

A light grey outline of a house with a chimney, two windows, and a door, serving as a background for the title text.

**Housing needs survey report  
for  
Priors Marston parish**

**March 2024**

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Rural Housing Enabler, WRCC**

# Contents

**1. Introduction**

**2. Planning Context**

**3. Results**

- Q1 Reasons for housing need
- Q2 Current dwelling
  - i) Dwelling size, type and tenure
  - ii) Rent
- Q3 Local connection
- Q4 Preferred dwelling
  - i) Dwelling size, type and tenure
  - ii) Self-build
  - iii) Designed to cater for a disability
- Q5 Financial information
- Q6 Housing waiting list
- Q7 Detail of households seeking alternative housing

**4. Conclusion**

**5. About WRCC**

**Appendices**

- A: Survey letter & form**
- B: Property search**
- C: Home Choice Plus**
- D: Parish map**

## 1. Introduction

Although urban areas have drawn most of the attention in discussions around the ongoing housing affordability crisis, it is a prominent issue in rural areas. A combination of issues, including limited rural amenities, environmental protection restrictions and increasing property prices, often limits housing development in rural areas. These issues, combined with lower incomes in rural areas and an increase in urban migration to the countryside, mean that the demand for rural housing often outstrips supply, driving up costs beyond that which local residents can afford.

There are huge benefits to increasing the number of rural affordable homes including reduction of the annual housing benefit bill, sustaining rural economies, and improvements to mental and physical health which reduces pressure on the NHS.

Rural areas have different community characteristics to urban areas and this influences local housing needs. For example, rural communities have a higher proportion of older people and they generally have fewer people of working age. The March 2023 Statistical Digest of Rural England reveals that rural areas host a disproportionately high percentage of the older population, with 25.4% aged 65 and over in contrast to 17.1% in urban areas, and the average age is climbing more rapidly than in urban areas.

In order to provide fair and balanced local housing a community should consider providing homes that are affordable and suitable for changing needs. Evidencing the housing required by the local community is an important first step and an essential part of community planning.

Housing needs surveys are an objective tool principally used to gather factual information on the scale and nature of housing need at a local community level.

WRCC was commissioned by Priors Marston Parish Council to undertake a housing needs survey with the specific aim of collecting information about local housing needs within and relating to Priors Marston parish. The last parish-wide housing needs survey was undertaken in 2015.

Each dwelling across the parish received a survey form and additional forms were available upon request. The survey form is a standard document and is based on a questionnaire used by Rural Housing Enablers across England. A copy of the cover letter and survey form can be seen at Appendix A.

This report is based directly on the responses to the questionnaire and presents the analysed results. It shows the current and future housing needs of the respondents, all of whom have a local connection to the parish.

Forms were returned direct to the WRCC Rural Housing Enabler for analysis using a Freepost envelope or respondents could complete the survey online if preferred. The return deadline was 29<sup>th</sup> February 2024.

## 2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, updated December 2023) state that (para82) "In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning

authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

At a district level, Stratford-on-Avon District Council (SDC) has adopted a local plan to guide development in the district up to 2031. Amongst other things this plan aims to build upon the success of previous plans in providing opportunities for local communities to promote housing schemes, as well as other forms of development, which meet an identified local need. Historically the district has experienced elevated levels of housing growth but without necessarily meeting local community, and particularly rural community, needs.

At a local level, there is scope for a local community to prepare a neighbourhood plan to steer development within their area. When 'Made' it becomes part of the District Council's development plan and is used to assist in making decisions on planning applications within the local area. Priors Marston does not have a Neighbourhood Development Plan.

Separately, a community can choose to promote a small-scale 'local needs' housing scheme, relying on policies in the local authority development plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable and market housing. Such schemes will be supported within or adjacent to existing settlements provided that:

- it has been demonstrated that there is a local need for affordable housing and the scheme reflects the identified local need, and
- the scheme has the support of the relevant parish council, and
- satisfactory arrangements are made for the management and occupation of the properties to ensure that the homes are prioritised for those with a local connection in perpetuity.

Unless a neighbourhood plan expressly provides otherwise a local needs scheme would be subject to a planning obligation (Section 106 Agreement) prioritising occupation of the homes, including any market homes, to households with a defined local connection.

New affordable homes are generally required for the following reasons:

- Households on low and middle incomes cannot afford to rent privately or buy open market housing due to soaring prices
- Few affordable or private rent options exist for those unable to afford market housing
- The market does not provide the right type of accommodation for residents, for example homes for people who are older and wish to downsize

The term “affordable housing” has a specific meaning (as set out in the Glossary to the NPPF) and includes options both for affordable housing for rent and home ownership. Although housing needs surveys are only ever a snapshot in time it is accepted practice that the resulting data is considered to have a 'shelf-life' of five years.

### **3. Results**

Households with a need for an alternative home, and who wish to live in the parish, were asked to complete the survey. A household may comprise a family, a single person or a couple, and a dwelling may contain more than one household in housing need.

Approximately 265 survey forms were distributed and twenty-two responses were received, all online. However, five of the respondents indicated that their current home was suitable and provided no information.

Of the remaining seventeen responses nine were discounted for a variety of reasons, as below:

- want to downsize but no financial information and didn't respond to email query for further information
- want larger home but no financial or contact information
- want to return to the parish but no financial or contact information
- struggling to afford current home but no preferred dwelling, financial or contact information
- want to be closer to employment but no financial or contact information
- no local connection and no contact details
- no current or preferred dwelling information provided and no contact details (2)
- want larger home but insufficient information provided to determine need and no contact information

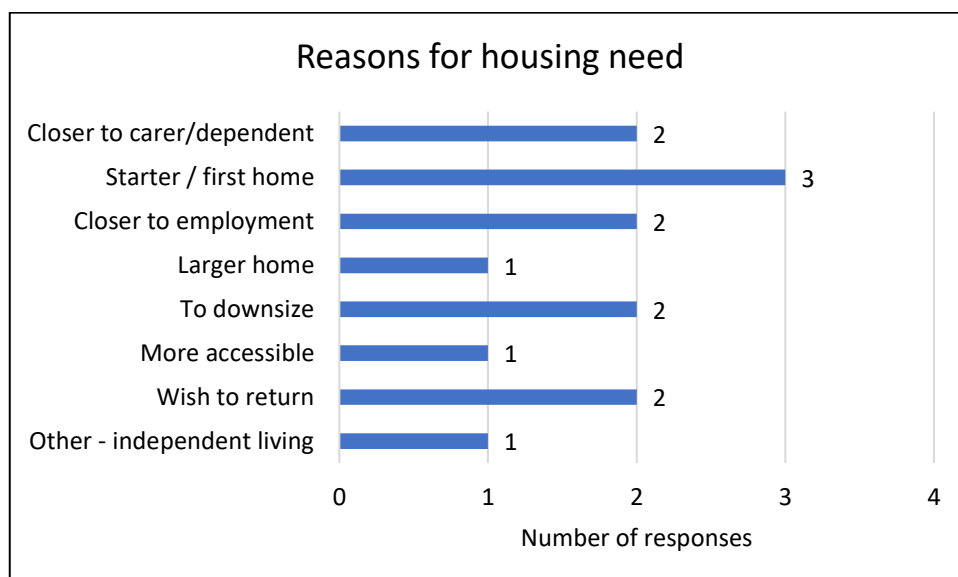
This leaves eight responses suitable for analysis, giving a return rate of 4.84% which is just over double the 2% housing need we normally find in a rural context.

The survey asked for details of the household, the current housing situation, preferred housing situation, the identified need and local connection, together with sensitive information such as financial details. As the household data is collected on a confidential basis actual households are not identified, and respondents were assured that any information they disclosed would be treated in confidence.

This report provides information based directly on the eight responses.

### Q1: Reasons for housing need

Respondents were asked to indicate the reason for requiring alternative accommodation and, where applicable, were able to indicate more than one reason.



All respondents completed this section and, as can be seen below, 'starter/first home' has the highest response (3), followed by 'closer to carer/dependent', 'closer to employment', 'to downsize', and 'wish to return' each at two responses.

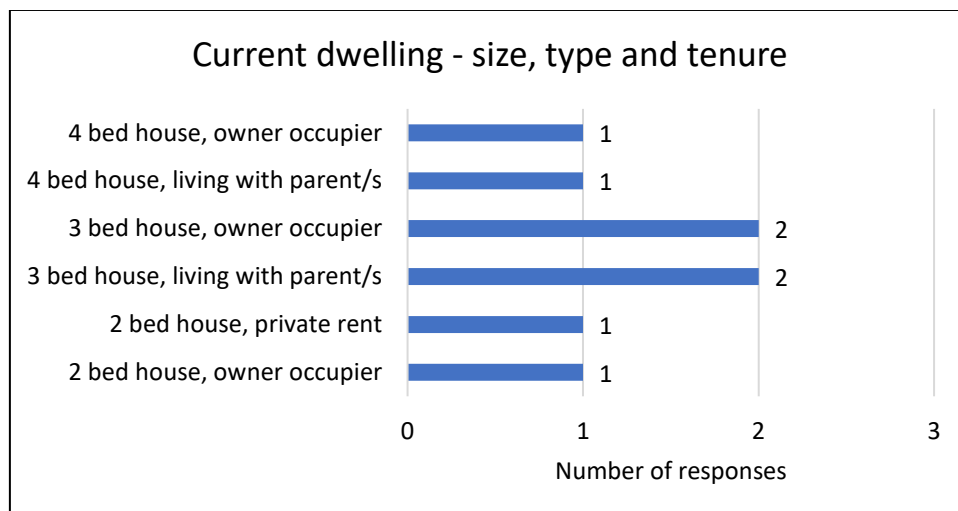
## Q2: Current dwelling

Respondents were asked to provide details of the dwelling that the household currently lives in and all respondents provided information.

### i) Dwelling size, type and tenure

All eight responding households currently live in a house. The 2021 Census shows that 97.7% of Priors Marston households live in a house or bungalow, which is much higher than the England average of 77.4%, and just 2.3% of local households live in a flat, maisonette or apartment (lower than the England average of 22.2%).

Three respondents currently live with parents and one privately rents whilst the remaining four are owner-occupiers.



'Owner-occupier' includes households that own their home outright and those that have a mortgage. Home ownership remains the predominant form of housing tenure across England. Outright owners are generally concentrated among the older age bands (aged 65 and over), whilst those buying with a mortgage are typically in the middle age bands (aged 35-54).

The 2021 Census shows that across Priors Marston parish 36.6% of homes are owned outright (compared to 32.5% across England), and 37% of homes are owned with a mortgage, loan or via shared ownership (compared to 29.8% across England).

The 2021 Census indicated that, across England, just over 51% of 20- to 24-year olds live with their parents, though this drops to nearer 27% in the 25- to 29-year old age bracket. In Stratford-upon-Avon district 17.7% of families had adult children living in the home.

## ii) Rent

Respondents who rent were asked “approximately what percentage of your income, after tax, do you spend on rent?” The one respondent who currently rents indicated that they spend 40% of income on rent.

As a general rule of thumb it is accepted that ideally no more than about one-third of gross monthly income should be spent on rent each month.

The median monthly rent between 1st April 2022 and 31st March 2023 was £825 for England, £725 in the West Midlands and £875 across Stratford on Avon district. All regions have seen record annual rental price inflation in 2023. The availability of homes for rent has plummeted to its lowest level in five years, exacerbating the difficulties tenants face in finding affordable accommodation.

Stratford on Avon district median monthly rental prices, 1 April 2022 to 31 March 2023:

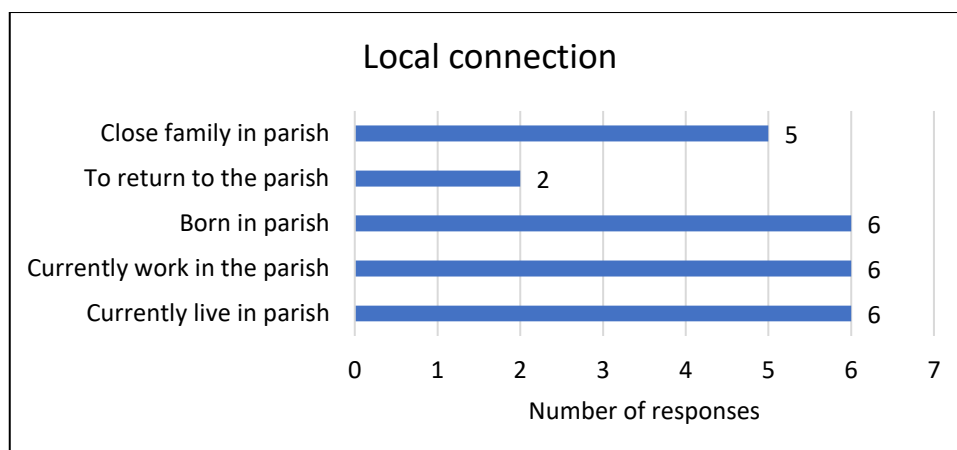
- 1 bed home: £700
- 2 bed home: £825
- 3 bed home: £1,050
- 4 or more bed home: £1,600

The private rented sector has accounted for about one fifth of households in England since 2013-14. Data indicates that this sector remains the tenure with the highest proportion of non-decent dwellings, with nearly a quarter of dwellings failing to meet the Decent Homes Standard (English Housing Survey 2021-2022). Quality of housing can seriously impact the physical and mental health of a household, particularly with an increasingly ageing population.

### Q3: Local connection

Respondents were asked to indicate their connection to the parish and, where applicable, were able to indicate more than one connection. All respondents answered this question.

Six of the eight respondents currently live in the parish, six currently work in the parish, and five have close family (described on the survey form as parents, siblings or children) in the parish. Six of the respondents were born in the parish.



The two respondents who wish to return to the parish have close family currently living within the parish.

#### **Q4: Preferred dwelling**

In order to retain and develop a balanced community a parish needs to consider the range of homes required, which may include accommodation suitable for single, younger or older people. Decent and affordable homes give households a sense of safety and security whilst providing a solid foundation for a healthy life and a strong community.

Respondents were asked, “what type of property would you/your household prefer.” It should be noted that a housing preference doesn’t necessarily align to the analysed need. For example, a couple with a young child, a joint income of £40,000, no savings or equity, and seeking a 3-bed owner-occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

##### **i) Dwelling size, type and tenure**

All respondents provided information concerning their preferred dwelling size, type and tenure and all prefer some form of home ownership, including shared ownership.

Two of the eight respondents fall into an older age band (60 years and over) and both referred to a bungalow. Three households would specifically prefer a house.

<b>Preferred dwelling – size, type &amp; tenure</b>	<b>No. of households</b>
4 bed house, owner-occupier	1
2 bed bungalow or house, owner-occupier	1
3 bed house, shared ownership	1
3 bed house, owner-occupier	1
2 bed flat or bungalow, shared owner or owner-occupier	2
2 bed bungalow or house, private rent or owner-occupier	1
2 bed house or flat, shared owner or owner-occupier	1

Many households aspire to home ownership though it remains inaccessible for many which drives up private rents, making it even more of a struggle for low-income rural households to keep a roof over their heads. Shared ownership can help households take their first step on the property ladder.

Homes in rural areas usually cost more in relation to rural salaries and there is a shortage of social housing for rent in rural areas. Both rent and purchase prices in this district are generally higher than other districts across Warwickshire.

##### **ii) Self-build**

Three respondents indicated an interest in self-build although only two respondents appear to be in a position to achieve this financially if land were available.

Most properties on the open market cost far more than a home built from scratch. Any household seeking to pursue a self-build route would be subject to scrutiny from potential lenders. Self-build and custom housebuilding covers a wide spectrum, from projects



where individuals engage in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').

Self-build is not a tenure in its own right but is one way of bringing forward owner-occupied homes.

### **iii) Designed to cater for a disability**

Two of the eight respondents indicated that they would prefer a property specifically designed to cater for a disability.

The 2021 Census indicates that 11.8% of people in Priors Marston parish are disabled as described under the Equality Act 2010 (physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities).

Respondents were invited to 'provide details of any specific housing requirements' and these details aid the analysis. Comments included reference to health issues.

Many households, particularly those including older or impaired people, live in homes that don't meet their daily needs and inferior quality homes can have a significant impact on both physical and mental health. Injuries from falls within the home due to uneven flooring or respiratory illness brought on by damp or mould are just as detrimental as anxiety about moving around the home for people with mobility issues.

## **Q5: Financial information**

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein. In assessing the preferred need, income levels and potential property prices are considered to ensure that any proposed future housing development would meet the needs of those to be housed.

All households who indicated a preference for some form of home ownership, including shared ownership, provided financial information.

Mortgage lenders use a multiplier of annual income to determine how much can be borrowed, either solely or jointly. Although there are no specific rules around mortgage income multiples, 4 or 4.5 times annual salary is often used as the basis of initial calculations. The size of deposit relative to the value of the property can impact how much can be borrowed as a bigger deposit mitigates risk for lenders, though the average minimum deposit requirement is generally 10%.

Where a respondent indicates a preference for shared ownership their ability to enter into such an arrangement is assessed using the information provided. The mortgage and deposit that the respondent could raise are compared against a comparable owner-occupied property in the local area, as demonstrated through the research shown in Appendix B to this report. If it appears that the respondent could not enter into a shared ownership arrangement as they have a limited, or no, deposit they are re-classified as needing rented accommodation.

Similarly, where a respondent indicates a preference for a market home their ability to enter into a mortgage, where it is required, is assessed including the ability to raise a deposit. Having assessed whether the respondent could reasonably acquire a suitable

mortgage if they could not do so they are re-classified as needing either a shared ownership property (with a suitable deposit) or rented property (without a suitable deposit).

Mortgages of 35 years rather than the traditional 25 years are becoming more common, particularly among first-time buyers.

The above approach provides a reasonable estimate of affordability and any household seeking to purchase would be subject to rigorous scrutiny from potential lenders.

Information on rental prices is also included at Appendix B.

### **Q6: Housing waiting list**

None of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

However, it should be noted that in November 2023 there were eleven households with a Priors Marston address registered on the local authority housing waiting list and seeking an alternative home to rent.

Whilst some households may not wish to continue residing locally, experience from across the district shows that typically most people living in a rural parish will wish to continue residing there due to established social networks, employment, etc. This particularly applies to families with children and older people. Appendix C provides a summary of these registered households.

The National Housing Federation published research in July 2023 showing that the number of rural households on local authority waiting lists in England increased by 31% between 2019 and 2022, far exceeding the 3% increase in predominantly urban areas.

### **Q7: Detail of households seeking alternative housing**

The information provided in response to this question aids the analysis of need, for example in relation to overcrowding, but is confidential and not reproduced herein.

## **4. Conclusion**

Analysis of the responses reveals that eight households with a local connection to Priors Marston parish require an alternative home, as shown below.

Housing association rent:

- 1 x 2 bed house

Shared ownership:

- 1 x 2 bed house @ 45% share
- 1 x 2 bed house @ 50% share

Owner-occupier:

- 1 x 2 bed bungalow
- 1 x 2 bed house
- 1 x 3 bed house
- 1 x 2 bed bungalow - with an interest in self-build
- 1 x 4 bed house - with an interest in self-build

Consideration should also be given to the households registered on Home Choice Plus (suitably discounted).

A housing needs survey is only the start of providing local connection affordable homes. It is recommended that discussions take place within the local community and with a housing association or other developer, the local planning authority and local landowners to take an affordable housing project forward that reflects the need identified in this report. The Rural Housing Enabler (RHE) can assist with this process.

## **5. About WRCC**

WRCC (Warwickshire Rural Community Council) is a registered charity with a mission to tackle disadvantage and support resilience and initiatives in rural Warwickshire communities. We're proud of the heritage, countryside and rural industries while recognising the practical daily difficulties that may be experienced by people living in more remote areas. We're dedicated to keeping Warwickshire villages alive - helping them become thriving, vibrant and sustainable places where people want to live and work. This is achieved by delivering cost-effective and efficient community-based services.

Our Rural Housing Enabler project assists rural communities with the provision of local needs affordable homes by working closely with parish councils, landowners, registered providers, and local authorities. This includes undertaking housing needs surveys to assess local need.

Survey responses were received directly by WRCC, who undertook the analysis which provides the basis for this anonymised report. Information was gathered for the purpose of identifying parish-wide housing need only, and no personal information has been or will be shared with any third party.

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler  
Warwick Enterprise Park, Wellesbourne CV35 9EF  
01789 842182 / [housing@wrccrural.org.uk](mailto:housing@wrccrural.org.uk) / [www.wrccrural.org.uk](http://www.wrccrural.org.uk)

*WRCC accepts no responsibility or liability for, and makes no representation or warranty with respect to, the accuracy or completeness of any third-party information that is contained in this document.*

# Housing needs survey for Priors Marston parish

Do you want to downsize, are you currently living at home with parents and want your own home? Do you need a bungalow in preference to a house? Do you work in Priors Marston and would also like to live locally?

A lack of suitable and affordable housing in rural communities has been a serious problem for many years, with house prices outstripping average incomes by large margins. The last housing needs survey was carried out in 2015 so we are updating the survey to find out what homes local people need.

**The form is to be completed ONLY if you have a need for alternative housing and wish to live within the parish.**

If you know anyone currently living elsewhere who would like to live in Priors Marston parish they can complete their own survey form. They would need to have a local connection, for example they work in the parish, previously lived in the parish or have close family currently living in the parish.

Data is being collected and analysed on our behalf by WRCC (an independent charity that supports rural communities across Warwickshire) for the purpose of identifying parish-wide housing need only. All information is treated in confidence and returns are anonymised.

A separate form should be completed by each household (family, single, couple) in need of alternative housing and if they wish to be housed within the parish within the next five years. If necessary, please request extra forms; see contact details on the back page.

Completed forms should be returned by 29<sup>th</sup> February 2024 using the attached Freepost envelope or complete this survey online at [www.smartsurvey.co.uk/s/PMarston24](http://www.smartsurvey.co.uk/s/PMarston24).

Thank you for participating in this survey.

Priors Marston Parish Council

**1. Why do you/your household require alternative accommodation (tick all that apply)?**

- Need a larger home due to overcrowding
- Wish to downsize
- Want a starter home / first home
- Wish to return to the parish
- Struggling to afford current home
- Need to be closer to a carer or dependent to give or receive support
- To be closer to employment within the parish
- Need a home that is more accessible (ie all rooms on one floor)
- Need a new home for another reason - please explain below

**2. Current dwelling - what type of property do you currently live in?**

- |                                   |  |
|-----------------------------------|--|
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Flat / maisonette |
| <input type="checkbox"/> House    | <input type="checkbox"/> Other .....       |

Number of bedrooms .....

- |   |  |
|---|--|
| <input type="checkbox"/> Rent - housing association*            | <input type="checkbox"/> Owned (with/without mortgage) |
| <input type="checkbox"/> Rent - private*                        | <input type="checkbox"/> Live with parent/s            |
| <input type="checkbox"/> Shared ownership (part rent, part buy) | <input type="checkbox"/> Other .....                   |

**\* If you currently pay rent approximately what percentage of your income, after tax, do you spend on rent?**

%

**3. What is your connection to this parish (tick all that apply)?**

- Currently live in the parish and have done so for at least the past twelve months
- Want to return to the parish and previously lived in the parish for a continuous period of at least 3 years within the past 5 years
- Have parents, siblings or children currently living in the parish and who have done so for a continuous period of not less than 3 years within the past 5 years.
- Currently work in the parish and have done so for at least the past 12 months for an average of not less than 16 hours per week
- Born in the parish and/or parents were resident in the parish at the time of birth

**4. What type of property would you/your household prefer (tick all that apply)?**

- Bungalow                       House                       Flat / maisonette

Number of bedrooms .....

- Rent - housing association                       Shared ownership (part rent, part buy)  
 Rent - private                       Owned (with/without mortgage)
- Interested in self-build
- Specifically designed to cater for a disability

Please provide details of any specific housing requirements (eg relating to a disability) for yourself or any member of your household who is seeking housing with you.

**5. It is important to understand what people can afford.**

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

Please indicate the approximate total annual gross income (before tax) of the household seeking alternative housing. Do not include housing or other benefits.

£

**Do you have savings, equity in your current home or will someone gift you money towards a new home?**

- Yes    savings £..... / equity £..... / gift £.....  
 No

**6. Are you registered on Stratford on Avon District Council’s housing waiting list (known as Home Choice Plus)?**

- Yes                       No

If you wish to apply to rent a housing association property you should be on the housing waiting list. Application forms are available by download ([www.homechoiceplus.org.uk](http://www.homechoiceplus.org.uk)), email ([housingadviceteam@stratford-dc.gov.uk](mailto:housingadviceteam@stratford-dc.gov.uk)) or telephone (01789 260861).

**7. Details of the household (family, single, couple) seeking alternative housing.**

Please complete a separate form for each household in need of different housing.

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

**Please provide your name and contact details.** We may need to contact you to obtain further information. Any information you give will remain confidential to WRCC and will not be shared with any third party.

Name	
Address	
Email / telephone	

If you require an additional survey form contact the Rural Housing Enabler:  
01789 842182 or [housing@wrccrural.org.uk](mailto:housing@wrccrural.org.uk)

**Please return this form in the Freepost envelope provided  
no later than 29<sup>th</sup> February 2024.**

(or post to Freepost Plus RSRR-KAGE-GBUR, Warwickshire Rural Community Council,  
Warwick Enterprise Park, Wellesbourne, Warwick CV35 9EF)

WRCC collects the minimum data required and for the specific purpose of providing an anonymised housing needs report. Data is processed lawfully and fairly, and it is kept in a secure manner. Returned survey forms are kept for a short period before being shredded.

WRCC is a registered charity No.1081017 and a Company Limited by Guarantee in England and Wales No. 3930819  
Find out more at [www.ruralwarwickshire.org.uk](http://www.ruralwarwickshire.org.uk)

## Appendix B – Property search

Results of property search across the parish (www.rightmove.co.uk, February 2024).

As the research below indicates, it is difficult to move within or return to the parish if a household is seeking to purchase a bungalow or smaller house and challenging to find a smaller affordable property to rent.

Properties currently for sale:

Agent	Location	No of beds	Type	Price £
Connells	School Lane	4	detached house	850,000
Brendan Petticrew & Partners		4	detached house	760,000
Howkins & Harrison	Southam Road	4	detached house	665,000
Inside Homes Ltd	Holly Bush Lane	2	semi-detached house (character cottage)	335,000
Campbells	Southam Road	1	Grade II terraced house	230,000

Average price, properties currently for sale:

Property size and type	Price £
1 bed Grade II terraced house	230,000
2 bed semi-detached cottage	335,000
4 bed detached house	758,333

Properties sold within the last 24 months:

Date sold	Location	No of beds	Type	Price £
May-23	Church End	3	semi-detached bungalow	585,000
Dec-22	Keys Lane	2	semi-detached house	400,000
Dec-22	Shuckburgh Road	4	semi-detached house	480,000
Dec-22	Hardwick Road	1	terraced house	150,000
Nov-22	School Lane	7	detached house	1,275,000
Oct-22	School Lane	3	terraced house	415,000
Aug-22	Shuckburgh Road	3	detached house	675,000
May-22	Hellidon Road	3	semi-detached house	430,000
Apr-22	Vicarage Lane	5	detached house	1,150,000
Apr-22	School Lane	3	terraced house	270,000
Apr-22	Hardwick Road	4	terraced house	725,000
Mar-22	St Marys Close	3	terraced house	260,000



Average price, properties sold within the last 24 months:

<b>Property size and type</b>	<b>Price £</b>
1 bed terraced house	150,000
2 bed semi-detached house	400,000
3 bed terraced house	315,000
3 bed semi-detached house	430,000
3 bed detached house	675,000
3 bed semi-detached bungalow	585,000
4 bed terraced house	725,000
4 bed semi-detached house	480,000
5 bed detached house	1,150,000
7 bed detached house	1,275,000

According to HM Land Registry (21st March 2024) sold properties in Priors Marston had an overall average price of £585,000 over the last year. Overall, sold prices in Priors Marston over the last year were 7% down on the previous year and 5% down on the 2019 peak of £615,607

Properties currently available for rent in Priors Marston parish:

- 3 bed, 3 bath unfurnished barn conversion, Byfield Road - £2,00 per calendar month (£462 per week)
- 4 bed, 2 bath unfurnished period cottage, Southam Road - £1,850 per calendar month (£427 per week)

Rising rental costs are putting a major strain on household income, particularly amongst low-income households. According to the Office for National Statistics private rental prices across England increased by an average of 6% in the 12 months to October 2023, and by 5.9% across the West Midlands. This included existing tenancies. The availability of homes to rent for less than £1,000 a month has significantly declined, making it even more challenging for those on tighter budgets to find suitable housing.

## Appendix C – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across Stratford-on-Avon District Council area.

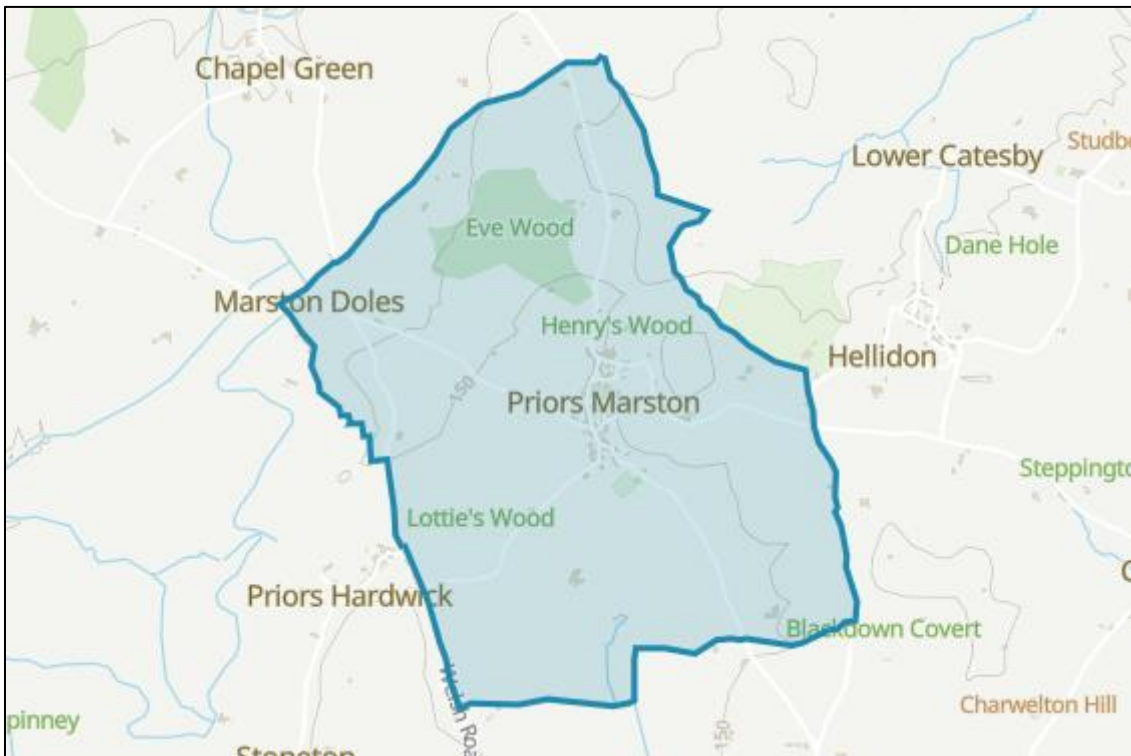
In November 2023 the following households with a Priors Marston address were registered:

Household type	No. of children in household	No. of households	House type & size
Single/couple	0	4	1 bed maisonette* or 2 bed house
Family	1	1	2 bed house
Family	2	1	2 or 3 bed house
Pensioner/DLA	0	5	1 or 2 bed bungalow*

\*In rural areas where analysis indicates a need for 1-bed homes this may be reclassified as 2-bed accommodation. One bed homes are too inflexible to cater for changing household needs which can undermine the creation of stable and sustainable communities. They are only suitable for a single person or couple whereas a 2-bed home can offer an adaptable and accessible home for life which may include accommodating children or carers, working from home, or similar. This increased flexibility is a compelling argument for providing the larger 2-bed home.

If local needs properties are developed for a community as a result of information obtained through a housing survey and similar evidence it would be subject to a planning obligation prioritising occupation of the homes to people with a defined local connection (as listed at Q5 on the survey form).

## Appendix D – Parish map



Map from Office for National Statistics (ONS)

Located on the borders of Oxfordshire and Warwickshire, with the M1, M40 and M6 each just 20 minutes away and rail stations at Banbury and Leamington Spa within easy reach, Priors Marston really is one of Warwickshire's best kept secrets.

The Oxford Canal and Jurassic Way both run nearby and the village has many attractive footpaths within and around it.

Records show that the village belonged to St. Mary's Priory (from where "Priors" comes), Coventry and "Marston" combines the Old English words Merse referring to a lake which formed a fishery in the early history of the village and tun meaning a settlement

*Above description taken from Priors Marston Parish Council website.*