

VALE OF WHITE HORSE

**HOUSING NEEDS
ASSESSMENT UPDATE**

**FINAL REPORT
2011**



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III	Land Registry Data (Q3 2011)
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1 INTRODUCTION & METHODOLOGY

1.1 Background and Context to the Update

1.1.1 A Housing Needs Survey (HNS) was originally undertaken in the Vale of White Horse District in 2008. The study consisted of the following elements:

- A local housing survey consisting of primary data collection, gathered through a postal survey to around 4,200 households.
- A housing market survey utilising the Land Registry and a telephone survey of estate agents on the cost of access level properties and the supply and cost of private rented housing;
- Secondary data analysis drawing upon 2001 Census data, other national and local authority data and household and population projections;

1.1.2 The Housing Needs Survey was undertaken in line with the ODPM research Local Housing Needs Assessment: A Guide to Good Practice in assessing people's preferences as well as their needs.

1.2 The Update Report Structure

1.2.1 The key report sections contained within the update are detailed below.

Section 2- The Active Market

1.2.2 Section 2 analyses indicators of the current housing market activity, using the same 7 sub-area structure as in the 2008.

1.2.3 This section examines the cost of buying or renting a property in the District in 2011. Comparisons are made with property prices at the time of the 2008 Assessment compared to current property prices, along with the historical property price and sales volumes from Quarter 2 2008 to Quarter 2 2011.

Section 3 – Housing Costs and Income

1.2.4 This section of the update assesses the income levels required to access the cheapest units available from the research undertaken in section 2.

Section 4– Population Growth and Household Projections

1.2.5 Section 4 examines:-

- Future population change forecasts;
- Household characteristics.

Section 5 – Older Persons Housing

1.2.6 Section 5 examines:-

- Sheltered housing demand;
- Extra care accommodation.

Section 6 – Future Size of Affordable Housing

- 1.2.7 Section 6 analyses the scale of future affordable housing need relative to the supply from turnover by property size.

Section 7 - CLG Housing Needs Assessment Model

- 1.2.8 Section 7 consists of the Communities and Local Government (CLG) Needs Assessment Models for the District. This provides a quantitative assessment of housing need.

Section 8 – Key Findings and Housing Targets

- 1.2.9 In this section, the key findings from this update and the recommended housing targets for the District are summarised.

1.3 The 2011 Housing Needs Assessment Update

- 1.3.1 This update uses the most recent secondary data and re-weighted primary data to reflect the population in 2011.

- 1.3.2 The update report will review the outputs of the 2008 study where more recent data is available. This will include the following:-

- A Housing Market Survey utilising the Land Registry database and;
- An estate agents survey to assess the entry house price levels in the market and rental costs in the private rented sector in the same sub-areas used in the 2008 Assessment;
- September 2011 house prices / rents and current income levels to be able to calculate affordability thresholds;
- The most recent population forecasts to assess the impact of demographic change on household formation and future demand and comparison to 2001 Census data;
- Analysis of the HSSA data at 2011 to calculate an annual level of re-lets, waiting list change, right to buy and loss of stock and new delivery by tenure;
- A new 2011 based Needs Assessment Model of affordable housing need based on the Strategic Housing Market Assessment (SHMA) Practice Guidance (Communities and Local Government, 2007), as used in the 2008 SHMA.

1.4 Re-weighting the Survey Data-set

- 1.4.1 In undertaking this update, the 2008 household survey data file has been weighted to the most up to date total household figures as at April 2011, supplied by the Council. The social sector stock has been weighted to actual figures at that date and other tenures using 2011 revised total household numbers to update key data used in the Model.

1.4.2 The table below show the revised weighted tenure proportions in the data file.

Table 1-1 Tenure of Existing Households – Vale of White Horse

Tenure	2011 %*	N ^{OS} . implied	2008 %**
Owner occupier - mortgage	42.3	21,214	41.4
Owner occupier - outright	32.6	16,356	31.9
Private rented	7.2	3,615	7.1
Registered Provider rented	11.6	5,817	13.5
Housing Association (HA) Shared Ownership	0.5	227	0.5
Tied to employment / living rent free	5.8	2,896	5.6
Total	100.0	50,125	100.0

* Re-weighted survey data

**2008 Vale of White Horse Housing Survey Data

1.4.3 The Strategic Housing Market Assessment (SHMA) Practice Guidance stresses the importance of using good quality data from a range of sources.

1.4.4 Both secondary data and the re-weighted primary data collected during the 2008 Assessment have been used.

1.4.5 The sources of data used within each section of the report are referenced where appropriate.

1.5 Data Benchmarking

1.5.1 Throughout this update where possible, DCA have provided data at national (England), regional (the South East), and the individual local authority scale (Vale of White Horse). These will be referred to throughout the report as benchmark areas. The use of benchmark areas aims to provide an understanding of comparative performance between Vale of White Horse and wider areas.

1.6 Glossary of Terms

1.6.1 A glossary of the technical terms used throughout this report is provided at **Appendix I**.

2 THE ACTIVE MARKET

2.1 Introduction

- 2.1.1 This section examines the current housing market to provide an update on house prices in the District.
- 2.1.2 Since 2007, the UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the UK which has left recent purchasers, particularly first-time buyers and those on 100% mortgages with negative equity.
- 2.1.3 The prospect for the market in 2011 will depend on how the UK economy evolves. Current forecasts of increased unemployment and further house price falls in 2011 create uncertainty in the market.
- 2.1.4 This information sets the context for the key issue of the affordability of housing in the area, and in particular the analysis can be related to the problems experienced by low income households, evaluated through the 2008 survey data (re-weighted to reflect 2011 levels).

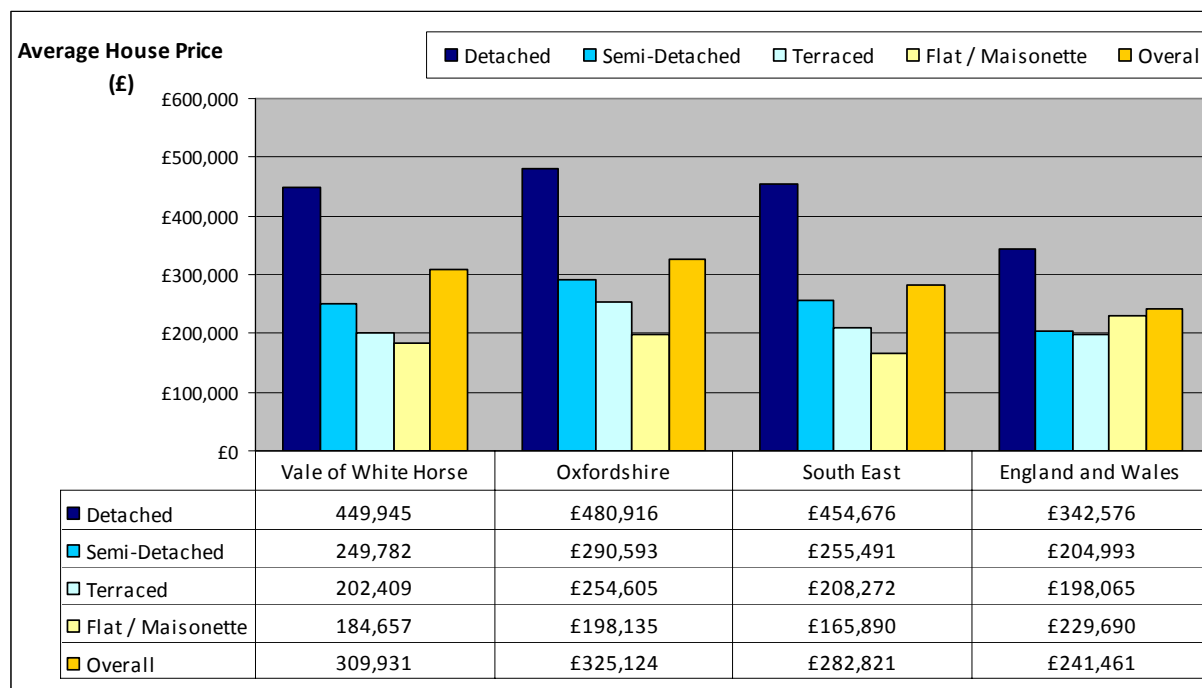
2.2 Housing Market Analysis

- 2.2.1 Two key data searches were commissioned in 2011 to provide information on house price and sales volumes across the District:-
- The Land Registry, providing data on all sales in the area;
 - An Estate Agency survey to assess entry level prices and private rental costs in each of the 6 sub-areas in the District.
- 2.2.2 DCA have compared the change in property prices between the land registry data used in the previous Assessment (Quarter 2, 2008) and the latest data available (Quarter 3, 2011).
- 2.2.3 The 2008 Assessment also analysed house price change from Quarter 2 2005 (the date of the previous HNS Survey) to Quarter 2 2008. This update has compared house price change over the last six years, using the starting point in the 2008 Assessment of Q2 2005, to the current data available of Q3 2011.

2.3 Average House Prices

2.3.1 The latest data on average house prices during the last quarter of 2011 from Land Registry is summarised in Figure 2-1 below.

Figure 2-1 Average House Prices by Type, Q3 2011



Source: Land Registry Residential Property Price Report, Quarter 3 2011, © Crown Copyright

2.3.2 The average property price in Vale of White Horse is £309,931, lower than the County but higher than the South East benchmark areas and the national average.

2.3.3 The table below examines average house prices for Vale of White Horse as recorded by the Land Registry at Q3 2011, compared with the average property prices at the time of the Vale of White Horse Housing Needs Assessment at Q2 2008. The data is broken down by property type.

Table 2-1 2008 -2011 Average Vale of White Horse Property Price by Type

Property Type	Vale of White Horse		
	Average Q2 2008	Average Q3 2011	Change (%)
Detached	452,882	449,945	- 0.6
Semi-detached	263,272	249,782	- 5.1
Terraced	226,850	202,409	- 10.7
Flat/ Maisonette	185,204	184,657	- 0.3
All Properties	303,310	309,931	+ 2.2

Source: Land Registry Residential Property Price Report, Quarter 2 2008 & Quarter 3 2011, © Crown Copyright

2.3.4 Over the three year period Q2 2008 to Q3 2011, the **weighted average property price** has increased by around 2.2%. This takes account of the volume of sales in each property type, and is impacted by detached and semi-detached properties which are 70% of sales.

- 2.3.5 Detached properties have maintained value falling by only 0.6%. Semi-detached properties have seen a greater fall of 5.1%.
- 2.3.6 Flats / Maisonette prices have decreased over the three year period by only 0.3% and terraced houses have seen the greatest fall 10.7%.
- 2.3.7 The 2008 Assessment examined the change in average property prices in the three year period between 2005 and 2008. The table below shows the change between Q2 2005 and Q3 2011 and also the change between Q2 2008 and Q1 2011 to show the extent to which house prices have changed in Vale of White Horse in the last 6 years.

Table 2-2 Average Property Price (Q2 2005 – Q3 2011)

Property Type	Vale of White Horse				
	Average Q2 2005	Average Q2 2008	Change Q2 2005 to Q2 2008 (%)	Average Q3 2011	Change Q2 2005 to Q3 2011 (%)
Detached	340,548	452,882	+ 33.0	449,945	+ 32.1
Semi-detached	219,784	263,272	+ 19.8	249,782	+13.6
Terraced	193,743	226,850	+ 17.1	202,409	+ 4.5
Flat/ Maisonette	164,199	185,204	+ 12.8	184,657	+ 12.4
All Properties	239,093	303,310	+ 26.9	309,931	+ 29.6

Source: Land Registry Residential Property Price Report, Quarter 2 2005 to Quarter 2 2011, © Crown Copyright

- 2.3.8 The data shows similar results in some property types in the change from Q2 2005 to Q2 2008 and the change from Q2 2008 to Q3 2011.
- 2.3.9 Despite recent falls in the price of some property types, all property types increased by between 4.5% and 32.1% over the six years to Q3 2011, with an overall average increase of 29.6%.

2.4 Sales Transactions

- 2.4.1 The table below shows the volume of sales of new and existing homes per quarter between Quarter 2 2008 and Quarter 3 2011.
- 2.4.2 Overall the volume of sales per quarter has fluctuated in the three year period, the traditional stronger summer quarters are still higher as sales fall in the winter quarters.
- 2.4.3 Sales levels in the Vale of White Horse area decreased by 37% throughout 2008 and the first quarter of 2009, fairly equal to the other regional benchmark areas (47% and 50% respectively). This was followed by an increase from Q2 to Q4 2009 and then another decrease was seen in the second half of 2010.
- 2.4.4 Sales levels from Q1 2009 have held up better in Vale of White Horse, than in the Region and in the County.
- 2.4.5 Over the period from Q2 2008 to Q3 2011 sales have increased by 38.3% in Vale of White Horse, by 30.7% in Oxfordshire and 13.1% in the South East Region.
- 2.4.6 Whilst these increases in turnover are much higher than the national average level which is virtually unchanged, they are still a significant drop from the 2007 market peak.

Table 2-3 Absolute Trend in Sales Q2 2008 to Q3 2011

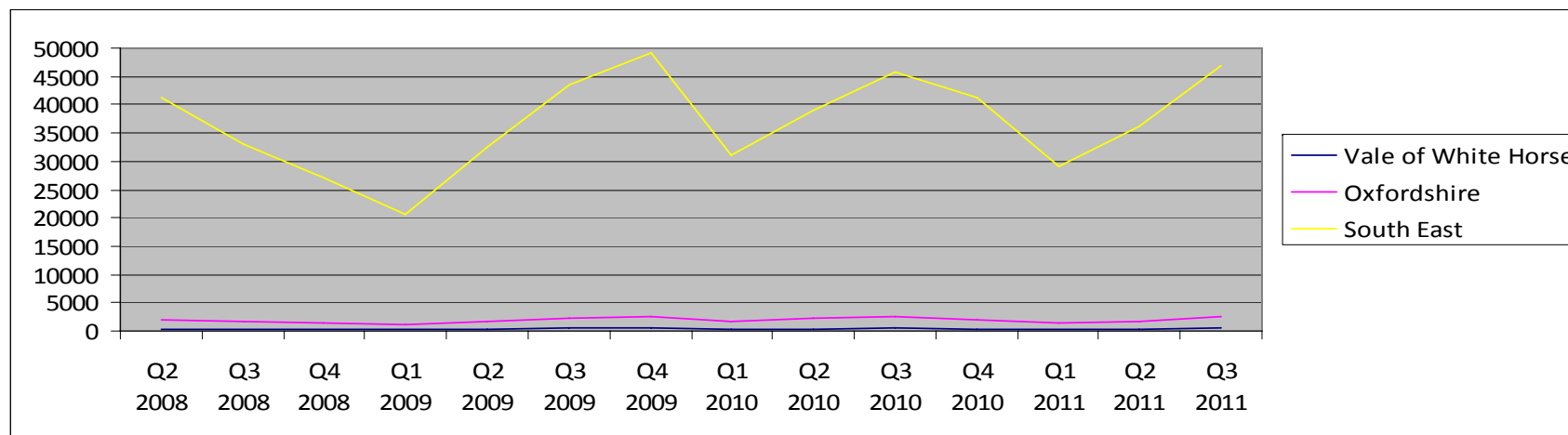
Area	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011
VOWH	326	279	247	206	327	452	434	301	390	488	371	272	326	451
Oxfordshire	1,893	1,692	1,424	1,026	1,738	2,322	2,432	1,590	2,139	2,505	2,035	1,393	1,792	2,474
South East	41,365	33,086	27,166	20,665	32,605	43,539	49,085	31,049	39,092	45,895	41,296	29,139	36,117	46,763
England and Wales	179,140	138,487	114,969	84,323	130,152	166,348	188,400	121,381	156,218	177,134	164,405	116,889	146,970	180,984

Source: Land Registry, Quarter 2 2008 to Quarter 3 2011

2.4.7 The trend in the absolute sales volumes recorded between 2008 and 2011 is shown in the graph below. The data has been indexed to give a common starting point (Q2 2008 = 100).

2.4.8 The data shows that the volume of sales per quarter in Vale of White Horse and the benchmark areas decreased significantly between Q2 2008 and Q1 2009. There were signs of sales increasing gradually in the last 3 quarters of 2009 before falling again in the winter of 2009. The sales market fluctuated seasonally, increasing in the spring and summer and falling in the autumn and winter. Sales levels have increased in the first 3 quarters of 2011.

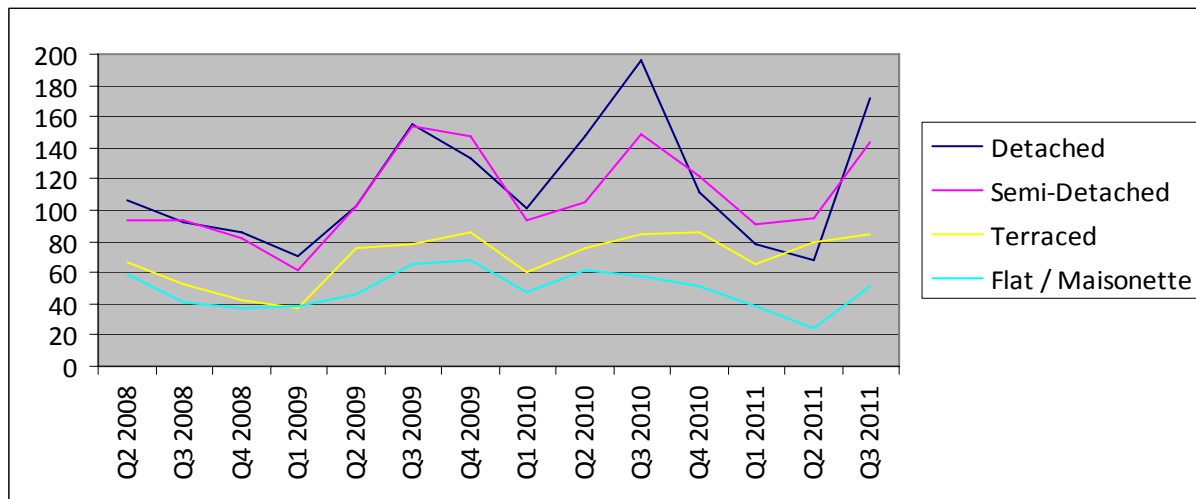
Figure 2-2 Volume of Sales (2008-2011)



Source: Land Registry Residential Property Price Report, Quarter 2 2008 to Quarter 3 2011, © Crown Copyright

2.4.9 The chart and table below shows the sales transactions in Vale of White Horse by property type for the three year period Q2 2008 – Q3 2011. The data in Figure 2-3 has been indexed to give a common starting point (Q2 2008 = 100). The actual quarterly sales figures between Q2 2008 and Q3 2011 can be found at **Appendix II**.

Figure 2-3 Vale of White Horse Sales by Type (Q2 2008-Q3 2011)



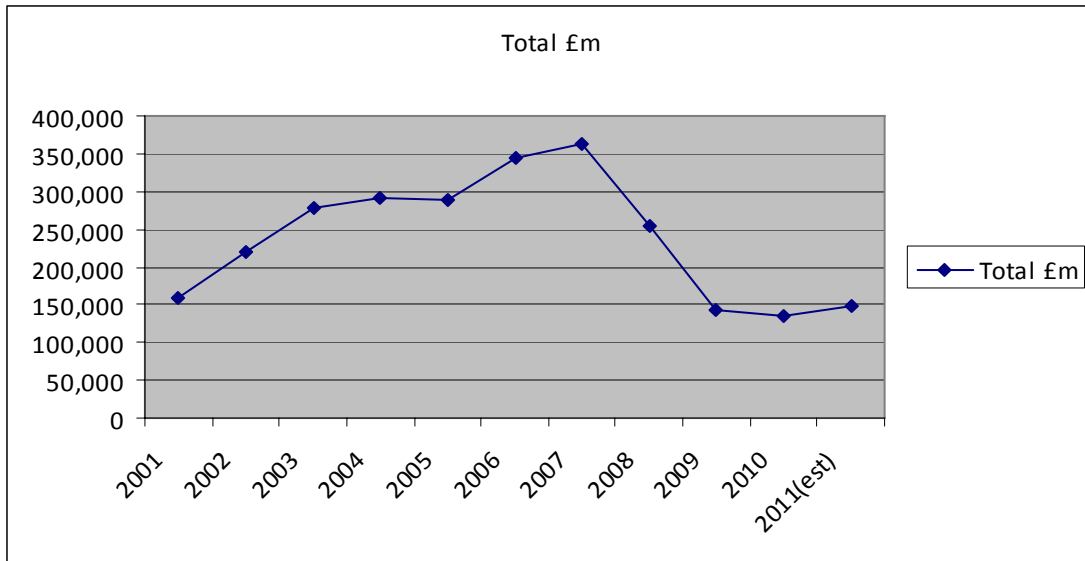
Source: Land Registry Residential Property Price Report, Quarter 2 2008 to Quarter 3 2011, © Crown Copyright

2.5 The UK Mortgage Market

- 2.5.1 The Council of Mortgage Lenders' (CML) members are banks, building societies and other lenders who together undertake around 94% of all residential mortgages lending in the UK. They produce statistics research and public commentary on the market and the issues facing lenders.
- 2.5.2 The impact of the credit crunch was first felt in the UK in the mortgage lending industry with the demise of the Northern Rock in 2007. The major government support into the industry has assisted in providing stability; however there remains a major problem of a lack of funds to lend across virtually all lenders.
- 2.5.3 Gross lending for the third quarter of 2011 was therefore an estimated £38.6 billion, a 15% increase from the second quarter of this year (£33.5 billion) and a 2% increase from the third quarter of 2010 (£37.9 billion). Gross mortgage lending in 2011 is estimated to be £135 billion compared to £360 billion at its pre-crunch peak
- 2.5.4 Both house purchase and re-mortgage lending appear to have fared well in September, but this is against the backdrop of subdued levels of activity.
- 2.5.5 The CML advises that short-term economic prospects for the UK are not favourable. The housing market is very sensitive to wider household confidence, and this seems likely to weaken over the coming months in response to the latest spike in consumer prices and headline unemployment figures.

2.5.6 Figure 2-4 shows the difference in gross mortgage lending over the past 10 years.

Figure 2-4 Gross Mortgage Lending



Source: CML Research, Bank of England

2.5.7 The Council of Mortgage Lenders (CML) states that while the overall volume of lending has seen increases in recent months, the likelihood is for flat mortgage lending and housing market over the coming months. Current constraints are an issue for first time buyers and those without a large equity cushion, First time buyers continued to deposit on average 20% of the property value and borrowed 3.17 times their income.

2.5.8 The following table shows the full details of house purchase loans and re-mortgage loans from 2008 to 2010.

Table 2-4 Loans for house purchase and re-mortgage 2008-2010

Year	Number of house purchase loans	Value of house purchase loans £m	Number of re-mortgages	Value of re-mortgage loans £m
2010	529,300	77,100	313,200	39,300
2009	511,700	69,300	407,800	51,700
2008	513,100	75,600	865,800	118,500

Source: CML October 2011

2.5.9 Overall lending for house purchase rose by both volume and value in July compared to the previous month, the value increased from £6.9 billion to £7.3 billion and the volume from 47,800 to 48,800. Both were at their highest since last August, though lower than July 2010.

- 2.5.10 The following table shows the details for house purchase loans and re-mortgage loans from June 2010 to July 2011.

Table 2-5 Loans for house purchase and re-mortgage August 2010 – August 2011

	Number of house purchase loans	Value of house purchase loans £m	Number of re-mortgage loans	Value of re-mortgage loans £m
August 2011	52,000	79,00	34,100	4,200
Change from July 2011	7%	10%	9%	5%
Change from August 2010	2%	3%	33%	31%

Source: CML October 2011

- 2.5.11 House purchase lending increased in August 2011 to its highest level for over a year. The number of re-mortgage loans increased between August 2010 and July 2011 by 33%.
- 2.5.12 The latest data on loans specifically to first-time buyers (FTB) is outlined below.

Table 2-6 Loans to first-time buyers June 2010 – July 2011

	Number of loans	Value of loans £m	Average loan to value	Average income multiple	Proportion of income spent on interest payments
August 2011	19,000	2,400	80%	3.20	13%
Change from July 2011	5%	4%	80%	3.17	13.1%
Change from August 2010	5%	9%	77%	3.25	13.5%

Source: CML October 2011

- 2.5.13 Both the number and value of loans to home movers increased in July. 30,600 loans were advanced – up by 4% compared to the previous month, while the value totalled £5 billion – up by 6% compared to June. Compared to July last year lending to home-movers was down by 15% (17% by value).
- 2.5.14 Halifax data shows that the average purchaser in the South East region in Q2 2011 was borrowing 5.1 times their income and contributed 35.9% of their earnings to pay the mortgage. There are still no available mortgage products in the current mortgage market offering 95% LTV to first time buyers or existing borrowers.
- 2.5.15 Some lenders who are offering a 90% mortgages have high arrangement fees in excess of £700, some as high as £1,500. The reality is the lower the deposit, the higher the interest rate.
- 2.5.16 The Halifax FTB Review in December 2010 shows that nationally the number of FTB's has fallen from 568,200 in 2001 to 357,200 in 2007 and to 199,696 in 2010.
- 2.5.17 The age of FTB's was 29 in 2010, 80% to 85% of whom receive financial assistance to raise their deposit. **However for those without financial support from family CML data estimates that the average age has risen from 33 in 2007 to 36 in 2010.**

- 2.5.18 When student loans were introduced under the last Government, CML estimated that the average age of FTB's would rise to 40 and this is unlikely to reduce under the new structure.

2.6 Vale of White Horse Market Sub-Area Breakdown

- 2.6.1 The District has been divided into the same 6 sub-areas used in the 2008 Assessment to further analyse house prices and rental costs locally in the areas outlined below.

Sub-Area	Wards
Abingdon	<i>Abingdon</i>
Faringdon	<i>Faringdon</i>
Botley	<i>North Hinskey, Botley, Cumnor</i>
Grove and Wantage	<i>Grove, Wantage</i>
Eastern Parishes	<i>Appleford-on-Thames, Appleford with Eaton, Ardington and Lockinge, Blewbury, Buckland, Charney Bassett, Chilton, Denchworth, Drayton, East Challow, East Hanney, East Hendred, Frilford, Fyfield & Tubney, Garford, Goosey, Harwell, Hatford, Hinton Waldrist, Kennington, Kingston Bagpuize with Southmoor, Longworth, Marcham, Milton, Radley, St Helen Without, South Hinskey, Steventon, Sunningwell, Sutton Courtenay, Upton, West Challow, West Hendred, Wootton, Wytham</i>
Western Parishes	<i>Ashbury, Baulking, Bourton, Buscot, Childrey, Coleshill, Compton Beauchamp, Eaton Hastings, Fernham, Great Coxwell, Kingston Lisle, Letcombe Bassett, Letcombe Regis, Little Coxwell, Littleworth, Longcot, Shellingford, Shrivenham, Sparsholt, Stanford in the Vale, Uffington, Watchfield, Woolstone.</i>

2.7 Moving Households Location Choice

- 2.7.1 The 2008 household survey gathered data from existing moving and concealed households forming over the three years to 2011 by sub-area. Households were given a choice of up to two locations and in total 2 in 10 households made two choices.
- 2.7.2 The table identifies market demand by the sub-areas with the duplication factor removed. These are demand levels over three years and need to be annualised to give an indication of the annual scale of local demand.

Table 2-7 Market Demand by Sub-Area

Location	Existing Households Moving	Concealed Households Moving	Past In- Migrant Demand
Abingdon	817	551	319
Botley	144	406	101
Faringdon	222	30	21
Grove and Wantage	250	0	22
Eastern Rural Parishes	327	172	198
Western Rural Parishes	111	40	340
Total	1,871	1,199	1,001

2.7.3 There was no interest expressed in Grove and Wantage for market housing but this area had the highest level of interest in affordable housing of all locations.

2.8 Entry Sales Levels in Vale of White Horse

2.8.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable homes.

2.8.2 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.

2.8.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.

2.8.4 An internet search of the local estate agents was undertaken to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs in the 7 sub-areas.

2.8.5 The entry level stock in the District is considered to be flats as they are the cheapest units with an adequate level of supply for sale to concealed households.

Table 2-8 Entry Sales Levels (£) in Vale of White Horse – September 2011

	1 Bed Flat	2 Bed Flat	2 Bed Terraced	3 Bed Terraced	2 Bed Semi-Detached	3 Bed Semi-Detached
Abingdon	120,000	164,950	189,995	190,000	209,995	217,500
Faringdon	100,000	119,950	135,000	169,995	174,950	170,000
Botley	130,000	188,950	**	230,000	250,000	239,950
Grove and Wantage	114,995	149,950	155,000	175,000	185,000	199,950
Eastern Parishes	160,000	169,950	169,950	189,950	185,000	249,950
Western Parishes	**	**	195,000	180,000	189,950	194,500
District-Wide	119,950	152,950	165,000	182,000	185,000	224,950

Source: DCA Housing Market Survey September 2011

** No data found *Caution Low Sample

2.8.6 Although the average price of flat / maisonette properties in Vale of White Horse according to the Land Registry survey is £172,881, entry sales levels vary across the District with the lowest entry prices, starting at around £100,000 for a 1-bed flat in Faringdon, rising to £119,950 for a 2-bed flat / maisonette.

- 2.8.7 2 bed terraced properties start at £135,000 in the Faringdon area rising to £195,000 in the Western Parishes. 3-bed terraced properties start from £169,995 in the Faringdon area rising to £230,000 in the Botley Area.
- 2.8.8 2 bed semi-detached properties start from around £174,950 in Faringdon rising to £250,000 in Botley. 3-bed semi-detached properties start at £170,000 in Faringdon rising to £249,950 in the Eastern Parishes.

2.9 The Private Rented Sector

- 2.9.1 DCA undertook a survey of the main estate / letting agents in each area to gather data on the entry rent levels for each sub-area, set out below. Some property types had low levels of supply and the data should be treated with caution.

Table 2-9 Average and Entry Rent Levels, September 2011 (£ p/m)

	Abingdon		Faringdon		Botley		Grove & Wantage	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	634	550	527	500	807	750	630	565
2-Bed Flat	803	725	634	600	938	825	711	675
2-Bed Terraced	798	775	631	600	973	895	782*	695*
3-Bed Terraced	1,065	850	810	700	**	**	850	800
2-Bed Semi-detached	827	725	720*	595*	**	**	**	**
3-Bed Semi-detached	1,065*	950*	**	**	1,011	900	837	775
	Eastern Parishes		Western Parishes		District-Wide			
	Average	Entry	Average	Entry	Average	Entry		
1-Bed Flat	738	600	532*	495*	642	550		
2-Bed Flat	843*	650*	575	**	781	695		
2-Bed Terraced	855	750	725*	575*	764	650		
3-Bed Terraced	1,034	950	824*	700*	931	800		
2-Bed Semi-detached	847*	715*	625*	600*	788	715		
3-Bed Semi-detached	1,037	950	940	895	967	895		

** No Data * Low level of data Source: DCA Housing Market Survey September 2011

- 2.9.2 Entry rental costs in the private rented sector vary by location within the District. Overall District-wide rents have remained constant, only increasing by 0.8% and entry level properties such as flats also remained constant since September 2008. The private rented sector entry level rents start from £500 per month in Faringdon, rising to £750 in Botley for a one bedroom flat, the smallest unit. A 2-bed flat ranges from £600 per month in Faringdon rising to £825 in Botley.
- 2.9.3 In the case of 2-bed terraced houses, entry rent levels range from £575 per month in the Western parishes, rising to £895 in Botley. 3-bed terraced rents start from £700 per month in Faringdon and the Western Parishes, rising to £950 in the Eastern Parishes.
- 2.9.4 Entry level rents for 2-bedroom semi-detached homes, range from £595 in Faringdon to £725 in Abingdon. 3 bed semi-detached properties start from around £775 in Grove & Wantage and rise to £950 per month in the Eastern Parishes and Abingdon.

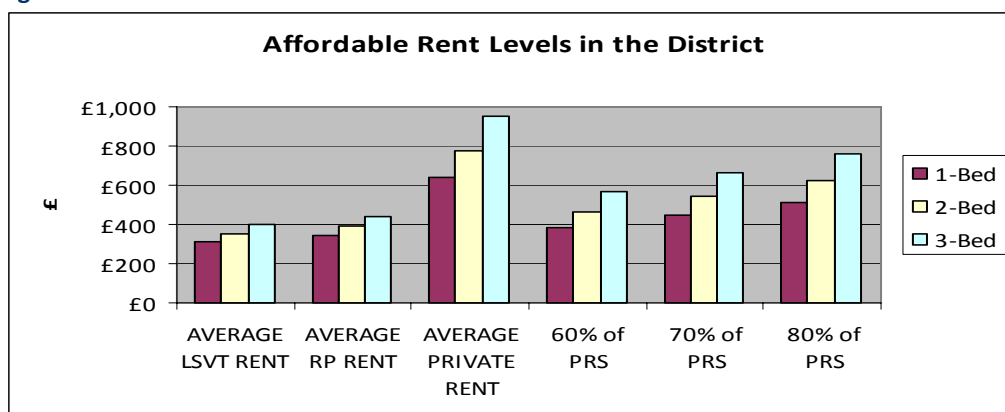
2.10 Affordable Rents

- 2.10.1 The Coalition Government has decided to introduce Affordable Rents up to 80% of market value for new social rented stock. This decision is to encourage Registered Providers to be less reliant on grant aid for new build schemes and self finance the schemes by charging a greater amount of rent.
- 2.10.2 The requirement for property size in the intermediate housing market is 1 and 2-bedroom units to meet the needs of concealed households, unable to access the market sector as a first time buyer.
- 2.10.3 The decision to introduce Affordable Rents at up to 80% of market value for new social rented stock effectively removes discounted market rent as an intermediate housing option.
- 2.10.4 Vale of White Horse transferred its housing stock to Sovereign Vale Housing Association Limited in 1995. Sovereign Vale Housing Association Ltd inherited the council’s social housing rent levels therefore when considering Affordable Rent Levels we have looked at them separately from other Registered Providers in the district.
- 2.10.5 In most areas of the District it is a viable option to introduce Affordable Rents for all property sizes at 80% and most areas will support 60% or 70% for 2 and 3 bed properties.
- 2.10.6 However, 78.9% of concealed households cannot afford the 80% rent on their income. It would therefore be right to assume that should this option be offered to them they would rely on housing benefit to help pay the rent.
- 2.10.7 The table and graph below shows the levels for the whole district as you can see there is a large enough margin to introduce Affordable Rents.

Table 2-10 Average Social Rent up to 80% of Average Private Sector Rent

All VOWH	Average LSVT Rent	Average RP Rent	Average Private Rent	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£642	£385	£449	£513
2-Bed	£352	£395	£778	£467	£544	£622
3-Bed	£397	£442	£949	£569	£664	£759

Figure 2-5 District Affordable Rent Levels



Source: Rents from Tenant Services Authority, PRS Rightmove
 LSVT is Sovereign Vale Housing Association Ltd. RP – Registered Provider

- 2.10.8 **Appendix IV** contains analysis of each sub-area showing the approximate level of Affordable Rents that could be applicable to each area.

2.11 Local Housing Allowance for Single People

- 2.11.1 The Local Housing Allowance (LHA) is a way of calculating Housing Benefit for people who live in **privately rented accommodation**. LHA is a flat rate allowance based on the size of the household (not the size of the property) and the area in which a person lives.
- 2.11.2 Currently a single person aged under 25 years, who does not have a dependant or a non-dependant person living with them, will be entitled to the standard rate of Local Housing Allowance for a room in shared accommodation.
- 2.11.3 However from January 2012 the shared room rate restriction will apply to single people under 35 years of age. Current exemptions, for example for those in receipt of severe disability premium and living in certain types of supported accommodation, will continue to apply.
- 2.11.4 However when considering housing needs the SHMA Practice Guidance 2007 states that we must include anyone over the age of 25 years sharing facilities. Therefore until new guidance is published anyone over the age of 25 years will be included in the calculation for future housing need.
- 2.11.5 Currently people renting from a council or other social housing **are not** affected by the Local Housing Allowance.

3 HOUSING COSTS AND INCOME

3.1 Introduction

3.1.1 The ability of a household to satisfy its own housing requirement is fundamentally a factor of the relationship between local house prices and households income. This section of the report assesses the income levels required to access the cheapest units available in reasonable supply from the research detailed in Section 2.7 and the change in incomes from the 2008 Assessment.

3.2 Purchase Income Thresholds

3.2.1 The cheapest entry levels (lowest quartile) of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% loan to value (LTV) mortgage availability and a 3.5 x gross income lending ratio for single earner households and 2.9 x gross household income for dual income households, the levels recommended in the 2007 Strategic Housing Market Assessments Practice Guidance (page 42).

3.2.2 In practice, lending ratios are now much lower with no 95% (LTV) mortgages available in the market, a situation expected to continue for some time. With the majority of mortgage lenders offering only 75 - 90% (LTV), buyers may have an income to support the mortgage but do not have a 10 - 25% deposit.

3.2.3 The following tables below outline the income ranges needed to enter the market in the 6 sub-areas for single and dual households using the Guidance recommended lending ratios of 95% LTV.

Table 3-1 Single Income Thresholds – September 2011

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Abingdon	32,600	44,800	51,600
Faringdon	27,100	32,600	36,600
Botley	35,300*	51,300	**
Grove and Wantage	31,200	40,700	42,100
Eastern Parishes	43,400*	46,100	46,100
Western Parishes	**	**	52,900

Source: DCA Housing Market Survey Sept. 2011 * Caution low sample ** No data

Table 3-2 Joint Income Thresholds September 2011

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Abingdon	39,300	54,000	62,200
Faringdon	32,800	39,300	44,200
Botley	42,600*	61,900	**
Grove and Wantage	37,700	49,100	50,800
Eastern Parishes	52,400*	55,700	55,700
Western Parishes	**	**	63,900

Source: DCA Housing Market Survey Sept. 2011, * Caution low sample ** No data

Note: Figures rounded to nearest hundred.

- 3.2.4 According to the data collated from the house price survey, entry level prices for flats require a single income of £27,100 in Faringdon for a 1-bed flat and rise to £43,400 in the Eastern Parishes. Entry income levels for 2-bed flats start at £32,600 in Faringdon and rise to £51,300 in Botley.
- 3.2.5 The income needed to buy the entry level terraced properties vary across the District with the lowest entry prices for a 2-bed terraced property, starting at around £36,600 in Faringdon rising to £52,900 in the Western Parishes.
- 3.2.6 On average 75.3% of concealed households earn below the entry level single income requirement of £27,100 for a 1 bed flat in Faringdon, the cheapest market area. The ability of concealed households to access the market within the District in 2011 is limited.
- 3.2.7 These levels are therefore theoretical as mortgage lending to first time buyers is generally still at a level of around 75 – 90%. The key problem of affordability now focuses on the availability of a larger deposit rather than income levels and lending multipliers.
- 3.2.8 On average a deposit of around £23,990 to £30,590 would be required to buy one and two bedroom flats and £33,000 to £36,400 for two and three bedroom terraced houses in the current Vale of White Horse market.
- 3.2.9 The data from the re-weighted survey shows that 51.1% of concealed households have savings of less than £1,000. 19.9% have between £1,000 and £5,000 savings.
- 3.2.10 Only 1.0% had in excess of £20,000 and **on the basis of savings levels around 99% of concealed households will not be able to afford a deposit of around £23,990 for a one bedroom flat.**
- 3.2.11 Based on the re-weighted data and taking into account only those earning over £27,501 (more likely to access the market) around 69.5% of concealed households would get help with a deposit from parents or relatives.
- 3.2.12 Of those needing and receiving support with a deposit, 31% would receive help by means of a loan and 69% as a gift.

3.3 Rental Income Thresholds

- 3.3.1 The cheapest rental prices of the smallest units in the District were assessed in order to calculate the rental income threshold levels. These are based on the Guidance recommended ratio for private rent at 25% of gross income (equivalent to 30% of net income).

- 3.3.2 Table 3-3 below shows the income levels needed to access the private rented market in Vale of White Horse.

Table 3-3 Single Rental Income Thresholds – September 2011

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
Abingdon	26,400	34,800	37,200
Faringdon	24,000	28,800	28,800
Botley	36,000	39,600	43,000*
Grove and Wantage	27,100	32,400	33,400*
Eastern Parishes	28,800	31,200*	36,000
Western Parishes	23,800*	**	27,600*

Source: DCA House Price Survey September 2011

** No data found

* Low Level of Data

Note: Figures rounded to nearest hundred

- 3.3.3 The cheapest property in the District to rent is in the Western Parishes and requires an income threshold of £23,800, to rent a 1 bed flat.
- 3.3.4 To rent a two bedroom flat requires an income of £28,800 in Faringdon and for a two bed terraced property requires an income of £27,600 in the Western Parishes.
- 3.3.5 On average 61.3% of concealed households earn below the level required to rent the cheapest property in the Western Parishes area of the District (£23,800). Therefore based on this figure and those who cannot afford to buy (75.3%) at 3.2.6, new entrants to the market are more likely to go for private rent.
- 3.3.6 The eligibility criteria for access to subsidised affordable housing are an inability to buy or rent in the private market, without assistance.
- 3.3.7 Ultimately, because housing costs in the private rented sector are lower this virtually always means that the incomes required to rent rather than buy are used in the Assessment Model.
- 3.3.8 The inability to rent in the private sector without assistance is therefore the basis of the calculation of those requiring affordable housing in section 6.

3.4 Annual Survey of Hours and Earnings

- 3.4.1 Income data is always difficult to gather at local level. The 2010 Annual Survey of Hours and Earnings (ASHE) have been used, prepared by the Office for National Statistics. This provides data at County and District-wide level of full-time employees of adult rates who have been in the same job for more than a year.
- 3.4.2 The 2010 ASHE data shows a median income of £31,234 for Vale of White Horse, a tiny decrease of 0.04% on the 2008 ASHE figure of £31,249.
- 3.4.3 Analysis has also been undertaken of the income levels of local households, to assess the proportion of people now able to access market housing. This has been based on the updated house price information detailed in Section 2.
- 3.4.4 The average incomes for Vale of White Horse have decreased by 0.04% between 2008 ASHE and 2010 ASHE data, a period of 12 quarters, an average of 0.003% per quarter, therefore incomes have remained constant.

3.4.5 We also looked at the difference in the number of jobs in the District over the same period. In 2008 there were 34,000 jobs in the District and in 2010 there were 36,000 jobs, an increase of 2,000 (5.9%).

3.4.6 The table below highlights the incomes of existing households from the 2008 Study and current 2011 incomes.

Table 3-4 Incomes of Existing Households 2008 & 2011

Annual Income 2008*		Annual Income 2011**		%
Below	£10,000	Below	£10,000	10.2
£10,000 - £15,000		£10,000 - £15,000		6.9
£15,001 - £20,000		£15,001 - £20,000		7.0
£20,001 - £27,500		£20,001 - £27,500		10.4
£27,501 - £32,500		£27,501 - £32,500		7.4
£32,501 - £40,000		£32,501 - £40,000		9.7
£40,001 - £55,000		£40,001 - £55,000		17.6
£55,001 - £65,000		£55,001 - £65,000		7.9
£65,001 - £100,000		£65,001 - £100,000		14.8
Above	£100,000	Above	£100,000	8.1
Total				100.0

Source: * 2008 Vale of White Horse HNS

** Re-weighted survey data

3.4.7 10.2% of existing households earn less than £10,000, with 58.1% earning over £32,500 per annum.

3.4.8 The table below highlights the 2008 and 2011 incomes of concealed households from the 2008 Study.

Table 3-5 Incomes of Concealed Households 2008 & 2011

Annual Income 2008*		Annual Income 2011**		%
Below	£10,000	Below	£10,000	9.2
£10,000 - £15,000		£10,001 - £15,000		14.4
£15,001 - £20,000		£15,001 - £20,000		23.7
£20,001 - £27,500		£20,001 - £27,500		28.9
£27,501 - £32,500		£27,501 - £32,500		8.4
£32,501 - £40,000		£32,501 - £40,000		4.6
£40,001 - £55,000		£40,001 - £55,000		8.8
£55,001 - £65,000		£55,001 - £65,000		1.9
£65,001 - £100,000		£65,001 - £100,000		0.0
Above	£100,000	Above	£100,000	0.0
Total				100.0

Source: * 2008 Vale of White Horse HNS

** Re-weighted survey data

- 3.4.9 9.2% of concealed households earn less than £10,000, with 84.6% earning less than £32,500 per annum.
- 3.4.10 The following table outlines the incomes required by concealed households to access owner occupation based on the lowest purchase single income thresholds across the District for 1 and 2-bed flats properties and 2-bed terraced properties.
- 3.4.11 Overall the calculation of the proportion of concealed households unable to access the private sector takes account of those who need one and two bedroom housing in the lowest quartile cost stock across the District.

Table 3-6 Concealed Households – Single Income Needed and % Unable to Buy

Type of Property	Area	Income Required	% unable to buy
1-bed Flat	Faringdon	£27,100	75.3
2-bed Flat	Faringdon	£32,600	84.6
2-bed Terraced	Faringdon	£36,600	86.7

- 3.4.12 Using the income requirements from Table 3-5 (single income), Table 3-6 shows that 75.3% of concealed households are unable to buy the cheapest 1-bed flat in the District and 84.6% are unable to buy the cheapest 2 bed flat.
- 3.4.13 86.7% of concealed households in the District were unable to buy the cheapest 2-bed terraced house.
- 3.4.14 Affordability in the rural areas of Vale of White Horse is a problem as the cost of buying a property is far greater than that of urban areas. This makes it extremely difficult for first time buyers to access the market.
- 3.4.15 The Council should consider introducing initiatives and establishing planning policy to help local people in rural areas access the market.
- 3.4.16 The table below outlines the income required by concealed households to access the private rental market based on the lowest and highest rental income thresholds across the District for 1 and 2-bed flats and terraced properties, as illustrated in Table 3-3.

Table 3-7 Concealed Households – Incomes Needed and % Unable to Private Rent

Type of Property	Area	Annual Income Required	% Unable to rent
1-bed Flat	Western Parishes	£23,800	61.3
2-bed Flat	Faringdon	£28,800	82.2
2-bed Terraced	Western Parishes	£27,600	77.8

- 3.4.17 The data shows that 61.3% of concealed households cannot afford to rent a 1-bed flat in the District.
- 3.4.18 82.2% are excluded from renting a 2-bed flat and 77.8% of concealed households are excluded from the cheapest 2-bed terraced house in the District.

- 3.4.19 The incomes of households who had formed in the previous three years were also analysed.

Table 3-8 Income of Recently Formed Households (within last three years)

Annual Income 2008		Annual Income 2011		%
Below	£10,000	Below	£10,000	14.3
£10,000 - £15,000		£10,000 - £15,000		4.3
£15,001 - £20,000		£15,001 - £20,000		26.5
£20,001 - £27,500		£20,001 - £27,500		1.1
£27,501 - £32,500		£27,501 - £32,500		10.9
£32,501 - £40,000		£32,501 - £40,000		8.4
£40,001 - £55,000		£40,001 - £55,000		24.1
£55,001 - £65,000		£55,001 - £65,000		6.0
£65,001 - £100,000		£65,001 - £100,000		4.5
Above	£100,000	Above	£100,000	0.0
Total				100.0

- 3.4.20 The proportion of recently formed households assessed as being unable to buy is shown in the table below.

Table 3-9 Recently Formed Households – Incomes Needed and % Unable to Buy

Type of Property	Area	Income Required	% unable to buy
1-bed Flat	Faringdon	£27,100	46.1
2-bed Flat	Faringdon	£32,600	57.2
2-bed Terraced	Faringdon	£36,600	61.7

- 3.4.21 46.1% were assessed as being unable to buy the lowest priced 1-bed flat and 61.7% were unable to buy the cheapest 2-bed terraced in the District.

- 3.4.22 The proportion assessed as being unable to rent in the private market is shown in the table below.

Table 3-10 Recently Formed Households–Incomes Needed and % Unable to Rent

Type of Property	Area	Income Required	% Unable to rent
1-bed Flat	Western Parishes	£23,800	45.7
2-bed Flat	Faringdon	£28,800	49.0
2-bed Terraced	Western Parishes	£27,600	46.4

- 3.4.23 45.7% were assessed as being unable to rent the lowest priced 1-bed flat and 46.4% were unable to rent a 2-bed terraced property.

- 3.4.24 The availability of private rents in rural areas is low and if it is available it is extremely expensive. The Council should consider introducing initiatives to help local people in rural areas access the private rented market.

3.5 Intermediate Housing Costs

- 3.5.1 In Vale of White Horse new Intermediate housing units are bought almost equally by people moving from the Private Rented sector and new forming households with incomes inadequate to buy outright. As house prices have reduced its important to assess whether households could gain access to the housing they require with minimum levels of subsidy compared to that of social rent.
- 3.5.2 This is also important in relation to the provision of a more balanced housing market. We have therefore analysed the cost of provision of intermediate housing in the area and assessed the proportion of households who may be able to be assisted by new provision of this type. The following table utilises data from the Council's website and Catalyst Homebuy website.
- 3.5.3 The table below shows examples of monthly costs, incomes required and concealed households able to afford.

Table 3-1 Shared Ownership Cost, Income Required and % able to afford

Property Type	Full Sale Price	Share Price £	Rent	Monthly Cost*					Concealed Households able to afford (%) Excl Deposit
				Mortgage	Service / Estate Charge	Total	Deposit Required	Income Required	
1- bed house (Resale)	122,500	25% - 30,625	239.34	170.22	115.55	525.11	3,062	11,149	87.5
2-bed flat (Resale)	150,000	25% - 37,500	302.57	208.44	129.98	640.99	3,750	13,628	80.4
2-bed flat (New)	175,000	50% - 87,500	182.29	486.35	100.0	768.65	8,750	14,325	78.4
2-bed house (Resale)	175,000	50% - 87,500	270.03	486.35	50.00	806.38	8,750	23,528	39.1
2-bed house (New)	162,500	50% - 81,250	169.27	451.61	10.00	630.88	8,125	12,308	84.2
3-bed house (Resale)	250,000	25% - 62,500	456.11	347.50	50.74	854.24	6,250	20,145	52.1

The income required was set by Catalyst Homebuy and the housing costs range from 38-54% of gross annual income.

Monthly costs based on 4.5% mortgage rate over 25 years.

% of Concealed Households able to afford each property based on the incomes in the Updated Vale of White Horse HNS 2011.

- 3.5.4 The last column shows the percentage of people who can afford these shared ownership units based on their incomes however 71% of concealed households have less than £5,000 in savings. Therefore a high proportion would need help with the deposit and legal fees.
- 3.5.5 Compared to shared ownership and based on monthly housing costs not exceeding 33% of gross income (this figure is commonly used in assessing affordability), the number of concealed households who can afford 80% affordable rents is 21.1%, but they will not need a deposit.

4 POPULATION GROWTH & HOUSEHOLD PROJECTIONS

4.1 Introduction

4.1.1 Analysis of changes in population and household profiles are essential in enabling an understanding of the level of housing need and demand within an area. Monitoring population and household forecasts allow the council to see if any significant changes are occurring that could affect the Vale of White Horse housing market.

4.1.2 Demographic change creates the need for different levels and types of housing provision and is a key factor influencing the requirements for market and affordable housing. Migration can be an important factor in demographic structure.

4.1.3 There are four basic components to changes in the number and composition of households. The aim of this section of the report is to highlight the issues which are relevant to the evaluation of housing needs in Vale of White Horse, particularly the changes in:-

- The age distribution of the population arising from births, deaths and ageing of the indigenous population;
- Family units such as marriage, divorce and child bearing patterns;
- The number and composition of households arising from migration, particularly due to employment opportunities in the area;
- The probabilities that family units form a separate household, particularly in response to changes in incomes in the labour market area.

4.1.4 In local area forecasting new household formation is mainly due to responses to income and employment opportunities. However, new household formation is also affected by life cycle patterns and this demographic influence contributes to about 40% of the growth in the number of new households at any one time (Dicks, 1988; Ermisch, 1985).

4.1.5 The factors which combine to produce the population and household forecasts are:- age-sex structures (including those of migrants) headship rates, survival factors, infant mortality, fertility rates, base numbers of dwellings, vacancy rates, building / demolition programmes.

4.2 Updating the District Population and Household Forecasts

4.2.1 The demographic forecasts used in the 2008 HNS were 2008 Round GLA Draft Projections (South East Plan Version excluding the Development Area) provided by Oxfordshire County Council.

4.2.2 This 2011 Housing Need update uses the 2010 updated Oxfordshire County Council based on the GLA Intelligence Unit Demographic projections for Vale of White Horse.

4.2.3 The OCC June 2010 projections are considered by the Council as currently the most accurate available in terms of likely population structure. However, housing delivery assumptions have proved optimistic thus the figures may slightly overstate population and household growth in Vale of White Horse. The Council is using these projections in preparation of their Core Strategy.

- 4.2.4 These projections are produced periodically by the Government and use the 2001 mid-year estimate as their starting point. They assume the continuation of current trends in fertility and mortality and migration moves into and out of the area. They do not reflect change due to future housing development in the area.
- 4.2.5 The Greater London Authority Data Management and Analysis Group (DMAG) now part of the Intelligence Unit have produced demographic projections for the districts and wards of Oxfordshire for the County Council for several years.
- 4.2.6 As part of the Localism Bill districts are now having to prepare their own housing strategies without reference to the Regional Spatial Strategy (the South East Plan) and needed demographic support to help with their plans. Therefore, the GLA prepared new projections that were based on meeting local needs for the four districts of Oxfordshire excluding Oxford.
- 4.2.7 The projections in Table 4-1 outline the population change between 2006 and 2026.

Table 4-1 Population Change in Vale of White Horse, 2006 – 2026

	2006	2011	2016	2021	2026	Change
Total Population	117,530	120,890	127,590	133,670	138,150	
Change		+ 3,360	+ 6,700	+ 6,080	+ 4,480	+ 20,620
% Change		+ 2.9	+ 5.5	+ 4.8	+ 3.4	+ 17.5

Source: Updated OCC projections for Vale of White Horse (Published May 2011)

- 4.2.8 The table shows a forecast increase in the population of Vale of White Horse of 20,620 people (17.5%) over the forecast period to 2026.
- 4.2.9 The next stage in the forecast is to disaggregate the Vale of White Horse population data into age bands because there may be changes in the population structure with significant housing implications.

Table 4-2 Population Age Band Forecast Vale of White Horse, 2006 – 2026

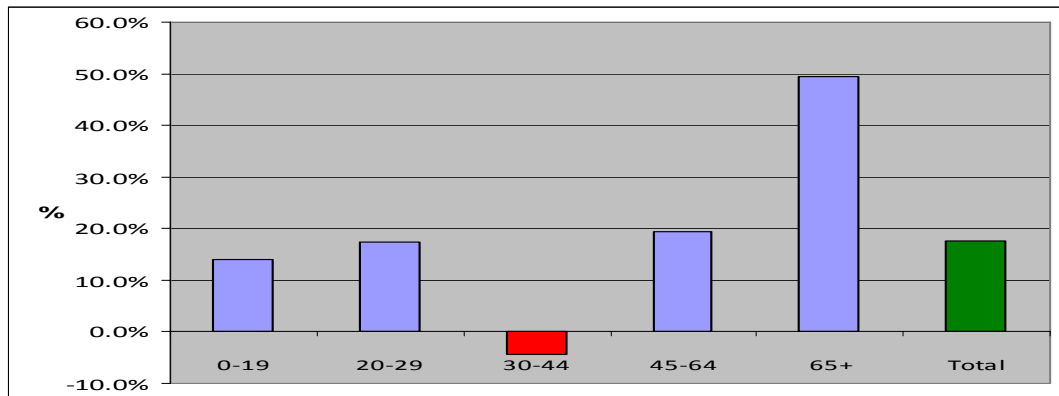
	2006	2011	2016	2021	2026	Change	% Change
0 - 19	29,950	30,820	31,920	33,150	34,120	+ 4,170	+ 13.9
20 – 29	11,170	11,030	12,380	12,990	13,100	+ 1,930	+ 17.3
30 - 44	26,070	24,750	23,920	24,070	24,950	- 1,120	- 4.3
45 - 64	30,910	32,770	34,690	36,730	36,890	+ 5,980	+ 19.3
65 +	19,460	21,500	24,680	26,710	29,080	+ 9,620	+ 49.4
Total	117,530	120,890	127,590	133,670	138,150	+ 20,620	
% Change		+ 2.9	+ 5.5	+ 4.8	+ 3.4		+ 17.5

Source: Updated OCC projections for Vale of White Horse (Published May 2011)

- 4.2.10 The 0-19 age range shows an increase overall of 4,170 people (13.9%). Numbers rise steadily throughout the forecast period.
- 4.2.11 The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group shows a rise of 1,930 (+17.3%).
- 4.2.12 The 30-44 age group, the main economically active and household forming and moving group shows a decline of 1,120 people (- 4.3%).

- 4.2.13 The 45-64 age group shows an increase of 5,980 people (+19.3%).
- 4.2.14 The most significant feature is the growth of the population in the over 65 age group with an increase of 9,620 people (+49.4%) over the forecast period.
- 4.2.15 The growth in all groups up to age 64 of 10,960 people is only 11.2%.
- 4.2.16 The following graph shows the percentage population change by age group to 2026.

Figure 4-1 Population Age Band Change Forecast, Vale of White Horse, 2006 – 2026



Source: Updated OCC projections for Vale of White Horse (Published May 2011)

4.3 Older households growth forecasts

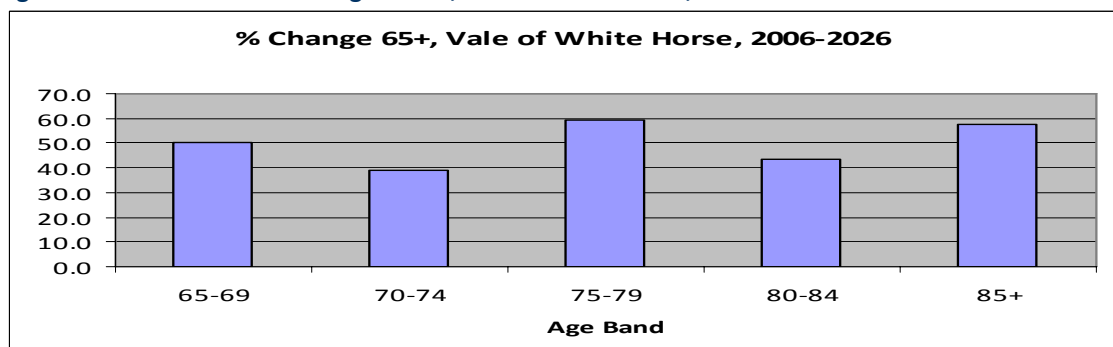
- 4.3.1 The table below shows the 65+ age structure breakdown to 2026. Within the older age group, the numbers of people aged 85+ grow by 1,710 (+57.6%) up to 2026. Given the resource demands often associated with very elderly people, these are significant figures.

Table 4-3 Breakdown of 65 + people in Vale of White Horse, 2006 – 2026

	2006	2011	2016	2021	2026	Change	% Change
65-69	5,140	6,010	7,250	6,700	7,720	+ 2,580	+50.2
70-74	4,520	4,680	5,730	6,840	6,270	+ 1,750	+ 38.7
75-79	3,830	4,010	4,290	5,200	6,110	+ 2,280	+ 59.5
80-84	3,000	3,170	3,370	3,580	4,300	+ 1,300	+ 43.3
85+	2,970	3,630	4,040	4,390	4,680	+ 1,710	+ 57.6
Total	19,460	21,500	24,680	26,710	29,080	+ 9,620	+ 49.4
% Change		+ 10.5	+ 14.8	+ 8.3	+ 8.9		

Source: Updated OCC projections for Vale of White Horse (Published May 2011)

Figure 4-2 % Change of 65+, Vale of White Horse, 2006 – 2026



Source: Updated OCC projections for Vale of White Horse (Published May 2011)

- 4.3.2 The 2008 survey examined the growth in the 75+ age group. The table below shows the comparison to the recent published figures. There has been a projected increase in this age group since the figures published in 2008.

Table 4-4 Numbers of 75 + in Vale of White Horse, 2006 – 2026

75+	2006	2011	2016	2021	2026	Change
2008 Forecasts	9,046	9,750	10,281	11,526	13,350	
Change		+ 704	+ 531	+ 1,245	+ 1,824	+ 4,304
% Change		+ 7.8	+ 5.4	+ 12.1	+ 15.8	+ 47.6
2011 Forecasts	8,970	9,960	10,870	12,050	13,910	
Change		+ 990	+ 910	+ 1,180	+ 1,860	+ 4,940
% Change		+ 11.0	+ 9.1	+ 10.9	+ 15.4	+ 55.1

Source: Updated GLA projections for Vale of White Horse (Published May 2011)

4.4 The Region and National Change

- 4.4.1 The table below highlights the percentage change in age groups over the period to 2026, comparing Vale of White Horse with the South East and England. A different data source has been used for Vale of White Horse (GLA) and South East and England (ONS).

Table 4-5 Forecast Change % in Age of Households, 2006 – 2026

	Vale of White Horse**	South East*	England*
0 - 19	13.9	10.8	10.9
20 – 29	17.3	7.1	5.7
30 - 44	- 4.3	3.6	7.7
45 - 64	19.3	12.0	12.8
65 +	49.4	50.3	46.3
Total	17.5	15.6	15.6
75+	55.1	63.5	59.7
85+	57.6	84.3	86.2

Source: Updated OCC projections for Vale of White Horse (Published May 2011) **

Source: ONS 2006 sub-national population projections (Published June 2008) *

- 4.4.2 The total change over the forecast period is very similar. However, the figures for the individual age groups are not directly compatible between Vale of White Horse and the regional and national levels due to the different data sources used.
- 4.4.3 What is apparent, however, is the large growth in the 65+, 75+ and 85+ groups compared with the growth in the younger groups.

5 OLDER PERSONS HOUSING

Sheltered Housing Demand

- 5.1.1 The updated 2008 HNS data indicates that 3,142 implied households have older relatives (over 60) who may need to move in to Vale of White Horse to live within the family home or in separate accommodation close to their family.
- 5.1.2 Demand for this group was predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents in DCA surveys.
- 5.1.3 DCA experience shows that older people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of older parents tend to predict the need for supported housing.
- 5.1.4 The higher level of demand for accommodation for older people moving into Vale of White Horse is common to the results of other DCA Surveys, where in most cases a higher level of in-migrant need from parents and relatives was found than that arising from existing households.
- 5.1.5 This relatively new trend is borne out in sales of new build private sector sheltered housing and extra care projects where a significant proportion of purchasers are moving over 100 miles to be close to their mature children who have settled in the district.
- 5.1.6 The combined impact of an economy with a more mobile workforce, particularly professional personnel, linked to the increased scale of these people in the 'baby boomer' age groups who are now in their early 60's, is a significant factor in the growth in the number of parents moving to join their family in old age.
- 5.1.7 Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible and often will not acknowledge or predict the need to move. Need and demand levels from local older residents are normally relatively low in household surveys.

Extra Care Accommodation

- 5.1.8 Extra Care accommodation is housing which offers self-contained accommodation together with communal facilities and where care, as well as support, services are provided from a team normally based on site.
- 5.1.9 Need expressed for extra care accommodation came from both older people moving into Vale of White Horse and existing households. The level of need expressed for extra care accommodation by relatives of older people in-migrating was 220 units and no demand from local existing households, a total of 220 households over the next three years.
- 5.1.10 The issue of potential delivery through shared equity also applies to the extra care sector. Although we do not have information on the current tenure of in-migrating parents 100% of those mature children indicating that their aging parents would be moving to the district were owner occupiers.
- 5.1.11 It would therefore be reasonable to conclude that the majority of parents would be owner-occupiers with no mortgage, at least in line with the national tenure level of around 70%.

- 5.1.12 Many however express the need for social rented sector accommodation and may reflect that the level of equity from their parents home may not be adequate to purchase outright, especially those moving from lower priced areas of the country compared to Vale of White Horse.
- 5.1.13 This sector of the older persons housing market is relatively new and the growth forecast in the population projections over the next 15 years to 2026 of those aged 75+ and 85+ will almost certainly increase the need for this type of accommodation.
- 5.1.14 Demand may also grow as knowledge of available supply provides a greater understanding of this sector of supported housing.

Existing Households Moving

- 5.1.15 A cross tabulation of existing owner occupiers in the District planning to move home shows that 192 (implied) required supported housing, 20 private sheltered. Eight households indicated as having equity of over £200,000, 92 households had between £100,000 and £200,000 and eight households have savings of over £30,000.
- 5.1.16 Therefore some households requiring extra care should be able to purchase all or a share of a property.

Making Best use of the Existing Stock

- 5.1.17 Making the best use of the existing stock is a core Government objective and is a key aspect of sustainable development. The significant under-occupation of existing housing stock in both sectors is a key element in future strategy to provide a more balanced stock to meet the requirements of future households.
- 5.1.18 New development should meet gaps in the current stock and create secondary gains in improving stock flow in both sectors.
- 5.1.19 Virtually three-quarters of households within the owner occupied no mortgage sector have two or more spare bedrooms, well above the level of around 61% found in recent DCA surveys. This sector will include a high proportion of older households,
- 5.1.20 Additionally over 45% of current owner-occupier households also under-occupy.
- 5.1.21 A similar situation applies in the social rented sector where around 1,000 properties are under-occupied.
- 5.1.22 As households grow older and children leave home, the scale of under-occupation will increase year on year if the existing stock turnover is not improved.

Housing and Planning Strategy

- 5.1.23 The requirement for the future should be to address under-occupation to assist in improving the rate of turnover of family units, and provide specialist accommodation to meet the changing requirements of the increasing older population.

6 FUTURE SIZE OF AFFORDABLE HOUSING

6.1.1 Local Development Documents need to provide targets on the size of future affordable housing units required. Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need.

6.1.2 Affordable housing should be in locations with extremely good public transport links to town centres, employment destinations and other key services.

The Social Rented Sector

6.1.3 The following table provide analysis of the levels of registered need and actual supply from turnover of Council and Registered Provider rented stock through re-lets by bedroom size. A major review of the waiting list has produced significant changes to the level of need and proportion of need across property sizes in the social rented sector.

6.1.4 The ratio of waiting list demand to supply is the number of years it would take on the waiting list for individual property sizes to be met through the turnover of the existing stock. This also makes the extreme assumption that there is no future need other than the current backlog, which clearly will not be the case.

Table 6-1 Social Stock, Waiting List Need and Social Turnover

Stock Size	Stock		Waiting List (HSSA) *		Stock Turnover		Demand vs. Supply	
	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	2011	2008
1-bedroom	1,547	26.6	1,615	59.2	107	29.9	15.1:1	12.6 : 1
2-bedrooms	1,833	31.5	740	27.1	176	49.2	4.2 :1	7.8 : 1
3-bedrooms	2,303	39.6	313	11.4	75	20.9	4.2 :1	19.4 : 1
4+ bedrooms	134	2.3	62	2.3	0	0	0	41.5 : 1
Total	5,817	100.0	2,730	100.0	358	100.0	7.6 :1	11.7 : 1

CORE and LA HSSA data 2010/11

6.1.5 Overall the current need / supply ratio has halved and is significantly lower in the family stock sizes. Even if no new need arose, it would now take:-

- Over 15 years to meet the requirements for 1-bed properties;
- Over 4 years to address the 2-bedroom requirement;
- Over 4 years to address the 3-bedroom stock requirement;
- In 2010/11 there were no re-lets of larger 4+ bedroom family units.

6.1.6 Generally, 79.1% of stock turnover is from 1 and 2 bedroom units, lower than the waiting list need of 86.3% for these units. Although these are significantly the highest need in terms of unit numbers, a number of factors need to be considered in determining targets by size which clearly also influence property type.

- 6.1.7 Small units normally turn over significantly more regularly in the existing stock than family units, but the nature of the stock has an impact on turnover rates.
- 6.1.8 The waiting list of 1,615 households for one bedroom properties contains many younger households who do not have a priority need and are unlikely to be offered a property. Older households registering for sheltered housing either do it to meet current need or as insurance for a future potential need.
- 6.1.9 The smaller unit stock comprises of 358 one bed properties and 1,833 two bed properties some of which may be tenanted by older people as well as 1,103 supported/sheltered properties (mix of 1 and 2 bed properties). These units, which are mainly occupied by younger single and couple households, normally turn over more frequently than the general needs family stock.
- 6.1.10 These factors are important in judging future delivery to meet priorities rather than arithmetic scale of recorded need. There is however a caveat that in meeting priority needs there is still a requirement for 1 and 2-bedroom units to meet the needs of young, single, homeless households in the District.
- 6.1.11 The 3 bedroom family stock totals 2,303 units, is almost 40% of all stock but provides less than 21% of all re-let supply in 2010/11, a little higher than previous years. There is also a related supply potential from under-occupation of properties with three or more bedrooms which is analysed below.
- 6.1.12 Four bedroom unit needs are the smallest in terms of numbers, but they are the most difficult to resolve due to extremely low turnover levels with no units becoming available in the year 2010/11. There are only 134 units in the stock and 62 households on the waiting list. However the Council are addressing this problem with 10 new build 4+ bed properties being built in 2010/11.

Under-Occupation

- 6.1.13 The 2008 HNS analysis of under-occupation' and 'over-occupation' was based on a detailed analysis of the family composition data. The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the 'bedroom standard'.
- 6.1.14 In the case of under-occupation, any dwelling with more than one 'spare' bedroom above requirement has been categorised as under-occupied. This is perhaps better described as **two or more** bedrooms.
- 6.1.15 The overall **under-occupation** figure of 49.0% was somewhat higher than the average found in recent DCA surveys (around 40%), again in line with the property size profile.
- 6.1.16 The assessment of under occupation by tenure revealed significant disparity between tenure types as indicated at below. Levels in the private sector are very high.
- 6.1.17 Although under-occupation at 14.9% in the HA rented sector was low in comparison to the all tenure average and the owner occupied forms of tenure, as might be expected, it still represents around 965 social rented units with two or more spare bedrooms.

- 6.1.18 These are principally three bedroom properties occupied by a couple or a single person which if released could provide higher turnover for families. This potential is relevant to the decisions on the balance of future new social stock delivery targets.

Table 6-2 Under / Over- Occupation by Tenure %

Tenure	Under-occupied	Over-occupied
Owner occupied with mortgage	45.7	1.0
Owner occupied no mortgage	74.3	0.2
Private rented	17.9	0.7
HA rented	14.9	0.3
Total	49.0	0.7

Source: * 2008 Vale of White Horse HNS

- 6.1.19 This scale will continue to rise as the impact of demographic change occurs, especially in the light of the proportion of 3 bedroom properties in the stock.

Strategy Implications

- 6.1.20 It is recommended that this is an issue for Housing Strategy to continue to consider, both to make best use of the housing stock and to address the needs of families in the social rented sector.
- 6.1.21 The Council should adopt initiatives to develop more accommodation for older people, targeted to those under-occupying 3 bedroom plus properties. The success of these initiatives will help to address the supply of properties of this size.
- 6.1.22 In view of the increasing older population over time this problem will increase and it is now even more important to achieve a better flow of the under-occupied, family sized social rented stock as a means to help address the scale of need for family units.
- 6.1.23 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes as households are able to transfer to larger units to meet their need. **In effect up to four household moves could result from the delivery of one new older persons unit.**
- 6.1.24 As outlined in 6.1.17, there are almost 1,000 three and four bedroom units under-occupied in the social rented stock by two or more spare bedrooms. Assuming that 50 units a year, 5% of the total, could be freed up through initiatives to make best use of the stock, the affordable housing re-lets would increase by 15% before any multiplier benefit.
- 6.1.25 In view of the current stock balance, the scale of likely annual new provision and the requirement to address priority household need, a level of **60% of future delivery in the affordable sector should be one and two bedroom units**, lower than current combined need levels of 86.1%.
- 6.1.26 Given the scale of new affordable units and of the existing 3 bedroom stock, the balance of 40%, **could be 3 and 4 bedroom units**, unless these can also be freed up through the initiatives mentioned above to make best use of the stock.

- 6.1.27 The flow of three and four bedroom units needs to be closely monitored to assess the requirement for additional new units, especially in high demand areas relative to stock supply.
- 6.1.28 The ratios of undersupply are high but the numbers are low and if addressed over a few years the need will not necessarily remain at this level over the longer term, requiring possible alteration to size targets.

6.2 Housing Benefit and Under-Occupancy

- 6.2.1 From 1 April 2013 the Government intend to introduce size criteria for working-age Housing Benefit claimants living in the social rented sector.
- 6.2.2 The size criteria will be the same as private rented sector claimants and whose claims are assessed using the local housing allowance rules.
- 6.2.3 The maximum rent will be reduced by a national percentage rate depending on how many bedrooms the household is considered not to need.
- 6.2.4 A bedroom for a non-resident carer will also be taken into account in determining the relevant size criteria where that carer provides necessary overnight care for the claimant or their partner.
- 6.2.5 On the 14th December 2011 **Lord Best won a victory** when Peers voted to accept an amendment to the Welfare Reform Bill to abolish the under-occupancy 'bedroom tax'.
- 6.2.6 **However**, this is not enough for the bill to be amended and the House of Commons will decide whether to accept the amendment in the New Year.
- 6.2.7 **Until a decision** has been made social housing providers should **take these new regulations into account** when allocating housing as well as when deciding on property sizes on new developments.
- 6.2.8 Under-occupancy of large family homes is already being prioritised by many housing providers.
- 6.2.9 The changes will heighten the **need to address under-occupancy** to ensure that residents on low incomes do not fall into arrears due to reduced housing benefit being paid towards their rent.

7 CLG NEEDS ASSESSMENT MODEL

7.1 Introduction

7.1.1 The SHMA Guidance indicates that housing partnerships should estimate the number of households who either lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market. Table 7-1 outlines the types of housing considered unsuitable as specifically defined in the guidance.

Table 7-1 Types of Housing Deemed Unsuitable

Unsuitable Housing	
Homeless households or insecure tenure	Homeless households
	Households with tenure under notice, real threat of notice or lease coming to an end; housing that is too expensive for households in receipt of housing benefit or in arrears due to expense
Mismatch of housing need and dwellings	Overcrowded according to the 'bedroom standard'
	Too difficult to maintain (e.g. too large) even with equity release
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household
	Households containing people with mobility impairment or other specific needs living in unsuitable dwelling (e.g. accessed via steps), which cannot be made suitable in-situ
Dwelling amenities and condition	Lacks a bathroom, kitchen or inside WC and household does not have the resources to make fit (e.g. through equity release or grants)
	Subject to major disrepair or unfitness and household does not have the resources to make fit (e.g. through equity release or grants)
Social Needs	Harassment from others living in the vicinity which cannot be resolved except through a move

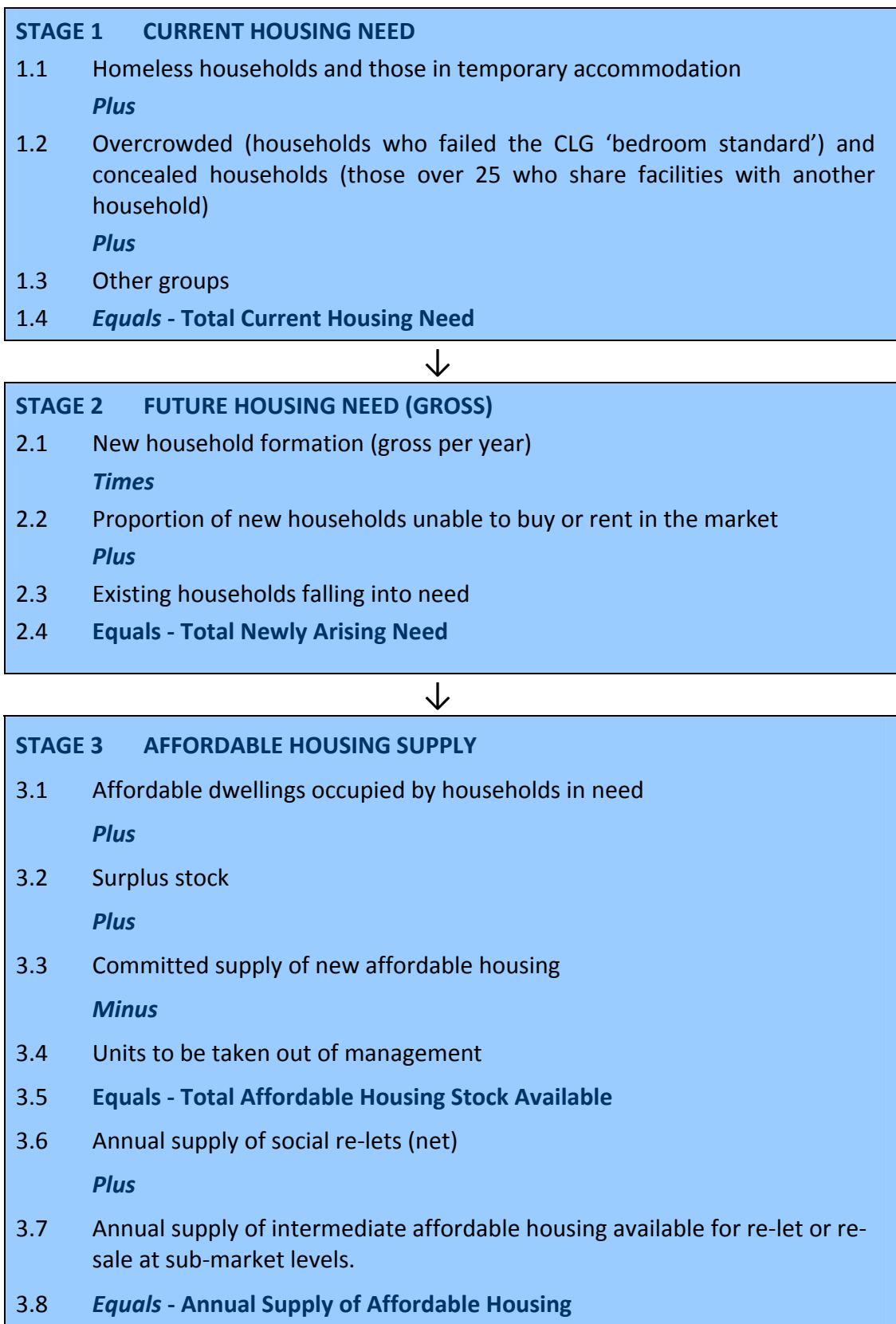
Source: Strategic Housing Market Assessments Practice Guide, CLG.

7.1.2 This element of the assessment is essential to identify the total scale of need of those not able to access the market, the provision from existing stock turnover and the net need which requires to be addressed from future new provision.

7.1.3 It provides essential evidence for affordable housing targets in Local Development Documents.

7.2 The CLG Needs Assessment Model Structure

7.2.1 There are three 'Stages' in the needs assessment model, combined into three distinct sections assessing current and future housing need and supply.



7.3 Model Structure

- 7.3.1 The Housing Needs Assessment Model is based on the 2007 SHMA Practice Guidance, and is designed to estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.
- 7.3.2 The model is structured on a 'flows' basis, taking account of recent experience over the previous three years and examining projections over the next two years. It has to be assumed that this 'annualised' data will occur each year
- 7.3.3 In this section the assessment of affordable housing need has been conducted using both primary data on the housing market and secondary data on income change, from 2011 CORE and HSSA and local authority records, on the same basis as the 2008 Assessment.

7.4 CLG Needs Assessment Model

- 7.4.1 The first element of this Stage of the model estimates the number of homeless households including those in temporary accommodation.
- 7.4.2 The latest data available at 31 March 2011 identified 22 households in temporary accommodation. 13 were living in Council or RP general stock and would potentially have been captured in the survey data.
- 7.4.3 To avoid double counting a total of **nine** is therefore applied at **Stage 1.1**.
- 7.4.4 The second and third elements in Stage 1 of the model estimate the number of households in over-crowded conditions (i.e. those who fail the 'bedroom standard'), and concealed households (couples, people with children and single adults aged over 25 who share facilities with another household) and those living in unsuitable accommodation whose problem cannot be solved 'in-situ'.
- 7.4.5 There are no changes in these categories from the 2008 data which was taken from the Household Survey.

Table 7-2 Over-crowded and Concealed Households

Over-crowded Households	347
MINUS Concealed Solution or Leaving District	163
Net Overcrowded Households	184
PLUS Concealed Households	297
Overcrowded + Concealed Group	481
MINUS Duplication	0
Net Overcrowded + Concealed Group	481
Proportion unable to afford market housing	58.9%
Stage 1.2 – Over-crowding and concealed households	284

- 7.4.6 There are 347 households who are over-crowded by the 'bedroom standard'. However 163 of these will be resolved by a newly forming household or by these households leaving the home, leaving a net group of 184.
- 7.4.7 There are also 297 concealed households, creating a total of 481 over-crowded and concealed households.

- 7.4.8 A test of affordability for these households shows that over half (58.9%) of them cannot afford to resolve their housing difficulties through market housing in Vale of White Horse and **284 households have been applied in the model at Stage 1.2.**
- 7.4.9 The third element in Stage 1 of the model examines households living in unsuitable accommodation whose problem cannot be solved 'in-situ' and who therefore require to move home in order to resolve their difficulty.
- 7.4.10 Strategic Housing Market Assessment Practice Guidance identifies that households who are overcrowded, were suffering harassment, those whose rent / mortgage was too expensive, housing was affecting their health, whose tenancy was insecure or whose home was too large are all assessed to need to move home.
- 7.4.11 The survey identified 1,618 households with one or more inadequacies, of whom 25 were already counted in Stage 1.2 and are removed to avoid double-counting.
- 7.4.12 This leaves a net group of 1,593 households, 69.6% of whom are unable to afford to resolve their housing difficulties through market housing in the area, leaving **1,108 households to be applied in the model at Stage 1.3.**
- 7.4.13 The final element of Stage 1 of the model is a sum of steps 1.1, 1.2 and 1.3 above, a total of **1,401** applied at **Stage 1.4.**

Table 7-3 Current Housing Need (Gross)

STAGE 1 – CURRENT HOUSING NEED (GROSS)		
1.1	Homeless households and those in temporary accommodation	9
1.2	Overcrowding and concealed households	284
1.3	Other groups	1,108
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	1,401

7.5 Stage 2 – Future Need (Gross per year)

- 7.5.1 The first element of Stage 2 of the model estimates the annual number of newly forming households in Vale of White Horse. The 1,556 concealed households identified in the survey is annualised at the average level of 778 households forming a year.

Table 7-4 Time of Move – Concealed Households

Time of Move	Nos. implied	Annual Average
Within 1 year	531	
1 - 2 years	616	762
2 - 3 years	1,140	

- 7.5.2 In order to avoid double counting due to two-person household formation, duplication is removed. 32.5% of concealed households forming specified formation as a couple, with 39.2% of these having a partner who lived separately elsewhere in the District which would cause a double count.
- 7.5.3 However data on recently formed households suggests that couple formation might increase to 33.7% and the 39.2% has therefore been applied to this higher level in the table below (33.7% x 39.2% = 13.2%).

Table 7-5 Double Counting Removal

New household formation (gross p.a.)	762
MINUS - Two person formation (762 x 13.2%) x 0.5	50
Total	712

- 7.5.4 This results in an annual average formation level of **712 households per annum, used at Stage 2.1 of the model.**
- 7.5.5 The income of recently formed households would normally be used to test future concealed households ability to both purchase in the lower quartile stock and access the private market to buy or rent 1, 2 and in some cases 3 bedroom units suitable for their requirements. Based on the incomes of recently formed households, 66.2% could not buy.
- 7.5.6 However the impact of the credit crunch now means that 75% loans are the norm, making the need for 25% deposit the key affordability issue. Entry level prices of two bedroom flats and terraced houses range from £119,950 to £195,000, and require a deposit in the £30,590 to £33,000 range.
- 7.5.7 On the basis of savings data, only 1.0% with over £20,000 will be able to buy without significant capital from parents or relatives. Almost **99% of new forming households are therefore unable to buy whilst the current mortgage market conditions continue.**
- 7.5.8 Based on the recently formed household incomes and using standard ratios of 25% of gross income, **55.1%** of them are unable to **rent in the private market** and this rental proportion is used at **Stage 2.2** of the model.
- 7.5.9 The final element of Stage 2 of the model estimates the number of households in need who register and are housed within a year. These households are normally those in priority need whose circumstances need to be addressed quickly. The major groups are homeless households, and for example those with medical needs, suffering harassment, living in accommodation which is unfit or in high levels of disrepair, are over-crowded or have insecure tenancies.
- 7.5.10 The number of households assessed by the Council in this category was calculated from waiting list records at a net 231 households and is used at **Stage 2.3** of the model. This figure is high compared to the net figure of 57 provided in 2008.
- 7.5.11 On checking it would appear that households in Band B were excluded in 2008 in error and the rise in numbers is mainly due solely to the administrative error rather than increasing need.

- 7.5.12 The final element of Stage 2 of the model is a sum of step 2.1 multiplied by step 2.2, added to step 2.3 above, giving a total of **624** applied at **Stage 2.4**.

Table 7-6 Future Need (Gross per Year)

STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	712
2.2	Proportion of new households unable to buy(66.2%) or rent (55.1%) in the market	55.1%
2.3	Existing households falling into need	231
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (712 x 55.1% = 393 + 231 = 624)	624

7.6 Stage 3 – Affordable Housing Supply

- 7.6.1 The first element of Stage 3 of the model determines the number of households analysed in Stages 1.2 and 1.3 who currently occupy social rented or intermediate dwellings. It is assumed that any move by these households would release a unit of affordable housing, and it is therefore assumed that there would be no overall net effect on the annual flow model.
- 7.6.2 The survey data shows that **399** of the households at Stages 1.2 and 1.3 of the model live in affordable units, and this total is applied at **Stage 3.1**.
- 7.6.3 The second element of Stage 3 assesses the level of surplus affordable stock. There were no affordable units vacant for more than six months at March 2010. Guidance states that where the level is below 3% it should be considered that there is no surplus vacant stock. A total of **zero** is therefore applied at **Stage 3.2** of the model.
- 7.6.4 The next element of the model estimates the number of units to be taken out of management through stock demolition and Right to Buy (RTB) on an annual basis. The 2008 data showed that there was no demolition in the social stock and although data is not available there is no reason to suggest this has changed.
- 7.6.5 RTB was very low at an average of only two units a year in 2008 and the Council view is that although data is not available, the level of sales has continued its downward trend to zero. A figure of **zero** is applied at **Stage 3.3** of the model.
- 7.6.6 **Stage 3.4** is the sum of Stages 3.1 (399), 3.2 (0) less Stage 3.4 (0), a **net total of 399**.

7.7 Re-let Supply

7.7.1 The average annual re-let supply of affordable units over the last three years is used in the model as a prediction for the future annual affordable housing supply. It is important firstly to establish the average general needs stock re-let level (i.e. excluding transfers and new unit delivery).

7.7.2 Data from HSSA returns for the three years to 31/03/2011 have been examined which show the following:-

Table 7-7 Social Rent Re-let Supply (2008 to 2011)

Social Re-lets	2008 / 09	2009 / 10	2010/11	Average
HA	319	288	358	322

Note: 2008 to 2011 CORE data.

7.7.3 The re-let levels are reasonably consistent and overall average net re-let figure for the three year period to 2008 / 11 is **322** units a year, which has been applied at **Stage 3.5**

7.7.4 The shared ownership stock level with Registered Providers in 2008 was 455 units. 139 units have been built in the 3 years to March 2011 making a total of 594 units.

7.7.5 However this is a gross figure and does not take into account those who have stair-cased out or any which have been re-possessed. We have therefore used the TSA data as at December 2011 states that RP's shared ownership stock is a total of 332 units.

7.7.6 Assuming a re-sale rate based at 6.2%, similar to social stock turnover, **21 units** would become available each year and this number is incorporated at **Stage 3.6**.

7.7.7 The final element of Stage 3 of the model forecasts the number of new affordable units to be built on an annual basis. The HSSA returns for the three years to 31/03/2011 show the following recent new unit trends:-

Table 7-8 New Affordable Housing Supply (HSSA) 2008 to 2011

Supply	2008 / 09	2009 / 10	2010/11	Average	%
New HA Rent	53	145	67	89	66.9
HA Shared Ownership	13	42	41	32	24.1
Other New Supply	11	0	26	12	9.0
Total	77	187	134	133	100.0

7.7.8 If there is a consistent level of recent and immediate future new delivery it is normal practice to take account of the average annual level. The average annual new supply total from 2008 to 2011 is 133 units per annum, with a broad tenure split of 67% social rented and 33% intermediate housing.

7.7.9 However, this higher level of intermediate housing delivered was a result of the trading conditions in a difficult market for outright sale on a large site which was unusual and not expected to be repeated every year.

7.7.10 The average of **133 affordable units a year** to 2026 and this level of new supply is used at **Stage 3.7**.

- 7.7.11 The final element of Stage 3 of the model is a sum of Stages 3.5, 3.6 and 3.7, a total of 476 units applied at **Stage 3.8**.

Table 7-9 Affordable Housing Supply

STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	399
3.2	Surplus stock	0
3.3	Less units to be taken out of management	0
3.4	TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 – 3.3	399
3.5	Annual supply of social re-lets (net)	322
3.6	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	21
3.7	Committed supply of new affordable housing	133
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.5 + 3.6 + 3.7	476

7.8 Affordable Housing Needs Model

STAGE 1 – CURRENT HOUSING NEED (GROSS)		2011
1.1	Homeless households and those in temporary accommodation	9
1.2	Overcrowding and concealed households	284
1.3	Other groups	1,108
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	1,401
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	712
2.2	Proportion of new households unable to buy (66.2%) or rent (55.1%) in the market	55.1%
2.3	Existing households falling into need	231
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (712 x 55.1% = 393 + 231 = 624)	624
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	399
3.2	Surplus stock	0
3.3	Less units to be taken out of management	0
3.4	TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 – 3.3	399
3.5	Annual supply of social re-lets (net)	322
3.6	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	21
3.7	Committed supply of new affordable housing	133
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.5 + 3.6 + 3.7	476
A	TOTAL NET CURRENT NEED 1.4 – 3.4 (1,401 – 399 = 1,002)	1,002
B	quota to address need over 5 years	20%
C	ANNUAL CURRENT NEED (A x B)	200
D	TOTAL ANNUAL NEWLY ARISING NEED (2.4)	624
E	TOTAL AFFORDABLE NEED PER YEAR (C + D)	824
F	ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.8)	476
OVERALL ANNUAL SHORTFALL (E – F)		348

7.9 Affordable Needs Assessment

- 7.9.1 Elimination of the backlog over a five year period is recommended in the SHMA Guidance for model purposes but the Council could make a Policy decision to do so over a longer period (e.g. 10 years or the number of years to the end of the Local Development Framework period). These are more often used where the scale of the backlog clearly cannot be addressed.
- 7.9.2 The 5 and 10 year periods and the 18 years to the end of the Plan are therefore further analysed in Table 7-10 below. The 10 year calculation uses 10% and 18 year 5.55% as the quota to address need, instead of 20% which is the quota for 5 years applied at section B above.
- 7.9.3 Net re-lets of 322 units of the existing social stock are the major means of addressing the scale of need identified.
- 7.9.4 After allowing for this level of existing social stock net re-let supply and 21 estimated shared ownership re-sales, there will still be a total annual affordable housing shortfall of 348 units.
- 7.9.5 However, in arriving at the net shortfall, the Model already incorporates the projected future average delivery of 133 additional new units and the total net annual need, prior to new delivery, is therefore either 481 units dealing with the backlog over 5 years or 337 over 18 years.
- 7.9.6 The table below outlines the calculation.

Table 7-10 Annual Affordable Need and Supply

		5 Years		10 Years		18 Years	
Total Net Current Need		1,002		1,002		1,002	
Backlog rate	20%	200	10%	100	5.55%	56	
Newly arising Need		624		624		624	
Annual Affordable Need		824		724		680	
Less Annual Supply		476		476		476	
Net annual need		348		248		204	
Plus Assumed new units of supply		133		133		133	
Total Need after existing stock turnover		481		381		337	

- 7.9.7 The total affordable need in the 2008 assessment was 497 units a year, based on dealing with the backlog over 5 years. The 2011 up-date suggests a slightly lower level of 481 units, although in view of the scale of potential delivery we recommend that an 18 year backlog time frame is used.
- 7.9.8 **Even based on the life of the Plan, the need before new delivery is 337 units a year.**

7.10 Future Housing Targets

- 7.10.1 The backlog level suggests that the need of 337 over the 18 year period to 2029 the life of the Plan could be considered for the basis of target setting.
- 7.10.2 The total housing requirement set out in the South East Plan equated to an average of 578 homes per year. The South East Plan and top down targets have been abolished and the Council will have to set its own overall target in the Core Strategy.
- 7.10.3 The annual affordable need of 481 units based on the 5 year period to address the backlog is 83% of the whole projected annual average housing provision of 578 units over the period to 2026. The 18 year period to the life of the plan of 337 units is still over 58% of total delivery some of which will be on sites below threshold level.
- 7.10.4 This is clearly not economically viable or sustainable but is the normal situation in setting targets in high cost areas where the housing cost to income ratios create affordability problems.
- 7.10.5 The current average affordable housing new delivery of 133 units a year is only 23% of the total average housing level which was projected each year.
- 7.10.6 **The scale of need continues to strongly justify the affordable housing target of 40% which was recommended in our Report in 2008.** This level would deliver over 230 units a year if viable on all sites.
- 7.10.7 Meeting the total need for affordable housing however also involves a range of initiatives in addition to new unit delivery through the planning system:-
- to free up under-occupied social units making best use of the existing stock;
 - by bringing empty properties back into use;
 - bringing social sector stock up to Decent Homes Standard;

7.11 Tenure Mix Targets

- 7.11.1 NPPF requires the provision of tenure mix targets within affordable housing policies which may vary by location within the District to take account of demand, need and current affordable supply at local level.
- 7.11.2 The tenure balance of new affordable delivery over the last three years, set out in Table 7-9 shows that the balance was 67% social rent and 33% intermediate housing. However, this higher level of intermediate housing delivered was a result of the trading conditions in a difficult market for outright sale on a large site which was unusual and not expected to be repeated every year.
- 7.11.3 In the 2008 assessment we recommended a tenure mix balance of **75:25 between social rent and intermediate housing which should be retained.**
- 7.11.4 The Council should seek to ensure a 75:25 mix, however tenure mix is a key factor in site viability. Bearing in mind existing social stock levels and the impact of the recession on economic viability, it may be essential to deliver a higher level of intermediate housing in the short to medium term, which is occurring in practice.
- 7.11.5 The recent FirstBuy funding initiative for shared equity between the Government and developers and lenders could also have a strong short term influence for intermediate housing.

7.12 Future Property Size Targets by Tenure

Social and Affordable Rented Housing

- 7.12.1 Local Development Documents need to provide targets on the size of future housing units required. Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need.
- 7.12.2 Based on the 2010/11 social rented sector data analysed in Para.6.1.5, the current stock balance, and the requirement to address priority household need, a level of 60% of future affordable delivery (including those at Affordable Rents) should be small properties, broadly 15% one bedroom and 45% two bedrooms.
- 7.12.3 Given the scale existing 3 bedroom units in the stock and the limited supply of new affordable rented units, **40%** of future delivery could be larger family properties, 25% three and 15% four bedroom units. These may also be freed up through initiatives to make best use of the existing stock which could affect supply in some locations and will need to be closely monitored.
- 7.12.4 In view of the increasing older population, it is now even more important to achieve a better flow of the under-occupied, family sized social rented stock as a means to help address the scale of need for family units.
- 7.12.5 **Achieving a better flow of family units should also have a cascade effect, increasing the turnover of all smaller unit sizes.**
- 7.12.6 Although numerically less significant than the scale of need for small homes, the need for four bedroom homes is the most difficult to address.
- 7.12.7 These waiting list households must already be occupying a smaller property and therefore currently over-crowded and are a priority needs group.

Intermediate Housing Sector

- 7.12.8 The Coalition Government decision to introduce Affordable Rents at up to 80% of market rent levels for new social rented stock has an impact on the potential of discounted market rent as an intermediate housing option.
- 7.12.9 Due to the existing barriers to households in purchasing a property outright the Council should look at introducing initiatives to help applicants obtain mortgages or deposits such as rent deposit schemes or interest free loans.
- 7.12.10 The 2008 HNA recorded an interest in shared ownership from around 70 households a year who could be assisted in this sector, but re-sale supply of 16 units left an unmet demand of 54 units.
- 7.12.11 Our view that there is a need to focus product options with developers to maximise the potential of this sector of the market remains unchanged.
- 7.12.12 The 2008 HNA data identified that the majority of need for new forming households is for one and two bedrooms but also with some demand from existing for three bedroom properties.

- 7.12.13 To meet the preference of concealed households newly forming who are unable to access the private market, property size target balance in this sector could be **20% one bedroom, 70% two bedrooms and 10% three bedroom** properties but may vary by rural or urban location.
- 7.12.14 Our experience nationally is that there is interest in three bedroom homes from existing households which often relates to relationship breakdown. This should be monitored to assess the delivery potential for family sized units.

Market Housing Sector

- 7.12.15 Future market housing development considerations in 2008 took account of the current family sized housing stock, the potential impact of future demographic change and reducing household size and the levels of in-migration to the District.
- 7.12.16 These are long term considerations which influence the need for delivery targets to create a more balanced stock and to support future economic growth.
- 7.12.17 The 2008 assessment recommendations were that to create a more balanced housing stock, future development delivery proportions should be 10% one bedroom, 40% two bedrooms, 25% three and 25% four bedroom properties. These were however made at the end of a growth economy period, especially in the housing market.
- 7.12.18 Local Plans need to be flexible to take account of different economic and viability circumstances over the long-term life of the Plan. We are now in the middle of the most extreme economic circumstances that anyone in the public or private sector has ever operated under, with major impact on the operation of the housing market.
- 7.12.19 The economy and lack of mortgage finance has had a huge impact on the scale and nature of house sales. Mortgage availability for first time buyers has caused a major reduction in the scale of sales volumes, both in new and existing properties and particularly for smaller units.
- 7.12.20 It is critical therefore that flexibility is applied so that market properties which are saleable are developed in the short-term. Otherwise there will be no development and no affordable housing delivered.
- 7.12.21 This is the situation nationally and all local authorities are having to deal with the impact of the current market, both in terms of scale and the nature of delivery.
- 7.12.22 This will impact on housing trajectory, both for numbers and property size, which will have to be subject to review and “catch up” when the economy returns to normal trading levels.
- 7.12.23 In the short term developments nationally are focused mainly on family sized dwellings where purchasers have good levels of equity and can complete at the levels of mortgage being made available.
- 7.12.24 83% of the owner occupied stock is 3+ bedroom houses, with 40% four and five bedrooms or more. Only 17% of the owner-occupied stock is one and two bedroom properties.
- 7.12.25 In reviewing the future delivery balance recommendations, we are proposing that a broader 50 : 50 balance for smaller and larger units could be applied.

- 7.12.26 This should to allow greater flexibility in differing economic circumstances which could change site viability and property mix whilst still requiring a higher proportion of small units in the property mix to be delivered.
- 7.12.27 Any variance should be from guideline proportions of 15% for both one and four bedrooms and 35% for both two and three bedroom properties.
- 7.12.28 This is still a significant shift from the current market stock balance level.
- 7.12.29 However, creating a better balanced stock to address demographic change and the needs of young people will not be achieved without a higher delivery of smaller units over the life of the Plan.
- 7.12.30 The longer term objective to provide a better balanced stock remains but in the short term there is a need to live with the practical reality of the market. The weakness of both national and international economies means that the 'short term' may last for a quite a number of years.
- 7.12.31 A summary of overall District targets which could be adopted is shown below.
- 7.12.32 Targets may vary these from these overall District levels on a site by site basis.
- 7.12.33 Each site will need to be assessed individually, targets being subject to wider planning, economic viability and sustainability considerations and will require a flexible approach to specific site negotiation.

Table 7-11 Future Affordable Housing Delivery by Tenure

Tenure	Bedroom Size (%)			
	1-Bed	2-Bed	3-Bed	4-Bed +
Social Rented	60		40	
Intermediate	20	70	10	0
Market Sector	50		50	

8 KEY FINDINGS AND HOUSING TARGETS

8.1.1 Outlined below are the key market changes which have occurred since the 2008 study and their impact on the issues to be considered when setting future housing targets.

Housing Market Change

- Over the three year period Q2 2008 to Q3 2011, the weighted average property price in Vale of White Horse has increased by 2.2%;
- There has been a fall in all property types over the 3 year period to September 2011. Flat and detached house prices have reduced marginally by 0.6% and 0.3% respectively; terraced house prices fell by 10.7%, and semi-detached houses by 5.1%;
- Over the 3 year period from the low level in Q1 2008, sales volumes have increased by 38.3% in Vale of White Horse, 30.7% in Oxfordshire and 13.1% in the South East Region, all bucking the national average trend which is unchanged;
- The average property price in Vale of White Horse is £309,931 lower than Oxfordshire, but higher than the South East and the national average prices;
- Nationally, loans to first-time buyers are up by 5% from July 2010 to August 2011. The typical first time buyer in August 2011 had a deposit of 20% and they borrowed 3.2 times their income;
- On average a deposit of around £24,000 to £31,000 would be required to buy one and two bedroom flats and £33,000 to £36,400 for two and three bedroom terraced houses in the current Vale of White Horse market;
- The need for a 20% deposit is the key affordability problem for those wishing to buy; 99% of concealed households forming will not be able to afford a deposit of £24,000 for a 1 bed flat without significant parental or family assistance;
- Entry rental costs in the private rented sector vary by location within the District. Overall District-wide rents have remained constant since September 2008;
- 55% of recently formed households cannot afford private market rent.

Income Change

- The 2010 ASHE data shows a median income of £31,234 for Vale of White Horse, a 0.4% decrease on the 2008 ASHE figure of £31,249.
- The ASHE data decrease of 5% for the period from the last assessment has been applied for all household groups to determine the 2011 annual income boundaries and calculate affordability levels.
- There were 36,000 jobs in the District in 2010, an increase of 2,000 (5.9%) since 2008.

Population Projections

- OCC Demographic projections for Vale of White Horse predict an increase in the population of Vale of White Horse of 20,620 people (17.5%) over the forecast period to 2026; There is an increase in all age groups;
- The most significant growth is in the over 65 age group with an increase of 9,620 people (49.4%) over the forecast period compared to 11.2% for the whole population aged under 65;
- Within the older age group, numbers of people aged 75+ are projected to grow by 4,940 (55.1%). Given the support resource demands and specialist accommodation needs often associated with very elderly people, these are significant figures.

Affordable Housing Targets

- The 3 year average re-let supply in the social rented sector increased by 91 units, 39% higher in the 2009 to 2011 period;
- The total affordable housing need annually is for 824 units a year;
- Affordable housing need has remained at a similar level reducing from 497 to 481 units a year, based on addressing the backlog over 5 years;
- **After re-let and resale supply there is a net need prior to new delivery for 337 new affordable units a year, based on dealing with the backlog over 18 years;**
- The scale of need continues to justify an affordable housing target of 40%, subject to site viability;
- **A tenure mix balance of 75 : 25 between Social and Affordable rent and intermediate housing is recommended**, although viability will be a key delivery factor and may require higher proportions of intermediate housing, at least in the short term.

Property Type and Size Targets

- Need in the **social rented** sector is generally for one, two and four bedroom properties and **a 60 : 40 split between small units and family units is recommended;**
- The provision of smaller units for older people, particularly Extra Care, will be important in linking initiatives to free up the three bedroom **social rented** stock;
- Making best use of the existing stock is now even more important as a means of addressing the family needs for this property size;
- Future delivery guidelines in the **market sector** could be **50%** of units for single / couple and small family households and **50%** for larger families;
- These would support growth strategies and provide a more balanced housing offer across the District and should be used as a guide to developers.

Housing Strategy

- Meeting the social rented accommodation requirements of families and those with priority needs should be as important as the larger scale numerical need for smaller units for single and couple households.
- Although it is recognised that in practice it is difficult to achieve, addressing the under-occupation estimated to be almost 1,000 three and four bedroom social rented properties, should be a strategic housing priority.
- Housing strategies to make best use of the existing stock should be closely linked to new delivery projects for older people by providing positive incentives to facilitate higher turnover of family properties in the social sector.

GLOSSARY OF TERMS

GLOSSARY

Affordability	<p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.</p>
Affordable Housing	<p>Affordable housing is that provided, with subsidy¹, for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes.</p> <p>The definition in PPS3 is:-</p> <p><i>"Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market"</i></p> <p>This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.</p>
Affordable Rent	<p>A form of social housing, involving homes being made available at a rent level of up to 80% of market rent (inclusive of service charges).</p>
CLG Bedroom Standard²	<p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p>
BME	<p>Black & Minority Ethnic.</p>
Choice Based Lettings (CBL)	<p>Choice Based Lettings allows applicants for social housing (and tenants who want to transfer) to apply for vacancies which are advertised widely in the neighbourhood. Applicants can see the full range of available properties and can apply for any home to which they are matched.</p>
CLG	<p>Communities and Local Government. CLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR, ODPM and DCLG.</p>

¹ This subsidy is not always public subsidy.

² This definition is taken from the Survey of English Housing, CLG.

CML	Council of Mortgage Lenders
Concealed Household	A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
CORE	The Continuous Recording System (Housing Association and Local Authority Lettings / New Tenants).
Existing Household	An existing household encompasses the household in its entirety.
FTB	First Time Buyer – Term used for people who have not previously owned a home
Homeless Household	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
Household	The Census definition of a household is:- <i>“A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.”</i>
Housing Demand	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
Housing Need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
Housing Register	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.
HSSA	The Housing Strategy Statistical Appendix.
Implied Numbers	The “numbers implied” column inserted in some of the tables is DCA’s assessment of the total numbers to be derived after applying the appropriate weighting factor based on sub area location and tenure responses to that sub-areas household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
Inadequate Housing	Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.

Intermediate Housing	Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting.
LA	Local Authority.
LTV	Loan to Value - the percentage of loan a person needs against the value of the property.
NOMIS	National On-line Manpower Information System.
ONS	Office for National Statistics.
PPS	Planning Policy Statement. PPSs are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.
PPS3	Planning Policy Statement 3 Housing (June 2010)
Relets	RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.
Registered Social Landlords (RSL)	A Housing Association or a not-for-profit company, registered by the Tenants Services Authority (TSA), providing social housing.
Registered Provider (RP)	A Housing Association or a not-for-profit company, registered by the Tenants Services Authority (TSA), providing social housing.
Right to Buy (RTB)	The Right To Buy Scheme gives eligible council tenants the right to buy their property from their council at a discount. Many RSL tenants have similar rights under the Right To Acquire.
SO – Shared Ownership	Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it. Purchasers can, in some cases ‘staircase out’ to full ownership.
Transfer	A local Authority or RSL tenant who have transferred to another LA or RSL property

**LAND REGISTRY
QUARTERLY SALES FIGURES
(Q2 2008 TO Q3 2011)**

Appendix II Vale of White Horse Sales Transactions Q2 2008 / Q3 2011

Area	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011
Detached	106	92	86	70	103	155	133	101	148	196	112	78	68	172
Semi detached	94	93	82	61	102	154	147	93	105	149	122	91	95	144
Terraced	67	53	42	37	76	78	86	60	76	85	86	65	80	84
Flat / Maisonette	59	41	37	38	46	65	68	47	61	58	51	38	24	51
Total	106	92	86	70	103	155	133	101	148	196	112	78	68	172

Source: Land Registry, Quarter 2 2008 to Quarter 3 2011

**LAND REGISTRY
Q3 2011**



Land Registry

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Land Registry Average Price & Volume of Sales by District

July - September 2011

ALL Properties

District Name	Detached	Sales	Semi-Det	Sales	Terraced	Sales	Flat/Mais	Sales	Overall Average	Total Sales
VALE OF WHITE HORSE	£449,945	172	£249,782	144	£202,409	84	£184,657	51	£309,931	451
OXFORDSHIRE	£480,916	716	£290,593	805	£254,605	660	£198,135	293	£325,124	2474
SOUTH EAST	£454,676	13040	£255,491	13141	£208,272	12383	£165,890	8199	£282,821	46763
England & Wales	£342,576	45114	£204,993	53006	£198,065	52275	£229,690	30589	£241,461	180984

AFFORDABLE RENT LEVELS

Affordable Rent Levels – Vale of White Horse LSVT & RPs

Source: Rents from Tenancy Services Agency, PRS from Rightmove
RP – Registered Provider

ABINGDON	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£634	£381	£444	£507
2-Bed	£352	£395	£809	£486	£567	£648
3-Bed	£397	£442	£1,065	£639	£745	£852

FARINGDON	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£527	£316	£369	£422
2-Bed	£352	£395	£677	£406	£474	£542
3-Bed	£397	£442	£810	£486	£567	£648

BOTLEY	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£807	£484	£565	£645
2-Bed	£352	£395	£955	£573	£669	£764
3-Bed	£397	£442	£1,011	£606	£708	£809

GROVE & WANTAGE	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£630	£378	£441	£504
2-Bed	£352	£395	£746	£448	£522	£597
3-Bed	£397	£442	£843	£506	£590	£675

EASTERN PARISHES	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£738	£443	£517	£590
2-Bed	£352	£395	£848	£509	£594	£679
3-Bed	£397	£442	£1,036	£621	£725	£828

WESTERN PARISHES	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£532	£319	£372	£425
2-Bed	£352	£395	£642	£385	£449	£513
3-Bed	£397	£442	£882	£529	£617	£706

ALL VOWH	AVERAGE LSVT RENT	AVERAGE RP RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£315	£341	£642	£385	£449	£513
2-Bed	£352	£395	£778	£467	£544	£622
3-Bed	£397	£442	£949	£569	£664	£759