



Housing Needs Survey for Lapworth Parish Council

June 2016

**Analysis by Fiona Henderson
Rural Housing Enabler (Warwick District)
for WRCC**

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1. Summary of Results

Approximately 750 Housing Needs Survey forms were distributed and 230 forms were returned. This equates to a response rate of 30.67%, a rate considered to be very good for a survey of this type.

Five respondents expressed a need for alternative housing.

The specific needs are:

Rented – housing association

1 x 2 bedroom flat
1 x 3 bedroom house
1 x 2 bedroom bungalow

Owner occupier

2 x 2 bedroom bungalow

2. Introduction

Lapworth Parish Council commissioned a local Housing Needs Survey in March 2016.

The aim of the survey was to collect accurate, up-to-date housing needs information relating to the parish. This information can be used in a number of ways, but perhaps the most relevant is to help justify a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The survey form was essentially a standard document used in parishes across Warwickshire. A survey form was delivered to every home in Lapworth parish. A copy of the survey form and cover letter can be seen at Appendix A of this report.

All households were invited to fill out the first part of the survey form with the aim of producing a demographic picture of household composition, tenure, property type and size. Positive and negative aspects to life in the parish were explored and the opinions of respondents towards a small housing scheme based on the needs of local people were sought.

Only households with, or containing, a specific housing need were asked to complete the second part of the survey form. This part of the form asked for respondents' names and addresses and other sensitive information in confidence, e.g. information relating to income.

Completed survey forms were posted directly to the Rural Housing Enabler for WRCC via a 'Freepost' envelope. Analysis of the completed forms took place in May 2016.

3. Planning Context

The Warwick District Local Plan 1996-2011 is the current adopted development plan that provides policies and context for future development in the District. The Warwick District Local Plan 2011 – 2029 has been submitted though is currently suspended pending further examination in public, so the weight that the District Council can give updated policies is currently limited.

Policy RAP1 sets out the circumstances in which new residential development will be permitted in Limited Growth Villages - that being (i) on previously developed land within the Limited Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment or (ii) affordable housing in accordance with Policy RAP4.

An appraisal or assessment would normally take the form of a full household survey (Housing Needs Survey) of the village or parish.

Where the survey indicates a need for market housing, any housing development proposals should only provide the types of homes which are shown to be in need by size (number of bedrooms) and type (houses, bungalows or flats).

Where a private development site emerges in a Limited Growth Village, the Council will require an element of affordable housing on sites of 3 dwellings or more. As a general rule, the Council will require a minimum of 80% social rented housing (usually through a Housing Association) and a maximum of 20% intermediate housing (often called Shared Ownership).

Policy RAP4 sets out the circumstances in which the development of affordable housing in the rural area to meet local needs of a village or parish may be permitted in exceptional circumstances (Rural Exception schemes), that being where;

- a) there is full, detailed and up to date evidence, in the form of a parish or village survey of housing need, which demonstrates that the proposal will meet a particular local housing need which cannot be met in any other way;
- b) the proposed development is small in scale, of appropriate design and is located within or adjoining an existing settlement; and
- c) the following principles are established;
 - i all of the housing provided will be for exclusive occupation of people with a demonstrable need to be housed in the locality;
 - ii the type of accommodation to be provided will be determined on the basis of local need;
 - iii forms of tenure other than social rented housing (such as Shared Ownership) will be considered provided that they achieve weekly

outgoings significantly below the maximum affordable to households in housing need; and

- iv such housing is available, both initially and for subsequent occupancy, only to those with a demonstrable housing need.

All the dwellings must meet an identified need in a recent survey. However, notwithstanding the level of need, only small scale developments will be allowed and these should blend well into the existing settlement.

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 adjoining, an existing settlement.

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.

The Government accepts Rural Exception schemes in the Green Belt but greater controls are needed to ensure that the fundamental objectives of the Green Belt are not harmed – in particular, the retention of the open nature and rural character of the countryside.

Policy DAP1 sets out the circumstances in which development will be permitted in the Green Belt - that being new dwellings in accordance with Policy RAP1 (on previously developed land within a Limited Growth Village where any market housing meets a specific local need as identified by the community in an appraisal or assessment, or affordable housing in accordance with Policy RAP4).

Policies RAP1, RAP4, DAP1 and the Affordable Housing Supplementary Planning Document provide for a number of circumstances whereby residential development may be permitted in a Limited Growth Villages.

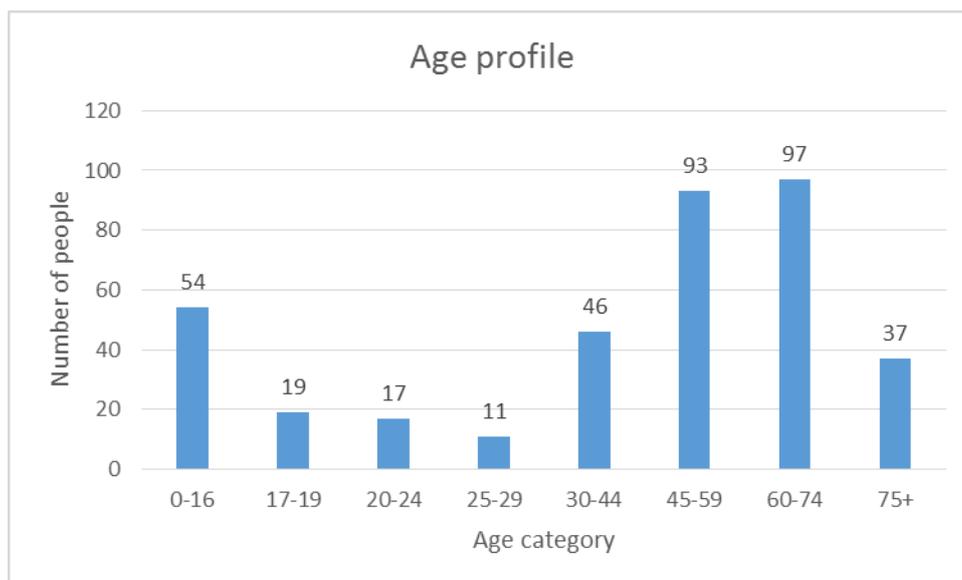
4. Results – Contextual Information

A total of 230 survey forms were returned equating to a response rate of 30.67%. A response rate of 31% is considered to be very good for a survey of this type because people generally only respond for one of three reasons;

- To express a housing need,
- To offer support in principle to the idea of a small housing scheme for local needs, or
- To state opposition to the idea of a housing scheme.

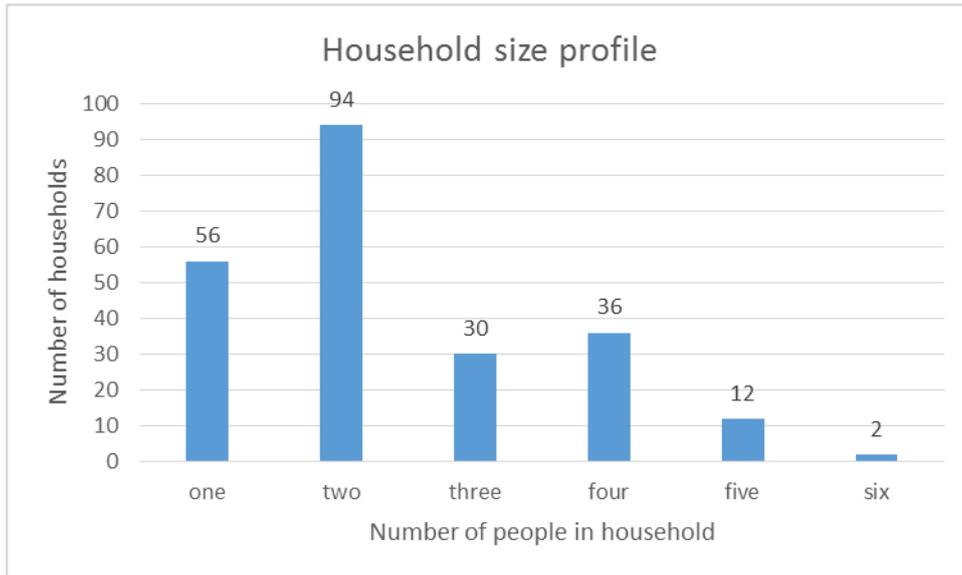
i) Age Profile

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 227 out of the 374 respondents aged 45 and above. It is noticeable that the age groups 17-19 years, 20-24 years and 25-29 years are small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



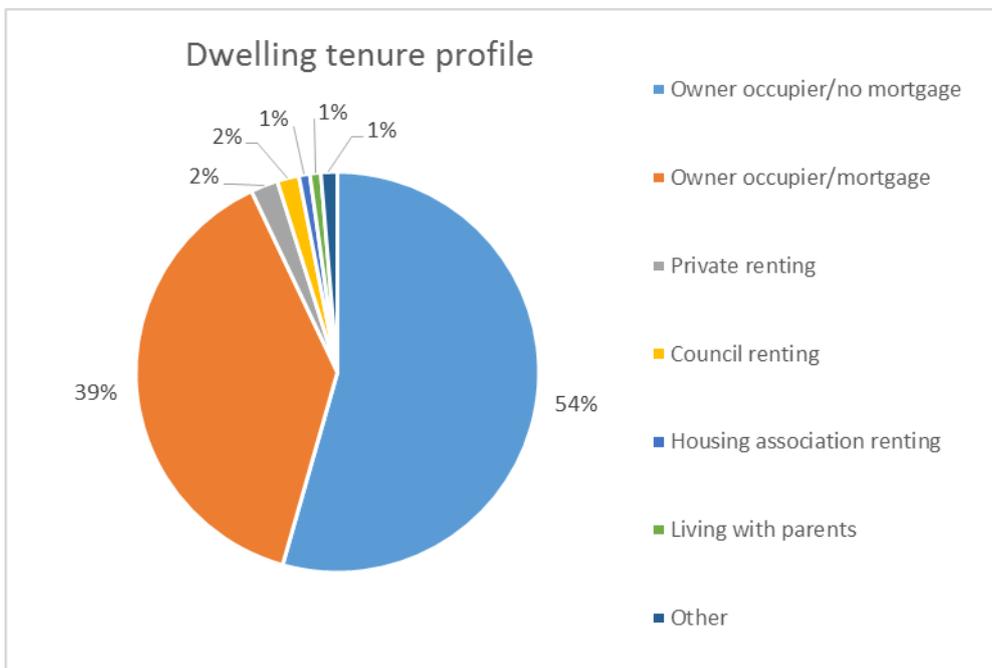
ii) Household Size Profile

The data collected from the age question can be used to create a profile of household size as shown in the following chart. The chart shows a dominance of 2 person households, as indeed do the majority of parish Housing Needs Surveys. The mean average household size of the survey respondents is 1.6 people. The Census 2011 figure was 2.35 for Lapworth.



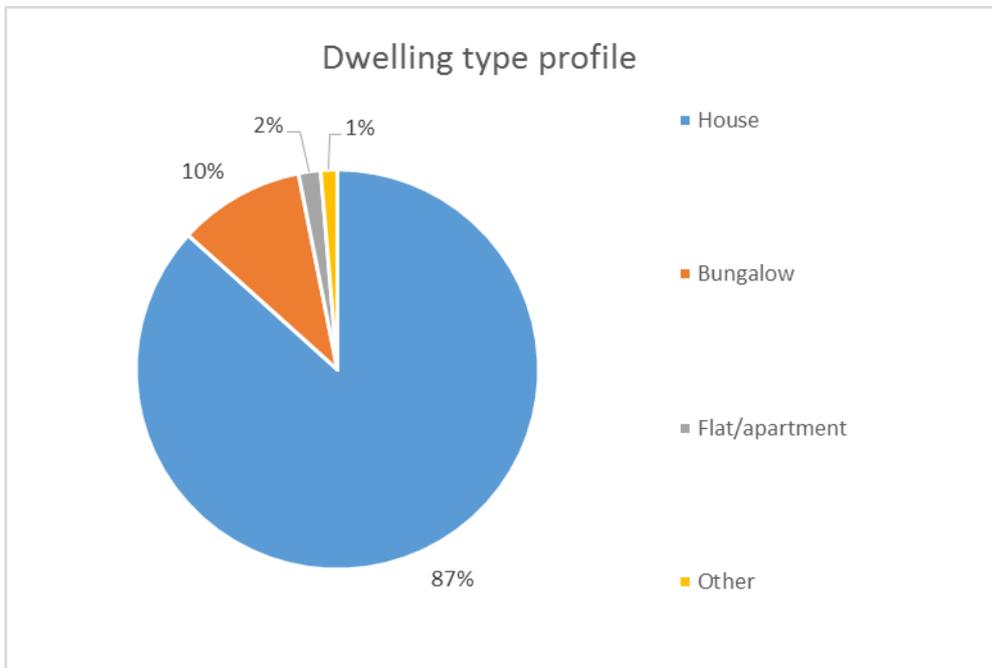
iii) Dwelling Tenure Profile

The following chart shows the dwelling tenure profile for survey respondents. In a pattern typical for villages across Warwickshire, owner-occupiers represent the greater proportion. Of the survey respondents 93% of the total are owner occupiers. Tenures traditionally considered to be within the 'social sector' represent 2.7% of the total.



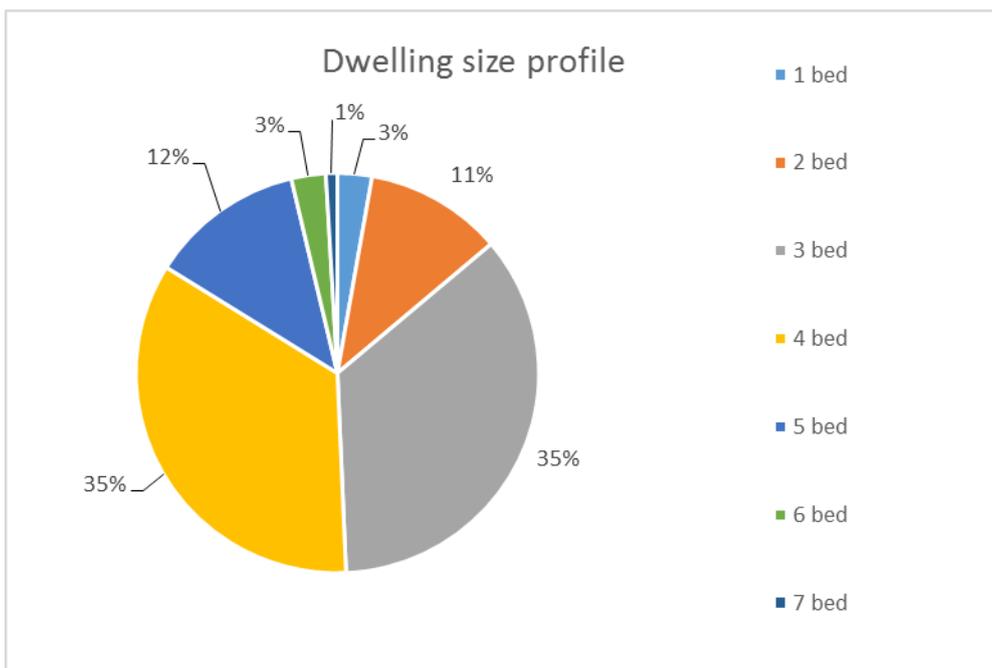
iv) Dwelling Type Profile

The following chart shows the types of dwellings that the survey respondents live in. Houses represent the largest factor.



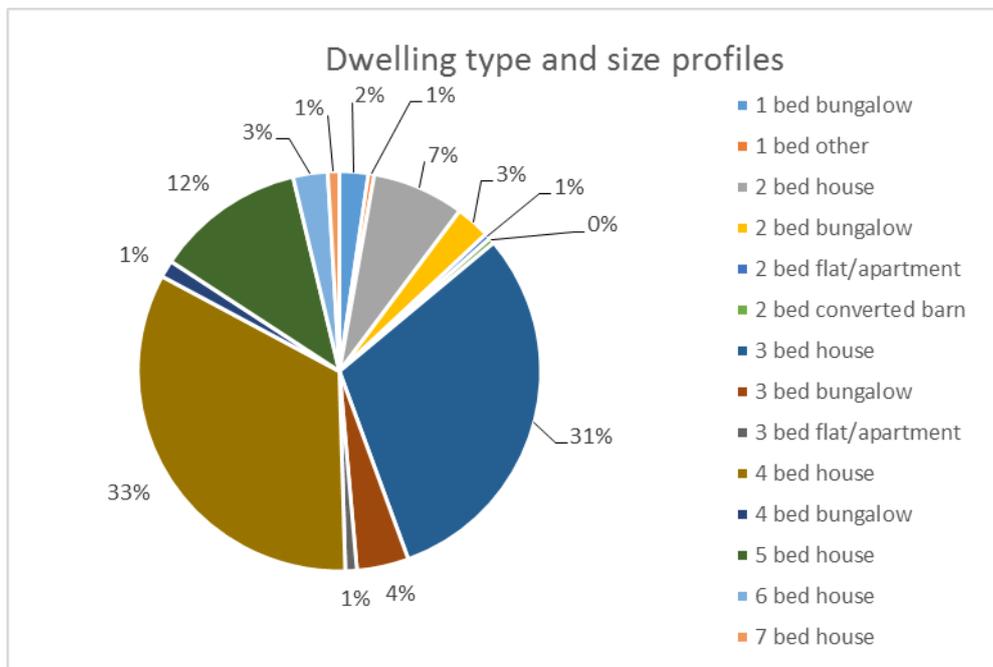
v) Dwelling Size Profile

The following chart shows the sizes of dwellings that the survey respondents live in. 3 and 4 bedroom properties are the largest factor.



vi) Dwelling Type and Size Profiles Cross Referenced

Cross-referencing the data from 4.iv and 4.v provides a combined profile of dwelling type and size. This can be seen in the following chart. 4 bedroom houses emerge as the largest single factor of those specified, followed by 3 bedroom houses. When compared to 4.ii above, i.e. a dominance of 2 person households, these results may suggest an issue of dwelling under-occupation in the parish.

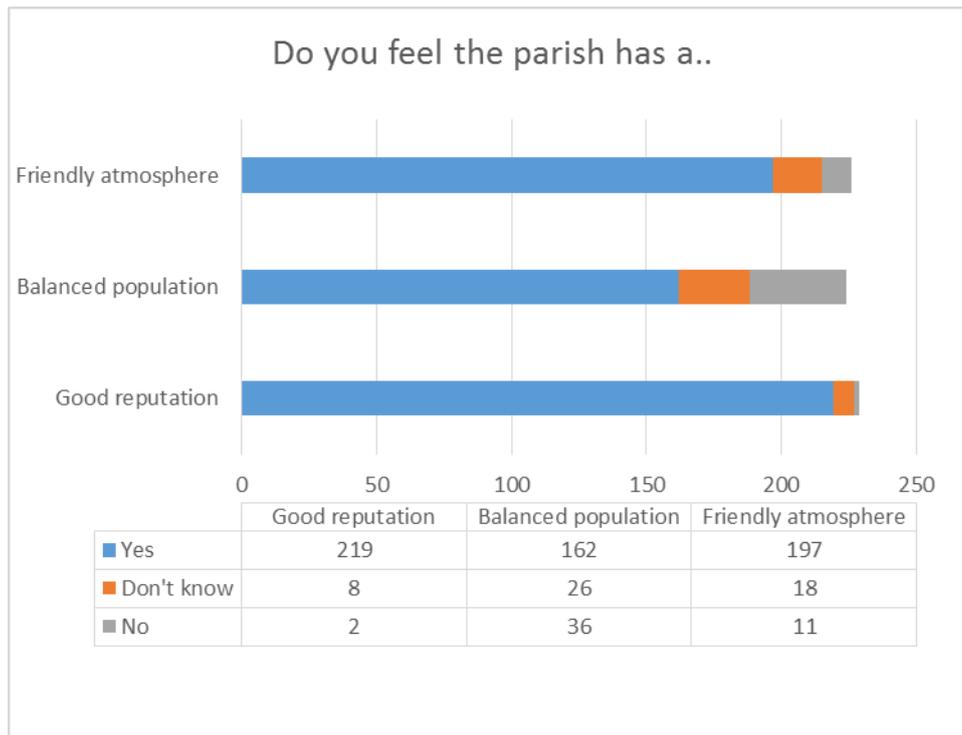


vii) Life in the Parish: Positive / Negative Aspects

The survey respondents were asked a series of questions relating to the perceived benefits and disadvantages to living in Lapworth. This was done to build-up a picture of life in the parish and also to identify any issues / problems which could threaten the long-term sustainability of the parish.

Information relating to the sustainability of a village is important to assess whether any affordable homes that are subsequently provided will be 'sustainable'. Ensuring that people will take up tenancies and live in a settlement are crucial considerations when proposing new homes.

The first chart shows the respondents' views about the benefits to living in Lapworth parish.



The vast majority of the respondents felt the parish had a good reputation.

The majority felt it had a balanced and varied population, with additional comments as follows:

- Does it need it?
- Not wholly diverse as e.g. might be found in an inner city but nevertheless is not homogenous
- Would like more ethnic variety

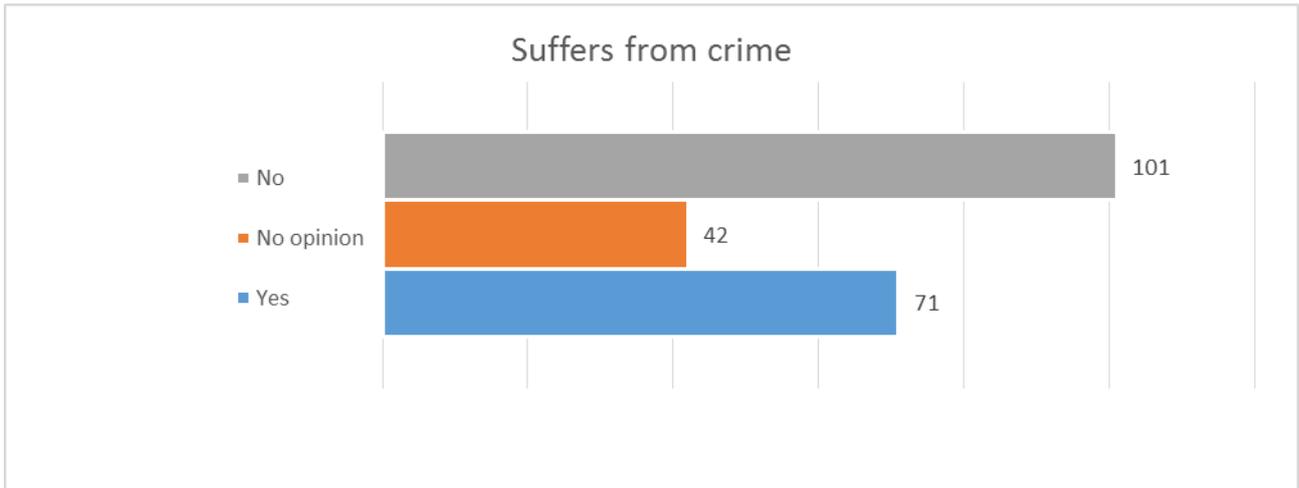
The majority felt it had a friendly atmosphere/community spirit, with additional comments as follows:

- Yes if you're middle class and have money
- Yes but possibly could be better. Parish council members could be better known to residents and could play a role in engaging people with each other.

The survey asked about quality of life in Lapworth. The responses are listed separately as Appendix B.

The survey asked respondents about issues that might exist in the parish.

The following chart shows whether respondents felt the parish suffers from crime.



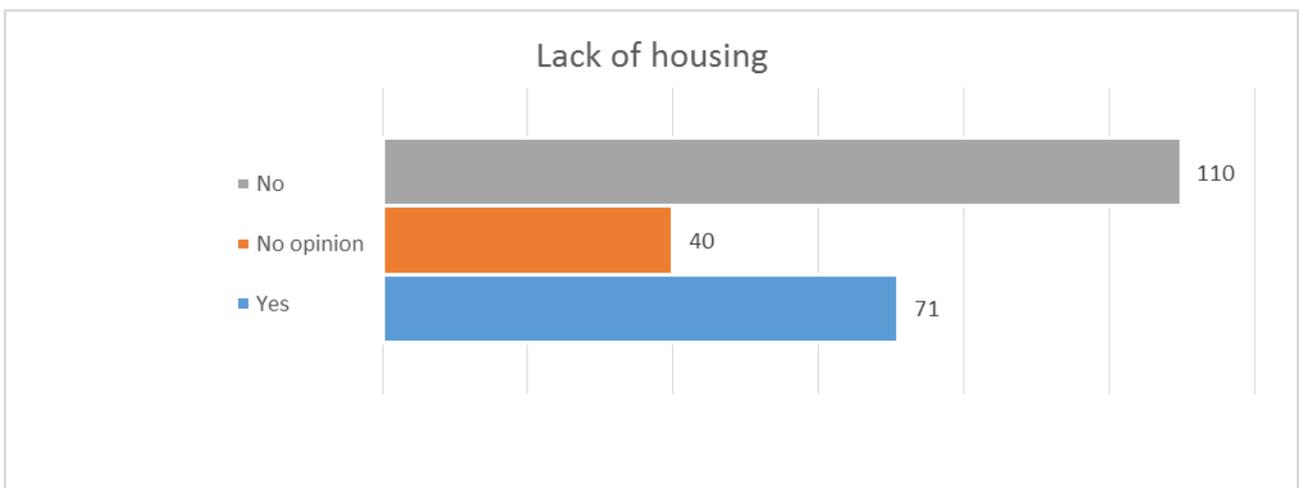
101 respondents (47%) did not feel that the parish suffers from crime, with the following additional comments:

- Yes, but better than other areas
- Rarely
- Mostly minor
- Only a little
- Minimal
- Minimal
- Burglaries

71 respondents (33%) felt the parish suffers from crime and 42 respondents (19%) had no opinion.

Respondents were asked how they felt about facilities in the parish and what additional facilities would be welcome. Comments are listed separately as Appendix C.

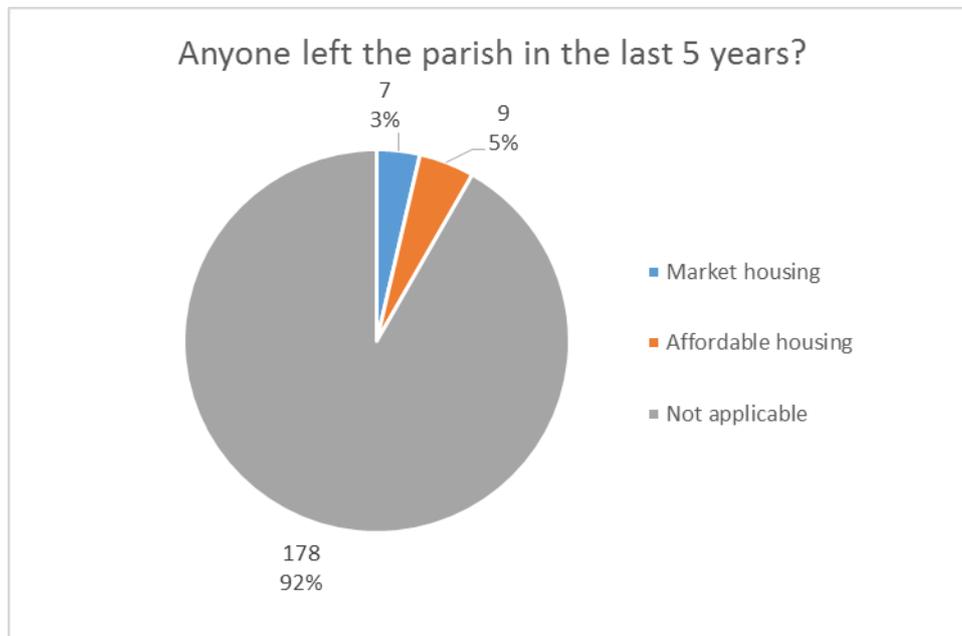
The following chart shows whether respondents felt there was a lack of housing.



110 respondents (50%) felt there was no lack of housing; 71 respondents (32%) felt there was a lack of housing and 40 respondents (18%) had no opinion. Comments are listed separately as Appendix D.

viii) People leaving the Parish in the last 5 years

The chart below shows the number of households where someone had to leave the parish in the last 5 years because no suitable affordable or market housing was available. The chart shows that this has occurred in 8% of respondents' households.



Respondents were invited to provide additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced at Appendix E.

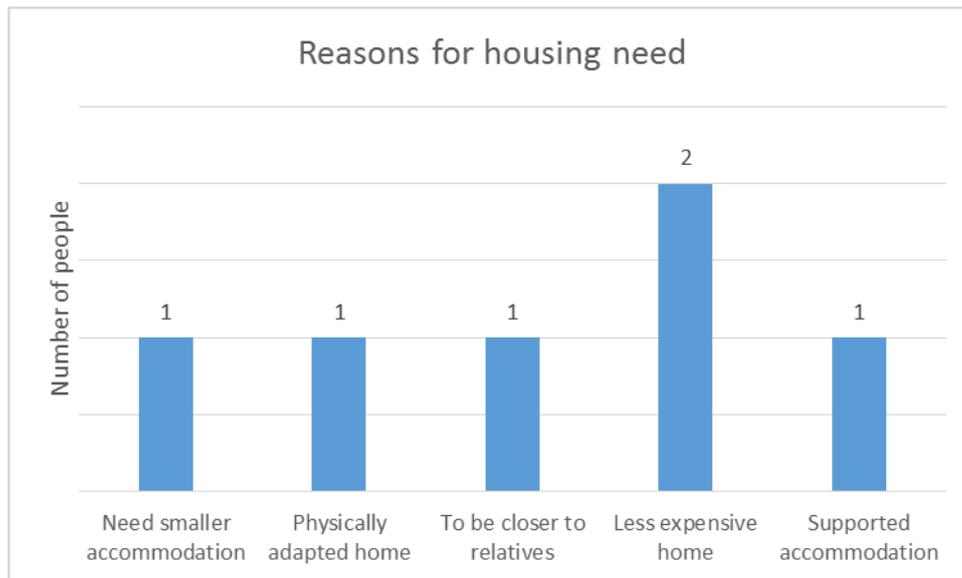
5. Results – Housing Needs Information.

Out of the 230 responses to the survey, five individuals / households expressed a need for alternative housing.

Section 5 provides a breakdown of information from the respondents.

i) Reason(s) for Housing Needs

The following chart shows the reasons for the respondents' housing needs. Where more than one reason was specified, all have been included here.



ii) Local Connection

Of the five respondents expressing a housing need, all were currently living in the parish, and had done so for more than 2 years.

iii) Waiting List

Of the five respondents, one is registered on a housing association waiting list.

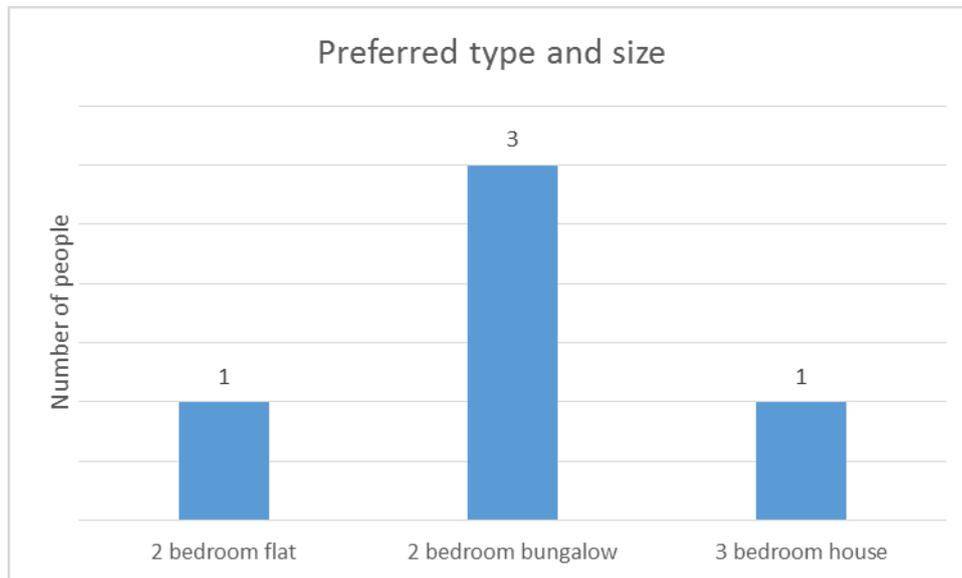
iv) Preferred Tenure

The preferred tenures of the five respondents are shown in the chart below.



v) Preferred Type and Size

The preferred type and size of accommodation expressed by the five respondents is shown in the following chart.



6. Determination of Specific Housing Needs.

The following table shows the specific housing needs of the five respondents. A number of rules were used to compile this table;

- Respondents that indicated a preference for 1 bedroom accommodation were reclassified as being in need of a 2 bedroom home. In rural areas, the capacity for housing associations to develop 1 bedroom homes is very limited. In terms of occupancy, the flexibility of 2 bedroom homes is far greater than 1 bedroom homes.
- Where a respondent indicated a preference for owner occupied housing, their financial ability to afford this was clarified using income and mortgage capacity information, and research was carried out on property prices in Lapworth and the surrounding area which can be seen at Appendix F.

ID	Local Connection Verified	Household composition	Reason for need	Tenure	Type/Size
092	Yes	1 adult	To be closer to relatives Supported accommodation	Housing association rent	2 bed flat
109	Yes	2 adults	Physically adapted home	Owner occupier	2 bed bungalow
113	Yes	2 single adults , 1 child	Less expensive home	Housing association rent	3 bed house
149	Yes	2 adults	Smaller accommodation	Owner occupier	2 bed bungalow
195	Yes	2 adults	Less expensive home	Housing association rent	2 bed bungalow

7. Conclusions.

There is a need for five new homes in Lapworth for local people.

The specific needs are:

Rented – housing association

1 x 2 bedroom flat
1 x 3 bedroom house
1 x 2 bedroom bungalow

Owner occupier

2 x 2 bedroom bungalow

8. Acknowledgements.

Gratitude is expressed to Cllr David Corney, Chairman of Lapworth Parish Council, Elaine Priestley, Clerk to Lapworth Parish Council, and everybody involved in the distribution of survey forms.

9. Contact Information.

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Warwick Enterprise Park
Wellesbourne
CV35 9EF

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Email: fionah@wrccrural.org.uk

Elaine Priestley
Clerk to Lapworth Parish Council

Tel: 01676 533258
Email: lapworthpc@speedwellers.co.uk

Appendix A i)

Housing Needs Survey for Lapworth parish

Q1: Your household

Please specify the number of people in your household that fall into each age category

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 housing circumstances

Housing tenure (please tick)

Housing association renting	<input type="checkbox"/>	Living with parents	<input type="checkbox"/>	Owner occupier / no mortgage	<input type="checkbox"/>	Council renting	<input type="checkbox"/>
Housing association shared ownership	<input type="checkbox"/>	Living with friends	<input type="checkbox"/>	Owner occupier / mortgage	<input type="checkbox"/>	Private renting	<input type="checkbox"/>
Tied accommodation	<input type="checkbox"/>	Other (please specify)					<input type="text"/>

Housing type (please tick)

House	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	Flat/apartment	<input type="checkbox"/>	Mobile home	<input type="checkbox"/>
Other	<input type="text"/>	(please specify)					

Number of bedrooms

Q3: Life in the parish

Do you feel the parish ... (please tick)

	Yes	No	No opinion
Has a good reputation?			
What do you feel about quality of life here?			
Has a balanced and varied population?			
Has a friendly atmosphere / community spirit?			
Suffers from crime?			
How do you feel about facilities in the parish and what additional facilities would you welcome?			
Suffers from a lack of housing?			
If yes, what type of housing?			

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"/>
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Additional comments

The remainder of this survey is to be completed only if you have an unmet housing need 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 number (landline / mobile)	

Q5: Reason/s for your housing need (please tick all that apply)

Larger accommodation	<input type="checkbox"/>	Smaller accommodation	<input type="checkbox"/>
Physically adapted home	<input type="checkbox"/>	Less expensive home	<input type="checkbox"/>
To be closer to relatives	<input type="checkbox"/>	To be closer to employment	<input type="checkbox"/>
To be closer to carer/dependent	<input type="checkbox"/>	To be closer to school	<input type="checkbox"/>
First time buyer	<input type="checkbox"/>	Independent accommodation	<input type="checkbox"/>
Supported accommodation (eg warden on site)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q6: Local connection

Do you / have 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
Work in the parish?	<input type="checkbox"/>	If so, for how long?	years
Immediate family in the parish?	<input type="checkbox"/>		

Is it essential to live near close relatives in the parish to give/receive support? Yes / No

Q7: Housing register

Are you on a housing register?

No	<input type="checkbox"/>	Yes (please specify):	Local authority housing register	<input type="checkbox"/>
			Housing association register	<input type="checkbox"/>

You are recommended to register with the local authority if you have not already done so.

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

Title	Surname	First name	Relationship to you	Date of birth

Q9: Specific housing needs

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

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Q10: Type of housing needed

Housing tenure (please tick)

Housing association rented *

Housing association shared ownership *

Private rented

Owner occupier

* See back page for definition of housing association rented & shared ownership

Housing type (please tick)

House

Bungalow

Flat/apartment

Number of bedrooms

Q11: Financial information

Please specify basic annual income 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"/>		<input type="checkbox"/>

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

Up to £125,000	<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"/>	Over £400,000	<input type="checkbox"/>		<input type="checkbox"/>

If you require a shared ownership home what is the maximum amount you could afford?

Maximum mortgage (assume 3 x income)	£
Equity in existing home	£
Savings	£
Other	£
TOTAL	£

Thank you for completing this form.

Please return in the FREEPOST envelope by 20 March.

If you have any questions regarding this survey or you require additional forms please contact
Fiona Henderson, Rural Housing Enabler at WRCC,
Warwick Enterprise Park, Wellesbourne CV35 9EF.
Telephone: 01789 842182 or email: fionah@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.

Definition of housing association property types:

Housing Association properties are available to people with a strong local connection. Housing Association rented properties would be available at an affordable rent. Housing Association shared ownership is a 'middle ground' between renting a property and full ownership. A 'shared owner' buys a share of the property, typically 50% initially, and pays rent to the housing association on the remaining share.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819

Lapworth Parish Council
Housing Needs Survey

February 2016

Dear Householder

Lapworth 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. This is your chance to comment on the need for any new housing in Lapworth parish, and the nature of such housing, if any.

A housing needs survey carried out in 2010 is summarised below:

Approximately 760 Housing Needs Survey forms were distributed and 270 forms were returned. This equates to a response rate of 36%, a rate considered to be good for a survey of this type. We are hoping however for a much higher response rate this time. Six respondents expressed a need for alternative housing. The specific needs expressed were:

Rented - 4 x 2 bedroom houses
Shared Ownership - 1 x 2 bedroom house
Owner Occupier - 1 x 3 bedroom house

The new Warwick District Local Plan has identified sites for 63 new dwellings in Lapworth over the next 15 years (43 in Kingswood including 20 in Rowington parish, and 20 at the Aylesbury House site). The Plan is yet to gain final approval by the government-appointed Inspector, but there is no indication at this stage of any further significant changes effecting Kingswood/Lapworth. In order to assess whether or not this will meet or exceed the need for housing in Lapworth 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 form will help the Parish Council to better understand the make-up and profile of residents and households. It also provides an opportunity, within the additional comments box of Section 3, to say what you feel about the quality of life and facilities in the Parish, and to suggest what extra facilities would be most welcomed. We need your help and so we ask all households to complete a survey form.

- People who are not in housing need are requested to complete **Page 1 only**.
- People in need of either affordable or market housing are requested to complete **all parts of the form**.

The survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the survey is complete the Parish Council will consider the results of the

survey and work together with WRCC and Warwick District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Lapworth at the present time. They do, however, need to have a strong local connection, e.g. they work in the parish **or** they previously lived in the parish but moved away to find affordable/suitable housing **or** they have a close relative in the parish. If you know of anyone with a strong connection to the parish but currently living elsewhere, please encourage them to contact Fiona Henderson, Rural Housing Enabler at WRCC, on 01789 842812 or email fionah@wrccrural.org.uk so that 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 analysis will be carried out by WRCC and it will retain all survey forms.

Forms should be returned by 20 March in the 'Freepost' envelope provided.

Thank you for your help in conducting this survey.

Yours sincerely

Councillor David Corney
Chairman of Lapworth Parish Council

Appendix B

Respondents were invited to say how they felt about quality of life in Lapworth parish. The comments are reproduced below, whole and verbatim.

- 10 out of 10
- A great village atmosphere
- A rural area with good communication offering links, good social amenities, varied age groups, medical and education facilities, offering good quality of life
- Above average
- At present fairly good, but traffic congestion and pollution increasing
- Brilliant
- Brilliant community spirit and local activities
- Calm and peaceful. Friendly, sufficient services, crime free (relatively), social events
- Depends. For quietness it's good. For socialising it's poor. For public transport it's also poor
- Do not feel part of parish as live on boundary. Dorridge closer
- Doctor surgery is friendly and welcoming
- Excellent x 10
- Excellent - could hardly say otherwise after 35 contented years
- Excellent ideal of all worlds living in a wonderful rural environment but close to towns/cities
- Excellent local community who are supportive, in rural setting
- Excellent rural village facilities. Though if not car driver could be limited
- Excellent- so long as you have a car
- Excellent, except from the threat of inappropriate house building, ruining the countryside
- Excellent, rural with good transport links
- Extremely good - excellent environmental
- Fabulous but drivers speeding is a constant worry - particularly on the country lanes
- Fairly good
- Fantastic both for our children and ourselves
- Generally good x 2
- Generally good. Doctors excellent
- Good x 48
- Good - lovely area, lively local societies, near major shopping areas of Solihull, Knowle etc, If unable to drive, lack of public transport is a problem
- Good sense of community linked to the school
- Good and peaceful
- Good but increasing noise (road and now air). Infrastructure problems i.e. drains
- Good- but will get worse if influx of new houses and people ruin village feel
- Good community and good services
- Good community. Lots to do

- Good except for bus services
- Good for older people. Young people feel isolated - poor access to public transport. Very few services targeted at young people.
- Good Lapworth could do with a bus service
- Good peaceful rural setting
- Good quality of life except roads/ditches not maintained very well
- Good quality you pay a premium for. That is good
- Good to live near the open countryside, but also in a village with an active social life
- Good, but infrastructure is poor. No sewerage mains connection, no gas connection and roads maintenance poor
- Good, enjoy the rural community. Rail service could do with improvement
- Good, friendly rural community
- Good, quiet, disruption noise and damage to verges is an issue with several house rebuilds
- Good, relatively safe environment
- Good, useful to have 20-30 yr old around
- Great
- Great rural feel - close to all urban amenities
- I have been very happy here for over 40 years
- I love being on the edge of the countryside and the town
- Is high. We are very lucky to have shops, a doctors surgery, train station, school and village halls and pubs. We also have the canal network.
- It is a relatively small, friendly village within easy reach of shops etc. Its strength is its rural green setting which should be preserved
- it is good, safe and friendly
- It is very good. A pleasant and safe environment and a strong community
- It is where we were born and brought up. It is our home. It was much quieter before the M40. We are happy to still be able to live here
- It's peaceful, has open spaces and beautiful countryside
- Life evolves around the pub so more needs to be done in respect of other amenities
- Life is good!
- Love it
- Love it. It's a great area to live in.
- Lovely community when you meet people, but suffers a bit from big gates and long drives
- Lovely country living
- Lovely rural community which would be ruined with developing further
- Lovely walks. Great doctors surgery. Vibrant clubs and societies. Brilliant!
- Lovely, friendly, lots to do - for our age group
- Nice place to live, provided no additional buildings!
- No centre for the village. A lot of elderly get together and Lapworth Players but nothing for younger
- OK x 2
- OK - would be better if both Solihull and Warwick council left things alone
- OK but could do with better public transport

- OK but village lacks some resources - only 1 general store
- Ok if you own a car
- On the whole good, but we have had 3 burglaries in 3 years - local policing needs to be better.
- On the whole good. Need more shops & a regular bus service
- Only lived here for 16 months but so far so good
- Open space, community village, fantastic canal and field walks
- Peaceful, good quality
- Perfect
- Pleasant rural environment, nice walks, interesting canals
- Potentially good but possibly not for all
- Pretty good
- Pretty good
- Provided the ideal balance of between city/town and countryside but with accessibility to all facilities
- Quality of life here is good because most people have good incomes and try to do the right thing
- Quality of life is adequate/good
- Quality of life is good
- Reasonable
- Recently moved & good so far!
- Rural
- Rural facilities poor, i.e. no public transport/gas/sewers otherwise good
- Rural, community
- Satisfactory to good
- Satisfied
- Speeding traffic a major problem
- Suits our needs, very quiet, peaceful
- Thoroughly enjoy, great for young family
- Tranquil pace, room to roam, excellent communication routes
- Unable to comment as moving in to parish in May 2016
- V good - lived here for 40 years. Concerned about the number of very expensive houses being built in our area - Chessetts Wood. If such houses continue to be built there will not be a balanced & varied population!! Unrestricted m.p.h. on Chessetts Wood Road - how ridiculous is that!!
- V. good. People very friendly
- Very comfortable
- Very comfortable
- Very good x 26
- Very good because of its lack of urbanisation. Good village atmosphere
- Very good but need piped gas in some places
- Very good, lovely area, safe, friendly, lovely canalside walks
- Very good, low pollution, not many youths, not quite enough shops though
- Very good. Quiet but has a good local community
- Very high
- Very poor No public transport

- We are on the edge of the parish on Chessetts Wood Road. Tend to go to Dorridge and Knowle
- We moved more specifically for what the parish offers - mainly lots of access for outdoor pursuits but within access of work - it's perfect combination!
- Well above average
- Wonderful if affordable
- Wonderful to live in the countryside
- Wonderful, friendly, close, rural but accessible, community
- Yes

Appendix C

Respondents were invited to say how they felt about facilities in Lapworth parish and what additional facilities would be welcome. The comments are reproduced below, whole and verbatim.

Positive comments

- Adequate facilities to suit the size of the village
- Adequate for size of parish
- All fine
- All good (pubs/shops) & somewhere for older children to play
- An excellent primary school, railway station, church, two excellent pubs, post office, off licence, village store, village hall, who needs more??!
- An occasional police presence - otherwise good
- At least not by us
- Facilities adequate x 4
- Facilities are appropriate. Primary school and buses for secondary are both good.
- Facilities are fine
- Facilities currently are adequate , additional facilities not required
- Facilities suit us
- Feel the current level of facilities is right - if more are introduced the current may struggle to survive
- Fine as it is!
- Fine as they are
- Generally good x3
- Generally very good.
- Glad to have shop and post office
- Good x 15
- Good facilities for all ages e.g. brownies->WI
- Good faculties covering basic needs - variety
- Good variety
- Good, no further needed
- Great doctors surgery. Very good village Hall. Lots of restaurants
- Has a very good and well used village hall
- I am happy with the facilities
- No extra housing - no new facilities needed
- No strong views
- None x 2
- None extra required. Enjoy the small, close community
- None- good facilities
- Not needed in rural areas
- OK x 4
- I think the parish caters for all the ages of the community
- It has all it needs to help it remain the same
- It's fine as it is!
- Lots going on if you want to join
- We have fantastic facilities which we could share with others

- There are adequate facilities at the present time
- Quite good
- Satisfactory
- Satisfied with what is here. It's not too far to go for anything else
- The facilities as they are suit the "rural" lifestyle
- The low level of facilities attracted us to Lapworth. Additional facilities would detract from the village's appeal
- Very adequate
- Very few
- Very good
- Very good all round
- Very good for a village of its size. I would not expect anything else
- Very good for the size of the community. V happy here
- Very satisfied
- Wouldn't change the present facilities
- We have what we need

Negative comments and suggestions for additional facilities

- Very limited. The village hall could be used for badminton for example
- Very poor
- Poor x 4
- Not very good
- Families are well-served but not so for senior citizens.
- Poor facilities.
- Better road crossings - especially across Old Warwick Rd. Playground is very dated
- Parking facilities at school
- Recycling facilities. Mobile library station. Elderly meeting facilities. Re-zoning of road speeds away from Old Warwick Road to match those imposed by Solihull MBC.
- Road calming
- Sorry don't use them - lovely walks/Packwood/canals though. I'm not sure I've ever seen a community park here
- Sort out flooding issues and parking in station lane
- Stop building on rural land this is a village not a town
- Street lighting
- There are plenty of activities for older people but none for teenagers/young people
- We would welcome LESS STREET SIGNAGE & LIGHTING
- Would benefit from:- Convert old BWB buildings in pound and make tea room like Hatton; refurbish picnic area; improve tow paths; pavement on Station Lane; create village green
- Would like roads and pavements free from mess so safe to walk along (Lapworth Church Lane)
- A bit like 1970s – dated
- Broadband needs to go faster
- Broadband quality and mobile phone signals are very poor
- The only thing I would welcome is gas

- Better cycle paths needed
- Neighbour watch & speed restrictions
- Better footpaths, crossings for main road and more parking, speed control
- Services such as rail, broadband speed & mobile phone reception need improving
- Flooding on roads is a significant problem. Local roads can be overloaded with parking. Water pressure poor, mobile phone and internet poor
- Better roads/surface needed. Fill pot holes
- More reliable broadband & telephone signals
- More reliable services needed; electricity, telephone, broadband and lack of gas
- Improved management of cars parking at primary school
- I would welcome the 40 mph speed limit on OWR policed!
- Less housing/less people
- More community spirit and more involvement from the church
- Other than excellent surgery very poor. Would not recognise local vicar, never seen
- Youth activities, more social housing
- I know nothing of the facilities in Lapworth parish
- We don't participate in many activities
- Unable to comment as unaware of the situation re housing/demands/shortages in the parish

Outdoors/children

- A bigger play area / field for children to play football and climb equipment etc
- A free open space; -playground, park. NT properties not free
- A park of football pitch size with a café for teenagers possibly - nowhere for them to come together
- A playing field for the children
- A playing field in the Kingswood area would be good for all
- OK but if additional families are to be accommodated then teenage children need to be catered for e.g. sports field
- An outdoor fitness area
- Better park playgrounds, more for kids
- Better play area for children
- Better playground at village hall would be nice
- Better childcare facilities (preschool and holidays)
- Better children's play park needed
- Better children's playground at the village hall would be welcome
- Limited for children. Park and more areas for children required
- Local tennis court and sports facilities
- Poor children's facilities, particularly lack of recreation ground
- More events like the scarecrow competition to pull community together
- Facilities very lacking for children e.g. children's playground, football pitch, tennis court etc. Also teenagers
- Some provision for the youth e.g. recreational area
- Lacks sports ground for young people

- I think the village would benefit from a park to enable children to play ball games like Hockley Heath
- Play areas for children and teenagers
- Playground/park. Accessible walks for pushchairs
- Possibly will need larger play areas for children
- Better playground for children

Public transport

- Trains stopping at Lapworth to be more frequent
- Transport can be difficult without a car
- A bus service
- A daily bus service
- A more regular bus service otherwise, good facilities
- Better bus service
- Better bus service needed
- Better bus services, more shops for basics
- Better public transport
- Better train and bus links not everyone drives
- Better transport links, virtually no buses and infrequent trains except peak times
- bus routes more regular with more stops
- Bus routes to Solihull/Warwick
- Bus service along Old Warwick Road
- Buses and trains would be an excellent start. Trains more often
- More buses
- More bus routes, Solihull, Knowle, Warwick
- Would prefer better bus services
- 1 hourly train service
- A train pass for OAPs
- Better bus transport
- Better public transport needed
- More public transport
- Better transport service
- Poor train and bus service
- More trains to stop
- Regular bus service to Hockley Heath/ Solihull would be good
- Perhaps more bus service would be good
- More frequent train service would be welcome!
- If we didn't drive there isn't much provision of bus services to get to larger shops/towns
- Improved frequency of trains
- Poor public transport
- More frequent trains so that don't have to go to Dorridge or Warwick Parkway
- A better bus service to Dorridge, Warwick and Leamington would be welcome
- Bus would be good that comes to village hall
- More affordable housing needed & better bus services

- Better bus service to both Solihull and Warwick
- Over past 10 years public transport links have deteriorated significantly notably number of trains stopping at Lapworth station - need a car to realistically get anywhere

Shop/Post Office

- Better corner shop
- More shops - fast food
- More shops e.g. chippy/Chinese
- More shops. Recreation ground for youngsters
- Need to maintain retail outlets and retain PO
- A more well stocked/local produce/village store
- Better local shop. Always have to drive to get anything
- Bakery/deli/coffee shop
- A larger post office
- ? Café
- Could welcome more shops/restaurants/take aways
- Would like an ATM
- A coffee shop in the village would be nice
- Need a café/tea shop
- I would welcome further choice in terms of convenience stores
- Insufficient shops for day to day needs
- It has a few shops and PO Good pubs
- Lack of adequate parking. Lack of shops
- Lack of shops and buses
- Larger shop
- Another shop would help
- Bigger and better general store
- We don't really use them. But, the Doctors surgery and post office and pubs are great!
- We have had more shops in the past so I guess there is no demand but ideally the off licence, PO, and general store would combine into something better
- Surgery and village shop. Good

Appendix D

Respondents were asked whether they felt there was a lack of housing in the parish and invited to say what type of housing. The comments are reproduced below, whole and verbatim.

- 2 bed homes - you can't start life here - you tend to move in when established
- 2 or 3 bedroom affordable!!
- 2/3 bed houses
- 3 bed semis with adequate garden for families with children of varied ages at affordable prices
- 3 bedroomed housing. Semi-detached. Affordable
- Affordable x 4
- Affordable - for people who grew up here & then have to leave because they cannot afford to buy here. Accommodation for older people down-sizing from a family home
- Affordable / housing association/renting
- Affordable 2&3 bedroom homes to buy or rent
- Affordable 2'3 bedroom bungalows
- Affordable family homes
- Affordable for 1st time buyers. Plenty of £1m+ (unsold)
- Affordable for young families
- Affordable for young people/families
- Affordable homes for first time tenant/owners. Appropriate home for single senior citizens
- Affordable housing x 3
- Affordable housing for 1st time buyers - youth of the village
- Affordable housing for people with a strong Lapworth connection would be good
- Affordable housing for younger people - couples & single
- Affordable housing small bungalows
- Affordable middle range housing
- Affordable social housing or private housing
- Affordable starter homes
- Affordable starter homes but this is probably being addressed by the local plan
- Affordable/social. There is a lack of diversity in the village
- All types
- All types. Expensive area
- But, cheaper homes for Lapworth people , who wish to stay in area with those being built now
- Conversion of barns to keep the character of the village so as keep the existing building
- Council property which people can rent not buy
- Cul de Sacs - why do properties tend to be on main roads here?
- Does not need further housing

- Don't know
- Family homes in the £400k - £500k bracket
- Family homes with adequate parking
- Family houses - 4-5 bed detached with gardens
- Family-sized houses
- First time buyer/cheaper properties for younger people & young families if anything. Possibly bungalows for elderly downsizing
- First time buyers
- First time buyers or renters/downsizers homes
- For first time buyers
- For young people who have low incomes
- For younger people
- HA and private affordable rented
- Houses in the price bracket £250000 to£850000
- Housing for our kids to afford to stay in the village when they want to move on
- I would like to see a few houses for younger families but no council houses
- It suffers from a lack of cheaper housing so may be a few more houses might reduce the prices, but don't really want more houses. Maybe council houses would help.
- Limited affordable housing
- Low cost rented flats
- Low cost/affordable
- Lower end housing
- Lower end of demand
- Medium to large family homes (3,4,5 bed)
- Mid-range 3 bed housing
- More affordable realistic housing
- More quality housing to free up affordable housing
- New 2 & 3bed housing for post children, pre-sheltered home people
- No more needed, it is a village & needs to stay that way
- People bought here because of the green fields! No more houses! :(
- Planning restrictions unduly onerous & in some cases petty
- Rented, council housing
- Restricted local community house stock
- Single and young people 1/2 beds for people born in parish
- Small 1-2-3-bed housing for first time buyers/young families
- Small affordable housing and ecobuilds
- Smaller 2-3 bed aimed at downsizing and starter homes
- Smaller bungalows for downsizing
- Smaller semi-detached or terraced (2/3 bedrooms)
- Social and shared ownership, low cost homes
- Social housing for young people, families and older people
- Social, shared ownership and affordable housing
- Starter homes
- Starter homes to buy/or rent

- Starter houses for young people
- We like that the area is quiet and not built up however would like more affordable 3/4 bed housing

Appendix E

Respondents were invited to provide additional comments. Although intended to focus on housing issues, the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned

- (Lived in village for 17 years) We are passionate about protecting the countryside and the greenbelt. Once it's gone it's gone forever! WE have no problem with small scale genuine affordable housing, but hugely object to the hugely expensive housing that is not for local people, or people with limited finances at all. Developers ruin the village with huge properties, kerbs, gates etc., totally out of keeping with what should be a rural village. Thank you.
- Due to its commutable location, Lapworth Is an expensive place to live for housing and you need a car to realistically get about (poor bus service, rail service over to Birmingham but you need to drive to Dorridge for regular service). These are all factors when considering introducing affordable housing - but there should be some stock for those with links to the parish.
- Need for more rented/shared ownership and housing association properties affordable to young people.
- Thought must be given to road management when new home are built.
- Schemes to slow traffic through parish especially in Kingswood/other residential areas would improve quality of life
- A flashing 30mile/mph. sign at the water tower to slow traffic down would be good!
- A lot of thought needs to be given to siting of any new housing. Quite often driving down Rising Lane one sees the sewer overflowing into the road and causing minor flooding by the canal bridge. Some shelter needed on the station platforms.
- A wonderful rural parish which values a green and peaceful environment. I would hope that any planned developments acknowledge this fact.
- Additional houses would require additional transportation, particularly more trains stopping at Lapworth Station. Also consideration on impact for local roads.
- Any development should be sympathetic with the countryside and canal location. Future planning consents should be widely available for comment/objective criticism - A good example being of the much maligned development taking place on the Potterton site Old Warwick Road.
- Before long we will have 2 young adults unable to afford local housing, living with us. Currently they are still dependent (at uni).
- Development in last 35 years has either been large expensive family houses or high density, two bedroom houses which are unsuitable for typical 2 adult, two children families. *such facilities could draw new families into the village thus ensuring vitality in the future which in turn will encourage and justify maintenance and improvements in facilities. * "such facilities" means 3 bed semis as outlined above.
- Don't spoil the village character!!!
- Due to expecting baby, we will soon have to move to a bigger house (3-4 bed) which if none available in Lapworth may have to move elsewhere.

- Enough development already!
- For young people who live in the parish - housing part rent - part buy.
- Good area but needs attention!
- Has been in top 10 places to live in UK. Says it all.
- Houses would be better built near work places, cutting down on traffic pollution and congestion. The roads and lanes will not cope. What's left of the rural village is gradually being eroded, this in turn will lower the quality of life for everyone already living here.
- I consider that the current housing situation in Lapworth with the limited "in-filling" that is taking place, is sufficient for the needs of our community for now and the future.
- I do not think any extra housing is required. As a semi-rural area there are still lanes (which are not paved) and are not suitable for more traffic. Affordable housing in sought after areas do not stay affordable for long so I do not support this argument.
- I don't believe there is a capacity to expand Lapworth based on capacity of sewers (we recently got flooded) & amenities available. The reason people live here is because it is how it is. If we wanted a bigger, busier area to live, we would not move here!
- I have lived in this village for many years and like it just the way it is, any additional houses and buildings would spoil the integrity of this community. I for one would consider moving on if planning goes forward for additional houses. Don't spoil our lovely countryside!
- I live in one of 3 bungalows (1 bedroom) with grass verges to the front (local authority maintained) and a fair sized garden to the rear and, although I have enjoyed the garden so far (apart from the noise of a very busy road) I know that within a year or two I will be unable to maintain it. Therefore I feel that a few small units of low rise flats with balconies would be a welcome addition to the housing stock and would mean that older people could maintain their independence for longer.
- In the ideal world some starter homes for the children of the village but really we have paid to live in a quiet rural setting and don't want expansion
- I think it inadvisable & possibly dangerous to continue building above running streams, subsidence is becoming worse, pipes are old and constantly breaking, flooding is getting more prevalent, and the land won't take the increase in cars, heavy lorries should not be allowed.
- I think Lapworth should hold out for high standards in design and layout and try to avoid the high density ghetto type developments often added on to villages. Although the current development adjacent to the floor and tiling shop does not bode well!
- I was born in Lapworth and my parents in Lapworth for 63 years and feel very lucky to be living where I am; with thanks to Lapworth Charities.
- If all you council officials could stop trying to "upgrade" everything, things would be better!! Show me 1 new building worthy of a photo in 100 yrs!
- If extra housing is deemed necessary for Lapworth it should be genuinely affordable housing.
- Infrequent train and lack of bus service with unsuitable shops make village expansion impractical. The lack of pavement on Station Lane makes access to

the school station and shop dangerous for children and families.

- It has been a very close thing but a house suddenly appeared after a years wait.
- It is important to keep the existing rundown properties by allowing permission for conversion of barns etc. to be made for housing otherwise the village and area will look rundown. Some of the brick built barns are ripe for conversion therefore keep the character.
- It is not just a matter of providing suitable housing. Many in rented/shared ownership are either young families or the elderly. There is poor childcare (only part time nursery) & relatively poor public transport making it difficult for these groups to access work/facilities.
- It's a close knit community which is great. Roads need more maintenance - edges of roads in a terrible state at the moment.
- Lapworth has a lovely close knit rural community - by further developing the village it would ruin the traditional village we still have. A small village with a small school surrounded by fields etc. It's why we chose to live in Lapworth & bring our children up here. Lapworth residents form lots of committees & local clubs and residents run lots of events - further development could see the end to these.
- Lapworth is a beautiful village, and would be spoilt if there was too much development. People who live in the town love to come here to walk and enjoy the countryside. It would be a great pity if it was spoilt by too much development.
- Lapworth is a friendly, generous and supportive community especially for adults. One needs to contribute to village life to get the most out of it. More activities for younger people are needed. We need to support our shops and post office to keep them.
- Lapworth is a nice village to live in. More needs to be done to keep verges/drains clear along roads as flooding this winter has been a problem. More trees need to be cut down too.
- Lapworth is like a ghost town, if you do not own a car you are grounded. No buses. No trains. A3400 Stratford Rd is where you go to catch a bus and that is 2 miles away. Not all families are able to afford to run a car or walk that far. Warwick gives you £45 in tokens. They get to Warwick only. They have stopped the bus to Solihull coming on to the village. I have lived in Lapworth for 84 years. Not a lot of progress has been made. Boat yards made in Broomhall (illegible). Trains only stop at Lapworth station about 6 times a day. Used to be a very busy station. Shops have closed down. Dorridge have built a Sainsbury but you need a car to go there. Train station in Dorridge but no good to people in Lapworth, they have to pay train fare to Dorridge. The people who live in Solihull area get free train fares. What do we get, a bus stopping at Pound close, time in Solihull 2 hours on a good day. We get this 2 mornings. We have a bus that goes from Station Lane to Stratford, shopping time approx 2 hours, Hardly time to get a cup of tea. 43 houses in Kingswood not much chance for Lapworth's younger generation. 20 houses in Hockley Heath, people will be lucky getting local bus services all day long. Why not build council houses. Give everyone a chance. My family have lived in Lapworth area for over 150 years.
- Lapworth is scheduled to have a significant number of new houses built in the

near future. I would not to see any further expansion.

- Lower end housing helps to increase people around to possibly get employment in higher end. Gardening/cleaning/ironing etc Getting help is hard and getting local work is hard without travel & outside people charge a premium. This is not a major concern tho - just a possible benefit.
- Mains sewerage would be a bonus mainly due to complexities of discharging and unhelpful land owners and council.
- My house is the last one on [identifying comments removed], before the parish boundary with Hockley Heath and I naturally gravitate towards Dorridge for "local" shops and to Solihull for most other things. I walk in and around Lapworth frequently, and visit the pubs/restaurants but nothing else.
- My sister had a child and had to move away with her partner as they could not afford to buy locally.
- My son emigrated to Portugal!
- My son has been trying to find somewhere to live with his girlfriend. He works in Stratford but cannot afford to rent or do shared ownership anywhere between here and Stratford.
- My son is 33 - desperate to purchase his own home and wants to stay in Lapworth if possible as loves it here.
- Myself and my partner would love to live here, but it is just overpriced for what we are after. Although the area is worth the amount you're paying in reality.
- New housing should be provided by infill or the delivery of small developments (sub 7 houses). Greenfield development should be avoided. There are sufficient brownfield locations in the parish or small scale development plots. Self build should be promoted.
- NO MORE THANK YOU.
- No obvious need for extra housing as no/few local jobs here. Village could become too white, middle-class, elderly, so if anything is to be built, should be cheaper and more suited to younger people. Car still vital though!
- Parish council is very poor - not interested in work required or people in parish - never elected, always replace vacancy with friends, most do not even live in parish.
- Parish suffers from lack of parking by school. No public transport. Very little recreation or sports facilities.
- Planning permission has been given for 2 enormous houses in C.W.R. and another site has become available for another 2 houses. Lapworth needs this type of dwelling like a hole in the head!! The trouble is that developer don't want to build smaller homes here. They make more profit on "mansions". I live in C.W.R and would be happy with smaller houses.
- Please stop building in this rural village and destroying the land and outlook. This village or its school CANNOT cope with extra people & extra traffic. It is a village NOT a town.
- Public transport- train services outside rush hour are infrequent and bus services are few. They may mean we move out of the parish.
- Re:Suffers from Crime - petty crime.
- Small pockets of development are being built and this should continue. No large developments should be built.
- Some young people who have grown up in this parish and would like their own

children to have the same opportunity cannot afford to stay here.

- Son wanted to buy first property.
- State of roads is appalling with particularly bad verge maintenance and drainage. Would welcome more houses, but prefer infill housing as opposed to large new development.
- The attraction of Lapworth is the rural atmosphere
- The problem with these new housing sites is will there be enough provision for extra schools, doctors etc. I thought local schools were oversubscribed already!!!
- The provision of smaller family housing has to be a good thing - just don't let Lapworth get like Knowle, a suburb of Solihull! And remember it is still a village.
- The train service is awful outside of commuter times. Without a car you are trapped in the village. For this reason I would never retire here.
- The very reason that Lapworth is lovely and visited by many - using Packwood House is because there re GREEN FIELDS! DO NOT build on them!!
- There are a lot of very large, very expensive houses. Some people may want to stay in the area and down size but there is lack of suitable properties.
- There is no need for this type of housing in areas mentioned. There is enough disruption to greenbelt. Aylesbury house should be restored and not made in to any type of housing.
- They haven't moved out but neither of our children would be able to afford to buy a first house in the village but then neither could we. It's a village where you aspire to live eventually.
- Think a large development in any part of Lapworth would be detrimental - roads/noise impact. Worried by the caravans which keep being used in our lane (Glasshouse Ln) and the struggle it is to get them removed.
- This is a small village with small school and limited road networks. It has a unique look and feel. I do not see the need or desire for social housing when only 6 respondents required it. Average house prices are high. If people wish to get "on the ladder", go to a cheaper area.
- Village life would not be that if we had growth in the village. Aware of the need for housing, but have to be sensitive to village life. Thank you
- We are happy with the housing situation in the parish, we recently moved here & would be more concerned with downward pressure on house prices if more affordable/social housing became available.
- We are personally opposed to new housing in Kingswood/Lapworth. It would change the dynamics of the village greatly.
- We feel quite strongly the village needs no further expansion.
- We have a large house and grounds and would like to downsize to a smaller house if we were permitted to build this in our grounds to then sell the current house.
- We have plenty of room for more houses.
- We moved to Lapworth in late 2015 so have not had time to get to know the locality sufficiently to have formed an opinion.
- We only moved here 18 months ago - so we're not fully aware of everything available - although pubs and doctors are brilliant.
- WE welcome additional appropriate housing within the parish however, I feel it's necessary to balance this growth of the parish with ensuring there remains

access to essential services, such as Doctors and schools for existing parishioners and it doesn't place undue pressure on the infrastructure that currently services the village.

- Would not like to see the area overdeveloped, thus spoiling the character of the area.
- Young people moving out of home for first time do not want to stay here. They need help in towns. You have to want to live here. Prices reflect a want for property for young families. It is not suitable for elderly or people with no transport or means to have transport.

Appendix F

Property search on 8 June 2016 (Lapworth and surrounding villages, properties less than £400K and excluding character properties).

Agent	Street	Settlement	No of beds	Type	Price
John Shepherd	Orchard Road	Hockley Heath	4	house	399950
Hunters	Old Warwick Road	Lapworth	3	house	375000
Xact	Poplar Road	Dorridge	3	house	375000
Hunters	Aylesbury Road	Hockley Heath	4	house	375000
Hunters	Station Lane	Lapworth	3	house	375000
Hunters	Yew Tree Close	Lapworth	3	house	350000
Mr & Mrs Clarke	Yew Tree Close	Lapworth	3	house	330000
Hunters	Belton Close	Hockley Heath	2	bungalow	329950
John Shepherd	Poplar Road	Dorridge	3	flat	320000
Hunters	Winster Avenue	Dorridge	3	house	319950
Xact	Tutnall Drive	Hockley Heath	3	house	299950
Xact	Stratford Road	Hockley Heath	3	house	289950
Hunters	School Road	Hockley Heath	3	house	279000
Centrick Property	Eveson Court	Dorridge	2	flat	265000
Hunters	Stratford Road	Hockley Heath	2	flat	245000
Centrick Property	Eveson Court	Dorridge	2	flat	235000
Xact	Poplar Road	Dorridge	2	flat	230000
Hunters	Milton Close	Bentley Heath	2	maisonette	215000
Xact	Stratford Road	Hockley Heath	2	flat	199950
Clarks Residential	Poplar Road	Dorridge	2	flat	195000
Xact	Poplar Road	Dorridge	2	bungalow	186950
Hunters	Downing Close	Knowle	2	flat	155000
Hunters	Downing Close	Knowle	1	flat	135000

Type	Average	Average -5%
1 bed flats	135000	128250
2 bed flats	217850	206958
2 bed bungalows	258450	245528
3 bed flat	320000	304000
3 bed houses	332650	316018
4 bed houses	387475	368101