



Housing Needs Survey Report – Executive Summary

Toddington - Central Bedfordshire Parish

December 2025

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Commissioned by: Toddington Parish Council

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Executive Summary – Toddington Parish Housing Needs Survey (2026)

This document summarises the findings of the Toddington Parish Housing Needs Survey Report (2026).

The statement provides:

- Evidence of housing need within Toddington Parish
- Community support for affordable housing delivery
- Recommended housing mix and tenure

Overview of Key Findings:

- Survey period: October–November 2025
- 381 responses from 1,900 surveys (20.1% response rate)
- 15.5% of respondents have an immediate housing need
- 25.3% may require housing within 3–5 years
- 70.54% support or may support new homes for local people
- Demand identified for both affordable and market housing
- Strong preference for houses and bungalows, particularly 1–2 bedroom homes

1. Survey Overview

The survey was commissioned by the Toddington Neighbourhood Plan Steering Group and delivered by Bedfordshire Rural Communities Charity (BedsRCC). It provides a robust evidence base of current and future housing need over the next 10 years.

A total of 1,900 surveys were distributed, with 381 responses received via paper and online methods (20.1% response rate). The survey captured both general housing views and detailed data from households with identified housing need.

2. Community Support for Housing Development

The survey demonstrates strong community awareness of local housing pressures:

- 70.54% of respondents support or may support new homes for local people
- 29.46% do not support development
- 14.01% report that family members have had to leave the parish due to lack of suitable housing

This reflects a recognised need to provide housing that enables local people to remain within the community.

3. Affordable Housing Needs

A total of 23 households were identified with an affordable housing need, all with a strong local connection to Toddington.

Key characteristics:

- Majority require housing within 0–3 years
- Many are first-time buyers living with parents
- Others include older residents needing more suitable or accessible homes

Affordability constraints:

- 91.3% cannot afford to purchase the cheapest local property
- Only 26% could afford the lowest-cost private rent
- Most households earn below £40,000 and have limited savings

Housing requirements:

- Strong demand for 1–2-bedroom homes
- Mix of houses, flats, and bungalows
- Need for affordable rent, with some demand for shared ownership and starter homes

4. Open Market Housing Needs

A further 44 households identified a need for open market housing within the next 10 years.

Key trends:

- Majority are existing homeowners
- Downsizing is the primary driver (50% of respondents)
- Increasing demand for accessible homes linked to an ageing population

Preferences:

- Strong demand for 2-bedroom homes and bungalows
- Most households intend to purchase on the open market

5. Recommended Housing Mix

The evidence indicates a need for a balanced mix of affordable and market housing, with a strong emphasis on smaller homes.

It is recommended that approximately 12 affordable homes be delivered over the next 5–10 years, comprising:

- Predominantly 1–2 bedroom houses and flats
- A high proportion of affordable rented homes
- A smaller number of shared ownership and starter homes
- Inclusion of accessible bungalows
- Limited provision of 3-bedroom homes

In addition, a proportion of market housing—particularly smaller and lower-cost homes—should be considered to support downsizing and first-time buyers, and to improve scheme viability.

7. Conclusion

The survey provides a clear and evidence-based picture of housing need in Toddington. There is both immediate and emerging demand, with over a quarter of respondents expecting to require alternative housing within the next five years.

Affordability is a significant challenge, with house prices and rents exceeding what many local households can afford. At the same time, demographic trends—particularly an ageing population—are increasing demand for smaller and more accessible homes.

Overall, Toddington would benefit from a targeted programme of new housing delivery focused on affordability, smaller property types, and accessibility. A balanced mix of affordable and market housing will help meet local needs, retain younger households, and support older residents to remain within the community.

A further Housing Needs Survey is recommended in 2031 to monitor changing demand.

8. References

- Toddington Parish Housing Needs Survey Report (2025)
- Office for National Statistics (ONS) – Housing affordability and earnings data
- Central Bedfordshire Council – Housing and demographic data
- Bedfordshire Rural Communities Charity (BedsRCC)

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