

Stroud Confronts Escalating Housing Shortages as Prices and Vacancies Soar

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— Categories: Real Estate



Stroud is facing an intensifying housing crisis as rising property prices, high numbers of empty homes, and long waiting lists for social housing create mounting pressure on local families and first-time buyers. The situation highlights a growing gap between housing availability and community need, leaving many residents struggling to secure a stable home.

Recent figures reveal there are around 1,404 empty properties across the district, including more than 860 that have been vacant for at least six months. Another 538 are classified as second homes. At the same time, 45 households, including 17 children, are relying on temporary accommodation while they wait for permanent housing. Local campaigners argue it is unacceptable for so many homes to remain unused when families are living in uncertain conditions.

The pressure on social housing is equally stark. Across Gloucestershire, more than 14,400 families are currently on waiting lists, with Stroud accounting for nearly 2,900 of these applications. Local authorities warn that the shortage of affordable homes is pushing more people toward costly rentals or forcing them to move away from the area altogether.

Market trends have added to the challenge. The average price of a home in Stroud reached £350,000 by May 2025, up more than five percent from the previous year and well above regional averages. First-time buyers now face typical purchase prices of nearly £288,000, while homes bought with a mortgage average around £354,000. Private rents are also climbing, with the average monthly payment at almost £980, representing a year-on-year increase of nearly six percent.

Local councils and housing associations have announced plans to address the problem, but progress has been limited compared to demand. Stroud District Council recently awarded more than £11 million in contracts to create 44 affordable homes on previously developed sites. These projects will feature a mix of social rent, affordable rent, and shared ownership, with eco-friendly features such as solar panels and air-source heating. Completion is expected between early and late 2026.

Additional developments are underway, including a partnership between Bromford and Vistry Group to deliver over 50 social-rent homes off Dudbridge Hill. These properties, which include a mix of houses and flats, are scheduled to become available in phases beginning in 2025, supported by funding from Homes England.

Despite these initiatives, many residents feel the pace of change is too slow. Some families have been forced to leave the district entirely. One long-term resident, who lost her tenancy after being served with a Section 21 eviction notice, said she was left with no affordable options in Stroud and has relocated to Wales. She described the area as increasingly out of reach for local workers, citing competition from wealthier buyers moving into the region.

With demand far outstripping supply, the need for immediate and sustained action is evident. Without substantial investment and efforts to bring vacant homes back into use, Stroud's housing challenges are likely to deepen, affecting both long-standing residents and future generations.