Housing Needs Survey report

for

Tysoe Parish Council

September 2026

Analysis and report by

Sarah Brooke-Taylor

Introduction

Following the hiatus caused by the Government publishing new national planning guidelines (the new NPPF) on 17th August 2026 and the necessary cessation of Tysoe Parish Council's consultation on the proposed amendments to the Tysoe Neighbourhood Plan (NDP), the parish council is preparing a new set of proposed changes which will comply with the new NPPF.

Many of the policies in the NDP are now contained within the NPPF and, as the guidelines preclude repeating them in the NDP, these policies will be deleted or largely re-written. Policies that are specific to the local situation will, however, remain in the NDP.

Evidencing the housing needs of the local community is an essential part of community planning, so Tysoe Parish Council has sought to update the Housing Needs Survey completed in 2021 as part of the ongoing review of the Tysoe Neighbourhood Plan.

The housing needs survey could be completed by any household, with examples given of wishing to downsize, wanting your own home rather than living at home with parents, or needing a bungalow in preference to currently living in a house. Respondents were assured that all information would be treated in confidence.

The results of the housing needs survey will help determine the quantity and types of homes required in Tysoe. This will inform both Stratford-on-Avon District Council's housing policy and the updating of the Tysoe Neighbourhood Development Plan (NDP).

The survey was open to any household with a local connection to the parish including those originally from the parish but now living elsewhere and who would like to return, as well as people working locally who would like to move into the parish to be closer to their workplace.

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.

Results

Households not in need of alternative housing were requested to complete Part One only. Those looking for alternative housing within the next five years and wishing to remain in the parish were requested to complete both Part One and Part Two of the survey form. The survey could be completed online or as a paper form.

People generally respond for one of three reasons:

1. To express a housing need, or

2. To offer support to the idea of a small housing scheme to meet local needs, or

3. To state opposition to the idea of a housing scheme.

Fifty-nine survey responses were received. For the purpose of this report, the term "respondent" and "response" refers to an individual survey form.

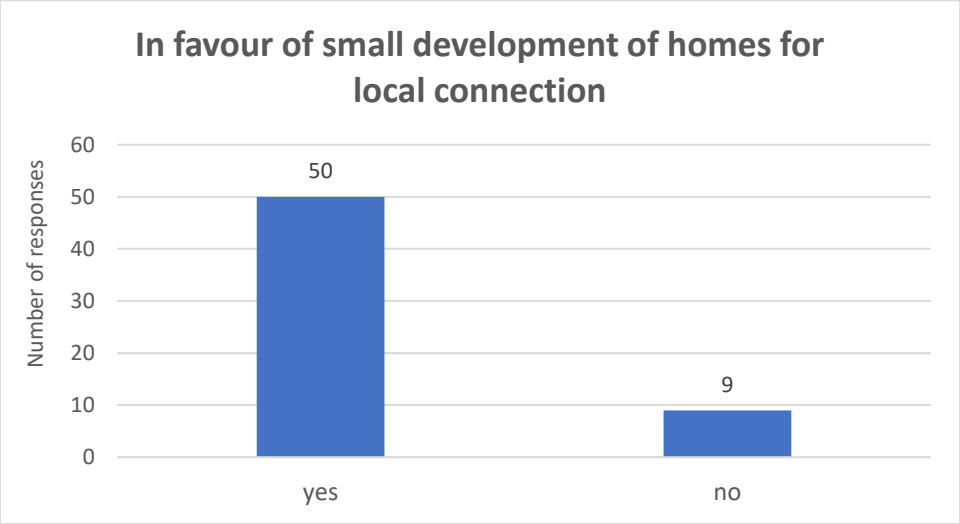
Survey Part One – to be completed by all households

Q1: Support for development of affordable homes

Respondents were asked, "In principle would you be in favour of a small development of homes in the parish restricted to people with a local connection …?".

Through a planning obligation (S106 Agreement) such properties would be restricted to people with a local connection in perpetuity. The local connections include (briefly) currently living in the parish, previously lived in the parish, born in the parish, close relatives currently living in the parish and currently working in the parish.

All 59 respondents answered this question and as can be seen below, the vast majority (84.75%) responded that they would be in favour.



Q2: Comments about local housing

Respondents were invited to leave comments "about local housing, including possible locations that may be suitable."

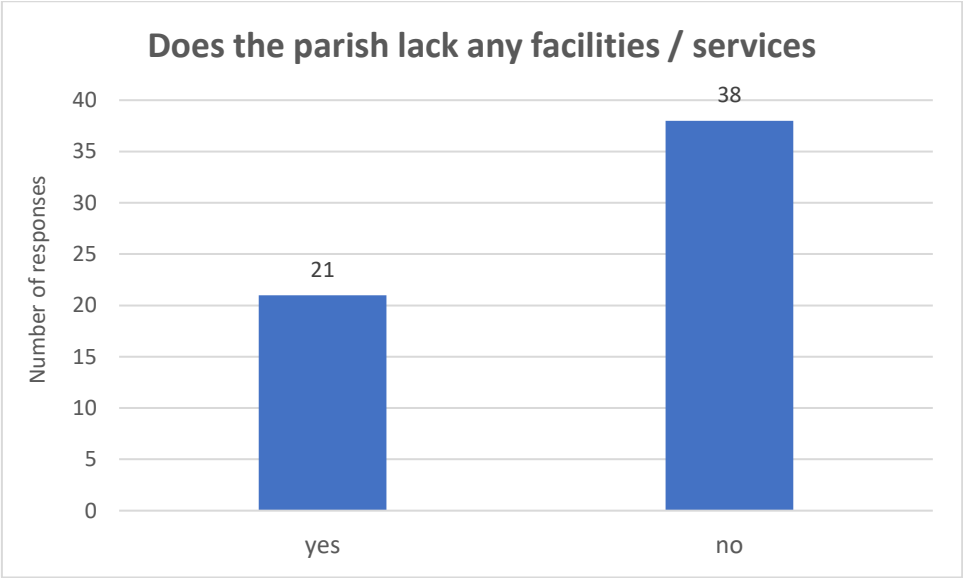
These comments can be found at Appendix A to this report.

Many of the comments relate to a need for smaller homes, homes for downsizing, homes for younger people as well as for older people, and a need for affordable homes.

Comments about possible locations include reference to Feeoffee Farm and the redundant Methodist Church building.

Q3: Life in the parish

Respondents were asked whether they felt the parish lacked any facilities / services. All respondents answered this question and the majority (38 responses / 64.41%) answered "no".



Q4: Where a respondent had answered 'yes', they were asked, "what facilities/services would you like?"

The comments provided are as below:

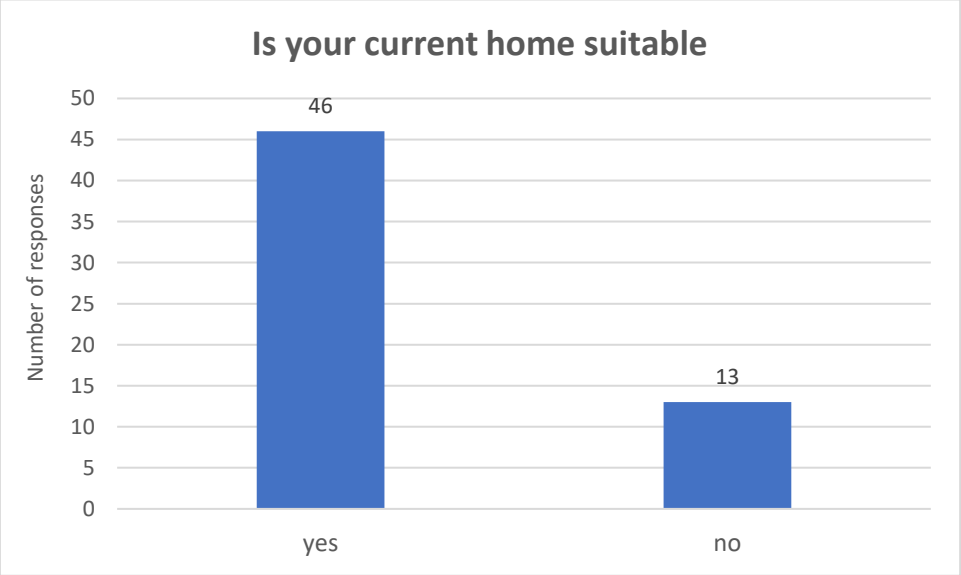
- Butchers x2 comments
- A better bus service that actually caters for people who need to be in the towns for work, and allows them to come home after, or after an evening out.
- Decent pub, shop with better opening hours
- Tysoe has some magnificent facilities but could do with some more people joining. More young families
- Cafe, Rural Music Venue, Shops, Family Activities such as a petting zoo or children's farm.
- Youth club
- Restaurant/pub to eat out at
- Post office open full time. Butchers shop.
- A decent cafe would be well supported by locals. In an accessible location with bike parking racks would also attract many cyclist that utilise routes that frequently pass through our village.
- Adequate mobile phone connection
- A better bus service. public electric car charge points. tarmac to be put in our potholes
- Need more help to get people off using heating oil
- Better footpaths. Many need to be unblocked and made accessible.
- Improved Doctors opening hours.
- 1. Affordable housing 2. Bungalows 3. More bus services locally
- A pub that served food would be nice, but on the whole I think the village offers a lot.
- Community / pool car
- Additional resources for older children. Equipment at the park for 10+. Bike section for off roading. Something to encourage them being outside and not being told they are a nuisance for sitting around. Better bus services, the bus services are poor and not helpful for those unable to drive and under the age of 17. The latest bus returning from Banbury is

mid-day. There should be more frequent buses to Banbury and Stratford for those that want to work outside of the village and unable to drive. Or simply needing to get to appointments for the shops. The lack of a bus to Shipston too. I know we have the link but one service there and back on Wednesday doesn't work if you have appointments, family to visit or work. It is our closest market town and if you are unable to drive completely restricted.

- More community parking
- A decent, thriving cafe serving local residents as well as the many cyclists that come through the village (noting that the tea rooms connected to the village store have recently been reopened).

Q5: Is your current home suitable

Respondents were asked to consider "whether or not your current home is suitable for your needs". The majority of respondents (46 responses / 77.96%) replied "yes".



Those who responded "no" were invited to complete Part Two of the survey form "if you would like alternative accommodation within the parish".

Survey Part Two – households in need of alternative housing

A total of fifteen households provided information at Part Two. This included two respondents who answered "yes" at Q5, indicating that their current home was suitable. However, these two responses have been excluded from the Part Two results as:

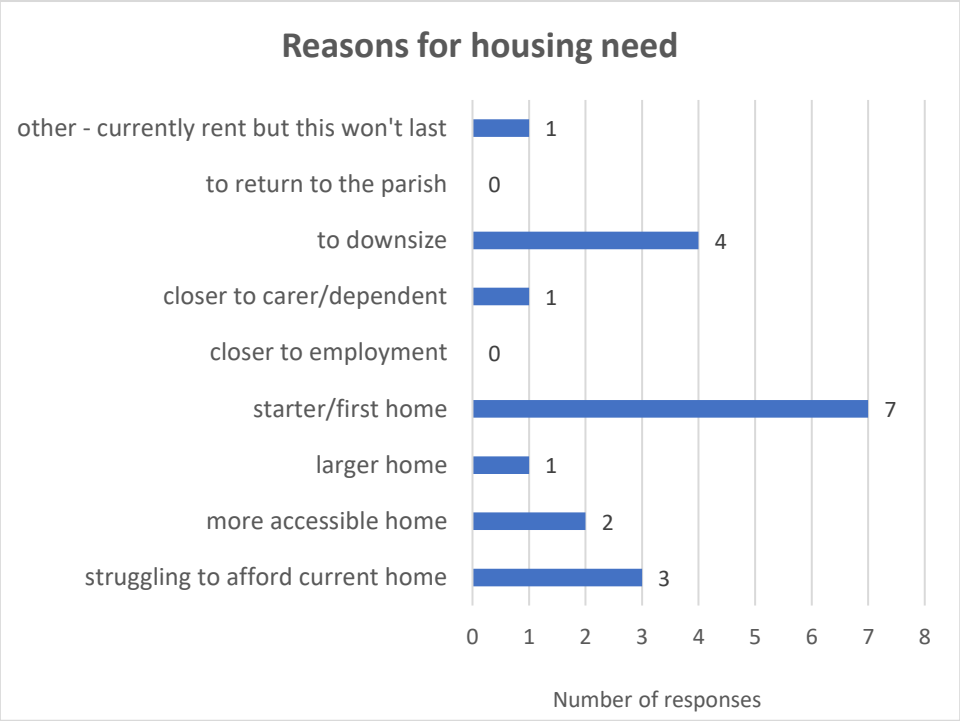
- One respondent didn't provide any reasons for housing need, no household or financial information, and no preferred dwelling information
- One respondent provided current dwelling information and preferred dwelling information but no contact information or further information to enable analysis

The information and analysis in this section therefore relates to the remaining thirteen households who indicated “no” at Q5.

Q6: Reasons for housing need

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

All respondents completed this section and as can be seen below, respondents seeking a starter/first home represent the largest group (7 responses), followed by those looking to downsize (4 responses) and households struggling to afford their current home (3 responses).

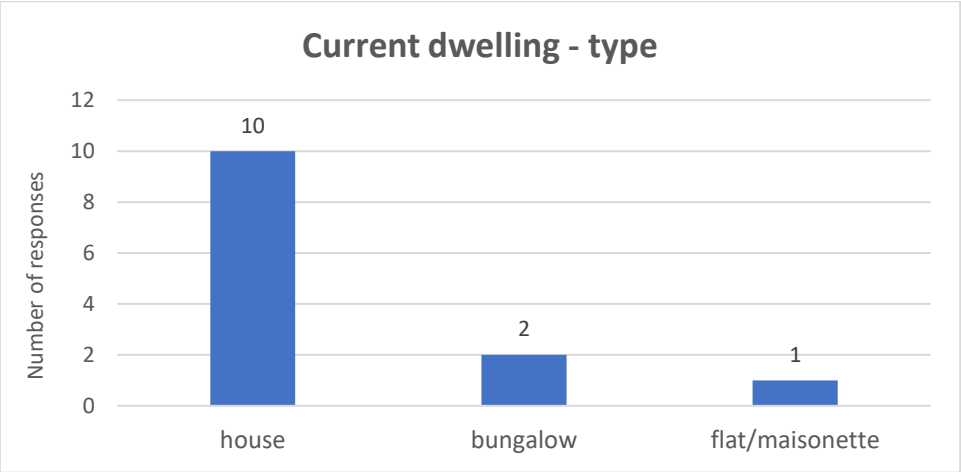


Q7: Current dwelling

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

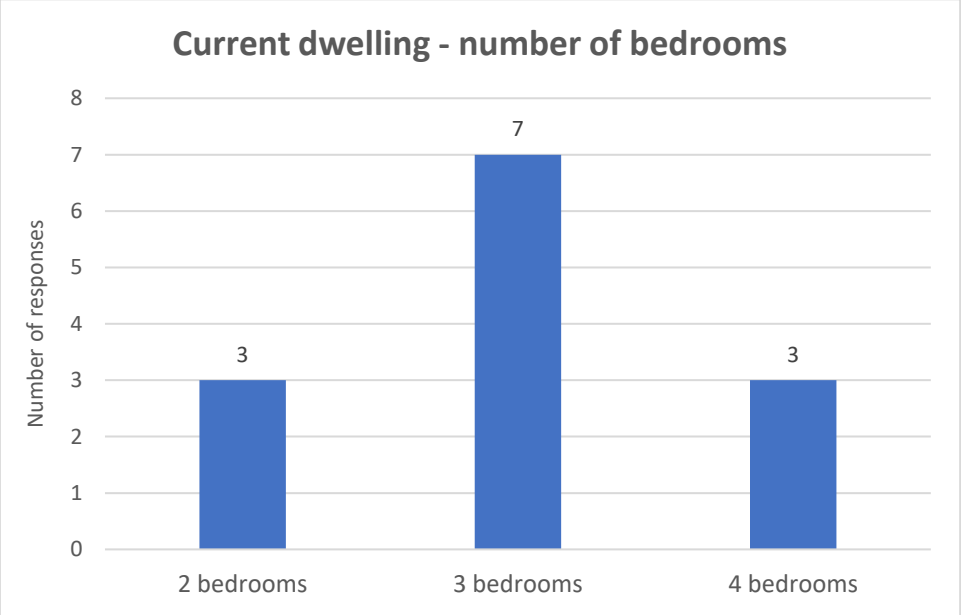
i) Dwelling type

Ten respondents currently live in a house, two live in a bungalow and one respondent lives in a flat/maisonette.



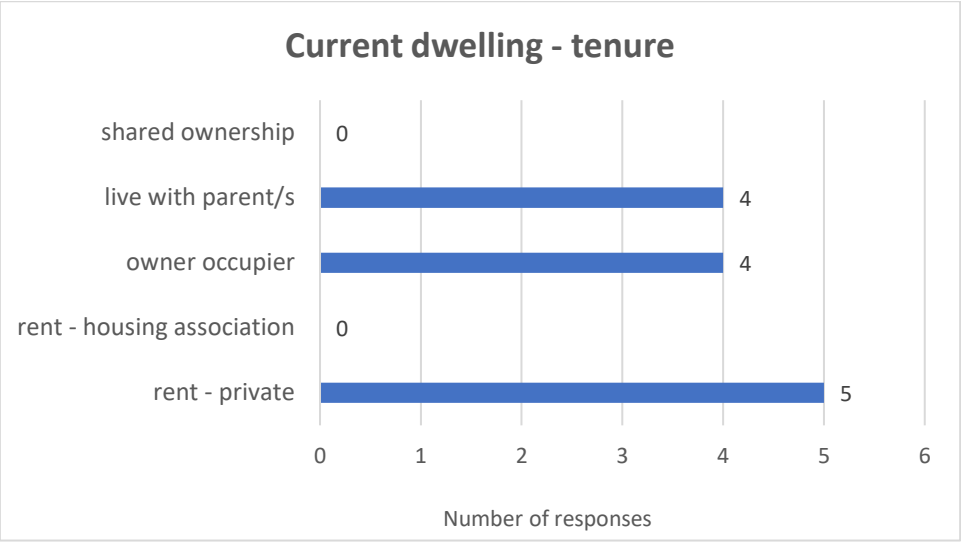
ii) Number of bedrooms

All respondents provided information and 7 currently live in 3-bedroom accommodation, 3 live in 2-bedroom accommodation and 3 in 4-bedroom accommodation.



iii) Dwelling tenure

The following chart shows the current dwelling tenure of the 13 respondents, with private rent being the largest factor with 5 responses (38.46%), and 'live with parent/s' and 'owner occupier' each having 4 responses.



Q8: Rent

Respondents who indicated they pay rent were asked, “approximately what percentage of your income, after tax, do you spend on rent?”

All five respondents who indicated that they rent privately provided information, though one respondent stated how much rent they paid (£600) rather than as a percentage of income. The remaining 4 indicated rents of:

35% 45% 28% 45%

This gives an average of 38.25% of income spent on rent.

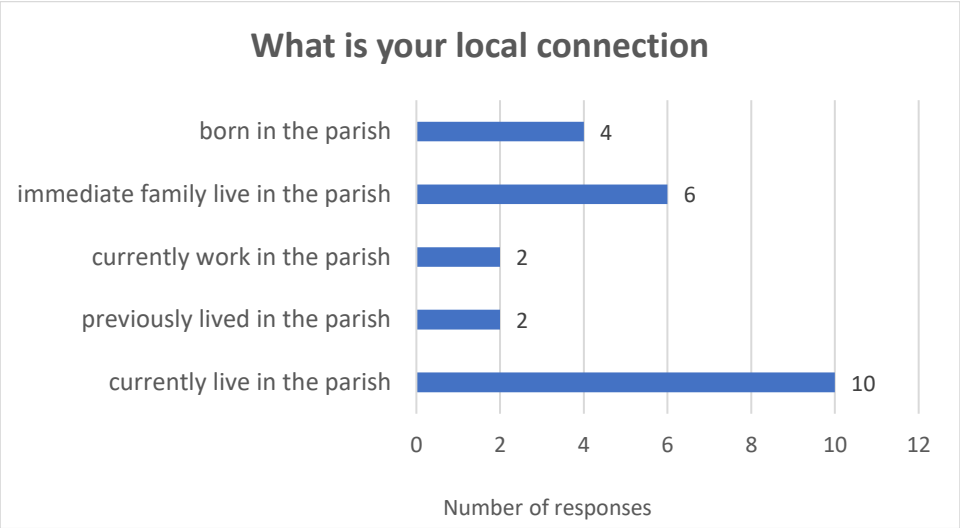
It is generally accepted that a household should ideally spend no more than 30% of income on rent. This 30% figure is widely used by housing economists, financial advisors, and the Office for National Statistics as the threshold for “affordable” rent

The availability of homes for rent has fallen, exacerbating the difficulties tenants face in finding suitable and affordable accommodation.

Q9: Local connection

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

Ten respondents currently live in the parish, six have immediate family (parents, siblings or children) currently living in the parish, four were born in the parish, two currently work in the parish and two previously lived in the parish.

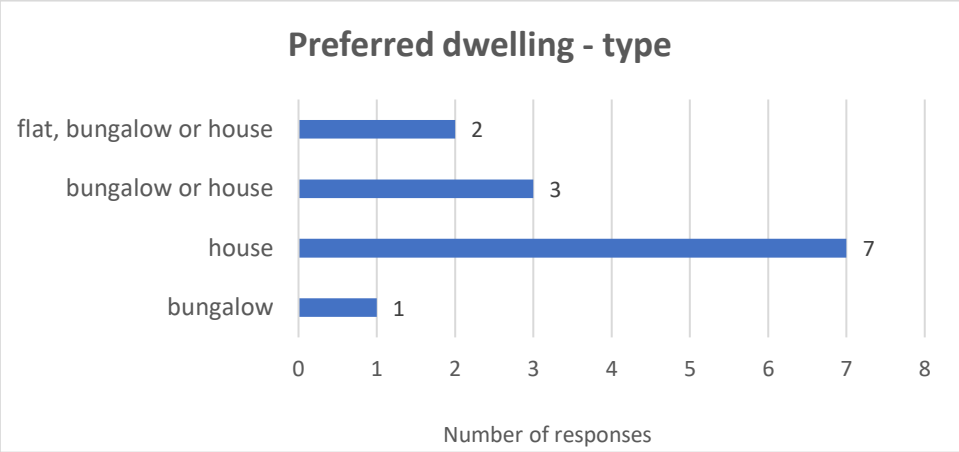


Q10: Preferred dwelling

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

i) Dwelling type

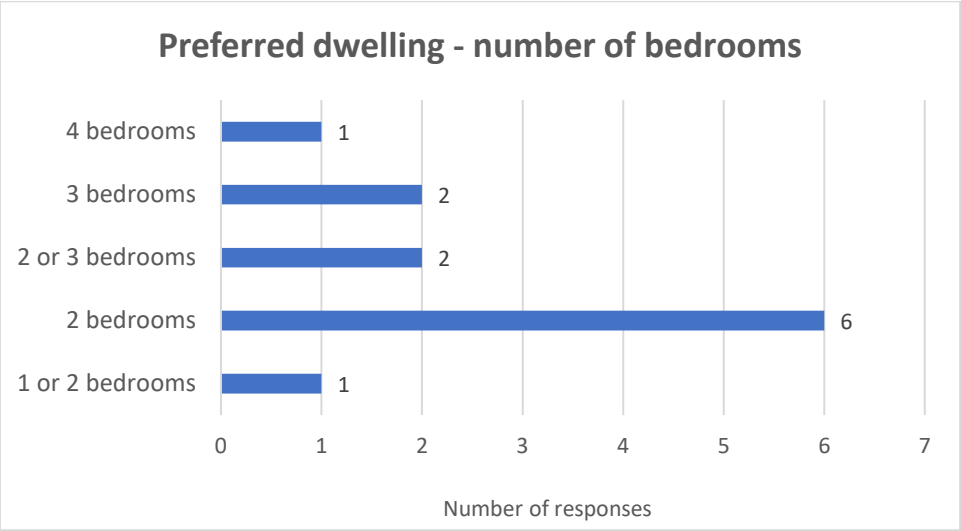
The majority of respondents would prefer to live in a house (7 responses). Five further responses indicated 'house' alongside other dwelling types (flat and bungalow). One respondent specifically preferred a bungalow.



ii) Number of bedrooms

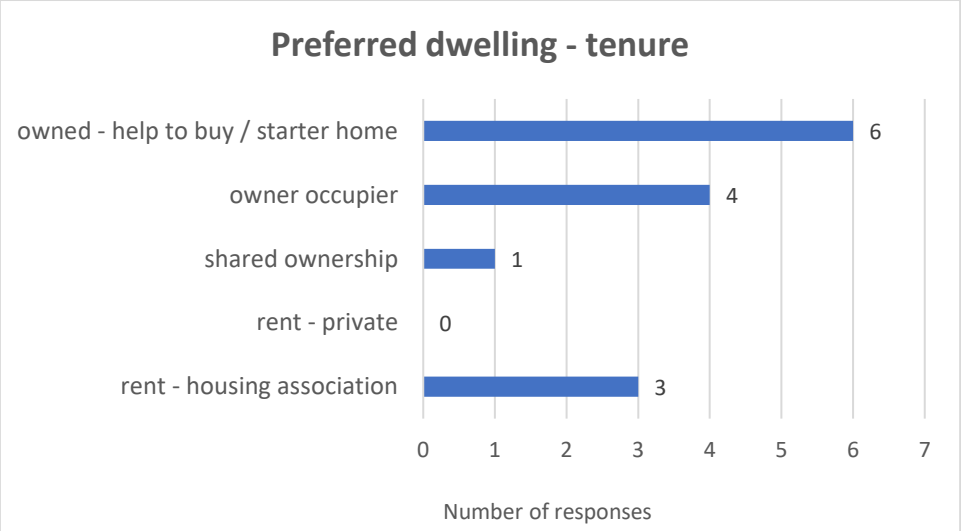
Twelve of the 13 respondents provided information, as below.

Six respondents indicated a preference for 2 bedrooms, with a further 3 responses indicating 2 bedrooms as part of a wider mix.



iii) Dwelling tenure

All respondents indicated a preferred tenure, as shown below. Some form of home ownership is the preference of the majority, including through shared ownership and some form of first home ownership.



Q11: Self build

Respondents were asked to indicate if they were interested in self build. There were no responses to this question.

Q12: Details of specific housing requirements

Respondents were invited 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". There was one response, stating a preference for a walk-in shower.

Q13: Financial information

Respondents were asked to indicate the value of savings, equity and gifted funds. The information provided in response to this section aids the analysis of need but is confidential and not reproduced herein.

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 (perhaps where they have no deposit) they are re-classified as being in need of 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 if they could not do so they are re-classified as being in need of either a shared ownership (with a suitable deposit) or rented property (without a suitable deposit).

Q14: Housing waiting list

One respondent indicated that they are currently registered on the District Council's housing waiting list, known as Stratford-on-Avon Home Choice (previously known as Home Choice Plus).

On 8th July 2026 Stratford-on-Avon District Council advised Tysoe Parish Council that there were six households registered with a Tysoe address, as below:

- 3 x single household requiring a 1-bed property
- 2 x pensioner/Disabled Living Allowance households requiring a 1-bed property
- 1 x family household requiring a 3-bed property

A new Housing Allocations Policy had recently been adopted by Stratford-on-Avon District Council and any new applications from 15th September 2026 must be made under the new Housing Register arrangements. The above list of six households remains valid.

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.

Q15: Details of households seeking alternative accommodation

Respondents were asked to provide details of the household (single, couple, family or other) looking for alternative accommodation. 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.

Respondents were also requested to provide contact information in case clarification of information was required. The information provided is confidential and not reproduced herein.

Conclusion

Analysis of the survey data identified a need for thirteen alternative homes for households with a defined local connection to Tysoe parish, as shown below.

Housing association rent

- 4 x 1 bed maisonette
- 1 x 1 bed bungalow
- 2 x 2 bed bungalow
- 1 x 2 bed house

Owner occupier

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

Consideration should also be given to the households registered on Stratford-on-Avon Home Choice (suitably adjusted for the one household indicated at Q13). In rural areas where analysis indicates a need for 1-bed rented accommodation this could be reclassified as 2-bed accommodation as 1-bed homes can sometimes be difficult to let and may sit vacant for a while. A 1-bed home can accommodate only a single person or couple, whereas a 2-bed home can also accommodate a small family and a single or couple household may grow and require additional space in the future. This increased flexibility, weighed against the relatively small extra cost and extra space associated with building a 2-bed home is a strong argument for providing the larger unit.

Tysoe Parish Council contact information

Should you have queries or questions regarding the survey and analysis please contact the Parish Council by one of the following methods:

Email: parish.clerk@tysoe-pc.gov.uk

Telephone: 07508 785999

Website: www.tysoe-pc.gov.uk/contact-us

Consultant

Sarah Brooke-Taylor, formerly the Rural Housing Enabler for Stratford-on-Avon District Council, has independently analysed the results and written this report, drawing on over 14 years of experience working on rural affordable housing with parish councils across the district.

Appendix A – comments

At Part One of the survey form respondents were invited to leave comments "about local housing, including possible locations that may be suitable."

The comments are as below:

- The site of the redundant Methodist church would make a good site as would the front of Feeoffee Farm. These sites would be good for affordable housing.
- Methodist church
- There is also a need for smaller homes for downsizing - the Sandpits Road development needs progressing urgently
- No more houses
- Create more 1/2 bed flats out of the large housing association houses as has been done in Middleton Close, for young people wishing to move out of family homes in Tysoe. Stop building in the centre of the village which now has zero green space along Main Street. Stop building Meadowlane type estates of massive houses. Do not allow any more Airbnb/buy to let houses - it is appalling that the small houses next to the pub are predominantly these. They would have been perfect for first homes for young people. Bungalows for older people to downsize into, too.
- We need cheaper homes for young people to actually purchase the entirety of. I'm 21 years old but earn too much to qualify for affordable housing. there are hardly any small houses for sale within my budget as all of these homes go to social housing or shared ownership scheme. We need more small houses for sale with full ownership.
- Affordable homes for village people
- We need bungalows for older residents to allow them to stay in the village.
- This household supports The Tysoe Neighbourhood Development Plan, which appears to strike a balance between central government intervention and local interests in housing needs, attempts to protect infrastructural pressures on existing services, prevents potential destruction of green spaces, and emphasizes the need for local people to afford to live here.
- I feel there should be discounted market scheme / fixed equity properties available rather than shared ownership which don't help to support people wishing to continue living in the parish long term. Shared ownership properties cost people more money in the long term paying high rent rates as well as a mortgage.
- I believe that considerate developments help the village with all aspects of village life
- New houses need to be central to local amenities. Ideally the Methodist church plot would be ideal or Fiofi Farm. If the village hall and social club was re-located on the playing field, it would provide better parking and an upgraded building. It would also release more land for sustainable affordable housing. Any new housing should include solar panels, heat sources pumps and water collection. Large tanks submerged in the garden to collect rainwater and grey water for gardens and toilet flushing. Each home should have access to outside space and parking facilities.
- Whereas I fully support the need for such housing, it should be done tastefully. What is proposed off Sandpits does not seem so; the density is too high and the incursion into the conservation area is unforgivable.

- Many residents are long term. established Tysonians with changing accommodation needs as they progress through the generations. A number of affordable/smaller houses are required as starter homes to avoid losing younger generations and older generations as their needs and abilities change i.e. more smaller house (1, 2 & 3 bed) plus 1/2 bed bungalows/apartments
- Community build projects to engage with local young people possible opportunity for apprenticeship opportunities in construction trades
- With the split in age population being what it is I would like to see the Parish Council think more seriously about making provision for a Care/nursing home sites in the plan. Many elderly residents when they get to an age need to leave their friends and neighbours behind and move out of the village often ending up in strange surroundings. Happy to discuss this further.
- Roses Farm, Methodist church, Feoffee farm
- Need 2 and 3 bed houses not just housing association ones. Also bungalows
- I do not think that there is a need for shared ownership houses but there is a need for houses affordable to rent.
- On Oxhill Rd behind Windmill Way would be a preferred sight for more houses. Smaller homes that are truly affordable.
- It would be good to see people who were brought up in this village have a chance of living here despite the tight regulations surrounding entitlement afforded only to those who use the benefit system.
- Small developments only
- Need a selection of affordable housing using infill if possible maybe Methodist Hall site?
- My answer to question 1 could change to yes if I knew the proposed site.
- I would be against any building on the field behind Windmill Way.
- These houses wouldn't be owned by the person still with a large amount of rent. I also feel that the correct local people (such as a single person with a job on no benefits and children) would be over looked as it currently is.
- Infill rather than encroaching on farmland if possible.
- Any new developments should be a mix of housing (small and large, some single storey, suitable for older people as well as young families, not all five-bed detached executive expensive homes)
- Methodist church replacement with housing. The church has been unused for 4 years plus and my understanding is a parish approved plan for development into accommodation was drawn up and approved and The Methodist Church main body was offered a fair price but were wanting more. Can the Parish not apply pressure since this site would provide much needed accommodation particularly for older people and add to the housing needed for the parish plan. IF they will not sell then can they not at least maintain it?
- Rather than building a lot of large 3 and 4 bed properties, it would be good to build a little community of smaller properties. I see a lot of people asking locally for somewhere to live who only need 1 or 2 bed places. Not only are these good for single parent families, but also couples or singles wanting to buy a starter home. I feel like single people or small families who want modest accommodation and not a huge 4 bed house have very limited choices in rural areas. Small houses are often not built presumably because the people building them don't make so much profit on them. But, realistically, we need small

properties for many people living alone (retired widows/widowers, single parents, single people who want a foot on the housing ladder). A set of smaller 'cottages' would be very fitting for a village and might be less objectionable to those who balk at the idea of more buildings being built and more people moving in. Smaller properties are less likely to attract people who simply want to profit from the location and sell on and move on when they can. I think that there are people with connections to the village who cannot afford to live here because most new builds and rentals are far too big and too expensive. Not everyone has a large family to share the cost with. Not everyone has a double income. Not everyone has a goal to own a massive house. A small cottage with a modest garden would attract people who have a real desire to live in a small village and live a quiet rural life. If their situation changes then they would be able to move to one of the many larger properties already available, and would have an existing connection and life within the village.

- More houses need to be available for first time buyers whereby there is a clause where the house needs to be bought by a first buyer and not for people to buy and then rent out
- A need for new public housing in the village.

Appendix B – local property search

Results of search for properties for sale within the parish, September 2026 (source: www.rightmove.co.uk).

Agent	Property type	Number of bedrooms	Price £
Peter Clarke	detached house incl barn, workshop, garages, set in 1/4 acre	4	1,250,000
Peter Clarke	detached Grade II farmhouse	5	1,000,000
Savills	detached house	4	895,000
Connells	semi-detached Grade II cottage	4	700,000
Colebrook Seccombes	semi-detached house	4	650,000
Sheldon Bosley Knight	detached house	4	600,000
Peter Clarke	detached house	4	525,000
Sheldon Bosley Knight	detached house	4	450,000
Sheldon Bosley Knight	detached house	4	440,000
Seccombes Estate Agents	end-of-terrace house	4	385,000
Sheldon Bosley Knight	semi-detached house	3	350,000
Emma Franklin Estate Agents	mid-terrace house	3	325,000
Colebrook Seccombes	semi-detached house	2	325,000
Emma Franklin Estate Agents	semi-detached house	3	325,000
Sheldon Bosley Knight	detached bungalow	2	290,000

Average house prices in Tysoe using above information.

Property size and type	Price £
2 bed detached bungalow	290,000
2 bed semi-detached house	325,000
3 bed semi-detached house	337,500
3 bed terraced house	325,000
4 bed detached house	693,333
4 bed semi-detached house	675,000
4 bed terraced house	385,000
5 bed detached house	1,000,000

The majority of properties sold in Tysoe during the last year were detached properties, selling for an average price of £890,000. Semi-detached properties sold for an average of £402,650. Overall, the historical sold prices in Tysoe over the last year were similar to the previous year and 14% down on the 2022 peak of £784,744. (Source: www.rightmove.co.uk)

Tysoe parish appears to be experiencing a shortage of the types of homes that many local residents most need. Bungalows, essential for older villagers wishing to downsize while remaining in the community, are in short supply leaving people with long-standing ties to the area with few suitable options. There is also a notable lack of smaller two-bedroom properties across the parish which are vital for young couples, single people, and small families who wish to remain local. These gaps in the housing stock may make it difficult for Tysoe to maintain a balanced, sustainable community where residents can move through different stages of life without having to leave the village.

Properties for rent

Properties currently available for rent in Tysoe parish:

- 4 bed unfurnished detached house with large driveway and garden - £3,750 per calendar month / £865 per week
- 3 bed unfurnished detached bungalow with garage - £1,600 per calendar month / £369 per week

Over the past 12 months typical rents (2–3 bed homes) in Tysoe parish have ranged from £1,200 to £1,750 per calendar month. This reflects the wider pattern across rural Stratford-on-Avon district of high demand, limited stock, and strong year-on-year rental inflation.

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