

Housing needs survey report March 2023

Analysis identified sixteen homes for households with a local connection.

Housing association rent:

- 9 x 1 bed flat/maisonette
- 1 x 2 bed house
- 1 x 3 bed house

Owner occupier:

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

Plus 16 households registered on local housing waiting list.

Local connection

Allocations are made to households who can demonstrate a local parish connection:

- Currently living in the parish and have done so for past 12 months
- Previously lived in the parish for 3 years out of the last 5 years
- Work in the parish (average 16 hours per week, for 12 months)
- Immediate family in the parish (parent/s, sibling/s, child/ren)
- Born in the parish or parents were resident at time of birth

Where?

Rural affordable housing is usually built on Rural Exception Sites.

The National Planning Policy Framework (NPPF) defines Rural Exception Sites as ‘small sites used for affordable housing in perpetuity where sites would not normally be used for housing’.

These are often sites situated on the edge of a village so the homes must be sensitively designed, keeping with the character and appearance of the local area.

Scheme requirements

It is usual that local connection schemes ...

- Are small scale
- Have the support of the local community via the parish or town council
- Respond to an identified need
- Are prioritised to people with a local connection to the parish, both initially and in perpetuity

How bad is the problem?

As reported in the Stratford upon Avon Herald newspaper in April 2023:

Average monthly household rents in the private sector have crashed through the £1,000 barrier in Stratford district for the first time.

According to figures published by the Royal Institution of Chartered Surveyors, the average monthly private rent for tenants in this district now stands at £1,005.

The amount has risen from £866 in 2020, £888 in 2021 and £946 in 2022.

Median monthly rental prices

Stratford on Avon district (vs England), 1 April 2022 to 31 March 2023

- Room in shared property £650 (England £460)
- Studio £475 (England £625)
- 1 bed £700 (England £725)
- 2 beds £825 (England £800)
- 3 beds £1,050 (England £900)
- 4+ beds £1,600 (England £1,500)

Source: Lettings Information Database from the Valuation Office Agency and Office for National Statistics