



**Housing Needs Survey Report  
for  
Oxhill Parish Council**

**March 2016**

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



# Contents

## 1. Introduction

## 2. Planning Context

## 3. Results – Contextual Information

### Q1: Your household

- i) Age
- ii) Household size

### Q2: Current housing circumstances

- iii) Dwelling tenure
- iv) Dwelling type
- v) Number of bedrooms
- vi) Dwelling type and size cross referenced
- vii) Work from home

### Q3: Life in the parish

- viii) Life in the parish: positive and negative aspects
- ix) Lack of facilities comments
- x) Lack of housing comments
- xi) Outward migration from the parish
- xii) Support for one or more housing schemes

## 4. Results - Housing Needs Information

- i) Local connection
- ii) Reason/s for housing need
- iii) Housing waiting list
- iv) Working from home

## 5. Determination of Specific Housing Needs

## 6. Conclusion

## 7. Acknowledgements

## 8. Contact Information

## Appendices

- A1: Survey covering letter
- A2: Survey form
- B: Additional comments
- C: Breakdown of need
- D: Property search

## 1. Introduction

Oxhill Parish Council commissioned a local Housing Needs Survey which was distributed at the end of January 2016 with a deadline return of 20<sup>th</sup> February 2016.

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

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

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

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

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

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

## 2. Planning Context

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

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

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

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

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

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

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

### **3. Results – Contextual Information**

Approximately 150 Housing Needs Survey forms were distributed and 64 forms were returned, equating to a response rate of 42.67%. This level of response is considered to be an excellent achievement for a survey of this type because people generally respond for one of three reasons:

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

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

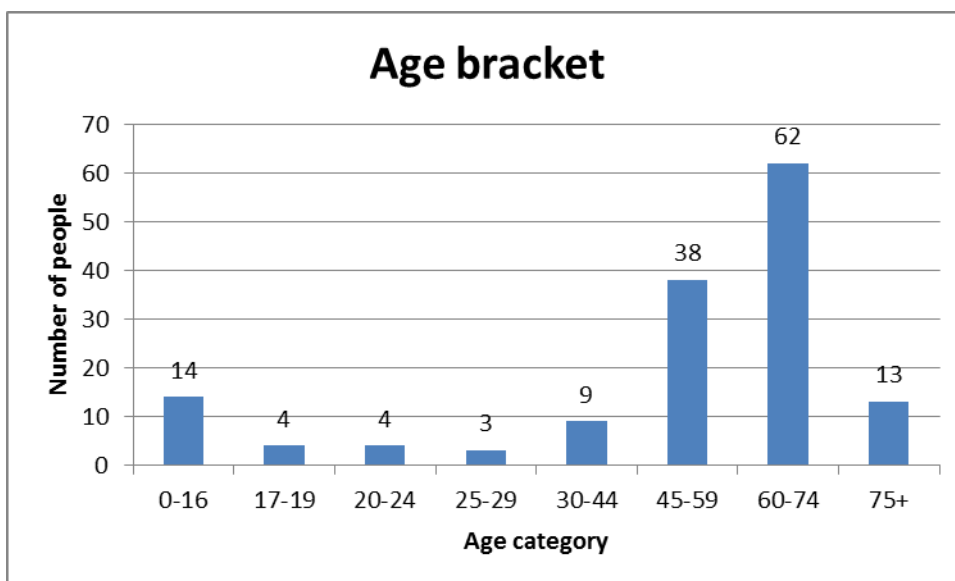
#### **Q1: Your household**

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

##### **i) Age (64 responses)**

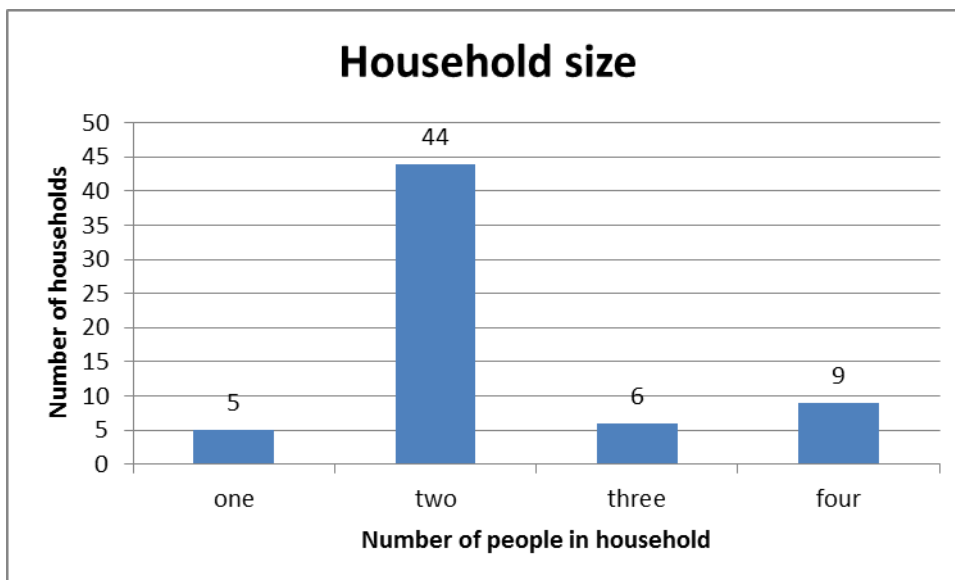
The following chart shows the age profile of 147 people. The chart shows an ageing population, with 113 out of the 147 people aged 45 and above. It is noticeable that the

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



**ii) Household size (64 responses)**

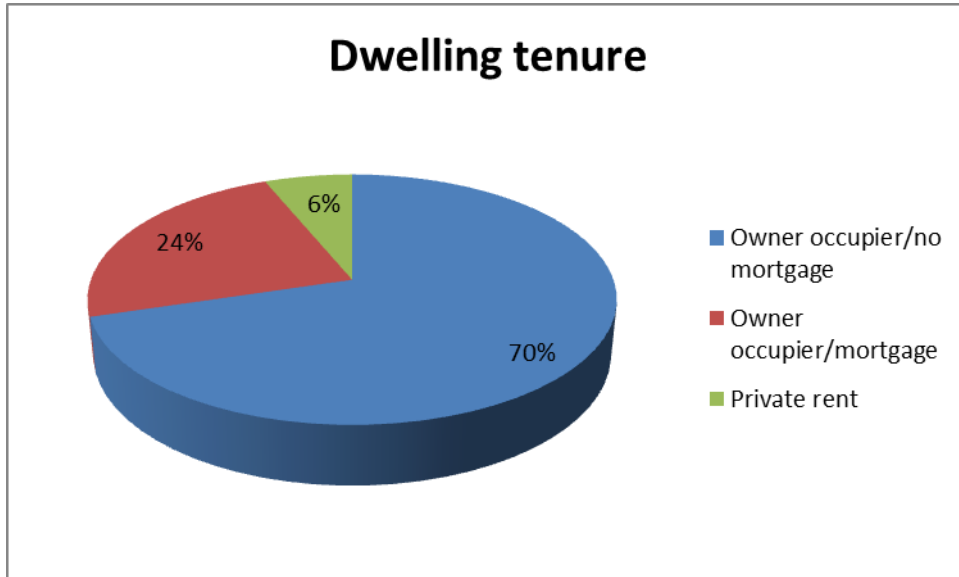
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.3 persons per dwelling, almost identical to the 2011 Census figure of 2.23 people (305 usual residents in households divided by 137 dwellings).



## Q2: Your current housing circumstances

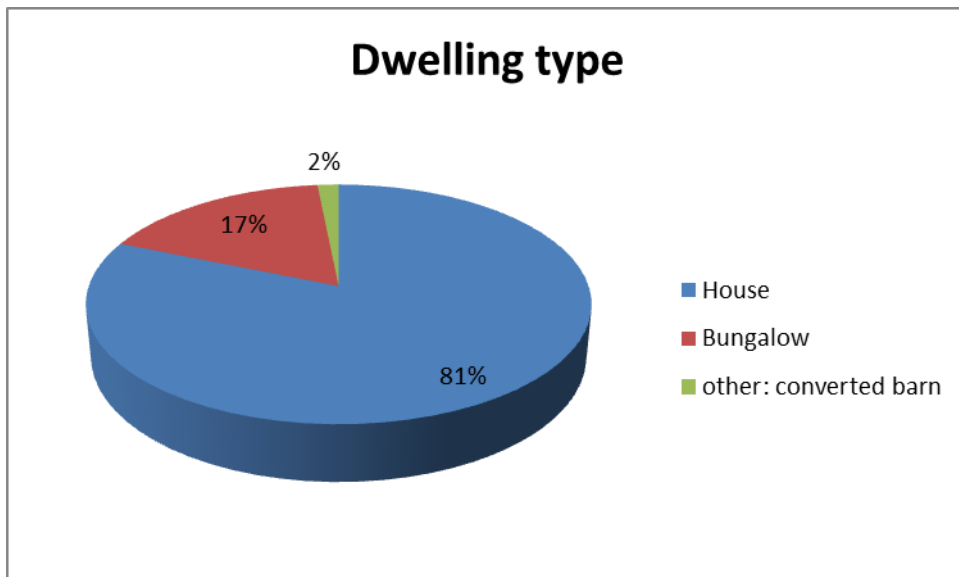
### iii) Dwelling tenure (64 responses)

The following chart shows the dwelling tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 94% of the total. Tenures traditionally considered to be within the 'social sector' do not feature.



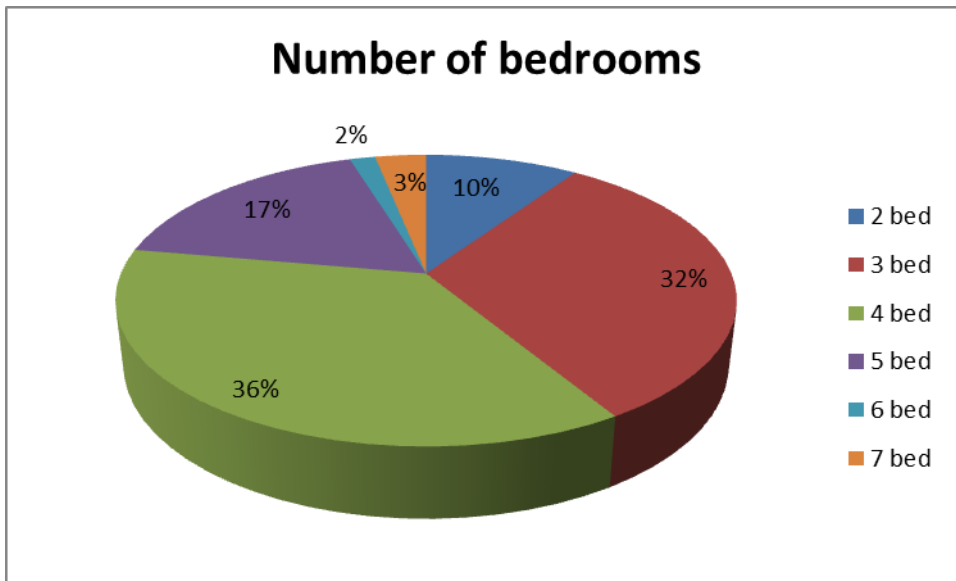
### iv) Dwelling type (64 responses)

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor, at 98%.



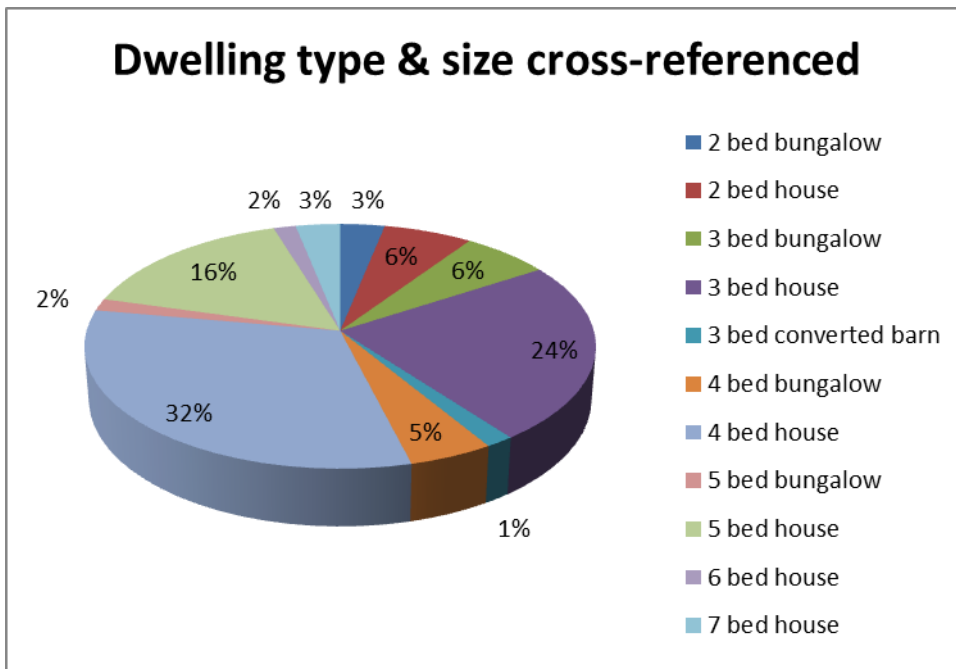
**v) Number of bedrooms (63 responses)**

One respondent declined to answer this question so the following chart shows the sizes of homes that the remaining 63 survey respondents live in. Given the Census 2011 average household size of 2.23 people this chart indicates that the majority of homes across the parish are under-occupied.



**vi) Dwelling type and size cross referenced**

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 4 bed houses represent the largest group, which is not untypical of a rural parish, and 40% of dwellings across the parish have 3 bedrooms or less.





**vii) Work from home**

Respondents were asked “does anyone in your household predominantly work from home?” and, if so, whether “they occupy or need dedicated work space?” Of the 20 respondents who indicated that they predominantly work from home 18 indicated that they occupy or need dedicated work space. No respondents indicated that they occupy or need dedicated work space without predominantly working from home.

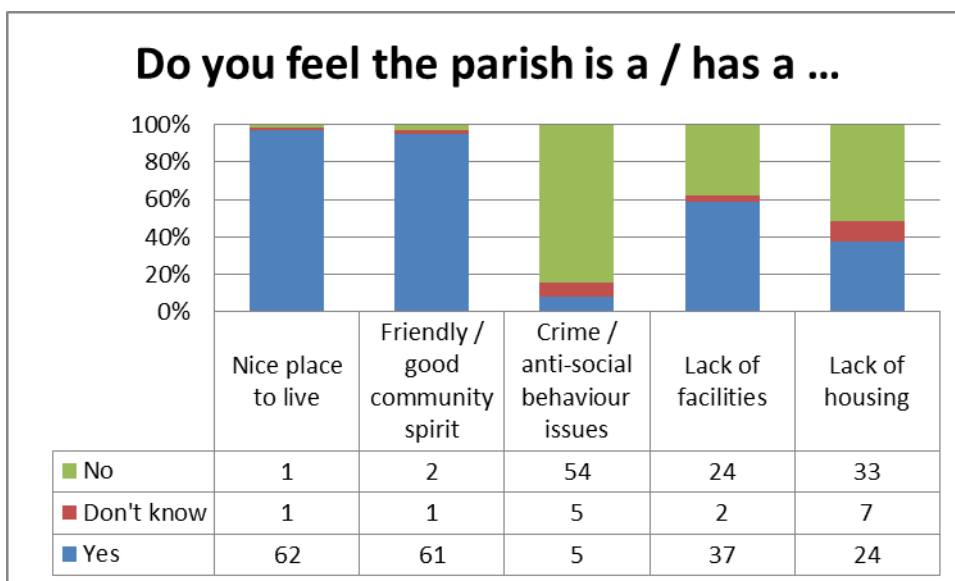
**Q3: Life in the parish**

**viii) Life in the parish: positive and negative aspects**

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

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

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



The majority of respondents feel that the parish lacks facilities though doesn't lack housing.

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

**ix) Lack of facilities comments:**

- Shop, post office, but too small to support these
- A larger, more modern village hall and some sports facilities
- Regular, reliable bus service & a playgroup

- Shop, decent transport links. Decent fast broadband
- Bus shelter, playing fields
- Playground, swings for children. People also drive too fast through village so need signs/traffic calming.
- Shop. Transport infrequent
- Shop & post office
- Post office, Shop, Good bus service.
- Everything except a pub and a village hall.
- Play area for children
- Local shop
- Better village hall
- Maybe a small shop, however Tysoe has one which is only a few mins away
- A better community transport facility.
- Public open space, play park, a suitable village hall
- Proper transport, everything else (shop, doctor, school etc). Social housing people need.
- A post office/shop and a decent bus service. Village hall needs refurbishment.
- Shop, childrens play area
- Shop, library, school, doctors, communal recycling facilities
- Better bus service
- Better footpaths. Play area for resident children and visiting grandchildren. Modern village hall with facilities.
- Village stores
- Village green, play area, 'fit for purpose' village hall
- Footpath all the way around village
- Activities for older teens. Public transport in evenings which would allow them to access activities elsewhere.
- Shop x4
- Playground, swings for children, People also drive too fast through village so need signs/traffic calming
- Shop, bank/post office, doctor, chemist
- Fast broadband
- Adequate bus service, shop, PO
- Shop, recreation ground

**x) Lack of housing comments:**

- Starter homes
- Affordable homes x4
- Small single level properties for residents to downsize into. Starter homes for singles, couples working on the land
- Affordable, shared equity, rented
- 1/2 bedroom properties
- First timers
- As defined as affordable to those with median households income for the area
- Affordable/starter
- Starter homes or terrace cottages for village young people!!
- Affordable homes for first time buyers / or downsizing

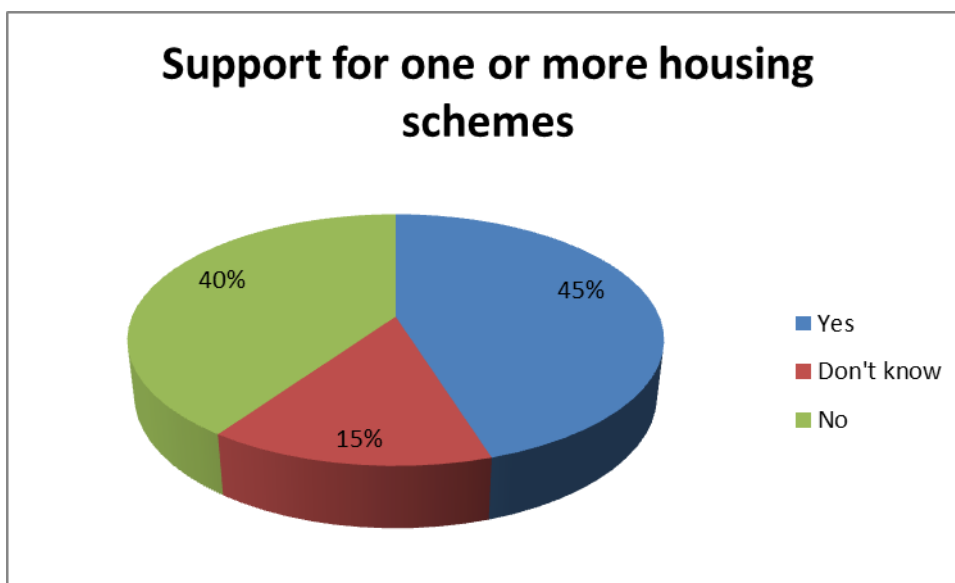
- About 6 starter homes would be good
- Social
- Suitable for multi-generation living arrangements
- Retirement type housing
- Affordable for young couples/families
- 3, 4, 5 bed family homes
- 2-3 beds for starter or downsizing
- Cheaper housing for younger people
- "Affordable housing" / smaller houses
- Social rental properties and affordable homes

**xi) Outward migration from the parish**

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

**xii) Support for one or more housing schemes (62 responses)**

This chart shows the response to the question “Would you be in favour of one or more housing schemes based on the needs of LOCAL people being built in the parish?” 45% of respondents are in favour, with 40% against.



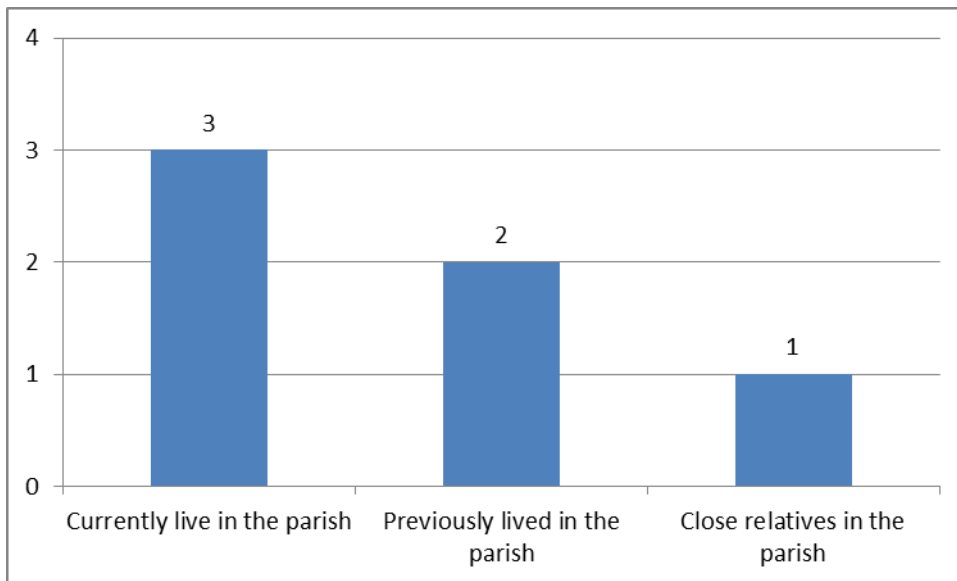
**4. Results – Housing Needs Information**

Of the 64 responses to the survey, four individuals or households expressed a need for alternative housing. Section 4 provides a breakdown of information from the four respondents and a breakdown of the needs can be seen at Appendix C to this report.

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

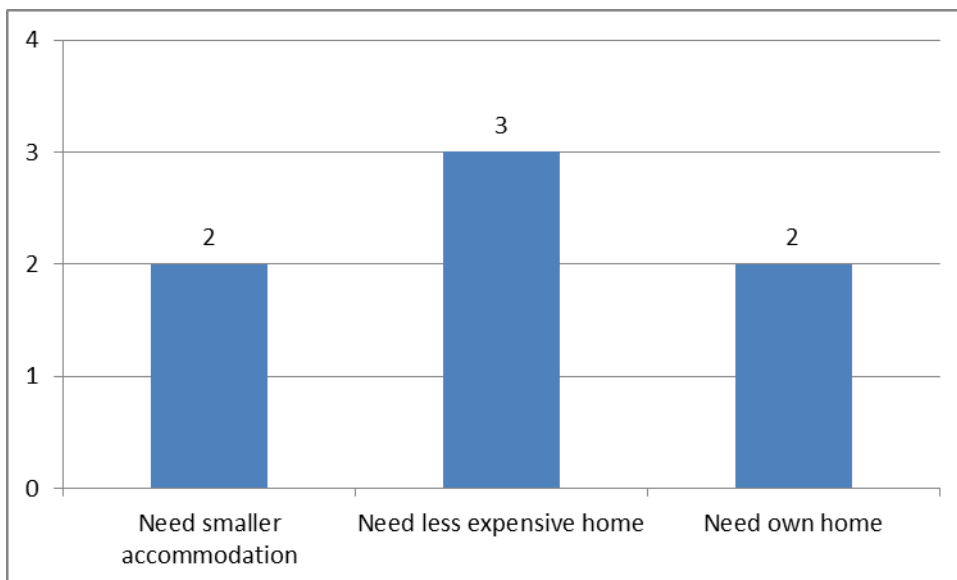
**i) Local connection**

Respondents were able to indicate more than one type of local connection and this chart shows all of the types of local connection that the four respondents have.



**ii) Reason/s for housing need**

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



**iii) Housing waiting list**

One of the four respondents indicated that they are registered on the Stratford-on-Avon District Council housing waiting list. In January 2016 there were three Oxhill households registered on the District Council's housing waiting list.

#### **iv) Working from home**

Two of the four respondents indicated that they or someone within their household required space in order to work from home.

### **5. Determination of Specific Housing Needs**

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

### **6. Conclusion**

There is a need for four new homes in Oxhill parish for people with a local connection and the specific need is for:

#### **Housing association shared ownership**

- 1 x 2 bed house

#### **Owner occupier**

- 1 x 2 bed house
- 1 x 2 or 3 bed bungalow
- 1 x 4 bed house

### **7. Acknowledgements**

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

### **8. Contact Information**

Lis Stuart - Clerk to Oxhill Parish Council  
Email: Lis.Stuart@talktalk.net

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

## Oxhill Parish Council Housing Needs Survey

February 2015

Dear Householder

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

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

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

The survey is being carried out in partnership with WRCC, an independent charity. When the survey is complete the Parish Council will consider the results of the survey and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

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

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

Forms should be returned by Saturday 20<sup>th</sup> February 2016 in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Mr G Moore  
Chairman of Oxhill Parish Council

## Appendix A2

### Housing Needs Survey for Oxhill parish

#### Part 1

##### Q1: Your household

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

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

##### Q3: Your housing circumstances (please tick)

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

House type (please tick)

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

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No

Do they occupy or need dedicated work space? Yes / No

##### Q3: Life in the parish (please tick)

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

Additional comments

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

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

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

Title	Surname	First name	Relationship to you	Date of birth

Your contact details	
Name	
Address	
Telephone number	
Email address	

**Q5: Your current housing** (please tick)

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

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

Number of bedrooms (please tick)

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
---	--------------------------	---	--------------------------	---	--------------------------	---	--------------------------	----	--------------------------

**Q6: Local connection**

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

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



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

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

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

**Q8: Housing waiting list** (please tick)

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

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

**Q9: Type of housing required** (please tick)

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

Housing type (please tick)

House  Bungalow  Flat/maisonette

Number of bedrooms (please tick)

1  2  3  4  5+

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

**Q10: Financial information**

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

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

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

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

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

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

Thank you for completing this form.

**Please return in the FREEPOST envelope by Saturday 20<sup>th</sup> February 2016.**

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

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

**All properties can only be let or sold to people with a strong local connection.**

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

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

## Appendix B

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

- We need some more 2 and 3 bedroom homes for young families & retired people who may need smaller accommodation.
- "One or more housing schemes" is too wide a remit. A small group of say 5 or 6 homes would be acceptable.
- In moderation.
- The village has housing of a certain standard which should be maintained and improved, not devalued. This questionnaire will not help the decision making process. People move away by choice. Children to get away from parents for instance!
- As the parish has very limited facilities and little employment, ie only pub & church, it is not suitable for housing schemes whether for local people or not. Enough houses are being built or planned at the present time.
- Any housing should be in line with the parish plan.
- Building, in line with the Parish Plan, continues in the Parish. Social Housing (Council Houses) have been sold by the Housing Association - generally to those not in need of Social Housing!
- If housing schemes are required for local people it is not immediately apparent. Due to the SDC's liberal attitude the problem we have here is people trying to build a house on any patch of grass they can no longer be bothered to mow.
- Additional housing only in accordance with the Oxhill Parish Plan.
- The housing scheme would have to be of a character and number that would not spoil the village.
- The village only has a small pub, no other facilities, however I don't think this is a bad thing. In fact the lack of facilities is one of the main reasons we moved here. We love that it's a small, v friendly village.
- Oxhill has many older people who own their houses. While we do not want extensive development, some affordable houses would be good to help to correct the age imbalance.
- It would need to be small scale since we are only 130 houses and limited to people from a 5 mile radius - to keep it truly LOCAL. When any property comes available it seems that a HUGE EXPENSIVE one or two is built on the site! We only have 2 small council owned bungalows.
- The residents in the village are mostly retired and elderly people with very few young families. There is no low cost housing in the village to enable young, local families to live & only a couple of local authority houses if that. There is no play area for children.
- This survey is not balanced or scientific. It invites request from outsiders for housing to be provided in Oxhill.
- New housing in the village needs to be a mix, not just huge 4 bedroom plus as it is at present. In favour only if appropriately situated in accordance with the Parish Plan.
- We have no problem with single dwellings on an infill basis but no estates or other housing developments.
- There is already planning applications for building additional housing in the village.

- I am in favour of small pockets of "affordable" housing being built in infill areas around Oxhill.
- Refer to the Oxhill Parish Plan 2014?
- Any development should be small scale and not the 15+ executive type house schemes, even up to 50 house schemes, that would destroy the character of our village.
- No retirement/downsizing type homes, homes for new starters on the housing market.
- Small to medium 2/3 bed bungalows or houses with medium size gardens required. Most houses in village are 4-bed large houses or have been extended into 4 bed large houses. Disabled living difficult in village. Would love to stay in village but if, in future, mobility problems, could not possibly stay here.
- All proposed schemes SAY they will include affordable housing but the proportion is always small and often doesn't happen. Therefore agreeing to any scheme is not in the interest of the village, parish nor needs of housing market.
- We live in Oxhill because we like a country village environment. If we have more housing and more facilities we lose the reason we choose to live here.
- There are very few jobs in Oxhill. The main reason people leave is to be nearer work. Trying to keep local people in Oxhill by providing affordable housing is misconceived. So the whole tenor of this survey is out of touch with reality. Affordable housing should be where employment is. Oxhill should slowly expand as a village for established families. This type of social manipulation implied by this survey didn't work in the '60s or '80s, and won't work now.
- Oxhill has developed gradually at a rate of 1-2 houses per year. This has cemented a sense of community & should continue. The need for 2-3 bed homes should be noted by the planning department.
- It has been disappointing to see several smaller properties recently being replaced by much larger properties. This has an effect on the demographics of the village to its detriment.
- Unfortunately, a couple of three bed family homes previously available for housing association tenants have been sold privately recently in Oxhill. This has left absolutely nothing available for us to bid for through HomeChoice Plus.

## Appendix C

ID	Local connection verified	Household composition	Reason/s for need	Specific housing needs (eg disability requirements)	Tenure	House size and type
42	Yes	One adult	Smaller home, less expensive home	No	Owner occupier	2 bed house
48	Yes	Two adults	Own home	No	Owner occupier	4 bed house
51	Yes	Two adults	Smaller home, less expensive home	No	Owner occupier	2 or 3 bed bungalow
64	Yes	Two adults, two children (0-16yrs)	Larger accommodation, less expensive home, own home	No	Housing association shared ownership	2 bed house

## Appendix D

Property search February 2016 (Oxhill and surrounding villages, £400K and less, excluding character properties and properties requiring renovation).

Agent	Street	Settlement	No of bedrooms	Type	Price £
Sheldon Bosley	Gilkes Lane	Oxhill	2	bungalow	285,000
Bishops Estate Agents	Warwick Road	Kineton	2	house	199,500
Peter Clarke	Banbury Road	Ettington	3	bungalow	369,950
Connells	Dene Close	Kineton	3	house	210,000
Bloor Homes	Southam Road	Kineton	3	house	275,000
Peter Clarke	Clark Walk	Ettington	3	house	330,000
Bishops Estate Agents	Shepherd Place	Kineton	3	house	285,000
Bloor Homes	Kineton Meadows	Kineton	3	house	280,950
Peter Clarke	Bank Close	Butlers Marston	3	house	360,000
Seccombes	Parke Row	Upper Tysoe	4	house	325,000
Victoria Jeffs Estate Agents		Pillerton Priors	4	house	325,000
Bishops Estate Agents	Little Pittern	Kineton	4	house	335,000
Bishops Estate Agents	Shepherd Place	Kineton	4	house	350,000
Bishops Estate Agents	Woodclose Court	Kineton	4	house	360,000

Type	Average £	Average £ -5%
2 bed bungalow	285000	270750
2 bed house	199500	189525
3 bed bungalow	369950	351453
3 bed house	290158	275650
4 bed house	339000	322050