



COUGHTON HOUSING NEEDS SURVEY

**Commissioned by Coughton Parish Plan Group
in partnership with
Warwickshire Rural Community Council**

**Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council**

June 2009

CONTENTS

1. **Summary of Results**
 2. **Introduction**
 3. **Planning Context**
 4. **Results – Contextual Information**
 - i) Age Profile
 - ii) Household Size Profile
 - iii) Housing Tenure Profile
 - iv) Housing Type Profile
 - v) Housing Size Profile
 - vi) Housing Type and Size Profiles Cross Referenced
 - vii) Life in the Parish : Positive and Negative Aspects
 - viii) Outward Migration from the Parish
 - ix) Support for One or More Small Housing Schemes Based on Local Needs
 5. **Results - Housing Needs Information**
 - i) Reason(s) for Housing Needs - Breakdown
 - ii) Local Connection – Breakdown
 - iii) Housing Register / Waiting List - Breakdown
 - iv) Preferred Tenure - Breakdown
 - v) Preferred Size and Type - Breakdown
 6. **Determination of Specific Housing Needs**
 7. **Conclusions**
 8. **Recommendations**
 9. **Acknowledgements**
 10. **Contact Information**
- Appendices A, B and C**

1. Summary of Results.

Approximately 60 Housing Needs Survey forms were distributed and 18 forms were returned. This equates to a response rate of 30%, which is considered to be good for a survey of this type.

One respondent expressed a need for alternative housing.

The specific housing need is for ;

Rented from a Housing Association

1 x 2 bedroom house as supported accommodation

2. Introduction.

Coughton Parish Plan Group commissioned a local Housing Needs Survey in April 2009.

The aim of the Survey was to collect accurate housing needs information for Coughton Parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of 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.

A Survey form was designed with input from Coughton Parish Plan Group and the Rural Housing Enabler for Warwickshire Rural Community Council. The basis of the form was a model document, previously used for many parish Housing Needs Surveys across Warwickshire.

A copy of the Survey form was delivered to every home in the Parish. Additional copies of the form were available for people not currently living in Coughton. A copy of the form can be seen as Appendix A to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues, in order to build up a profile of positive and negative aspects to life in the Parish. The final segment asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, e.g. 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. Analysis of all the information provided took place in late May 2009.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances, but only where new housing meets an identified local need for affordable homes.

Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy states ;

"The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that ;

- It has been demonstrated that there is a local and long-term need for affordable housing
- The content of the scheme reflects and can reasonably be expected to meet identified local need
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent)
- Satisfactory prior 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, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme"

'**Local need**' refers to need originating or relating to a particular village. For parishes that contain more than one village, the housing needs of each village must be considered separately. In the case of Coughton, the Village and the Parish are effectively the same thing.

A household is considered to have a local connection if it meets one or more of the following '**Local connection criteria**' ;

- An individual who was born in the Parish
- An individual who currently lives in the Parish and has done so for at least 12 months
- An individual who was resident in the Parish for at least 3 continuous years but has left in order to find suitable accommodation
- An individual who works full time in the Parish and has done so for at least 12 months
- An individual with a close family member, i.e. mother, father, brother or sister, son or daughter resident in the Parish for at least 3 continuous years

'Affordable housing' is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as 'Homebuy') is a middle ground between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A 'shared owner' can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

All new affordable homes provided as part of a 'Rural Exception' scheme are subject to a planning obligation, referred to as a '**Section 106 Agreement**'. This limits occupation of the homes to people with a local connection in the first instance and ensures that the homes remain 'affordable' in perpetuity.

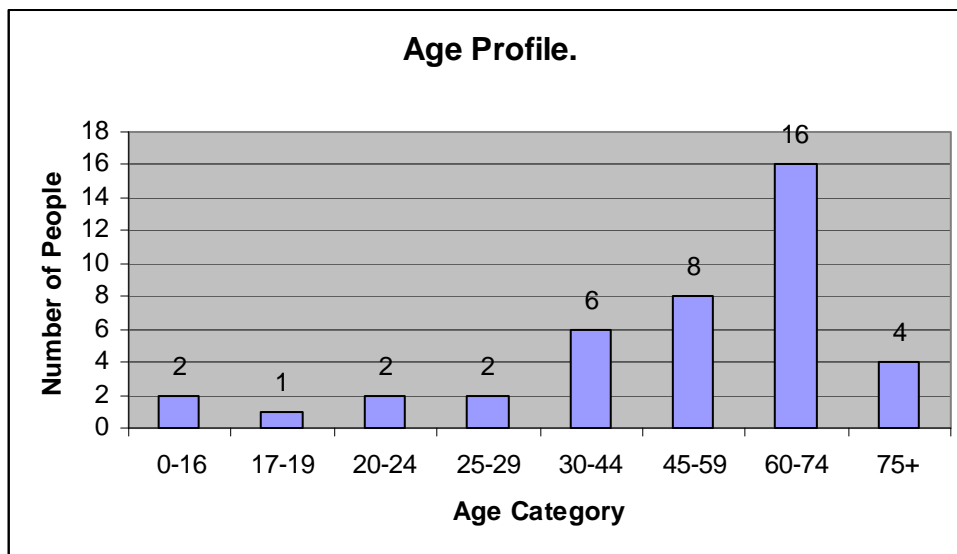
4. Results – Contextual Information.

A total of 18 Survey forms were returned equating to a response rate of 30%. 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.
3. To state opposition to the idea of a housing scheme.

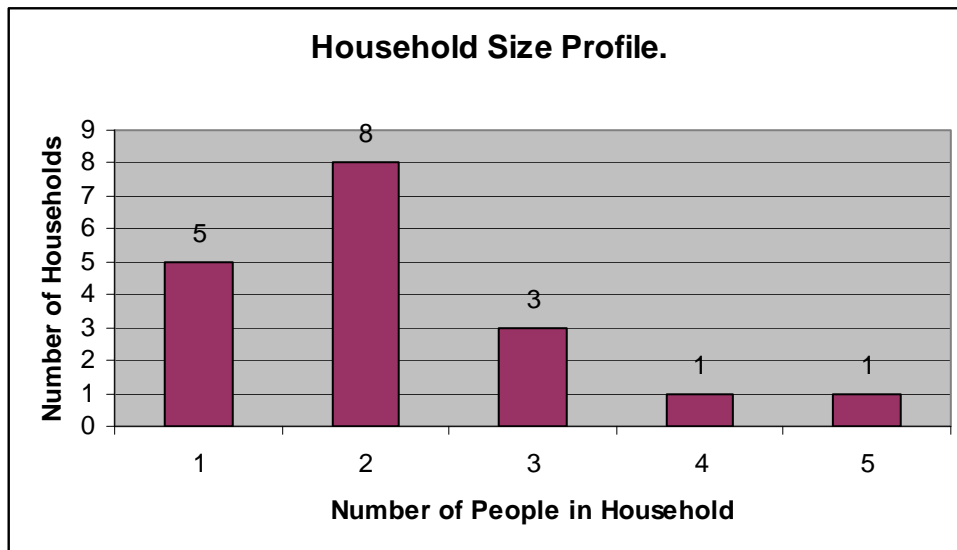
i) Age Profile (18 responses, 41 people).

The following chart shows the age profile captured by the Survey returns. The chart shows an ageing population, with 28 out of the 41 people aged 45 and above.



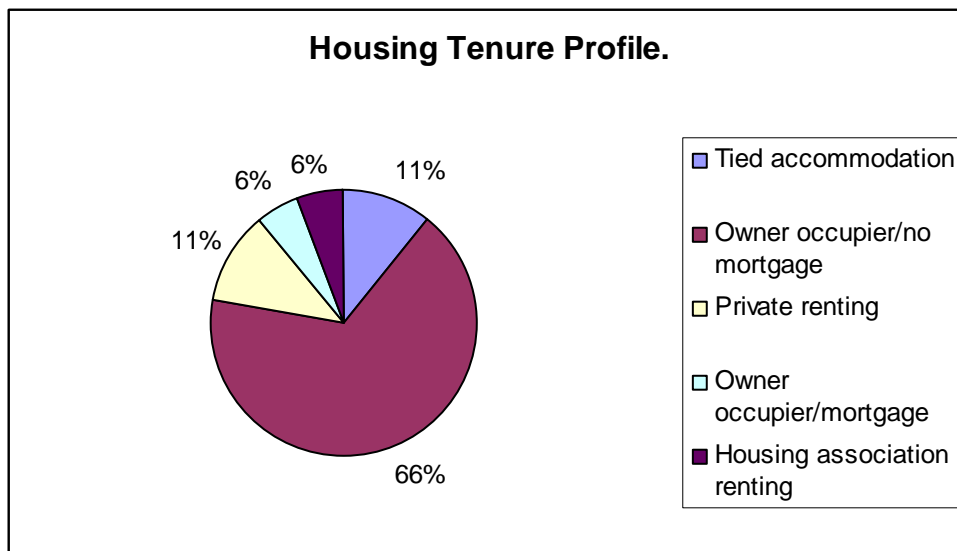
ii) Household Size Profile (18 responses).

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 chart shows a dominance of 2 person households as indeed do the majority of parish Housing Needs Surveys. The mean average household size is 2.28 people, slightly higher than the 2001 Census figure for Coughton Parish, which was 2.13 people.



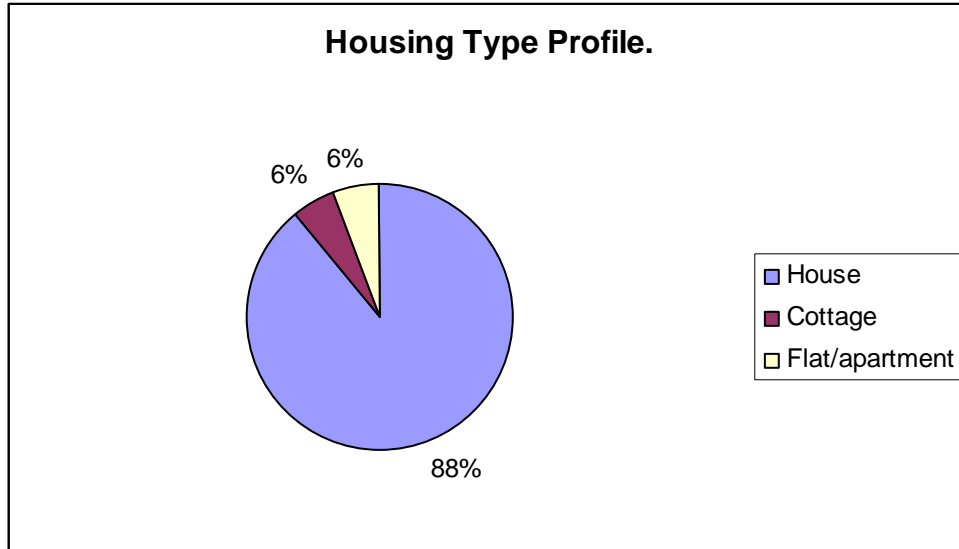
iii) Housing Tenure Profile (18 responses).

The following chart shows the housing tenure profile for the Survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 72% of the total. Tenures traditionally considered within the 'social sector' represent only 6% of the total.



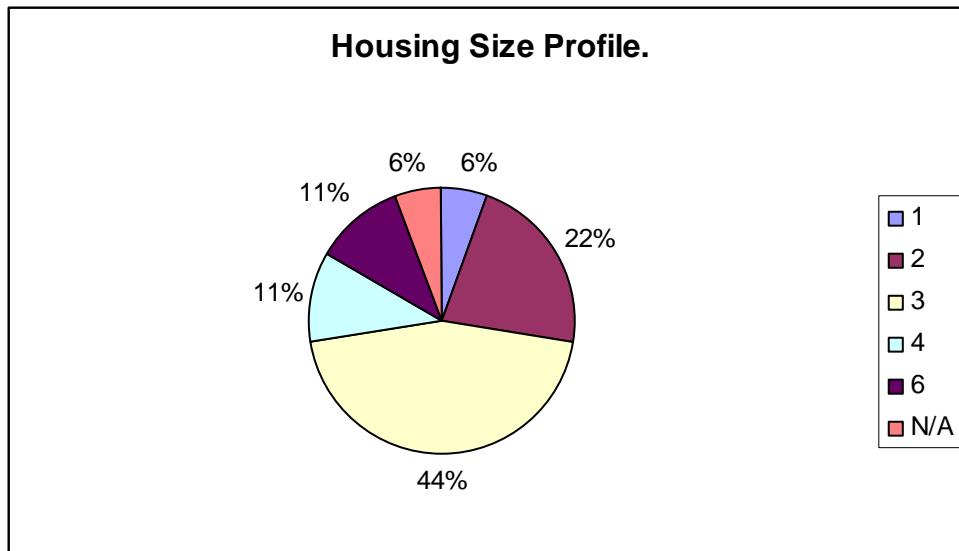
iv) Housing Type Profile (18 responses).

The chart below shows the types of homes that the Survey respondents live in. Perhaps unsurprisingly, houses represent the largest factor.



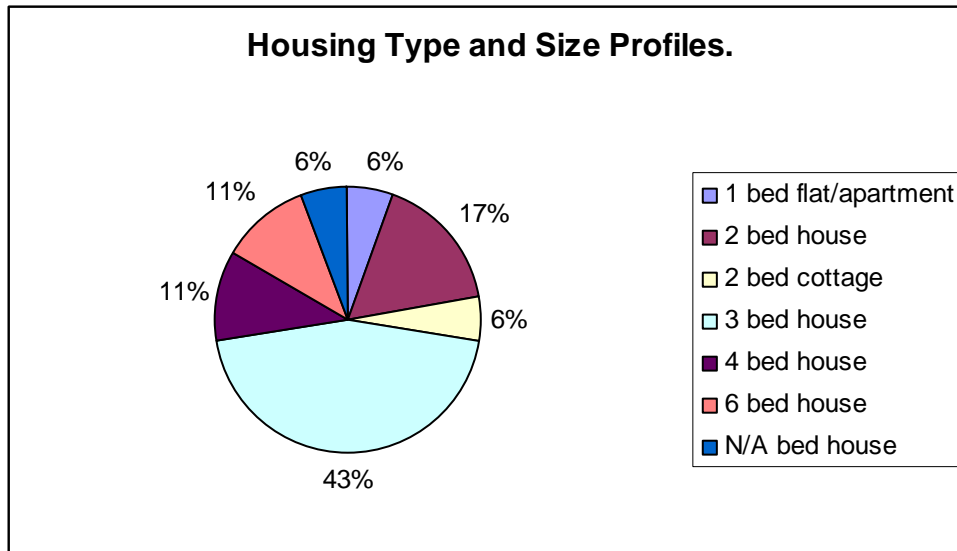
v) Housing Size Profile (18 responses).

The following chart shows the sizes of homes that the Survey respondents live in.



vi) Housing Type and Size Profiles Cross Referenced (18 responses).

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 bedroom houses emerge as the largest single factor. When compared to 4.ii above, i.e. a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the Parish.

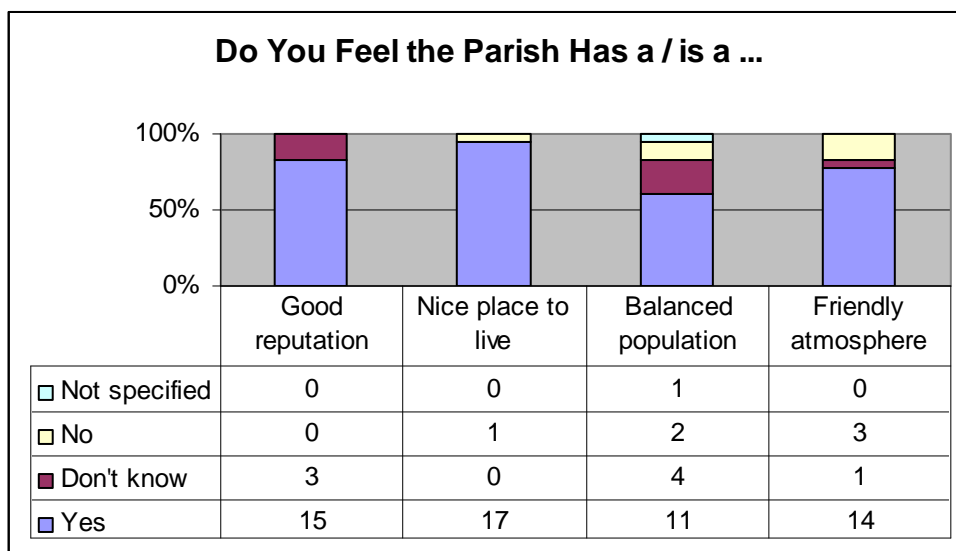


vii) Life in the Parish : Positive and Negative Aspects (18 responses).

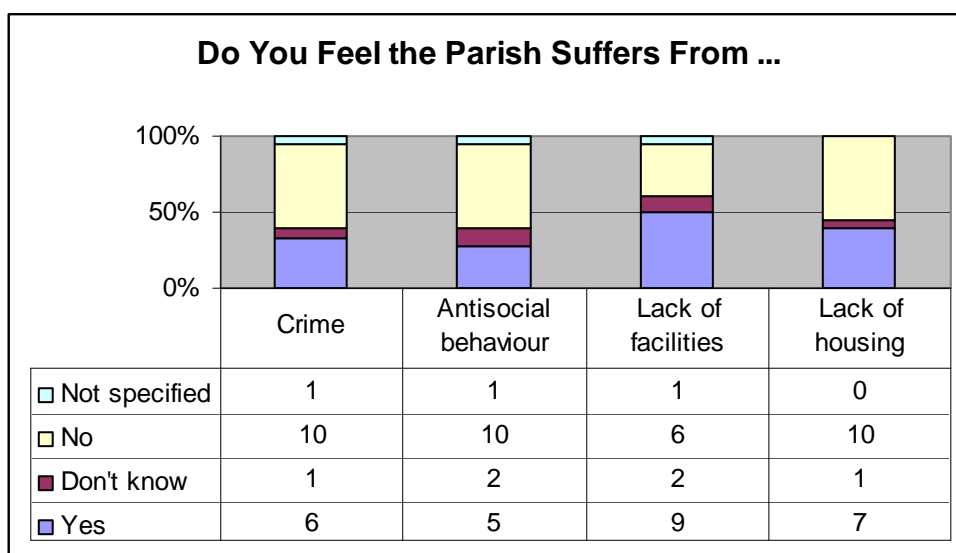
The Survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Coughton Parish.

Information relating to the sustainability of a parish is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies is a crucial consideration when proposing new affordable homes.

The first chart shows respondents' views on the benefits to living in Coughton. The majority of respondents thought the Parish had a good reputation, was a nice place to live, had a balanced and varied population and a friendly spirit.



The second chart shows respondents' views on negative issues that exist in the Parish. Half of the respondents perceived there to be a lack of facilities.



The Survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described in the following tables ;

Lack of Facilities Comments :

| Key issue | Number of comments |
|--|--------------------|
| Village Hall / Community Centre / Meeting Place / Events | 8 |
| Shop | 5 |
| Bus Service / Transport Links | 2 |

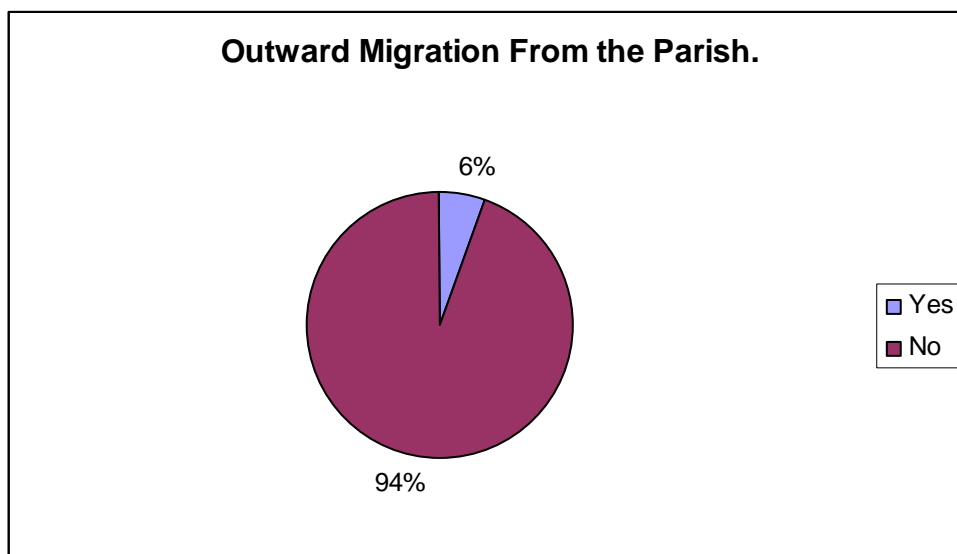
Lack of Housing Comments :

The comments are reproduced below, whole and verbatim.

| Comments |
|---|
| <ul style="list-style-type: none">• Small affordable for young couples.• Affordable homes for families.• Retirement properties, smaller houses.• Retirement accommodation / special needs accommodation.• Supported / elderly accommodation.• Limited number of small cottages for elderly to downsize rather than have to leave the village ie Trust cottages at Sambourne.• Houses do not sell and eventually are rented, some empty for a long time. |

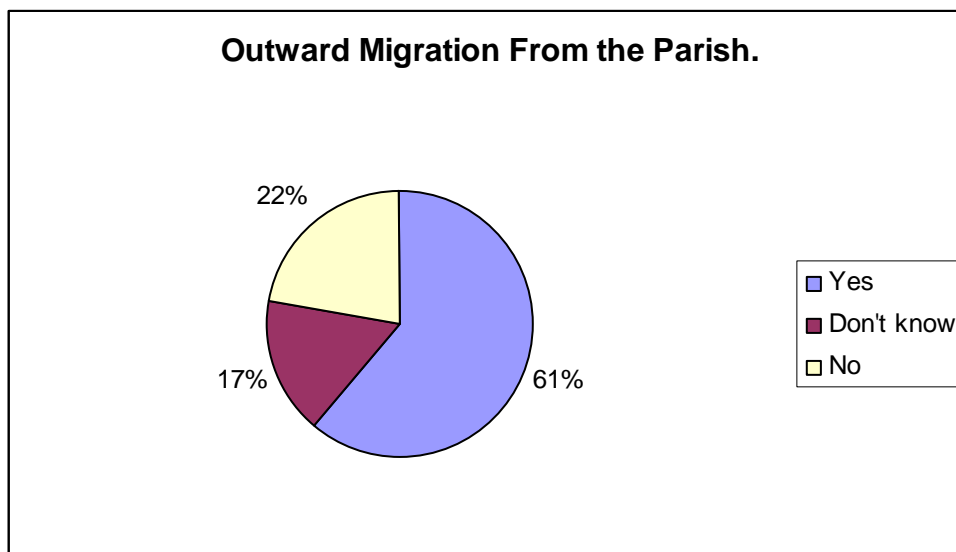
viii) Outward Migration from the Parish (18 responses).

The Survey respondents were asked whether anyone in their household had had to leave the Parish in the last 5 years because no affordable / suitable housing was available. 1 of the respondents stated this had happened in their household.



ix) Support for One or More Small Housing Schemes Based on Local Needs (18 responses).

The chart below shows the level of support amongst Survey respondents for one or more small housing schemes to meet the needs of local people being built in the Parish. The chart shows there is a high level of support, 61% amongst the survey respondents for a small housing scheme. 22% of respondents were against such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this Report.



5. Results – Housing Needs Information.

Out of the 18 responses to the Survey, 1 individual or household expressed a need for alternative housing. Section 5 provides a more detailed breakdown of information relating to this respondent.

i) Reason(s) for Housing Needs – Breakdown (1 response).

The respondent's housing need is for supported accommodation.

ii) Local Connection – Breakdown (1 response).

The respondent currently lives in the Parish.

iii) Housing Register / Waiting List – Breakdown (1 response).

The respondent is registered on the Local Authority Housing Register.

iv) Preferred Tenure – Breakdown (1 response).

The respondent would prefer a property rented from a Housing Association.

v) Preferred Size and Type – Breakdown (1 response).

The respondent would prefer a 2 bedroom flat.

6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the respondent.

A number of rules are used to compile this type of table ;

- Where a respondent indicates a preference for a 1 bedroom affordable home they are classified as being in need of a 2 bedroom home. There are three reasons for this ; 1) The possibility of a 1 bedroom home sitting vacant for a period of time, 2) The extra flexibility that a 2 bedroom home provides and 3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

- 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 % for shared ownership) of the value of a comparable owner-occupied property, as demonstrated through the research shown in Appendix C to this Report. Having assessed whether the respondent could afford to enter into a shared ownership arrangement, if they can not do so they are re-classified as being in need of rented accommodation from a Housing Association.

| Local connection verified | Preferred tenure | Preferred size/type | Actual tenure | Actual size/type |
|---------------------------|------------------|---------------------|---------------|------------------|
| Yes | Rent | 2 bed flat | Rent | 2 bed house |

7. Conclusions.

There is a need for 1 new home in Coughton Parish for a person with a local connection. The specific needs are for ;

Rented from a housing association

1 x 2 bedroom house as supported accommodation

8. Recommendations.

Regrettably, a scheme to develop just a single affordable property would not be financially viable.

However, in order to ensure that Housing Needs Surveys remain up to date and changes in local housing needs are identified, Stratford-on-Avon District Council recommends that they are reviewed every 3 years.

It is, therefore, recommended that the Parish Council undertakes another Housing Needs Survey in conjunction with Warwickshire Rural Community Council in 3 years time.

9. Acknowledgements.

Gratitude is expressed to all those who helped distribute Survey forms.

10. Contact Information.

Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council
25 Stoneleigh Deer Park Business Centre
Abbey Park
Stareton
Kenilworth
CV8 2LY

Tel ; (024) 7621 7391
Email ; philw@wrccrural.org.uk

Mrs A Hunt
Clerk to Coughton Parish Council
38 Captains Hill
Alcester
B49 6QW

Tel ; (01789) 762718

PART 1 – TO BE COMPLETED BY THE HEAD OF THE HOUSEHOLD

Q1 YOUR HOUSEHOLD

| | | | | |
|---|-------------|--|-------------|--|
| Number of people in your household that fall into each age category (Please specify the number for each category) | 0-16 years | | 30-44 years | |
| | 17-19 years | | 45-59 years | |
| | 20-24 years | | 60-74 years | |
| | 25-29 years | | 75 + years | |

Q2 YOUR HOUSING CIRCUMSTANCES

| | | | | |
|---|---------------------|--------------------------|--------------------------------------|--------------------------|
| Housing tenure (Please tick) | Tied accommodation | <input type="checkbox"/> | Owner occupier/ no mortgage | <input type="checkbox"/> |
| | Private renting | <input type="checkbox"/> | Owner occupier/mortgage | <input type="checkbox"/> |
| | Living with parents | <input type="checkbox"/> | Housing association shared ownership | <input type="checkbox"/> |
| | Living with friends | <input type="checkbox"/> | Housing association renting | <input type="checkbox"/> |
| | Other | <input type="checkbox"/> | | |
| (please specify): | | | | |
| Housing type (Please tick) | House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> |
| | Flat/apartment | <input type="checkbox"/> | Mobile home | <input type="checkbox"/> |
| Other <input type="checkbox"/> (please specify): | | | | |
| No. of bedrooms (Please tick) | 1 Bed | <input type="checkbox"/> | 2 Bed | <input type="checkbox"/> |
| | 3 Bed | <input type="checkbox"/> | 4 Bed | <input type="checkbox"/> |
| | 5 bed | <input type="checkbox"/> | 6 Bed | <input type="checkbox"/> |
| | 6+ bed | <input type="checkbox"/> | | <input type="checkbox"/> |

Q3 LIFE IN THE PARISH

| | | | | |
|---|---|------------------------------|-------------------------------------|-----------------------------|
| Do you feel the Parish (Please tick) | Has a good reputation? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| | Is a nice place to live? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| | Has a balanced and varied population? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| | Has a friendly atmosphere/community spirit? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| Do you feel the Parish (Please tick) | Suffers from crime? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| | Suffers from anti-social behaviour | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| | Suffers from a lack of facilities? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| | If 'YES', what facilities? | | | |
| | Suffers from a lack of housing? | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
| If 'YES', what type of housing? | | | | |

| | | |
|--|------------------------------|-----------------------------|
| Has anyone in your household had to leave the Parish in the last 5 years because no affordable/suitable housing was available? (Please tick) | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|--|------------------------------|-----------------------------|

| | | | |
|---|------------------------------|-------------------------------------|-----------------------------|
| Would you be in favour of one or more SMALL (average 4 units) housing schemes based on the needs of LOCAL people being built in the Parish? (Please tick) | Yes <input type="checkbox"/> | Don't know <input type="checkbox"/> | No <input type="checkbox"/> |
|---|------------------------------|-------------------------------------|-----------------------------|

ADDITIONAL COMMENTS

| |
|--|
| |
|--|

PART 2 – TO BE COMPLETED ONLY IF YOU HAVE AN UNMET HOUSING NEED

IF THERE IS MORE THAN ONE HOUSING NEED IN YOUR HOUSEHOLD PLEASE CONTACT CHARLES BARLOW, RURAL HOUSING ENABLER (CONTACT DETAILS ON BACK PAGE) SO THAT EXTRA FORMS CAN BE SENT TO YOU

Q1 YOUR DETAILS

| | |
|---|---|
| Name | |
| Address | |
| Telephone no. (Home) | |
| Telephone no. (Work) | |
| Date of Birth | |
| Current housing tenure (Please tick) | Tied accommodation <input type="checkbox"/> Owner occupier/ no mortgage <input type="checkbox"/> Private renting <input type="checkbox"/> Owner occupier/mortgage <input type="checkbox"/> Living with parents <input type="checkbox"/> Housing assoc. shared ownership <input type="checkbox"/> Living with friends <input type="checkbox"/> Housing association renting <input type="checkbox"/> Other <input type="checkbox"/> (please specify): |
| Current housing type (Please tick) | House <input type="checkbox"/> Bungalow <input type="checkbox"/> Flat/apartment <input type="checkbox"/> Mobile home <input type="checkbox"/> Other <input type="checkbox"/> (please specify): |
| Current number of bedrooms (Please tick) | 1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/> |

Q2 THE REASON FOR YOUR HOUSING NEED

| | |
|---|--|
| Why do you need alternative accommodation? (Please tick) | Need larger accommodation <input type="checkbox"/> Need smaller accommodation <input type="checkbox"/> Need physically adapted accommodation <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 secure accommodation <input type="checkbox"/> Need supported accommodation <input type="checkbox"/> Need independent accommodation <input type="checkbox"/> Other <input type="checkbox"/> (please specify): |
|---|--|

Q3 YOUR LOCAL CONNECTION

| | |
|--|---|
| Do you / have you / were you (Please tick all boxes that apply) | Currently live in the Parish? <input type="checkbox"/> If so, for how long? years Work in the Parish? <input type="checkbox"/> Close relatives in the Parish? <input type="checkbox"/> Born in the Parish? <input type="checkbox"/> Previously lived in the Parish? <input type="checkbox"/> If so, for how long? years |
|--|---|

Q4 HOUSING REGISTER

| | |
|--|---|
| Are you on a housing register? (Please tick all boxes that apply) | Local Authority Housing Register <input type="checkbox"/> |
| | Housing Association Housing Register <input type="checkbox"/> |

(You are recommended to register with the Local Authority, if you have not done so already)

Q5 YOUR FAMILY DETAILS (IF THEY ARE ALSO SEEKING HOUSING WITH YOU)

| Title | Surname | First name | Relationship to you | Date of Birth |
|-------|---------|------------|---------------------|---------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Q6 SPECIFIC HOUSING NEEDS

| | |
|---|--|
| Please specify any specific housing needs (e.g. disability requirements) | |
|---|--|

Q7 TYPE OF HOUSING NEEDED

| | | | |
|---|--|-----------------------------------|-------------------------------|
| Tenure of housing needed (Please tick) | Shared Ownership* <input type="checkbox"/> | Rented <input type="checkbox"/> | |
| Type of housing needed (Please tick) | House <input type="checkbox"/> | Bungalow <input type="checkbox"/> | Flat <input type="checkbox"/> |
| No. of bedrooms needed (Please tick) | 1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4 Bed <input type="checkbox"/> 5 bed <input type="checkbox"/> 6 Bed <input type="checkbox"/> 6+bed <input type="checkbox"/> | | |

*See back page for definition of shared ownership

Q8 FINANCIAL INFORMATION

| | | | |
|--|--|--|--|
| Basic annual income, 'joint income' where applicable (Please tick) | Up to £14,999 <input type="checkbox"/> | £15,000-£19,999 <input type="checkbox"/> | £20,000-£29,999 <input type="checkbox"/> |
| | £30,000-£39,999 <input type="checkbox"/> | £40,000-£49,999 <input type="checkbox"/> | £50,000-£59,999 <input type="checkbox"/> |
| | £60,000-£69,999 <input type="checkbox"/> | £70,000-£79,999 <input type="checkbox"/> | £80,000-£89,999 <input type="checkbox"/> |
| | £90,000-£99,999 <input type="checkbox"/> | £100,000+ <input type="checkbox"/> | |
| If you need a shared ownership or owner-occupied home, what is the maximum amount you could afford to pay for this? | Maximum mortgage | £ | (assume 3x joint income) + |
| | Equity in existing home | £ | + |
| | Savings | £ | + |
| | Other | £ | = |
| | Total | £ | |

Q9 ETHNICITY MONITORING

| Please specify the number of people in each group | | | |
|---|--|-----------------------------------|--|
| White | | Asian or Asian British | |
| British | | Indian | |
| Irish | | Pakistani | |
| Other White background | | Bangladeshi | |
| Mixed | | Other Asian background | |
| White and Black Caribbean | | Black or Black British | |
| White and Black African | | Caribbean | |
| White and Asian | | African | |
| Other Mixed background | | Other Black background | |
| Chinese | | Other (please state below) | |
| Chinese | | | |

THANK YOU FOR COMPLETING THIS FORM. PLEASE RETURN IT IN THE FREEPOST ENVELOPE BY 15 MAY 2009

If you have any questions regarding this Survey or you require additional forms, please contact Charles Barlow, Rural Housing Enabler for Warwickshire Rural Community Council.

Address: 25 Stoneleigh Deer Park Business Centre, Abbey Park,

Stareton, Kenilworth. CV8 2LY.

Telephone: 02476 217343.

Email: charlesb@wrccrural.org.uk

ADDITIONAL INFORMATION ON PROPERTY TYPES

Any small-scale scheme would probably include a mixture of property types and sizes. Some homes might be available for rent and some for shared ownership.

Rented properties would be available to people with a strong local connection and at an affordable rent. A housing association would retain ownership of the rented properties and there would be no 'Right To Buy' available to tenants.

Shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to a housing association on the remaining share. The housing association always retains a share of the property and in this way can uphold any local occupancy restrictions.

A shared owner can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright. If the property is later sold, it is valued and the shared owner receives their share of the sale price, therefore benefiting from any increase in the value, should this occur.

Appendix B.

Respondents were invited to provide any additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- Would want only one initially until any further need could be identified.
- Maybe - single storey bungalows for OAPs depends where they are to be built. Some local authority housing exists and also some privately owned rented accommodation. Variety of landlords, National Trust, charitable trust, local authority and private already in Coughton.
- However I do feel that the housing should be in keeping with local architecture, use local resources, people and be reasonably priced.
- This is largely a conservation area and as such would be ruined by further development of any kind.
- In favour of one small scheme.
- Would need more information to comment further.
- ie social housing for young/elderly (bungalows).
- Housing schemes must be affordable and in keeping with village.

Appendix C.

Property Search on 7 April 2009 (Coughton and surrounding settlements excluding character properties, properties in need of repair, and properties over £300,000).

| Agent | Street | Settlement | No of beds | Type | Price (£) |
|---------------------|--------------------|----------------|------------|----------|-----------|
| Yours Move | Lords Lane | Studley | 2 | Flat | 104,950 |
| Dixons | New Road | Studley | 2 | Flat | 105,000 |
| Town and Country | Kingley Avenue | Alcester | 2 | Flat | 116,000 |
| Sanders and Sanders | Meadow Road | Alcester | 2 | Flat | 117,950 |
| Town and Country | Meadow View | Studley | 2 | Flat | 125,000 |
| Town and Country | Allendale Crescent | Studley | 2 | House | 130,000 |
| Sanders and Sanders | Avon Crescent | Alcester | 2 | House | 139,950 |
| Sanders and Sanders | Devonish Close | Alcester | 2 | House | 145,000 |
| Sanders and Sanders | Plover Close | Alcester | 2 | House | 149,950 |
| Allan Morris | Middletown Lane | Studley | 3 | Bungalow | 250,000 |
| Sanders and Sanders | Kingley Avenue | Alcester | 3 | House | 145,000 |
| Town and Country | Alauna Avenue | Alcester | 3 | House | 147,000 |
| Town and Country | Meadow Road | Alcester | 3 | House | 154,950 |
| Town and Country | Toms Town Lane | Studley | 3 | House | 167,000 |
| Dixons | Lansdowne Crescent | Studley | 3 | House | 169,950 |
| Lamberts | Crooks Lane | Studley | 3 | House | 175,000 |
| Town and Country | Lansdowne Crescent | Studley | 3 | House | 175,000 |
| Dixons | Park Avenue | Studley | 3 | House | 179,950 |
| Lamberts | Toms Town Lane | Studley | 3 | House | 179,950 |
| Yours Move | Alauna Avenue | Alcester | 3 | House | 199,950 |
| Sanders and Sanders | Springfield Road | Alcester | 3 | House | 199,950 |
| Sanders and Sanders | Birmingham Road | Kings Coughton | 3 | House | 275,000 |
| Dixons | Watts Road | Studley | 4 | House | 184,950 |
| Lamberts | Bromsgrove Road | Studley | 4 | House | 220,000 |
| Sanders and Sanders | Regency Drive | Kings Coughton | 4 | House | 285,000 |

| Type | Average (£) | Average - 5% (£) |
|-----------------|-------------|------------------|
| 2 bed flats | 113,780 | 108,091 |
| 2 bed houses | 141,225 | 134,164 |
| 3 bed bungalows | 250,000 | 237,500 |
| 3 bed houses | 180,725 | 171,689 |
| 4 bed houses | 229,983 | 218,484 |