



**Housing Needs Survey Report
for
Alcester Town Council**

September 2017

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

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1. Introduction

Alcester Town Council commissioned a local Housing Needs Survey which was distributed in July 2017 with a deadline return of 12th August 2017.

The aim of the survey was to collect local housing needs information within and relating to Alcester parish.

The survey form was a standard document used in parishes across Stratford district and a copy was delivered to every home in the parish. Additional copies were available for people not currently living in Alcester parish but with a strong local connection. A copy of the cover letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form, which is designed to collect general information on the principle of the development of affordable homes for local people and life in the parish as well as general comments about local housing.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with 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 returned by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in August and September 2017.

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 has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new 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 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

3000 Housing Needs Survey packs (cover letter, survey form and Freepost envelope) were distributed and 615 completed forms were returned, equating to a response rate of 20.5%. This level of response is considered to be a reasonable 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 to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

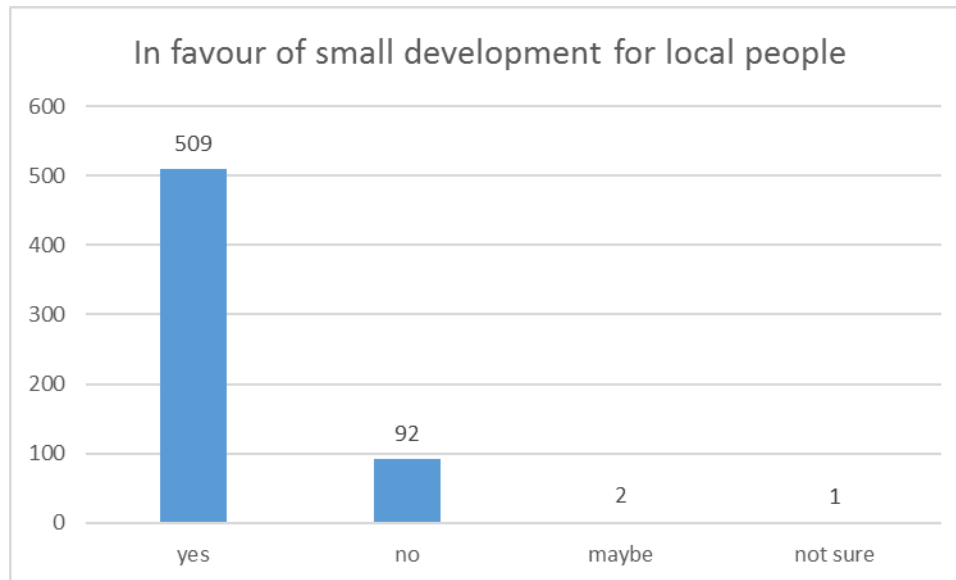
For the purposes of this report the term "respondent" refers to an individual survey form.

Part one

Q1: Development of affordable homes for local people

This question asked respondents whether, in principle, they would "be in favour of a small development of affordable homes in Alcester specifically for people with a local connection to this parish".

There were 604 responses. 509 respondents indicated yes and 92 respondents indicated no. Two further respondents wrote "maybe" and one respondent wrote "not sure".



Respondents were invited to provide comments about local housing, including possible locations that may be suitable for housing. These comments are reproduced below:

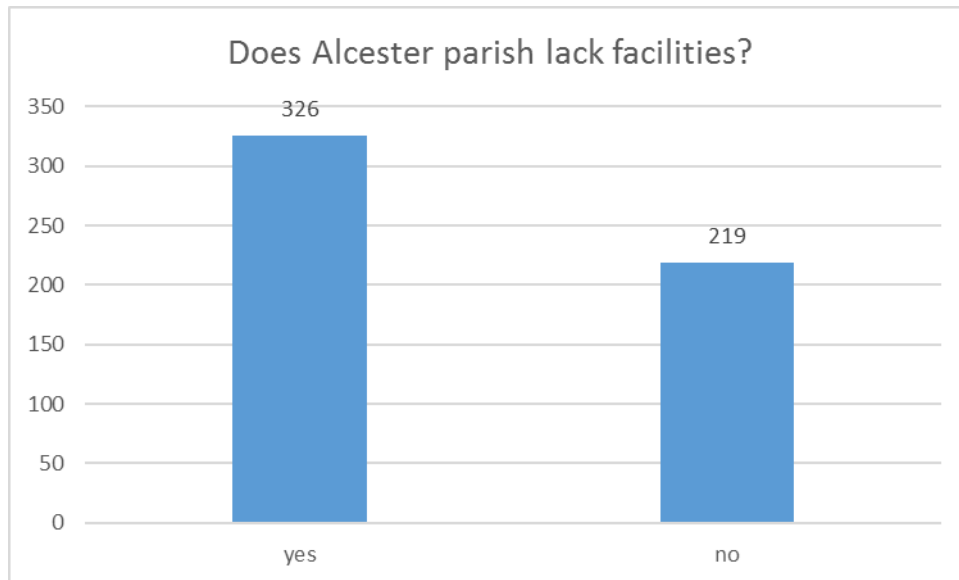
- I grew up in Alcester and currently live with my parents as I can't afford to rent or buy here. I have a masters degree and have been working full time for 12 years since graduating. 1 day a week I work in Alcester.
- No such thing as affordable housing nowadays.
- Promises of homes specifically for local people or people with a connection to Alcester are broken! I have been on the local housing register for nearly 10 years to move but outsiders by the score have been housed over and above me.
- Housing Association properties can be allocated to anyone from anywhere not local people anymore. Because I own my flat (albeit leasehold) I would be low priority. I find it harder to afford the maintenance charges, council tax etc on my flat. I am unable to get any benefits except 25% Council tax reduction because my income is just over what the government says I need to live on. I recently applied for an almshouse in Alcester but was unsuccessful.
- It would be great to have some disability housing for older people. My husband and I are in a very small bungalow, private, as he is very disabled but it is too small to manoeuvre him about in his hoist and wheelchair. So we really battle but there is just nothing else available.
- Development must be within the Alcester neighbourhood plan.
- NOT, definitely NOT, the Greg.
- More housing for single professional/young people i.e 1 bed apartments and 2 bed houses.
- We are in a blocked situation at the moment because we want and need to move in another house but private landlords don't accept people with benefits and on housing lists we don't have any chances to have a house because we are in bronze band. Our kids need a garden to play and a bathroom with bath tub. The house we live in is old and start to perish.
- The local connection seems ill defined. I would hope current parishioners in need of housing be prioritised. Either Greig Hall site needs to be redeveloped or land bought/released for homes. No more retirement properties - enough already. Old health centre site may be a possibility or site of old infant school.
- Alcester does need affordable homes because Alcester has become an expensive town to live in. I have lived in Alcester all my life and its getting very hard to afford even just the little things in life.

- Some consideration for younger disabled people would be nice for example a few bungalows with two or more bedrooms. Building 2, 3 or 4 bedroomed houses is fine and good but there are people with families who have disabilities that make stairs an obstacle.
- I have been on council waiting list for 6 years. I have teenage boys who share a room. I can't afford to private rent bigger. Born + bred in Alcester - carer for elderly parents. [comment removed]
- Area between A435 and birmingham road/evesham street.
- Bungalows and self build. Location: Allimore Lane as this is very central to the town.
- I have 2 adult children living at home. They cannot afford to move out. Alcester needs to stop building high value housing and concentrate on 1st time buyers for local people. I would suggest the site in Moorfields Road (old infant school) as a possible site as this has been un-used for many years.
- The affordable homes should be available only to local people as otherwise it defeats the object of housing local people. In the past Alcester people have been on the housing list for Alcester and by passed due to someone outside of the area having more points.
- We feel as married working parents we are side-lined for Housing Association properties and have been forced to private rent at extortionate cost! Could NHS/Forces get priority/consideration?
- Think more disabled housing or bungalows are needed.
- We currently rent privately. We would love to buy our own home in Alcester but prices are beyond any mortgage we can obtain. Part buy, part rent would be an advantage to us.
- Depends on what you class as small. Pressure on schools, doctors, dentist etc would make a large development unsustainable unless these were given priority too.
- Coughton Lane has several sites but lack of a car park for the school. It would be more chaotic than it is already.
- Back of The Greig Hall keeping the main hall and Atrium for the town's use as it is a better size/venue for events than the Jubilee Centre.
- * Housing to be restricted to local people under the age of 55. * Needs to be affordable - private rents too expensive. * New housing should not be investment opportunity for buy to let landlords. * Facilities such as school places, Drs, etc must be taken into account.
- Buying a house in alcester is un-affordable for us, and having lived here all my life it is sad that I will have to re-locate when buying my first home.
- Locations - old school Moorfield Road, bungalow for over 55. Land by Roebuck park - Bungalow and houses. Stratford Road near water pump.
- Knock the Garages, knock around the Conway estate. NEED MORE schools and doctors 1st!!
- I know on the road I live there is talk about garages being pulled down and 4 houses being in its place which I know a few people are negative about. I think it is a great idea.
- For rent or sale to locals only. Need affordable units for residents to downsize i.e bedroom/kitchen diner/sitting room/ parking place small garden near centre and for local people. Old school Moorfields, field next Corinthian Court, Stratford Road, Land at rear of Hopkins Precinct, Allimore Lane.
- Poor infrastructure for the number of people living in the town/area. Town growing too fast to sustain current needs. Too much traffic in town location High Street. Schools could be better served by park and ride set up on industrial estate.

- Affordable rental accommodation for 21-34 yr olds.
- You and builders keep on about building these houses its not just house shortage for local people and I mean real local people. It does not happen if you do build houses where will the kids go for schools they cannot cope now.
- To develop more rental accommodation.
- Due to the lack of Housing Association houses my daughter has had to move out of the town she has lived in for 20 years. [comment removed] her landlord selling his house she has had to private let again costing more money because there are no affordable houses in the town. We seem to be able to find locations for private houses to be built, council houses should not have been sold off.
- Need 1/2 bedroom flats/small houses esp for single people/couples/small families. Need to be realistic in price/low rents.
- Me and my family would really like to get onto the property ladder however with the house prices for a 3 bedroom this is almost impossible. The land opposite the Roebuck pub would be ideal or land opposite Oversley.
- Provided that the proposed properties are legally covenanted for 100 years to stop any purchaser being able to sell after the usual 5/10 year limit for the market rate. The covenant must ensure that any future purchaser currently lives and works locally (10 mile radius) and that the property be sold at the equivalent % rate below the future current market rate. This should safeguard the future of the properties. Alternatively keep the properties as permanent lets.
- Having lived in Alcester all my life and being on the housing list for 10 years and not being successful in my times of need I feel that we would benefit from having housing built specifically for people with a local connection as many people not from this area seem to get before its own residents. I have had to endure over priced private rental properties with no firm stability for my children. I work full time having to pay for childcare but we are still short each month with no hope of a break!
- There should be much more housing being built in and around Alcester so that it can grow and our local shops and services can be sustained without all changing to charity shops!
- We are a newly wed couple living in a rented house with a small child we would love to one day buy an affordable home. We have put off having a second child as our current home isn't big enough and can't afford the rent prices of bigger houses.
- Local house prices for Alcester are high and I will need to move to a cheaper area.
- A proportion of all future housing development should contain such homes, probably as much as 50%.
- The local housing stock is, I believe, inadequate in providing truly affordable housing. Shared ownership (extremely limited provision within Alcester) is not "affordable". Property developers are reneging on their obligations to provide adequate numbers of affordable properties. The local private rented stock is completely out of reach financially to people on low incomes. I would welcome this development if permitted.
- Both my children would like their own homes and are locally employed but neither could afford to buy a house. [comments removed]

Q2: Life in the parish

Survey respondents were asked "Do you feel Alcester parish lacks any facilities?" Of the 545 responses, 326 respondents indicated yes and 219 responded no.



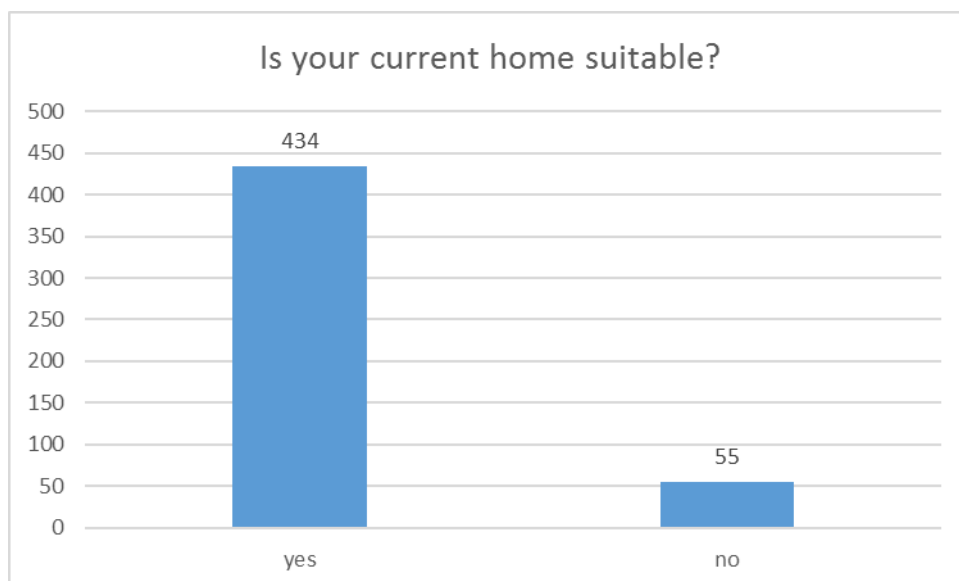
Many of the respondents added comments, which are reproduced below.

- Swimming pool x 9 comments
- Cheaper shops, butcher
- Affordable properties for young retired people like me
- A larger supermarket
- Swimming pool (poss Greig site)
- More benches and paths along river from Meadow View Close side to go into town
- Additional disabled facilities
- Modern sports hall/gym and perhaps swimming pool
- Renting houses
- Swimming pool, large community centre eg Greig Hal
- Affordable shops
- Swimming pool, park/picnic area
- Although daughter will be in her last year at local primary 2017/18 the schools need to be sorted out. Maybe a new primary school so children in town don't have to go out of town to school
- Leisure?
- Gym & sport facilities, park
- More Doctors
- Affordable/cheaper supermarket, affordable regular bus service and later at night
- More for special needs children
- Swimming pool, police station
- Swimming pool, children soft play area
- Have a 'would like' list!!
- Community hall for larger events/groups etc (eg Studley Village Hall)
Swimming Pool eg Studley, Shipston. Improvements in fitness facilities. Better equipped play areas eg Bidford
- School places, youth groups, doctors
- Swimming pool, budget supermarket
- More buses into town etc. I am very happy living in Alcester. There is little more I need. Having to give up my car soon I would appreciate as much public transport as possible!

- Swimming pool, Cinema, more car parks, banks, bakery
- Definitely lack of schools
- Shops, clothes shops, cheaper shoe as not everyone can afford the prices of the one now
- Disability transport
- Greig Hall, Day centre, parking
- Swimming pool, social Hall Greig
- Better bus services particularly finishing later ?21:00. More younger people would then be able to seek employment either S/A or Redditch. Many retail jobs don't finish till 20:00
- More facilities for the town's youth
- Work places to attract young, more youthful/attractive venues for young/clubs etc other than pubs
- Parking near the schools. I live opposite St Faiths Road we and my neighbours are fed up with parents blocking our drives. New housing brings problems has I have written above get the infrastructure up and running first
- More public toilets, swimming pool
- A swimming pool otherwise good - although I understand there were problems with infant school places
- More diverse shops, restaurants, entertainment
- Swimming pool - more for kids, young adults
- The Greig Hall has been abandoned by the council
- Railway station
- Public swimming pool
- A decent park, a swimming facility, a good community centre (re-open the Greig centre would be a start) a revitalised sports centre - a good maintenance of all above
- A swimming pool would be good.

Q3: Your current home

Respondents were asked to consider whether or not their current home is suitable for their needs. Of the 489 respondents, 434 indicated yes and 55 respondents indicated no.



Some respondents left additional comments, which are reproduced below:

- Yes - at the moment
- Yes - but may have to downsize due to helping our children to stay in Alcester, dwindling finances
- Yes - but not ideal
- Yes - but we feel we will never be able to afford to upsize. We bought our 3 bed semi in August 2016, we have good jobs but the mortgage has completely stretched us (couple in 30's no kids)
- Yes - I am moving away from Alcester as its cheaper to hire or buy somewhere else and better schools
- Yes - it is rental though can no longer afford to buy (health issues prevent full time work) am born and bred here
- No - I do not wish to stay in Alcester

Where respondents indicated that their current home is not suitable they were requested to complete part two of the survey form.

Part two

This section provides a breakdown of information from part two of the survey form, which was to be completed if the respondent considered that their household, or someone in it, was in need of alternative housing.

Of the 81 respondents who completed all or part of part two, 15 responses were discounted for various reasons including:

- Lack of response to email / letter requesting further information
- Lack of contact details in order to obtain further information
- Inadequate information provided
- Respondent already adequately housed

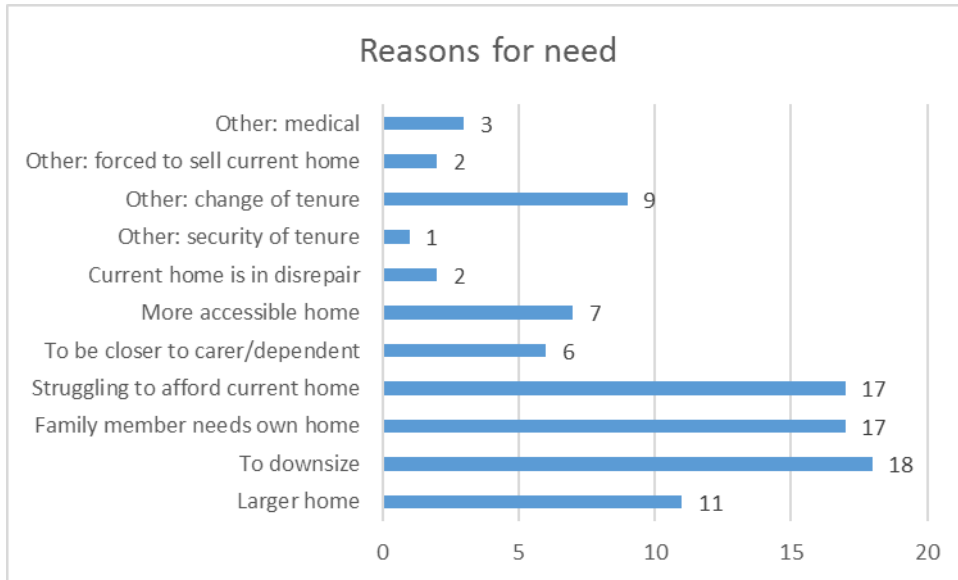
Five of the respondents gave information regarding two separate needs within their household on the same survey form.

A further breakdown of the need can be seen at Appendix B to this report.

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.

Q4: Reasons for housing need

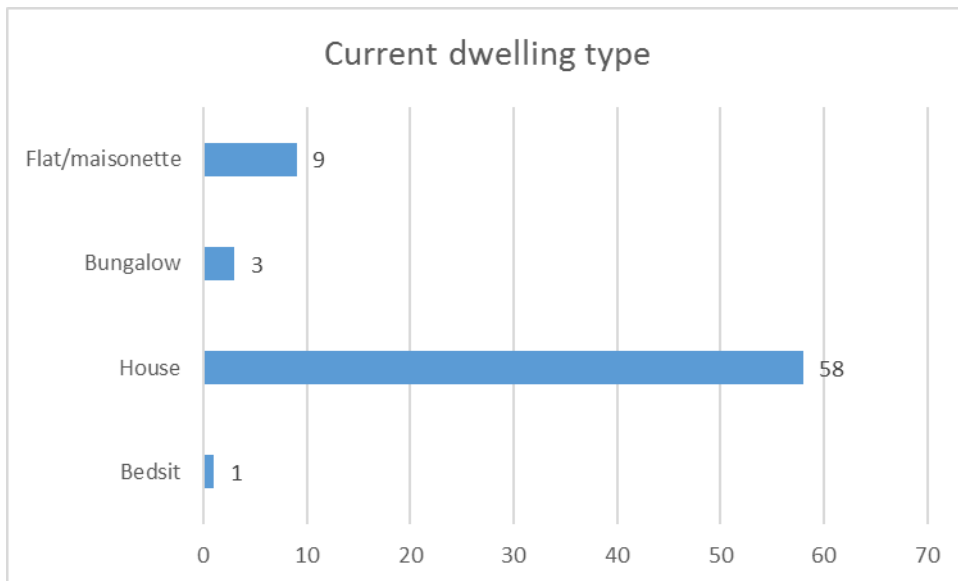
Respondents were asked why they needed alternative housing and were able to indicate more than one reason for need.



Q5: Current dwelling

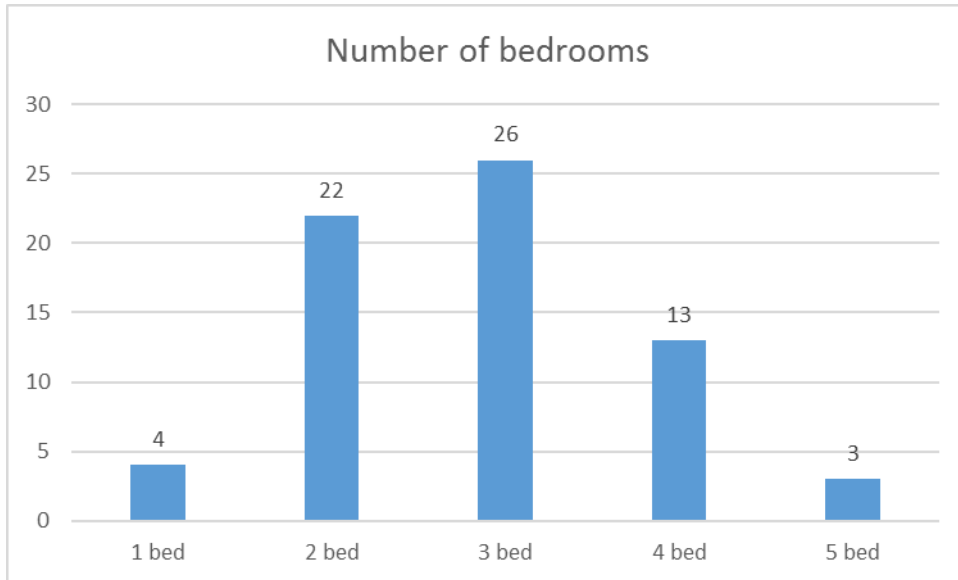
i) Dwelling type

Respondents were asked about their current dwelling type. 71 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor at 82%.



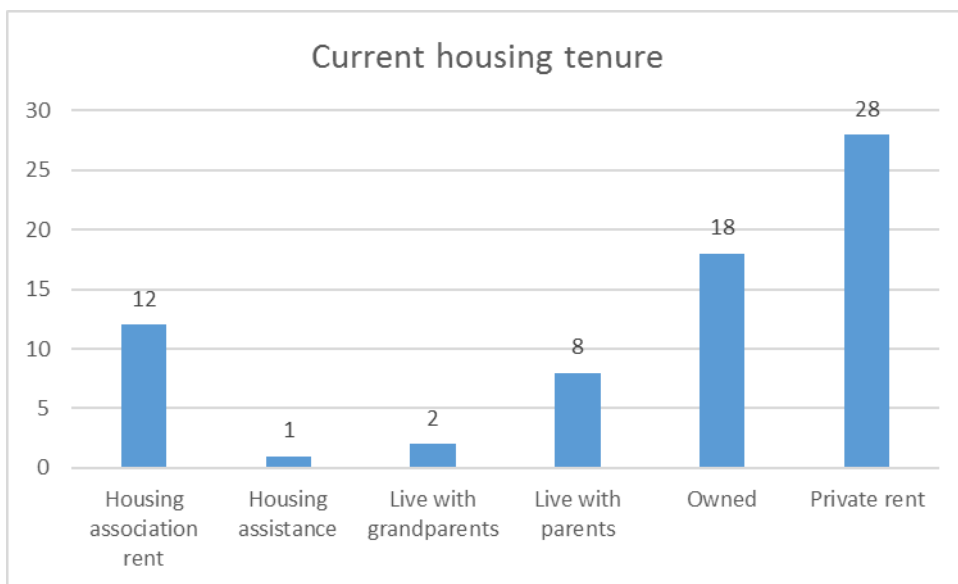
ii) Number of bedrooms

The following chart shows the sizes of homes that 70 of the survey respondents live in. Given the Census 2011 average household size of 2.23 people this chart indicates that the majority of homes are under-occupied.



iii) Dwelling tenure

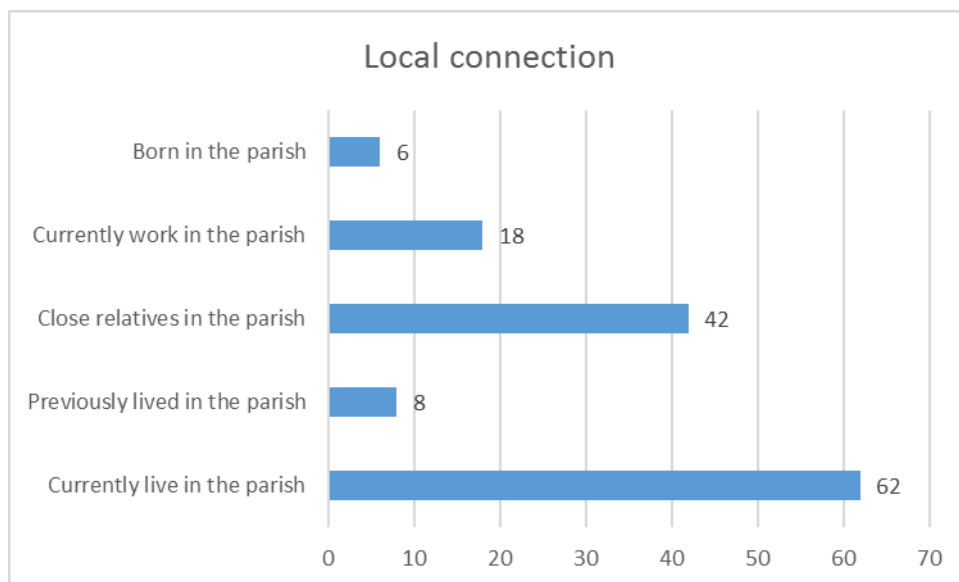
Respondents were asked about the tenure of their current dwelling tenure. 69 responses were received and the chart below shows the largest group are currently renting privately.



Of the 18 respondents who currently own their own home, 9 wish to downsize.

Q8: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one type of local connection. All responses are shown in the chart below.



Q10: Housing waiting list

29 of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

4. Determination of specific housing need

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 C 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-occupied 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.

5. Conclusion

The survey identifies a need for 71 homes in Alcester parish for households with a local connection, as detailed below:

Housing association rent

- 12 x 1 bed maisonette
- 1 x 1 bed maisonette, supported
- 10 x 1 bed bungalow / ground floor maisonette
- 1 x 1 bed bungalow / ground floor maisonette, adapted
- 3 x 2 bed bungalow / ground floor maisonette
- 2 x 2 bed bungalow / ground floor maisonette, adapted
- 6 x 2 bed house
- 5 x 3 bed house
- 1 x 6 bed house

Housing association shared ownership

- 5 x 1 bed maisonette
- 6 x 2 bed house
- 1 x 2 bed bungalow / ground floor maisonette
- 1 x 3 bed house

Owner occupier

- 1 x 1 bed maisonette
- 6 x 1 bed bungalow
- 2 x 2 bed maisonette
- 2 x 2 bed bungalow
- 5 x 2 bed house
- 1 x 3 bed house

In addition, it should be noted that as at May 2017 there were 233 households with an Alcester address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in Alcester parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children. A breakdown can be found at Appendix D.

6. Contact information

Clerk to Alcester Town Council
Globe House, Priory Road, Alcester B49 5DZ
Telephone: 01789 766084
Email: clerk@alcester-tc.gov.uk
Website: www.alcester-tc.gov.uk

Sarah Brooke-Taylor – WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Telephone: 01789 842182
Email: sarahbt@wrccrural.org.uk
Website: www.ruralwarwickshire.org.uk

Appendix A1 – Survey letter



Alcester Town Council

Housing Survey

July 2017

Dear Householder

The Town Council is aware that a lack of affordable and suitable housing is an issue which can lead to local people being forced to move away.

To assess whether or not this is a problem in Alcester parish we are carrying out a survey to identify the homes that local people need. **The survey is for everyone, however, not just people in need of alternative housing.**

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are in need of alternative housing are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Town Council will consider the results and work with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

Do you know of people with a local connection to the parish who would like to live here? 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. They should currently work in the parish, have previously lived in the parish or have a close relative (parent, sibling or child) currently living in the parish.

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

Please complete and return the attached form by 12th August 2017 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Vanessa Lowe
Clerk to Alcester Town Council

Appendix A2 – Survey form



Housing survey for Alcester parish

Part one - to be completed by all households

1. In principle would you be in favour of a small development of affordable homes in Alcester specifically for people with a local connection to this parish? Through a planning obligation (S106 Agreement) all properties would be restricted to people with a local connection.

Yes

No

Please add any comments you would like to make about local housing, including possible locations that may be suitable for housing. These comments may be included in our report.

2. Life in the parish

Do you feel Alcester parish lacks any facilities?

Yes - what facilities?

No

3. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next two years.

Yes, my current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)

No, my current home is not suitable (please complete part two of this form overleaf if you would like alternative accommodation within the parish)

Part two – only to be completed if you consider your household to be in need of alternative housing

4. Which of the following statements apply to your household (tick all that apply)?

- We/I need a larger home
- We/I wish to downsize
- A family member will need a home of their own within the next two years
- We are/I am struggling to afford our/my existing home
- We/I need to be closer to a carer or dependent
- We/I need a home that is more accessible
- Our/my current home is in disrepair
- We/I need a new home for another reason - please explain below

5. Current dwelling - what type of property do you currently live in?

- Bungalow
- House
- Flat / maisonette
- Other

Number of bedrooms

- Rent - housing association
- Rent - private
- Shared ownership (part rent part buy)
- Owned (with/without mortgage)
- Other

6. What type of property would best suit your household (tick all that apply)?

- Bungalow
- House
- Flat / maisonette
- To include a study/space to work from home
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

7. Is your household looking for (tick all that apply)?

- Rent - housing association
- Owned (with / without mortgage)
- Rent - private
- Self-build
- Shared ownership (part rent part buy)

8. What is your connection to this parish (tick all that apply)?

- I currently live in the parish (how many years?)
- I previously lived in the parish (how many years?)
- I have close relatives living in the parish (eg mother, father, brother, sister, son, daughter)
- I currently work in the parish (how many years?)
- I was born in the parish but moved away

9. It is important to understand what people can afford.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings or equity in your current home that could be used towards a new home?

- Yes savings £..... / equity £.....
- No

10. Are you on the District Council's housing waiting list (Home Choice Plus)?

- Yes
- No

If you wish to apply for a housing association property (for rent or shared ownership) you should be on the housing waiting list. Application forms are available by download (www.homechoiceplus.org.uk), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

11. Who is seeking alternative housing?

	Age (yrs)	Sex (M / F)	Relationship to person completing survey form
Person 1			<i>Person completing form</i>
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

12. Please provide your name and contact details. Any information you give will remain confidential to WRCC.

Name	
Address	
Email	
Telephone	

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

**Please return this form using the Freepost envelope attached
no later than 12th August 2017.**

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

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – Breakdown of identified need

ID	Household composition	Specific need	Identified tenure	Identified size/type
27	One adult	No	Owner occupier	1 bed bungalow
92	One adult	Medical	Housing association rent	1 bed bungalow / ground floor maisonette
101	Two adults	No	Housing association shared ownership	1 bed maisonette
123	Two adults	No	Housing association rent	1 bed bungalow / ground floor maisonette
190	Two adults	No	Housing association rent	1 bed bungalow / ground floor maisonette
200	Two adults	No	Housing association rent	1 bed bungalow / ground floor maisonette
206	One adult	No	Housing association rent	1 bed bungalow / ground floor maisonette
228	Two adults	No	Owner occupier	2 bed bungalow
255	One adult	No	Housing association rent	1 bed bungalow / ground floor maisonette
261	Two adults	No	Housing association rent	1 bed maisonette
281	Two adults, three children	No	Housing association rent	3 bed house
285	One adult, one child	No	Housing association shared ownership	2 bed house
286	Single adult	No	Housing association rent	1 bed maisonette
287	Two adults	Medical	Housing association rent	2 bed bungalow / ground floor maisonette, adapted
299	One adult, 8 children	No	Housing association rent	6 bed house
300	One adult	No	Housing association rent	1 bed bungalow / ground floor maisonette
311	One adult	No	Housing association shared ownership	1 bed maisonette
312	Two adults, one child	No	Owner occupier	2 bed house
331	One adult, two children	No	Housing association rent	2 bed house
338	Two adults	Medical	Housing association rent	2 bed bungalow / ground floor maisonette, adapted

342	Two adults	No	Owner occupier	1 bed maisonette
357	Two adults, two children	No	Housing association shared ownership	2 bed house
382	One adult	No	Housing association rent	1 bed bungalow / ground floor maisonette
395	One adult, two children	No	Housing association rent	2 bed house
407	Two adults	No	Housing association rent	1 bed bungalow / ground floor maisonette
420	Two adults	No	Owner occupier	1 bed bungalow
421	One adult	No	Housing association rent	1 bed maisonette
421a	One adult	No	Housing association rent	1 bed maisonette
423	Two adults, one child	No	Owner occupier	3 bed house
426	Two single adults	Medical	Housing association rent	2 bed bungalow / ground floor maisonette
429	Two adults, one child	No	Owner occupier	2 bed house
433	Two adults, two children	No	Housing association rent	2 bed house
435	One adult	No	Housing association rent	1 bed maisonette
440	One adult	No	Housing association rent	1 bed maisonette
452	Two adults, three children	No	Housing association rent	3 bed house
455	Two adults, one child	No	Housing association rent	2 bed house
460	Two adults, one child	No	Housing association shared ownership	2 bed house
466	Three adults	Medical	Housing association rent	2 bed bungalow / ground floor maisonette
467	Two adults, one child	Medical	Housing association rent	2 bed bungalow / ground floor maisonette
472	Two adults, one child	No	Housing association shared ownership	2 bed house
480	Two adults	Medical	Housing association rent	1 bed bungalow / ground floor maisonette
488	One adult	No	Housing association rent	1 bed maisonette
503	One adult	No	Housing association rent	1 bed maisonette
504	Two single adults, two children	No	Housing association rent	3 bed house

507	One adult, two children	No	Housing association rent	3 bed house
510	One adult	No	Housing association shared ownership	1 bed maisonette
510a	One adult	No	Housing association shared ownership	1 bed maisonette
511	Two adults	No	Owner occupier	2 bed bungalow
514	Two adults	No	Owner occupier	2 bed house
518	Two adults	No	Owner occupier	1 bed bungalow
521	One adult	No	Owner occupier	1 bed bungalow
521a	One adult	No	Housing association rent	1 bed maisonette
522	One adult	No	Housing association rent	1 bed maisonette
527	Two adults, one child	Medical	Housing association shared ownership	2 bed bungalow / ground floor maisonette
528	Two adults, two children	No	Housing association shared ownership	3 bed house
529	One adult, one child	No	Housing association shared ownership	2 bed house
533	Two adults	Medical	Housing association rent	1 bed bungalow / ground floor maisonette, adapted
539	Two adults, two children	No	Housing association shared ownership	2 bed house
545	Two single adults, one child	No	Housing association rent	3 bed house
546	One adult	No	Owner occupier	2 bed house
548	One adult	No	Owner occupier	1 bed bungalow
554	One adult, one child	No	Housing association rent	2 bed house
567	One adult	No	Housing association rent	1 bed maisonette, supported
570	One adult	No	Housing association rent	1 bed maisonette
570a	One adult	No	Housing association rent	1 bed maisonette
588	Two adults, two children	No	Housing association rent	2 bed house

589	Two adults	No	Owner occupier	2 bed house
605	One adult	No	Owner occupier	2 bed maisonette
605a	One adult	No	Owner occupier	2 bed maisonette
610	One adult	No	Housing association shared ownership	1 bed maisonette
614	One adult	No	Owner occupier	1 bed bungalow

Appendix C – Property search

Property search conducted August 2017.

Agent	Street	No of beds	Type	Price £
Sanders & Sanders	Priory Road	4	detached house	775,000
Jeremy McGinn & Co	Oversley Green	4	detached house	540,000
Jeremy McGinn & Co	Kinnersley Road	4	detached house	500,000
Sanders & Sanders	Poplar Close	3	detached bungalow	499,950
Sanders & Sanders	Priory Road	2	detached bungalow	475,000
Sanders & Sanders	Greville Road	4	detached house	420,000
Sanders & Sanders	Poplar close	3	detached bungalow	415,000
Jeremy McGinn & Co	Throckmorton Road	4	detached house	415,000
Sanders & Sanders	Stratford Road	3	semi-detached house	400,000
Jeremy McGinn & Co	Glebe Road	4	detached house	400,000
Jeremy McGinn & Co	Fisher Road	4	detached house	399,950
Sanders & Sanders	Seggs Lane	3	semi-detached house	375,000
Jeremy McGinn & Co	Fenwick Close	4	detached house	365,000
Edwards Estate Agents	Evesham Street	4	detached house	359,950
Jeremy McGinn & Co	Wain Close	4	detached house	345,000
Sanders & Sanders	Alen Bank Road	4	detached house	315,000
Avenue Homes Estate Agents	Jephcott Close	3	detached house	280,000
Jeremy McGinn & Co	Augustus Drive	2	detached bungalow	250,000
Sanders & Sanders	Ten Acres	3	semi-detached house	250,000
Sanders & Sanders	Riverside	3	semi-detached house	249,950
Sanders & Sanders	Hadrians Walk	3	semi-detached house	249,950
Purplebricks	Meadow Road	3	semi-detached house	240,000
Purplebricks	School Road	3	semi-detached house	240,000
Sanders & Sanders	Fairwater Crescent	3	semi-detached house	240,000
Sanders & Sanders	Stratford Road	3	end of terrace house	235,000
Sanders & Sanders	Alen Bank Road	3	semi-detached house	235,000
Sanders & Sanders	Minerva Mews	3	semi-detached house	230,000
Purplebricks	Kingfisher Way	4	semi-detached house	220,000
Sanders & Sanders	Allwoods Close	2	semi-detached house	215,000
Jeremy McGinn & Co	Stratford Road	3	terrace house	215,000
Sanders & Sanders	Stratford Road	3	terrace house	215,000
Sanders & Sanders	Springfield Road	2	semi-detached house	210,000
Sanders & Sanders	Hertford Road	3	terrace house	199,950
Jeremy McGinn & Co	Kingfisher Way	3	semi-detached house	199,950
Sanders & Sanders	Avon Crescent	3	terrace house	189,950
Sanders & Sanders	St Faiths Road	3	end of terrace house	189,950
Jeremy McGinn & Co	Devonish Close	2	terrace house	185,000
Sanders & Sanders	Vallet Avenue	3	terrace house	185,000
Sanders & Sanders	St Faiths Road	3	end of terrace house	185,000
Sanders & Sanders	Heron Close	3	terrace house	185,000
Sanders & Sanders	Smiths Way	3	terrace house	169,950
Sanders & Sanders	Aspen Close	2	end of terrace house	169,950
Sanders & Sanders	Gas House Lane	2	apartment	139,950

Sanders & Sanders	Gas House Lane	1	apartment	125,000
Purplebricks	Meadow Road	2	flat	125,000
Sanders & Sanders	Stratford Road	1	maisonette	120,000
Sanders & Sanders	Smiths Way	1	terrace house	120,000
Sanders & Sanders	Gunnings Road	1	maisonette	105,000
Sanders & Sanders	Rufford Close		studio flat	82,500

Property type	Average £	Average £ -5%	Average £ -10%
studio flat	82,500	78,375	74,250
1 bed maisonette	112,500	106,875	101,250
1 bed apartment	125,000	118,750	112,500
1 bed terrace house	120,000	114,000	108,000
2 bed flat	125,000	118,750	112,500
2 bed apartment	139,950	132,953	125,955
2 bed end terrace house	169,950	161,453	152,955
2 bed terrace house	185,000	175,750	166,500
2 bed semi-detached house	212,500	201,875	191,250
2 bed detached bungalow	362,500	344,375	326,250
3 bed end terrace house	203,317	193,151	182,985
3 bed terrace house	194,264	184,551	174,838
3 bed semi-detached house	264,532	251,305	238,079
3 bed detached bungalow	457,475	434,601	411,728
3 bed detached house	280,000	266,000	252,000
4 bed semi-detached house	220,000	209,000	198,000
4 bed detached house	439,536	417,560	395,583

Property type	Average £	Average £ -5%	Average £ -10%
1 bed	119,167	113,208	107,250
2 bed flat	132,475	125,851	119,228
2 bed house	189,150	179,693	170,235
2 bed bungalow	362,500	344,375	326,250
3 bed house	235,528	223,752	211,975
3 bed bungalow	457,475	434,601	411,728
4 bed house	329,768	313,280	296,791

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix D – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At May 2017 the following households with an Alcester address were registered.

Household type	No. of children in household	No. of households	House type/size
single	0 children	46	1 bed maisonette
single	1 child	3	2 bed house
couple	0 children	10	1 bed maisonette
family	0 children	4	2 bed maisonette
family	1 child	44	2 bed house
family	2 children	27	2 or 3 bed house
family	3 children	8	3 or 4 bed house
family	4 children	4	3 or 4 bed house
family	5 children	1	4 or 5 bed house
pensioner/DLA	0 children	83	1 or 2 bed bungalow / ground floor maisonette
other	0 children	3	other

If local needs properties are developed by a community as a result of information obtained through a housing survey and other evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection.