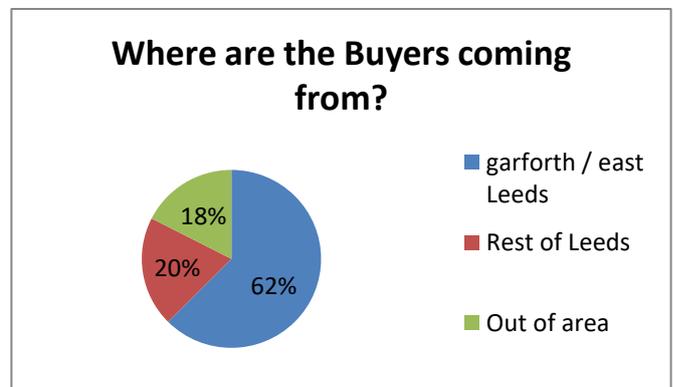
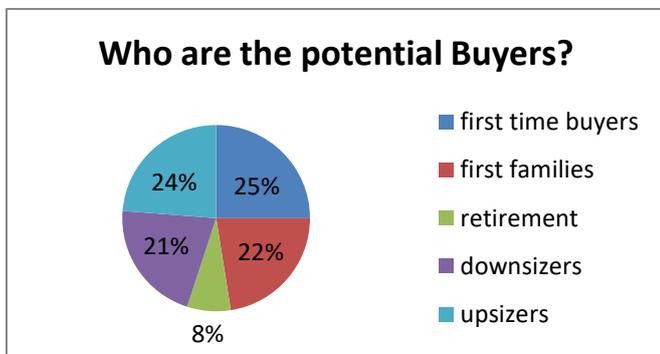
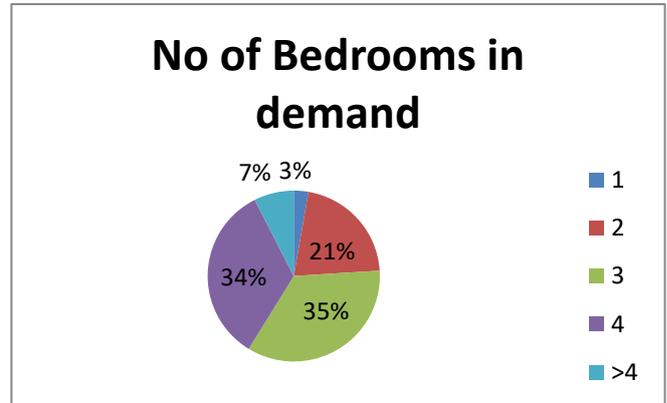
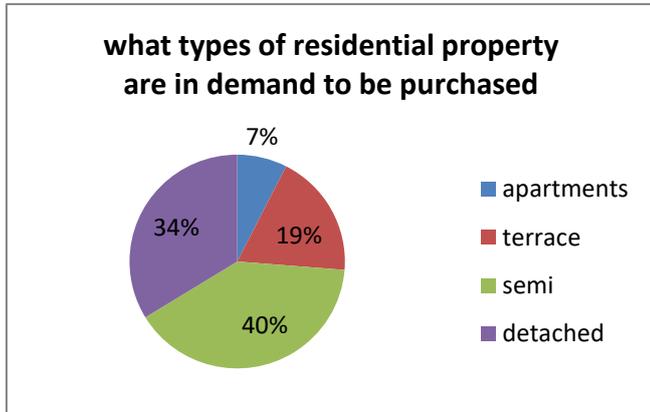


Estate Agents' View of Local Housing Needs

Buyers



What attracts them to Garforth as a community?

"Schools mainly and commuter networks good to Leeds centre. Nice village/town".

"Schools, transport facilities, Main street and shops etc"

"Schools, motorway links, train stations"

"Garforth Academy, motorway links"

What puts people off Garforth as a community?

"house prices and affordability"

"nothing in particular to mention"

"parking"

What prevents people from buying a home in Garforth?

"affordability"

"price of property"

"funds/mortgages"

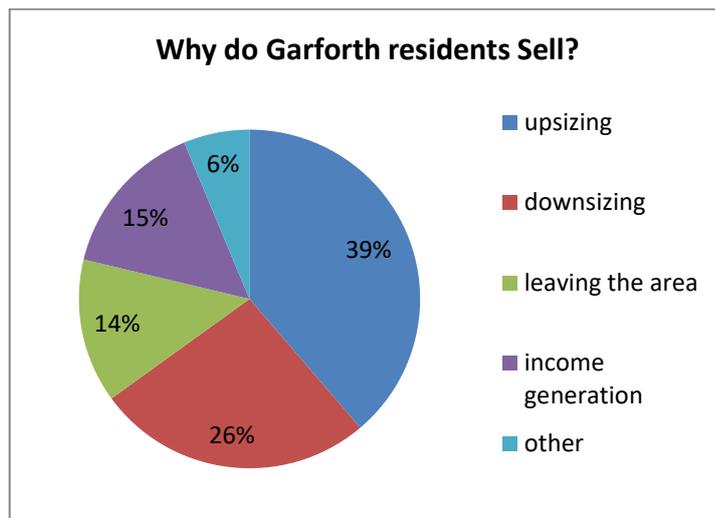
"lack of main stream shops. Some would say house prices"

Sellers

Why do Garforth Residents Sell?

Note Other includes

- Divorce
- Job relocation
- death



How many houses are sold in total in Garforth each year?

Around 500

How many additional homes appear in Garforth each year on average?

10-20

Are there types of properties that are hard to sell?

“Apartments mainly are the most difficult to sell”

“Apartments due to service charges etc. They are also a limited market. Terraced houses on a main road- Selby Rd/Wakefield Rd”

“Flats/apartments”

“In the current climate it is difficult to say as everything is selling and selling well due to lack of supply”

**Are there any trends in house sales in Garforth?
What are the reasons?**

“Supply not enough to meet demand which is pushing price up too high”

“4 bed semis are sought after as they are a niche market for affordability and living space”

“popular schools”

What are the price ranges for various size homes in garforth?

Price ranges are shown in the graph below

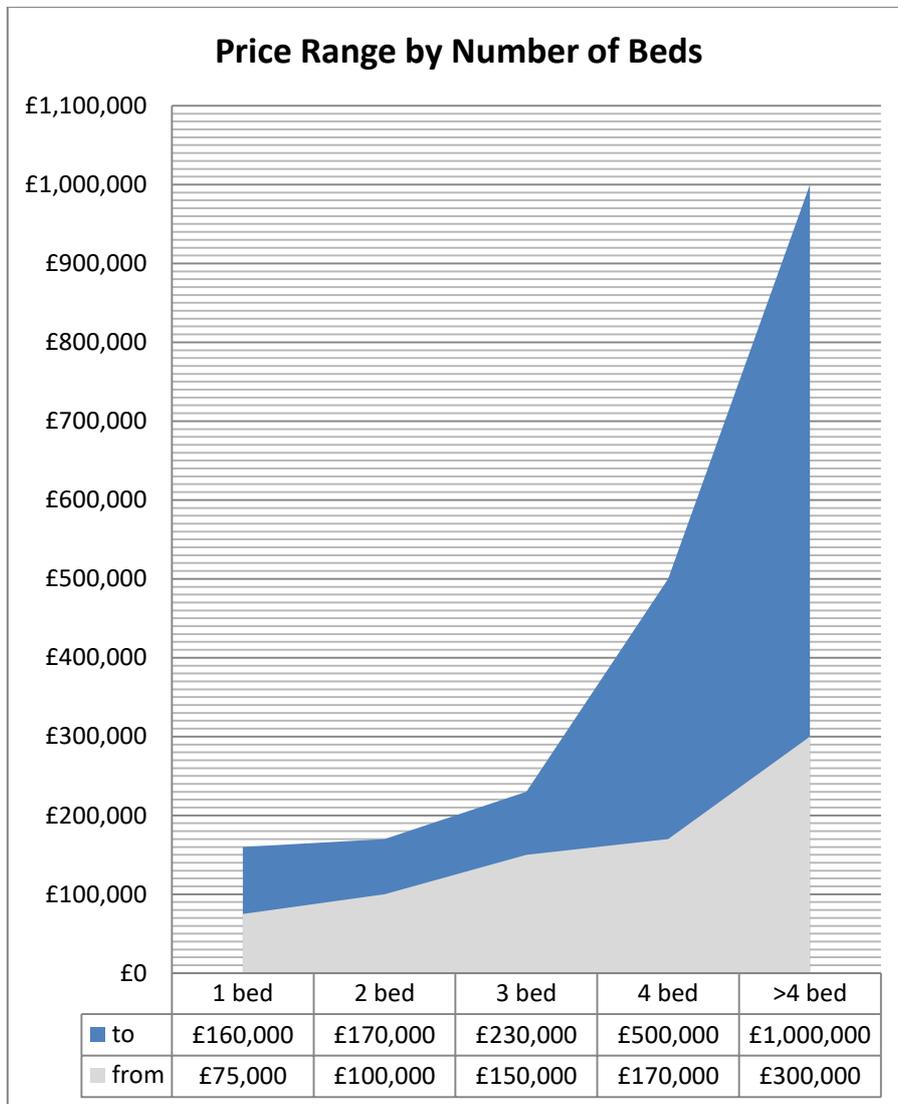
1 bed apartments are at the bottom of the price range, bungalows are at the top

2 bed terraced houses generally fetch less than 2 bed semis

3 bed semis fetch less than 3 bed detached properties

Very large 4 bed detached fetch from £350,000 upwards.

There is no upper limit for the right house.



If you could build houses to sell/ rent what types of home would you build based on your experience of demand? What are the percentages?

"detached 4 bed 40%
det/semi 3 beds 30%
terrace 2 beds 15%
bungalows/apartments 15%"

"2 bed townhouses 40%
4 bed detached 45%
retirement apartments 15%"

"semi-detached with parking 2 and 3 bed"

"starter homes - 2 bed town houses
4 bed detached properties"

Rentals

What is your experience of demand for rental properties in Garforth

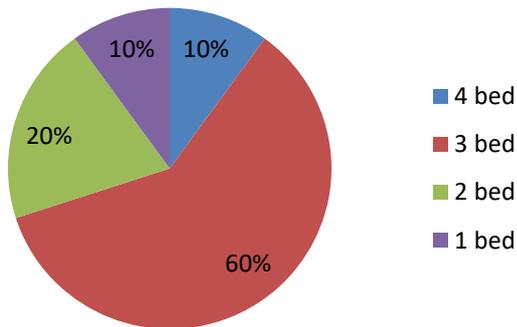
"incredibly high due to numerous changes, stock is low and supply is not enough"

"There is huge demand for rental in Garforth"

"Very high"

"low supply, high demand"

What size of Property are people Looking to Rent?



How much is the rent for



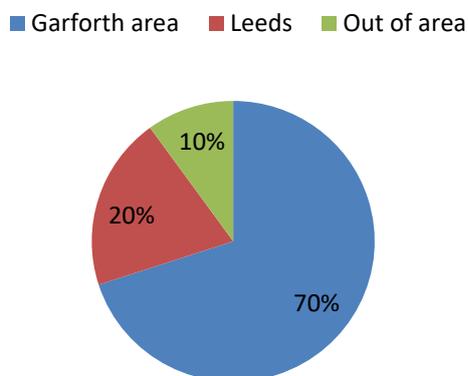
What types of rental property are in short supply?

"all property types"

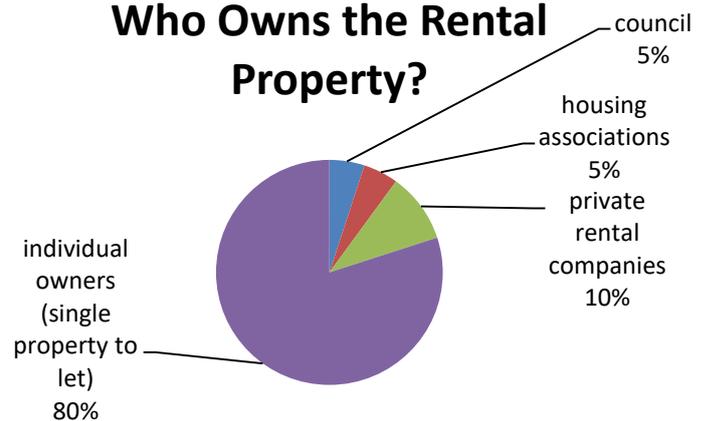
"2 and 3 bed with parking"

"Everything, we have nothing available to let"

Where do renting tenants originate?



Who Owns the Rental Property?



Are there any types of property that are difficult to let?

"apartments"

"No"

"No"

What attracts people to rental in Garforth?

“schools, local facilities, transport facilities”

“transport and schools”

“train station”

How many of the 6000 homes in Garforth are rental, best guess?

45%

What is the preferred length of tenure?

For landlords – 12 months

For Tenants – 12 months

What is the turnover rate for tenants in this area?

“15%”

“Low turnover rate due to long term tenancies”

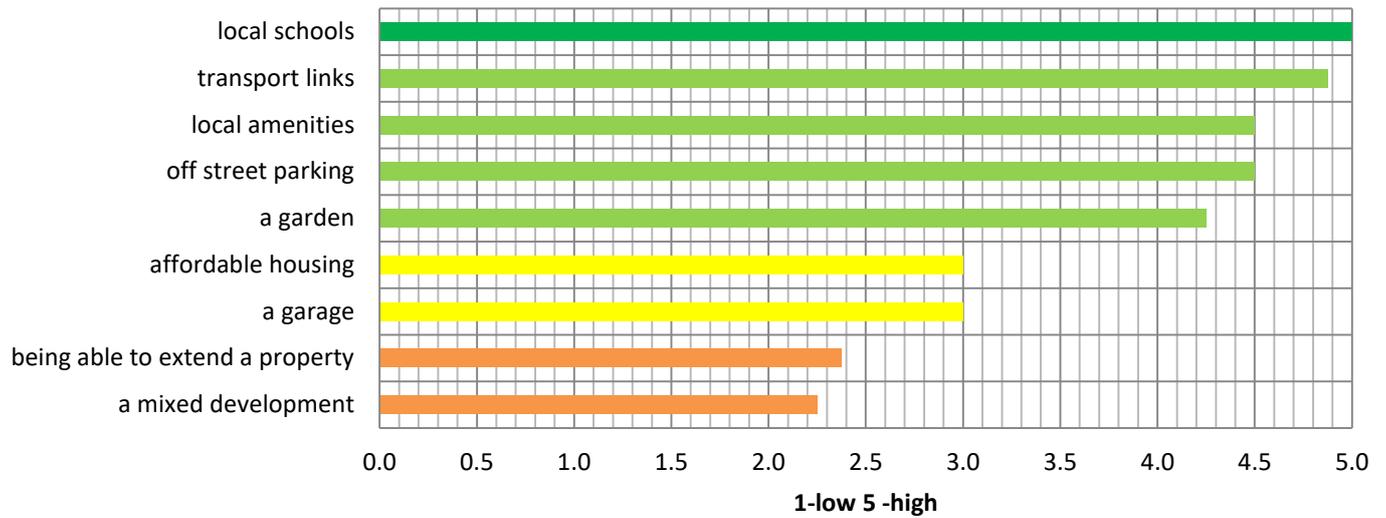
Do any tenants aim to buy locally after first tenancy? If so what do they look for?

“depends but if so, a 3 bed property, semi-detached ideally”

“Yes, a family home”

“some do, look for area and home”

Ranking of Key Requirements for Renting and Buying in Garforth



What features in a home are most attractive to a customer?

“Kitchen and bathroom and size of bedrooms”

“modern kitchen - built in appliances modern bathrooms, room sizes, open plan, location, style kitchen diner”

“kitchens and bathrooms”

“They'll vary - open plan dining kitchen, good sized gardens, modern décor”

Are Garforth homes affordable?

“No”

“Yes”

“Yes”

“in our opinion yes although this is dependent on each individuals personal circumstances”