

Housing Needs Survey Report

Moreton Morrell Parish Council

March 2020



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

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1. Introduction

Moreton Morrell Parish Council commissioned WRCC to conduct a survey to collect local housing needs information within and relating to Moreton Morrell parish.

The survey form was a standard document used across the district and a copy was delivered to every home across the parish. Additional copies were available for people not currently living in Moreton Morrell parish but with a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen as Appendix A1 to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, gave residents an opportunity to comment on local housing and facilities, and asked whether the current home is suitable for the needs of the household.

Households with or containing a housing need were asked to complete Part 2 of the survey form, providing details of their current situation, specifics of the need and 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 strict confidence.

Information provided in response to some of the questions aided the analysis but is confidential and therefore not reproduced within this report.

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler during January and February 2020 and analysis of the information provided took place in March 2020. Completed survey forms are retained by WRCC for a short period before being shredded.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, July 2018) emphasise the role of local communities in the planning process and provides for “local people to shape their surroundings”. At a local level, the Stratford-on-Avon District Council local plan (the Core Strategy and associated documents) guides development in the district to 2031 and beyond. Amongst other things these plans aim to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes that meet an identified local need.

There is 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 through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using 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. However, it is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

‘Local needs 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.

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership.

New affordable homes are generally required for two reasons:

- Many residents on low and middle incomes cannot afford to rent privately or buy market housing, and
- The market does not provide the right type of accommodation for some residents, for example homes for people who are older and wish to downsize.

3. Results

Approximately 300 survey forms were distributed to local residents and 66 were completed (either partly or fully) and returned, equating to a response rate of 22%. This level of response is considered to be good for a survey of this type.

People generally respond for one of three reasons:

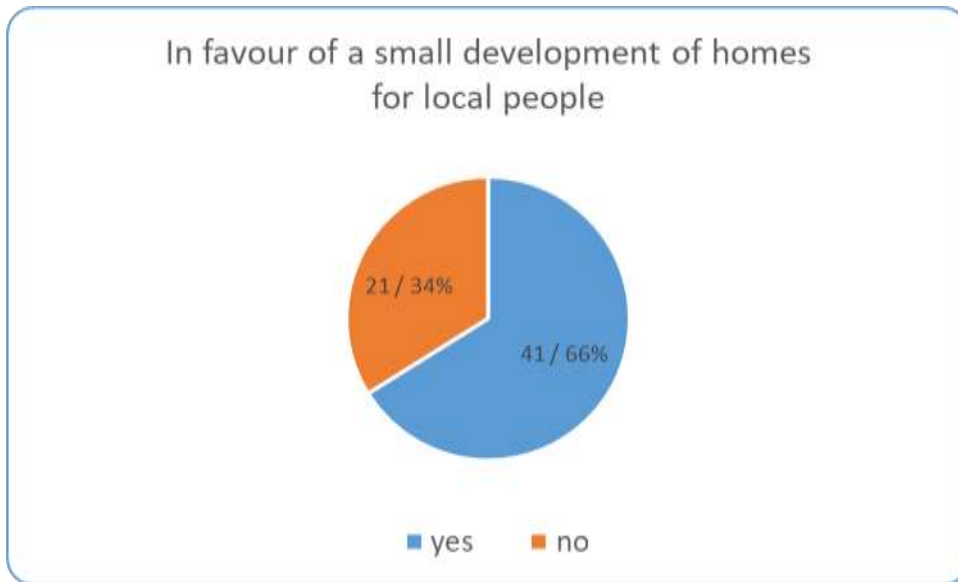
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

Part one – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked “In principle would you be in favour of a small (<10) development of homes in the parish restricted to people with a local connection”.

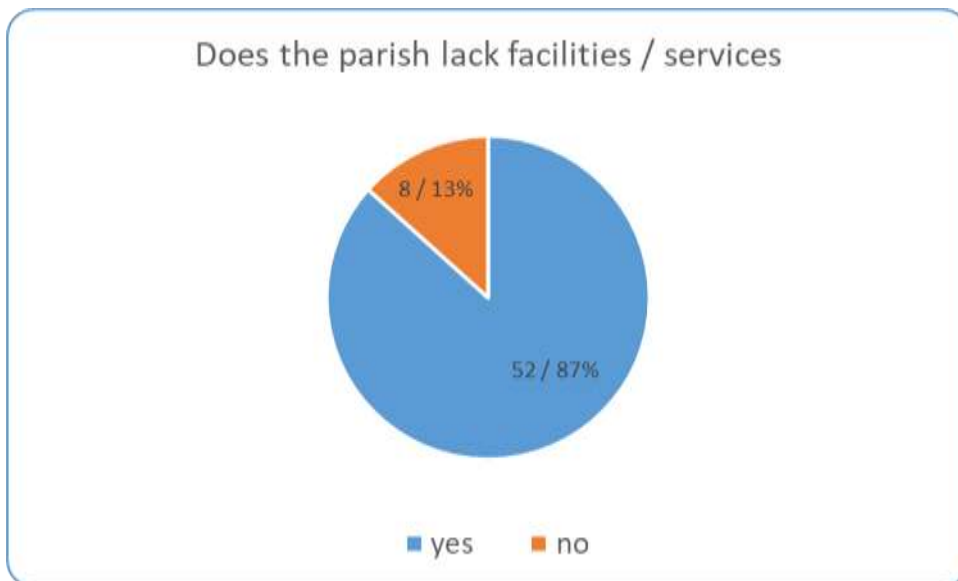
Only 62 respondents answered this question and, as can be seen from the chart below, at 66% the majority of respondents would, in principle, be in favour of a small development of affordable homes for local people.



Respondents were invited to add comments about local housing, including possible locations that may be suitable. These comments can be seen at Appendix B to this report.

Q2: Life in the parish

Respondents were asked “Do you feel the parish lacks any facilities or services”. Of the 60 responses the majority (87%) indicated that the parish does lack facilities or services.

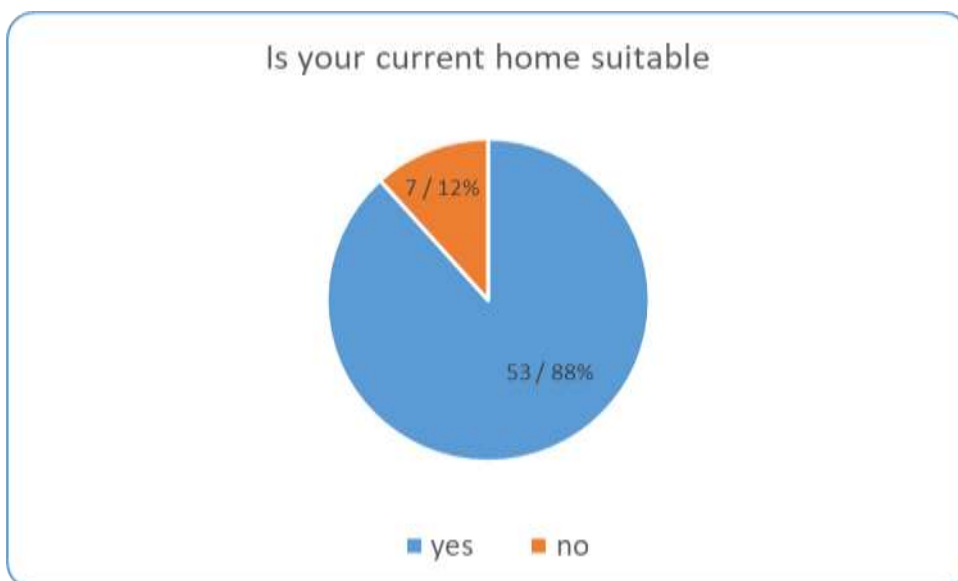


Respondents who indicated “yes” were provided with the opportunity to expand on their response and indicate what facilities are lacking. These comments can be seen at Appendix C to this report.

Q3: Is your current home suitable?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and 60 responses were received.

Of these 60 responses, 88% (53 responses) indicated that their current home is suitable.



Part two – to be completed only if your household is in need of alternative housing and you wish to live in the parish

Although 7 respondents indicated that their current home is not suitable two of these responses were discounted as insufficient information was provided and no contact information was provided to enable clarification to be sought.

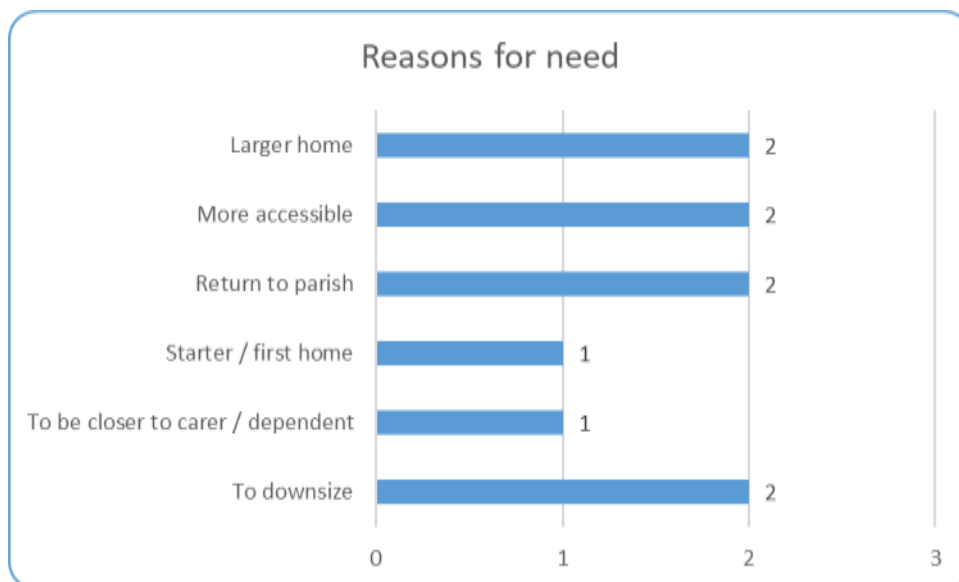
One respondent who indicated that their current home was not suitable provided no information within part two, so this response was also discounted. One respondent who indicated that their current home is currently suitable did, however, complete part two and clearly indicated a need for alternative housing.

This section therefore relates to information provided by 5 respondents.

Q1: Why does your household need alternative housing?

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

As can be seen below the main reasons for need are for a larger home, for a more accessible home, to return to the parish, and to downsize.



Q2: Current dwelling

All respondents provided information about their current dwelling.

Of the 5 respondents, 3 currently live in a house and 2 live in a bungalow. One respondent rents from a housing association whilst 1 rents privately and 3 are owner occupiers.

- 1 bed bungalow - housing association rent
- 3 bed bungalow - private rent
- 3 bed house - owner occupier
- 5 bed house - owner occupier
- 8 bed house - owner occupier

Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Both respondents who currently rent provided information:

- 66%
- 33%

Q3: Local connection

Respondents were asked to indicate their connection to the parish and were able to indicate more than one connection.

All 5 respondents currently live in the parish.

Q4: Type of property preferred

Respondents were asked to indicate what type, size and tenure of property the household would prefer.

Whilst this indicated preference aids the analysis it does not necessarily reflect the actual need. For example, a single adult preferring a 3-bed shared ownership house, with low income and no savings or equity, would be analysed as requiring a 1-bed home to rent.

Respondents were able to indicate more than one preferred type, size and tenure.

- 3 bed bungalow - housing association rent or shared ownership
- 3 bed house - owner occupier or Help To Buy
- 3 bed house - owner occupier
- 3 or 4 bed house - owner occupier
- 3 bed house or bungalow - Help To Buy or housing association shared ownership

As shown above 3 respondents indicated a preference for a house, 1 indicated a preference for a bungalow, and most respondents would prefer a 3 bed home. Some type of home ownership is generally the preferred tenure,

However, any respondent preferring to purchase a home (either via shared ownership or as an owner occupier) would need to be able to demonstrate that they could raise a suitable deposit and mortgage.

One respondent indicated that they required a home designed to cater for a disability.

Q5: Financial details

All respondents provided financial information. However, the information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. 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. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property.

Q6: Housing waiting list

One of the respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at November 2019 there were 12 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix E.

Q7: Detail of households seeking alternative housing

The information provided in response to these questions aids the analysis of need but is confidential and not reproduced herein.

4. Conclusion

This survey identifies 5 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 1 x 3 bed bungalow

Housing association shared ownership

- 1 x 2 bed house

Owner-occupier

- 3 x 3 bed house

Consideration should also be given to the requirements of the 12 local households registered on Home Choice Plus.

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation. A 1-bed dwelling can only house a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

5. Acknowledgements

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

6. Contact Information

Mrs Pam Routly – Clerk to Moreton Morrell Parish Council

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Website: www.moretonmorrellpc.co.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

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Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Moreton Morrell Parish Council

Housing Needs Survey

January 2020

Dear Resident

Are you happy with where you live or do you wish to downsize? Are you currently living at home with parents and want your own home? Do you need a bungalow in preference to a house?

The parish council is aware that there may be a lack of suitable housing in the village, which could be an issue for some households and that this could lead to local people moving away.

To assess whether or not this is a problem in Moreton Morrell, we are conducting a survey to identify the size and type of homes that local people need and want. As the last survey was undertaken five years ago, this will ensure we have an up to date understanding of the current requirements in terms of housing mix, and the findings will enable us to respond appropriately and with authority to any future planning applications for new housing in the village.

The survey is for everyone, whether or not you are looking for alternative housing.

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in the parish 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 parish council will consider the results and work with WRCC to explore how any local needs can be addressed.

If you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish then please share the online survey with them or ask them to contact the Rural Housing Enabler (01789 842182 or sarahbt@wrccrural.org.uk) to receive a copy of this form.

All information you give will be treated in confidence and the parish council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain, and shred, all returned survey forms.

Please complete and return the attached form by 15th February 2020 using the Freepost envelope provided. Alternatively, you may complete this survey online at www.smartsurvey.co.uk/s/MoM2020.

Thank you for your assistance in conducting this survey.

Yours sincerely

Rob James
Chairman, Moreton Morrell Parish Council

Housing survey for Moreton Morrell parish

Part one - to be completed by all households

1. In principle would you be in favour of a small (<10) development of homes in the parish restricted to people with a local connection, for example homes for rent or shared ownership from a housing association? A planning obligation (S106 Agreement) would restrict the homes to people with a local connection (as per Q3 overleaf) in perpetuity.

No particular site has been identified – this is just a general question.

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 anonymously in our report.

2. Life in the parish

Do you feel the parish lacks any facilities or services?

Yes - what facilities/services?

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 five 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 – to be completed ONLY if your household is in need of alternative housing and you wish to live in the parish

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

- Need a larger home
- Want to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent
- Need to be closer to employment
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

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

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |

Number of bedrooms

- | | |
|--|--|
| <input type="checkbox"/> Rent - housing association* | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent – private* | <input type="checkbox"/> Live with parent/s |
| <input type="checkbox"/> Shared ownership (part rent part buy) | <input type="checkbox"/> Other |

*** If you currently rent your home approximately what percentage of your income, after tax, do you spend on rent?**

%

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

- Currently live in the parish (how many years?
- Previously lived in the parish (how many years?
- Have close relatives living in the parish (relationship
- Currently work at least 16 hours per week in the parish (how many years?
- Born in the parish but moved away

4. What type of property would your household prefer (tick all that apply)?

- Bungalow House Flat / maisonette

Number of bedrooms

- | | |
|---|---|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Owned - with mortgage |
| <input type="checkbox"/> Rent – private | <input type="checkbox"/> Owned - without mortgage |
| <input type="checkbox"/> Fixed equity | <input type="checkbox"/> Owned - Help to Buy / Starter Home |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Owned - self-build |

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.

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

This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.

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

6. Are you registered on the local authority housing waiting list (Home Choice Plus)?

- Yes No

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

7. Details of the household seeking alternative housing.

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

Please provide your name and contact details. We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact Sarah Brooke-Taylor, Rural Housing Enabler, by telephone 01789 842182 or email sarahbt@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 15th February 2020.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

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 – comments re housing and possible locations

Respondents were invited to add comments about local housing, including possible locations that may be suitable.

- It concerns me greatly that everything is about housing association or council. Village children leaving home usually do not fall into the categories that require support from the council so would not qualify for this help. There are a lot of Housing Association people moving (moved) into the village that do not support village life so I don't understand how building more homes would help people wishing to stay local. For example the 2 bedroom houses in Oak tree close are ridiculously expensive and building 3 + bedroom style homes is of no use for young adults leaving home. With excellent local schooling and employment opportunities it is the housing cost and size that is crucial not falling into the brackets of needing social housing.
- It would be great to have a mix of housing - some affordable, maybe a couple of bungalows or cottage style - there are plenty of large 4+ bedroomed detached houses in the village.
- No housing!!
- Once housing is restricted in this way, it is difficult for people to 'move on' as they have to find others with a local connection to move in. Housing associations also ignore this restriction if it means otherwise leaving a property empty!
- This is what some people describe as a small village has new housing (John Taylor way and brook lane) quite recently and so the volume of traffic is quite intense coupled with the school and college does not need more new builds.
- A small development on John Taylor Way of low cost housing would seem a good idea.
- Orbit Housing Ass are selling of their properties in our village. They could have priced them @ 1st time buyers. Do don't think housing ass properties would work.
- The school is now oversubscribed. Additional housing would potentially increase pupil numbers further. The village does not have the resources, the school does not have the space to increase capacity.
- The area of Moreton Morrell and Wellesbourne is already heavily built up. Traffic from new builds in Leamington and Warwick is huge and traffic is so heavy in this area.
- The village has limited resources including water, WiFi, parking and bus services. Building houses that will be used to house tenants who require this adds to an already limited state. Housing association fill on a priority basis, therefore the village may be seen as a dumping ground.
- I think there is a good balance of different houses in Moreton Morrell as it stands.
- Off road parking must be available for two cars per home. <10 built, only <10 in perpetuity, on current playing field, western edge, alongside Back Road. Front parking access from Back Road, small garden front looking onto playing field. This should give long term tenancy for remaining ground to be kept as village playing field, 50% of housing to be bungalows. Parking provided on triangle field for visitors using playing field, landscape remaining field.
- Local connection useful to have, & may stop farm-tied or business-related applications for housing coming through. Important to have a mix of housing sizes in a development of <10 homes. S106 should ensure facilities/services are improved if permission to be granted.
- Please make parking in playing field when using the equipment
- Brook Lane would be a good location in the centre of the village.

- I was under the impression that the triangle field off John Taylor Way was to be built on at some stage.
- The field by John Taylor Way as the possible location.
- Triangle field development subject to access rights.
- In our circumstances when the house & garden become too big for us, we are likely to move away to be near family. The village doesn't have facilities for older people.
- I do think bungalows for older people who wish to remain in the village if their property is too large or cannot manage stairs rather than just large family homes.
- Agreement for small developments so long as they form a true extension to the village in order to maintain a community feel to the area. Linkages and footpaths will be a must as well as appropriate off road parking provision.
- Please ensure provision is considered to plant enough hedges & trees in the area to offset the flooding risk of more concrete! NO MORE 4+ BEDROOM MANSIONS!! (or commuter homes. Local only)
- Yes if this is available to young people. Also that the restrictions are binding in LAW as has not happened so far with the bungalows.
- If more houses are built in Moreton Morrell we think there should be shops & more buses. Especially for the older folk.
- I would not object to suitable housing being built on extended areas where housing already exists ie Brook Lane/John Taylor Way. However, any new builds should include a high percentage of social housing rather than large private houses.
- Sensible priced housing in the village is needed. 2/3 bedrooms - real starter homes for local young people. Land along brook lane to the fosse - assuming brook lane is upgraded (the road isn't fit for purpose). Triangle of land owned by college off John Taylor Way.
- Road infrastructure to village, better bus services and schooling need improving before more housing.
- Use part of triangle field.
- It never works! The developers always build 3+ bedrooms to recoup their outlay & make huge profits. The Councils do not do enough. Bring back Council Housing.
- Far too much building on green field sites. New builds increase traffic but no improvements to roads. New builds increase demand for school, parking, doctors appointment etc. Building companies take the profits & run. Boris J has promised a tougher line - we wait & see ...
- There were housing association houses but they now seem to sell them so do they need more to be built?
- It makes no sense to grow the village as there is so little infrastructure to support it eg school places, public transport, shops, recreation, country roads.
- Do not build more houses unless more parking places or garages. Parking in O Tree Close is getting impossible as parents going to playing fields use the residents parking places.
- There needs to be more parking available, the village street and Oaktree Close can't cope with all the cars, vans etc. Shop, no village centre, parking!

Appendix C – comments re lack of facilities / services

Respondents were invited to add comments about the lack of facilities and services in the parish.

- A shop x5
- No village centre. Pub awful and not a hub. No community activities. Young adults in this day and age are not interested in Bingo and a small village hall. No where for young adults to socialise and relax. No focal point for adults to pop in and relax. The playing field is underutilised as there no where to store equipment if sports clubs were set up. Great fitness initiative operating at the college. Would be great if something similar could be organised to get people into the playing field. Young adults are being dropped off in the village and loitering so somewhere for them to go / things to do would be great. Could a youth club be set up that is not religiously orientated? The village hall garage needs to be replaced then safe, secure storage can be set up to support clubs. What is happening with the Moreton Morrell trust that fund raised for the Skate park? Nothing in the villager and no yearly accounts shared. Assuming there is something around as the Party in the Park is still happening.
- Regular bus service, shop, post office, decent pub
- More regular bus service
- A pub that caters for families and a greater cross section of the community
A shop for essentials - this could be accommodated within the pub perhaps?
- It lacks no services that we require
- Shop and better bus connections
- A little shop/post office. A nice pub landlord!
- But would not be enough for a large development
- Bus service, public house, shop + PO
- Post office / community shop / decent pub
- Public transport
- Footways etc for walkers incl dog owners - limited areas to walk from Moreton Paddock into village/Wellesbourne
- Village shop
- Local convenience shop, a family-friendly pub (like the Cottage Tavern in Ashorne)
- Village store could be a good thing for Moreton Morrell
- Shop, bus links, street lighting
- For a parish with a thriving school you would expect a shop, better bus links and an improved play ground.
- More buses, shop, more paths/pavements for walking & cycling. Updated play area
- More frequent availability of UBUS. Upgrade of electric power supply for increased use of electric vehicles/energy
- Small village shop - like Middle tysoe. Better footpath linkages to village from Moreton Paddock to M'Morrell. Better/shared use of MM College facilities for local community
- Popular pub
- A shop and a bus service
- An updated & upgraded pub
- Shop / post office
- A shop & a decent pub

- Pub (clean, fire, allow family & garden!)
- A welcoming pub, restaurant/bistro
- Needs a shop & decent pub
- Bus service Wellesbourne - Stratford. Shop
- We need a shop and a decent pub and bus service
- Path from Moreton Paddox to village. No shop or decent pub!
- Shop, buses, decent pub
- Small shop
- Public transport to Warwick & Stratford & Wellesbourne
- Good, clean working pub, with a café area in the daytime perhaps. A hub for all local people young and old to meet, mix, socialise. Access to water on small allotments (near pub)
- Shop, decent pub serving food. Café
- Community shop/post office as in Gaydon
- Shop & more buses
- Shop - probably not sustainable & more buses
- Footpaths, bus service, pub
- Doctors, NHS dentist, shop & decent bus service
- Pub with food
- Pub
- Bus service x2
- Pub with food, shop. Safe footpath to walk from M.Paddox
- Post office sometimes like Lighthorne
- Further speed limits in the area, & enforce them
- Poor bus service - it would be good to have a bus service enabling elderly particularly to go to Wellesbourne for all the facilities & services they have
- A decent pub, a small shop
- Shop & p.office. Bus service (more) to doctors etc

The majority of comments relate to the lack of a local/village shop, the pub and public transport.

Appendix D – property search

Property search within Moreton Morrell parish February 2020 (excluding listed properties, properties requiring refurbishment, with additional land, stables etc).

For sale

Agent	Location	No of beds	Type	Price £
Margetts	Brook Lane	4	detached bungalow	575,000
RA Bennett & Partners	Brook Lane	5	detached house	550,000
Fine & Country	Moor Furlong	3	detached house	400,000
Purplebricks	Duffus Hill	3	semi-detached house	375,000
Purplebricks	The Terrace	3	end of terrace house	325,000
RA Bennett & Partners	Oaktree Close	3	end of terrace house	260,000
Edwards	Oaktree Close	2	mid terrace house	230,000
Connells	Brook Lane	3	semi-detached house	225,000

Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Nov-19	Chestnut Grove	4	detached house	410,000
Nov-19	Lyndale	1	terraced house	202,000
Oct-19	Brook Lane	2	semi-detached house	195,000
Sep-19	Brook Lane	3	terraced house	210,000
May-19	Fuller Place	3	terraced house	245,000
Apr-19	Brook Lane	4	detached house	920,000
Feb-19	John Taylor Way	4	detached house	460,000

Average prices (using tables above)

House size & type	Price £
1 bed terraced house	202,000
2 bed mid-terraced house	230,000
2 bed semi-detached house	195,000
3 bed semi-detached house	300,000
3 bed end of terrace house	292,500
3 bed terraced house	227,500
3 bed detached house	400,000
4 bed detached bungalow	575,000
4 bed detached house	596,667
5 bed detached house	550,000

With an overall average price of £361,714 properties in Moreton Morrell are more expensive than Wellesbourne (£283,241) and cheaper than Gaydon (£439,600).

House prices in Moreton Morrell were 3% down on the previous year.

Source: [rightmove.co.uk](https://www.rightmove.co.uk), [zoopla.co.uk](https://www.zoopla.co.uk), [onthemarket.com](https://www.onthemarket.com)

Appendix E – 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 November 2019 the following households with an address within Moreton Morrell parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single/couple	0	5	1 bed maisonette
Family	1	3	2 bed house
Family	3	1	3 or 4 bed house
Pensioner/DLA	0	3	1 or 2 bed bungalow

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar 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 (as listed at Part 2 Q3 of the survey form).

Appendix F - summary of need

ID	Local connection	Household composition	Specific housing needs	Tenure	Size & type
1	Yes	Five adults	No	Owner occupier	4 bed house
24	Yes	Three adults & one child	Yes – suitable for wheelchair	Housing association rent	3 bed bungalow
25	Yes	Two adults	No	Owner occupier	3 bed house
40	Yes	Two adults & one child	No	Owner occupier	3 bed house
61	Yes	One adult & one child	No	Housing association shared ownership	2 bed house

In rural areas where analysis indicates a need for 1-bed accommodation this would generally be reclassified as 2-bed accommodation as this offers greater flexibility.