



**Housing Needs Survey Report**  
for  
**Bishop's Tachbrook**  
**July 2019**

**Verney Jeynes**  
**Rural Housing Enabler WRCC**

**[Verneyj@wrccrural.org.uk](mailto:Verneyj@wrccrural.org.uk)**

# Housing Needs Survey-Bishop's Tachbrook July 2019

## Introduction

Bishop's Tachbrook parish Council commissioned a local Housing Needs Survey as an update to the last plan which was carried out in January 2013.

The aim of the survey is 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 identify any requirement for a small scale housing scheme to meet local needs, as specified in Warwick District Council's Local Plan.

The basis of the survey form was the standard document used across Warwickshire.

All households were asked 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. Additional information was asked on perspectives of life in the parish.

Households with or containing a specific housing need were requested to complete Part 2 of the survey form. This part asks for details of the household in need together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Whether completing part 1 only, or both parts, not every form was completed in full with every question answered.

Completed survey forms were returned to WRCC for analysis.

## **Acknowledgments**

A big thank you to the Parish Council and volunteers who delivered these questionnaires.

## **2. Planning Context**

At a national level, current guidelines emphasise the role of local communities in the planning process. For example, it encourages communities to "plan positively for local development, shaping and directing development in their area ..."

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, only 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. An essential element of any justification for allowing housing is a clear demonstration of housing need. A proposal will be expected to 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 e.g. elderly relatives, young families; and
- people who have been permanently employed in the parish for at least 12 months.






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.

### **3. Results**

Approximately 1800 surveys were distributed to the residents of the three parishes. A total of 348 were returned, giving a response rate of 19.33% which is low for this type of survey, despite the best efforts of the Parish Council and the use of social media and an online survey.









The 'comments' in any comments field are taken directly from the survey and quoted verbatim

**1. Please Indicate which area of the parish you live in**

Bishop's Tachbrook village		66.77%	221
New estates south of Harbury Lane		13.29%	44
Warwick Gates (original estate)		10.88%	36
Heathcote Park - Park Homes		6.04%	20
Open Countryside		3.02%	10








*The majority of respondents came from Bishop's Tachbrook Village.*

**2. What is your current housing tenure?**

Private rented		1.16%	4
Council rented		4.93%	17
Owner Occupier with mortgage		50.43%	174
Owner Occupier no mortgage		36.81%	127
Housing association rented		4.35%	15
Housing association shared ownership		0.87%	3
Tied accommodation		0.29%	1
Other (please specify):		1.16%	4
Other (please specify): (4)			
Owner with mortgage / shared ownership owner occupier on leasehold land-lease due to expire in 2038 lease Heathcote park-lease coming to end 2038 (worrying)			

*Respondents were asked to describe their household tenure. The majority of households are owner-occupiers with mortgage. 35 respondents were in council or housing association rented/shared ownership accommodation, with just 4 living in privately rented properties*

**3. What type of housing are you currently living in?**

House		78.03%	270
Bungalow		12.14%	42
Flat/apartment		0.58%	2
Dormer Bungalow		0.58%	2
Mobile/park home		6.07%	21
Maisonette		2.02%	7
Other (please specify):		0.58%	2
Other (please specify): (2)			
Had to convert loft to add 2 bedrooms chalet house			

Houses are the most common type of property that respondents lived in. Bungalows accounted for 42 respondents, while park home on Heathcote Park came third with 21 respondents

**4. How many bedrooms does your home have?**

1		2.68%	9
2		21.73%	73
3		40.77%	137
4		28.27%	95
5		6.25%	21
6+		0.30%	1

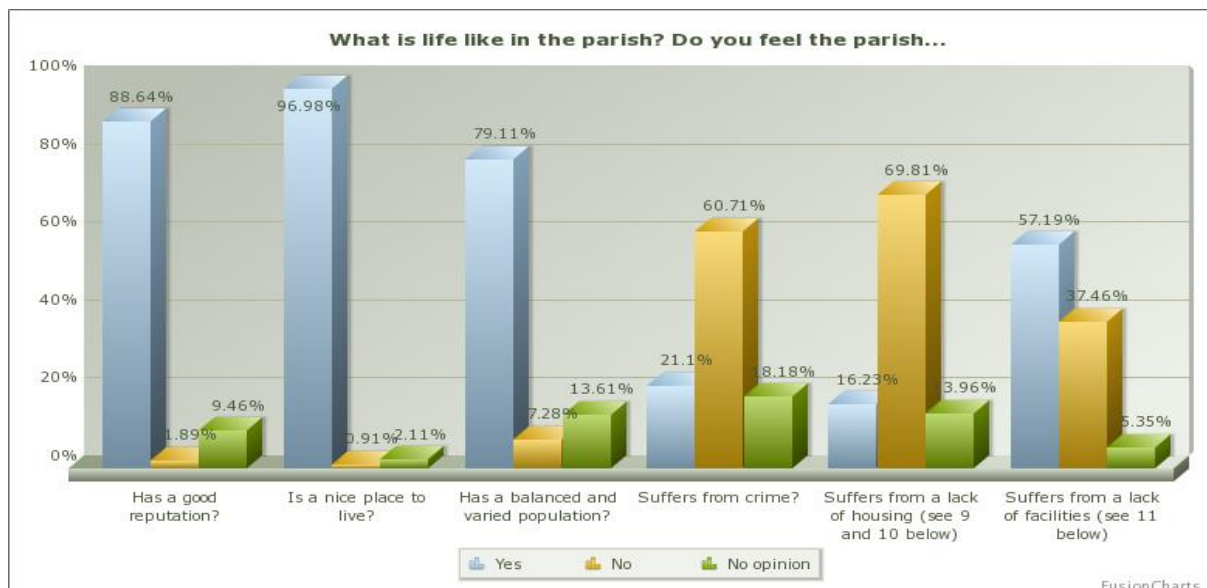
Three and four bedroom homes are the most common, which is typical for a rural location. Two bedroom homes were third most common, with 28% being from Heathcote Park.

**5. How many parking spaces does your home have?**

0		7.98%	26
1		12.27%	40
2		49.69%	162
3		16.87%	55
4		7.98%	26
5		2.45%	8
6+		2.76%	9

The majority of respondents had at least two parking spaces with only 26 reporting that they had no parking space.

**6. What is life like in the parish?**



Everyone felt that the parish is a nice place to live, with the majority feeling that it has a good reputation. Just over half thought there was a lack of facilities, while only 16% felt that there was a lack of housing. The most common comment was for an additional/better village shop, while concerns were also raised about the amount of house building which had gone on in the area.

Do you feel the parish....	Yes	No	No opinion	
Has a good reputation?	88.6% (281)	1.9% (6)	9.5% (30)	317
Is a nice place to live?	97.0% (321)	0.9% (3)	2.1% (7)	331
Has a balanced and varied population?	79.1% (250)	7.3% (23)	13.6% (43)	316
Suffers from crime?	21.1% (65)	60.7% (187)	18.2% (56)	308
Suffers from a lack of housing (see 9 and 10 below)	16.2% (50)	69.8% (215)	14.0% (43)	308
Suffers from a lack of facilities (see 11 below)	57.2% (171)	37.5% (112)	5.4% (16)	299

Comments:

Not a lack of housing per se but a lack of the right, well designed, affordable housing

Current doctor's surgery size is no longer fit for purpose or open during the hours that meet the needs of the villagers.

Bishop's Tachbrook was a lovely place to live until all of this terrible building work commenced. I fail to see how it can still be classed as a village. It's now just an extension of Whitnash/Warwick Gates. Traffic is a nightmare that can only further deteriorate once the new school is built. The surrounding countryside has been raped and the wildlife has nowhere to go. I personally cannot wait until I am able to leave this once delightful rural village!

Definitely requires more grocery stores

I hate all the new homes; I feel the rural location of our village has been destroyed. Traffic is a nightmare. My house price has dropped in value. I regret buying a house here for those reasons.

Need more doctors or hours to access the doctors

No shops or park on our estate. Nearest shop is a good 20 minute walk.

The new estates south of Harbury Lane are not getting the facilities they were promised thus increasing car usage.

Too many new houses and no facilities built to serve them.

Needs shops, poo bins for dog walkers and a post box.

Anti-social youth behaviour by recently demolished gazebo close to one of the entry points into the old Warwick Gates estate. Notwithstanding that the gazebo has now gone (where drug activity (previously?) took place), the presence of youths 'hanging out' and being loud and disorderly is still of concern. Reply to last question - need more local activities for the youth / community centre like Sydni centre / free sports

We strongly feel that the area lacks facilities, especially a decent village shop/supermarket. Bloor have also promised a path to Oakley Woods from the village, but there is no information about when this will be realised. We are also very concerned about plans to reduce the one green space we currently have in the Meadow by extending the play area and would suggest the play area moves outside of the church in order to allow people to use the Meadow more freely to walk dogs, play sport, and hold events.

For the size of the parish a greater number shops and schools would be useful. We have to drive our daughter to a school in Whitnash as we were placed out of catchment due to high numbers. This appears to have happened to people again this year.

The shop is excellent but it needs to be larger.

Lack of shops, nearest is 30 min walk. Lack of rubbish bins, nearest is 20 min walk.

Lacking food outlets locally as well as social spaces such as pubs and another gym. One gym has the monopoly locally so prices are very expensive.

I think that cycle track could be improved so cyclists used it instead of riding on Oakley Wood Road. Also, trees & shrubs should be regularly cut back to expose path on Oakley Wood Road to road as this path can be very creepy when walking along it

Big lack of facilities - shops, socialising space (casual e.g. coffee shop and formal e.g. sports facilities)

Whilst Bobbys shop is great I feel the actual owner does nothing to the upkeep of the property & it is a shame that the old newsagents is just a dumping ground for rubbish !!

Better bus route and would be nice to have a few more shops. Street Lights from village to Whitnash.

There is insufficient variety of private market housing, especially the provision of land for self-build homes.

Absolutely do not agree there's a lack of housing, we're being swamped with it and it becoming a real issue with speeding traffic on Oakley Wood Road.

Bishop's Tachbrook is at high risk of losing its character given the amount of new housing in the area. No further new housing should be permitted.

Too much social housing.

Think we have more houses than we need now It's the facilities we need I.e. a decent shop, post office chemist.

Lack of local shop.

Hoping the new build areas will provide further local facilities

To some extent. Perhaps a part time post office.

Lack of infrastructure within the new estates. No facilities such as a local shop.

All the new house owners have to walk passed our house to get to the shops in Warwick gates! And it is a real pro trying to park at the shops, I don't bother anymore. It's not a community and the type of people swearing dropping litter etc. passed our house is awful

Would be great to have a better local corner shop which works until 10pm and has a better/bigger variety of products.

No shops or facilities that were promised when sold the house by the developers. The signs around the estate also mention that there will be facilities. Parks are lacking or have been scaled down from the original plans.

There is community spirit but there is a major distrust of the current Parish Council following their decision to build the St Chads centre. This was forced through even though a democratic vote, voted against it. Parishioners concerns about parking have proved correct with regular reports of dangerous and illegal parking plus near misses

can only comment from our area of the parish. No real community feel, especially with no school age children. Roads are not conducive to neighbours meeting each other over the fence

Friendly atmosphere does not apply online egg Facebook

due to all of the recent developments, there is an over-supply of housing but not the required type

friendly atmosphere and community spirit

A local council gym / leisure centre would be great for the local community

Mainly something like beavers or scouts more for the kids and teenagers

Shops and cashpoints

I've only been here for 3 months so my opinion is limited. There's only 1 shop as far as I know. Church activities seem busy.

Doctors surgeries and schools are oversubscribed / over-busy / under extreme pressure along with the local hospital and services like police.

seems to be a challenge in police resources in effectively dealing with relatively minor crime although generally safe area

More sporting facilities would always be appreciated. a Post Office would be great.

Unused derelict ugly parade of shops in BT village. Could be much better utilised. Awful parking issues due to St Chads centre and dangerous junctions as a result

too many new houses being built

A coffee shop would be nice

Many new houses are being built but very few facilities so far.

No shop and other local amenities in area. (New estates). There's nothing here at all for hundreds of new families. Big problem. Putting too much demand on Coop carpark which is becoming very dangerous.

Crime increasing with extra housing, especially petty crime. Population is not exactly ethnically diverse!

Needs more secondary schools.

The 3 bed semi -detached new builds are too expensive for their size. There is no takeaway.

It could do with the other units by the local Bishop's Tachbrook shop being filled to provide more walking distance facilities

With all the new houses going in more amenities are needed.

Too many houses with inadequate services

No nearby shops, facilities. Closest are a 20-12 min walk away

Has a friendly atmosphere. Increase in traffic and huge developments are diminishing the quality of life in BT .Also the dispersed spread of new development is changing the cohesive nature of the village

car thefts, armed robbery

The estate is predominantly white middle class

It was a nice place to live, constant temporary traffic lights, noise, pollution and inconsiderate parking have all blighted our village. Mallory road can be very dangerous

great place

There is too much housing being built.it all seems to be being built in the area between Bishop's Tachbrook and Leamington/Warwick. Why no-where else in the area?

More facilities would be great as village size is increasing also with lack of bus service for older people and non- drivers

bus service to new housing estate is non-existent (Bloor site)

we could do with having a local post office

could do with a takeaway perhaps

no post office. marginal bus service

Nice place to live -too noisy from M40 and B'ham airport

Doctor opening hours not adequate

P.O. would be good.

larger doctors. .The village of Bishops Tachbrook could do with bigger doctors

Not lived here long enough to comment

It was a nice place to live before we had a huge housing development built in the field next to our properties. Our quiet and lovely views have gone, the reason we chose to move here 40 years ago

It is nice to live in a village however getting a lot bigger and turning into a suburb of Leamington

suffers from too much house building in the area-so country aspect of living now gone





Requires another convenience shop and possibly chemist and doctors. Also requires a secondary school and the country park that was promised and seems to be reducing in size

born in the village (83 years ago) never once has the elder people been properly consulted regarding the village as a whole



The amount and speed of traffic racing through the village detracts from it being a nice/safe place to live
I'm happy I live here I reckon it's as good as it gets
Empty shop needs to become a community asset
It is currently a nice place to live, however if there is too much building works it could become unpleasant
We need a good size village hall (multi-functional)
At least 5th generation villager
in danger of being overwhelmed with new housing that is all stereotype builder design-no individualism and loss of biodiversity
too many houses being built but not enough amenities to cope with all the new people
1 bedroom accommodation for single men and women who have to move properties as a parent has died esp. for those that have lived in the village all their lives and wouldn't want to move out of the village
We do not have enough infrastructure, the roads are not suitable for the amount of housing being built
It would be nice to see some police pressure as drug dealing done openly and no police every around
More leisure facilities would be good
Better village shop, higher quality, more fresh produce
I value the separate-ness and the approach to the village
Have always liked it, but St Chads Centre and new activities have improved it immensely. Bus service poor though
Area was much preferable before the many new houses were built as we moved from Warwick for a quiet peaceful retirement
easy access to buses town and shops
suffers from a lack of affordable housing
I am disgusted that the district council allows building at a rate that not only reaches facilities to an unacceptable level but the increasing of facilities lags vastly behind the needs of the rate paying population
could do with more rented bungalows for over 60's if this happened there would be more 2 +3 bed houses for families

**7. If you feel the parish suffers a lack of housing what type of housing (tick all that apply)**

Housing association rented		22.12%	23
Housing association shared ownership		15.38%	16
Affordable market for first time buyers		50.00%	52
Larger market homes 4 bedroom +		14.42%	15
Smaller market homes 2 bedroom or less		15.38%	16
Bungalows		31.73%	33
Over 55 accommodation		29.81%	31
Supported accommodation		15.38%	16
9 Other (please specify):		10.58%	11
Other (please specify):			
Sustainable housing			

Self-build sites

Care home, nursing home

the new development for older people is nit affordable for most. We need a mix of other supported/care homes.

affordable/rented

do not have enough local knowledge to pass comment on this question

Larger 3 bed semis

self-build plots on new large scale developments

Comments:

The larger 4+ bed houses don't have enough parking, tiny gardens and are built in a non-sustainable way. Their energy performance is terrible and they are not 'green' in the slightest, using no modern methods of heating/insulation and with only a nod to 'green' by having an electric car charging point. Only 1 4+ bed house on the whole Oakley Meadow development had a side by side driveway; all the others were tandem which is ludicrous when both people need to use their cars at different times. It makes for a hugely congested road as people park their other car on the road/half on the pavement because modern estate roads are so narrow. There are so very few bungalows for those living in the existing 4/5 bed houses to down size to which blocks housing stock for those with growing families. There is no over 55/supported accommodation which again blocks housing stock and also means those who have lived in our village their whole lives need to move elsewhere to be supported.

No more housing required! If there isn't enough now then hard luck!

Not enough bungalows for older residents to move into

Lack of housing? Is that actually a joke? Are you trying to post justify your terrible decision making at the thousands of new homes in the area?

In all the new housing within the Parish, there is a total lack of new build bungalows for sale. The need is recognised for social housing but not for market housing. This needs to be addressed.

I think there is plenty of provision within a few miles for the types of housing specified, and that there is no need for new housing in the village.

There are lots of big houses & housing association houses but not affordable 3 bed houses which is what most families are looking for

No further housing required, the parish has absorbed a disproportionate amount of new housing and this should now cease.

I don't feel that there is a lack of housing. In fact, the opposite.

There is too much housing now! And it's not finished! Why would you even ask that question

Need for 4 bed room houses

Bishops Tachbrook does NOT need any more housing

Not sufficiently aware of proportions of other types of housing but strongly suspect not enough affordable or council properties

Too many houses already in the area. Not lacking.

some concern that increased population may put pressure on extra/planned extension of services-even if not currently suffering from a lack of facilities

Enough housing already

not apartments and at affordable prices

Plenty of housing available with many homes for sale being on the market for a protracted period

Parish has a good mix and balance of houses






More homes of social rents e.g. 50-60% of market rent

The original population of Warwick gates is raging and needs options like bungalows  
I am not aware that there is supported living options in Warwick gates to enable people to stay close to

family and friends and relations. Where I have put a tick will help create a more balanced population responsive to needs. this includes rehousing options for homeless people
No more housing needed the roads are not coping
no council housing. housing association very expensive
No more housing please
Would be nice for more housing available to those with village connection-hard to get on property ladder
The parish has too much housing. It will shortly lose its identity as a village
Larger market homes - so locals can upsize and make vacant their smaller homes for others.
Small cluster of bungalows like Kingsley Court are ideal for pensioners and would free up houses for younger families. Generally the parish as an area is over built to the detriment of the rural setting of existing resident
Council housing
Not part ownership
Park homes ideal
There is plenty of housing already
More than enough
no, houses come up for sale always as people/children get older they want to live closer to town. We have upsized but wanted to stay within the village but didn't want a new build, normally small and very expensive
But quite enough of the other types with all the recent development
too many bungalows have roof conversions taking them out of ground floor accommodation supported accommodation need for those who have lived in village to stay here
House prices astronomical compare to other areas
A care home would be good
My 27 yr. old son would love to live in the village but very little to rent or buy that he could afford so has to house share in Coventry.
given the ridiculous number of houses being built in close proximity to the village, I would say not. the gridlock and traffic is likely to become the norm and will soon render this village unappealing. it is already like dicing with death every morning trying to pull out at the top of the village and there are still speeding issues on Mallory Road(despite your best efforts which are much appreciated)
Affordable 3 bed homes
no more houses
Lots of houses coming would like bungalows
My daughter is a newly qualified teacher and cannot afford to buy in her home town and where she teaches. (further info withheld)
council rented property
Elderly people imprisoned in their homes too insecure and frail to take the massive physical and emotional step to move to where? As I understand it data exists showing that 37% of housing stock is accommodated by a surviving spouse.it is a considered fact that if there is a greater focus on assisted 'lifetime buyer' housing there would be no housing crisis in the UK today. it is a tragedy that greater focus isn't given to this!
low rent council houses needed. bungalows private not council/shared ownership









*87% of respondents thought there should be more affordable homes in the parish, whether this be social rented, shared ownership or affordable market homes. Approximately 30% felt there is a need for bungalows and over 55's accommodation. 14.4% wanted larger homes with 4 bedrooms or more, while 15.4% wanted smaller homes with two bedrooms or less.*

**8. Has anyone in your household had to move away from the parish in the last five years because...**

They could not afford to buy a property		39.02%	16
No housing association rented properties available		17.07%	7
No private rented properties available		2.44%	1
Private rented was too expensive		9.76%	4
Other (please specify):		68.29%	28
Other (please specify):			
<p>We are worried we are going to have to move away because we cannot find a good enough house in the village that is affordable.</p> <hr/> <p>No. The only reason I will leave is because of the destruction of our village.</p> <hr/> <p>No self-build sites available</p> <hr/> <p>Not in my household but had friends who moved because the rent was too high compared to what was available around compared to other places</p> <hr/> <p>The "affordable" homes they we were promised were certainly not affordable for young people. Once they got plans agreed they chose to build only a few cheaper houses</p> <hr/> <p>They were sick of the village being over built in and destroyed. It's barely a village any more.</p> <hr/> <p>Moved to work in London. Didn't move because of housing</p> <hr/> <p>My daughter and son could not afford housing in the village. My daughter would love to come back with her family and is on the council list</p> <hr/> <p>We are considering going back to Whitnash as the houses are very narrow</p> <hr/> <p>only traditional council houses are available of social rents. new 'affordable' homes that are rented are above the definition of social rent. New houses are too expensive for first time buyers</p> <hr/> <p>My daughter moved from one house to another in the village (private)</p> <hr/> <p>two left due to work commitments</p> <hr/> <p>I may have to move out of the parish in the very near future as I am looking to move to a three bedroom property and there are none available that are affordable</p> <hr/> <p>had to move back as they could not afford to buy</p> <hr/> <p>No Council housing stock. The government can allow the private rental sector to cause so much misery with so much power to abuse a vulnerable sector of the population is deplorable, Council housing stock needs to be increased massively to protect the rental population and corporate investors need to be attracted in to reduce the power of rouge landlords</p>			

*24 respondents indicated that affordability was their reason for moving away from the parish.*

9. If you feel that the parish is lacking in facilities, what facilities are missing? (please tick all that apply)

Shop		51.79%	116
Pub		17.86%	40
Primary School		15.18%	34
Doctors		40.63%	91
Play area		19.64%	44
Green spaces		30.36%	68
Footpaths/cycle ways		34.82%	78
Other (please specify):		65.63%	147
Other (please specify):			
<p>Secondary school - but we do NOT need another 150 houses to pay for it. It should already have been paid for with the S106/CIL money</p> <hr/> <p>Secondary School</p> <hr/> <p>Secondary school. Restaurants/take-aways</p> <hr/> <p>Sports facilities such as a sports hall.</p> <hr/> <p>Cafe, better play area, more use of shops - currently some are empty</p> <hr/> <p>Coffee shop</p> <hr/> <p>Poo bins, post box</p> <hr/> <p>Secondary school</p> <hr/> <p>Secondary school</p> <hr/> <p>Cafe, bakery</p> <hr/> <p>more accessible sports/yoga areas - Nuffield too expensive and appears to be only option offering varied activities. Lack of competition means they are expensive.</p> <hr/> <p>The village shop we currently have is extremely limited. There is hardly any fresh food. The one pub is also very expensive. The doctors' opening hours are very limited indeed.</p> <hr/> <p>Better shop that uses local produce, would like a more old fashioned village shop.</p> <hr/> <p>Bins</p> <hr/> <p>Not enough choice for takeaway food locally. No cafes/coffee shops etc. at all in the area. The Leopard needs better access from Harbury Lane estates, hopefully rectified soon with Country Park. Desperately need to resolve footpath issues to improve connectivity on Harbury Lane.</p> <hr/> <p>We need more nursery school &amp; primary school spaces &amp; a free bus that will actually take all secondary children to school from village. It is not good enough that some children can't get on the bus.</p> <hr/> <p>Having an empty shop permanently is such a shame !!</p> <hr/> <p>Better bus route, Lighting on Oakley road leading from village to Whitnash</p> <hr/> <p>Nearby secondary school</p> <hr/> <p>Secondary School</p> <hr/> <p>I feel like with the additional demand we could do with more services at the doctor's. Also I feel that the green spaces are being diminished and they are very important to me.</p> <hr/> <p>Post office Chemist</p> <hr/> <p>Could do with a "choice" of shop</p> <hr/> <p>Takeaway</p>			

Adult sports facilities e.g. gym, tennis courts, swimming pool

We need to keep the green spaces around the village. We do not want to be part of Leamington as the Warwick gates housing gets ever closer!

Walks in the country/fields/farms. We're on the border of loads of fields and no formal route.

The new area of Warwick gates is lacking in all essential services. A retail area, and community/leisure centre which was advertised as part of the development has not been delivered.

The local pub is more interested in serving overpriced food to people who travel into the village, they do not encourage the locals to visit just for a drink.

I can't get into our doctors anymore either! Too many people

The current shop is better than it was but provides little choice or diversity. The pub whilst pleasant is very expensive and provides little choice for vegetarians .Doctors-could benefit from extended hours, very difficult to get a timely appointment .Play area-this is being addressed

Shop-already in B/T. Pub-already in BT. Primary school-already in B/T. Doctors-good branch surgery in B/T. play area, green spaces footpaths cycle ways-already in b/T. Secondary school not needed in the parish roads already too busy

On Warwick gates we do have some small amounts of green space but nothing really significant. More varied habitat for wildlife, wooded areas etc. would be invaluable for human wellbeing as well as for an ecological balance. There are no wildlife corridors-our hedgehogs must tracers a lot of roads to reach our garden and there is a tiny handful of bird species. Cycle ways pitch us into the traffic at the most dangerous spots, e.g. Harbury lane and Heathcote lane

In favour of a secondary school. The doctors could be open longer. Footpaths are narrow

Primary school-in danger of becoming overcrowded due to merging of boundaries with Warwick Gates and Whitnash. Green spaces-in danger with new housing. Footpaths-cycle path along Banbury Road to Warwick

Doctors- can't get an appointment

I think the village is well served at the moment. I do have concerns over increased traffic but hopefully with sympathetic planning it will be ok

Doctors-needs to be open all day-5 days a week. Footpaths-all along Harbury Lane

cafe

A cafe/bakery would be a lovely addition and somewhere to meet other people in the village if the church or social club aren't your thing.

post office extension of facilities at the excellent doctors' branch surgery. taxi service extension of bus service

Doctors need to open more hours

Doctors-longer opening hours

A Disc Golf Course

Footpaths don't link up and some poorly maintained (or not maintained)

Shop- poor could be a farm shop fresh produce would be amazing. school-danger that children within the village won't get into school despite having lived there 10+ years Doctors-rubbish hours registered elsewhere. Play area-horrible, anti-social, dirty Footpaths-no clear walk up to school-so many curbs and pavements don't line up

No cycle lanes in the parish

Only open limited hours

take-away

All needed in the new Harbury lane housing estates

shop for new houses already built. play area for new houses already built and equipment Footpaths on Harbury road footpath required. cycle ways to connect new estates being built

Terrible shop. primary school-now oversubscribed and for the first time children in BT have not got a space for 2019. secondary school-very concerned about being pushed out of the catchment by the new

houses. Cycle path village busier with traffic and used as a cut through to M0 pavement on Mallory road too narrow and dangerous for children walking to school. pedestrian crossing and traffic calming needed

Coffee shop baby friendly

Maybe a takeaway but generally very happy here

A better stocked shop to stop needless car journeys. An improved cycle/footpath north and south.

Food outlet

Pharmacy. Takeaway

Secondary school.

Take away food

for the amount of new houses being built, all of the above will need to be provided as existing local services e.g., schools, doctors are already oversubscribed.

Doctors surgery Not big enough to meet needs of constantly increasing size of estates

We live right next to Heathcote school but couldn't get my children in as no year 4 class one of the main reasons why we moved was because there was a school just opened

secondary school

More sports facilities indoors and all weather play area

school-bt and Heathcote over-subscribed. secondary school. play Area-More open green space near Warwick gate. play equipment's for older 10 kids needed  
Better cycle paths that go all the way into town without going on the road. More wildlife areas needed to support biodiversity and human well being

post office

secondary school not needed. LA should be checking its numbers

more walkways through country area. Bridleways would be nice

a co-op similar to the one at Warwick gates

shop-all we have is the village shop which has a limited range. Everything else is a drive away. Doctors-the opening hours in the BT surgery are too short. Green spaces-they keep being built on footpaths we need a cycle route to Warwick along the Banbury Road Public transport is woeful. there is an infrequent and expensive bus to Leamington but it is impossible to get to Warwick just three miles away. We work and kids go to school in Warwick and would use bus/cycle if we could but it is impossible so we have to drive everyday

New pathways do not join up new estate, kissing gates or light access. no use to mobility scooters or double prams

secondary school

Family friendly pub. Doctors need to increase opening hours. Toddler area dated and dangerous. Accessible pathways

bus service

we need all the above

shop-village. doctors village

small supermarket with competitive prices. cafe, takeaway food outlet

coffee shop

Post office/expansion of village store. Village store is excellent but needs more space. public transport links to Warwick, Warwick hospital Stratford upon Avon

definitely needs a shop on new estate. pub Heathcote is ok, but one more. doctors-w'gates busier now. footpaths these need completing plus need to put path down Harbury lane to Europa way roundabout

ok-if country park goes ahead. Enough of above at present but may need more of all if parish grows

school provision is terrible, it's not houses and people that are needed

Takeaway?

Lack of bins especially for dogs

Shops - needs more shops etc. for size of village. Doctors - needs longer opening hours

Shop- Needed on the new housing areas. The Co-coop and other shops are not big enough.

Shops - more shops with parking. Secondary school. Car parking especially for the elderly and disabled - village green and parking for St Chad's at rear of churchyard. Buses direct to Warwick and back.

Hours at doctors

Another convenience store, chemist

Footpaths - kissing gates prevent wheelchairs, buggies, etc. using new path. Be good to have more footpaths around edges of fields behind Croft Close.

Doctors-bigger doctors. play area- improve the current play area. green spaces- more trees to be planted

ouroad cycleway is a major success and should not be changed or interrupted. The main challenge is too much through traffic on Mallory Road, Oakley wood road, Othells avenue, speed restrictions in village centre to 20MPH would help Also chicanes on all three approach roads

Post Office

Secondary school

Major traffic calming and serious low speeding measures. No more housing Thank you. More housing=traffic+speeding+pollution+more home delivery vehicles. I could go on forever. We've had our fair share of ugly new housing surrounding our village (forget 'parish'0 This was a village now ruined

Shop - we need more. Doctors - Not big enough

Green spaces: All turning into housing estates

secondary school. cycle paths-not enough safe routes for children. With new housing being planned the above needs should be considered

Post office facilities e.g. bill payments. Features to deter the rush hour rat-run

Post office

country park needed as promised. size not compromised. access from BT village. Continue new footpath to meet up with Oakley wood as far as possible from BT village

Due to the high crime rate recently due to cars being broken into the area requires better lighting and tighter controls. I feel quite unsafe when home alone at times

a supermarket would be good

secondary school

Green spaces-they are being built on. footpaths-out into green areas and countryside to get exercise

shop-the shop is small so there is a lack of goods. good for basic primary school-concern over the amount of house building and lack of places at pre-school and primary

Doctors needs to be full time

need longer surgery hours. post office

secondary school

Secondary school-not currently but will be needed

limited space to walk/run/exercise dogs, Buildings everywhere, Cars everywhere. Loss of green space. trees and biodiversity

With more people in the parish maybe the doctors surgery in the village needs to be enlarged

Parking for doctors existing Warwick gates surgery not sufficient. properties should also be built on bigger plots with wider roads to enable more space for parking and passing on streets

No new shops built to cope with the influx of the new houses. The school currently has 2/3 applications for each place. I doctors in the area. green spaces often very small and inadequate. Secondary school



Doctors surgery is part time in the village causing residents to go to other doctors. village cycle way to Oakley Meadow
secondary school Although I know there are plans to build a new school which I feel is really needed
secondary school
Secondary school
lack of post office. Lack of good bus services, particularly going to Warwick hospital (direct line) from the village. Parking at the hospital very busy
increased opening hours
shop-on new development, all the above on new development. Secondary school
longer opening hours
Shop on new estate behind Commander Close
secondary school
Primary school-with the new estate concerns whether the school would be able to accommodate all pupils Doctors-the working hours of the current surgery are very limited. There should be more green spaces, it's becoming overbuilt
Warwick hospital is overloaded and needs more facilities to cope with the new estates. Sunday GP's
shop-butchers or greengrocers
Wish the pub would bring back takeaway fish and chips-that was really handy
Green spaces-wherever they can be located. Footpaths-completion of the footpath to Oakley woods and linked to 'the Lees' to provide access from the top of the village
shop-becoming increasingly difficult to park by shops. Doctors-getting increasingly busy as people move into the area. Green spaces-far too many houses being built in this area-totally spoil location
More than one shop in village
shop-could be bigger especially for those less mobile. It is laughable that my poor friends need to drive to Southam if they want a doctor's appointment not on the every other day it is open-the size of the village should surely allow better NHS availability especially to those unable to drive. Footpaths, Oakley wood road is scary to walk along
shop-more required
secondary school
we need the country park were promised in its original size
shop-in the new settlements. Primary schools-both oversubscribed. secondary school-to allow as many to safely walk docs-in the middle of the parish) not in village) play area-centrally. also we want to see the country park (in whatever form) footpaths-throughout the parish allowing safe travel.
all needed on new estate
secondary school. sufficient and suitable road networking. bus/lorry parking areas at road sides footpaths on Harbury lane
not enough spaces at primary school. docs struggle with demand
secondary school
shop -no new shop on new development. Primary school arriving later than needed. doctors-waiting list prove undermanned overstretched due to higher population. Play area- no facilities for teenagers. Footpaths Country walks lost to new houses. Suitable highway infrastructure suitable facilities for third sector facilitators
secondary school
we have one small shop, maybe another top end of village. it is a good walk for older people. More families with children now in the village need primary school. Doctors-longer surgery hours needed sometimes hard for appointments

If you have answered yes to any of these questions, please indicate where these facilities are needed in the village:

Food shops e.g. takeaways. The doctors should be open more hours. Footpath to Oakley Woods as promised through the Bloor development. Secondary school - but we do NOT need another 150 houses to pay for it. It should already have been paid for with the S106/CIL money

The doctor's surgery needs to open full time. It's virtually impossible to get an appointment now. Perhaps the practise just wants us all to die so that they don't have to think about us anymore?

The new Heathcote estate desperately needs a shop. A pub would also be a nice addition.

Redevelop the social club to provide more than sports fields and 5-a-side.

Village centre and the park.

Some of the cycle way and footpath provision could be better considered - particularly along Harbury Lane between Gallows Hill and Tachbrook Road. Both Warwick and Leamington have a lot of coffee shops. The only place around Warwick Gates that you can currently get coffee, or meet up with someone is a pub. Having a coffee shop (ideally close to the new / proposed schools) could cater for a range of potential clients.

More hours to see a doctor or more doctors on shift to see patients. Emergency appointments are now taking 2-3 days because the doctors are so overbooked/overworked

South Harbury Land Estate.

These are required at the new developments south of Harbury Lane. There as yet appears to be no significant effort by the developers to have a space for retailers.

A shop to service the new estates on this side of Harbury Rd.

Facilities are not needed in the village they are needed in the new estates south of Harbury Lane. Land was put aside but nothing has materialised. There are rumours the Bellway Developers are trying to purchase this land to build on! The path from the village to Oakley Wood needs delivering. The promised Tachbrook Park needs to be delivered not squeezed by 150 new houses.

They are needed in all the new houses sites Mallory Court, Bishops Tachbrook, Heathcote etc. etc.

Harbury lane new builds

New estates south of Harbury Lane.

Harbury Lane too few cycle routes to Warwick. Public transport to Warwick needs improvement

Whilst there are a shop and a Doctor's surgery in the village, the opening hours are restrictive.

On the new estates.

Warwick Gates and new homes built on Harbury Lane and close by I imagine.

The current village shop needs to be expanded to include a wider variety and most importantly, fresh produce, vegetables, fruit, eggs, bread. We also believe a cafe is essential to an area where the one pub is very overpriced. Ideally, the village shop would keep its current location but expand; and a cafe open next door (there is currently dead space next to the village shop and hairdressers). The doctor's location is fine but the hours need to be extended. There is a real lack of appointments related to women's health in particular, such as cervical smears, and it's not convenient to have to go over to Croft.

In the centre

The shop is very small and basic; we have to drive to Warwick Gates if we want anything. The doctors is only open part time making it difficult to get appointments.

Larger shop or another at top end of village.

It would be good to have increased surgery hours now we have a higher village population

Linking the village to surrounding areas via footways and cycle paths

Harbury Lane new estate

No shops/cafes/takeaways servicing estates south of Harbury Lane. This is the area in need most. In an ideal world a pub and/or cafe would help improve community spirit in the area with so many moving from other areas.

The nursery needs to be bigger, the new Heathcote school could be bigger.  
The cycle track & path needs to be better. All kids should be able to get a bus to Myton for free.

My mother lives in Warwick & has more rural walks on her doorstep than me in a village!! I think that is a shame.

Footpaths providing safe connection to Oakley Wood. Footpaths / cycle ways that provide scenic routes around the parish. Secondary school that is within easy walking and cycling distance from homes

I don't think we need a new doctors surgery but the hours of the existing branch practice of Croft Medical Centre in Bishops Tachbrook should be extended to support the increased population in the parish resulting from the new housing.

No footpath/ cycle way on Harbury Lane between the BMW garage and the island at Barratt Developments.

In the village

Could do with a "choice" of pubs

Where we live there are no shops within a reasonable walking distance.

We have very few dog walking fields and I fear they will soon be swallowed with yet more housing.

In Warwick Gates II - we were told that Bellway would be building a small community shop facility, but it appears that they are now building houses instead. Our nearest shop is the Co-op on Warwick Gates I.

Shops - in the new build areas but believe they're being built

New estates

With the increase in houses the doctors needs to be full time. Need a bigger shop with longer opening hours

Shop, doctors and cycle path should be completed before houses are done

New estate south of Harbury Lane

In all the new estates

Oakley grove area

The current place of village store is perfect. It just needs to improve.

In the new estates south of Harbury lane.

So far there is one park and no shops. Houses are now being built on the area we were led to believe would have shops.

Access from the Mallory Road onto Banbury Road is highly dangerous and will only get worse with more houses. remedial action is required as a top priority

cycle ways and footpaths along Europa Way to Sainsbury roundabout

leisure centre. awareness of public footpaths, Shops near the new estates. Schools near the new estates, Local doctors for the new estates

Proper country side walking not just the meadow. The doctors surgery to be open full days.

In the empty unit next to the hairdressers

A shop near the new primary school on Harbury Lane would be really useful. Also a doctors at the same location would be helpful.

As the community extends cycle paths should be integral to the development. Would like to ensure the open spaces as planned are preserved

Old Warwick gates on the edge of parish are right on the border for all facilities. The two primary schools are massively oversubscribed with more and more houses being built. My child is due to start school next year but at the moment it is looking like we will be unable to attend a school both in catchment and local area since they are also oversubscribed. There are 3 local drs in the area and all are extremely busy and stretched especially with the influx of people with the new housing. A school is needed in the area between Warwick gates old and bishops tachbrook. Both primary and secondary

Not enough parking and too many lorry's and delivery vans can't get round the roads. School run is a nightmare, parents drive too fast and park outside residents houses so no parking for us

Dedicated green spaces on the periphery of the village, a paved footpath to Oakley Woods. A disc golf course around the periphery of either the meadow or new country park.

Green spaces on Lisle Gardens vulnerable to travellers

With all the roadworks that have been going on Mallory Road needs resurfacing, especially church hill south Harbury Lane

More shopping facilities would be useful in the village centre.

Village shop ok but would be nice to have something like a Tesco express/Sainsbury's local with better value/wider range/longer opening hours

The empty shop along Wychwood Close looks a mess and owner should be asked to clean it up

Vickers way opposite the Bellway sales office

More affordable pub needed, for villagers. Leopard is not affordable like it used to be, and too posh with poor service for a quick meal. Circuit round Meadow for cycling/running/etc. would be great for exercise. Full time Doctors required. Larger shop would be good

Better cycle and pedestrian paths between top of village and town.

There is only one shop in the village and the opening times are not great, so regularly have to drive to Warwick gates or Whitnash

We need to preserve existing green spaces in and around the village, to protect views and space for children and dog walkers. I feel very strongly that the green spaces have already been eroded and that putting any further housing between the village and the new houses south of Harbury Lane would be to the detriment of the entire community.

Footpaths extended from new estate along to Oakley woods as the path just stops and takes you onto a non-lit fast road with no footpath!

Additional shops in the bishops tachbrook village (something like butchers, green grocer or take away would be good)

in the new builds that run off the Harbury Lane, there's no new facilities as the builders want to get all the houses up first for the money, but they should start getting things in place. a pub and a shop would help create a community feel. we are looking forward to the country park being created

On or within five mins of Oakley Grove estate

I live on the Poets Meadow estate (primary school) I do not drive and the nearest shops are in Warwick Gates. I have some medical issues and find it difficult to walk all the way to the W/Gates shops and back. With all the new housing in this area there is definitely another doctor's surgery needed. Warwick Gates cannot cope with the demand.

Preferable somewhere near Heathcote school so easier to excess for families

Oakley Wood contains a butterfly (white letter hairstreak) which is a red list endangered butterfly in the UK. 2 specimens observed in 2018 July. opportunity to have corridors from Oakley Wood to new country park to increase numbers of this butterfly. If disease resistant elms planted

shop on new estate. pub on new estate, secondary school needed close to primary school Harbury Lane

we are surrounded by main roads and there are insufficient footpaths to get out of the village safely i.e. the paths on Oakley Wood road goes onto main road which is unsafe to walk on. Our green spaces are slowly being eroded

Doctors-diabolical service-only part time. Have to drive to get an appointment  
green spaces- we are losing our valuable green spaces  
footpaths-not easy to push the pushchair around the village  
cyclists can be dangerous walking to Warwick Gates  
The pub isn't a place we would go for a cheap drink, it's nice for a special meal  
The breakfast club at our primary starts after I need to leave for work. This makes it hard to work (both parents)

Large multi-functional hall. if and when the country park comes into being make sure there is adequate parking

shop-doing something about the eyesore shops/garages

More public footpaths in surrounding countryside. to have the footpath completed to Oakley woods would be most welcome-as promised when the Bloor homes were built
Not everyone can get to other surgeries within the group, therefore I believe the surgery we do have should open full time
Lots of children that will get older. More families mean more children. Primary school massively over-subscribed. We want our children to walk to school Secondary school. Play area needs modernising. Footpaths needs loops for runs/walks/bike rides
Also a bus route covering Oakley WOOD ROAD
It is a village, why would anyone choosing to live in a rural village expect there to be a) more than one primary school, b)a secondary school. If people want these they should chose to live in a town, not ruin a rural village for those who have chosen this type of environment
Traffic calming, speeding restrictions particularly in Harbury Lane
Better more regular buses

*A shop was the most requested new facility. Although it is acknowledged and appreciated that there is a doctor's surgery, the hours and availability of appointments gives concern, which is heightened by the new build and new residents.*

**10. Please give the number of cars in your household**

0		4.07%	14
1		33.43%	115
2		52.91%	182
3		8.14%	28
4		1.45%	5
5		0.00%	0
6+		0.00%	0












*Two car families were the most common, with only 9.59% saying they had 3 cars or more. 4% did not have a car.*

**11. Does anyone in your home have a mobility problem**

Yes		13.49%	46
No		86.51%	295

*46 people said that they did have some mobility problems.*

**12. Please give an approximate indication of your household income**

up to £14999		14.38%	42
£15000-£19999		6.85%	20
£20000-£29999		10.27%	30
£30000-£39999		11.30%	33
£40000-£49999		7.19%	21
£50000-£59999		9.59%	28
£60000-£69999		10.62%	31
£70000-£79999		9.25%	27
£80000-£89999		4.45%	13
£90000-£99999		5.82%	17
£100000+		10.27%	30

*This question was widely skipped, however of those who did answer, there is a spread of income levels throughout the parish. 31% of respondents have an income under £30000, while just over 10% have an oncome in excess of £100000*

**13. Please state what level of internet access your household has**











Open-Ended Question
Virgin media 100 mbps
40Mbps broadband
Up to 60mbps
4G
Virgin media 200mps
broadband 38mbs
Bt 47 mg
Broadband
Good 50mb by high speed no issues really quick and reliable
Broadband 100mb download
Up to 160 mbps
43.9 MB/s
80 mbps
Fibre to the premises 80mb
Maximum 80mbs
68.6mbs bt
broadband 30mbs
fibre optic 80 mbs
Almost zero. Upload speed 0.4mbs, download speed 0.8mbs
50mg
30/40 download 8.5 uploads

30 mb/s
4g
50 mbs
4g
mobile wifi
broadband 40 gb download speed
200mbs virgin media
50mbs
70mbs
only on mobile phone

*This question was answered in many different ways by different respondents. The comments which have been included are those that have given actual speeds. 12 respondents said they did not have internet access.*

**Section 2 To be completed if you have a housing need.**

**14. What are your reasons for wanting housing (please tick all that apply)**

Larger home		41.03%	16
Independence/living away from home		7.69%	3
First time buyer		15.38%	6
Closer to employment		7.69%	3
Supported accommodation		0.00%	0
To give support to someone in the parish (please give details)		17.95%	7
Smaller home		17.95%	7
Can't afford current home		5.13%	2
Closer to schools		5.13%	2
55+ accommodation		17.95%	7
To receive support from someone in the parish (please give details)		2.56%	1

**Comments:**

But not just any house, a better one with a decent sized garden, decent parking and sustainable for the 21st century.

The need / desire for older people, with no children living at home, to downsize to more appropriate accommodation is being ignored in the present mix of new housing being built for market sale in the parish. The need for more bungalows was mentioned in the 2014 HNS but has been woefully ignored in the housing mix brought forward for sale.

As a young family both in full time employment we rely heavily on my Mother, who lives in Bishop's Tachbrook, for childcare. We would like to be close to family for support and also my children to receive the village life growing up that I had.



pleasant and safe area / close to family / know the area as born here

Clearly this is a council survey and a loaded question! I DO NOT BELIEVE IN MORE HOUSING

Stay close to mother as she is on her own in retirement with no other local family.
Children leaving home
Need a second bedroom
My daughter has suspected autism and can't cope with having no space and sharing a room with her two sisters, the rooms are very small as well so overcrowded which makes her needs and meltdowns harder
wish to move from a very large 5 bed house with 1 acre garden to large 4 bed house with .25 acre garden
I have a number of mobility problems and have stairs as I live on the first floor
My 84-year-old aunt lives in Whitby. She has had a fall recently and her health has deteriorated I have been trying to move her to BT so I can look after her
living on Heathcote park, the lease is coming to an end and new houses are being built all around the park
info withheld
Lease expires soon
my mother passed away so I am hopefully eligible for a bungalow when one becomes available
house/ground floor needed, being upstairs is dangerous now as 5yr old can open windows
self-build

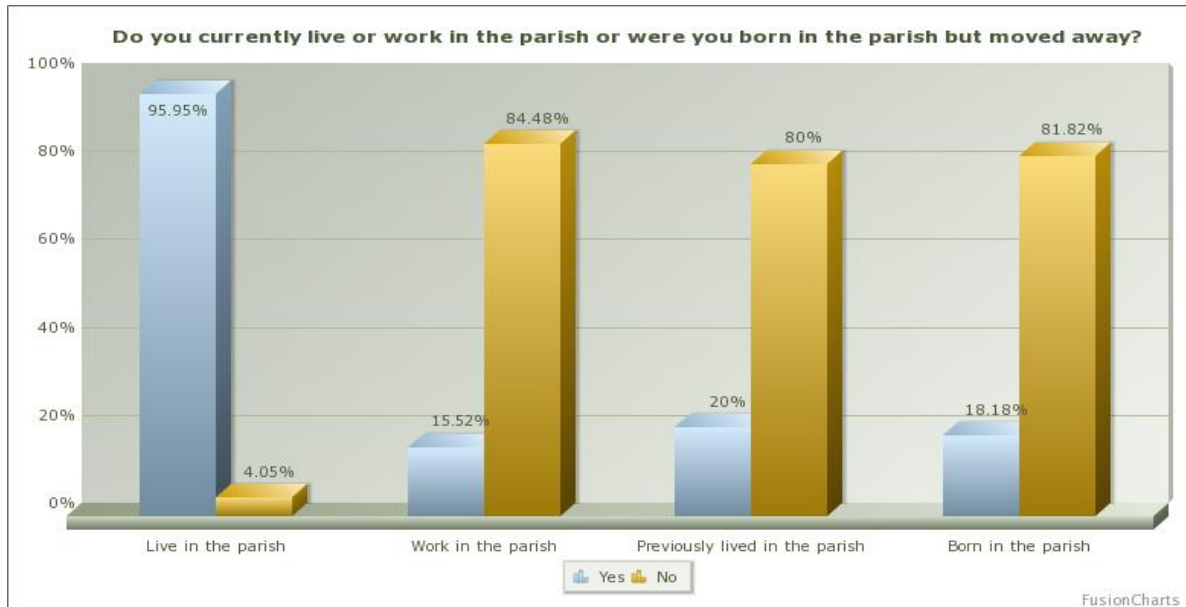
39 people said that they wanted to move house, 41% said they wanted to move to a larger property. 18% were looking for 55+ accommodation, while the same number wanted a smaller home or wanted to give support to someone in the parish.

**15. Has anyone in your household had to move away from the parish in the last five years because...**

They could not afford to buy a property		42.86%	6
No housing association rented properties available		7.14%	1
No private rented properties available		7.14%	1
Private rented was too expensive		0.00%	0
Other (please specify):		57.14%	8
<b>Other (please specify): (8)</b>			
We may need to because of the poor developments which profess to offer 4/5 bed houses but they are overpriced with tiny gardens and insufficient parking, and 20th century heating/insulation rather than being green.			
Yes, to get a career! To find a house			
Moved to ex council property in Warwick, they were first time buyers			
We may be forced back to Whitnash for bigger property			



**16. Do you currently live or work in the parish or were you born in the parish but moved away?**



Live in the parish	95.9% (71)	4.1% (3)	74
Work in the parish	15.5% (9)	84.5% (49)	58
Previously lived in the parish	20.0% (9)	80.0% (36)	45
Born in the parish	18.2% (10)	81.8% (45)	55
<b>Comments:</b>			
Did live in Barford parish.			
Well, born just off Tachbrook Rd, technically L/Spa			

**17. Do you have close family living in the parish (tick all that apply)**







Mother		46.15%	12
Father		30.77%	8
Sister		34.62%	9
Brother		15.38%	4
Son		34.62%	9
Daughter		19.23%	5

**18. Please give details of anyone within your household who has specific housing needs**

Open-Ended Question	100.00%	4
My daughter-epilepsy and suspected autism		
disabled person		
stroke- needs g/f accommodation		







Questions 16, 17, and 18 are asked to check the local connection for section 106 agreements.

**19. What type of housing do you require (please tick all that apply)**

Housing association rented		30.77%	12
Owner market purchase		43.59%	17
Housing association shared ownership		5.13%	2
Owner first time buyer		12.82%	5
Private rented		5.13%	2
Other (please specify):		23.08%	9
Other (please specify):			
Self-build			
Self-build			
WDC pensioner bungalow			
self-build			
Housing association or Council			






The majority (43.59%) said they wanted owner occupier housing, while 30.77% said they needed housing association rented. Three people said they wanted self-build.

**20. What type of property do you require (please tick all that apply)**

1	House		65.00%	26
2	Flat/apartment		7.50%	3
3	Bungalow		27.50%	11
4	Maisonette		7.50%	3
5	Over 55 or supported accommodation		15.00%	6
6	Other (please specify):		12.50%	5
Other (please specify):				
Detached bungalow built to Lifetime Homes standard with provision for renewable energy.				
Ground floor				









65% said that they wanted to live in a house, followed by 28% saying they would like to live in a bungalow, while 15% wanted over 55+ accommodation.

**21. How many bedrooms do you need?**

1		13.16%	5
2		31.58%	12
3		18.42%	7
4		28.95%	11
5		7.89%	3


*Two bedroom homes, at 31% were the most requested followed by 29% requesting four bedrooms.*

**22. If you want to buy your home, what price range would you be considering**

up to £124999		7.69%	2
£125000-£149999		7.69%	2
£150000-£199999		11.54%	3
£200000-£249999		26.92%	7
£250000-£299999		23.08%	6
£300000-£349999		23.08%	6
£400000-£459999		15.38%	4
£500000+		19.23%	5

*The majority of owner occupiers who were looking to purchase in the near future have sufficient funds to purchase on the open market.*

**23. If you are currently on a waiting list for housing is it...**

Local Authority		100.00%	7
Housing Association		42.86%	3

*7 respondents said that they were currently on the local authority waiting list, while 3 respondents were on both the local authority waiting list and a housing association waiting list.*

## Conclusion

Tenure	Property type	bedrooms	Price range
1 <sup>st</sup> time buyer	Flat maisonette	2	£124999
1 <sup>st</sup> time buyer	House	2	£149999
1 <sup>st</sup> time buyer	House	2	£249999
1 <sup>st</sup> time buyer	House	1	£199999
1 <sup>st</sup> time buyer	House	3	£299999
HA rented	Bungalow	1	
HA rented	Bungalow	1	
Ha rented	Bungalow	1	
HA rented	Bungalow	1	
HA rented	Bungalow	2	
HA rented	Bungalow	2	
HA rented	House	2	
HA rented	House	2	
HA rented	House	3	
HA rented	House	3	
HA rented	House	4	
HA rented	House	4	
HA rented	House	4	
Owner	Bungalow	2	£299999
Owner	Bungalow	2	£349999
Owner	Bungalow	2	£299999
Owner	House	3	N/R
Owner	House	3	£249999
Owner	House	4	£500000
Owner	House	4	£459999
Owner	House	4	£349999
Owner	House	4	£349999
Owner	House	4	£500000
Owner	House	4	£459999
Owner	House	4	£500000
Owner	House	5	£500000
Owner	House	5	£500000
Owner	House	5	£459999

There is a demand for 1<sup>st</sup> time buyer properties in Bishop's Tachbrook. There are shared ownership properties available which might satisfy some of the demand; however, for those with under £149999, the most realistic option would be housing associated rented, or shared ownership, but with a larger % of rent to buy, to bring the initial costs down. This is also dependent on applicants being able to raise a deposit.

There is a demand for housing association properties of all sizes, including six bungalows, both one and two bed, and houses spread over two, three and four bedrooms.

**Three owner occupier bungalows are requested, all priced under £349999.**

**The remaining housing need is for three, four and five bedroom properties, where the respondents have provided a purchase valuation which is sufficient and would enable purchase, should a suitable property become available.**

**Three people expressed an interest in self-build homes. All three are currently in a potential position to purchase a property to suit their immediate requirements, however within both the self-build and owner occupier respondents, there is an interest in exploring new technology, 'green' homes with the capacity for renewable energy in the future.**

**A group who face an unsettling future are the residents of Heathcote Park, who are leasehold, with the lease expiring in 2038. Although this seems a long way in the future there may be a demand for smaller properties, in particular bungalows, to allow these residents to remain in the parish, should the leases not be renewed.**

**Warwick District Council holds a housing register of applicants who have expressed an interest in living in Bishop's Tachbrook:**

**1 bed property, 54 applicants  
2 bed property, 46 applicants  
3 bed property, 5 applicants  
4 bed property, 2 applicants.**

**These applications may include applicants in 'band 4' who have no priority housing need.**

For further information regarding this survey please contact:

Corinne Hill, Bishop's Tachbrook Parish Clerk,  
email. [clerk@bishopstachbrook.com](mailto:clerk@bishopstachbrook.com),  
telephone no. 01926 641220.

Verney Jeynes  
WRCC  
[verneyj@wrccrural.org.uk](mailto:verneyj@wrccrural.org.uk)  
telephone no: 01789 842182