



**Housing Needs Survey Report
for
Clifford Chambers and Milcote
Parish Council**

March 2016

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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1. Introduction

Clifford Chambers and Milcote Parish Council commissioned a local Housing Needs Survey which was distributed during February 2016 with a deadline return of 12th March 2016.

The aim of the survey was to collect local housing needs information within and relating to Clifford Chambers and Milcote parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme because the development of new homes in rural areas is an exception to normal planning policy.

The survey forms were standard documents used in parishes across Stratford district and were hand-delivered to every home in the parish. Additional copies were available for people not currently living in Clifford Chambers and Milcote parish. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report. Articles about the survey appeared in the local newsletter and on the WRCC website and social media.

All households were requested to fill out Part 1 of the survey form. Part 1 is designed to collect information on household composition and property tenure, type and size. It gives an opportunity for residents to comment on specific issues in order to build a profile of positive and negative aspects to life in the parish. This part also asks whether any member of the household has left the parish to find affordable or suitable accommodation and whether or not respondents would be in favour of a small scheme of new homes to meet the needs of local people.

Respondents were able to provide additional comments at the end of this section, which can be seen as Appendix B.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for the contact details of the respondent together with details of the household in need and other sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of the information provided took place in March 2016.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) emphasise the role of local communities in the planning process. For example, it encourages communities to "plan positively for local development, shaping and directing development in their area ..."

At a local level, Stratford-on-Avon District Council is currently preparing a new local plan to guide development in the district to 2031 and beyond. Amongst other things this emerging plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys.

Your community can choose to promote a 'local needs scheme' in its own right, relying on policies in the emerging local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council,
- Satisfactory arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs both initially and in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation, referred to as a 'Section 106 Agreement', which limits occupation of the homes, including any local market homes, to people with a defined local connection.

'Affordable housing' is defined as homes available from a housing association either to rent at a low (subsidised) rent or available on a shared ownership basis. Shared ownership is a middle ground between renting a property and full ownership whereby a 'shared owner' buys a share of the property, typically 50% initially, and pays rent on the remaining share. A 'shared owner' can usually increase their share of the property.

3. Results – Contextual Information

Approximately 255 Housing Needs Survey forms were distributed to local residents and businesses. 70 forms were returned, equating to a response rate of 27.45%. This level of response is considered to be a good achievement for a survey of this type because people generally respond for one of three reasons:

1. To express a housing need,
2. To offer support in principle to the idea of a small housing scheme to meet local needs,
or
3. To state opposition to the idea of a housing scheme.

For the purposes of this document the term respondent refers to an individual survey form.

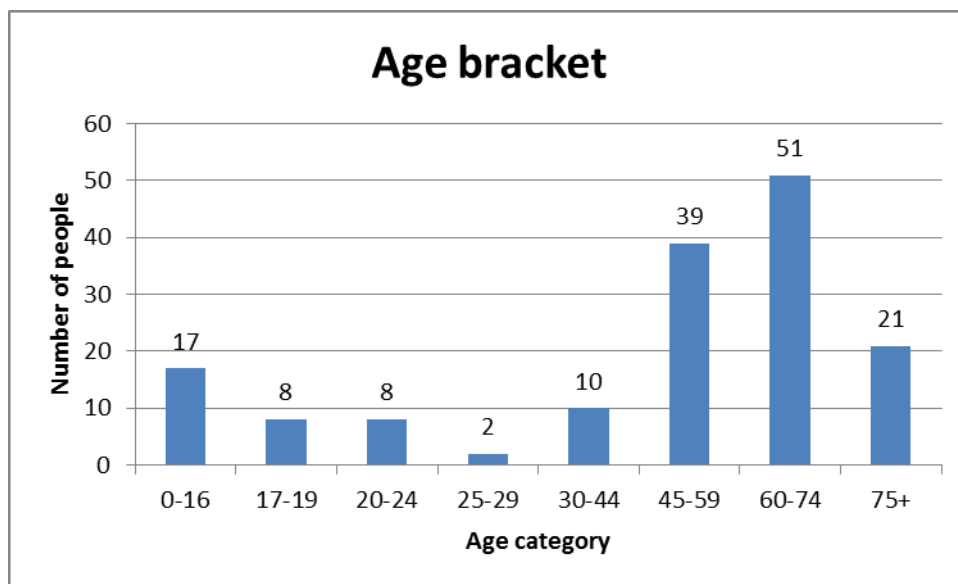
Q1: Your household

This question asked respondents to "specify the number of people in your household that fall into each age category".

i) Age (70 responses)

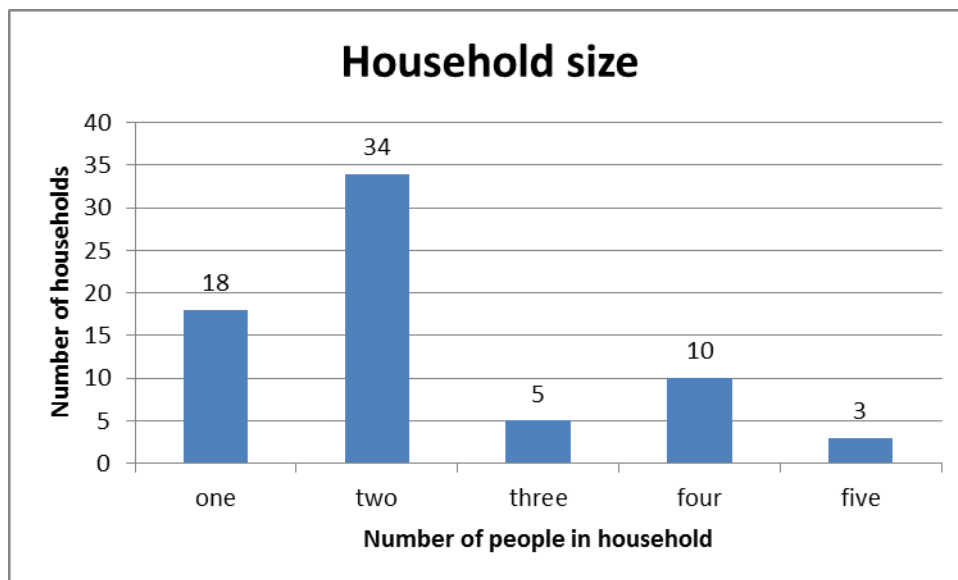
The following chart shows the age profile of 156 people. The chart shows an ageing population, with 111 out of the 156 people aged 45 and above. It is noticeable that the

age groups 17-19 years, 20-24 years and 25–29 years are particularly small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



ii) Household size (70 responses)

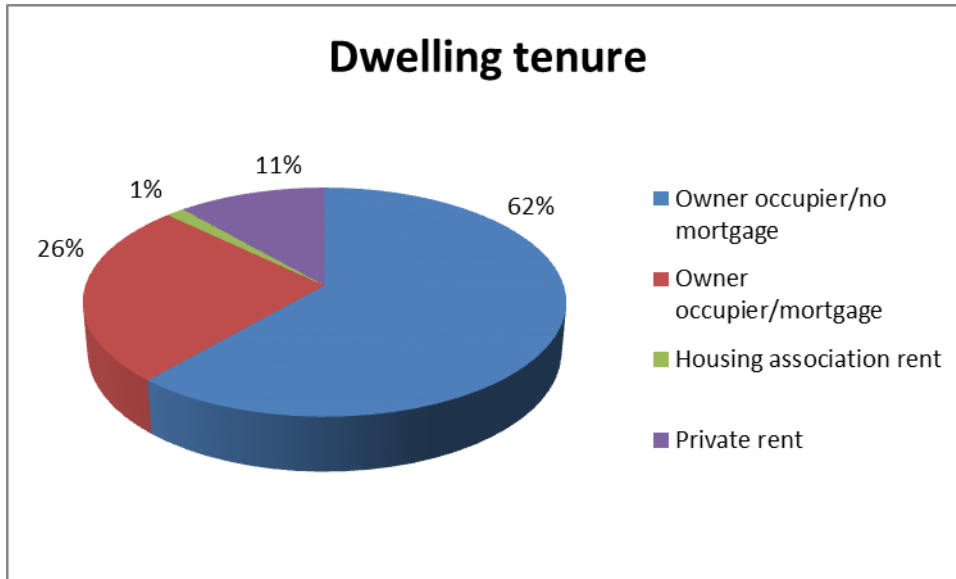
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.23 persons per dwelling, almost identical to the 2011 Census figure of 2.24 people (432 usual residents in households divided by 193 dwellings).



Q2: Your current housing circumstances

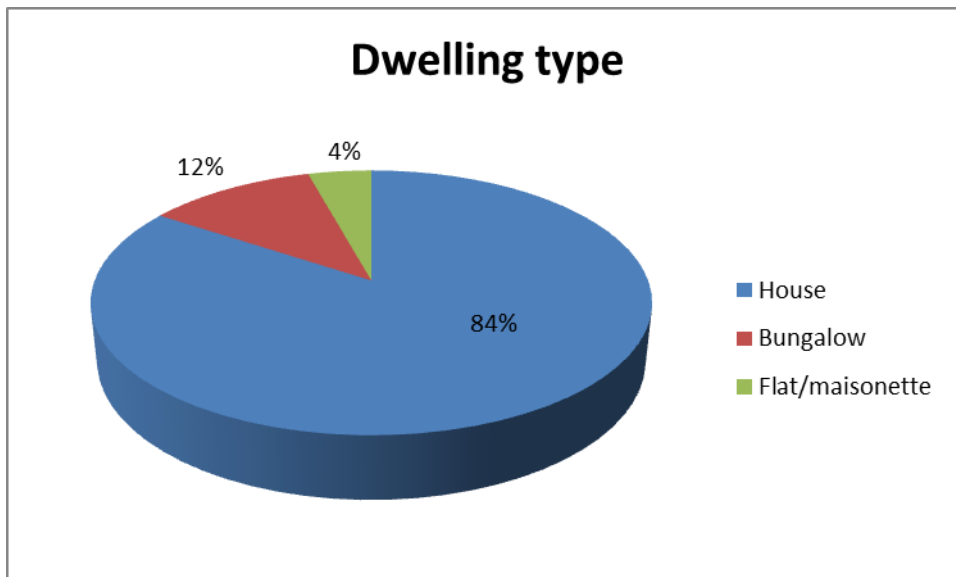
iii) Dwelling tenure (70 responses)

The following chart shows the dwelling tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 88% of the total. Tenures traditionally considered to be within the 'social sector' account for just 1% of the total.



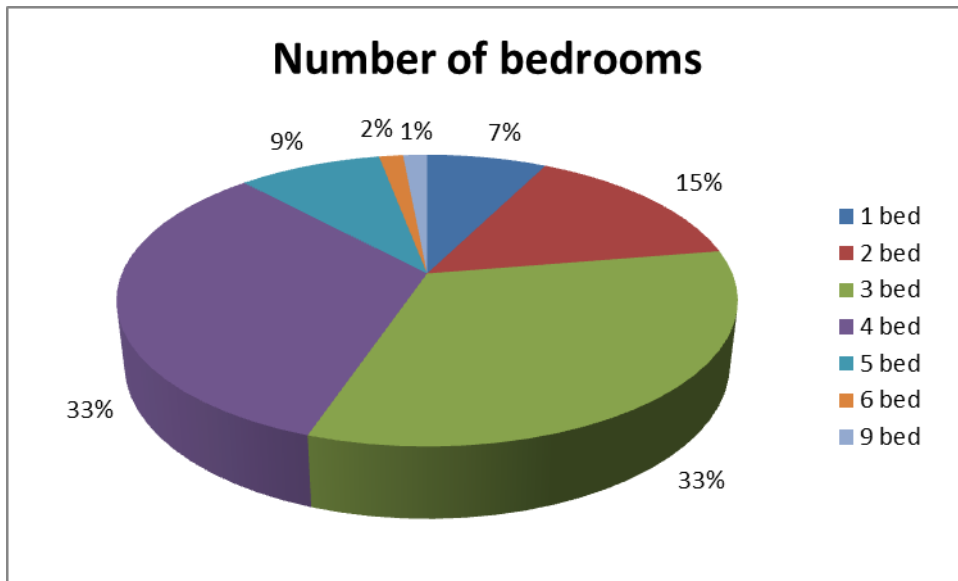
iv) Dwelling type (70 responses)

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor, at 84%.



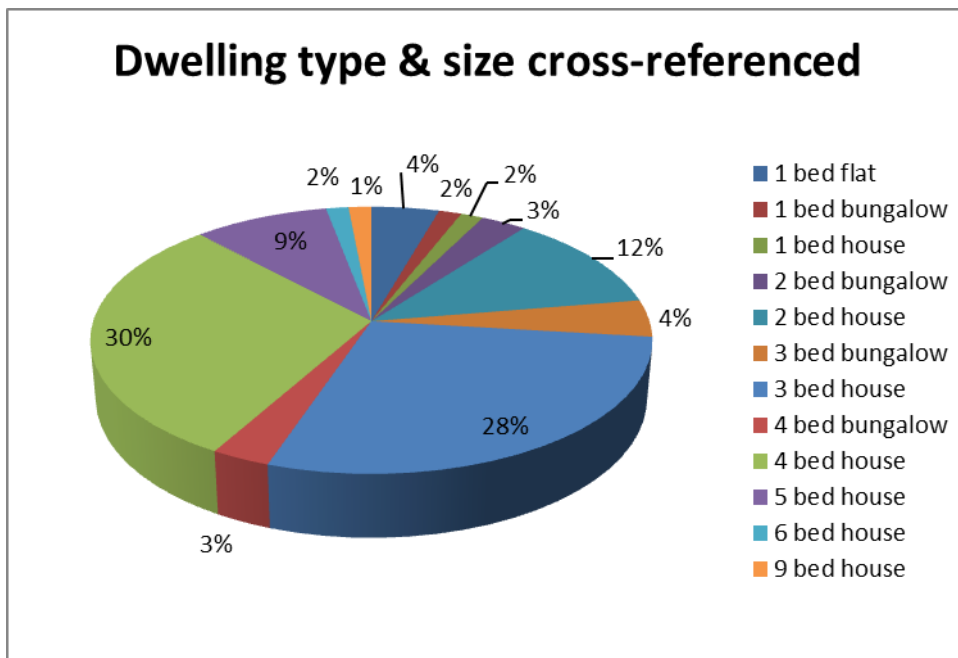
v) Number of bedrooms (67 responses)

Three respondents declined to answer this question so the following chart shows the sizes of homes that the remaining 67 survey respondents live in. Given the Census 2011 average household size of 2.24 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 4 bed houses represent the largest group, which is not untypical of a rural parish, whilst 55% of dwellings across the parish have 3 bedrooms or less.



vii) Work from home

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 17 respondents who indicated that they predominantly work from home 10 indicated that they occupy or need dedicated work space. No respondents indicated that they occupy or need dedicated work space without predominantly working from home.

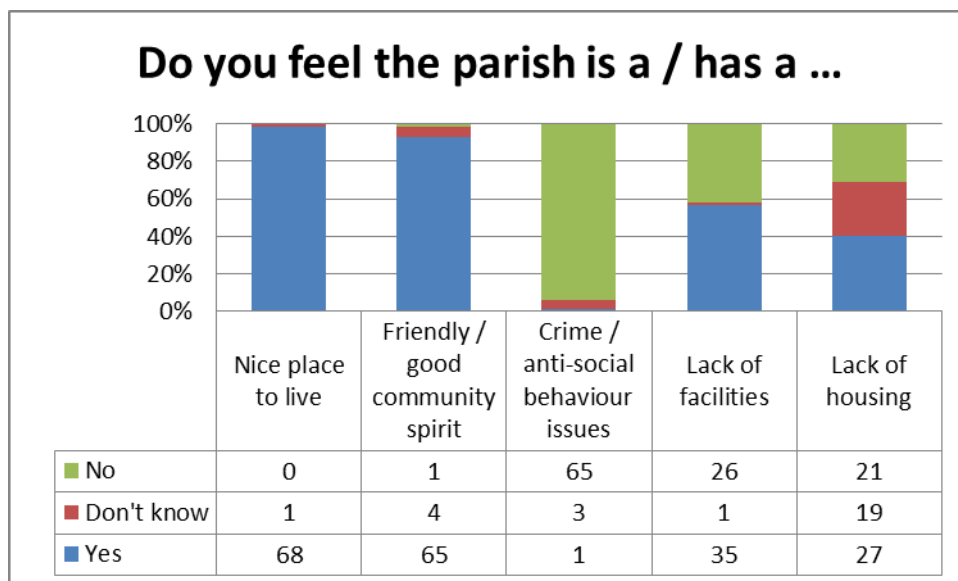
Q3: Life in the parish

viii) Life in the parish: positive and negative aspects

The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Clifford Chambers and Milcote parish. Not all respondents answered each question within this section.

This information is important to assess whether any homes that may subsequently be provided will be ‘sustainable’. Ensuring that people will want to take up tenancies and settle in a village are crucial considerations when proposing new homes for local people.

The majority of respondents feel the parish is a nice place to live, that the parish is friendly with a good community spirit and that there is not an issue with crime or anti-social behaviour.



The majority of respondents feel that the parish lacks facilities and the largest response indicates that there is a lack of housing.

Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing, and these comments are reproduced below.

ix) Lack of facilities comments:

- Shop x7
- Car parking, shop
- Car parking

- Corner shop / newsagent
- Shop & papers
- A shop. A pathway to enable residents to walk to the Garden Centre (as our local shop) would be beneficial.
- General stores/newsagent
- A parish website
- Shop, better bus routes
- Small shop. Better bus service
- Pavement to Shipston Road/Preston-on-Stour poorly maintained
- Maybe a tiny local shop/post office
- Shop, school
- Highspeed broadband x2
- There are no facilities!
- A shop. A pathway to enable residents to walk to the Garden Centre (as our local shop) would be beneficial.
- Food shop
- A car park
- Shop / post office x2
- Superfast broadband
- Poor mobile reception / shop / school
- Shop / safe walking cycling route to town
- A shop in the village that sold newspapers, milk, bread etc. A better bus shelter
- Junior school, sports facilities, post office, safe pavement issues, shop, police presence, fast broadband, bus/travel/cycle facilities
- Post office
- Although we have outdoor & indoor recreational facilities (playing field / village hall) there is no parking & roadside parking is limited also
- Grass verges sorted
- Post office and shop

x) Lack of housing comments:

- 2 beds and or bungalows for sale
- Starter homes
- Affordable to encourage new residents. However, this doesn't mean it has to look like cheap nasty rubbish - most do because they're built on the cheap rather than quality that will last.
- Affordable housing for first-time buyers x2
- Suitable housing for people living in the village wishing to downsize. Affordable housing for young couples.
- First time buyer housing x2
- Rental cheap
- For young people first buyers
- Starter homes (market; shared ownership), bungalow (market)
- 1, 2 & 3 bedroom houses
- Starter homes , old people bungalows
- Affordable homes for younger people.
- Affordable for young
- Bungalows for elderly/disabled LOCAL residents

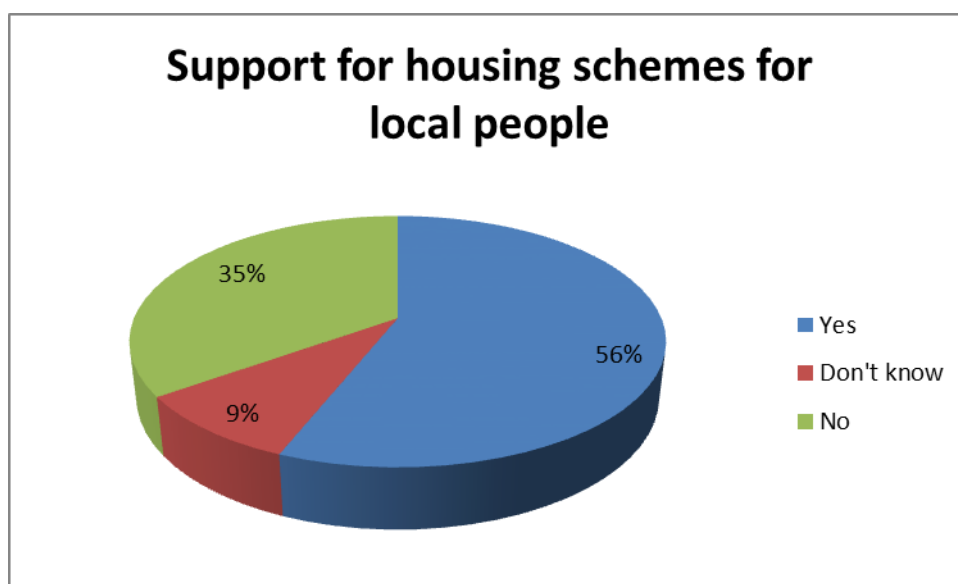
- Housing for pensioners
- High quality bungalows to allow older people in large houses to downsize
- Housing for young low-income families. Young family housing for rent or to buy.
- Large detached new build through to small social housing
- Affordable housing
- 2/3 bedroomed
- Affordable housing for younger working people
- Affordable
- Affordable flats/houses for pensioners.

xi) Outward migration from the parish

Survey respondents were asked whether anyone in their household had to leave the parish in the last 5 years because no affordable / suitable housing was available. One respondent stated this had happened in their household.

xii) Support for one or more housing schemes (66 responses)

The chart below shows the responses of 66 respondents as four respondents declined to answer the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish?” The majority of respondents are in favour.



4. Results – Housing Needs Information

Of the 70 responses to the survey, four individuals or households expressed a need for alternative housing and completed Part 2. Section 4 provides a breakdown of information from the four respondents and a breakdown of the needs can be seen at Appendix C to this report.

Three respondents, all within the 60-74 years age category, indicated in the ‘additional comments’ section of Part 1 that they would require alternative housing but did not complete Part 2 to identify their specific need:

- Would like to move to smaller house in years to come
- In the not too distant future I will not be able to cope with my house
- I ... could only stay in my present location for possibly another year, but I would like to stay in Clifford Chambers as [family] lives in the area

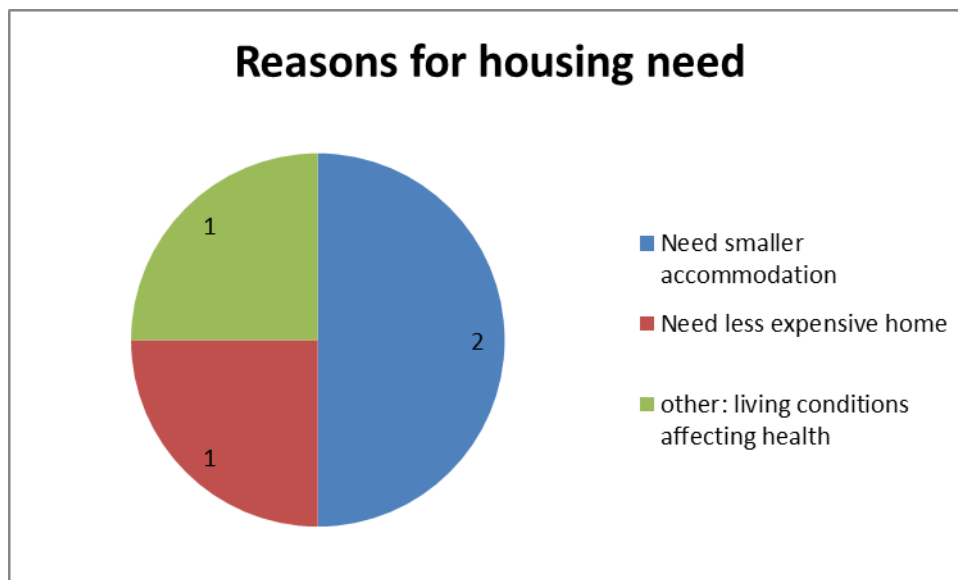
Information provided in response to some of the questions within this section has helped with the analysis but is private and confidential and therefore not reproduced within this report.

i) Local connection

Respondents were able to indicate more than one type of local connection. All four respondents currently live in the parish and one respondent also currently works in the parish.

ii) Reasons for housing need

Respondents were asked why their household needed alternative housing and the following chart shows the various reasons. Respondents were able to indicate more than one reason for need.



iii) Housing waiting list

Two of the four respondents indicated that they are registered on the Stratford-on-Avon District Council housing waiting list. In January 2016 there were three households within Clifford Chambers and Milcote parish registered on the District Council's housing waiting list.

iv) Working from home

None of the four respondents indicated that they or someone within their household required space in order to work from home.

5. Determination of Specific Housing Needs

Where a respondent indicates a preference for shared ownership their ability to enter into a shared ownership arrangement is assessed. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner-occupied property, as demonstrated through the research shown in Appendix D to this report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement if they could not do so they are re-classified as being in need of rented accommodation from a housing association. Similarly where a respondent indicates a preference for an owner-occupier dwelling their ability to enter into such an arrangement is assessed and where it is identified they could not do so they are re-classified as being in need of shared ownership or rented accommodation.

6. Conclusion

There is a need for at least four new homes in Clifford Chambers and Milcote parish for people with a local connection and the identified need is for:

Housing association rent

- 1 x 2 bed house
- 1 x 2 bed bungalow

Owner occupier

- 2 x 2 bed bungalow

Three further 2bed houses or bungalows could be required.

7. Acknowledgements

Gratitude is expressed to all those who helped to deliver the survey forms across the parish.

8. Contact Information

Karen Parnell - Clerk to Clifford Chambers and Milcote Parish Council

Email: karendawnparnell@gmail.com

Stefan Buczacki – Chairman, Clifford Chambers and Milcote Parish Council

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler

Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF

Tel: 01789 842182

Email: sarahbt@wrccrural.org.uk

Appendix A1

Clifford Chambers and Milcote Parish Council Housing Needs Survey

February 2016

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in the Clifford Chambers and Milcote parish we are carrying out a survey to identify the types and sizes of homes that local people need. **The survey is for everyone, however, not just people in housing need.** The questions in the first part of the survey will help to compile a profile of residents and some general points about life in the parish. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete page 1 only.
- People in need of either affordable or market housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC (formerly Warwickshire Rural Community Council), an independent charity established in 1937, that helps and encourages people living in rural areas to develop their communities. WRCC is the only organisation solely dedicated to supporting rural communities in Warwickshire and Solihull. Their mission is 'to enable the development of sustainable and self-reliant rural communities'.

When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in the parish at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish, previously lived in the parish but moved away to find affordable/suitable housing or they have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere please encourage them to contact Sarah Brooke-Taylor, Rural Housing Enabler for WRCC on 01789 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all survey forms.

Forms should be returned by 12th March 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Cllr Stefan Buczacki
Chairman of Clifford Chambers and Milcote Parish Council

Appendix A2

Housing Needs Survey for Clifford Chambers and Milcote parish

Part 1

Q1: Your household

Please specify the number of people in your household that fall into each age category

0-16 yrs	<input type="text"/>	17-19 yrs	<input type="text"/>	20-24 yrs	<input type="text"/>	25-29 yrs	<input type="text"/>
30-44 yrs	<input type="text"/>	45-59 yrs	<input type="text"/>	60-74 yrs	<input type="text"/>	75+ yrs	<input type="text"/>

Q3: Your housing circumstances (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="text"/>		

House type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/maisonette	<input type="checkbox"/>	Park / mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No
 Do they occupy or need dedicated work space? Yes / No

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Is the parish a nice place to live?			
Is the parish friendly with good community spirit?			
Is crime / anti-social behaviour an issue in the parish?			
Does the parish lack any facilities?			
If yes, what facilities?			
Does the parish lack any housing?			
If yes, what type of housing?			
Has anyone in your household had to leave the parish in the last 5 years because no affordable and or suitable housing was available?			
Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish			

Additional comments

Part 2 – to be completed only if your household, or anyone in it, has an unmet housing need.

If there is more than one household in housing need please request extra forms from the Rural Housing Enabler (details on back page).

Q4: Details of all household members seeking housing and contact details

Title	Surname	First name	Relationship to you	Date of birth

Your contact details	
Name	
Address	
Telephone number	
Email address	

Q5: Your current housing (please tick)

Own your home / no mortgage	<input type="checkbox"/>	Housing association rent	<input type="checkbox"/>
Own your home / mortgage	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Rent privately	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Live with parents	<input type="checkbox"/>	Live with friends	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>		

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="checkbox"/>	(please specify)					

Number of bedrooms (please tick)

1 2 3 4 5+

Q6: Local connection

Do you / have you / were you ... (please tick all that apply)?

Currently live in the parish?	<input type="checkbox"/>	If so, for how long?	years
Previously lived in the parish?	<input type="checkbox"/>	If so, for how long?	years
Currently work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Close relatives in the parish?	<input type="checkbox"/>		
Born in the parish?	<input type="checkbox"/>		

Properties can only be let or sold to people with a strong local connection

Q7: Why do you/your household need alternative housing? (please tick all that apply)

Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
Need physically adapted home	<input type="checkbox"/>	Need less expensive home	<input type="checkbox"/>
Need to be closer to relatives	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need to be closer to a carer or dependent	<input type="checkbox"/>	Need own home	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need supported or specialised accommodation (please specify below)	<input type="checkbox"/>

Please provide details of any specific housing needs (eg disability requirements) for yourself or any members of your household who are seeking housing with you.

Q8: Housing waiting list (please tick)

Are you on the District Council's housing waiting list? Yes No

You should go on this list if you have not already done so and details are on the back page.

Q9: Type of housing required (please tick)

Housing association rent	<input type="checkbox"/>	Owner occupier	<input type="checkbox"/>
Housing association shared ownership (part rent, part buy)	<input type="checkbox"/>	Private rent	<input type="checkbox"/>

Housing type (please tick)

House Bungalow Flat/maisonette

Number of bedrooms (please tick)

1 2 3 4 5+

Do you require space in order to work from home? Yes No

Q10: Financial information

Please specify basic annual household income (joint income where applicable).

Up to £14,999		£15,000-£19,999		£20,000-£29,999	
£30,000-£39,999		£40,000-£49,999		£50,000-£59,999	
£60,000-£69,999		£70,000-£79,999		£80,000-£89,999	
£90,000-£99,999		£100,000+			

If owner occupier accommodation is required at what price range are you looking to purchase (please tick all that apply)?

Up to £199,999		£200,000-£249,999		£250,000-£299,999	
£300,000-£349,999		£350,000-£399,999		£400,000+	

If you require a shared ownership or owner occupied home what is the maximum amount your household could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 12th March 2016

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler at WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF. Telephone: 01789 842182 / email: sarahbt@wrccrural.org.uk

This data is collected for the purpose of identifying housing need only and will not be used for any other purpose. All information will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out by WRCC and it will retain all survey forms.

Any properties that may be identified as a result of this survey can only be let or sold to people with a strong local connection, as listed at Q6.

Stratford-on-Avon District Council's housing waiting list.

Application forms are available by telephoning 01789 260861/2/4, by emailing housingadviceteam@stratford-dc.gov.uk or by download from www.homechoiceplus.org.uk.

Appendix B

At the end of Part 1 of the survey form respondents were able to provide additional comments and these comments are reproduced below, whole and verbatim except where identifying comments have been removed.

- Would like to move to smaller house in years to come - happy to buy.
- With the development of Long Marston - camp & airfield, providing an abundance of low cost access homes, any village development is totally unnecessary,
- Flooding is an issue in parts of the village therefore availability of land close to the village suitable for devt is hard to find.
- As a close knit community, I would favour local housing which encourages an interest in being part of that community ie for sale rather than rent. Given the size of the village and the limited supply and rural nature of the parish, small scale 'developments' not more sprawling impersonal estates would be sympathetic to the local environment.
- The village does not offer a realistic place for young people to live until they drive. Buses stop early + are none on a Sunday. No shops means those without transport have to go into town. No entertainment for 12-18 year olds.
- [Has anyone in your household had to leave] difficult to answer no but is likely to happen in next 5yrs.
- Assessing local housing need is only one part of the equation. Creeping suburbanisation caused by extra developments in Stratford, Long Marston, the airfield, Quinton, and Mickleton can only be avoided by building a new relief road and a new bridge. The building of countless houses is a political ploy not a properly researched demographic solution - and should be weighed against loss of green belt & countryside which seems to "authority" to be expendable.
- Concerned over the future of temporary entrance (installed @ time of factory fire) being used for other purposes.
- My family have left home but if they wanted to return here they would not be able to afford any of the housing.
- There are many houses in the village, but very few bungalows. If more properties were built, perhaps a proportion could be bungalows, considering the balance of older residents.
- If 'local' means Clifford Chambers then we're happy to go along with housing scheme based on local needs.
- In the not too distant future I will not be able to cope with my house. In the absence of suitable houses for elderly /disabled people that probably means moving into Stratford. There's also a need for affordable housing (rent) for young people who can't afford to buy here.
- This village like all others is becoming swamped with vehicles, not helped when events occur at either Village Hall or Working Men's Club. It has been the case for some years that emergency vehicles, particularly fire engines could have difficulty with access. Some parts of the main road in the village need some widening to help.
- An intense building program has already taken place in the immediate area - eg Long Marston. Housing may be needed in the country overall but the importance of protecting beautiful and historic areas is also critical. Once lost it will never be recovered.
- Roads are not suitable for more housing. If absolutely necessary any

developments would be better between Clifford Chambers and Stratford preferably beyond the river area. This would be better than the other direction, possibly with a link road to Shipston Rd.

- I have savings to supplement my pension and possibly could only stay in my present location for possible another year, but I would like to stay in Clifford Chambers as my *[comment removed]* lives in the area.
- No availability of quality bungalows in Stratford district to support older people wishing to downsize now that families have gone.
- Housing for young people needed. The OAP bungalows we have (Orbit) should be for us, villagers, not outsiders.
- Serious concerns regarding availability of school places (primary & secondary) in the near future.
- 1) Re needs of local people, say a 10% of the proposed neighbourhood plan 2) The village should be kept as a village 3) The village is being ruined by light pollution from development on the Alscot Estate development.
- The pub has been overextended 3 times and currently the owner/publican is building 3 houses purely for his and his families use - not to help the parish.
- Only building on areas not liable to flood or which would increase likelihood of flooding.
- Clifford has a number of tiny (and I mean tiny) houses but there seem to be no obstacles to these being enlarged at the whim of the owners. We also have a lot of social housing which is run by a housing association but this does not seem to be available to local people over others. We also have the Clifford Charity which owns 3 almshouses & 1 rental property, where preference is given to local people. The problem is not lack of properties, if anything it is the lack of a joined up approach.

Appendix C

ID	Local connection verified	Household composition	Reason/s for need	Specific housing needs (eg disability requirements)	Tenure	House size and type
17	Yes	One adult	Smaller home	No	Owner occupier	2 bed bungalow
24	Yes	Two adults	Less expensive home	No	Housing association	2 bed bungalow
35	Yes	Two adults, one child (0-16yrs)	Other: unreasonable living conditions	No	Housing association	2 bed house
45	Yes	Two adults	Smaller accommodation	No	Owner occupier	2 bed bungalow

Appendix D

Property search March 2016 (Clifford Chambers and Milcote and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of beds	Type	Price £
Andrew Grant	Rainsford Close	Clifford Chambers	3	house	595,000
Andrew Grant	The Close	Clifford Chambers	3	bungalow	575,000
Peter Clarke & Co	Long Marston Road	Welford on Avon	3	house	395,000
RA Bennett & Partners	Quineys Leys	Welford on Avon	2	bungalow	360,000
Jeremy McGinn & Co	Manor Farm Cottages	Luddington	3	house	335,000
Bloor Homes	Marston Gardens	Long Marston	2	house	315,000
Connells	Headland Close	Welford on Avon	3	house	285,000
Connells	Goose Lane	Lower Quinton	2	bungalow	279,950
Peter Clarke & Co		Weston on Avon	3	house	265,000
Andrew Grant	Aylstone Close	Lower Quinton	3	house	255,000
RA Bennett & Partners	Headland Rise	Welford on Avon	2	bungalow	240,000

Type	Average £	Average £ -5%
2 bed bungalow	293,317	278,651
2 bed house	315,000	299,250
3 bed bungalow	575,000	546,250
3 bed house	355,000	337,250