



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

June 2022

**Report by WRCC
Rural Housing Enabler**

Contents

1. Introduction

2. Planning context

3. Results - part one

Q1: Your current household

- i) Age profile
- ii) Household size

Q2: Your current dwelling

- i) Dwelling tenure
- ii) Dwelling type
- iii) Number of bedrooms
- iv) Dwelling type and size cross-referenced

Q3: Life in the parish

Results - part two

Q4: Your details

Q5: Reasons for your housing need

Q6: Local connection

Q7: Housing register

Q8: Details of family seeking housing

Q9: Specific housing needs

Q10: Dwelling preferred

- i) Dwelling tenure
- ii) Dwelling type
- iii) Number of bedrooms
- iv) Self build

Q11: Financial information

4. Conclusion

5. Contact information

Appendices

A: Cover letter and survey form

B: Comments re lack of facilities/services and lack of housing

C: Additional comments

D: Properties for sale/sold

1. Introduction

Rowington Parish Council commissioned WRCC to undertake a Housing Needs Survey on their behalf to update the previous survey, which was undertaken in 2014.

The aim of the survey was to collect up-to-date housing needs information relating specifically to the parish. The survey form was a standard document used in parishes across England and a copy of the cover letter and survey form can be seen as Appendix A to this report.

All households were invited to fill out the first part of the survey form with the aim of producing a picture of household composition and current housing tenure, type and size. Respondents were asked how they felt about life in the parish and were able to provide comments about local facilities, services and housing.

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

Additional forms were available on request and respondents were given the option to complete the survey online if they preferred. The survey packs included a Freepost envelope so forms could be returned direct to the WRCC Rural Housing Enabler, who has undertaken this analysis.

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. Communities are encouraged to “plan positively for local development, shaping and directing development in their area ...”

The Warwick District Local Plan 2011-2029 is the current adopted development plan that provides the policies and context for future development in the district.

The development of affordable housing to meet the local needs of a village or parish may be permitted in locations which would not normally be released for housing, provided that:

- a) the proposal will meet a particular local housing need, as identified in detailed and up to date evidence from a parish or village housing needs assessment, and it can be demonstrated that the need cannot be met in any other way;
- b) the proposed development will be small in scale, of appropriate design and located within, or adjoining, an existing settlement; and
- c) the following principles are established:
 1. All of the housing provided will, where possible, be for exclusive occupation by people with a demonstrable need to be housed in the locality;
 2. The type of accommodation, in terms of size, type and tenure, to be provided will reflect the needs identified in the housing needs assessment; and
 3. Such housing will be available, both initially and for subsequent occupancy, to those with a demonstrable need and, first and foremost, to those with a need to be housed in the locality.

The design and layout of the scheme should be essentially rural in character and should integrate well with the styles and materials which predominate in the surrounding area.

The scheme must be located within, or immediately adjoining, an existing settlement.

An essential element of any justification for allowing housing is a clear demonstration of housing need. A proposal should be accompanied by an up-to-date local housing needs survey which identifies:

- the types, sizes and tenures of homes which are needed;
- that the prospective occupiers identified in the housing needs assessment can demonstrate a strong local connection as evidenced by birth, long term residence, employment or family connection (in cases where there is a need to live close to family for support); and
- the community whose needs the housing will meet - this should normally be the parish or village within which the proposal is to be located but may also include neighbouring parishes where relevant.

People with a demonstrable need to be housed in the locality include:

- people who currently live in the parish and have done so continuously for at least the last 2 years and are seeking more suitable accommodation;
- people who have lived in the parish for at least 2 years out of the last 10 years;
- people who used to live in the parish and who have immediate family (mother, father, son, daughter, brother or sister) living in the parish;
- people who have relatives living in the parish to whom it is desirable to live near for support eg elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.

All the dwellings must meet a need identified in a recent survey. However, notwithstanding the level of need, only small-scale developments will be allowed.

Rowington Almshouse Charity has expressed interest in developing further almshouses which it considers are needed within the parish. Such almshouses would permit elderly and less affluent residents to remain within the parish, with the additional benefit that a homogeneous mix of residents is retained, as far as possible, within the community.

3. Results

Approximately 480 surveys were distributed to the residents of Rowington parish and a total of 86 responses were received, including 13 online. However, 1 of the returned survey forms was blank so this report considers 85 responses. This equates to a response rate of 17.71%, which is reasonable for a survey of this type. People generally respond for one of the following reasons:

- They are looking for housing and their need cannot be met from the existing available housing.
- To offer support in principle to the idea of a small housing scheme for local needs, or because they feel there is a need for a specific type of accommodation in their area.
- To state opposition to the idea of a housing scheme.

Whether completing part one only or both parts, not every form was completed in full with every question answered.

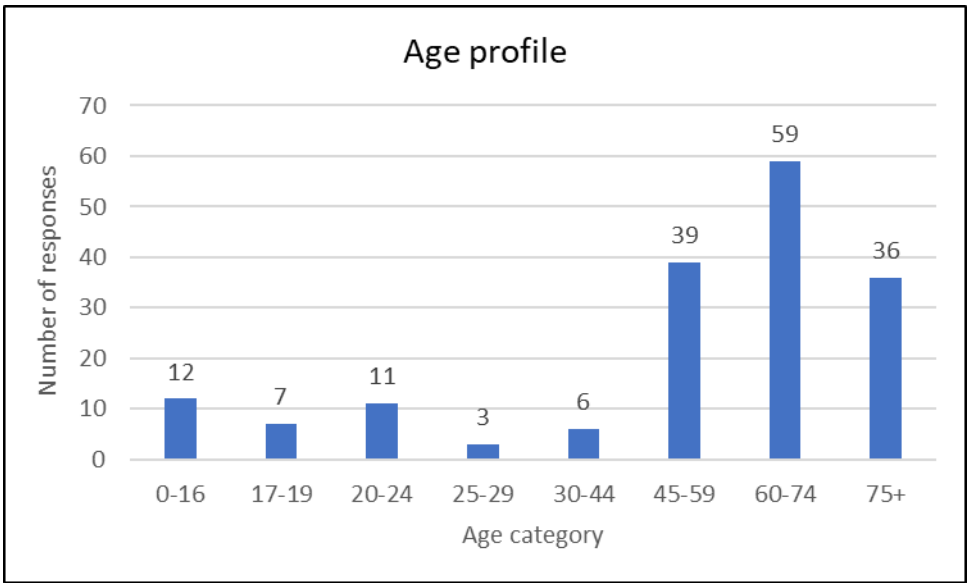
For the purposes of this report the term “respondent” refers to an individual survey form.

Results - part one

Q1: Your current household

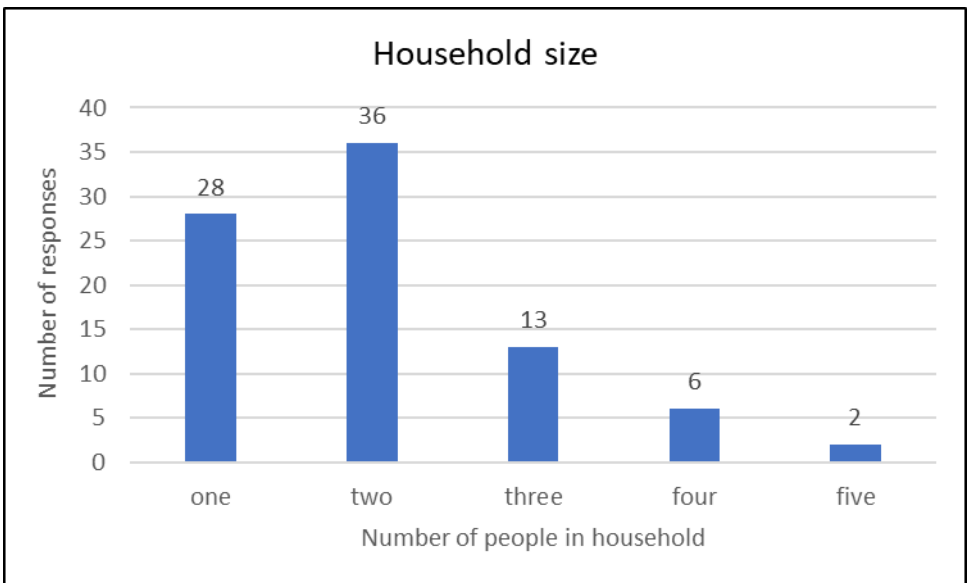
i) Age profile

Respondents were asked to “indicate the number of people that fall into each age group”. All respondents bar 1 answered this question. As can be seen below the majority of respondents are aged 60 years and over, which is similar to other rural parishes.



ii) Household size

The data collected from the age question enables us to create a profile of household size, as shown below.



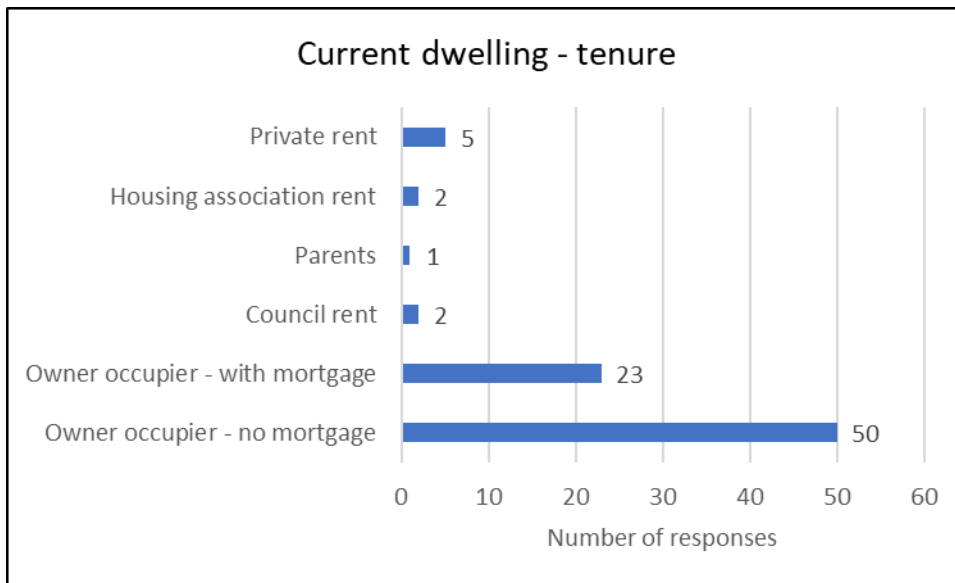
The results show a dominance of two person households, which is similar to other local rural communities.

Q2: Your current dwelling

Respondents were asked to indicate the tenure and type of their current property and the number of bedrooms.

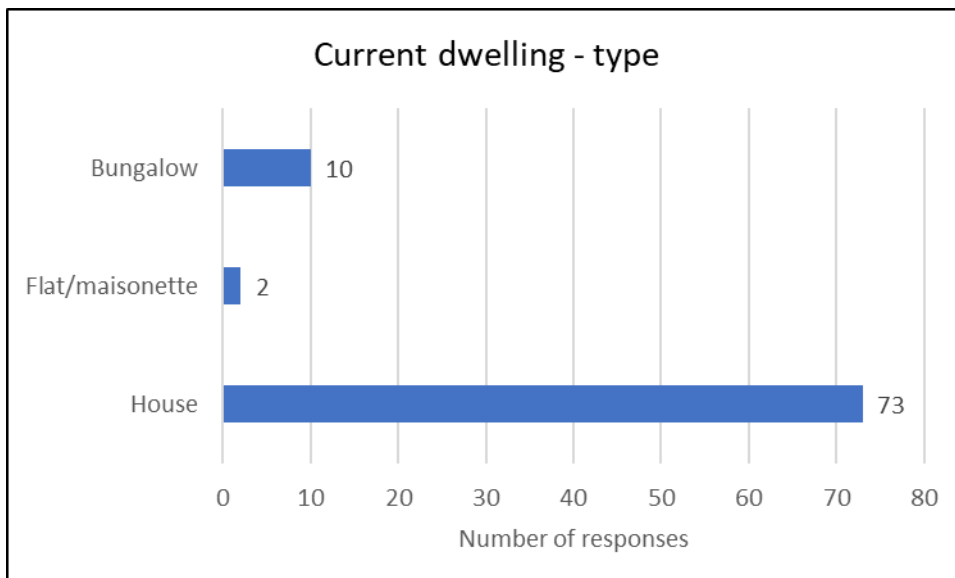
i) Dwelling tenure

This chart shows the dwelling tenure for the 84 respondents who provided information. Unsurprisingly owner-occupation is the majority tenure, with 87% of dwellings either being owned outright or with a mortgage (73 of 84 responses).



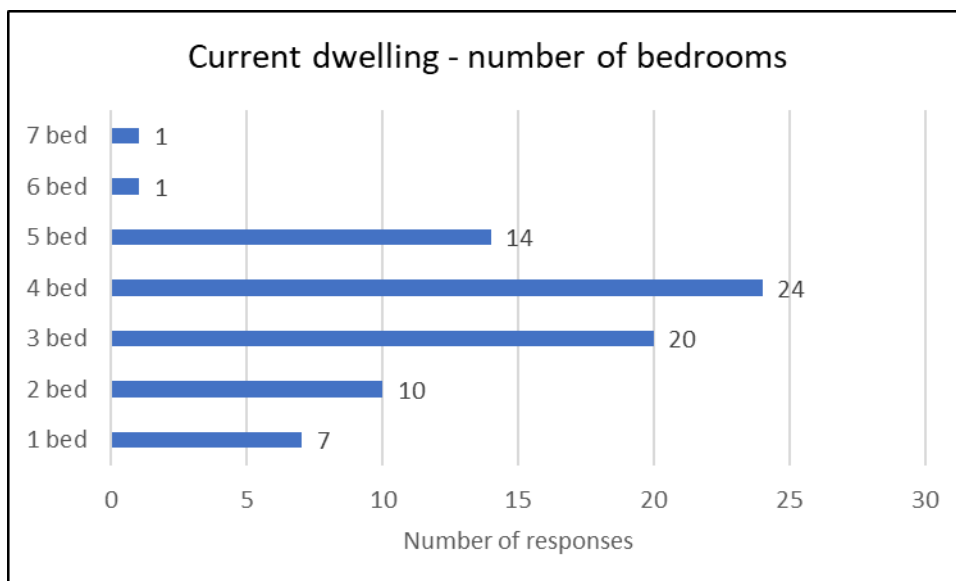
ii) Dwelling type

All respondents answered this question which shows the types of dwellings that the respondents currently live in. Not surprisingly houses represent the largest category at 91%.



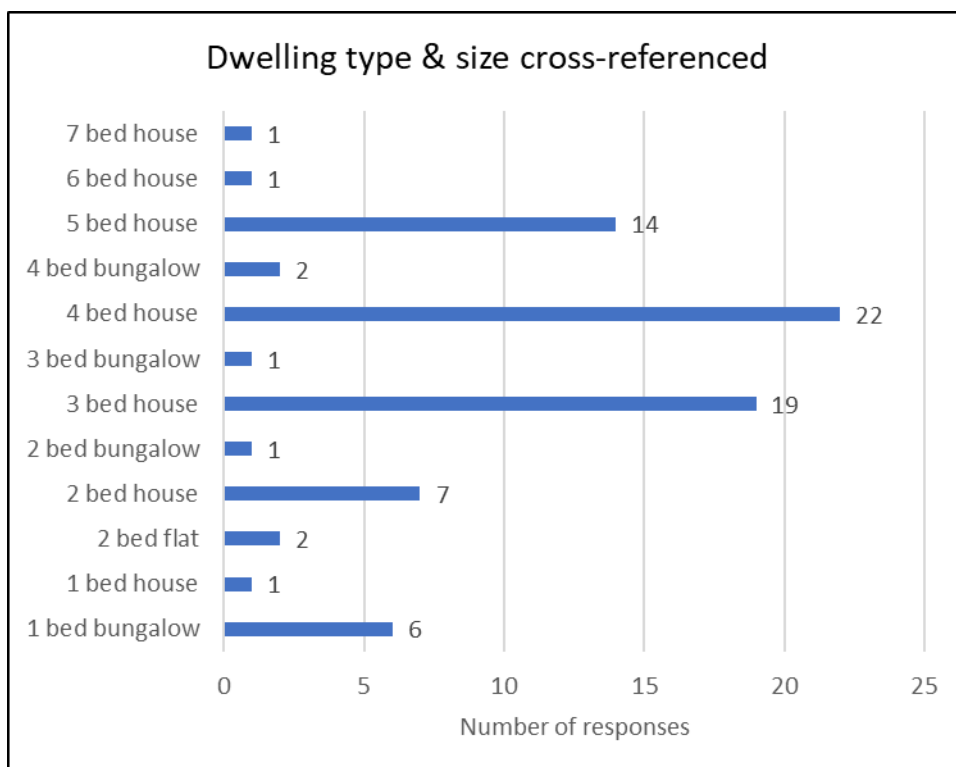
iii) Number of bedrooms

This chart shows the number of bedrooms per property, as indicated by 76 of the 85 respondents. The largest respondent group live in a 4 bed property, closely followed by those living in a 3 bed property.



iv) Dwelling type and size cross-referenced

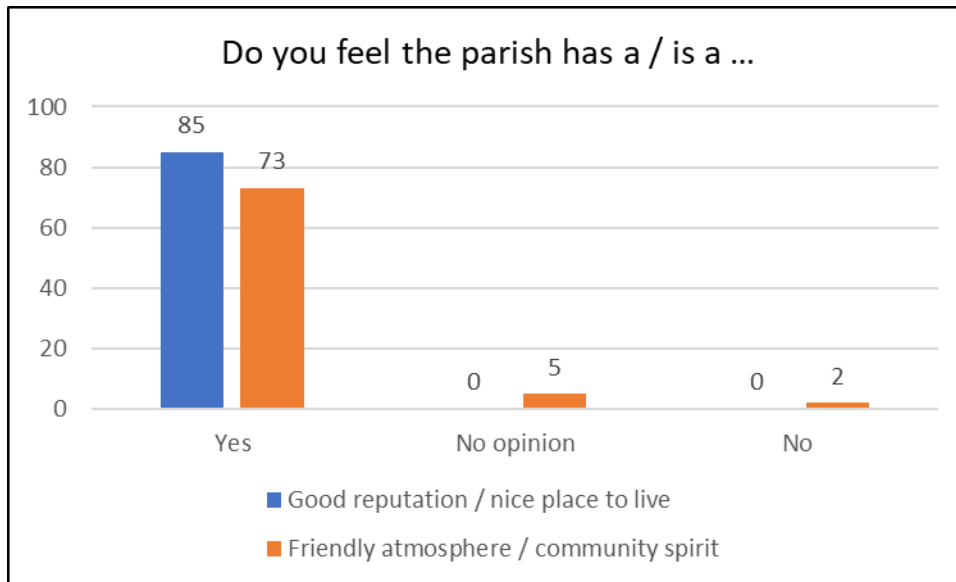
Cross-referencing the data provided under Q2 ii) and Q2 iii) provides a combined profile of dwelling type and size. 4 bed houses emerge as the largest single group, followed by 3 bed houses. When compared to Q1 ii) (a dominance of 2 person households), this suggests that many properties across the parish are under-occupied.



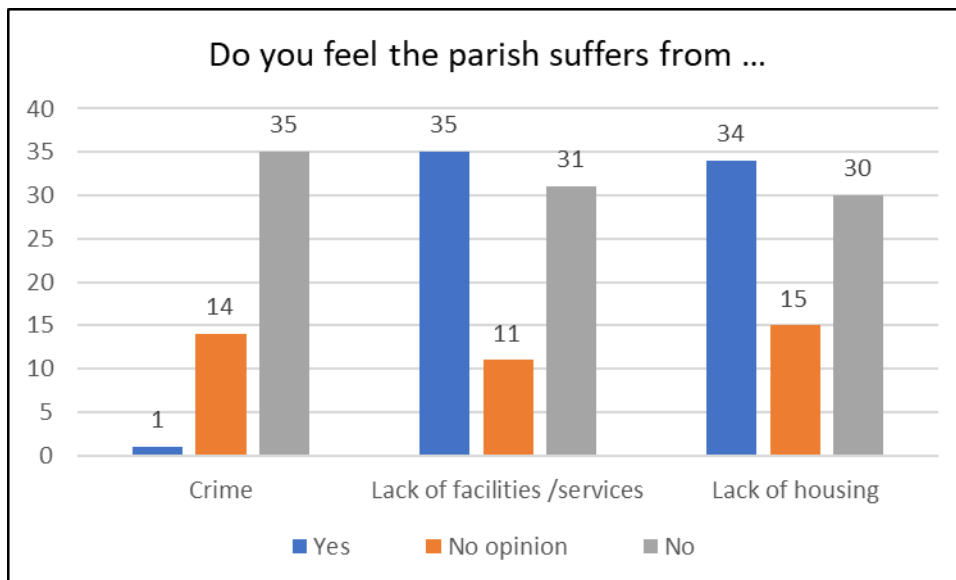
Q3: Life in the parish

Respondents were asked a number of questions relating to their feelings towards life in the parish. This helps to identify any perceived issues/problems.

The first chart shows views about the benefits to living in Rowington parish. All 85 respondents agreed that the parish has a good reputation and is a nice place to live, and the majority believe it has a friendly atmosphere/community spirit.



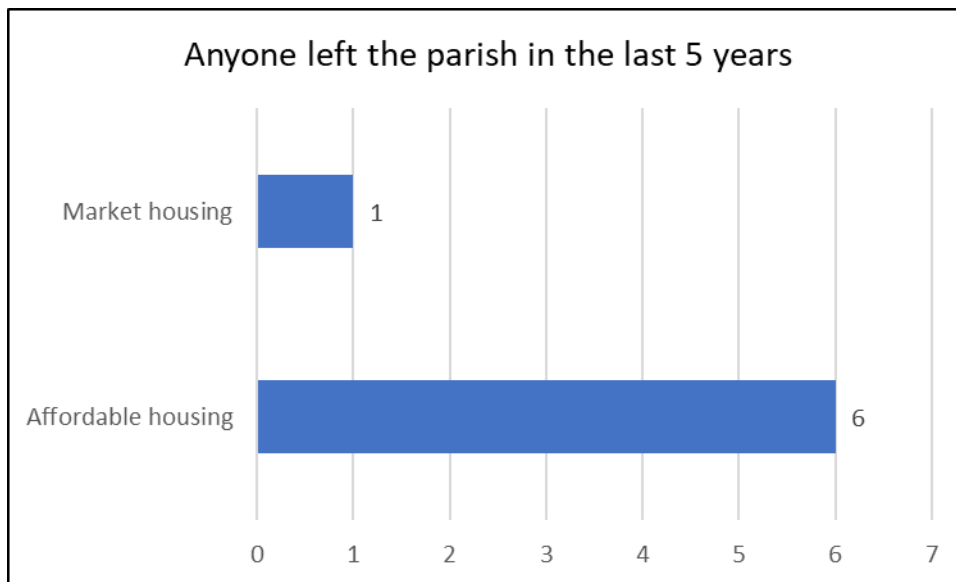
The second chart shows views about negative aspects that might exist in the parish. The majority of respondents feel that the parish does not suffer from crime, but respondents are closely divided on the question of a lack of facilities / services and a lack of housing.



Respondents were able to leave comments where they felt there was a lack of facilities/services and/or a lack of housing. Certain key issues emerged, as can be seen in the comments which are reproduced at Appendix B.

Respondents were also asked whether “anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available”. Definitions of “market housing” and “affordable housing” were provided on the back page of the survey form.

As can be seen below, respondents indicated that this has happened in 7 households.



At the end of part one respondents were invited to provide additional comments. These comments can be seen as Appendix C to this report.

Results - part two

The second part of the form was “to be completed only if you or your household have an unmet housing need and wish to live within the parish”.

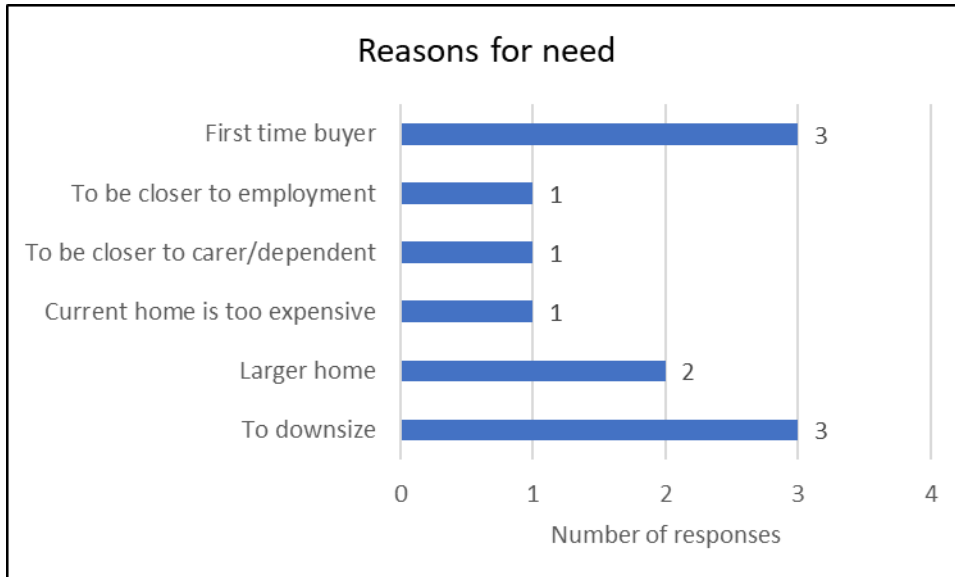
Of the 85 respondents, 8 completed all or part of part two and this section provides a breakdown of the information provided by these respondents.

Q4: Your details

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

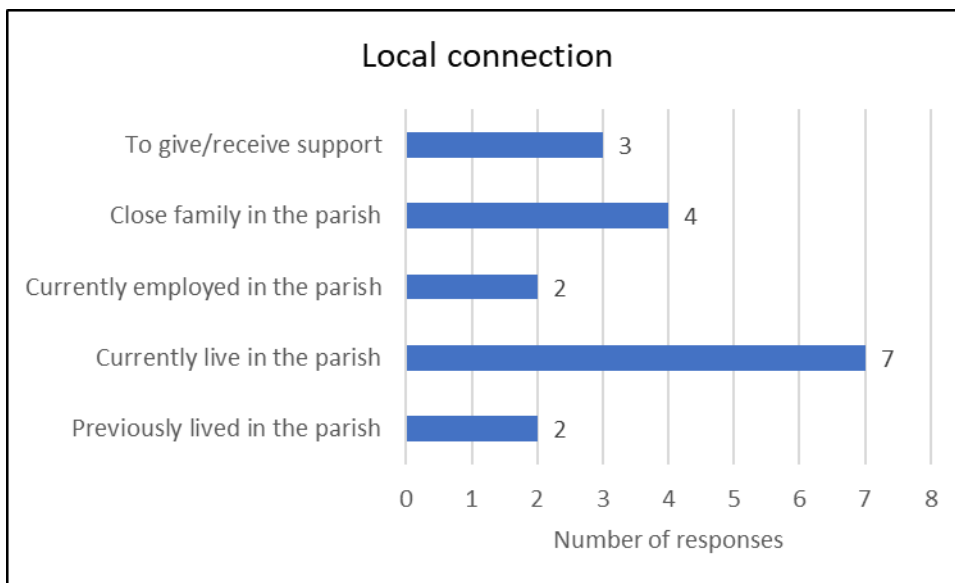
Q5. Reasons for your housing need

Respondents were able to indicate the reasons for their housing need and were able to tick as many reasons as they felt applied to their household. As can be seen, ‘first time buyer’ and ‘to downsize to a smaller home’ were the main answers, closely followed by respondents seeking a ‘larger home due to overcrowding’.



Q6: Local connection

Respondents were asked to indicate their connection to Rowington parish and were able to indicate more than one connection where applicable. All respondents had a local connection, with 7 of the 8 currently living in the parish.



Q7: Housing register

Respondents were asked “Are you on a housing register?” Where the answer was “yes” respondents were asked to further indicate whether this was the Warwick District Council housing register or a housing association register.

One respondent indicated that they are on the Warwick District Council housing register.

Q8: Details of family seeking housing

The information provided in response to this question is confidential and not reported herein but aids in the analysis, for example in regard to overcrowding.

Q9: Specific housing needs

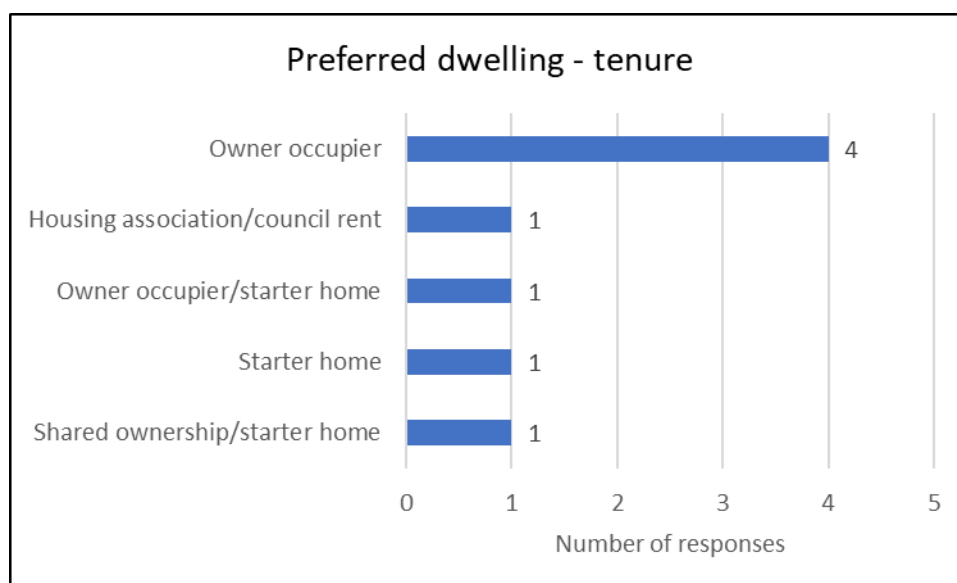
Four respondents provided information, which related to family support and downsizing. This information aids the analysis of the individual responses.

Q10: Dwelling preferred

Respondents were asked to indicate the dwelling tenure, type and number of bedrooms that they would prefer. A preference does not necessarily relate to actual need. For example, a household with two adults and two young children under the age of four years with no savings and a joint income of £35,000 may prefer an owner occupier 3 bed house, but the need would probably be analysed as requiring a 2 bed house for rent. Further information is provided under Q11 Financial Information.

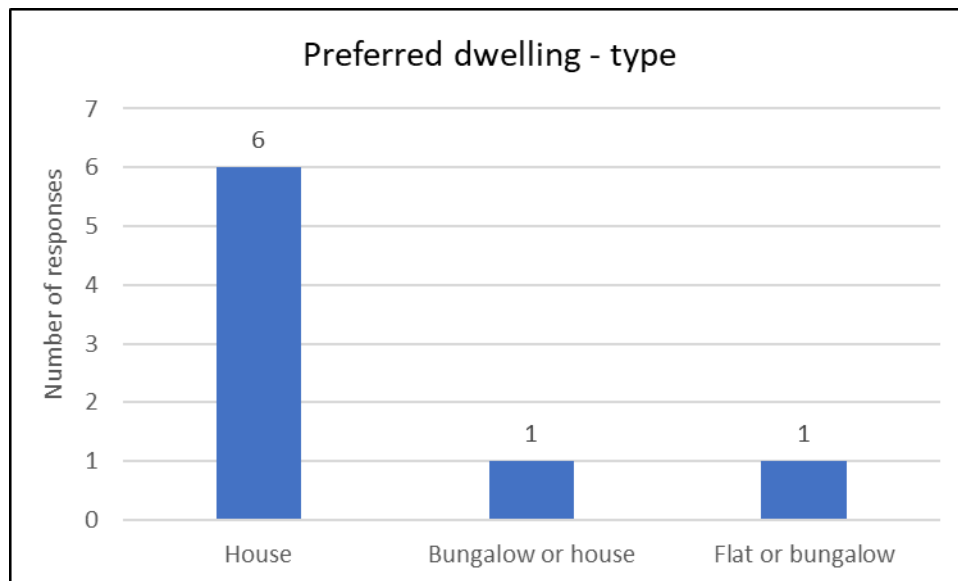
i) Dwelling tenure

Respondents were asked what tenure they would prefer and were able to indicate more than one preference. All respondents answered this question, and some form of owner occupier dwelling is preferred by the majority.



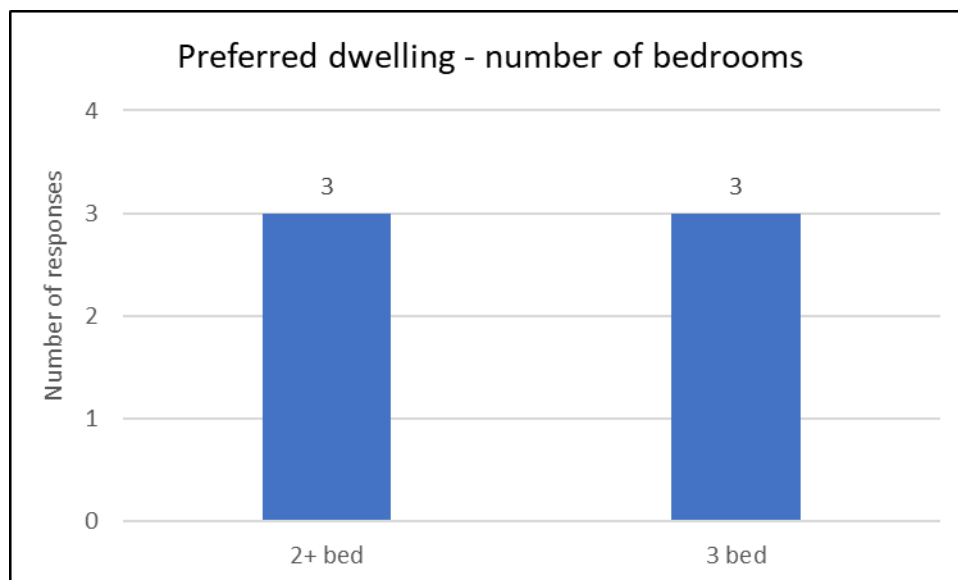
ii) Dwelling type

Respondents were asked to indicate what type of dwelling they would prefer and were able to indicate more than one type. All respondents answered this question and as can be seen below, 'house' is preferred by the majority.



iii) Number of bedrooms

Respondents were asked to indicate what number of bedrooms they would prefer, with 2+ and 3 bed properties being equally popular.



iv) Self build

Respondents were asked to indicate if they were interested in self-build and 3 of the 8 respondents answered 'yes'.

Q11: Financial information

Respondents were asked questions regarding their finances, with regard to affordability of alternative housing. The answers provided are confidential and the data is not replicated herein.

Where a respondent indicates a preference for any form of owner occupier housing their financial ability to afford this is clarified using the income and mortgage capacity information provided. Where a mortgage is required and the respondent doesn't appear to have the ability to raise a deposit they would be re-classified as being in need of rented accommodation.

Research was carried out on property prices in the local area and this can be seen at Appendix D.

4. Conclusion

It is concluded that, based on the information provided by respondents, the following homes are required for households with a local connection to the parish.

ID	Dwelling tenure, size and type
55	housing association/council rent 2 bed house
62	owner occupier 2 bed bungalow
63	housing association/council rent 3 bed house
36	owner occupier 3 bed house
35	owner occupier 2 bed bungalow
79	owner occupier 3 bed house
81	shared owner 2 bed house
83	owner occupier 2 bed house

This is summarised below.

Housing association/council dwelling to rent:

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

Housing association shared ownership dwelling:

- 1 x 2 bed house

Owner occupier dwelling:

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

5. Contact Information

Nicola Everall - Clerk to Rowington Parish Council

Tel: 01564 785145

Email: clerk@rowingtonpc.org.uk

Website: www.rowingtonpc.org.uk

Sarah Brooke-Taylor - Rural Housing Enabler

WRCC, Warwick Enterprise Park, Wellesbourne CV35 9EF

Tel: 01789 842182

Email: housing@wrccrural.org.uk

Website: wrccrural.org.uk

Rowington Parish Council Housing Needs Survey

April 2022

Dear Householder

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 Rowington 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. We need your help and ask all households to complete a survey form.

- People who are not in housing need are requested to complete Part 1 only.
- People in need of alternative housing are requested to complete all parts of the form.

Do you know anyone who is originally from the parish, now living elsewhere, who would like to return to the parish? They would need to have a strong local connection, for example they currently work in the parish, they previously lived in the parish, or they have a close relative in the parish. Please encourage them to contact Kim Slater at WRCC (call 01789 842812 or email housing@wrccrural.org.uk) so a survey form can be sent to them.

All information you give will be treated in strict confidence and the parish council will not see individual replies. The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC), who will receive the responses, undertake the analysis and securely destroy all survey forms.

Completed forms should be returned by 16th May 2022 in the Freepost envelope provided, or complete the survey online: www.smartsurvey.co.uk/s/rowington.

Yours sincerely

Councillor Diane Weir
Chairman of Rowington Parish Council

Housing Needs Survey for Rowington parish

Part one

Q1: Your current household - please indicate the number of people that fall into each age group

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

Q2: Your current dwelling

Dwelling tenure (please tick)

Housing association rent	<input type="checkbox"/>	Housing association shared ownership	<input type="checkbox"/>
Council rent	<input type="checkbox"/>	Owner occupier – with mortgage	<input type="checkbox"/>
Private rent	<input type="checkbox"/>	Owner occupier – no mortgage	<input type="checkbox"/>
Living with parents / friends	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>

Other – please specify

Dwelling type (please tick)

<input type="checkbox"/> House	<input type="checkbox"/> Flat/maisonette
<input type="checkbox"/> Bungalow	<input type="checkbox"/> Caravan/park home

Number of bedrooms

Q3: Life in the parish - do you feel the parish ... (please tick as appropriate)

	Yes	No	No opinion
Has a good reputation & is a nice place to live?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a friendly atmosphere / community spirit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from crime?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffers from a lack of facilities/services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what facilities/services?	<input style="width: 100%;" type="text"/>		
Suffers from a lack of housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, what type of housing?	<input style="width: 100%;" type="text"/>		

Has anyone in your household had to leave the parish in the last 5 years because no suitable affordable or market housing was available (please tick)? (*see back page for definitions)

Market housing*	<input type="checkbox"/>	Affordable housing*	<input type="checkbox"/>	Not applicable	<input type="checkbox"/>
-----------------	--------------------------	---------------------	--------------------------	----------------	--------------------------

Additional comments about local housing and/or the parish.

Part two - to be completed only if you or your household have an unmet housing need and wish to live within the parish.

If there is more than one housing need in your household please request extra forms (details overleaf).

Q4: Your details

Name	
Address	
Telephone / email	

Q5: Reasons for your housing need (please tick all that apply)

<input type="checkbox"/>	Larger home due to overcrowding
<input type="checkbox"/>	Physically adapted home due to disability/medical issue
<input type="checkbox"/>	To be closer to carer/dependent to give/receive support
<input type="checkbox"/>	To downsize to smaller home
<input type="checkbox"/>	To be closer to employment within the parish
<input type="checkbox"/>	First time buyer
<input type="checkbox"/>	Current home is too expensive to maintain
<input type="checkbox"/>	Supported accommodation (eg warden on site)
<input type="checkbox"/>	Other – please specify

Q6: Local connection (please tick all that apply)

<input type="checkbox"/>	Currently live in the parish
<input type="checkbox"/>	Previously lived in the parish - for at least 6 months out of the last 12 months or at least 3 years out of the last 5 years
<input type="checkbox"/>	Currently employed in the parish - for a period of at least one year
<input type="checkbox"/>	Have close family (children, siblings, parents) in the parish who have lived here for at least 5 years
<input type="checkbox"/>	Essential to live near close relatives in the parish to give/receive support

Q7: Housing register

Are you on a housing register?

No	<input type="checkbox"/>	Yes (please specify):	<input type="checkbox"/>	Warwick District Council housing register	<input type="checkbox"/>
			<input type="checkbox"/>	Housing association register	<input type="checkbox"/>

Apply to the Warwick District Council housing register (HomeChoice) via www.warwickdc.gov.uk, call 01926 456129 or email hadvice@warwickdc.gov.uk

Q8: Details of family also seeking housing with you (if any)

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

Q9: Specific housing needs

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

Q10: Type of dwelling preferred

Dwelling tenure (please tick all that apply)

Housing association/council rent * <input type="checkbox"/>	Private rent <input type="checkbox"/>
Housing association shared ownership * <input type="checkbox"/>	Owner occupier <input type="checkbox"/>
Starter home * <input type="checkbox"/>	

* See back page for definitions

Dwelling type (please tick all that apply)

House Bungalow Flat/apartment

Number of bedrooms

Are you interested in self build? Yes / No (please delete as appropriate)

Q11: Financial information

This information will not be disclosed to any third party and remains confidential. Financial information helps to determine the tenure of property suitable for the household.

Please specify basic annual income (before tax) including pension but not including benefits (joint income where applicable).

Up to £14,999 <input type="checkbox"/>	£15,000-£19,999 <input type="checkbox"/>	£20,000-£29,999 <input type="checkbox"/>
£30,000-£39,999 <input type="checkbox"/>	£40,000-£49,999 <input type="checkbox"/>	£50,000-£59,999 <input type="checkbox"/>
£60,000-£69,999 <input type="checkbox"/>	£70,000-£79,999 <input type="checkbox"/>	£80,000-£89,999 <input type="checkbox"/>
£90,000-£99,999 <input type="checkbox"/>	£100,000+ <input type="checkbox"/>	

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

Up to £124,999 <input type="checkbox"/>	£125,000-£149,999 <input type="checkbox"/>	£150,000-£199,999 <input type="checkbox"/>
£200,000-£249,999 <input type="checkbox"/>	£250,000-£299,999 <input type="checkbox"/>	£300,000-£349,999 <input type="checkbox"/>
£350,000-£399,999 <input type="checkbox"/>	£400,000-£499,999 <input type="checkbox"/>	Over £500,000 <input type="checkbox"/>

If you are looking for an owner occupier or shared ownership home what is the maximum amount you could afford?

Maximum mortgage (assume 4 x income)	£
Equity in existing home	£
Savings	£
Other (ie money gifted from parents)	£
TOTAL	£

Thank you for completing this form.

**Please return in the FREEPOST envelope provided
by 16 May 2022 or complete this survey online at
www.smartsurvey.co.uk/s/rowington**

If you require additional forms please contact WRCC:
01789 842182 or housing@wrccrural.org.uk

This data is collected for the specific purpose of identifying housing need to provide an anonymised housing needs report and will not be used for any other purpose. Data is processed lawfully and fairly, and it is kept in a secure manner. All information will be treated in strict confidence. The analysis will be carried out by WRCC and it will retain all survey forms.

Definitions of property types:

- Market housing is housing available for purchase on the open market.
- Affordable housing is social rented, affordable rented and intermediate (shared ownership) housing, provided to eligible households whose needs are not met by the market. Eligibility is determined by local incomes and local house prices.
- Housing association and council rented properties are available at lower than private rental values.
- Housing association shared ownership is a cross between buying and renting; aimed mainly at first-time buyers, and those earning £80,000 per year or less. You own a share and then rent the part you don't own at a reduced rate.
- A starter home is a new dwelling for first-time buyers aged between 23 and 40, with a combined household income of less than £80,000 per year, sold at a minimum discount of 20% of market value and less than £250k. The homes are subject to restrictions on future sale.

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

Appendix B – comments re lack of facilities/services and lack of housing

Lack of facilities/services

- Regular bus route at twice a day. No shop for basic goods
- The facilities many others take for granted are included for in council tax (refuse col. Etc)
- Lack of a small shop for papers and every day facilities such as bread & milk
- No small shop. Bus service poor
- Transport. Shop. School
- Only a paved footpath to Lapworth, so people could walk to the train (from Rowington).
- More buses + street lights
- Shops
- Not enough buses, footpaths not cleared
- All services (Dr, school, shop etc) in Lapworth
- All facilities based in Lapworth; no central hub
- need more bus services
- Bus to Warwick
- Little bus service
- Better bus service x3
- Playground needed
- Bus/public transport
- Public transport. With an ageing population, better public transport is required
- Road sweeping
- Public transport x3
- Transport
- Sports facilities, shops, buses & trains
- Better bus service daily to Warwick and Solihull
- No shop, no street lights
- Bus, help with elderly
- Local buses?

Lack of housing

- Cheaper rented accommodation, like almshouses
- Council Housing
- Council Rented
- Self build, affordable, self build plots
- Affordable housing
- Smaller properties for people trying to get on the property ladder + for older people moving down the ladder. Bungalows in particular are in short supply. The ones that are available are either too small or far too big and expensive.
- Perhaps smaller village houses affordable for younger families
- Small affordable housing
- Affordable housing
- Social housing
- Affordable & downsize
- Smaller houses for young people or for down-sizing older people

- Only starter homes
- Affordable for younger people
- Retirement with easy access to combat use of stairs
- Affordable
- Starter homes and houses for downsizing
- Affordable housing for young families
- Smaller Houses for the elderly
- It suffers from a poor range of housing, so it needs more starter homes + homes to downsize to
- Smaller housing - modest family houses & smaller houses for elderly people wanting to downsize
- Cheaper family housing
- Housing association shared ownership or starter homes. An unlikely prospect due to the number of houses required to make it viable, and a lack of suitable land
- Raise from 2/3 bed to 6
- Truly affordable for 1st time buyers and those with young children
- First time buyers (affordable)
- Affordable housing, particularly social rented housing
- Affordable/downsizing
- Suitable for downsizing
- First time buyer housing
- Affordable/rented for first time buyers & or downsizing older residents
- 1st time buyers & mid size for downsizing.
- 1st time buyers - house built here are usually Band D upwards
- Starter Homes
- Affordable rental/shared ownership
- Affordable housing for families

Appendix C – additional comments

- In an advanced society, the right to a secure home should be fundamental. A fundamental part of sustaining the social capital of rural areas is the provision of housing.
- There are far too many larger houses being built. There are already lots of large houses with 1 or 2 older people rattling around in them struggling with maintenance costs and not able to carry it out themselves anymore but don't want to leave the area so additional bungalows of maybe 2 bedrooms but of a decent size. We don't all want to live in rabbit hutches either!!
- There is a gap between large expensive properties & council house provision, which could be addressed by more smaller private sector houses which would create a better balanced community. Apart from the terrace in which I live, there has been no development of similar housing.
- Need for small houses so people can downsize who still wish to live in the parish.
- I believe there is not enough affordable housing in the parish and when properties are available the council do not support those already living in the area to stay local to their parish - instead move others from towns/cities here instead with no connection.
- The parish is considered to be a desirable place to live. Therefore houses that become available are much sought after. You build or provide more housing and the parish loses its identity and eventually loses its desirability, Catch 22!
- If land is available for housing, any housing built should only be starter homes.
- A nice block of retirement apartments would serve well with an ever ageing population. This could free up more family houses from Lapworth.
- Accessible pathways - safe. The main road paths poorly maintained. Village Hall lacks events. Paths around parish not always maintained ie gates. Concern that additional housing will be placed near st laurence close and no consideration of other areas. BIAS decisions.
- We would welcome new people to the Parish but also consider we should continue to strictly protect Green belt land from development. We like the rural feel to the parish and would very much object to inappropriate development.
- Lots of expensive houses in parish, not so many for younger folk
- We are just over populated as a country and as a world. We simply must address our population rather than build more houses! No one addresses the controversial issue of having too many children. We need to limit couples to 2 children max.
- Comfortable place to live
- I think in a way we are asking the wrong question - we should be looking at how to keep a good community which would be to encourage more people to move to the area by ensuring there are new, affordable family homes both social housing + less expensive to buy (not big 4 bed+ developments) irrespective of whether they have v. close links. New blood = younger people to engage + carry on with clubs, amenities etc & to keep aa balance as Rowington is very elderly, middle class at the moment
- I have known young people have to live on canal barges as no suitable rental or purchasing options
- This is not an area for estates but discrete infill provided the road & public transport infrastructure & local amities can support it.
- A number of years ago a similar survey was completed and it was stated that "affordable housing was to be built on proposed building land. However in the last few years the only properties built were sold in excess of 1million pounds.... this is

NOT affordable housing. Question 8 is facing the wrong way. It is irrelevant what has happened in the last 5 years ... We have young adults living at home who need affordable housing now.

- Sufficient infilling has taken place and we would not like to see any further expansion in the parish
- No small houses at price affordable for first time buyers who want to stay in the parish where they have grown up
- Housing similar too Rowington Almshouses for young people i.e. community owned or managed.
- A lot of building has been done to erect over £1 million Pound houses & in Lapworth but out of first time or young buyers reach. You could include some cheap bungalow types for young or elderly which can look nice but small and affordable.
- Ownership appears increasingly aged better housing across all ages and tenure
- There should be no automatic entitlement to affordable housing in a particular area. If affordable housing is required, it should be provided in affordable areas, as in the past.
- More Bungalow for People over a certain age who want to Downsize and stop in the area.

Appendix D – properties for sale/sold

Property search June 2022 (excluding listed & similar properties, property requiring refurbishment, park homes, property with land, stables & similar).

Properties for sale

There are no properties currently for sale or sold 'subject to contract', other than two dwellings set within extensive land/gardens.

Properties sold over the last two years

Sold	Street	No of beds	Type	Price £
Aug-21	St Laurence Close	3	terraced house	295,250
Jul-21	Mill Lane		detached house	349,950
Jun-21	Finwood Road	3	semi-detached house	372,500
Jan-21	Mill Lane		semi-detached house	470,000
Dec-20	Old Warwick Road		semi-detached house	282,500
Nov-20	Finwood Road	4	semi-detached house	436,000
Sep-20	Old Warwick Road		terraced house	250,000

Average sold property prices using information above

Size & type	Price £
3 bed terraced house	295,250
3 bed semi-detached house	372,500
4 bed semi-detached house	436,000

Source: www.rightmove.co.uk, www.purplebricks.co.uk, www.onthemarket.com