



**Housing Needs Survey Report
for
Stratford-upon-Avon Town Council**

August 2022

Analysis by WRCC

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1. Introduction

The aim of the survey was to update the 2017 housing needs survey data for Stratford-upon-Avon Town Council. A letter was sent to every address across the parish inviting residents to take part in the new survey collecting local housing needs information within and relating to Stratford upon Avon civil parish.

Respondents could either complete the survey online or request that a survey form be sent to them. The survey form was a standard document used in parishes across Stratford on Avon district and is based on a housing needs survey form used by Rural Housing Enablers throughout England. Those requesting a hard copy survey form were also provided with a Freepost envelope so forms could be securely returned direct to WRCC, a local charity whose services were used to analyse the survey returns and provide this report.

A copy of the letter can be seen at Appendix A to this report and a copy of the survey form can be seen at Appendix B.

All households with or containing a specific housing need and who wish to live in the parish were requested to complete the survey which asked for details of the household, the current housing situation, preferred housing situation, the reason for the need and local connection, together with sensitive information such as financial details. Respondents were assured that any information they disclosed would be treated in strict confidence.

Information provided in response to some of the questions has helped with the analysis but is confidential and therefore not reproduced within this report. All returns have been anonymised.

2. Planning Context

At a national level, current guidelines (National Planning Policy Framework, March 2012) 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 ...”

At a local level, Stratford-on-Avon District Council has adopted a new local plan to guide development in the district up to 2031. Amongst other things this new 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, that meet an identified local need.

There is also scope for a local community to prepare a neighbourhood plan to steer development within their area and the Stratford-upon-Avon Neighbourhood Development Plan was 'Made' on 17 December 2018. It is now formally part of the District Council's development plan and will be used to assist in making decisions on planning applications within the plan area.

3. Results

15206 letters inviting participation in the survey were distributed locally. 41 households requested a hard copy survey form of which 21 were returned, either partly or fully completed, and 426 online surveys were either partially or fully completed.

312 respondents indicated that their current home is not suitable, however

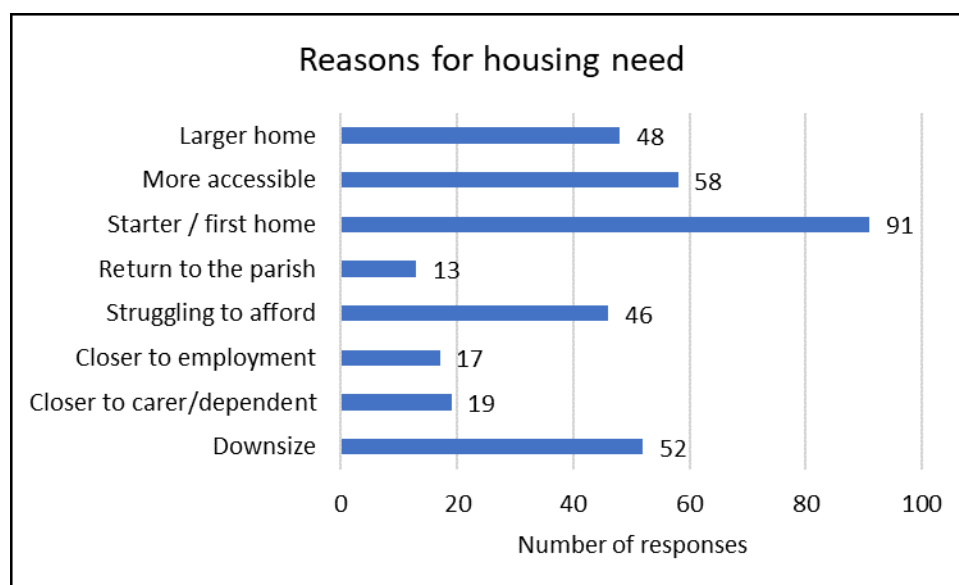
- 80 of these survey returns have been discounted:
 - o insufficient information and no means to contact the respondent, or
 - o the responding household appears to already be adequately housed given the information provided (for example currently in an owner occupied 3 bed home, no housing need identified and seeking another owner occupied 3 bed home), or
 - o no identified local connection
- 6 of these survey returns have been discounted as they appear to be duplicates

This report therefore relates to 226 analysed responses.

Q1: Reasons for housing need

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

All respondents completed this section and respondents wanting a starter home / first home made up the largest group.



Of the 52 respondents who indicated a need to downsize:

- 24 indicated a need for a 'home that is more accessible (ie all rooms on one floor)', and
- 6 indicated a need to be closer to a carer or dependent

27 of the respondents looking for a larger home also indicated a preference for a starter home / first home.

Respondents were able to leave comments under 'Need a new home for another reason'. 45 respondents left comments though many repeated the need already identified, for example they had ticked "struggling to afford current home" and left a similar comment of "the house is unaffordable". Some comments related more specifically to a need not listed, such as:

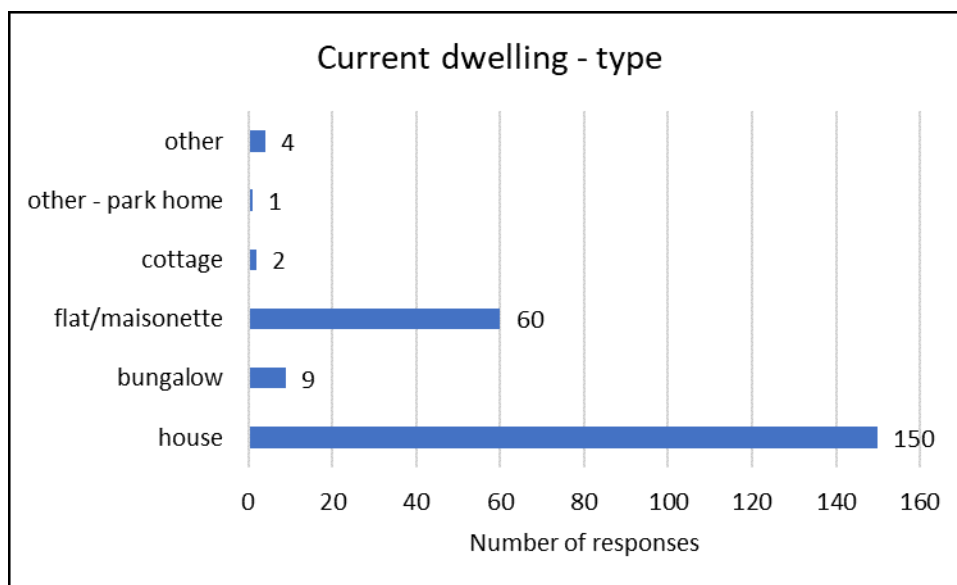
- damp and inadequate
- house subject to repossession
- to release income
- want secure tenancy
- change of tenure

Q2: Current dwelling

Respondents were asked to indicate the type, size, and tenure of their current dwelling.

i) Dwelling type

All of the respondents answered the question "what type of property do you currently live in" and, unsurprisingly, 'house' represents the majority at 150 responses.



Those indicating other (4), and which were difficult to categorise, include:

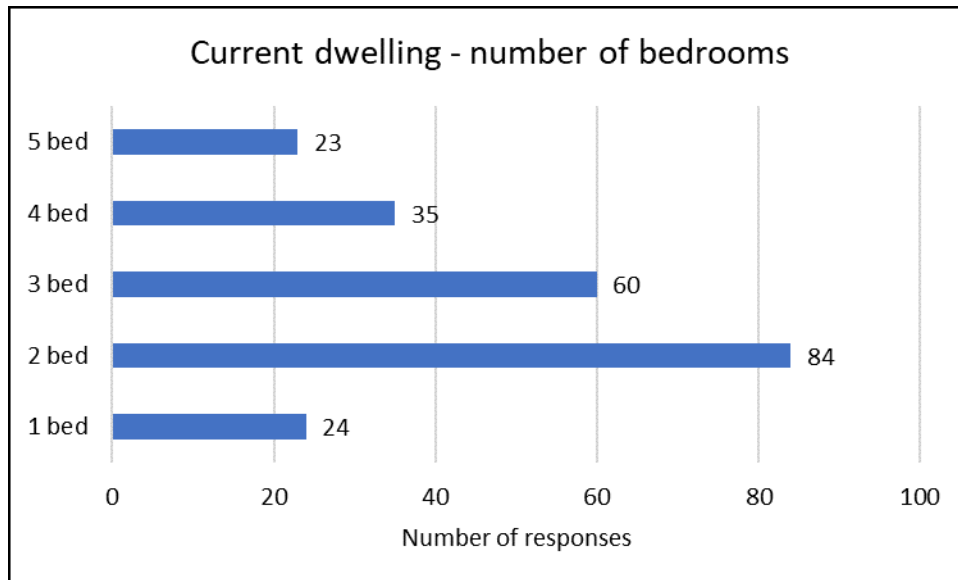
- 1 respondent living in "Air B and B self catering"
- 1 respondent living in a terrace
- 2 respondents living in an annexe

ii) Number of bedrooms

All of the respondents indicated the number of bedrooms within their current dwelling and, as can be seen below, 2 bed homes represent the largest group followed by 3 bed homes.

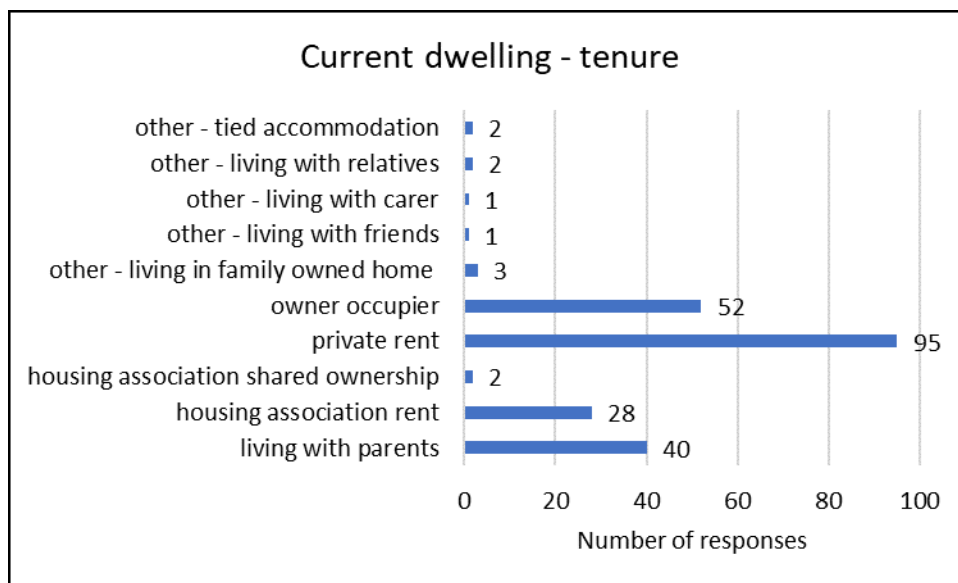
Of the 84 respondents who currently live in 2 bed accommodation, 37 live in a flat, 1 lives in a park home and 6 live in a bungalow.

Of the 23 respondents currently in 5 bed accommodation, 3 are currently living in a house share, 7 are living with parents and 9 wish to downsize.



iii) Dwelling tenure

The following chart shows the current dwelling tenure as indicated by all respondents, with 'private rent' being the single largest factor at 95 responses.



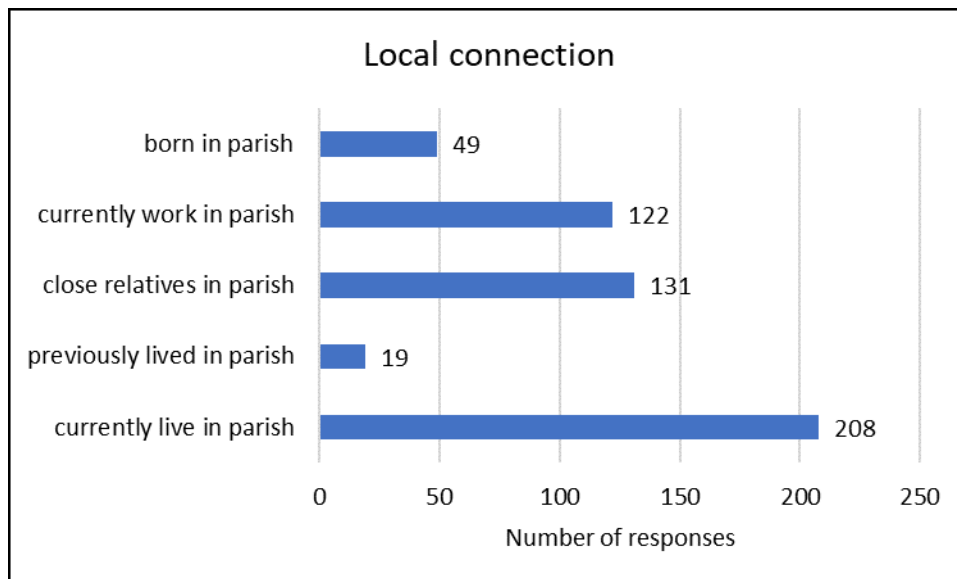
36 of the respondents who indicated at Q1 that they wanted a starter home / first home currently live with parent/s. And of the 95 respondents who currently rent privately 38 live in a flat/maisonette.

Respondents who rent were asked to indicate "approximately what percentage of your income, after tax, do you spend on rent?" It is generally accepted that a person should ideally spend no more than 35% of their income on rent.

Of the 123 respondents who currently rent 104 provided percentage information with an average of 32% of income spent on rent. Rent ranged from 2 respondents at 5% to 7 respondents at 80%.

Q3: Local connection

Respondents were asked to indicate their local connection to the parish and were able to indicate more than one connection. All analysed respondents have at least one local connection.



As can be seen above, 208 of the 226 respondents currently live in the parish and 131 have close relatives (parents, siblings, children) currently living in the parish. 6 of the respondents indicated that they both 'currently live' and 'previously lived' in the parish, which may be explained by someone perhaps moving away with family as a youngster or for work and then returning later in life.

Q4: Preferred dwelling

Respondents were asked to indicate the type, size, and tenure of their preferred dwelling. However, it should be noted that a dwelling preference doesn't necessarily align to analysed need.

For example, a couple with a young child, a joint income of £30,000, no savings, equity or gifted money, and preferring a 3-bed owner occupier home would probably be analysed as requiring a 2-bed house to rent from a housing association as they would not be able to raise a suitable mortgage.

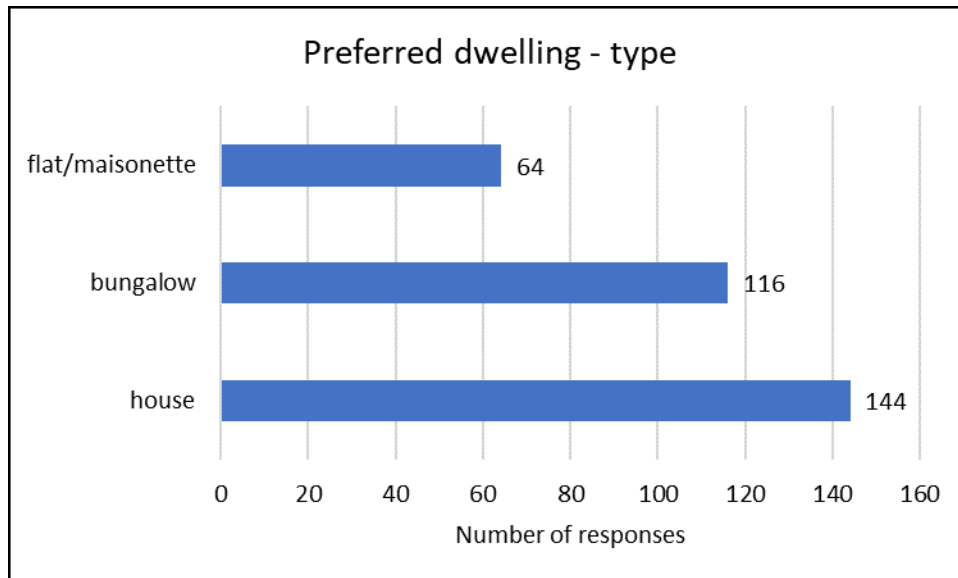
Further information is provided at Q5 Financial Information.

i) Dwelling type

All respondents indicated a preferred dwelling type and were able to indicate more than one preference.

55 respondents only indicated a preference for a bungalow, 76 respondents indicated a preference solely for a house and 16 exclusively indicated a preference for a flat.

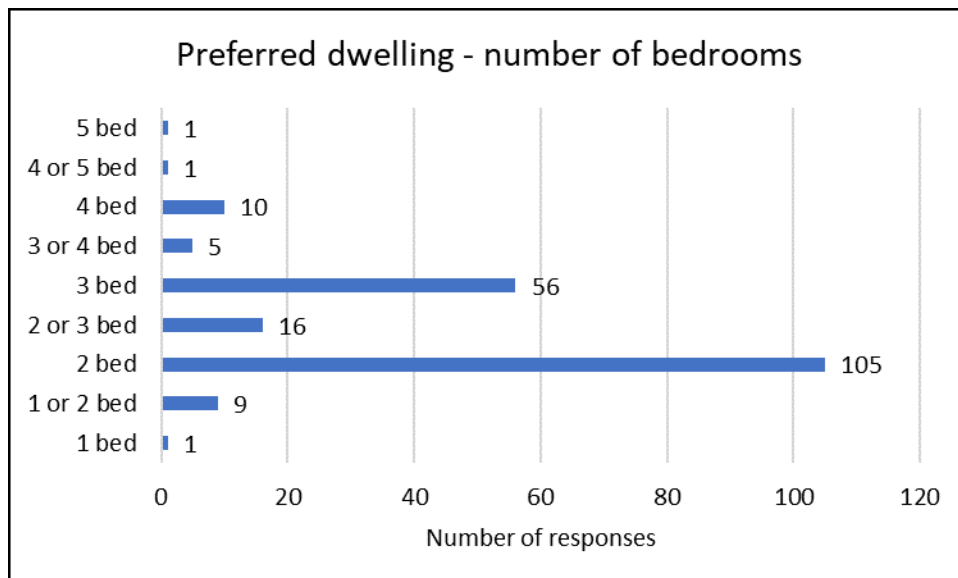
23 respondents indicated that they would be happy with either a flat/maisonette, house or bungalow.



Of the 52 respondents who indicated at Q1 that they would like to downsize, 42 indicated that they would prefer a bungalow.

ii) Number of bedrooms

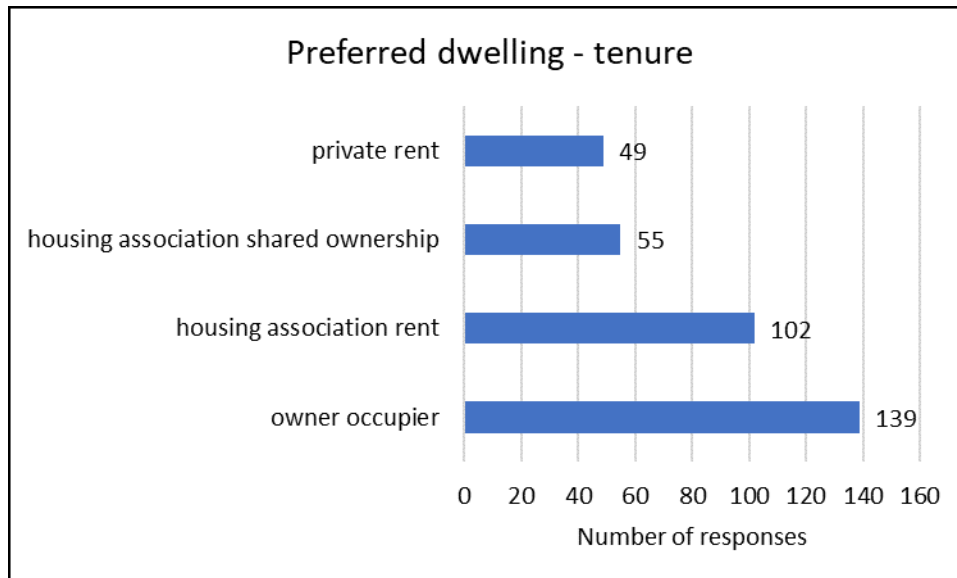
7 of the respondents did not answer this question so the chart below shows the results of 219 responses, with 2 bed accommodation proving most popular. Respondents were able to indicate more than one preference.



47 of those indicating a preference for a 2 bed dwelling currently live in a family-sized 3 or 4 bed house and 16 of these are aged over 60 years. 19 of those preferring a 2 bed dwelling are currently residing in a 1 or 2 bed flat and would prefer a 2 bed house.

iii) Dwelling tenure

Respondents were asked to indicate their preferred tenure and were able to indicate more than one preference. All respondents answered this question, with owner occupier emerging as the preferred tenure.



Of the 123 respondents currently in rented accommodation (either housing association or private) 73 would prefer housing association rent. Of the 40 respondents currently living with parents 32 would prefer some form of home ownership (shared ownership or owner occupier), though they don't necessarily have a suitable deposit to enable them to acquire a mortgage.

iv) Self build

56 of the respondents indicated that they would be interested in self build, though from the information provided it would not appear to be a financially viable option for the majority of respondents at the current time.

v) Designed to cater for a disability

37 respondents indicated that they would prefer a property "specifically designed to cater for a disability" and 27 of these respondents provided information. Comments included reference to mobility issues, ongoing medical conditions, single storey or ground level living (lack of stairs), wet room, space to use and store mobility aids, space for carers, and a need for wheelchair access.

Respondents were able to "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" and a total of 87 comments were provided (including those referenced above). A summary of these comments is shown below:

- wheelchair friendly
- living on one level
- mobility restrictions
- space for disability aids/carers
- wet room/walk in shower
- smaller property
- downstairs toilet
- parking
- working from home space
- within walking distance of amenities
- low maintenance
- garden

The information provided aids the analysis of need for the individual household.

Q5: Financial information

194 of the 226 respondents indicated “the approximate total annual gross income (before tax) of the household in need”. Further financial information was provided by some respondents:

- do you have savings – 94 responses
- do you have equity in your current home – 36 responses
- will someone gift you money towards a new home – 16 responses

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 similar owner-occupied property in the local area, as demonstrated through the research shown in Appendix C to this report. If it appears that the respondent could not enter into a shared ownership arrangement (perhaps where they have no deposit) they are re-classified as requiring rented accommodation.

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

The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

Q6: Housing waiting list

50 of the respondents indicated that they are currently registered on the local authority housing waiting list, known as Home Choice Plus.

At November 2021 there were 1297 households with an address within Stratford upon Avon registered on the local authority housing waiting list, with another 7 registered with an Alveston address and 45 registered with a Tiddington address.

Whilst some registered 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 etc. This particularly applies to families with children and older people. A summary of these registered households can be seen at Appendix D.

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

This survey identifies a need for 226 alternative homes for households with a defined local connection to Stratford upon Avon parish, as shown below.

Housing association rent (122)

- 44 x 1 bed flat/maisonette
- 31 x 1 bed bungalow
- 11 x 2 bed bungalow
- 28 x 2 bed house
- 8 x 3 bed house

Housing association shared ownership (48)

- 1 x 1 bed flat/maisonette at 40%
- 1 x 1 bed flat/maisonette at 50%
- 1 x 2 bed bungalow at 70%
- 2 x 2 bed house at 20%
- 4 x 2 bed house at 25%
- 5 x 2 bed house at 30%
- 3 x 2 bed house at 35%
- 2 x 2 bed house at 40%
- 5 x 2 bed house at 45%
- 4 x 2 bed house at 50%
- 1 x 2 bed house at 55%
- 2 x 2 bed house at 60%
- 2 x 2 bed house at 65%
- 3 x 2 bed house at 70%
- 1 x 2 bed house at 72%
- 1 x 3 bed house at 30%
- 1 x 3 bed house at 40%
- 1 x 3 bed house at 45%
- 1 x 3 bed house at 50%
- 2 x 3 bed house at 55%
- 3 x 3 bed house at 60%
- 1 x 3 bed house at 70%
- 1 x 3 bed house at 80%

Owner occupier (56)

- 2 x 1 bed flat/maisonette
- 4 x 2 bed flat/maisonette
- 2 x 1 bed bungalow
- 19 x 2 bed bungalow
- 13 x 3 bed bungalow
- 1 x 4 bed bungalow
- 6 x 2 bed house
- 7 x 3 bed house
- 1 x 4 bed house
- 1 x 5 bed house

Consideration should also be given to the households registered on Home Choice Plus (suitably discounted by the 50 responses to Q6).

5. Contact Information

For further information regarding this survey please contact:

Town Clerk - Stratford upon Avon Town Council
Sheep Street, Stratford upon Avon, Warwickshire CV37 6EFY
Tel: 01789 269332
Email: info@stratford-tc.gov.uk
Website: www.stratford-tc.gov.uk

Rural Housing Enabler - WRCC
Warwick Enterprise Park, Wellesbourne, Warwickshire CV35 9EF
Tel: 01789 842182
Email: housing@wrccrural.org.uk
Website: www.ruralwarwickshire.org.uk

Appendix A – Survey letter



July 2022

Housing needs survey on behalf of Stratford-upon-Avon Town Council

Do you want to downsize, are you currently living at home with parents or friends and want your own home, do you need a bungalow in preference to a house? Do you work in the town but cannot afford to buy a home here?

A lack of suitable and affordable housing has been a problem for many years, with house prices outstripping average incomes. A local housing needs survey was last undertaken in 2015, as part of the Neighbourhood Development Plan, and this information is now out-of-date.

Information on local need is important as it forms part of the evidence base for the Neighbourhood Development Plan and enables the Town Council to make effective representations to the Site Allocations Plan and South Warwickshire Local Plan.

The survey is to be completed ONLY if you have a need for housing or different housing and wish to live within the Civil Parish of Stratford-upon-Avon, which covers the main town of Stratford and the villages of Tiddington and Alveston as well as a substantial rural area.

You can either:

- complete the survey online at www.smartsurvey.co.uk/s/StratfordTC, or
- ask for a survey form & Freepost envelope to be sent to you (telephone 01789 842182 or email housing@wrccrural.org.uk)

If you know anyone currently living elsewhere who would like to live locally they can also complete this survey though they would need to have a strong local connection, for example they currently work in the area.

Data is collected on behalf of Stratford Town Council by WRCC (a charity that supports rural communities across Warwickshire) for the purpose of identifying local housing need only. All information will be treated in strict confidence and all returns will be anonymised.

A separate survey should be completed by each household (family, single, couple) in need of different housing and if they wish to be housed within the parish within the next five years.

The survey deadline is 31st July 2022.

Thank you for participating in this survey.

Cllr Gill Cleeve
Mayor
Stratford upon Avon Town Council

Appendix B – Survey form



July 2022

Housing needs survey

Thank you for requesting a copy of the Stratford upon Avon Town Council housing needs survey form.

The survey is to be completed ONLY if you have a need for housing or different housing and wish to live within the Civil Parish of Stratford-upon-Avon, which covers the main town of Stratford and the villages of Tiddington and Alveston as well as a substantial rural area.

If you know anyone currently living elsewhere who would like to live locally they can complete their own form - either contact the Rural Housing Enabler (details on back page) or complete the survey at www.smartsurvey.co.uk/s/StratfordTC.

They would need to have a local connection, for example they currently work in the area or previously lived in the area.

Data is collected on behalf of Stratford upon Avon Town Council by WRCC (a charity that supports rural communities across Warwickshire) for the purpose of identifying local housing need only. All information will be treated in strict confidence and all returns will be anonymised.

A separate survey should be completed by each household in need of alternative housing and if they wish to be housed within the parish within the next five years.

The survey deadline is **31st July 2022**.

Thank you for participating in this survey.

Cllr Gill Cleeve
Mayor
Stratford upon Avon Town Council

1. Why does your household require alternative accommodation (tick all that apply)?

- Need a larger home
- 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
- 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 rent your home 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 (how many years?
- Previously lived in the parish (how many years?
- Have close relatives living in the parish (parents, siblings, children)
- Currently work at least 16 hours per week in the parish (how many years?
- Born in the parish but moved away

4. What type of property would 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 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 towards a new home?

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

6. Are you registered on the local authority 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).

7. Details of the household seeking alternative housing.

Please complete a separate form for each household in need of alternative 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			

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	

Thank you for completing this survey.

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

**Please return this form in the Freepost envelope provided
no later than 31st July 2022.**

(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

Appendix C – Property search

Results of property search within the parish, June 2022 (excluding period & listed properties, park homes, property in need of refurbishment, with additional land, stables etc).

Details of properties for sale

Agent	Location	Settlement	No of beds	Type	Price £
Knight Frank	Avonside	Stratford	3	terraced house	975,000
Knight Frank	Loxley Road	Stratford	4	detached house	875,000
Peter Clarke	The Rookery	Alveston	5	detached house	800,000
Nikki Homes	Grove Road	Stratford	6	terraced house	725,000
RA Bennett	Eton Road	Stratford	4	detached house	700,000
Esale	Grove Road	Stratford	5	terraced house	675,000
Knight Frank	New Street	Tiddington	3	detached house	650,000
Edwards	Aintree Road	Stratford	5	detached house	650,000
Knight Frank	Shipston Road	Stratford	3	terraced house	650,000
The Agents	Shipston Road	Stratford	3	terraced house	650,000
Knight Frank	Loxley Road	Stratford	4	terraced house	650,000
Knight Frank	Loxley Road	Stratford	3	detached house	625,000
Peter Clarke	Bishopston Lane	Stratford	4	detached house	625,000
Edwards	Aintree Road	Stratford	4	detached house	625,000
Nikki Homes	Aintree Road	Stratford	4	detached house	600,000
Peter Clarke	Payton Street	Stratford	2	flat	600,000
Andrew Grant	Mill Lane	Stratford	3	flat	600,000
Peter Clarke	Shipston Road	Stratford	3	flat	600,000
Sheldon Bosley Knight	Mansell Street	Stratford	3	terraced house	600,000
Vaughan Reynolds	Payton Street	Stratford	3	flat	575,000
Bloor Homes	Alcester Road	Shotton	4	detached house	565,000
Edwards	Poppy Close	Stratford	4	detached house	535,000
Kennedys	Hathaway Lane	Stratford	3	detached bungalow	525,000
Kennedys	Moreton Close	Stratford	3	detached bungalow	515,000
Bloor Homes	Alcester Road	Shotton	4	detached house	515,000
Bloor Homes	Alcester Road	Shotton	4	detached house	505,000
Edwards	Townsend Road	Tiddington	3	detached house	500,000
Connells	Worhs Way	Stratford	4	detached house	500,000
Peter Clarke	Evesham Road	Stratford	4	detached house	495,000
Hamptons	Banbury Road	Stratford	2	flat	490,000
Taylor Wimpey	Loxley Road	Stratford	3	detached house	485,000
Peter Clarke	Percy Street	Stratford	3	detached house	475,000
Peter Clarke	Holbrook Road	Stratford	4	detached house	475,000
Peter Clarke	Darlow Drive	Stratford	4	semi-detached house	465,000
RA Bennett	Bishops Close	Stratford	5	detached house	460,000

Nikki Homes	Burbage Avenue	Stratford	4	detached house	450,000
Jeremy McGinn	West Green Drive	Stratford	4	detached house	450,000
Jeremy McGinn	Ely Street	Stratford	3	terraced house	450,000
Taylor Wimpey	Bishopton Lane	Stratford	3	detached house	445,000
Taylor Wimpey	Bishopton Lane	Stratford	3	detached house	442,500
Bloor Homes	Alcester Road	Shotton	3	detached house	440,000
Taylor Wimpey	Bishopton Lane	Stratford	3	detached house	439,950
Miller Homes	Bishopton Lane	Bishopton	3	detached house	432,000
Miller Homes	Bishopton Lane	Bishopton	3	detached house	430,000
Jeremy McGinn	St Peters Way	Stratford	3	detached house	425,000
Connells	Heron Lane	Stratford	4	detached house	425,000
Peter Clarke	Loxley Road	Stratford	2	semi-detached house	425,000
Purple Bricks	Flax Furrow	Stratford	3	detached house	420,000
Miller Homes	Bishopton Lane	Bishopton	3	detached house	420,000
Taylor Wimpey	Loxley Road	Stratford	3	detached house	415,000
Bloor Homes	Alcester Road	Shotton	4	detached house	410,000
Knight Frank	Loxley Road	Stratford	3	semi-detached house	410,000
Sheldon Bosley Knight	Blackberry Lane	Stratford	3	detached house	407,000
Knight Frank	Loxley Road	Stratford	3	terraced house	405,000
Edwards	Clopton Road	Stratford	3	detached house	400,000
Edwards	Scott Close	Stratford	3	detached house	400,000
Exp UK	Lawson Avenue	Tiddington	3	semi-detached house	400,000
Miller Homes	Bishopton Lane	Bishopton	3	detached house	390,000
Taylor Wimpey	Loxley Road	Stratford	3	semi-detached house	386,995
Edwards	Oakleigh Road	Stratford	3	semi-detached house	385,000
Knight Frank	Loxley Road	Stratford	2	terraced house	380,000
Kennedys	Barley Close	Stratford	3	detached house	375,000
Sheldon Bosley Knight	Hazel Place	Stratford	3	semi-detached house	372,000
Connells	Jolyffe Park Road	Stratford	3	semi-detached house	360,000
Peter Clarke	St Gregorys Road	Stratford	2	detached bungalow	355,000
Earles	Drayton Close	Stratford	3	detached house	350,000
Vaughan Reynolds	Rowley Crescent	Stratford	2	flat	350,000
Peter Clarke	Hillside Road	Stratford	4	semi-detached house	350,000
Bloor Homes	Alcester Road	Shotton	3	semi-detached house	345,000
Peter Clarke	Evesham Road	Stratford	3	terraced house	345,000

Taylor Wimpey	Loxley Road	Stratford	2	semi-detached house	342,000
RA Bennett	Hillside Road	Stratford	2	detached bungalow	340,000
Peter Clarke	Percy Street	Stratford	2	semi-detached house	340,000
Taylor Wimpey	Loxley Road	Stratford	2	semi-detached house	340,000
Edwards	Ryland Street	Stratford	2	terraced house	330,000
Exp UK	Bordon Place	Stratford	2	flat	325,000
Jeremy McGinn	Scarrots Street	Tiddington	2	semi-detached house	325,000
RA Bennett	Alcester Road	Stratford	2	semi-detached house	320,000
Moving Made Easy	Alcester Road	Stratford	2	semi-detached house	320,000
Edwards	Ascot Close	Stratford	2	terraced house	315,000
Peter Clarke	Shelbourne Road	Stratford	3	semi-detached house	310,000
Taylor Wimpey	Loxley Road	Stratford	2	terraced house	304,995
Taylor Wimpey	Bishopton Lane	Stratford	2	semi-detached house	302,000
Nikki Homes	Sandringham Avenue	Stratford	2	terraced house	300,000
Strike	Marigold Road	Stratford	2	terraced house	300,000
Taylor Wimpey	Bishopton Lane	Stratford	2	semi-detached house	295,000
Taylor Wimpey	Bishopton Lane	Stratford	2	semi-detached house	288,950
RA Bennett	Congreve Way	Stratford	4	terraced house	285,000
Taylor Wimpey	Bishopton Lane	Stratford	2	terraced house	283,000
Miller Homes	Bishopton Lane	Bishopton	2	semi-detached house	280,000
Taylor Wimpey	Bishopton Lane	Stratford	2	terraced house	278,500
Peter Clarke	Longfellow Road	Stratford	2	semi-detached house	275,000
King Homes	Bishopton Lane	Bishopton	2	semi-detached house	269,000
Peter Clarke	Birmingham Road	Stratford	2	flat	265,000
Edwards	Longfellow Mews	Stratford	2	semi-detached house	265,000
Connells	Hodgson Road	Stratford	3	terraced house	250,000
Vaughan Reynolds	Stephenson Row	Stratford	1	flat	225,000
RA Bennett	Glebe Road	Stratford	3	terraced house	225,000
Peter Clarke	Gifford Walk	Stratford	3	terraced house	225,000
Jeremy McGinn	Sanctus Court	Stratford	2	flat	219,950
Nikki Homes	Warwick Road	Stratford	2	flat	200,000

Jeremy McGinn	Sandfield Road	Stratford	2	flat	199,950
Taylor Wimpey	Bishopton Lane	Stratford	1	flat	194,500
Connells	Mayfield Court	Stratford	2	flat	190,000
Taylor Wimpey	Bishopton Lane	Stratford	1	flat	189,950
Edwards	Cordelia Close	Stratford	2	flat	180,000
Peter Clarke	Mayfield Court	Stratford	2	flat	179,950
Connells	Clopton Road	Stratford	2	flat	170,000
Purple Bricks	Clopton Road	Stratford	2	flat	170,000
RA Bennett	Congreve Way	Stratford	2	flat	165,000
Connells	Cordelia Close	Stratford	1	maisonette	160,000
Connells	Drayton Avenue	Stratford	2	flat	160,000
Connells	St Johns Court	Stratford	2	flat	150,000
Belvoir!	Clopton Road	Stratford	2	flat	149,000
Kennedys	Chepstow Close	Stratford	1	flat	145,000
Purple Bricks	Drayton Avenue	Stratford	1	flat	140,000

Average house prices for sale

Dwelling size and type	Price £
1 bed flat/maisonette	175,742
2 bed flat	244,932
3 bed flat	591,667
2 bed detached bungalow	347,500
3 bed detached bungalow	520,000
2 bed terraced house	311,437
3 bed terraced house	477,500
4 bed terraced house	467,500
5 bed terraced house	675,000
6 bed terraced house	725,000
2 bed semi-detached house	313,354
3 bed semi-detached house	371,124
4 bed semi-detached house	407,500
3 bed detached house	446,021
4 bed detached house	546,875
5 bed detached house	636,667

Source: Rightmove, PurpleBricks, Zoopla, OnTheMarket

Appendix D – Home Choice Plus

Home Choice Plus is the scheme used to allocate housing association properties across the participating local authority areas, which includes Stratford-on-Avon District Council.

At November 2021 the following households with an address within Stratford upon Avon parish were registered. It is assumed that, in some cases, 2 children of the same sex could be accommodated in one bedroom.

Stratford upon Avon town - household type	No. of children in household	No. of households	House type & size
Single / couple	0	548	1 bed maisonette
Family	1	205	2 bed house
Family	2	153	2 or 3 bed house
Family	3	30	3 or 4 bed house
Family	4+	18	4 or 5 bed house
Pensioner/DLA	0	299	1 bungalow
Other	0	44	2 or 3 bed house

Alveston - household type	No. of children in household	No. of households	House type & size
Single / couple	0	3	1 bed maisonette
Family	1	2	2 bed house
Pensioner/DLA	0	2	1 bungalow

Tiddington - household type	No. of children in household	No. of households	House type & size
Single / couple	0	20	1 bed maisonette
Family	1	1	2 bed house
Family	2	4	2 or 3 bed house
Family	3	2	3 or 4 bed house
Family	5	1	4 or 5 bed house
Pensioner/DLA	0	13	1 bungalow
Other	1	1	3 bed house
Other	0	3	2 bed house