



**Housing Needs Survey Report
for
Avon Dassett Parish Council**

March 2020

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Rural Housing Enabler, WRCC**

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1. Introduction

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

The survey form was a standard document used across the district with some extra questions provided by the parish council. A copy was delivered to every home across the parish and additional copies were available for people not currently living in Avon Dassett parish but who stated a strong local connection. Respondents were also able to complete the survey online. A copy of the cover letter and survey form can be seen as Appendix A to this report.

All households were requested to fill out Part 1 of the survey form. Part 1 asked about the current housing situation, whether needs may change over the next five years, and if the recipient would be prepared to let out part of their property. It also sought to discover whether, in principle, respondents would be in favour of a small scheme of new homes to meet local housing needs, and gave residents an opportunity to comment on local housing, facilities and services.

Households with, or containing, a housing need were asked to complete Part 2 of the survey form, providing details of their current situation, specifics of the need and details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

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

Completed survey forms were returned by Freepost envelope direct to the Rural Housing Enabler, and some responses were also received online. Survey forms are retained by WRCC for a short period before being shredded.

The initial return deadline of 15th November was extended to 30th November and analysis of the information provided took place during December 2019. A draft report was issued to the parish council for consideration and, following discussions to answer questions raised, this final report has been prepared.

2. Planning Context

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

There is scope for a local community to prepare a neighbourhood plan to steer development within their area and, in particular, assist in meeting any local housing that may be identified in this report or as a result of subsequent surveys through the allocation of sites for community-led schemes and setting related development requirements.

Your community can choose to promote a community-led ‘local needs scheme’ using policies in the local plan or via a neighbourhood plan. It is important that preferred tenure options are informed by reliable evidence and this report has a crucial role to play in this respect.

'Local needs schemes' will be supported within or adjacent to existing settlements provided that:

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

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

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

New affordable homes are generally required for two reasons:

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

3. Results

Approximately 112 survey forms were distributed to local residents and 50 surveys were completed (either partly or fully) either in hard copy or online. This equates to a response rate of 44.64% which is considered excellent for a survey of this type.

People generally respond for one of three reasons:

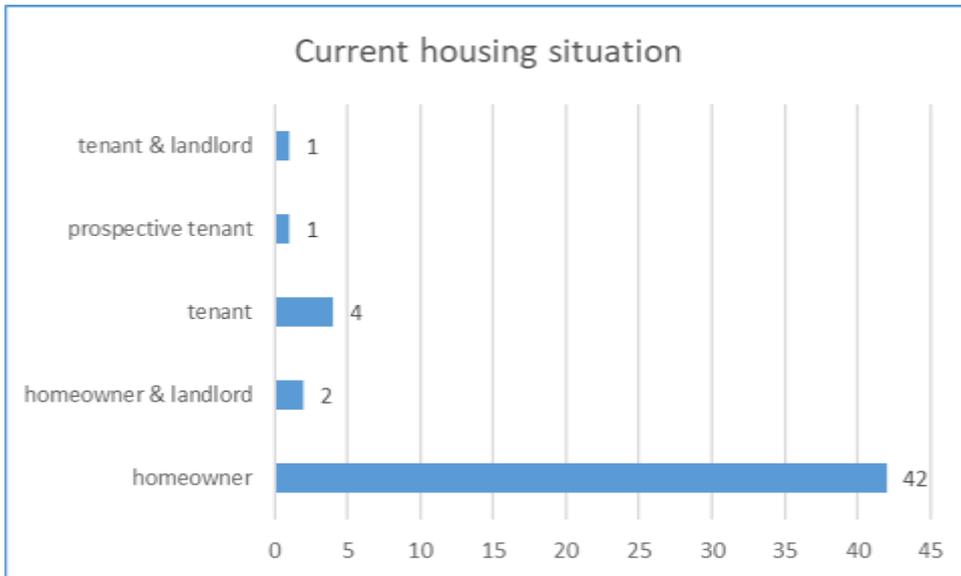
1. To express a housing need,
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

Part one – to be completed by all households

Q1: What is your current housing situation?

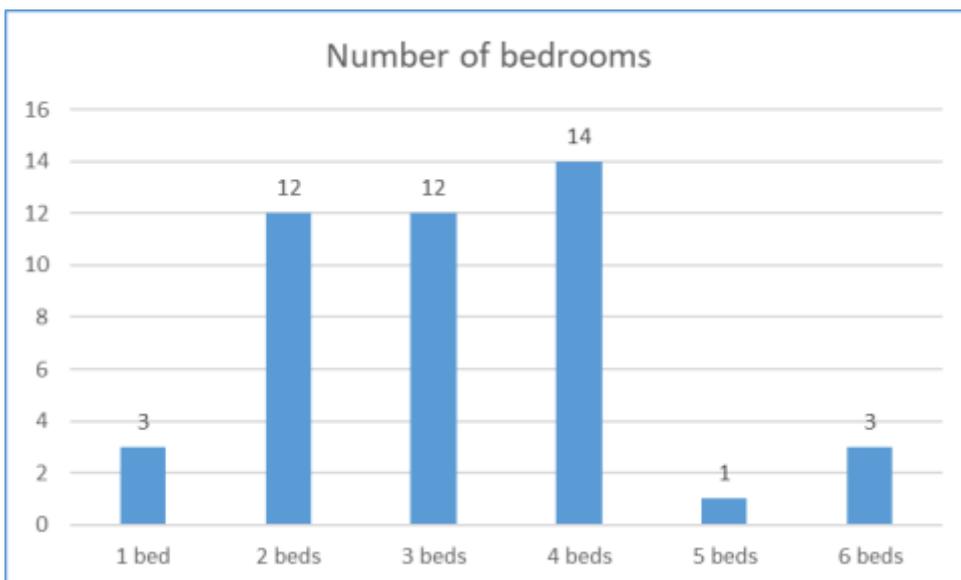
Respondents were asked to indicate their current tenure and were able to indicate more than one type.

All respondents answered this question and, as can be seen below, the vast majority indicated they are a homeowner.



Q2: How many bedrooms?

Respondents were asked “How many bedrooms do you currently have” and landlords were asked to answer by property. 45 respondents indicated the number of bedrooms in their current home and the 3 landlords also responded.



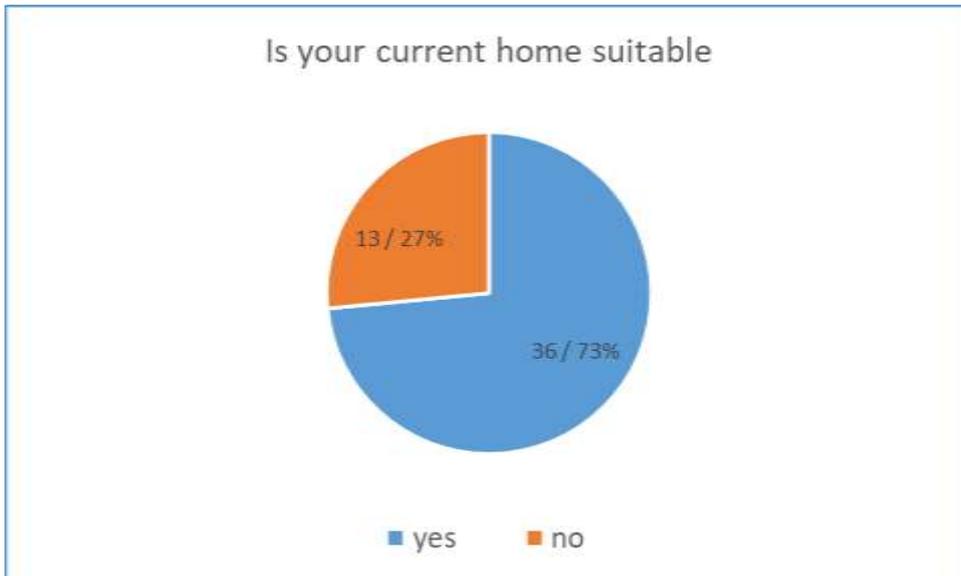
The 3 landlords advised:

- 5 + 2 in attached rental
- 5 bedrooms in the house we rent & 2 in the flat we own
- house 5, cottage 1

Q3: How do you see your needs changing?

Respondents were asked to consider “whether or not your current home is suitable for your needs” and to take into account “any anticipated changes in circumstances over the next five years.”

Of the 49 responses, 73% (36 responses) indicated that their current home is suitable.

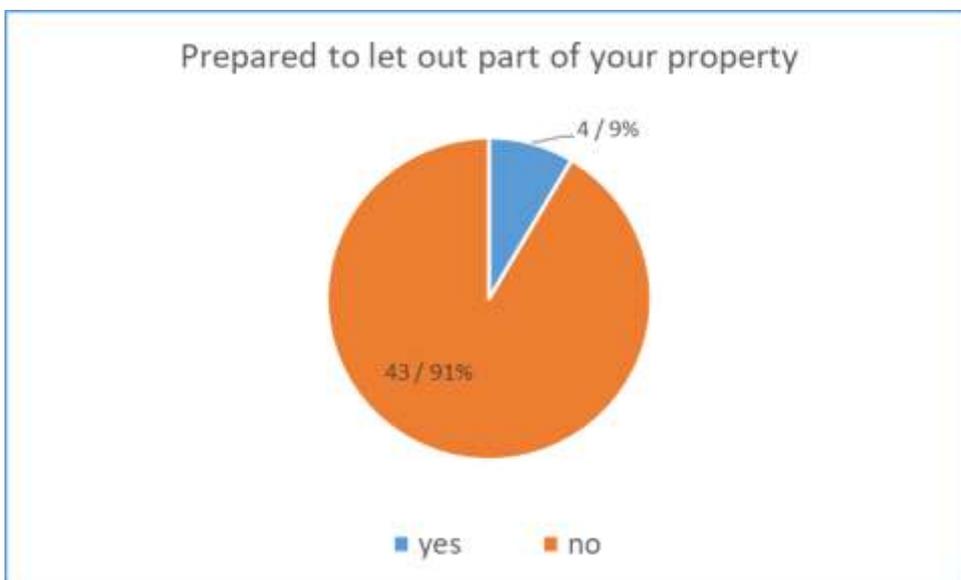


Respondents were asked to consider any anticipated changes in circumstances over the next five years as it is generally accepted practice that the data obtained through housing needs surveys is valid for five years.

Q4: Prepared to let out part of your property

Respondents were asked “In principle would you be prepared to let out any rooms or part of your property to those requiring affordable housing in the Parish”.

Of the 47 responses, 9% (4 responses) indicated that they would be prepared to let out rooms or part of their property.



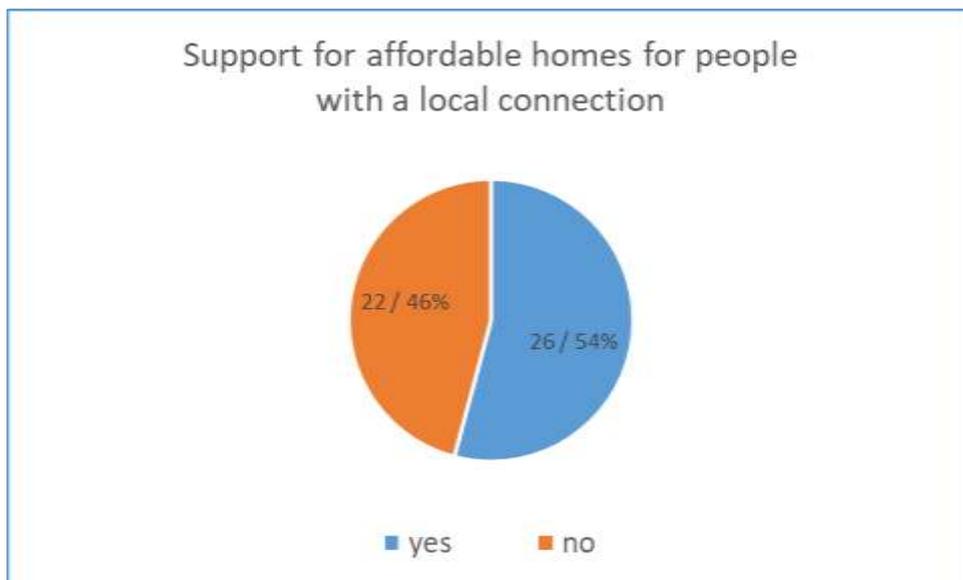
Those who responded positively were asked to state “how many bedrooms and type of accommodation” and responses were provided as below:

- double bedroom, ensuite bathroom
- 1 bedroom is spare
- 3 bedrooms plus ensuite bathroom
- 1 bedroom self contained annexe, 3 x en-suite bedrooms.

Q5: Support for development of affordable homes

Respondents were asked “In principle would you support a small development (up to 10 homes) of affordable homes in Avon Dassett specifically for people with a local connection to this Parish?”

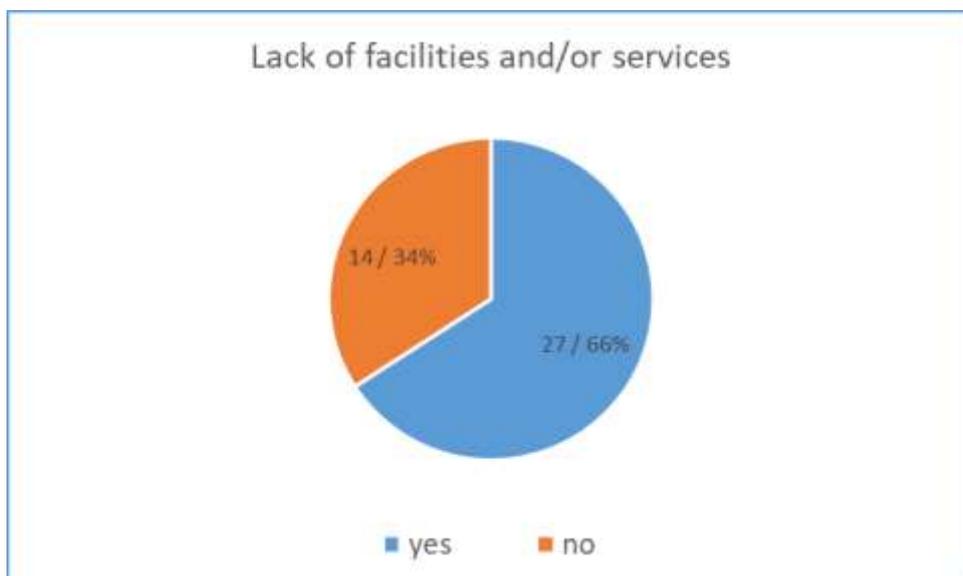
Not all respondents answered this question but, as can be seen from the chart below, at 54% the majority of the 48 respondents would, in principle, support a small development of affordable homes for local people.



Respondents were invited to add comments about local housing. Comments can be seen at Appendix B to this report.

Q6: Lack of facilities and/or services

Respondents were asked “Do you feel Avon Dassett parish lacks any facilities and/or services?” Of the 41 responses the majority, 66%, indicated there is a lack of facilities and/or services.



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

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

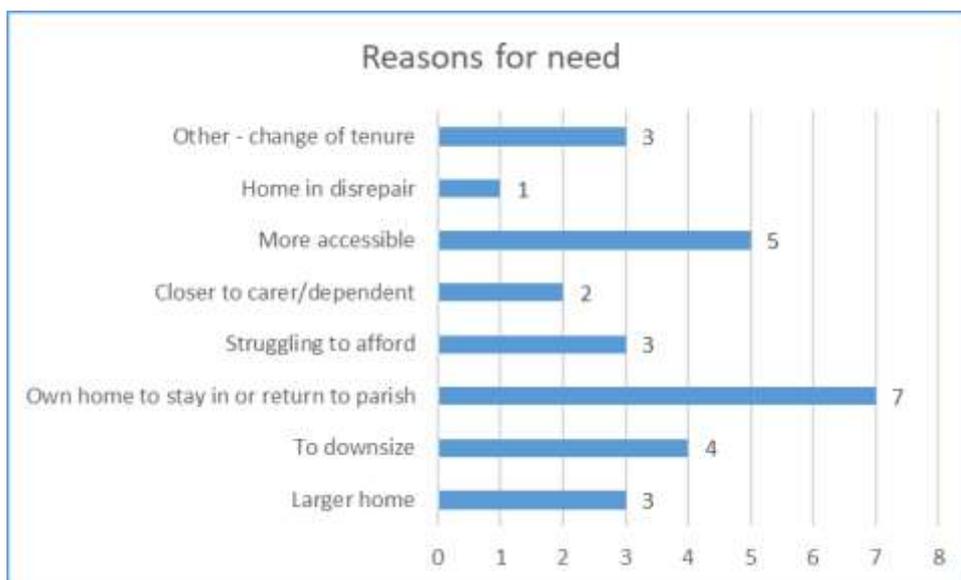
Although 13 respondents indicated at Part 1 Q3 that their home is not suitable 2 of these respondents did not complete Part 2. One further respondent who indicated that the current home was suitable then went on to complete Part 2, indicating a need.

This section therefore relates to information provided by 12 respondents.

Q1: Why does your household need alternative housing?

Respondents were asked to indicate why they needed alternative accommodation and were able to indicate more than one reason for need. As can be seen below the two main reasons are:

- Want my own home & wish to stay in / return to the parish
- Need a home that is more accessible



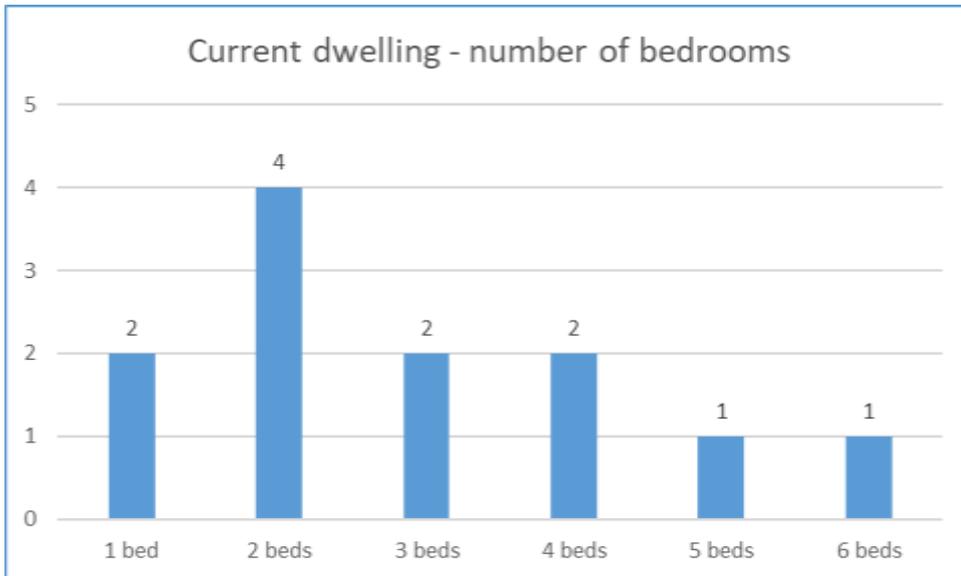
This is closely followed by respondents wanting to downsize.

Q2: Current dwelling

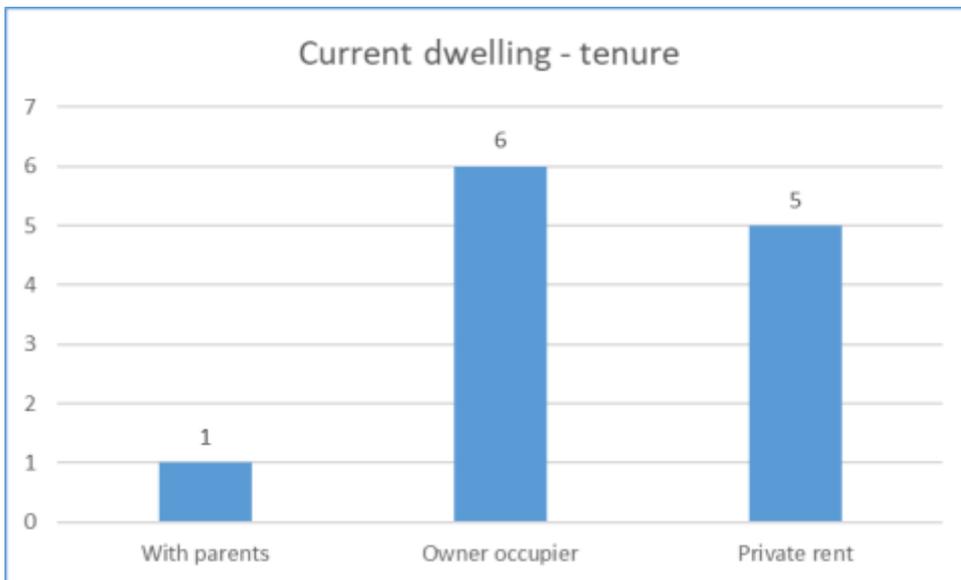
All respondents provided information about their current dwelling.

Of the 12 respondents, 11 currently live in a house whilst 1 lives in a bungalow.

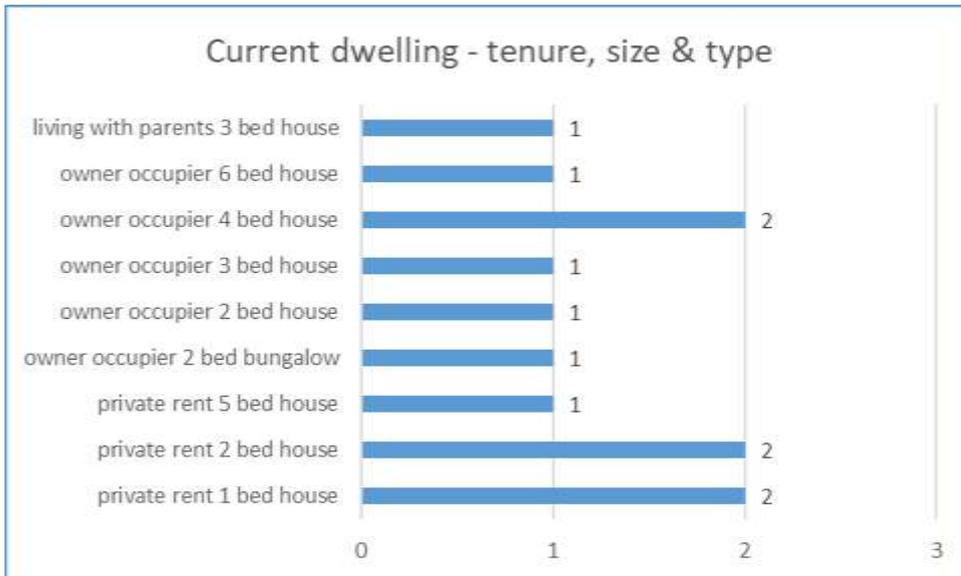
Respondents were asked to indicate the number of bedrooms within their current dwelling.



Respondents were asked to indicate the tenure of their current dwelling and, as can be seen below, owner occupier is the largest group.



Cross-referencing the information regarding the type, size and tenure of the current dwelling provides the following chart.



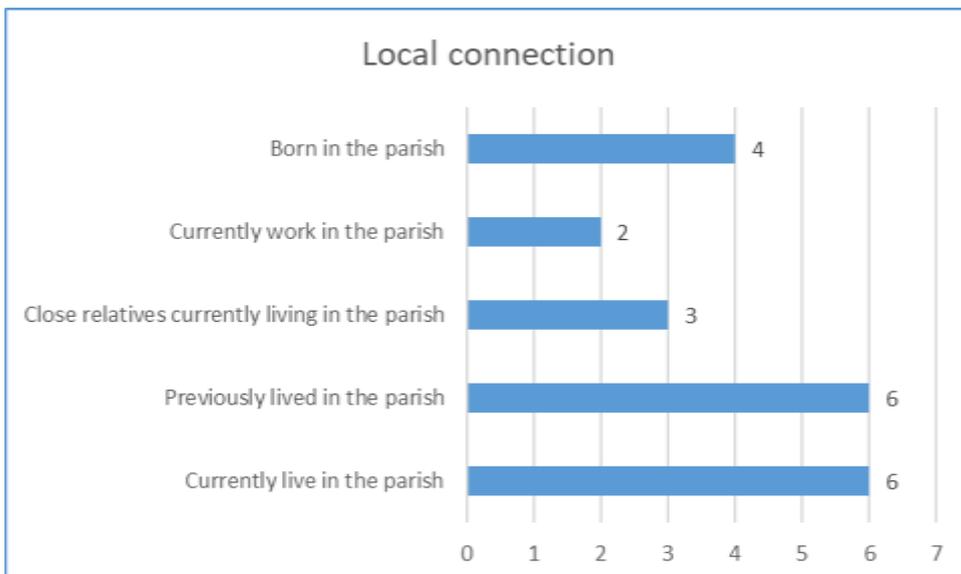
Respondents who rent were asked to indicate “approximately what percentage of your income, after tax, do you spend on rent?” Information was provided by all 3 respondents who currently rent, giving an average of 27.67%.

- 20%
- 30%
- 33%

Q3: Local connection

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

Of the 12 respondents they are equally split to those who currently live in the parish and those who previously lived in the parish.



Q4: Type of property preferred

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

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

Type	Size	Tenure
bungalow	1	housing association rent
bungalow	1	private rent, shared ownership, owner occupier – self build, owner occupier (with/without mortgage)
bungalow	2	housing association rent, private rent
bungalow or house	1 or 2	housing association rent, private rent, shared ownership, owner occupier - self build, owner occupier (with/without mortgage)
house	2 or 3	owner occupier - self build
house	3	owner occupier
house	4	owner occupier - self build
house	4	owner occupier (with/without mortgage), owner occupier - self build
bungalow or house	5	owner occupier (with/without mortgage), owner occupier - self build
house	5	owner occupier (with/without mortgage), owner occupier - self build
house	5	owner occupier (with/without mortgage), owner occupier - self build

One respondent did not indicate a preference within this specific question but had provided comments elsewhere within the survey to indicate preferences and to enable a full analysis of need.

Two respondents indicated a preference for a home specifically designed to cater for a disability.

Q5: Financial details

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

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage the respondent could raise is compared against a 50% share (the usual starting percentage for shared ownership) of a comparable owner occupied property, as demonstrated through the research shown in Appendix D to this report. If it appears that the respondent could not enter into a shared ownership arrangement they are re-classified as being in need of rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable mortgage if they

could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property.

Q6: Housing waiting list

None of the respondents indicated that they are currently registered on the district council's housing waiting list, known as Home Choice Plus.

However, it should be noted that at November 2019 there were 2 households with an address within the parish registered on the local authority housing waiting list. Whilst some registered households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix E.

Q7: Detail of the households seeking alternative housing

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

Q8: Contact details

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

4. Conclusion

This survey identifies 12 households with a defined local connection looking for alternative accommodation, as shown below.

Housing association rent

- 2 x 1 bed flat
- 2 x 2 bed bungalow

Owner occupier (to include all owner occupier options)

- 2 x 2 bed bungalow
- 1 x 3 bed house
- 2 x 4 bed house
- 3 x 5 bed house

Consideration should also be given to the requirements of the 2 local households registered on Home Choice Plus.

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

5. Acknowledgements

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

6. Contact Information

Helen Hide-Wright – Clerk to Avon Dassett Parish Council

The Reading Room, Avon Dassett, Southam CV47 2AL

Telephone: 07713 892835

Email: avondassett.clerk@googlemail.com

Website: www.avondassettparishcouncil.com

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler

Warwick University – Wellesbourne Campus, Wellesbourne CV35 9EF

Telephone: 01789 842182

Email: sarahbt@wrccrural.org.uk

Website: www.wrccrural.org.uk



Avon Dassett Parish Council

Housing Needs Survey

October 2019

Dear Householder

Do you want to downsize, are you currently living at home with parents and want your own home, do you need a bungalow in preference to a house?

The parish council is aware that a lack of suitable housing is an issue for many households and can sometimes lead to local people moving away.

To assess whether or not this is a problem locally we are conducting a survey to identify the homes that local people need. **The survey is for everyone, whether or not you are looking for alternative housing.**

- People who are not in need of alternative housing are requested to complete part 1 only.
- People who are looking for alternative housing within the next five years and wish to remain in the parish are requested to complete all parts of the form.

The survey is being carried out in partnership with WRCC, an independent charity that works across Warwickshire and Solihull to sustain rural communities. When the survey is complete the parish council will consider the results and work with WRCC to explore how any local needs can be addressed.

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

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

Please complete and return the attached form by 15 November 2019 using the Freepost envelope provided. Alternatively, you may complete this survey online at www.smartsurvey.co.uk/s/ADHNS2019.

Thank you for your assistance in conducting this survey.

Yours sincerely

Trevor Gill
Chairman – Avon Dassett Parish Council

Housing survey for Avon Dassett parish

Part One - to be completed by all respondents

1. What is your current housing situation (tick all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Homeowner | <input type="checkbox"/> Tenant |
| <input type="checkbox"/> Prospective homeowner | <input type="checkbox"/> Prospective tenant |
| <input type="checkbox"/> Landlord | |

2. How many bedrooms do you currently have?
(Landlords – please answer by property)

3. Within the next five years how do you see your needs changing? Please indicate below.

When considering whether or not your current home is suitable for your needs please think about all household members and consider affordability, accessibility, size and security of tenure. Take into account any anticipated changes in circumstances over the next five years.

- My current home is suitable (you don't need to complete part two of this form but please return this form using the Freepost envelope attached)
- My current home is not suitable (please complete part two of this form if you believe that you will need alternative accommodation within the parish).

4. In principle would you be prepared to let out any rooms or part of your property to those requiring affordable housing in the Parish?

- Yes No

If yes, please state how many bedrooms and type of accommodation

5. In principle, would you support a small development (up to 10 homes) of affordable homes in Avon Dassett specifically for people with a local connection to this Parish? Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection (as listed at Part Two Q3) in perpetuity.

- Yes No

Please add any comments you would like to make about local housing, including possible locations that may be suitable for new development, redevelopment or alternative use. Comments will be included anonymously in the report.

6. Do you feel Avon Dassett parish lacks any facilities and/or services?

Yes

No

If yes, please summarise facilities and/or services that are lacking

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

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

- Need a larger home
- Wish to downsize
- Want my own home & wish to stay in/return to the parish
- Struggling to afford existing home
- Need to be closer to a carer or dependent
- Need a home that is more accessible
- Current home is in disrepair
- Need a new home for another reason - please explain below

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

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

Number of bedrooms

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

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

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

- Currently live in the Parish (how many years?
- Previously lived in the Parish (how many years?
- Have close relatives living in the Parish (eg mother, father, brother, sister, son, daughter)
- Currently work at least 16 hours per week in the Parish (how many years?
- Were born in the Parish but moved away

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

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

Number of bedrooms

- | | |
|---|---|
| <input type="checkbox"/> Rent - housing association | <input type="checkbox"/> Owned - self-build |
| <input type="checkbox"/> Rent - private | <input type="checkbox"/> Owned - with mortgage |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Owned - without mortgage |
| <input type="checkbox"/> Fixed equity | |
| <input type="checkbox"/> Designed to cater for a disability | |

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

5. It is important to understand what people can afford. This information will not be disclosed to any third party and remains confidential. Financial information helps determine the tenure of property suitable for the household.

Please indicate the approximate total annual gross income (before tax) of the household in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings or equity in your current home that could be used towards a new home?

- Yes savings £..... / equity £.....
- No

Do you have access to capital that you could use towards a new home, eg from family?

- Yes capital £.....
- No

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

- Yes
- No

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

7. Details of the household seeking alternative housing

	Age (yrs)	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			

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

Name	
Address	
Email	
Telephone	

Thank you for participating in this survey.

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

**Please return this form in the Freepost envelope
provided no later than 15 November 2019.**

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

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

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819
Find out more at www.ruralwarwickshire.org.uk

Appendix B – comments re housing

- More 1 or 2 bed affordable lets for people wanting to rent possibly starter homes for purchase.
- Small scale additional housing, reasonable house extensions, garden rooms etc currently receive excess planning restrictions and cost to Stratford District Council.
- I would not be in favour of a block of cheaply built houses as this would be out of character with the village. There are an awful lot of new modern properties being built very close by. The creation of a few, sympathetically designed properties to integrate with the existing character and nature of the village would be more appropriate. However, I expect the challenge in achieving this is to fulfil the 'affordable' aspect, especially as many people want multiple bedrooms etc rather than accepting a small cottage.
- My agreement is subject to the location, design of the development and the materials used. Most of the village houses are built of or faced with local Horton stone. And new development must match the current look of the village. The location of the development is key as it must not overlook current village properties. Also I could not support a development that would possibly be detrimental to the current problematical drainage system in the village.
- Any additional housing will require thorough review of a) drainage infrastructure, b) availability of schools, c) local shopping (not requiring motor transport), d) gp provision.
- There are several huge new estates on the outskirts of Banbury as well as several new estates in the outlying villages including Fenny Compton. I do not see any need whatsoever for further housing in Avon Dassett.
- We have answered 'no' to the support for a small development if it was to be one development of up to 10 houses. However, we would support several smaller (one/two/three houses) developments up to a maximum of ten houses if suitable locations are identified. However, there is no formal, accepted definition of 'affordable' housing' and this could vary depending on, for instance, the age of the potential resident. Any development would need to have an identified 'target market' before being built
- I am concerned about the sale of Orbit properties (social housing) in the village which has reduced the availability of housing for local residents and their children. One option would be to consider negotiating with Orbit to secure the future status of these properties. There is not a large amount of land suitable for social housing in the village.
- This village is wholly unsuitable for development as it has no facilities (eg shop, school - see comments below). Relatively recently two existing social housing properties were sold by Orbit into private ownership. It would make no sense to sell off existing stock only to build more housing on greenfield sites in a Conservation Area.
- There is a lack of housing at all levels in Avon Dassett, with no new housing built in years. This is evidenced by the average house price in the village of £524,707 (Zoopla). New housing will help support local services such as the pub and post office in the village, along with services in other villages like the school in Fenny Compton.
- The last time this exercise was completed the two people in identified need moved on from the village before suitable homes could be found. We understand all identified sites were deemed not to provide safe highways access. Whilst the lack of facilities compared to neighbouring Fenny Compton or easy-access Banbury will put many off - especially as car ownership is essential here.

- Village is a conservation area and further new development is not appropriate. Any redevelopment would need to retain the existing character of the village.
- There is plenty of affordable housing in Banbury. It depends complete on where situated & how it is constructed - ie does it blend in with other construction in the village. These small developments usually end up with larger properties as these are more financially viable & we would not support this.
- Fantastic scheme.
- An increase in local traffic negotiating Avon Dassett Hill is a concern. The hill has a difficult & steep blind bend that is narrow and walled.
- This village has not got any amenities or infrastructure to support affordable housing. There are no local jobs all we have is a pub. Public transport can also be an issue if you do not drive.
- There is a lack of facilities within the village to support additional housing eg no shop accessible without private transport. There is very limited public transport therefore private transport is required to visit shops, doctors survey, dentist etc.
- There is no unfilled demand for local housing in the village. The Local Plan (so far) does not recognise a need & renters find accommodation within the village, or within a few miles.
- This is a very small conservation village in an area of outstanding natural beauty. We have no shop or facilities - only a pub & very limited bus.
- Small community - would put pressure on local facilities. Would increase traffic. +10 dwellings is significant to a village of approx 200 people.
- To live in Avon Dassett you would need transport as the bus service is not good. There are no shops.
- There is no room for extra housing between Top Lodge and Lower End. We already have parking problems in the village due to lack of off the road parking.

Appendix C – comments re lack of facilities and/or services

- The village is small and I don't expect it to have a wide range of facilities or services. We choose to live here knowing that this is the case.
- Regular bus services to Banbury.
- A regular bus service to large towns to the North West (Leamington Spa) and South East Banbury. A small shop selling essentials for one or two days a week at the very least. CCTV. The village is increasingly subject to theft.
- Food store, transport links
- Village hall x3
- No shops, No bus service
- 1) public transport, 2) local shopping even if [word unreadable], 3) post office 2 hrs per wk - inadequate
- Inadequate local services and public transport
- Avon Dassett has few facilities and, in reality, is too small to support them. However, that is apparent before moving into the village so should come as no surprise to residents. One facility that could be beneficial to the village, and its sense of community, is a larger village hall. Our existing Reading Room is often too small to support events which means the only 'hub' is the pub which is not everyone's choice of venue and involves costs (ie buying drinks) that not everyone can or chooses to afford.
- Shop; health centre; village hall
- Shop. School. Inadequate bus service. Reading Room too small for activities for children/teenagers. Narrow road through village making on road parking hazardous; the notion of adding to this parking problem seems dangerous.
- It would be nice if the village was of a quantum to support the like of a shop, but currently it is not.
- For its size, Avon Dassett quite possibly already has all the amenities it can currently sustain. While transport links by bus are poor (and even Ubus requires pre planning) neighbouring Fenny Compton covers most services. It is vital that the pub is maintained and, for the older residents, our post office. The Reading Room is too small for most gatherings which makes the pub's survival even more important for the community.
- Broadband (but this is being addressed)
- A small shop - this would work well in the pub
- Village shop - but there is the Co-Op in Fenny Compton, so it is no hardship at all to not have a shop in the village! If it were a choice between shop and pub, pub every time! Or use pub to sell some produce bread/eggs/milk?
- No infrastructure, only amenity is the play area for children, village Reading Room which is very small & has a post office on certain mornings. The main social meeting place is the Yew Tree Pub. Public transport is non-existent.
- Doctors surgery. Shops, Public transport
- Shop x4
- Public transport & shop
- Doctors survey/chemists. Regular bus service. Shops, School. Churches.
- Post office & shop
- Bus route; shop
- The village lacks adequate speed control for traffic passing through the village
- A regular bus service that would connect us to the next village where our doctor's surgery and local shop is located would be a boon

Appendix D – property search

Property search within Avon Dassett parish December 2019 (excluding listed properties, properties requiring refurbishment, properties with additional land, stables etc).

As can be seen below, few properties come up for sale in Avon Dassett parish.

For sale

Agent	Location	No of beds	Type	Price £
Express Estate Agency	Lower Terrace	5	end of terrace house	450,000
Hamptons	Main Street	3	semi-detached house	335,000

Sold within last 12 months

Date sold	Location	No of beds	Type	Price £
Oct-19	Park Drive Cottages	3	terraced house	375,000
Jun-19	Old School	4	detached house	635,000
Jul-18	Top Lodge	4	detached house	810,000

Average prices (using tables above)

House type	Price £
3 bed terraced house	375,000
3 bed semi-detached house	335,000
4 bed detached house	722,500
5 bed end of terrace house	450,000

Properties in Avon Dassett are more expensive than nearby Fenny Compton (average house price £293,714), Warmington (average house price £300,000) and Mollington (average house price £402,400).

Source: rightmove.co.uk, zoopla.co.uk, onthemarket.com

Appendix E – Home Choice Plus

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

At November 2019 the following households with an address within Avon Dassett parish were registered.

Household type	No. of children in household	No. of households	House type & size
Single	0	1	1 bed maisonette or 2 bed house
Family	1	1	2 bed house

A further 10 households indicated Avon Dassett as their preferred area to live.

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

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation limiting occupation of the homes, including any local market homes, to people with a defined local connection (as listed at Part 2 Q3 of the survey form).