

APPENDIX 1 – 2026 HADDENHAM HOUSING NEEDS SURVEY: SUMMARY

LOCAL HOUSING CHALLENGES

House prices in Haddenham are very high. Land registry data shows that the average lower quartile house price between 2020-2024 was £380,000 and average annual local household incomes are £43,763 (Annual Survey of Hours and Earnings). This means homes can be at least 11 times local salaries. Market rents are also high at an average of £1200 per month (Zoopla).

Whilst Haddenham has had a considerable housing development in recent years and is anticipating further significant growth under the emerging Buckinghamshire Local Plan (2024-2045) these homes are not necessarily affordable for local people. The 2026 Haddenham Housing Needs Survey provides a snapshot of need for housing that respondents do not believe is available in Haddenham.

BACKGROUND TO THE HOUSING NEEDS SURVEY

Following a discussion between Zero Carbon Haddenham, Haddenham Parish Council and Community Impact Bucks (CiB), CiB asked Community First Oxfordshire (CFO) to carry out a housing needs survey on their behalf. The Parish Council agreed to a survey being undertaken, the aims of which were to help establish:

- The extent of local unmet housing need in the parish. This included affordable housing as defined in legislation but also a need for market homes that were more affordable than current market prices.
- Levels of support for the principle of providing affordable housing and market homes at lower cost, for those with local connections to Haddenham through the establishment of a CLT.

Community First Oxfordshire is a community development and placemaking charity. CFO runs a Rural Housing Enabling service, funded by Defra and a community-led housing support service.

Community-led housing is when local people play a leading role in creating and managing their own homes.

KEY FINDINGS FROM THE SURVEY

1. Flyers with a link to the online survey were delivered to 2,776 households in the parish
2. 202 completed surveys were returned
3. 196 respondents answered the question '**Do you support the principle of providing housing for those in need who have local connections to Haddenham?**'
 - **77% of respondents said YES**

- 7% said NO
 - 16% said MAYBE
4. 194 respondents answered the question '**Would you support the development of homes for those in affordable housing need with local connections to Haddenham?**'
- **69% of respondents said YES**
 - 13 % said NO
 - 18% said MAYBE
3. 197 respondents answered the question '**Do you support the principle of homes being developed and owned by a Community Land Trust?**'
- **66 % of respondents said YES**
 - 11% said NO
 - 23% said MAYBE
4. Part 2 of the Housing Needs Survey asked households to state if they had a need for the following affordable housing options:
- Housing for sale at a lower price
 - Shared Ownership (part rent/part buy) (SO)
 - Discount Market Sale (DMS)
 - Affordable, social or other sub-market rent
 - Private rent
 - Any of the above
5. From the information provided, **33 households** were identified as being in affordable housing need.
6. 9 households needed housing for rent, and 24 households needed some form of lower cost sale housing.
7. 29 of the households said they would or maybe would be interested in taking part in a custom build project.

SUGGESTED NEXT STEPS

A report showing the full findings of the survey has been shared with Haddenham Parish Council and Zero Carbon Haddenham. People who consented to share their contact details have been passed to Zero Carbon Haddenham so that they can be informed of further actions regarding community -led housing in Haddenham.