



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

March 2018

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

Contents

1. Introduction

2. Planning context

3. Results

Q1: Is your current home suitable?

Q2: Current mix of house types

Q3: Comments

Q4: Why do you/your household need alternative housing?

Q5: Current dwelling

Q6: Dwelling type and size preferred

Q7: Details of specific housing requirements

Q8: Preferred tenure

Q9: Local connection

Q10 & Q11: Financial details

Q12: Housing waiting list

Q13 & Q14: Detail of households seeking alternative housing

4. Conclusion

5. Acknowledgements

6. Contact information

Appendices

A1: Cover letter

A2: Survey form

B: Property search

C: Home Choice Plus

1. Introduction

Napton Parish Council commissioned WRCC to conduct a local Housing Needs Survey during January 2018, with a return deadline of 5th February 2018. The aim of the survey was to collect local housing needs information within and relating to Napton 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 Napton 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 asks whether the respondents current home is suitable for the needs of the household, what the respondent thinks about the current mix of house types in Napton and gives an opportunity to comment on the type of housing needed or potential locations.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for 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 has helped with 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 and analysis of the information provided took place in February 2018. Completed survey forms are retained by WRCC.

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

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

Approximately 500 survey forms were distributed to local residents and 140 survey forms were returned equating to a response rate of 28%. This level of response is considered to be a good achievement for a survey of this type because people generally respond for one of three reasons:

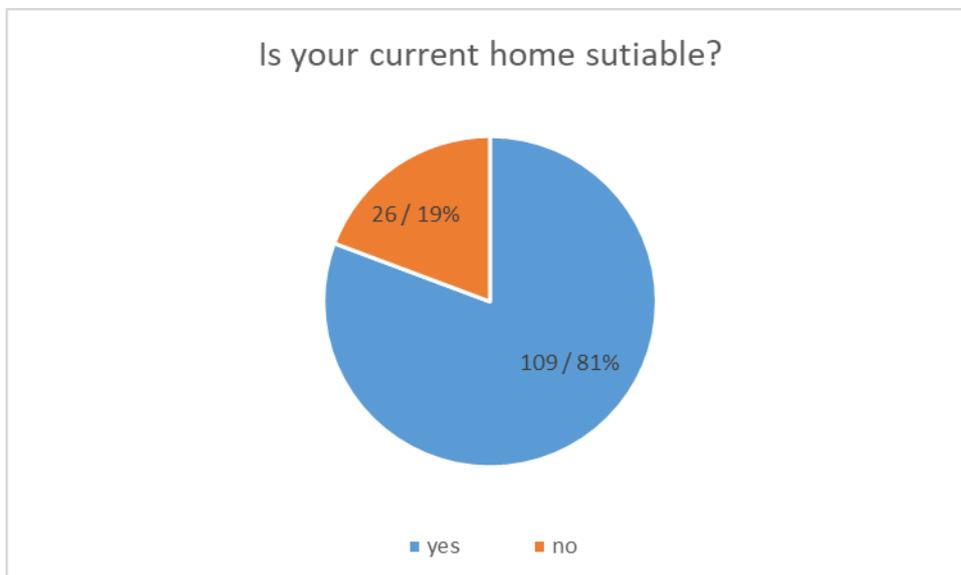
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

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

Part one – to be completed by all households

Q1: Is your current home suitable?

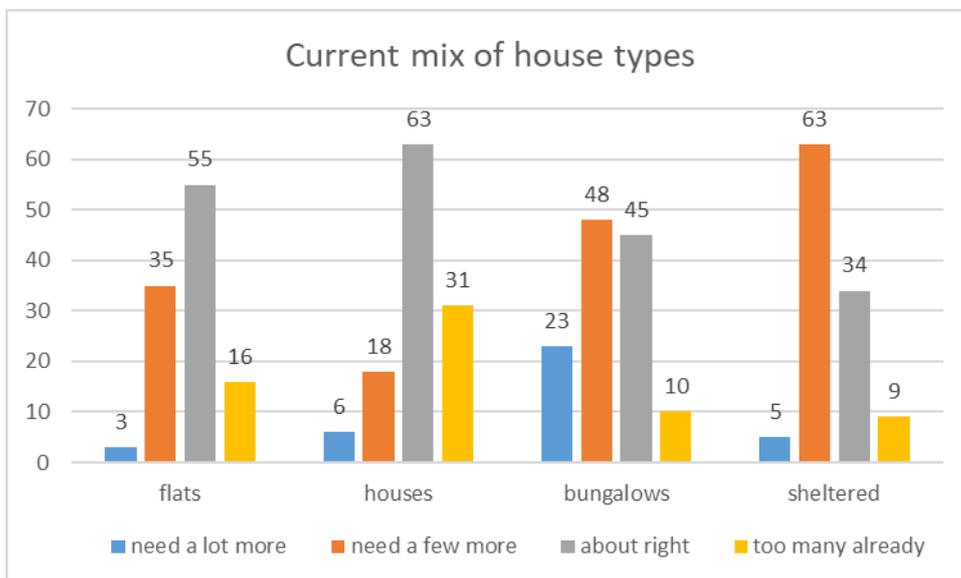
Respondents were asked to consider whether or not “your current home is suitable for your needs”.



As can be seen in the chart, of the 135 responses 109 indicated that their current home is suitable for their household.

Q2: Current mix of house types

Respondents were asked to consider the current mix and number of house types in Napton.



As can be seen from the above chart respondents feel that there are currently about the right number of flats and houses, though more sheltered accommodation could be needed. Respondents were closely split on whether a few more bungalows are needed or there are about the right number already.

Q3: Comments

Respondents were invited to provide comments about the type of housing needed, potential locations or an acceptable size for developments. These comments are reproduced below.

- Worried the village will become over-developed and lose its identity + countryside.
- Napton is only suitable for small scale developments. Larger developments of more than 4-6 houses change the character and shape of the village. I don't think any new developments should be in the green areas within the village & should be on the outskirts.
- I do not think we need any more houses in Napton. There has been a lot of new builds already, any more will spoil the "village" - we need to keep it rural.
- With the current developments already ongoing I feel there is enough choice including affordable housing in the village for the foreseeable future.
- If large developments go ahead the character of the village would be changed - it would no longer be a village.
- Too much traffic/parked cars in central village, any new developments should be outside of main village (eg brickyard brown field site).

- Too many new developments - especially those on green belt. Will lose the village feel if allowed to continue. Initiatives to help buy existing houses would be better than just building more.
- The fact that we are having housing popping up across the village is outrageous. Developments are being approved without any consideration for the current residents or the infrastructure, drainage, current roads in the village. PLEASE NO MORE!!
- There needs to be affordable housing for people who are connected to the village.
- The village is as big as it needs to be!
- I would like to see more flats and compact 3/4 bedroom houses to encourage young families to our village and enable those with larger properties who wish to down-size to also remain part of our community.
- I feel this is a very important village where I have lived for nearly 30yrs! We chose it especially for the mix of people, housing & facilities. My family were the reason we kept the school.
- Napton's size, character and eclectic mix of homes currently makes it very unsuitable for a sizeable, modern (ugly?) housing estate to be slapped on the edge of it. The proposed site 2 years ago on the north side of the hill on the Stockton Road was a completely unsuitable location being as far as possible from all the village facilities, requiring the crossing of a dangerous A road to access those facilities not to mention the brute ugliness of the house designs and how incongruous it would have looked in comparison to neighbouring properties. We are very near our allocation in the Core Strategy. Any future Napton developments should be small (less than 10 homes) and developers should be forced to up their game in both design and materials used.
- I feel that more land should be made available for larger new build houses. Many families live in the village and as children grow more space is needed. Starter homes and 2/3 bed homes are not always ideal. There are very few larger properties which come up for sale and none are ever built. This forces families to look elsewhere, outside of Napton.
- Napton is becoming too crowded with houses and cars. There is insufficient road space as it is - cars parking on pavements is the norm.
- More cheaper housing!
- There is little to support further housing development in the parish. One school - subscribed to the capacity. One shop. Two Inns. Poor public transport. Current houses have small or NO garage thus parking on the narrow streets.
- We don't need more 4 / 5 bed £500,000 houses. Small developments for those on lower wages & older people may be appropriate. Don't let the local landowners destroy the rather nice village by a 1000 developments.
- I think we have had enough development in recent years.
- Any housing developments built in the village should be in small groups of just a few houses, in keeping with the way Napton has developed through the last few decades, rather than single large & intrusive developments.
- Please try to limit green field developments around the periphery of the village. Its rural setting is a huge asset to living here.

- In order for the village to remain a small village with existing character, developments should only be small & in keeping with a village style. Location should take into account that it is a rural community.
- Acceptable size = small pockets NOT 25-30 building housing estates! Growth should be thoughtful + organic.
- The feeling of a spread out village should be retained with fields and woods mixed with housing. In fill should not continue.
- New accommodation needs to be realistically affordable for people of all ages and needs to be supported by better public transport to enable people to travel to nearby towns for work/social activities. Support services for older and/or disabled people needs to be improved.
- New builds to be sympathetic to the existing housing stock/designs.
- Make use of the old quarry land, Brickyard Rd. It has an existing entrance and is only used for motorcyclists at the moment who like making a noise on Sundays when they go off-roading. It would be an ideal location - canalside living! Plenty of room to build and therefore no need to encroach on greenbelt.
- Developments should be small, in keeping with village location. Open spaces within and around the village should be preserved as part of the village character. Care should be taken not to overwhelm existing infrastructure.
- There are not enough properties for 1st time buyers in the village. The children of current villagers will have to move away if this is not rectified.
- Need more properties in the village this is more affordable, like housing association, because the private rental houses are expensive, and I am a single parent with a son at university.
- Enough housing in the village already or under construction.
- If houses have to be built they should be affordable houses for local people and not 4 or 5 bedroom ones.
- There is need for houses that have smaller size 2 and 3 bedrooms. There should be no need to allow any more 4 & 5 bedroom+ new builds, unless there can be a proven need.
- Important to maintain a mix of housing types to reflect the make up of the village. Bungalows and sheltered accommodation would perhaps allow people to move out of larger houses but stay in the community.
- Developments should be kept small. With an ageing population more bungalows sheltered accommodation would mean people can stay in the village as they get older. Many houses have accessibility issues due to the hill.
- The village is really quite middle class and a white area. It could do with more diversity, council houses and family houses for poorer people and maybe people of mixed race, black and Asians - affordable houses whatever that means. We would prefer that they did not build big houses on the field in Howcombe Lane behind us. We could have more trees and small houses.
- Napton only has 300+ houses at present, therefore developments of more than 10% of the total stock are too large. Small & less than 10 houses, should be the norm for new developments.

- Small infill development. Bungalows, affordable 2-3 beds. Use the brickyard too.
- Small developments are ideal with mixture of units. It is sad that young single mainly male local people seem to be excluded from applying for housing association properties. Seems to be no problem with single mothers. A small unit of studio flats would be ideal for young males.
- Small developments. Houses/bungalows - 2/3 bedrooms, a good proportion being affordable housing/shared ownership. Flats/sheltered - 1 bed roomed mainly.
- Future development should be focussed on the current village location ie South of the A425.
- Village needs more starter homes for young families with local connections. Needs housing which young people can buy at a reasonable price but not involving housing association.
- Develop the old Brickyard area keeping out of the village. Link all sides of the development with proper paths and improve the road. Also listen to the village rather than ignoring us.
- I think that serious consideration must be given to supply ample car parking spaces for any future housing. Napton seems lacking in 3 bedroom housing, seems to be ample 4 bed & 2 bed but possibly not enough 3 bed.
- Too many large houses of 3/4 bedrooms. We need more social housing for RENT ONLY and these should not be SOLD. There is hardly any sheltered housing or bungalows suitable for older or infirm residents of Napton.
- The village needs smaller houses to purchase or rent and more bungalows for villagers to downsize as they get older.
- More smaller houses/flats for the older generation to downsize and also for the younger generation. LA houses/Council houses needed.
- Opportunities for self build would be welcomed. High quality bungalows so people can downsize would be popular. No suitable locations within the current village envelope for large scale (5+) developments, we need to keep our green spaces.
- There is already a lot of development approved for Napton & we do not need too many more. Also any new development should have all off street parking and have adequate infrastructure provision.
- It is a small village in a beautiful rural area this should not be over developed and ruin the ethos of village life, village life needs to be preserved. This doesn't mean that it shouldn't change or have new houses, but that it should not be over developed and become too large to sustain a way of life. Green fields are meant for growing food on not houses and not large developments and should be in keeping with the rest of the environment. If it becomes over developed we will lose the beauty that hundreds of visitors (tourists) come to enjoy and without this small tourist input we will lose income to the village eg shop, fishing pools, canal, etc. This could mean loss of jobs (bad for the economy).
- Affordable bungalows or low level flats. No more than 3 stories.
- I would prefer housing to be built gradually on the periphery of the village, including bungalows and 'self build' rather than developers building large estate for profit.

- We know that we must have more homes but I think it is very important that these should not spoil the unique nature of Napton but being built on the spaces within the village - such as the remainder of the sledging field!!! For the time being I think there is room for infilling.
- Type of housing - bungalows & larger houses with annexes for older relatives or young people still living in family unit. Size of development - no more than 20 at a time (except Brickyard). Style - low density village style, some garden at front. Potential location - any agricultural or brown field site within the village first then along Dog Lane towards sports field, filling in. Brickyard should be built on as separate from village.
- About time the old brickyard in Napton was developed. Houses/flats/sheltered.
- We need more smaller & lower cost houses & bungalows/flats for older residents wishing to downsize & younger residents wanting to stay living in the village but whom can not afford the current price of "starter homes".
- We do not think that there is any requirement for 2 storey houses nor with more than 4 bedrooms nor are they desirable. No developments greater than 10 houses. Possible location - field corner Fells Lane/Godsons Lane.
- Small developments.
- More open plan for families with small children. More open plan for the elderly who need to downsize. Gardens which are not overlooked.
- Too many houses/flats already for the limited services & infrastructure to accommodate.
- Napton is a village - it is already "full to bursting" with houses. The school cannot cope with its pupils coming in from other villages, car parking on the roads is becoming more dangerous - the infra-structure is just not in place for more people to live here.
- Do not want to see Napton developed any more - it will become a town if it is - instead of a village.
- Too many houses being built in Napton in such a short duration of time.
- We don't need any more houses in Napton. The traffic is horrendous. You cannot go up High Street without meeting cars or lorries. The same in Howcombe Lane and along The Populars. All these roads were made for horse & cart.
- Affordable housing needed to enable local families to remain in area.
- All the new developments seem primarily to focus on 2 and 3 bed houses. As a village with many large families (we are a family of 6) more 4 and 5 bed affordable houses should be built. The site by brick yard lane already with permission should be developed. The size of the school should be considered before larger developments are permitted, many classes are full unless we are to have class sizes exceeding 30.
- More small developments to the size and style of those built by Noralle for example would be acceptable but location(s) would be difficult to find to compromise with the villages natural unspoilt beauty.
- Houses of 3 bed needed.

- Just want to extend our current property but planning policies are making it difficult to do so. We don't really want to move house.
- Type - bungalows & larger houses. Location - field in Vicarage Road above AC Lloyd development, also Charity Field off Hackwell St/Godsons Lane. Size or no - 20. Style - multi generation housing for elderly to live with relatives. Village style/not all same. Spread well out.
- Type of housing - larger houses/bungalows. I think there is enough affordable houses now. I'd like to see houses with separate spaces/self-contained places for the elderly to downsize but still be able to stay in the village. Also young family or work from home 3/4 or 5 bedroom houses. Not too dense & not all of the same design so it fits in with the village. Location - top of AC Lloyds development or the field down Godsons Lane or the field on the left at the end of Fells Lane towards the sport field.
- Also the need for houses with "grannie flats" attached as the population gets older.
- However, there are a lot of relatively well off older residents in Napton, whose homes may no longer be suitable. I am one of those but I don't want to go on an ordinary estate on outskirts of the village. People like me want attractive smaller properties. I have been disappointed in the past with S-on-A response to development in Napton. People who already owned a property somehow were able to purchase another eg Howcombe Gardens & Jackson Close. These were then sold on or rented out. Generally there is not a lot of confidence in decisions.
- Same old - housing allowed caters for middle-age & affluent where builders make more money. Local residents lose out to residential conditions fudged or ignored.
- I don't know about housing requirements or types in Napton, but I do know that the roads are already congested, dangerous and that people drive too fast - so on that basis I don't think more houses is a good idea.
- We are relatively new to the village & enjoying living here. We believe there is always a need for affordable and rented property to enable the younger generation to remain in the area if they so wish. That said, Napton appears to be increasing in size quite dramatically.
- Smaller affordable houses needed particularly for young families not big developments, but fill in gaps in the village.
- Insufficient local knowledge to comment on housing demand. Would like to think that Napton hinterland is protected and character of village is not lost due to large expansion of estate type dwellings. Possibly recycling on infill to meet any demand, and any housing built to strict aesthetic principles, in keeping with current building mix.
- Potential for elderly person housing to bottom of field west of Howcombe Lane or behind Victory Club - close to main community facilities & on a level.

Part two – to be completed by the household in need of alternative housing

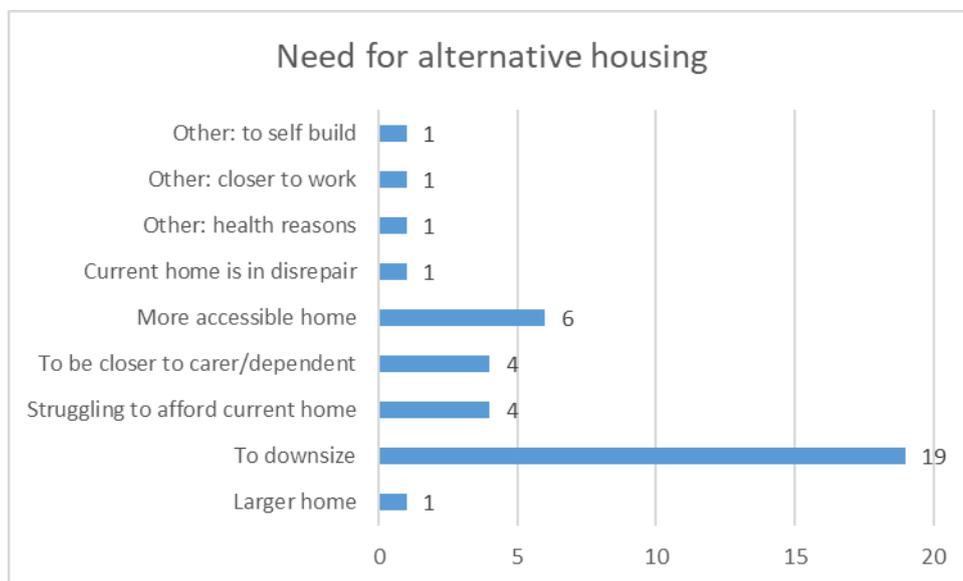
28 respondents completed all or part of part two. Of these forms four were discounted as three respondents appear to already be adequately housed and one respondent provided insufficient information and failed to provide contact details so further information could not be obtained to enable a full analysis of need. This section therefore relates to information provided by 24 respondents.

Some of the information provided by respondents in response to these questions is confidential and not reproduced herein.

Q4: Why do you/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 from the chart below downsizing is the greatest need.

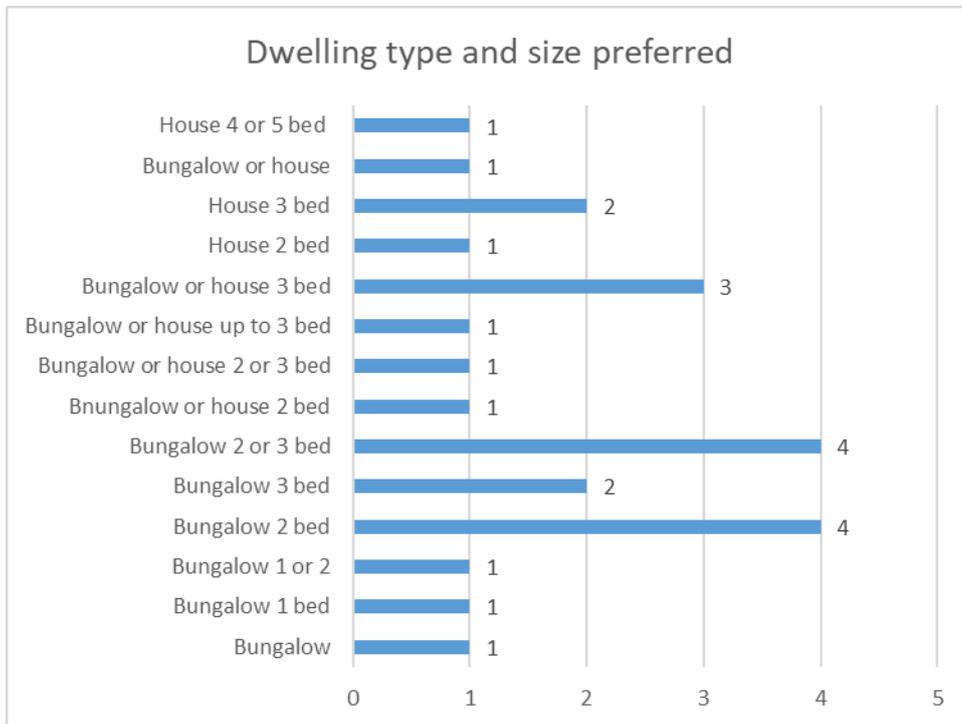


Q5: Current dwelling

Of the 24 respondents 22 currently own their own home and two respondents currently rent privately.

Q6: Dwelling type and size preferred

As can be seen from the chart below the majority of respondents wish to live in a bungalow, which ties in with the greatest need being to downsize.



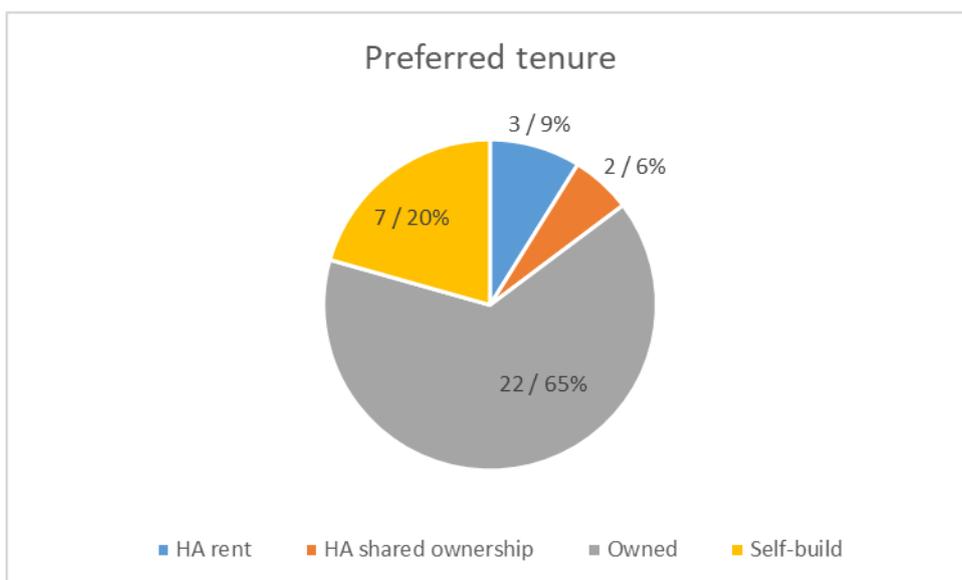
Eleven of the respondents indicated that they would like a property to include a study or space to work from home.

Q7: Details of specific housing requirements

The information provided in response to this question is confidential and not reproduced herein.

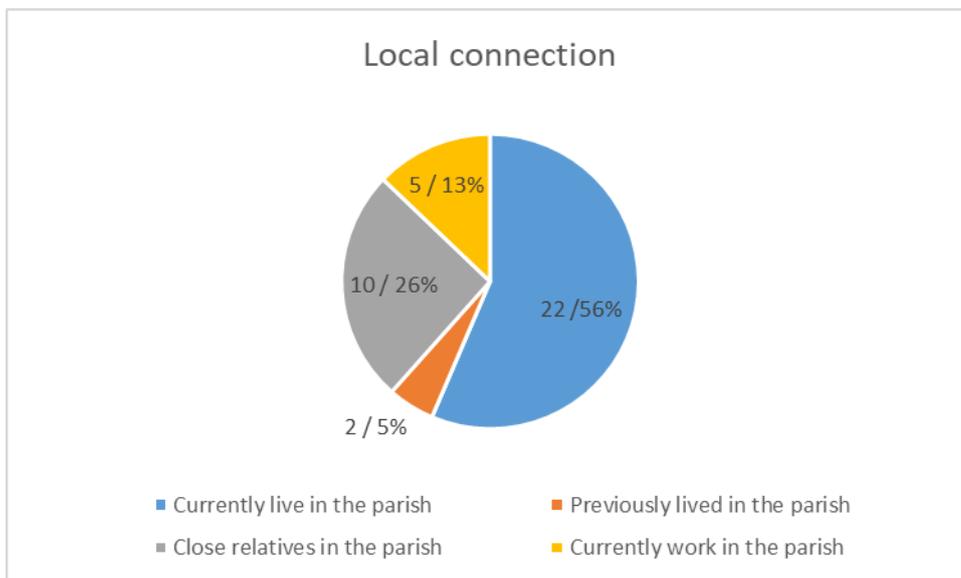
Q8: Preferred tenure

Respondents were able to indicate more than one preferred type of tenure and, as can be seen below, most respondents are seeking owner occupier housing, followed by self-build. Affordable housing (rent and shared ownership) represents 5% of the total.



Q9: Local connection

Respondents were asked “What is your connection to this parish” and were able to indicate more than one connection. 22 of the 24 respondents currently live in the parish.



Q10 & Q11: Financial details

The information provided in response to these questions is confidential and not reproduced herein.

Q12: Housing waiting list

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

Q13 & Q14: Detail of household/s seeking alternative housing

The information provided in response to these questions is confidential and not reproduced herein.

4. Conclusion

There is a need for 24 new homes in Napton parish for people with a local connection and the specific need is for:

Housing association rent

- 1 x 2 bed house
- 1 x 3 bed house

Housing association shared ownership

- 1 x 2 bed bungalow, adapted

Owner occupier / self-build

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

Owner occupier

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

In addition, it should be noted that as at December 2017 there were 22 households with a Napton address registered on the local authority housing waiting list, known as Home Choice Plus. Whilst some of these households may not wish to continue residing in Napton parish experience from across the district shows that typically most people living in a parish will wish to continue residing there because of established social networks etc. This particularly applies to families with children and older people. A summary of these households can be found at Appendix C.

5. Acknowledgements

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

6. Contact Information

Mrs Jayne Warman - Clerk to Napton Parish Council
Dog Lane Farm House, Napton, Warwickshire CV47 8LT
Tel: 01926 815081
Email: clerk@naptonpc.org.uk
Website: www.napton-on-the-hill.co.uk

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

Napton Parish Council
Housing Needs Survey



Dear Householder

The Parish Council needs the information from an up-to-date Housing Needs Survey to inform the Neighbourhood Plan and to help the Parish Council respond effectively to planning applications from developers, enabling it to get the right type (e.g. affordable, bungalows, rentable, etc) of housing in the right place.

This survey is for everyone, not just people in need of alternative housing.

The survey is being carried out in partnership with WRCC (Warwickshire Rural Community Council), 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 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 (parent, sibling or child) currently living in the parish.

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.

Please complete and return the attached form by 5th February 2018 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Linda Gooderham
Chairman of Napton Parish Council



Housing Needs Survey for Napton Parish

To help us work out what the housing needs are for Napton now and in the future, we are asking **everyone** to complete this survey. Whether you own your home or live in rented accommodation, whether your current home meets your needs or not we need to hear from you.

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

1. Is your current home suitable?

When considering whether or not your current home is suitable for your needs please consider **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 (please complete page one only and return this form using the Freepost envelope attached)
- No (if you would like or may need alternative accommodation within the parish please complete all parts and return this form using the Freepost envelope attached)

2. What do you think about the current mix of house types in Napton? Please tick one column for each housing type

Property type	Need a lot more	Need a few more	About right	Too many already
Flats				
Houses				
Bungalows				
Sheltered				

3. If you have any comments you would like to make about the type of housing needed or potential locations or an acceptable size for developments, please tell us.

Part two – to be completed by households in need of alternative housing now or in the next 5 years

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

- Need a larger home
- Wish to downsize
- Will need own home within the next five years and wish to stay in the parish
- Struggling to afford our/my existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible/ suitable for someone with mobility issues
- Current home is in disrepair
- Need a new home for another reason - please explain below

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

- Bungalow
- House
- Flat / maisonette
- Other

Number of bedrooms

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

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

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

- Bungalow
- House
- Flat / maisonette

Number of bedrooms

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

13. Details of the household seeking alternative housing

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

14. Please provide your name and contact details.

Any information you give will remain confidential to WRCC.

Name	
Address	
Email	
Telephone	

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

**Please return this form using the Freepost envelope attached
no later than 5th February 2018.**



WRCC (Warwickshire Rural Community Council) 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

Property search across Napton parish January 2017

For sale

Agent	Street	No of beds	Type	Price £
Howkins & Harrison	Hillside	6	Grade II house	950,000
Knight Frank	Hackwell Street	3	detached bungalow	485,000
Connells	Southam Road	3	detached bungalow	465,000
Picklescott Homes	Southam Road	4	detached house	464,950
Hawkesford	Collins Close	3	semi-detached house	325,000
Newman Property	Howcombe Gardens	3	detached house	310,000
Knight Frank	Hackwell Bank	2	semi-detached house	269,950
Hawkesford	Collins Close	2	semi-detached house	265,000

Previously sold

Date sold	Street	No of beds	Type	Price £
Nov-17	Vicarage Road	2	semi-detached house	405,000
Nov-17	The Crescent	3	semi-detached house	200,000
Oct-17	Vicarage Road	3	semi-detached house	325,000
Oct-17	Howcombe Gardens		semi-detached house	300,000
Sep-17	Howcombe Gardens	4	detached house	540,000
Aug-17	Hackwell Street	4	detached house	390,000
Jul-17	Collins Close		semi-detached house	325,000
Jun-17	Howcome Lane	3	semi-detached house	235,000
Jun-17	High Street	3	semi-detached house	298,000
May-17	Poplar Road	2	terraced house	173,500
May-17	Howcome Lane	4	semi-detached house	295,000
Apr-17	Chapel Green		detached house	625,000
Feb-17	Chapel Green		semi-detached house	626,000

Average prices

Property type	Average £	Average £ -5%	Average £ -10%
2 bed terrace house	173,500	164,825	156,150
2 bed semi-detached house	313,317	297,651	281,985
3 bed semi-detached house	276,600	262,770	248,940
3 bed detached bungalow	475,000	451,250	427,500
3 bed detached house	310,000	294,500	279,000
4 bed semi-detached house	295,000	280,250	265,500
4 bed detached house	464,983	441,734	418,485
6 bed detached house	950,000	902,500	855,000

Property type	Average £	Average £ -5%	Average £ -10%
2 bed house	243,408	231,238	219,068
3 bed house	293,300	278,635	263,970
3 bed bungalow	475,000	451,250	427,500
4 bed house	379,992	360,992	341,993
6 bed house	950,000	902,500	855,000

Appendix C

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 December 2017 the following house types and sizes were identified as being required by 22 households registered with a Napton address.

House type	No. of bedrooms	No. of households
Maisonette	1	10
Bungalow	1	6
House	2	5
House	3	1

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