

Housing Needs Survey Report for Bearley Parish Council

June 2017

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Rural Housing Enabler, WRCC**

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1. Introduction

Bearley Parish Council commissioned a local Housing Needs Survey which was distributed in May 2017 with a deadline return of 31st May 2017.

The aim of the survey was to collect local housing needs information within and relating to Bearley 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 Bearley 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 by Freepost envelope direct to the Rural Housing Enabler and analysis of the information provided took place in June 2017.

2. Planning Context

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

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

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

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

- It has been demonstrated that there is a local need for affordable housing and the scheme reflects identified local need,

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

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

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

3. Results – Contextual Information

319 Housing Needs Survey forms were distributed and 84 completed forms were returned, equating to a response rate of 26.33%. 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.

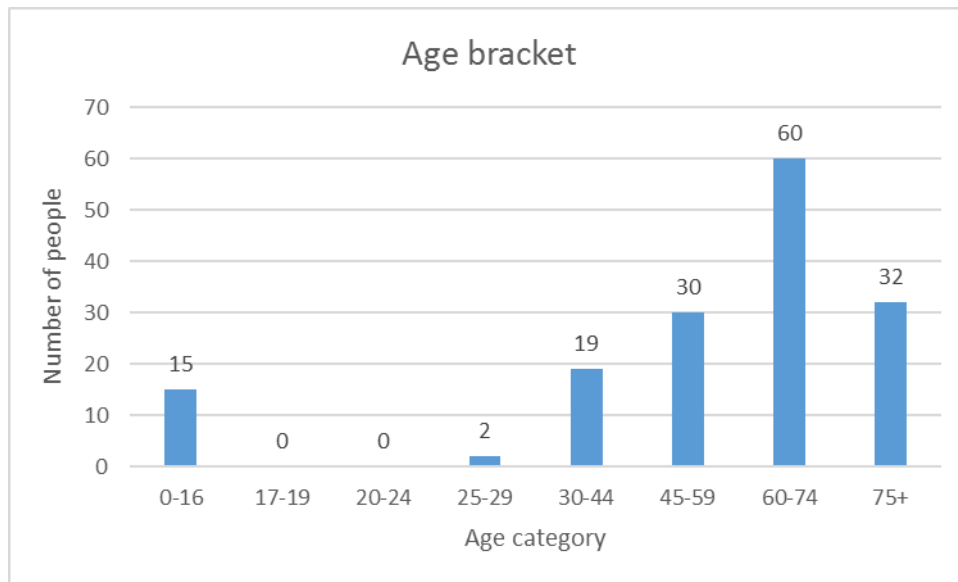
Q1: Your household

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

i) Age bracket

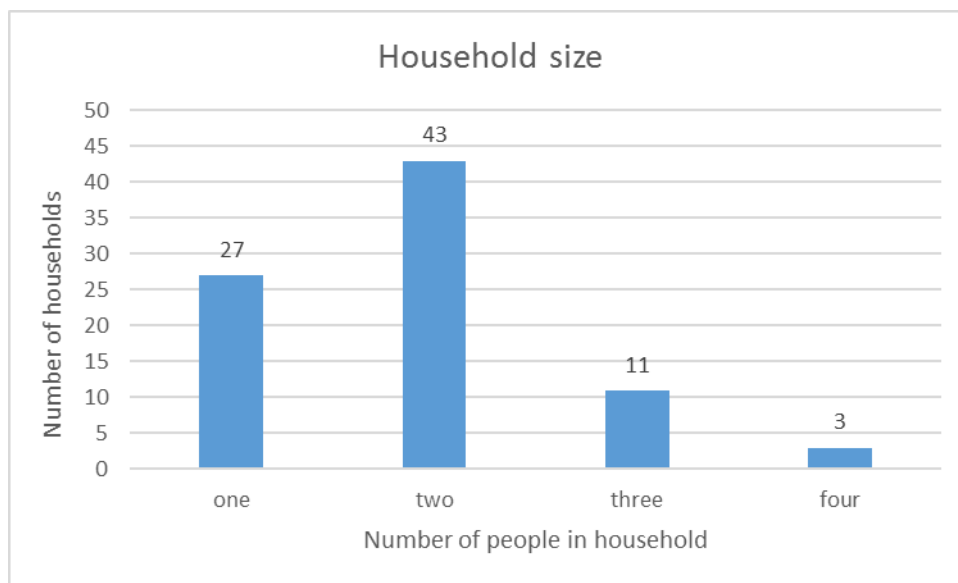
There were 84 responses to this question and the following chart shows the age profile of 158 people.

The chart shows an ageing population, with 122 of the 158 people aged 45 and above. Within the responses there appear to be no young adults in the age groups 17-19 years and 20-24 years and the age group 25–29 years is 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

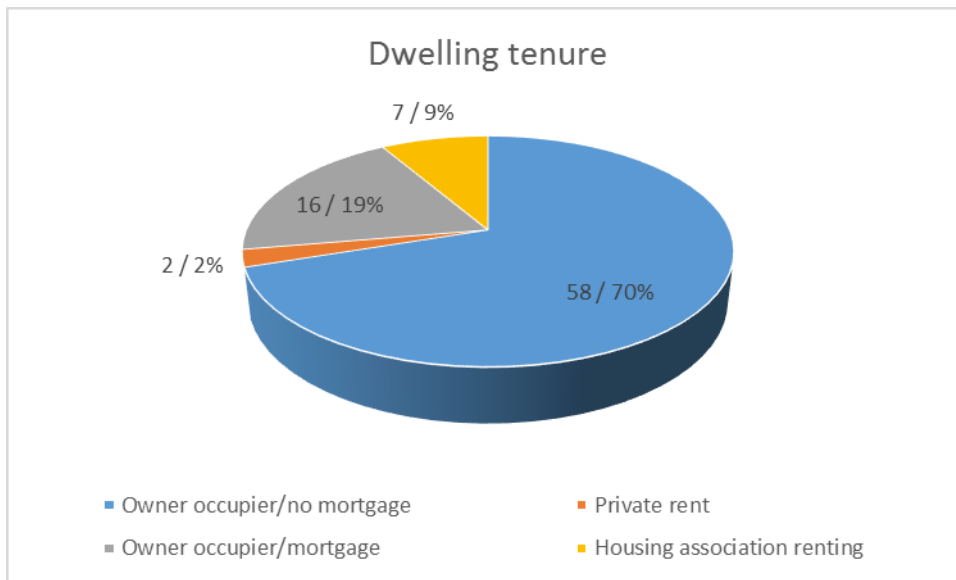
The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The survey results show a mean average household size of 1.88 persons per dwelling whilst the 2011 Census gives us a figure of 2.30 people (695 usual residents divided by 302 dwellings).



Q2: Your current housing circumstances

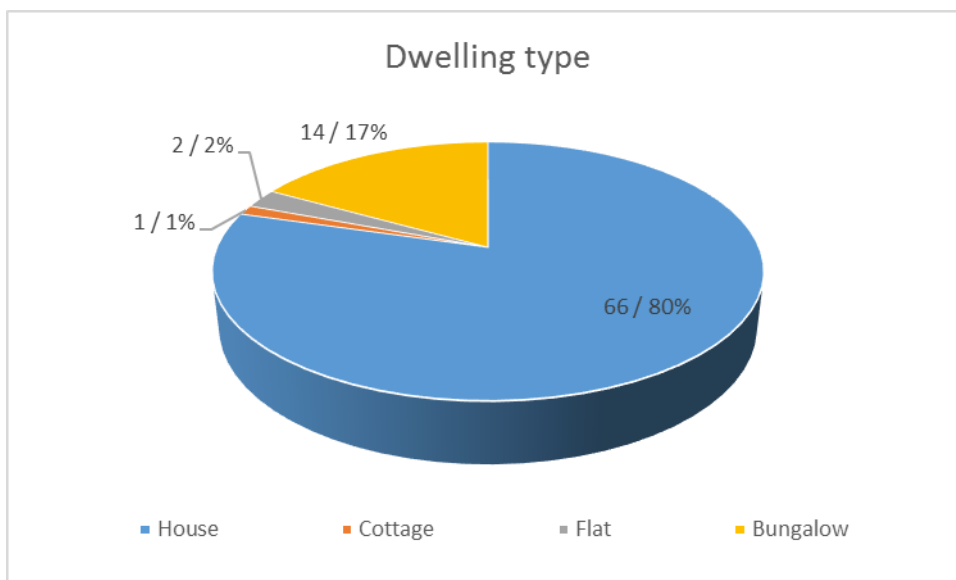
iii) Dwelling tenure

The following chart shows the dwelling tenure profile of 83 survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent the majority, with 70% of the total.



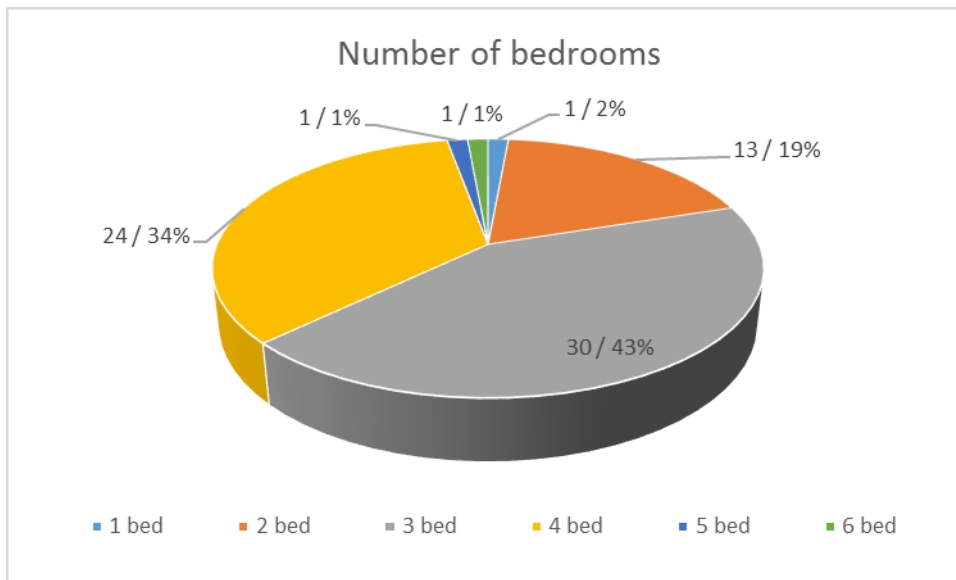
iv) Dwelling type

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



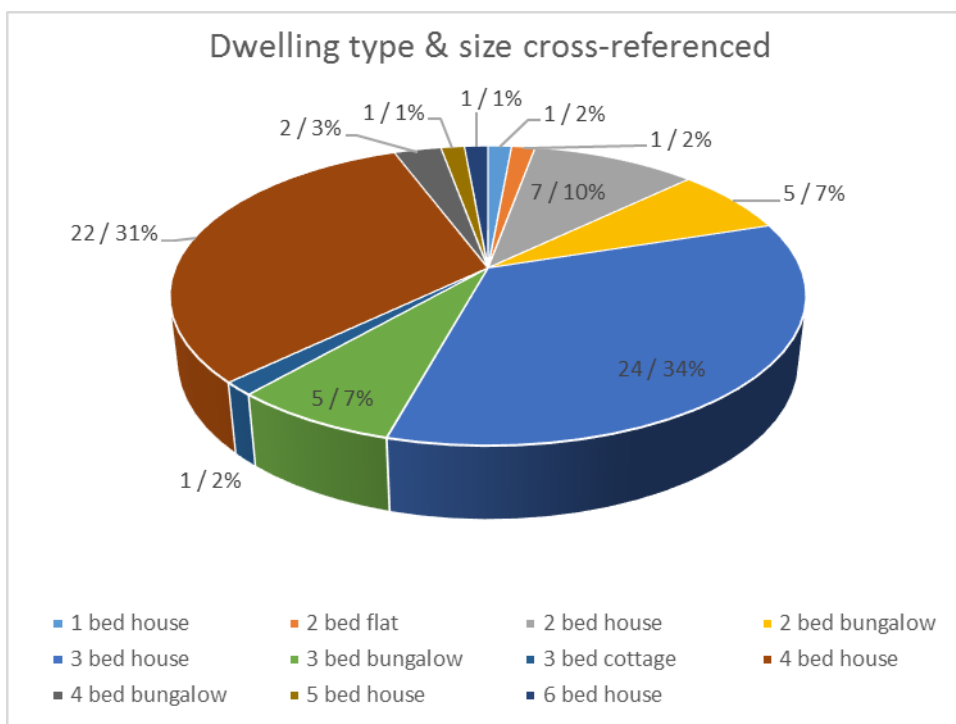
v) Number of bedrooms

The following chart shows the sizes of homes that 70 of the survey respondents live in. Given the Census 2011 average household size of 2.30 people this chart indicates that the majority of homes across the parish are under-occupied.



vi) Dwelling type and size cross-referenced

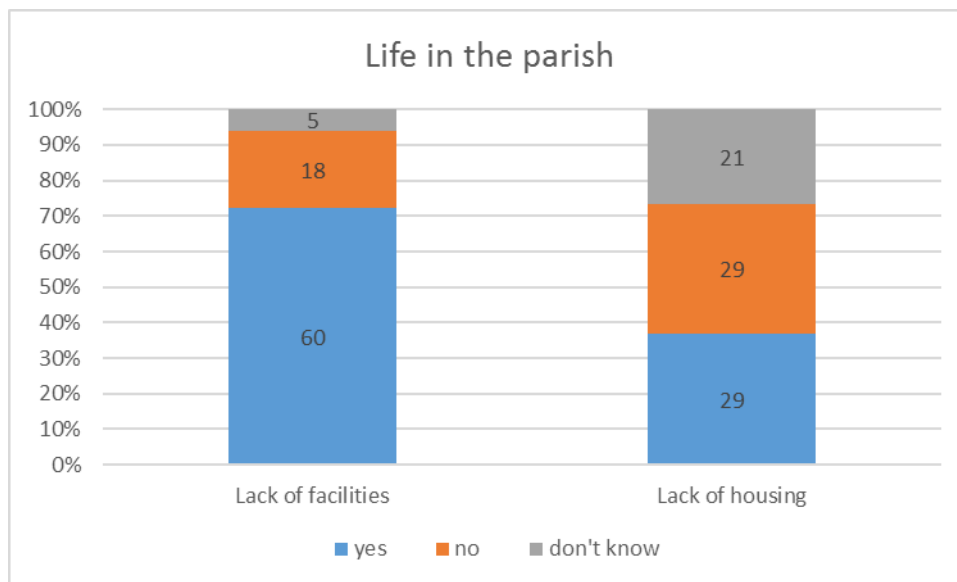
Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. 3 bed houses represent the largest group at 34% and 21% of dwellings have 2 bedrooms or less.



Q3: Life in the parish

vii) Lack of facilities and lack of housing

Survey respondents were asked about the perceived lack of facilities (83 respondents) and lack of housing (79 respondents) within the parish.



The majority of respondents feel that the parish lacks facilities though the same number of respondents believe the parish has a lack of housing as do not.

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.

viii) Lack of facilities comments:

- Parish has limited facilities but wider area well served. Key issue is a train station where Stratford - Birmingham trains do not stop
- Shop, post office x 5
- Shop, P.O, doctor, dentist, pub i.e. ALL except a small church
- Pub, shop, would like a safe pathway to Snitterfield
- Shop, post office, regular bus service
- Restaurant, local shop, nice pub, gym
- Better train link (too few trains running)
- Shop x 10
- Shop, post office, school
- Shop for bread and newspapers
- Good bus, good train services, school, pub, shop
- Shop, pub and café
- Village shop
- School, Post Office
- Have to travel to Wilmcote or Snitterfield for daily newspaper, bread etc. No school, village not suitable for young families.
- Shop/Post Office in Bearley
- Inadequate transport for shopping etc. Medical requirement
- Pub, shop, post office x2
- Shop, post office, better bus service
- Shop, pub x 6
- Village shop, could be run by volunteers
- Shop, school
- No shop, no public house, few bus services
- Local shop x2
- A post office would be welcome rather than have to drive to Wootton Wawen
- Shop, accessible defibrillators in phone box and village hall. Pub.

- Post office, shop and tea room
- Post office and convenience store
- Shop, post office, door to door transport for the aged, pub with good restaurant
- Shop, school, pub x3
- Very short on buses
- School, doctor, dentist, village shop, all essential but economically not realistic
- A pub, a shop and a school
- Maintenance of footpaths, inadequate bus service
- Shop for bread, milk, papers etc within walking distance
- No local shop
- Shop, school x 2

ix) Lack of housing comments:

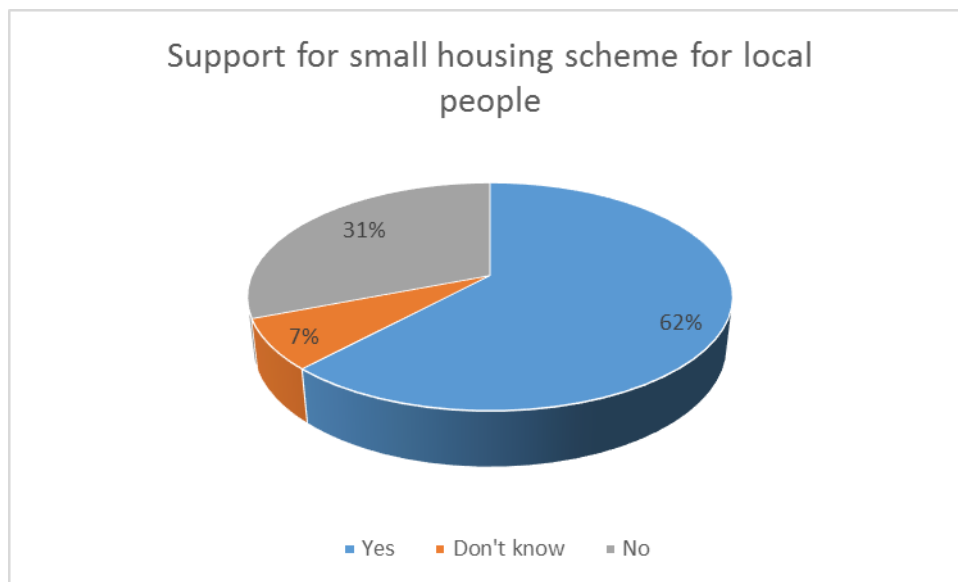
- Affordable x 5
- Suitable for elderly
- First time buyer homes
- Bungalows x 4
- Affordable housing for the elderly
- Small rented housing/retirement bungalows in the parish
- Affordable for young people
- Affordable houses to rent
- Affordable housing for first time buyers
- One bedroom flats, bungalows
- Affordable housing is always in demand
- Affordable housing for young couples
- Extra care housing for elderly people
- Affordable small. Lots of Housing Assoc now occupied by one elderly person.
- Affordable housing and retirement housing
- First time buyer/small homes
- Starter homes for locals
- Social
- Affordable starter homes and for young families
- Starter homes, affordable housing, housing for rental from housing association
- Starter, affordable and bungalows
- Affordable family houses
- Genuinely affordable housing for young people and those working in low paid key service jobs

x) 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. Three respondents indicated this had happened in their household.

xi) Support for housing scheme

This chart shows the 84 responses to the question “Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people”. At 62% the majority of respondents are in favour.



xii) 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 84 responses to the survey, 1 household completed Part 2. Section 4 provides a breakdown of information from this respondent and a full breakdown of the need 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) Current housing

The respondent currently resides in a 2 bed flat rented from a housing association.

ii) Local connection

The respondent currently lives in the parish and has done so for a number of years.

iii) Reasons for housing need

Respondents were asked why they needed alternative housing and were able to indicate more than one reason for need. The respondent in need indicated:

- Need to be closer to relatives
- Need to be closer to a carer or dependent
- Need to be closer to employment

iv) Housing waiting list

The respondent has indicated that they are not currently registered on the District Council's housing waiting list, known as Home Choice Plus.

v) **Work from home**

The respondent has not 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 one home in Bearley parish for a household with a local connection, as detailed below:

Housing association rent

- 1 x 2 bed house

In addition it should be noted that as at May 2017 there were fifteen households with a Bearley 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 Bearley 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. Details can be found at Appendix E.

7. **Acknowledgements**

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

8. **Contact Information**

Clerk to Bearley Parish Council
Grove Cottage West, Grove Farm, Honiley, Kenilworth CV8 1TJ
Tel: 01926 485066
Email: bearleypc@gmail.com

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

Bearley Parish Council Housing Needs Survey

25 April 2017

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 Bearley 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 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 Warwickshire Rural Community Council (WRCC), an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the Parish Council will consider the results 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 (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 31 May 2017 using the Freepost envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Dr Arslan Erinmez
Chairman of Bearley Parish Council

Appendix A2 – Survey form

Housing Needs Survey for Bearley 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

Q3: Life in the parish (please tick)

	Yes	No	Don't know
Does the parish lack any facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities?			
Does the parish lack any housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be in favour of a small housing schemes being built in the parish based on the needs of LOCAL people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	<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

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 3.5 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 31 May 2017.

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.

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

Application forms for the housing waiting list, known as Home Choice Plus, are available by:

- telephone 01789 260861
- email housingadviceteam@stratford-dc.gov.uk
- download from www.homechoiceplus.org.uk

Rural exception sites are small sites, located within or adjoining an existing settlement, used for affordable housing where the site would not normally be used for housing. Such sites seek to address the demonstrated housing needs of the local community by accommodating households who are either current residents or have a defined local connection. Small numbers of local market homes (homes available to purchase by people with a local connection) may be allowed where there is an identified need.

'Affordable housing' is 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 but may be restricted from buying it outright.

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.

General comments (identifying remarks have been removed):

- Would only support additional social/affordable housing if existing social/affordable housing fully utilised - i.e. no voids. This includes consideration of how it could be re-used in a way to meet needs eg. - Two maisonettes to be converted to family housing, - G/F maisonette to be a 'bungalow'.
- It would depend on type and location.
- The Parish Council has identified areas suitable to fulfil the village housing needs these do not include the field between Church Lane & Ash Lane which we feel strongly should not be developed.
- The 'Broad Location' which was approved by the village several years ago appears to have been forgotten. This location, and the proposed layout for 25 homes including some starter homes, would be ideal. It was planned that a further 25 homes would be built later, if there was a demand.
- We're not in favour of affordable housing as in our experience locals NEVER get them. And we already have enough social housing in the village.
- The previous survey & plan allowed for a maximum of infill only - now we have been "given" to Wellesbourne it looks like an excuse to put their overflow elsewhere. Grow food not houses. Preserve our countryside and wildlife. No more building.
- A. A new and further housing project, other than the infill for the few houses agreed in the village plan, would begin to erode the quality of the existing village. Selfish, yes I suppose so, but as the poem goes, "Each man kills the things he loves, of this I've often heard?" B. Could there be a tertiary Post Office in the village hall..?
- Son has now purchased own home. Would have considered Bearley if there had been suitable housing available < £180,000. Would prefer identified sites for development to allow a few smaller homes rather than 2 or 3 detached residences.
- The village is not big enough for such projects.
- We must stop building on green field sites, it is destroying our wildlife. Stratford has built hundreds of houses on green field sites, and they are not affordable.
- There are a lot of elderly and people with young children who would benefit not having to travel to Snitterfield or town to just pick up a pint of milk or a box of eggs!
- There must be at least 6 - 8 older people who would be willing to exchange to something easier to heat and maintain, and so release a family house to a family. A community within the Parish, so that people do not have to move away from family and friends in the area.
- Worth noting that the council houses (maisonettes) on Grange Road had been empty for months (or sometimes years) so confusing if there is a real housing crisis.
- Only in favour of small housing scheme if there were more local facilities. It would not be easy to live here without a car.
- Shortage of pet-friendly, affordable rentals - but as this is governed by private landlords, I doubt you can make a change.
- Putting the emphasis differently, the only facilities are those centered on the village hall & the Sports Club & pitches.

- As long as housing is not on Green belt. I live here because it is quiet and green.
- I do not feel that people would have to move away from Bearley due to lack of affordable housing as it appears there is a lack of affordable housing in every town & village elsewhere in UK - apparently!
- The village had 180 Council houses built after the 2nd W.W. Are these not affordable? Now on sale for less than the National average.
- Houses should be in keeping with the rest of the village wherever they are built.
- Infill only. No building on current agricultural land/pasture/horticultural, or outside designated area.
- Not Bearley Green or in between Ash Lane and Church lane due to vehicle access.
- Between village hall and first houses.
- The large field on the left bordering the main road as you come into Snitterfield Road - beyond the double glazing company.
- A small housing scheme of no more than 20 houses for rent only to people with local connections.
- The parish has identified and agreed area for new housing between the Social Club & Grange Road. Why has this not been built?? Can this contain more affordable housing?
- [small local scheme] Only if it were for people over 70. The only housing required is small-scale extra care housing for over 70's - suitable for couples i.e 2 bedrooms. Would immediately release many 3 bedroomed properties currently occupied by over 70's. Greenfield land must be preserved.
- Local bus service, via Grange Rd.
- The age profile of the village is towards old and getting older. Bearley is a Green Belt village where there is very little potential for infill or small scale development. However, the old playing field and the disused Orbit owned garages are ideal for small scale housing. Building anywhere else would render Bearley non-greenbelt through built up area boundary redefinition which will immediately come into effect.
- Lower cost housing required for individuals wanting to purchase. Affordable required for those who need it. A number of older people are in larger houses. It would be useful for smaller affordable & other so people have opportunity to move & release houses (though help probably needed for move).

Comments regarding possible locations

- Field between village hall and existing housing (close to main bus routes & station).
- It depends where. The garages at the back of Grange road would make a good small housing development.
- The Orbit owned garage sites. The land between Church Lane and Ash Lane adjacent to the church.
- Suggest brownfield sites adjacent Bearley Mill or land near Bearley Bushes (airfield site).
- Old play area and derelict garages at bottom of Grange Road.
- Old play area & garages on Grange Road.
- The disused waste land & mostly unused garages at the back of Grange Rd/Oaktree Close. For a larger scheme the land between Oaktree Close and the Social Club on Snitterfield Road. The disused playing field on corner of School Lane/Snitterfield Road.
- Between the garage block in Grange Road.

- Housing could be built between the village and the village hall.
- Orbit housing own a substantial building site, located at the end of Oaktree Close. This would be ideal to accommodate affordable housing.
- There are two eyesore locations of garages (unused most of them), an unused eyesore dumping ground of a playing field where a nice little community of bungalows for older people could be build (to rent not for sale).
- Small groups of affordable housing could be built in various places along the road through Bearley and in land off School Lane.
- Try & develop on brownfield sites, not green-field – FYI, old Mill/warehouse near the cricket club.
- The old play area/garages off Grange Road could be a suitable area for a few small houses, as has been hi-lighted before.

Appendix C – Breakdown of identified need

ID	Local connection	Household composition	Reasons for need	Specific need	Identified tenure	Identified size/type
83	Yes	One adult, one child	Need to be closer to relatives, need to be closer to a carer or dependent, need to be closer to employment	No	Housing Association rent	2 bed house

Appendix D – Property search

Property search conducted June 2017.

Agent / date sold	Street	Settlement	No of beds	Type	Price £
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Property currently for sale

Victoria Jeffs	Snitterfield Road	Bearley	3	detached Grade II house	500,000
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Property under offer

Victoria Jeffs	Bearley Grange	Bearley	4	semi-detached house	600,000
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Property sold STC

John Shepherd Vaughan	Snitterfield Road	Bearley	3	semi-detached house	245,000
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Property sold

Apr-17	Church Lane	Bearley	5	detached house	800,000
Mar-17	St Mary's Acre	Bearley	4	detached house	412,000
Sep-16	Greenswood	Bearley	2	detached house	347,500
Sep-16	St Mary's Acre	Bearley		detached house	485,000
Aug-16	Snitterfield Road	Bearley		detached house	300,000
Aug-16	Cherry Lane	Bearley	3	detached house	339,950
Jul-16	Church Lane	Bearley		detached house	615,000
Jul-16	The Yard	Bearley	2	detached house	310,000
Jun-16	Grange Road	Bearley	2	leasehold flat	125,000
Jun-16	Snitterfield Road	Bearley	4	detached house	475,000
Mar-16	Oaktree Close	Bearley	3	semi-detached house	268,000
Mar-16	Grange Road	Bearley	3	semi-detached house	226,500
Feb-16	Snitterfield Road	Bearley	3	semi-detached house	230,000

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix E – Home Choice Plus

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

At May 2017 the following households with a Bearley address were registered.

Household type	No. of children in household	House type/size
Couple	0	1 bed maisonette
Family	0	1 bed maisonette / 2 bed house
Family	1	2 bed house
Family	1	2 bed house
Family	1	2 bed house
Family	2	2 or 3 bed house
Family	2	2 or 3 bed house
Family	1	2 bed house
Other	1	2 bed house
Other	0	1 bed maisonette / 2 bed house
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Pensioner/DLA	0	1 or 2 bed bungalow
Single	0	1 bed maisonette

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.