

Bridport Area Neighbourhood Plan Housing Group

Survey of Local Estate Agents

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 and you experience its problems involved every day. All business sectors have their own bottlenecks and black holes. In order for us to be able to produce something useful we need you to tell us what these problems 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 you for statistics because property rental and purchase data is freely available, but please include numerical data if you feel it will help us.

If you think we haven't covered something that we should have covered then you can tell us about that in the last section.

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.

Section 1 – Property for Sale

1.1 Is there a shortage of supply of any particular types of properties offered for sale in the Bridport area? If so, what sizes/types of properties does this involve?

- Two bed starter homes. Affordable three bed £200-250k
- No, a good range
- 3 bed houses, 2/3 bed bungalows, 1-2 bed starter homes
- All property types in short supply, most particularly first time buyer properties

1.2 Is there an over-supply of any particular types of properties to buy in the Bridport area? If so, what sizes/types of properties does this involve?

- 1 & 2 bed retirement flats
- No
- None – short supply leads to bidding wars

1.3 It is often said that there is a shortage of genuinely affordable homes throughout the country and particularly in Bridport.

If you find that there is a shortage of affordable properties to buy in Bridport, please answer the questions below.

a) What groups of people does it affect and how does it affect them?

- First time buyers cannot afford deposits
- Young people trying to get on the property ladder
- FTBs still living with parents to save deposit, some living with parents well into their thirties
- First time buyers

b) What sizes/types of property tend to be involved?

- 2/3 bed properties
- 2-3 bed
- Mainly 2 bed semis with parking most in demand
- 2-3 bed roomed homes

c) Do you have a view on what caused the affordability problem to develop?

- Low wages, Mortgage lending in the past (!00% based on two incomes). Second home buyers forcing prices up
- Too many older people buying second homes
- Lack of supply mainly, no new building, difficulty obtaining mortgages, ex council houses carrying restrictive covenants as to occupancy. Section S2 causing mortgage difficulty

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.

- Build more properties for locals only
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Section 2 – Property for Rent

2.1 Is there a shortage of supply of any particular types of properties offered for rent in the Bridport area? If so, what sizes/types of properties does this involve?

- The rental market is strong
- 1/2/3 bed house and flats
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2.2 Is there an over-supply of any particular types of properties for rent in the Bridport area? If so, what sizes/types of properties does this involve?

- No
- No
- No

2.3 If you find that there is a shortage of affordable properties for rent in Bridport please answer the questions below.

a) What groups of people does it affect and how does it affect them?

- Young workers

b) What sizes/types of property tend to be involved?

- 1-2 bed houses & flats

c) Do you have a view on what caused the rental affordability problem to develop?

- Shortage of property
- Unable to get mortgage

d) 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.

- Development land to have a time limit for agreed planning
- Create a local building society

d) cont.

Section 3 - 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.

- Do you feel that shared ownership properties could and should play a constructive part in filling gaps in the local housing market? Please explain your answer.
 - Yes, it is a way of assisting local people to get their foot on the housing ladder having gained a share of ownership that in turn allows them to move up the market when the time is right.
 - Yes this helps people on to the ladder
 - In the current mortgage market, forming shared ownership offers a lifeline
- Five hundred of the new Vearse Farm homes will be for sale on the open market at open market prices. Currently, new three bedroom homes are for sale in Bridport at around £300k and four bedroom homes are on offer at £400k or more. What percentage of these 500 Vearse Farm open market properties do you expect to be bought by people already residing in the Bridport area and what percentage do you expect to be purchased by people moving into the area? Feel free to comment if you wish.
 - No comment
 - 25-75
- And finally, if you feel that we have not touched on any areas that should

Vision 2030: Neighbourhood Plan

for Allington, Bothenhampton & Walditch, Bradpole, Bridport and Symondsburly



be key in drafting a valuable and relevant 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

In case of any comments or queries please contact Roy Mathisen of the Neighbourhood Plan Housing Group.

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Footnote: 3 out of 8 agents surveyed did not respond.

Kennedy's, having a qualified and experienced professional on their staff, provided a far reaching analysis in addition to their response. The contents of their report have been taken into account separately in the Housing Needs Assessment.