbourhood Plan Housing Group

Agent details below

