



**Housing needs survey report
for
Studley Parish**

November 2023

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler, WRCC**

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1. Introduction

Housing is an important issue in rural communities. Rising house prices, which recently have far outstripped increases in earnings, mean that many people are priced out of the local housing market in the area in which they grew up.

It is widely recognised that there is a particular need in rural areas to provide affordable housing to meet local needs as wages earned in these areas are generally lower than those earned in urban areas, so finding somewhere to live that you can afford in rural areas is particularly challenging.

In order to provide a fair and balanced local housing market, and to sustain rural economies, a community should consider providing housing accessible to all within that community. Evidencing the housing required by the local community is a first step and an essential part of community planning.

Studley Parish Council undertook a housing needs survey during September 2023 with the specific aim of collecting information about local housing needs within and relating to Studley parish.

This report presents the analysed results of the survey and is based directly on the responses to the questionnaire. It shows the current and future needs of the respondents for homes in the parish.

The survey form is a standard document used across parishes within Stratford-upon-Avon district and is based on a questionnaire used by Rural Housing Enablers throughout England. Additional forms were available upon request. Forms were returned direct to the WRCC Rural Housing Enabler using a Freepost envelope or respondents could complete the survey online if preferred.

A copy of the cover letter and survey form can be seen at Appendix A.

Individual responses have been anonymised and are not shared with any third party.

2. Planning Context

At a national level current guidelines (National Planning Policy Framework, updated 2021) state that “Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs”. It further says that “Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.”

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.

At a local level, there is scope for a local community to create a neighbourhood plan to shape the future of the local area and Studley Neighbourhood Development Plan is currently in preparation. Once ‘Made’ it will form part of the District Council's development plan and will be used to assist in making decisions on planning applications within the plan area.

A community can also choose to promote a small-scale 'local needs' housing scheme, relying on policies in the local plan or via a neighbourhood plan. In either case a local needs scheme can include both affordable housing and local 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 will meet local housing needs 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 local 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 high 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.

3. Results

Households with a need for alternative housing, 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.

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 will not be identified, and respondents were assured that any information they disclosed would be treated in confidence.

Approximately 2812 survey forms were distributed and fifty-six responses were received. However, nine responses have been discounted for various reasons:

- Already adequately housed – for example, two adults and two children currently in a 4 bed home and seeking a larger home
- Can satisfy own housing need – for example, two adults currently in an owner occupier 4 bed house with a preference for an owner occupier 3 bed house, and there are several 3 bed houses currently for sale
- No identified housing need – for example, information provided regarding current dwelling but no 'preferred dwelling' detail or 'reasons for need' indicated

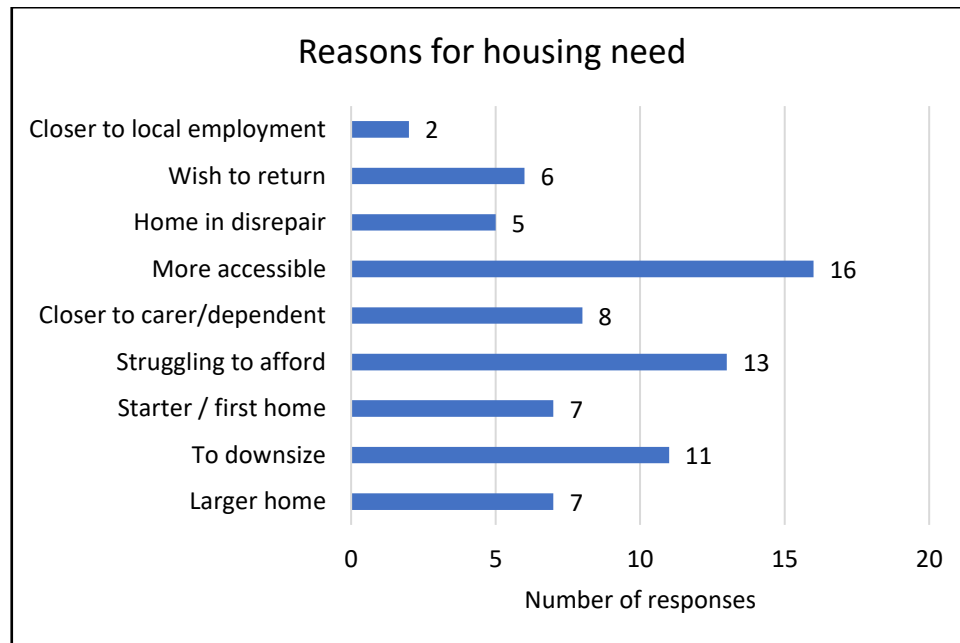
This report provides information based on the remaining forty-seven respondents.

It should be noted that 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.

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 forty-seven respondents completed this section and, as can be seen below, 'a home that is more accessible' had the highest response, followed by 'struggling to afford' and 'to downsize'. Twelve of the sixteen respondents who indicated a need for a more accessible home fall into older age bands (aged 60 and over).



Five of the respondents looking to downsize also indicated that they wanted a more accessible home, and five of the seven respondents seeking a larger home have children.

There were twenty-one 'other' responses, which included:

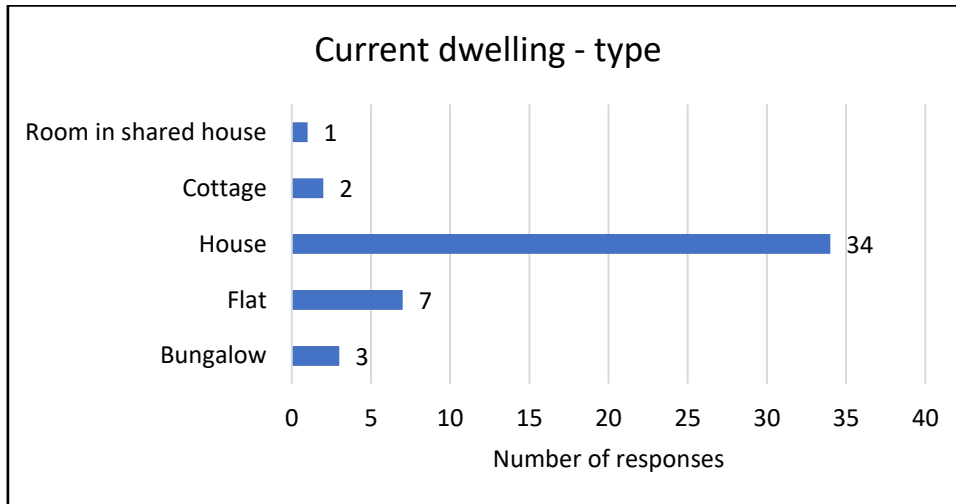
- Ten respondents provided comments relating to medical issues
- One respondent is looking for a change of tenure
- Two respondents referred to landlord issues
- Two respondents referenced the high cost of purchasing a property locally
- One respondent referred to overcrowding

Q2: Current dwelling

Respondents were asked to provide details of the dwelling that the household currently lives in. It should be noted that not all respondents answered all sections.

i) Dwelling type

The vast majority of responding households currently live in a house (34 responses / 72%), which is fairly typical across rural parishes. All respondents provided information.

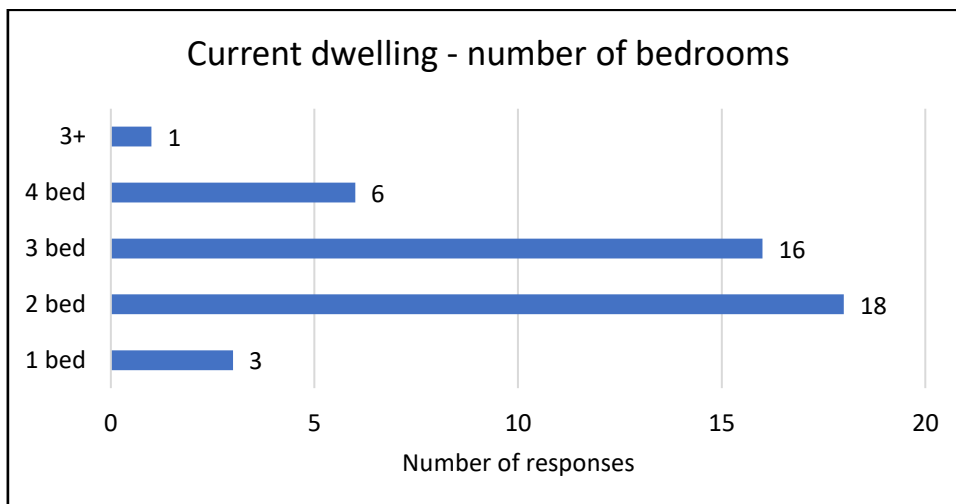


Seventeen of the thirty-four houses (50%) are owner occupied.

The 2021 Census shows that 86.6% of parish households live in a house or bungalow, with just 13.2% living in a flat or maisonette.

ii) Number of bedrooms

The largest group (18 responses / 41%) currently live in a 2 bed property, closely followed by those living in a 3 bed property (16 responses / 36%). Three respondents didn't provide information.

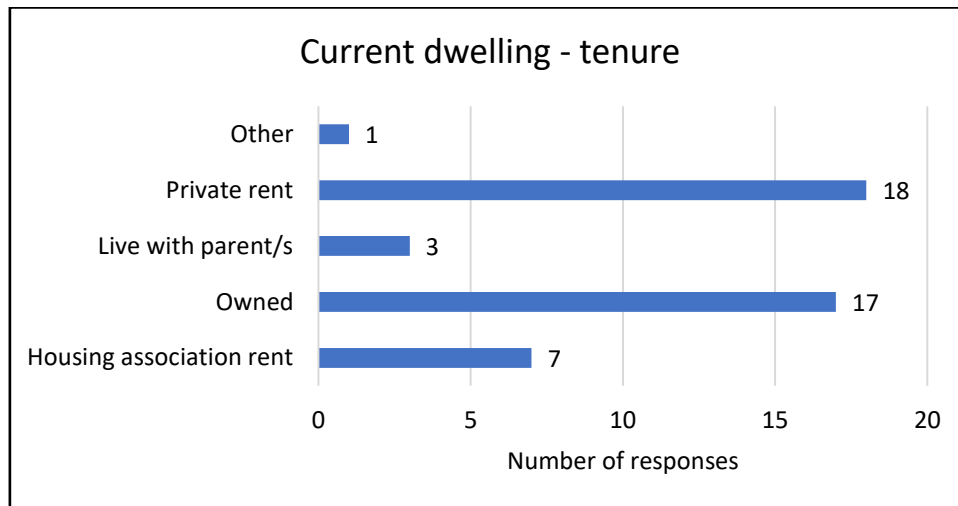


Of the six respondents currently living in a 4 bed property, five are owner occupied houses. Nine of the eighteen 2 bed properties are privately rented.

The 2021 Census shows that across Studley parish 46% of households live in a 3 bed property and 26% live in a 2 bed property.

iii) Dwelling tenure

Of the forty-six responses to this question, eighteen (39%) live in a privately rented property which is just slightly higher than those living in an owner occupied property (17/37%).



Three respondents currently 'live with parent/s' and two of these indicated a preference at Q1 for a 'starter home/first home'.

'Owned' includes households that own their home outright and those that have a mortgage. Owner occupier remains the largest housing tenure in 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 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.

iv) Rent

Respondents who rent were asked "approximately what percentage of your income, after tax, do you spend on rent?" Seventeen of the respondents who currently rent provided information, which indicates an average of 46.29% of income spent on rent:

- 20%
- 25%
- 30%
- 50%
- 10%
- 50%
- 30%
- 32%
- 55%
- 34%
- 25%
- 66%
- 30%
- 60%
- 90%
- 80%
- 100%

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

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 health of a household, particularly with an increasingly ageing population.

Q3: Preferred dwelling

Respondents were asked "what type of property would best suit your household". It should be noted that a housing preference doesn't necessarily align to analysed need. For example, a couple with a young child, a joint income of £30,000, no savings or equity, and

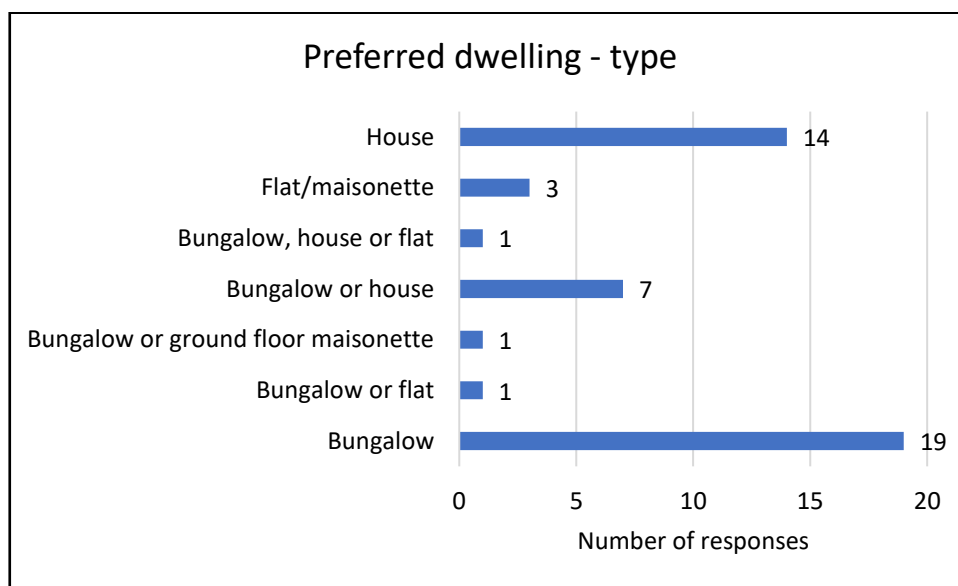
seeking a 3-bed owner occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association. Further information is provided at Q5 Financial Information.

i) Dwelling type

Respondents were invited to indicate their preferred dwelling type and could indicate more than one preference.

As can be seen below, 'bungalow' received most responses (19/41%) closely followed by 'house' (14/30%). One respondent didn't indicate a preferred type.

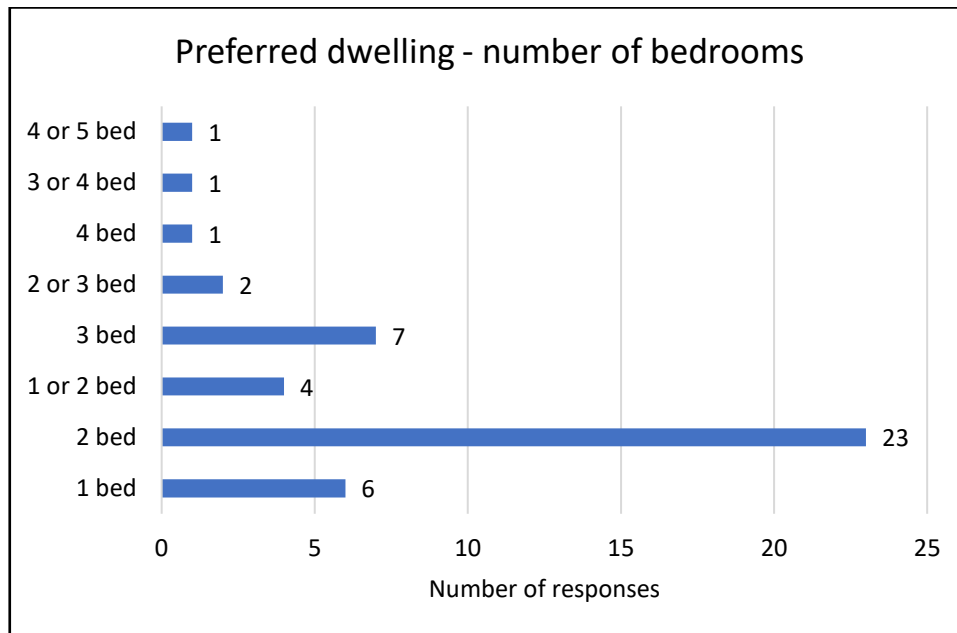
Of the twenty-nine references to 'bungalow', twenty-two of these households fall into an older age band (aged 60 and over).



ii) Number of bedrooms

Respondents were invited to indicate their preferred number of bedrooms and could indicate more than one preference. There were forty-five responses.

Twenty-three respondents would prefer a 2 bed property (51%). Five of the six respondents who would prefer a 1 bed property fall into an older age bracket (aged 60 and over), and five out of the six would prefer a bungalow.



iii) **Work from home**

Respondents were asked whether their preferred property should “include a study/space to work from home”. Seven respondents indicated this preference.

iv) **Designed to cater for a disability**

Eleven respondents indicated that they would prefer a property specifically designed to cater for a disability.

Respondents were also asked to ‘provide details of any specific housing requirements’ and these details aid the analysis. Comments included:

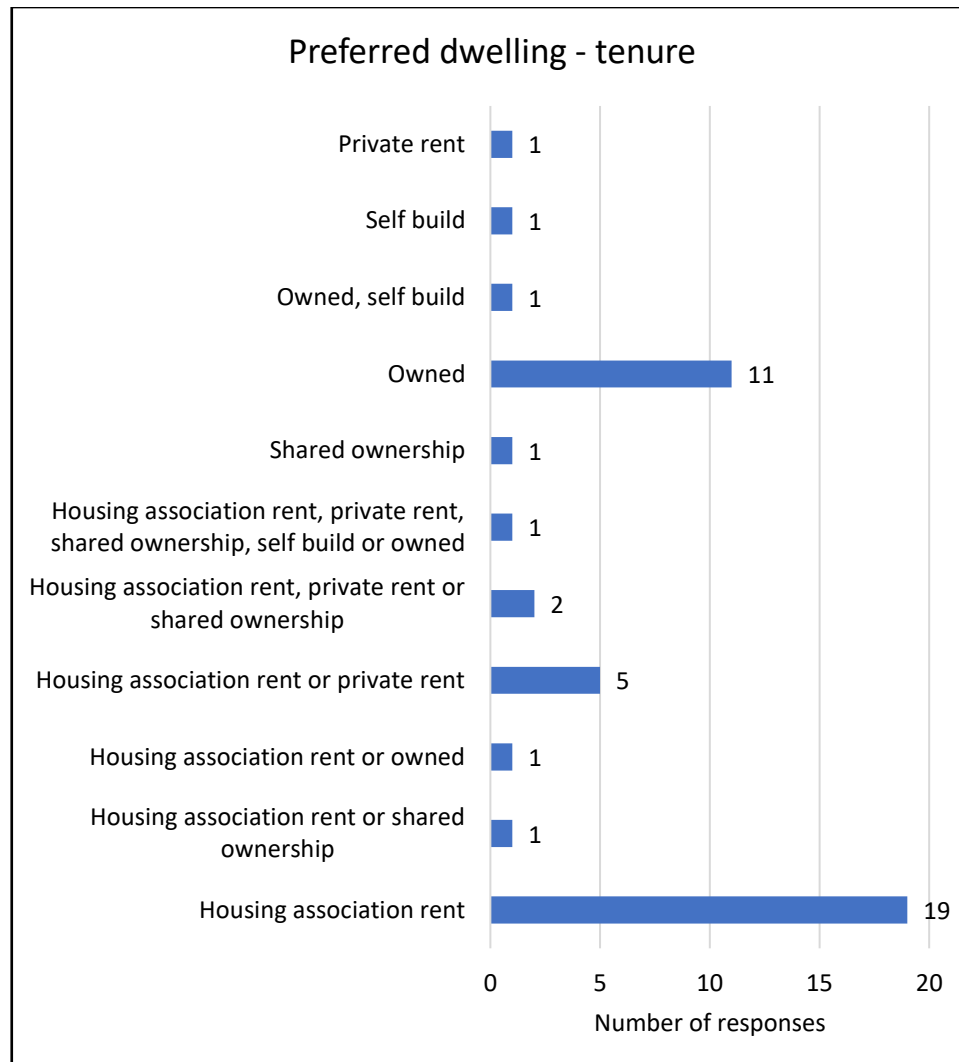
- Need a downstairs toilet
- Cannot share a room due to anxiety
- Ground floor WC would be useful due to bowel/bladder weakness
- Wheelchair access and suitable mobility aids
- Handrails throughout, in particular bathroom/toilet
- No central heating, double glazing or gas
- Prostate cancer
- Wet room, space for carer to stay
- To support parents
- Single level living or stairlift & toilets on both floors
- No stairs, easy access
- Mobility issues
- We both struggle to get around
- Can’t walk far, heart problem
- Need somewhere closer to support network
- Need to live on ground level as my mobility is getting worse
- Stairs can be a problem
- Having a bath/climbing in/out of one is extremely difficult without help - a walk-in shower would work better.

Many households, particularly those including older or impaired people, live in homes that don’t meet their daily needs. And poor quality homes can have a significant impact on physical and mental health. Injuries from falls within the home due to uneven flooring or

respiratory illness brought on from damp or mould are just as detrimental as anxiety about moving around the home for people with mobility issues.

Q4: Preferred dwelling - tenure

Respondents were invited to indicate their preferred tenure and could indicate more than one preference. There were forty-four responses.



There were twenty-nine references to housing association rent and nineteen references to some form of home ownership including self-build, shared ownership and owner occupier (with/without mortgage).

Of the two respondents that indicated an interest in self-build only one would appear to be in a position to achieve this if land were available. Any household seeking to pursue a self-build route to home ownership would be subject to scrutiny from potential lenders. Most properties on the open market will cost far more than a house built from scratch. Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved 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').

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

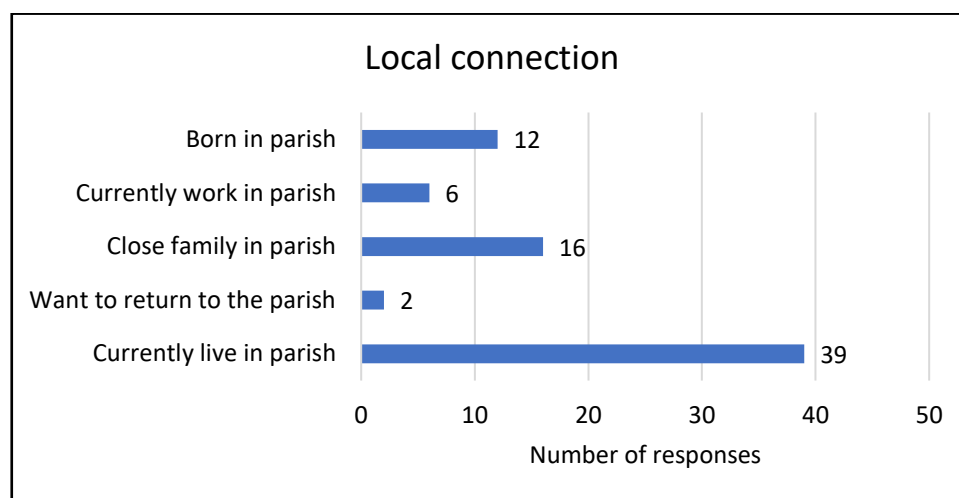
households to keep a roof over their heads. Shared ownership can help households take their first step on the property ladder.

Both rent and purchase prices in the district are generally higher than other districts across Warwickshire.

Q5: 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 and thirty-nine out of the forty-seven respondents currently live within the parish. Sixteen respondents currently have close family (parents, siblings, or children) living in the parish, and twelve were born in the parish.



Six of the respondents currently work within the parish. A supply of affordable housing could help to ensure that there is a local workforce, particularly for jobs that typically attract a more modest rate of pay.

Q6: 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.

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 is 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 amongst first-time buyers.

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

Information on rental prices is also included at Appendix B.

Q7: Housing waiting list

Fifteen of the respondents indicated that they are currently registered on the District Council's housing waiting list, known as Home Choice Plus.

It should also be noted that in June 2023 there were two hundred and fifty-six households with a Studley address registered on the local authority housing waiting list. 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.

Q8: 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.

Q9: Contact details

The information provided is confidential and not reproduced herein

4. Conclusion

After analysing the responses it has been determined that forty-six households with a local connection to Studley parish require alternative homes, as shown below.

Housing association rent (29)

- 12 x 1 bed bungalow*
- 4 x 2 bed bungalow
- 3 x 1 bed maisonette*
- 4 x 2 bed house
- 4 x 3 bed house
- 1 x 4 bed house
- 1 x 5 bed house

Housing association shared ownership (2)

- 1 x 1 bed bungalow at 50% share
- 1 x 2 bed maisonette at 60% share

Private rent (2)

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

Owner occupier (14)

- 2 x 1 bed bungalow
- 8 x 2 bed bungalow
- 1 x 2 bed bungalow (self-build)
- 1 x 2 bed maisonette
- 1 x 2 bed house
- 1 x 3 bed house

Consideration should also be given to the two hundred and fifty-six households registered on Home Choice Plus (suitably discounted).

*In rural areas where analysis indicates a need for 1-bed rented accommodation this may be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a period of time. A 1-bed home can accommodate only a single person or couple whereas a 2-bed home can offer greater flexibility allowing for the growth of a single or couple household and offering an adaptable and accessible home for life. This increased flexibility is a strong argument for providing the larger unit.

5. Contact Information

Katharine Walters - Clerk to Studley Parish Council
Studley Parish Council, High Street, Studley B80 7HJ
Tel: 01527 853204
Email: clerk@studleyparishcouncil.gov.uk
Web: www.studleyparishcouncil.gov.uk

Sarah Brooke-Taylor - WRCC, Rural Housing Enabler
Warwick Enterprise Park, Wellesbourne CV35 9EF
Tel: 01789 842182
Email: housing@wrccrural.org.uk
Web: www.wrccrural.org.uk

WRCC (Warwickshire Rural Community Council) is a long-standing charity that supports rural communities, and our Rural Housing Enabler project assists the provision of rural affordable homes by working closely with parish councils, landowners, registered providers, and local authorities.

Appendix A – Survey letter & form

Studley Neighbourhood Plan Steering Group (SNPSG)
in conjunction with
Warwickshire Rural Community Council (WRCC)

September 2023

Housing Needs Survey for Studley Parish

When the survey is complete the SNPSG will consider the results and explore how any housing needs can be addressed within the Studley Neighbourhood Plan.

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 return to live in Studley parish please ask them to contact the Rural Housing Enabler (details on back page) to receive a copy of this form. They would need to have a strong local connection, eg they work in the parish, previously lived in the parish or have a close relative (parent, sibling, adult child) currently living in the parish.

This data is collected for the purpose of identifying parish-wide housing need only for the Studley Neighbourhood Plan and will not be used for any other purpose. All information will be treated in strict confidence and neither the parish council nor any of its representatives will see individual replies. Individual returns will be anonymised and analysis will be carried out by WRCC (an independent charity that supports rural communities across Warwickshire), who will retain all survey forms.

A separate form should be completed by each household (family, couple, single) in need of alternative housing if they wish to be housed within the parish. If necessary, please request extra forms; see contact details at the end of the survey.

Completed survey forms should be returned by 8th October 2023. Alternatively, you can complete this survey online at www.smartsurvey.co.uk/s/Studley2023.



1. Which of the following statements apply to your household (tick all that apply)?

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

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

- Bungalow
- House
- Flat / maisonette
- Other

Number of bedrooms

- Rent - housing association*
- Rent - private*
- Shared ownership (part rent, part buy)
- Owned (with/without mortgage)
- Live with parent/s*
- Other

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

%

3. What type of property would best suit your household (tick all that apply)?

- Bungalow
- House
- Flat/maisonette

Number of bedrooms

- To include a study/space to work from home
- 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.

4. Is your household looking for (tick all that apply)?

- Rent - housing association
- Owned (with / without mortgage)
- Rent - private
- Self-build
- Shared ownership (part rent, part buy)

5. 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

6. 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 in need of alternative housing. Do not include housing or other benefits.

£

Do you have savings, equity in your current home, or will someone gift you money that could be used towards a new home?

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

7. Are you registered on Stratford on Avon District Council's housing waiting list (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), email (housingadviceteam@stratford-dc.gov.uk) or telephone (01789 260861).

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

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

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

9. 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.

Name	
Address	
Email / telephone	

Thank you for your assistance in conducting this survey.

If you have questions regarding this survey or you require additional survey forms please contact the Rural Housing Enabler by telephone 01789 842182 or email housing@wrccrural.org.uk.

**Please return this form in the Freepost envelope provided
no later than 8th October 2023.**

(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 brief 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

Appendix B – Property search

Results of property search within the parish (www.rightmove.co.uk, September 2023).

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 1-bed property and challenging to find a property to rent.

Properties currently for sale:

Agent	Location	No of beds	Type	Price £
Lamberts Sales and Lettings	Riverside	4	detached house	575,000
Lamberts Sales and Lettings	Stapleton Road	4	detached house	450,000
King Homes	New Road	3	detached house - new build	420,000
King Homes	St Judes Avenue	5	detached house	400,000
Hawkins & Patterson	Johns Close	3	detached house	399,950
Lamberts Sales and Lettings	Station Road	4	detached house	395,000
Arden Estates	Knottesford Close	3	detached bungalow	375,000
Lamberts Sales and Lettings	The Covers	4	detached house	375,000
Lamberts Sales and Lettings	Kiln Close	3	detached house	350,000
Lamberts Sales and Lettings	The Covers	3	detached house	349,950
Lamberts Sales and Lettings	New Road	3	semi-detached house	335,000
Lamberts Sales and Lettings	Watts Road	3	semi-detached house	280,000
King Homes	Highfield Road	3	terraced house	280,000
Arden Estates	Warwick Close	3	semi-detached house	275,000
Sanders & Sanders	St Judes Avenue	3	semi-detached house	270,000
Sanders & Sanders	St Judes Avenue	3	semi-detached house	270,000
Vizors	Green Close	3	terraced house	270,000
Lamberts Sales and Lettings	Warwick Close	4	semi-detached house	260,000
Earles	Alcester Road	2	terraced house	250,000
purplebricks	Allendale Crescent	2	terraced house	249,950
Lamberts Sales and Lettings	Lords Lane	3	terraced house	200,000
purplebricks	Marlborough Mews	2	flat	155,000

Average price, currently for sale:

Property size & type	Price £
2-bed flat	155,000
2-bed terraced house	249,975
3-bed terraced house	250,000
3-bed semi-detached house	286,000
3-bed detached house	379,975
3-bed detached bungalow	375,000
4-bed semi-detached house	260,000
4-bed detached house	448,750
5-bed detached house	400,000

Properties sold within the last 12 months:

Date sold	Location	No of beds	Type	Price £
Aug-23	Crendon Close	3	terraced house	225,000
Aug-23	St Asaphs Avenue	4	semi-detached house	365,000
Jul-23	Allendale Crescent	3	terraced house	290,000
Jul-23	Orchard Way	3	detached bungalow	369,000
Jul-23	Lansdowne Crescent	3	semi-detached house	267,500
Jul-23	New Road	2	semi-detached house	266,000
Jul-23	Brickyard Lane	3	semi-detached house	320,600
Jul-23	The Grove	3	semi-detached house	292,000
Jun-23	Pardoe Court	1	flat	100,000
Jun-23	Eden Close	3	semi-detached house	295,000
Jun-23	Pardoe Court	1	flat	89,950
Jun-23	St Martins Avenue	3	semi-detached house	270,000
Jun-23	Greys Road	1	flat	108,000
Jun-23	St Judes Avenue	3	detached house	314,000
Jun-23	Vale Court	2	semi-detached house	218,500
Jun-23	Green Lane	4	detached house	460,000
May-23	Railway Close	3	semi-detached house	320,000
May-23	The Grove	3	terraced house	260,000
May-23	High Street	2	terraced house	185,000
May-23	Knottesford Close	2	terraced house	240,000
May-23	Kiln Close	4	detached house	445,000
Apr-23	The Covers	3	detached house	300,000
Apr-23	Stapleton Road	3	semi-detached house	310,000
Apr-23	Mallard Road	3	semi-detached house	290,000
Apr-23	Watts Road	3	semi-detached house	275,000
Apr-23	Birmingham Road	3	terraced house	242,500
Mar-23	Watts Road	3	semi-detached house	286,000
Mar-23	Alcester Road	3	detached bungalow	385,000
Feb-23	Orchard Way	4	detached house	670,000
Feb-23	Knottesford Close	3	terraced house	240,000
Feb-23	Foster Avenue	3	semi-detached house	269,000
Jan-23	Stapleton Road	3	semi-detached house	276,500

Dec-22	High Street	3	terraced house	148,000
Dec-22	New Road	2	flat	167,500
Dec-22	Kiln Close	5	detached house	500,000
Dec-22	Orchard Way	3	detached house	550,000
Dec-22	York Close	3	semi-detached house	296,250
Dec-22	Alcester Road	2	terraced house	208,000
Dec-22	Redditch Road	3	terraced house	225,000
Nov-22	Augustine Avenue	3	semi-detached house	277,000
Nov-22	Middlemore Close	2	terraced house	240,000
Nov-22	Alcester Road	2	terraced house	215,999
Nov-22	Allendale Crescent	2	terraced house	195,000
Nov-22	Westmead Avenue	4	detached house	510,000
Nov-22	Manor Mews	3	detached house	320,000
Nov-22	Holt Gardens	2	detached house	435,000
Nov-22	The Grove	3	terraced house	230,000
Oct-22	The Cloisters	3	semi-detached house	300,000
Oct-22	Eldorado Close	3	terraced house	277,500
Oct-22	Kiln Close	4	detached house	427,000
Oct-22	Albury Road	2	semi-detached house	264,000
Oct-22	Badbury Close	3	semi-detached house	333,000
Oct-22	Harwood Close		semi-detached house	235,000
Oct-22	New Road	2	flat	170,000
Oct-22	Marble Alley	2	semi-detached house	250,000
Oct-22	Crooks Lane	2	semi-detached house	263,000
Oct-22	Stapleton Road	4	detached house	445,000
Oct-22	Bromsgrove Road	4	semi-detached house	410,000

Average price, sold within the last 12 months:

Property size & type	Price £
1-bed flat	99,317
2-bed flat	168,750
2-bed terraced house	214,000
2-bed semi-detached house	252,300
2-bed detached house	435,000
3-bed terraced house	237,556
3-bed semi-detached house	292,366
3-bed detached house	371,000
3-bed detached bungalow	377,000
4-bed semi-detached house	387,500
4-bed detached house	492,833
5-bed detached house	500,000

According to HM Land Registry (information on 12th October 2023) the majority of sales in Studley during the last year were semi-detached properties, selling for an average price of £285,869. Detached properties sold for an average of £423,250, with terraced properties fetching £218,083. Overall, sold prices in Studley over the last year were similar to the previous year and similar to the 2020 peak of £290,019.

Properties currently available for rent in Studley parish:

- 3 bed terraced house, Alcester Road - £925 per calendar month (£213 per week)

Properties with let recently agreed:

- 2 bed cottage, Priory Square - £900 per calendar month
- 2 bed maisonette, New Road - £775 per calendar month

Rising rental costs are putting a major strain on household income, particularly amongst low-income households.

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 June 2023 the following households with a Studley address were registered:

Household type	No. of children in household	No. of households	House type & size
Single / couple	0	73	1 bed maisonette or 2 bed house*
Family	1	48	2 bed house
Family	2	28	2 or 3 bed house
Family	3	11	3 or 4 bed house
Family	4	5	4 or 5 bed house
Pensioner/DLA	0	77	1 or 2 bed bungalow*
Pensioner/DLA	1	1	2 bed bungalow
Other	0	10	2 or 3 bed house
Other	1	2	3 bed house
Other	4	1	4 bed house

*In rural areas where analysis indicates a need for 1-bed accommodation this may be reclassified as 2-bed accommodation as this offers greater flexibility (further information at 4. Conclusion).

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

