

The role of the  
Stratford-on-Avon District Council  
Rural Housing Enabler:  
bringing affordable homes to rural communities.

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# Background

The District Council funds the Stratford-on-Avon District Rural Housing Enabler Project: a service provided by Warwickshire Rural Community Council (WRCC).

WRCC brings independence to negotiations, which is important to local communities.

# What does the RHE do?

The Rural Housing Enabler (RHE) works with rural communities:

- to assess their local housing requirements
- explore what mechanism might be used to bring forward local homes
- to identify possible locations for new homes to meet an identified need

The RHE supports rural communities to carry out parish-wide surveys of housing need.

These surveys:

- determine the local level of need for housing, both affordable and market, and
- explore community opinion towards new housing development.

# How does it actually work?

The RHE receives an approach from:

- Parish council
- Community led planning group (Parish Plan or Neighbourhood Development Plan)
- Local landowner

A Housing Needs Survey is generally undertaken on behalf of the parish council/NDP Group.

Every dwelling receives a cover letter, survey form and Freepost envelope.

All at no cost to the parish council.

The parish council arranges distribution.

RHE analyses returned survey forms and produces an anonymised report on housing need.

The Housing Needs Survey Report is formally adopted/agreed by the parish council and published on the SDC website.

## Then what?

If a local need is identified the Parish Council should then decide what to do about it ...





## Rural exception sites

Local Needs Schemes are built to identified need on 'rural exception' sites.

- Identified need = local housing needs survey, local housing register & similar.
- Rural exception sites = small sites, within or adjoining existing rural community, which may be subject to policies of restraint (eg Green Belt) and which would not otherwise be suitable for general market housing.

# Housing association

Once a suitable location is chosen by the parish council/community a housing association gets involved with land purchase negotiations.

The housing association works with appropriate partners to purchase the land, prepare designs, submit a planning application, build and manage the new homes.

## SDC Core Strategy

- Core Strategy policies CS.15 and AS.10
- Local Needs supported in principle in any settlement across the District, including greenbelt
- Community led - supported/promoted by parish council
- Meets an identified need (HNS, HC+ etc)
- Affordable/market housing with a local connection

## How are dwellings funded?

- Homes England
- Stratford on Avon District Council
- Housing association

## Mixed tenure

Mixed tenure sites have improved deliverability:

- Housing association rent
- Housing association shared ownership
- Local market homes

All with local connection criteria.

## Local connection

- Born in the parish
- Currently live in the parish
- Currently work in the parish
- Immediate family within the parish
- Previously lived in the parish

## The three C's

- Community
- Consultation
- Communication

# Rural affordable homes

Brailes x10 + x8

Long Itchington x10

Priors Marston x8

Lighthorne Heath x10 + x12

Shipston on Stour x26

Harbury x13 + x10

Claverdon x12

Long Compton x4 + x4 + x9

Napton x8

Great Alne x 17

Wootton Wawen x14

Little Compton x4

Snitterfield x10

Stockton x12

Stretton on Fosse x4 + x5

Claverdon x12 + 3

Fenny Compton x10

Tysoe x2

Ilmington x10

Broom x12

Bearley x7



Thank you.

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