



**Housing Needs Survey Report
for
Warmington and Arlescote
Parish Council**

December 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 bracket
- 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) Lack of facilities & lack of housing
- ix) Lack of facilities comments
- x) Lack of housing comments
- xi) Outward migration from the parish
- xii) Support for housing scheme
- xiii) Additional comments

4. Results - Housing Need Information

- i) Local connection
- ii) Reasons for housing need
- iii) Housing waiting list
- iv) Work from home

5. Determination of Specific Housing Need

6. Conclusion

7. Acknowledgements

8. Contact Information

Appendices

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

1. Introduction

Warmington and Arlescote Parish Council commissioned a local Housing Needs Survey which was distributed in October with a deadline return of 12th November 2016.

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

The survey form was a standard document used in parishes across Stratford district and a copy was hand-delivered to every home in the parish. Additional copies were available for people not currently living in Warmington and Arlescote parish but with a strong local connection. A copy of the covering 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. Part 1 is designed to collect information on household composition and property tenure, type and size, and gives residents an opportunity to comment on the perceived lack of facilities and housing in the parish. It 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.

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 to the Rural Housing Enabler and analysis of the information provided took place in December 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 recently 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

140 Housing Needs Survey forms were distributed and 83 completed forms were returned, equating to a response rate of 59.29%. 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 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.

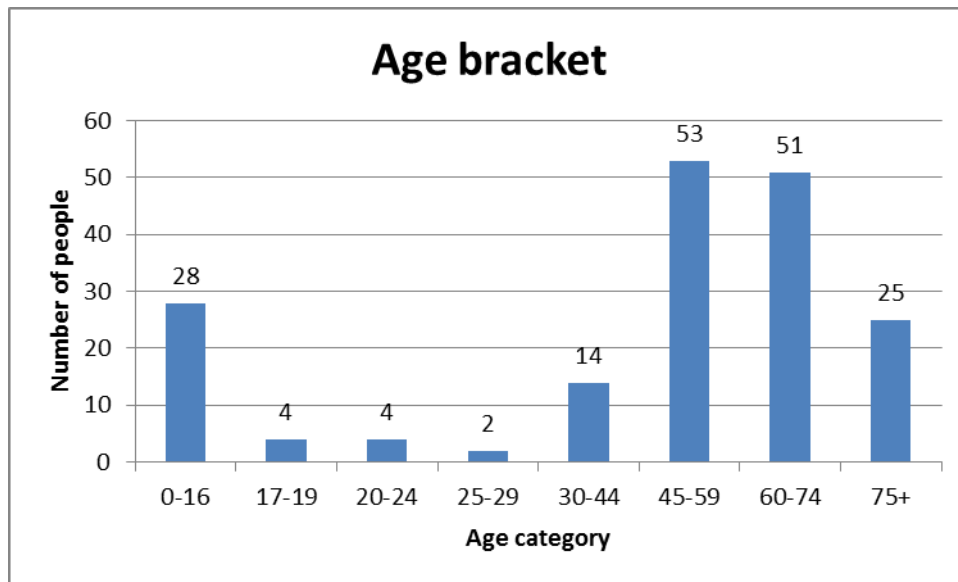
Q1: Your household

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

i) Age bracket

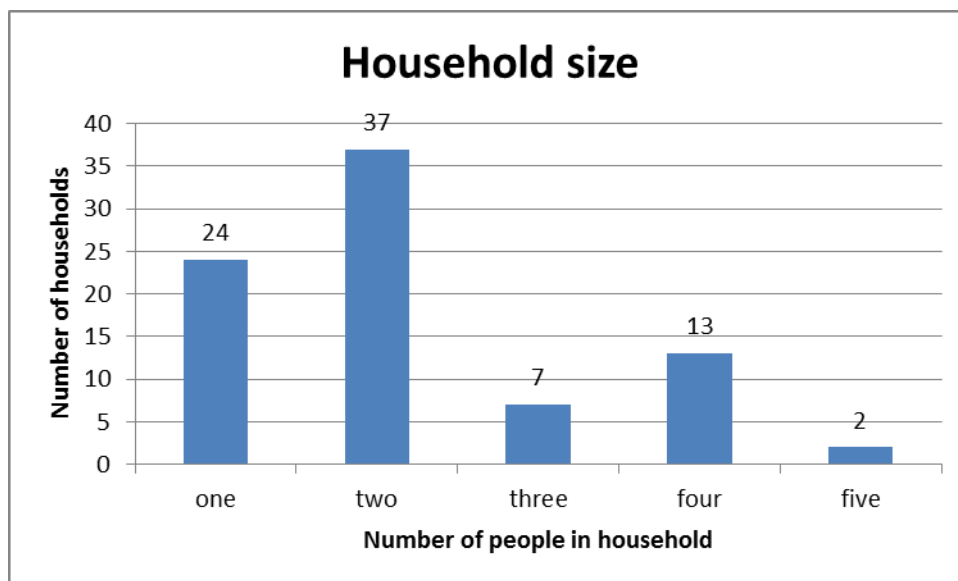
There were 83 responses to this question and the following chart shows the age profile of 181 people.

The chart shows an ageing population, with 129 of the 181 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25–29 years are 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

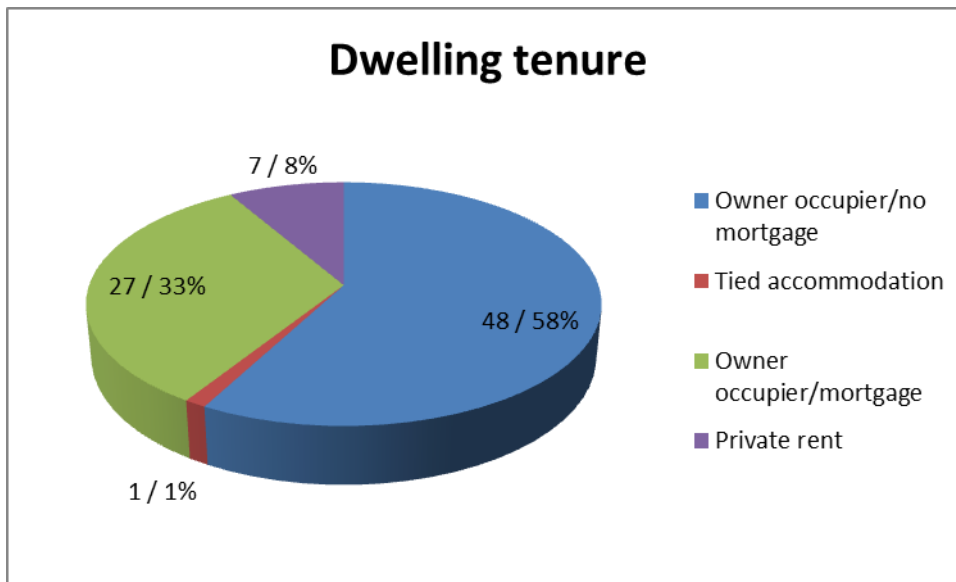
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 2.18 persons per dwelling, being very similar to the 2011 Census figure of 2.33 people (303 usual residents in households divided by 130 dwellings).



Q2: Your current housing circumstances

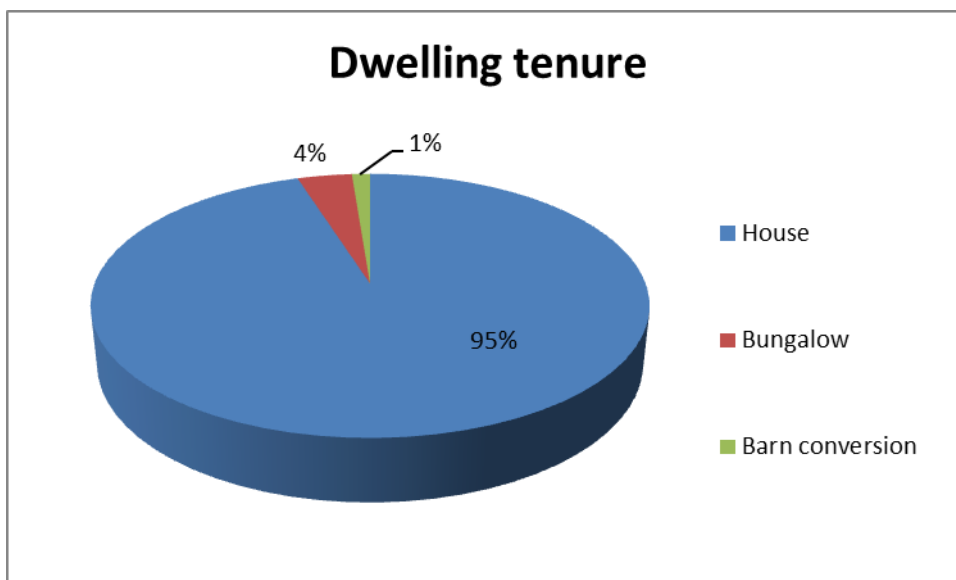
iii) Dwelling tenure

The following chart shows the dwelling tenure profile for the 83 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 91% of the total.



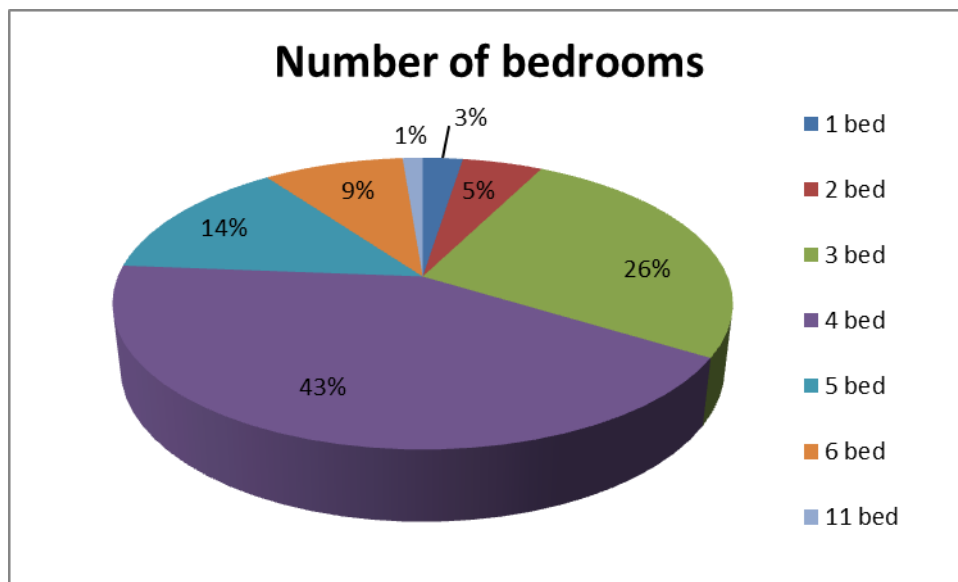
iv) Dwelling type

80 responses were received and the chart below shows the types of homes that these survey respondents live in. Unsurprisingly houses represent the largest factor.



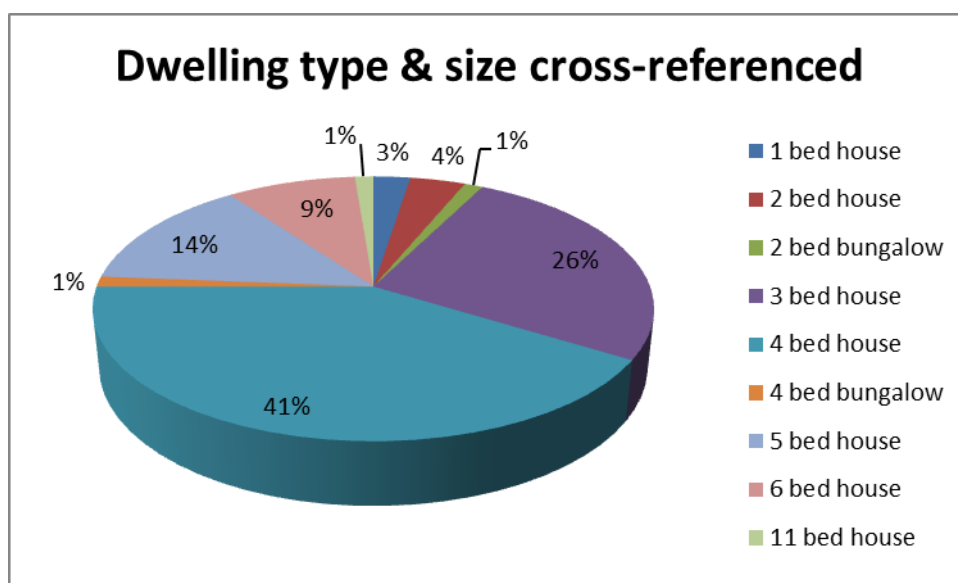
v) Number of bedrooms

The following chart shows the sizes of homes that 80 of the survey respondents live in. Given the Census 2011 average household size of 2.33 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.vii provides a combined profile of dwelling type and size. 4 bed houses represent the largest group at 30% and 19% of dwellings have 2 bedrooms or less.



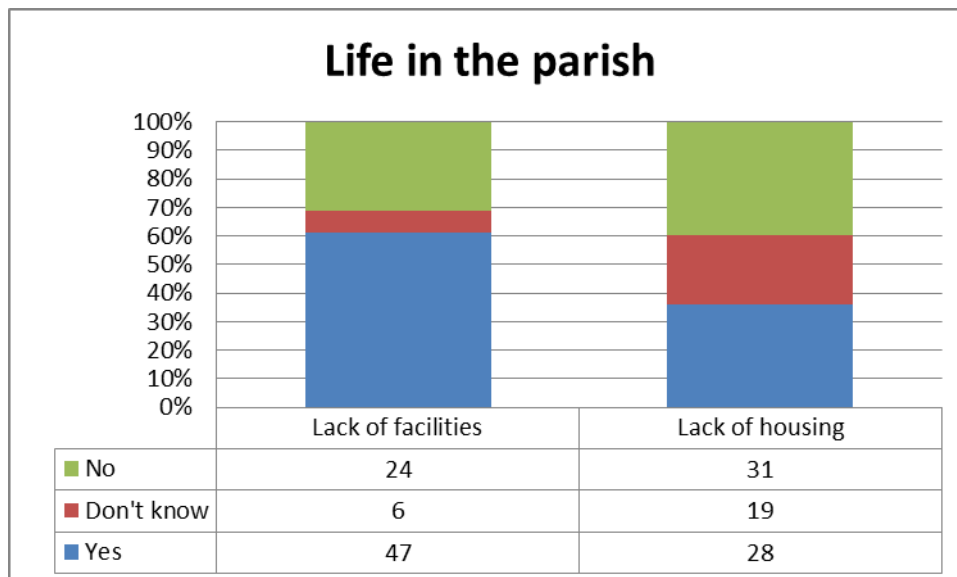
vii) Work from home

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 31 respondents who indicated that they predominantly work from home 21 indicated that they occupy or need dedicated work space. Two respondents indicated that they occupy or need dedicated work space without predominantly working from home.

Q3: Life in the parish

viii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities (77 respondents) and lack of housing (78 respondents) within the parish.



The majority of respondents feel that the parish lacks facilities, and just a few respondents more feel there is not a lack of housing than do.

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

ix) Lack of facilities comments:

- Playground/Park
- Bus service. Yes, many, eg, no local doctor/dentist practices. If you don't have a car, what do you do?
- Shop, post office, bank, Gp surgery, public transport
- Of course we lack facilities, but shops and buses would not be financially justifiable - kids' playground possibly
- Shop. Medical practice, school, regular bus service
- Playground
- Village Shop, Regular bus service
- Children's playground x2
- Shop, pub, basic wifi provision
- Convenience store
- Shop, post office, bank or card machine, decent bus service, vet, school
- Public transport - frequent services
- A decent broadband & phone line connection
- A shop/post office
- Shop accessible on route, bus service, toilets in church, home deliveries from farm shop
- Fibre optic broadband
- Shop, School
- Playground, suitable broadband, village shop, school, doctors
- General store? This depends upon future nation trends in purchasing
- Shop/Post Office
- Bus service
- More frequent bus service, shop, Post Office
- Youth clinic
- Bus service (mini)

- An adequate daily bus service. A general store including newspapers, deliveries from smiths depends on somebody taking it on
- Highspeed broadband, gritting & snow clearance, mains drainage, gas supply, public transport
- No public transport
- Post office facility/banking
- Village shop
- Children's recreational, adults recreational
- Regular bus service, Post Office - could be mobile
- Low cost houses, bungalows, warden controlled old folks developments
- Playground for children
- Childrens play area x2
- More public transport
- Post Office/Shop
- Bus service, village store, proper pavements
- Bus transport (currently one only on a Thursday)
- Shop x4
- Post Office, Bus
- A regular bus service to Banbury/Stratford
- Childrens play ground, tennis court

x) Lack of housing comments:

- For seniors who want to down size
- Suitable for elderly to downsize & live independently
- Our housing needs are met but feels likely
- For elderly
- Smaller, 1 or 2 bedroom properties
- Bungalows for elderly affordable - encourage younger people starter homes/council houses
- Housing for the elderly, housing for young local couples
- Affordable, smaller housing
- Bungalows for elderly
- Something like sheltered housing or similar small properties for aged locals
- possibly some starter homes/elderly
- 2 + 3 bedroom house? No "starter" homes
- Small retirement homes
- Affordable housing for single or young couples as well as for elderly residents
- Smaller more affordable houses
- Affordable, ie. Shared ownership of sub £200k
- Affordable housing x3
- Smaller properties
- Starter homes
- Affordable housing and smaller properties
- Housing for the older residents
- Reasonable priced housing
- Affordable starter homes to allow younger people to remain/settle here
- Low cost/starter for young and sheltered for the old...
- Small houses for young and elderly
- Housing for older people

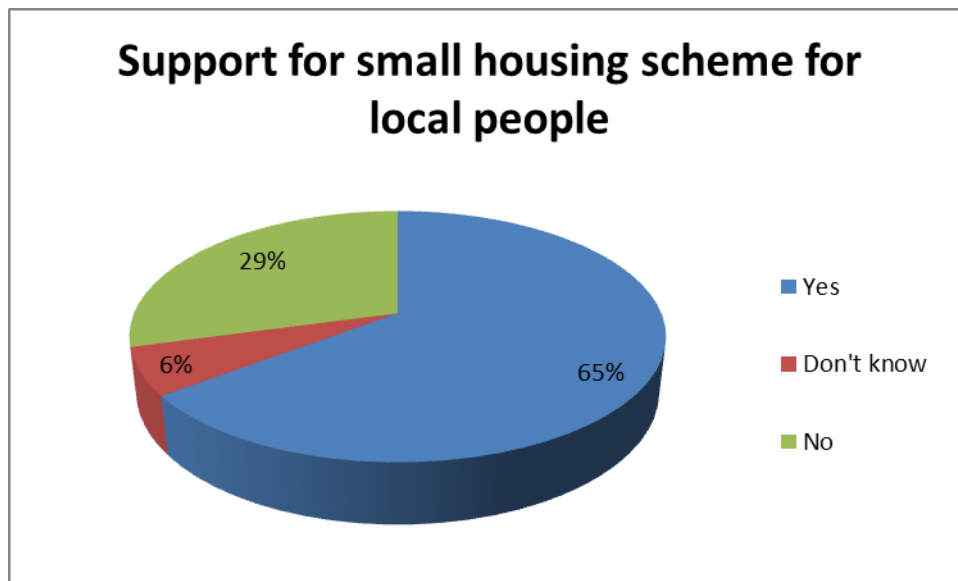
- Small units for young couples + the elderly
- Social housing

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. 7 respondents stated this had happened in their household.

xii) Support for housing scheme

This chart shows the 82 responses to the question “Would you be in favour of small housing scheme being built in the parish based on the needs of LOCAL people”. At 65% the majority of respondents are in favour.



viii) Additional comments

Respondents were able to provide additional comments at the end of Part 1 including locations that may be suitable for housing. These comments have been replicated at Appendix B.

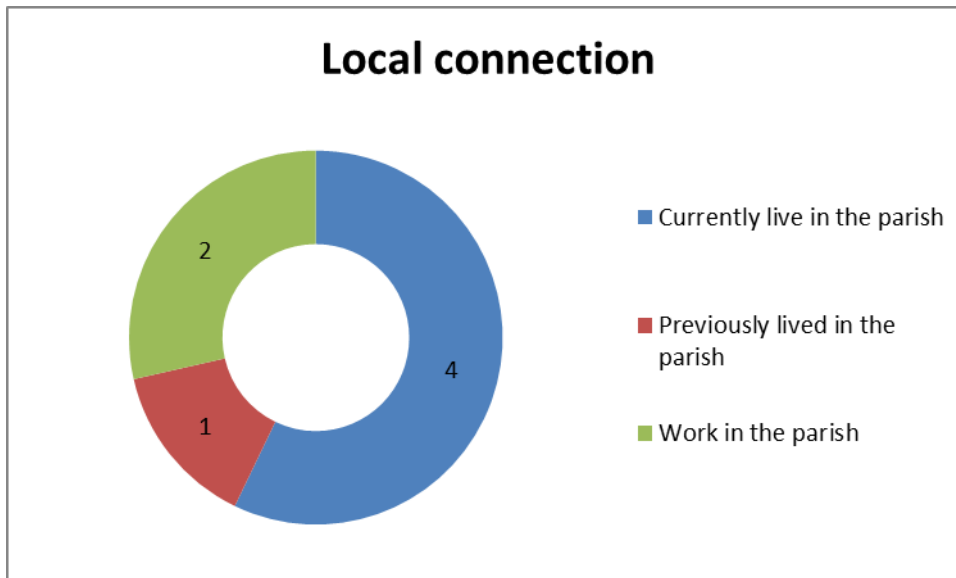
4. Results – Housing Need Information

Of the 83 responses to the survey, 5 individuals or households completed all or part of Part 2. Of these 5 responses 1 did not provide contact details or express a specific need for alternative housing. Section 4 therefore provides a breakdown of information from the remaining 4 respondents and a full 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

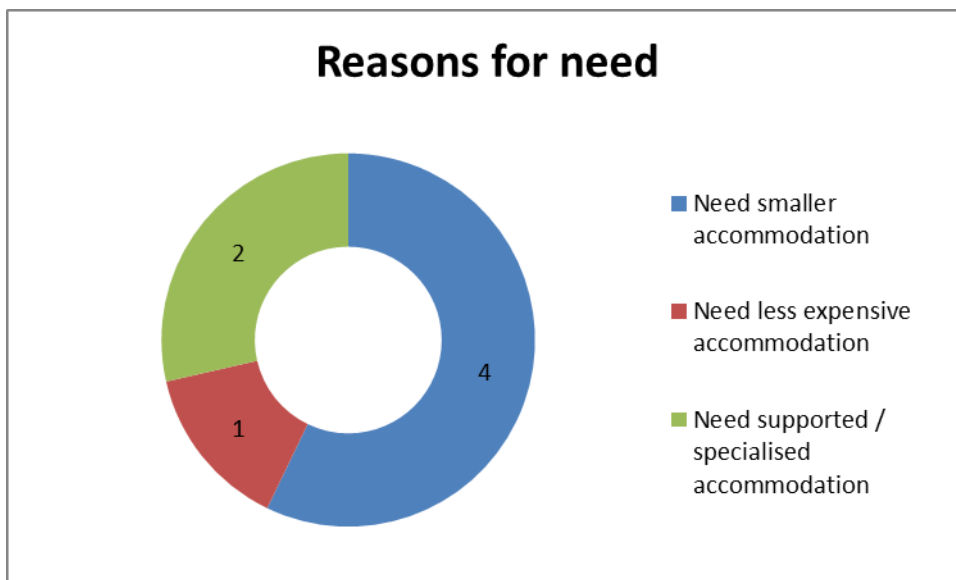
The following chart shows the types of local connection that the 4 respondents have. Respondents were able to indicate more than one type of local connection.



If a local needs scheme is developed by the community as a result of the information contained within this survey report 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.

ii) Reasons for housing need

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



iii) Housing waiting list

None of the respondents indicated that they are currently registered on the District Council’s housing waiting list, known as Home Choice Plus.

iv) Work from home

One of the 4 respondents indicated a need to have space in order to work from home.

5. 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 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

The survey identifies a need for four new homes in Warmington and Arlescote parish for households with a local connection, as detailed below:

Owner occupier

- 3 x 1 bed bungalow
- 1 x 4 bed bungalow

7. Acknowledgements

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

8. Contact Information

Mrs Kirsty Buttle - Clerk to Warmington & Arlescote Parish Council
Tel: 01295 275372
Email: clerkwa@outlook.com
Web: <http://warmingtonandarlescotepec.walc.org.uk>

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

Appendix A1 – Survey letter

Warmington and Arlescote Parish Council Housing Needs Survey

October 2016

Dear Householder

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

As you may remember we first carried out a survey in May 2011 to assess whether or not this is a problem in our parish. We need to update that information, to establish any changes and 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 need of housing are requested to complete part 1 only.
- People who are in need of 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. **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.

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.

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 in the parish.

Please complete the attached form and place it in the envelope provided, sealing it securely. **The envelope will be collected by a member of the Parish Council on or before 12th November and will be returned unopened to WRCC.**

Thank you for your help in conducting this survey.

Yours sincerely



Mark Burstall
Chairman, Warmington & Arlescote Parish Council

Appendix A2 – Survey form

Housing Needs Survey for Warmington and Arlescote 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"/>

Q2: Your current 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="checkbox"/>		

House type (please tick)

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

Number of bedrooms

Does anyone in your household predominantly work from home? Yes / No
 If so, do they occupy or need dedicated work space? Yes / No

Q3: Life in the parish (please tick)

	Yes	No	Don't know
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 a small housing schemes being built in the parish based on the needs of LOCAL people			

Additional comments, including possible locations that you feel may be suitable for housing

Part 2 – to be completed only if your household, or anyone in it, has a 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	Age
			<i>Person completing survey form</i>	

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 Bungalow Flat / maisonette Park / mobile home
 Other (please specify)

Number of bedrooms

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"/>	(eg parent, sibling, child)	
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 are seeking a housing association property. 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

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 place the survey form in the attached envelope and seal it securely. It will be collected by a member of the Parish Council on or before 12th November and returned unopened to WRCC.

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

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

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

Housing association dwellings are either available to rent at a low (subsidised) rent or 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. Local market homes are properties that are available to purchase by people with a local connection.

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

Tenants for housing association properties (either rent or shared ownership) are drawn from the local housing waiting list. Application forms are available by telephoning 01789 260861, by emailing housingadviceteam@stratford-dc.gov.uk or at www.homechoiceplus.org.uk.

Appendix B – Additional comments

At the end of Part 1 respondents were able to provide additional comments including suggestions of possible locations for new housing. These comments are reproduced below. Comments that would identify a household or individual have been removed.

- Village is suitable only for people with own transport and ability to shop, bank etc online. Otherwise day-to-day life would be impossible.
- Concern would be that the economics of providing housing for local people would necessitate provision as part of a larger private housing scheme, which there is no suitable location for in the village.
- Poor broadband speed is a major issue.
- Warmington is a conservation area & designated A.O.N.B & therefore is not suitable for new housing developments.
- Where in village? - Farm land, conservation village? No local jobs, no school, 1 bus a week, no shops. This is what you expect when you live in a small community it was our choice.
- There is so much housing being built within a 7 mile radius of this Parish in every direction, I can't think that any more is needed.
- S.O.A.D.C. planning dept is an incompetent joke, Warwickshire Police are, in general, gormless, spineless, morally bankrupt, self opinionated and self-important. Together, they have failed to prevent travellers who now inhabit this area taking all pride and pleasure I once enjoyed living here. [comment removed] It's a disgrace.
- People mostly live here because they like it there is little need for anyone to live here, people who do need to but don't live here are not respondents to this survey.
- We don't feel any development would be appropriate here given there is not the school, pub, shop facilities nearby. Other villages have infrastructure that would suit small scale development. Arlescote certainly doesn't.
- We feel that no development in the village is needed. Development is taking place all around us. Banbury, Leamington, Lighthorne, leave small villages without facilities, as they are. We are a pretty village let's keep in that way.
- The only location that might be suitable is on the left side of the road past the sewage works.
- Mollington Lane adjacent to Rectory Farm.
- New housing development underway at present other side of 'Dukes Meadow' road on the edge of Banbury. Other housing schemes are underway on various edges of Banbury meeting the needs of more housing.
- Small scale schemes are good but should include a mix of properties. Larger family market housing does bring benefits to the parish just as much as smaller, affordable housing. Therefore schemes should have a mix of scale/tenure.
- If suitable broadband not made available in Arlescote this could be a reason to need to seek alternative suitable housing either elsewhere in the parish or sadly outside the parish
- Mollington Lane would offer suitable housing location. The village needs a younger population to move in to remain sustainable. Houses for first time buyers are pretty rare.
- Any area of open land within the confines of the village.
- Somewhere flat.
- Near to mini bus service.
- If the village doesn't grow a bit it will stagnate. Small growth is good. Gently does it!

- There already is a parking issue in parts of the village. With careful planning in fill of land off School Lane backing onto B4100. With realignment of School Lane. A new development possibly on land opposite the church and camp site. There is a lack of houses for the elderly. Could the sewage system cope with new houses. Development of houses on Mollington Lane. Spread of cars travelling through the village.
- Any land adjacent to the current village footprint regardless of 'status' (AONB etc). Excess 50 units required.
- Young families, the elderly. The village would be a viable location if there were a regular bus service.
- Land on the left hand side of the Mollington Road on leaving the village would seem a good site for affordable housing for lower income families.
- Infill only, small areas of infills and when demand is evident.
- The above facilities may be ideal, but they will never happen as the bulk of the community will object and anyway there are few suitable locations.
- Land between Warwick Road & the village.
- Land behind the houses at the bottom of school lane fronting the main road B1400?. Two [comment removed] of my children [comment removed] have had to buy shared ownership houses in Lighthorne Heath as there are no affordable houses in these highly sought after villages.
- Several elderly residents have had to leave their homes in recent years as they became unsuitable - we are desperately in need of housing for the elderly.
- Village Road, Warwick Road End.
- Something like a 50% increase in the population of the village would make the provision of essential services more viable. Land to the north of village road/Mollington lane would be suitable.
- Brown field site (redundant farm) and adjoining allotment (could be re-sited).
- My husband's mother - like several others of her age - have moved away to find more suitable housing. The loss of the village shop post office, the bus to Banbury & the lack of single storey homes makes life for the elderly impossible once driving is no longer an option.
- Infilling within village rather than big new estate.
- For the young people of the village ideal location, the orchard next to the Green in Arlescote.

Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
48	Yes	Three adults	Need smaller accommodation, need supported or specialised accommodation	Mobility issues	Owner occupier	4 bed bungalow
49	Yes	One adult	Need smaller accommodation	No	Owner occupier	1 bed bungalow
53	Yes	One adult	Need smaller accommodation, less expensive home, supported or specialised accommodation	No	Owner occupier	1 bed bungalow
73	Yes	One adult	Need smaller accommodation	No	Owner occupier	1 bed bungalow

Appendix D – Property search

Property search December 2016 - Warmington and Arlescote excluding properties requiring renovation.

At the time of the property search there appeared to be no properties for sale so the table below shows properties sold within the past two years.

Sold	Street	Settlement	No of beds	Type	Price £
Jul-16	The Green	Warmington	4	house	460,000
Jul-16	Court Close	Warmington	3	house	274,500
Jul-16	The Green	Warmington		house	230,000
Feb-16	The Green	Warmington		house	333,000
Feb-16	Church Lane	Warmington	4	house	680,000
Jan-16	Church Hill	Warmington	3	house	554,000
Dec-15	Grove Farm Barns	Warmington	4	house	410,000
Aug-15	Hill Farm	Warmington	3	house	495,000
Aug-15	The Green	Warmington		house	750,000
Aug-15	The Green	Warmington	5	house	1,226,500
Feb-15	Church Hill	Warmington	3	house	425,000
Jan-15	The Green	Warmington	4	house	628,500
Oct-15	Arlescote Manor Barn	Arlescote	5	house	1,050,000

Type	Average £
3 bed house	437,125
4 bed house	544,625
5 bed house	1,138,250