

WEST OXFORDSHIRE

**HOUSING NEEDS
ASSESSMENT UPDATE**

FINAL REPORT 2011



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I	Glossary of Terms
II	Land Registry Quarterly Sales figures (Q1 2008 to Q1 2011)
III	Affordable Rent Levels

1 INTRODUCTION & METHODOLOGY

1.1 Background and Context to the West Oxfordshire Update

1.1.1 A Housing Needs Survey (HNS) was originally undertaken in West Oxfordshire 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 8,554 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 current housing market activity, using the same 12 sub-areas as in the 2008 HNS. This section examines the cost of buying or renting a property in West Oxfordshire 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 3 2008 to Quarter 1 2011.

Section 3 – Housing Costs and Income

1.2.3 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

1.2.4 Section 4 examines:-

- Future population change forecasts;
- Household characteristics.

Section 5 – Older Persons

1.2.5 Section 5 examines

- Sheltered housing demand;
- Extra care accommodation.

Section 6 – Future Size of Affordable Housing

- 1.2.6 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

- 1.2.7 Section 7 consists of the West Oxfordshire Communities and Local Government (CLG) Needs Assessment Model. This provides a quantitative assessment of housing need.

Section 8 – Key Findings and Housing Targets

- 1.2.8 In this section, the key findings from this update and the recommended housing targets 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 12 sub-areas used in the 2008 Assessment;
- July 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

Tenure	2011 %*	N ^{OS} . implied	2008 %**
Owner occupier - mortgage	42.6	18,734	42.5
Owner occupier - outright	31.2	13,696	31.1
Private rented	11.1	4,876	10.0
Registered Provider rented	11.8	5,206	12.0
Housing Association (HA) Shared Ownership	0.8	344	0.7
Tied to employment / living rent free	2.5	1,079	3.7
Total	100.0	43,935	100.0

* Re-weighted survey data

**2008 West Oxfordshire 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 (West Oxfordshire). 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 West Oxfordshire 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 West Oxfordshire.
- 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).

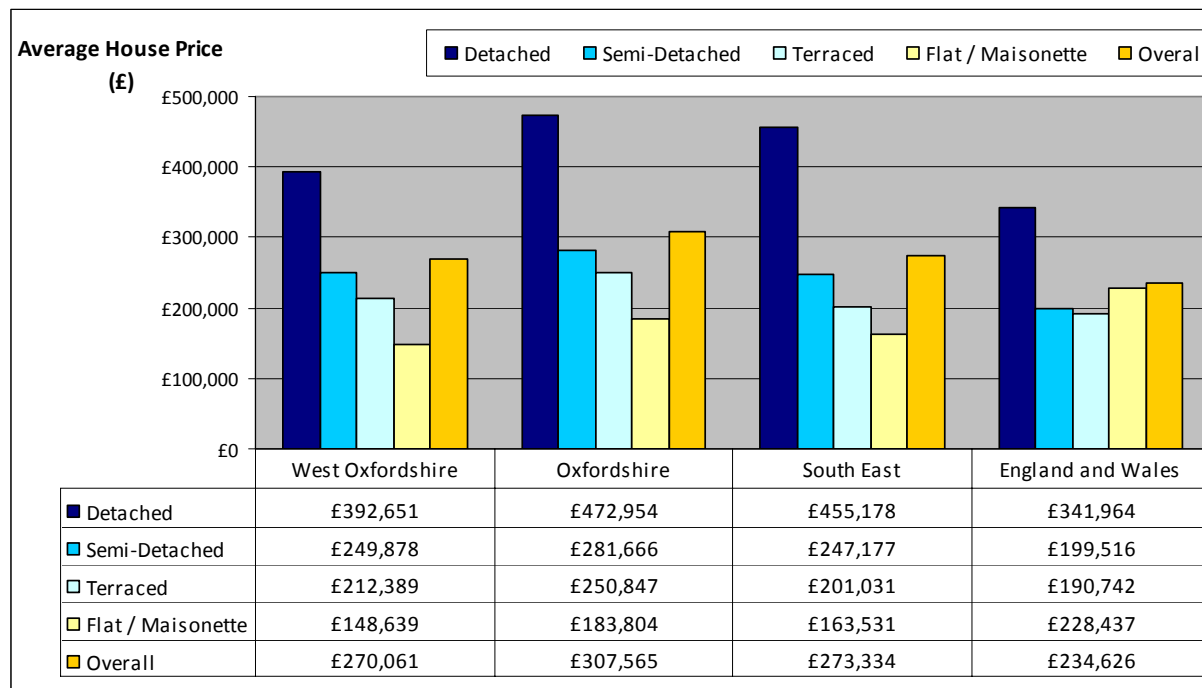
2.2 Housing Market Analysis

- 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 12 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 3, 2008) and the latest data available (Quarter 1, 2011).
- 2.2.3 The 2008 Assessment also analysed house price change from Quarter 3 2002 (the date of the previous HNS Survey) to Quarter 3 2008. This update has compared house price change over the last nine years, using the starting point in the 2008 Assessment of Q3 2002, to the current data available of Q1 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, Q1 2011



Source: Land Registry Residential Property Price Report, Quarter 1 2011, © Crown Copyright

2.3.2 The average property price in West Oxfordshire is £270,061, lower than the County and the South East benchmark areas but higher than the national average.

2.3.3 The table below examines average house prices for West Oxfordshire as recorded by the Land Registry at Q1 2011, compared with the average property prices at the time of the West Oxfordshire Housing Needs Assessment at Q3 2008. The data is broken down by property type.

Table 2-1 2008 -2011 Average West Oxfordshire Property Price by Type

Property Type	West Oxfordshire		
	Average Q3 2008	Average Q1 2011	Change (%)
Detached	458,196	392,651	- 14.3
Semi-detached	229,821	249,878	+ 8.7
Terraced	213,754	212,389	- 0.6
Flat/ Maisonette	163,337	148,639	- 9.0
All Properties	279,649	270,061	- 3.4

Source: Land Registry Residential Property Price Report, Quarter 3 2008 & Quarter 1 2011, © Crown Copyright

2.3.4 Over the three year period Q3 2008 to Q1 2011, the average property price in West Oxfordshire has fallen by around - 3.4%.

2.3.5 Only semi-detached properties have seen a rise over the three year period of 8.7%.

2.3.6 Flats / Maisonette prices have fallen over the three year period by 9.0% and terraced houses by just 0.6%.

2.3.7 The 2008 Assessment examined the change in average property prices in the six year period between 2002 and 2008. The table below shows the change between Q3 2002 and Q1 2011 and also the change between Q3 2008 and Q1 2011 to show the extent to which house prices have changed in West Oxfordshire in the last 9 years.

Table 2-2 Average Property Price (Q3 2002 – Q1 2011)

Property Type	West Oxfordshire				
	Average Q3 2002	Average Q3 2008	Change Q3 2002 to Q3 2008 (%)	Average Q1 2011	Change Q3 2002 to Q1 2011 (%)
Detached	314,254	458,196	+ 45.8	392,651	+ 24.9
Semi-detached	170,004	229,821	+ 35.2	249,878	+ 46.9
Terraced	161,934	213,754	+ 32.0	212,389	+ 31.2
Flat/ Maisonette	123,298	163,337	+ 32.5	148,639	+ 20.6
All Properties	213,277	279,649	+ 31.1	270,061	+ 26.6

Source: Land Registry Residential Property Price Report, Quarter 3 2002 to Quarter 1 2011, © Crown Copyright

2.3.8 The data shows similar results in some property types in the change from Q3 2002 to Q3 2008 and the change from Q3 2008 to Q1 2011.

2.3.9 Despite recent falls in the price of some property types, all property types increased by between 20.6% and 46.9% over the nine years to Q1 2011.

2.4 Sales Transactions

2.4.1 The table below shows the volume of sales of new and existing homes per quarter between Quarter 1 2008 and Quarter 1 2011.

2.4.2 Overall the volume of sales per quarter has fallen in the three year period. Sales levels in the West Oxfordshire area decreased by 50% throughout 2008 and the first quarter of 2009, slightly more compared to the other regional benchmark areas (47% and 49% respectively). This was followed by an increase from Q2 to Q4 2009 and then another decrease was seen in the second half of 2010.

2.4.3 Sales levels from Q1 2009 have followed a very similar pattern in West Oxfordshire, the Region and in the County.

2.4.4 Over the period from Q1 2008 sales have fallen by 22.2% in West Oxfordshire, 14.9% in Oxfordshire and 24.9% in the South East Region. Whilst these reductions in turnover are lower than the national average fall of 30%, still a very significant drop from the 2007 peak.

Table 2-3 Absolute Trend in Sales Q4 2007 to Q4 2010

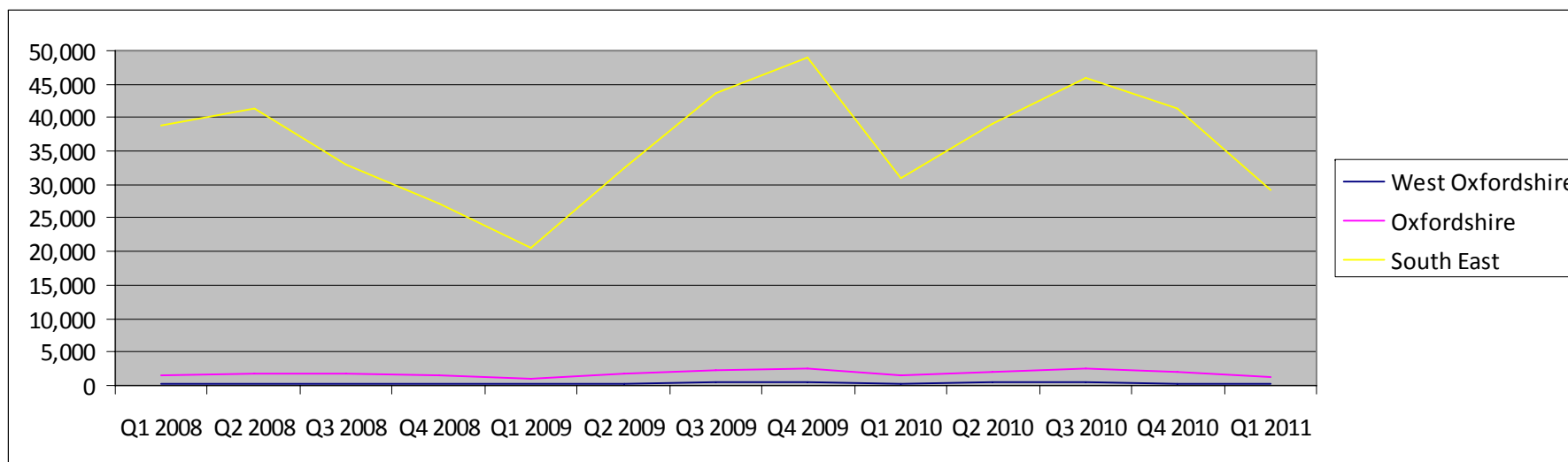
Area	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
	2008	2008	2008	2008	2009	2009	2009	2009	2010	2010	2010	2010	2011
West Oxfordshire	329	378	289	284	164	304	415	422	289	414	435	366	251
Oxfordshire	1,637	1,893	1,692	1,424	1,026	1,738	2,322	2,432	1,590	2,139	2,505	2,035	1,393
South East	38,838	41,365	33,086	27,166	20,665	32,605	43,539	49,085	31,049	39,092	45,895	41,296	29,139
England and Wales	167,047	179,140	138,487	114,969	84,323	130,152	166,348	188,400	121,381	156,218	177,134	164,405	116,889

Source: Land Registry, Quarter 1 2008 to Quarter 1 2011

2.4.5 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 (Q1 2008 = 100).

2.4.6 The data shows that the volume of sales per quarter in West Oxfordshire and the benchmark areas decreased significantly between Q1 2008 and Q1 2009. There were signs of sales increasing gradually in the last 3 quarters of 2009 before falling again in the first 2 quarters of 2010. Sales then increased in the last 2 quarters of 2010.

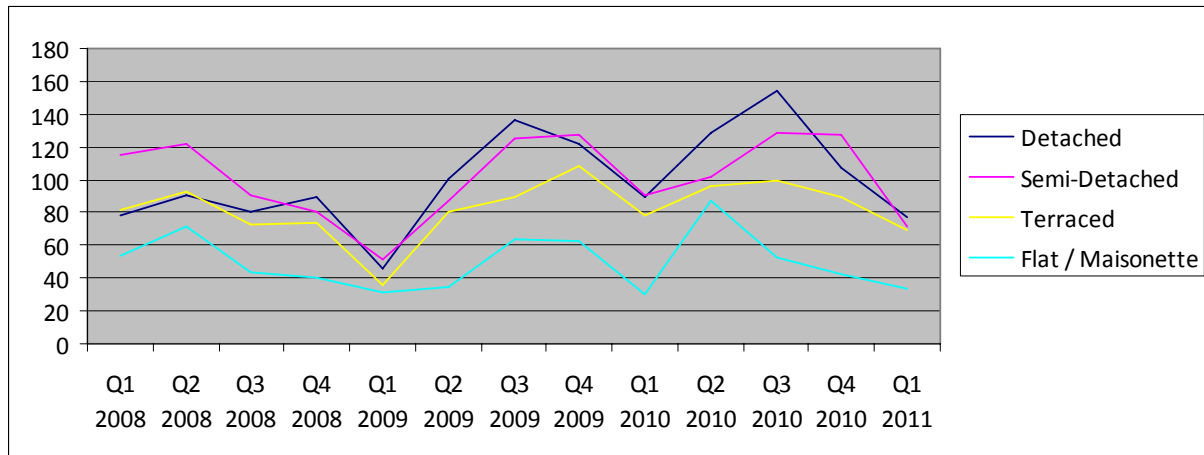
Figure 2-2 Volume of Sales (2008-2011)



Source: Land Registry Residential Property Price Report, Quarter 1 2008 to Quarter 1 2011, © Crown Copyright

- 2.4.7 The chart and table below shows the sales transactions in West Oxfordshire by property type for the three year period Q1 2008 – Q1 2011. The data in Figure 2-3 has been indexed to give a common starting point (Q1 2008 = 100). The actual quarterly sales figures between Q1 2008 and Q1 2011 can be found at **Appendix II**.

Figure 2-3 West Oxfordshire Sales by Type (Q1 2008-Q1 2011)



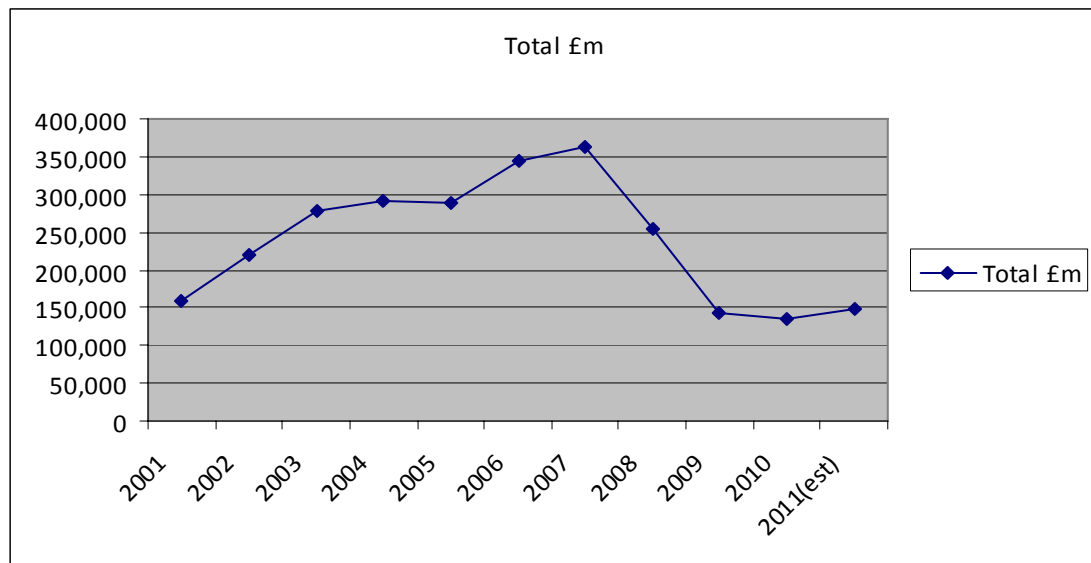
Source: Land Registry Residential Property Price Report, Quarter 1 2008 to Quarter 1 2011, © Crown Copyright

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 mortgage 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 There has been a 12% increase in mortgage lending between April and May 2011. This is estimated at £11.3 billion in May from £10.1 billion in April and is 1% higher than in May 2010.
- 2.5.4 For 2010 as a whole lending totalled £136.3 billion, slightly above the CML annual forecast of £135 billion. However, it is the lowest annual total since 2000 (£119.8 billion). Gross mortgage lending in 2011 is estimated to be £135 billion compared to £360 billion at its pre-crunch peak.
- 2.5.5 The CML acknowledges that recent inflammatory pressures have increased the possibility of a rate rise sooner than previously expected. However, the CML expects that even if there is a rise, the base rate is unlikely to exceed 1% in this current year (2011). The increase in re-mortgage activity in the first quarter of 2011 is likely to be linked to an expectation of increase in interest rates.
- 2.5.6 Current forecasts of increases in unemployment and further house price falls in 2011 create uncertainty in the market.

2.5.7 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

2.5.8 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. Much of the recent weakness in the market reflects the growing proportion of young adults who expect to rent in the longer term due to deposit costs and affordability problems.

2.5.9 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 June 2011

2.5.10 House purchase lending rose moderately between 2009 and 2010 by around 3.3% and the value of house purchase loans increased by 11.3%. For the first quarter of 2011 the number of loans for house purchase increased by 24%. The number of re-mortgage loans fell between 2009 and 2010 by 30.2% and fell significantly by 176.4% between 2008 and 2010. Re-mortgage levels in the first quarter of 2011 are up by 14%.

- 2.5.11 The following table shows the details for house purchase loans and re-mortgage loans from March 2010 to March 2011.

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

	Number of house purchase loans	Value of house purchase loans £m	Number of re-mortgage loans	Value of re-mortgage loans £m
March 2011	14,600	1,700	33,900	4,100
Change from February 2011	24%	26%	16%	17%
Change from March 2010	-17%	-16%	17%	14%

Source: CML June 2011

- 2.5.12 House purchase lending increased between February 2011 and March 2011 by around 24% but fell by -17% from March 2010. The number of re-mortgage loans increased between March 2010 and March 2011 by 14%.

- 2.5.13 The latest data on loans specifically to first-time buyers (FTB) is outlined below.

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

	Number of loans	Value of loans £m	Average loan to value	Average income multiple	Proportion of income spent on interest payments
March 2011	23,200	3,700	68%	2.85	9.7%
Change from February 2011	22%	23%	67%	2.87	9.6%
Change from March 2010	-17%	-16%	68%	2.86	9.7%

Source: CML June 2011

- 2.5.14 There were 23,200 loans to first-time buyers advanced in March, up 22% from February and down by 17% from March 2010.
- 2.5.15 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.
- 2.5.16 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.
- 2.5.17 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.
- 2.5.18 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.**
- 2.5.19 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 West Oxfordshire Market Sub-Area Breakdown

2.6.1 The District has been divided into the same 12 sub-areas used in the 2008 Assessment to further analyse house prices and rental costs locally in the areas outlined below.

Sub-Area	Wards			
Chipping Norton	Chastleton, Kingham, Sarsden.	Chipping Norton, Over Norton,	Churchill, Rollright,	Cornwell, Salford,
Enstone / Bartons	Enstone, Rousham, Swerford,	Great Tew, Sandford St Martin, Westcot Barton,	Heythrop, Steeple Barton, Worton.	Little Tew,
Woodstock	Bladon, Kiddington with Asterleigh, Wootton.	Blenheim,	Glympton, Tackley,	Woodstock,
Charlbury	Chadlington, Cornbury & Wychwood, Leafield,	Charlbury, Ramsden,	Chilson, Fawler, Spelsbury,	Combe, Finstock, Stonesfield.
Wychwoods	Ascott under Wychwood, Lyneham, Shipton under Wychwood.	Milton under Wychwood,	Bruem, Fifield,	Idbury,
Burford	Asthal, Swinbrook & Widford,	Burford,	Fulbrook, Taynton,	Holwell, Westwell.
Carterton	Alvescot, Shilton.	Black Bourton,	Brize Norton,	Carterton,
Witney	Crawley, Minster Lovell,	Curbridge, South Leigh,	Ducklington, Witney.	Hailey, Lew,
Hanborough	Freeland,	Hanborough,	North Leigh.	
Eynsham	Cassington,	Eynsham,		
Aston / Standlake	Aston, Hardwick with Yelford, Stanton Harcourt.	Cote,	Shifford, Northmoor,	Chimney, Standlake,
Bampton	Bampton, Filkins & Broughton Poggs, Kencot,	Broadwell, Langford,	Clanfield, Grafton & Radcot Kelmscot, Little Farringdon.	

2.7 Entry Sales Levels in West Oxfordshire

- 2.7.1 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.
- 2.7.2 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.
- 2.7.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.
- 2.7.4 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 12 sub-areas.
- 2.7.5 At the time of the house price survey there weren't many flats to be found for sale in certain areas of the District, which had an impact on the overall data for flats and maisonettes. Therefore the entry level stock in the District is considered to be terraced properties as they are the cheapest units with an adequate level of supply for sale to concealed households.

Table 2-7 Entry Sales Levels (£) in West Oxfordshire – July 2011

	1 Bed Flat	2 Bed Flat	2 Bed Terraced	3 Bed Terraced	2 Bed Semi-Detached	3 Bed Semi-Detached
Chipping Norton	103,750	170,000	175,000	177,950	169,950	189,950
Enstone / Bartons	**	**	185,000	**	**	**
Woodstock	147,000	160,000	249,950	199,950	**	229,950
Charlbury	114,950**	**	184,950**	249,950	219,950	234,950
Wychwoods	**	**	169,000**	169,500**	187,500	214,950
Burford	**	**	230,000**	285,000**	*	*
Carterton	105,000	135,000	169,950**	234,950	158,000	215,000
Witney	129,000	149,950	174,950	225,000	179,950	225,000
Hanborough	**	**	**	223,950**	**	265,000**
Eynsham	135,000	164,500**	175,000**	224,950	184,950**	225,000
Aston / Standlake	**	**	**	**	175,000**	225,000**
Bampton	**	**	169,950**	189,950**	199,995**	**
District-Wide	114,950	141,995	175,000	219,950	175,000	220,000

Source: DCA Housing Market Survey July 2011

* No data found

** Caution Low Sample

- 2.7.6 Although the average price of flat / maisonette properties in West Oxfordshire according to the Land Registry survey is £148,639, entry sales levels vary across the District with the lowest entry prices, starting at around £103,750 for a 1-bed flat in Chipping Norton, rising to £170,000 for a 2-bed flat / maisonette in Chipping Norton.
- 2.7.7 2 bed terraced properties start at £169,000 in the Wychwoods area rising to £249,950 in the Woodstock area. 3-bed terraced properties start from £169,500 in the Wychwoods area rising to £285,000 in the Burford Area.
- 2.7.8 2 bed semi-detached properties start from around £158,000 in Carterton rising to £219,950 in Charlbury. 3-bed semi-detached properties start at £189,950 in Chipping Norton rising to £265,000 in the Hanborough area.

2.8 The Private Rented Sector

2.8.1 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 2-8 Average and Entry Rent Levels, July 2011 (£ p/m)

	Chipping Norton		Enstone / Bartons		Woodstock		Charlbury		Wychwoods	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	589	550	488*	425	625*	500*	553	495	810*	795*
2-Bed Flat	675	650	675	**	836*	625*	**	**	700	**
2-Bed Terraced	736*	650*	750	**	**	**	**	**	**	**
3-Bed Terraced	750	**	950	**	**	**	838*	800*	**	**
2-Bed Semi-detached	**	**	**	**	875	**	850*	750*	750*	750*
3-Bed Semi-detached	913*	850*	**	**	**	**	1,000*	825*	**	**
	Burford		Carterton		Witney		Hanborough		Eynsham	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	614*	550*	547*	540*	621	595	495	**	**	**
2-Bed Flat	774*	625*	603	575	768	725	**	**	**	**
2-Bed Terraced	815*	750*	718*	625*	796	695	**	**	**	**
3-Bed Terraced	**	**	**	**	883	795	**	**	895	**
2-Bed Semi-detached	692*	675*	**	**	812	750	823*	795*	**	**
3-Bed Semi-detached	950	**	950	**	1,030	895	899	**	**	**
	Aston / Standlake		Bampton		District-wide					
	Average	Entry	Average	Entry	Average	Entry				
1-Bed Flat	582	495	621*	595*	600	550				
2-Bed Flat	**	**	650*	625*	717	650				
2-Bed Terraced	**	**	675	**	763	695				
3-Bed Terraced	**	**	760*	695*	868	795				
2-Bed Semi-detached	**	**	**	**	801	750				
3-Bed Semi-detached	906*	750*	945*	895*	974	895				

** No Data * Low level of data

Source: DCA Housing Market Survey July 2011

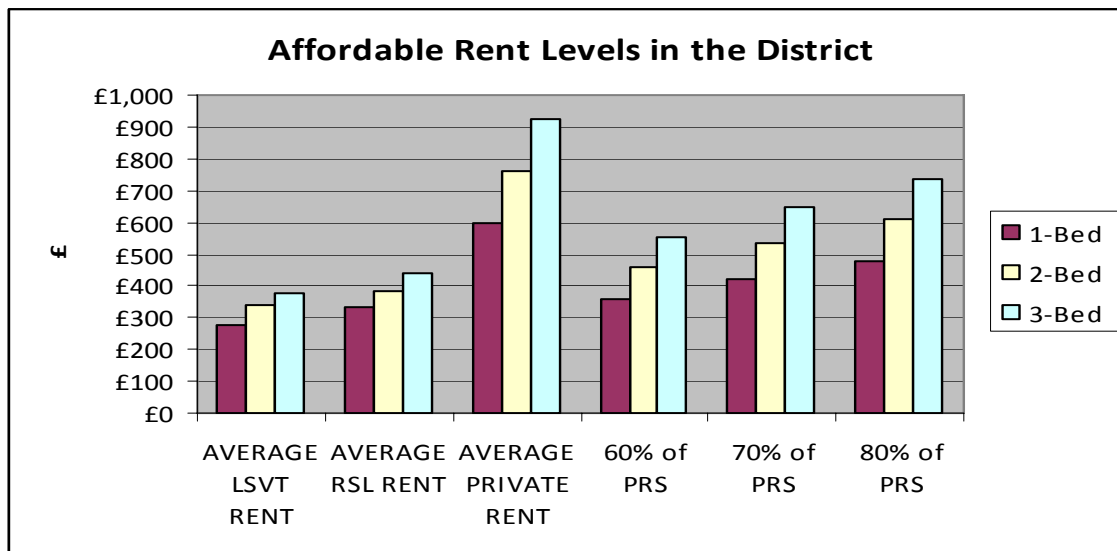
- 2.8.2 Entry rental costs in the private rented sector vary by location within the District. Overall District-wide rents have increased by 7% but entry level properties such as flats and terraces have remained constant since September 2008. The private rented sector entry level rents start from £425 per month in the Enstone / Bartons area, rising to £795 in the Wychwoods area for a one bedroom flat, the smallest unit. A 2-bed flat ranges from £575 per month in Carterton rising to £725 in Witney.
- 2.8.3 In the case of 2-bed terraced houses, entry rent levels range from £625 per month in Carterton, rising to £750 in the Burford Area. 3-bed terraced rents start from £695 per month in the Bampton area, rising to £800 in the Charlbury area.
- 2.8.4 Entry level rents for 2-bedroom semi-detached homes, range from £675 in the Burford area to £795 in the Hanborough area. 3 bed semi-detached properties start from around £750 in the Aston / Standlake area and rise to £895 per month in Witney.

2.9 Affordable Rents

- 2.9.1 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.
- 2.9.2 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.
- 2.9.3 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.
- 2.9.4 West Oxfordshire transferred its housing stock to Cottsway Housing Association Limited in 2001. Cottsway HA 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.
- 2.9.5 In most areas of the District it is a viable option to introduce Affordable Rents for all property sizes at 70% or 80% but there are only some areas where it will be viable at 60%.
- 2.9.6 However, 69.5% 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.

- 2.9.7 The graph below shows the levels for the whole district as you can see there is a large enough margin to introduce Affordable Rents.

Figure 2-5 District Affordable Rent Levels



Source: Rents from Tenant Services Authority, PRS Rightmove
LSVT is Cotsway Housing Association Ltd

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

2.10 Local Housing Allowance for Single People

- 2.10.1 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.
- 2.10.2 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.
- 2.10.3 However from January 2012 the shared room rate restriction will apply to single people aged under 35 years. Current exemptions, for example for those in receipt of severe disability premium and living in certain types of supported accommodation, will continue to apply.
- 2.10.4 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.
- 2.10.5 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 - 85% (LTV), buyers may have an income to support the mortgage but do not have a 15 - 25% deposit.

3.2.3 The following tables below outline the income ranges needed to enter the market in the 12 sub-areas for single and dual households using the Guidance recommended lending ratios of 95% LTV.

Table 3-1 Single Income Thresholds – February 2011

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Chipping Norton	28,200	46,100	47,500
Enstone / Bartons	**	60,600*	**
Woodstock	39,900*	43,400*	67,800*
Charlbury	31,200*	**	50,200*
Wychwoods	**	**	45,900*
Burford	**	**	62,400*
Carterton	28,500	36,600	46,100*
Witney	35,000	40,700	47,500
Hanborough	**	**	**
Eynsham	36,600	44,700*	47,500*
Aston / Standlake	**	**	**
Bampton	**	**	46,100*

Source: DCA Housing Market Survey July 2011, **No Data Available, *Low Data

Table 3-2 Joint Income Thresholds February 2011

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Chipping Norton	34,000	55,700	57,300
Enstone / Bartons	**	**	60,600*
Woodstock	48,200*	52,400*	81,900*
Charlbury	37,700*	**	60,600*
Wychwoods	**	**	55,400*
Burford	**	**	75,300*
Carterton	34,400	44,200	55,700*
Witney	42,300	49,100	57,300
Hanborough	**	**	**
Eynsham	44,200	53,900*	57,300*
Aston / Standlake	**	**	**
Bampton	**	**	55,700*

Source: DCA Housing Market Survey July 2011, **No Data Available, *Low 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 £28,200 in Chipping Norton for a 1-bed flat and rise to £39,900 in the Woodstock area. Entry income levels for 2-bed flats start at £36,600 in Carterton and rise to £60,600 (based on a low sample) in the Enstone / Barton's area.
- 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 £45,900 in Wychwoods rising to £67,800 in Woodstock.
- 3.2.6 On average 80.3% of concealed households earn below the entry level single income requirement of £28,200 for a 1 bed flat in the Chipping Norton area of the District, 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 - 85%. 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 £28,800 to £35,500 would be required to buy one and two bedroom flats and £43,750 to £55,000 for two and three bedroom terraced houses in the current West Oxfordshire market.
- 3.2.9 The data from the re-weighted survey shows that 43.3% of concealed households have savings of less than £1,000. 32.0% have between £1,000 and £5,000 savings.
- 3.2.10 Only 3.6% had in excess of £30,000 and **on the basis of savings levels around 96% of concealed households will not be able to afford a deposit of around £28,800 for a one bedroom flat.**
- 3.2.11 Based on the re-weighted survey data and taking into account only those earning over £27,501 (more likely to access the market) around 74.0% of concealed households would get help with a deposit from parents or relatives. 54.5% by means of a loan and 19.5% by means of 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). Table 3-3 below shows the income levels needed to access the private rented market in West Oxfordshire.

Table 3-3 Single Rental Income Thresholds – July 2011

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
Chipping Norton	26,400	31,200	31,200*
Enstone / Bartons	20,400*	**	**
Woodstock	24,000*	30,000*	**
Charlbury	23,800	**	**
Wychwoods	38,200*	**	**
Burford	26,400*	30,000*	36,000*
Carterton	25,900*	27,600	30,000*
Witney	28,600	34,800	33,400
Hanborough	**	**	**
Eynsham	**	**	**
Aston / Standlake	23,800	**	**
Bampton	28,600*	30,000*	**

Source: DCA House Price Survey July 2011, ** No data found, * Low Level of Data

Note: Figures rounded to nearest hundred

- 3.3.2 The cheapest property in the District to rent is in the Enstone / Barton's area and requires an income threshold of £20,400, although based on a low sample.
- 3.3.3 To rent a two bedroom flat requires an income of £27,600 in Carterton and for a two bed terraced property requires an income of £30,000 in Carterton.
- 3.3.4 On average 53.5% of concealed households earn below the level required to rent the cheapest property in the Enstone / Barton area of the District (£20,400). Therefore based on this figure and those who cannot afford to buy (80.3%) at 3.2.6, new entrants to the market are more likely to go for private rent.
- 3.3.5 The Planning Policy Statement 3 (PPS3) Guidance for eligibility to access subsidised affordable housing is an inability to buy or rent in the private market, without assistance.
- 3.3.6 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.
- 3.3.7 The inability to rent in the private sector without assistance is therefore the basis of the calculation of those requiring affordable housing in section 5.

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) has 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 £30,380 for West Oxfordshire, a 14.1% increase on the 2008 ASHE figure of £26,637.
- 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 West Oxfordshire have increased by 14.1% between 2008 ASHE and 2010 ASHE data, a period of 12 quarters, an average of 1.2% per quarter.
- 3.4.5 As the 2008 income data was collected in October 2008 (Quarter 4) and this update was conducted in Q3 2011, the annual income boundaries taken from the 2008 Study have an income inflation of 13.2% applied to cover the 11 quarters to determine the 2011 annual income boundaries for West Oxfordshire (11 x 1.2%).
- 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 £11,320	10.6
£10,000 - £20,000	£11,320 - £22,640	17.1
£20,001 - £27,500	£22,641 - £31,130	12.9
£27,501 - £45,000	£31,131 - £50,940	25.2
£45,001 - £60,000	£50,941 - £67,920	14.1
£60,001 - £75,000	£67,921 - £84,900	7.6
£75,001 - £100,000	£84,901 - £113,200	6.8
Above £100,000	Above £113,200	5.7
Total		100.0

Source: * 2008 West Oxfordshire HNS

** Re-weighted survey data

- 3.4.7 10.6% of existing households earn less than £11,320, with 59.4% earning over £31,131 per annum.

- 3.4.8 The table below highlights the 2008 and 2011 incomes of concealed households from the 2008 Study. The 2008 income bands taken from the 2008 Assessment have an income inflation of 13.2% applied to determine the 2011 annual income levels.

Table 3-5 Incomes of Concealed Households 2008 & 2011

Annual Income 2008*	Annual Income 2011**	%
Below £10,000	Below £11,320	11.6
£10,000 - £20,000	£11,320 - £22,640	52.4
£20,001 - £27,500	£22,641 - £31,130	25.1
£27,501 - £35,000	£31,131 - £39,620	6.7
£35,001 - £45,000	£39,621 - £50,940	3.2
£45,001 - £60,000	£50,941 - £67,920	1.0
£60,001 - £75,000	£67,921 - £84,900	0.0
£75,001 - £100,000	£84,901 - £113,200	0.0
Above £100,000	Above £113,200	0.0
Total		100.0

Source: * 2008 West Oxfordshire HNS

** Re-weighted survey data

- 3.4.9 11.6% of concealed households earn less than £11,320, with 89.1% earning less than £31,130 per annum.
- 3.4.10 The following table outlines the incomes required by concealed households to access owner occupation based on the lowest and highest 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 – Incomes Needed to Buy (Single Income) and % Unable to Buy

Type of Property	Area	Income Required	% unable to buy
1-bed Flat	Chipping Norton	£28,200	80.3
2-bed Flat	Carterton	£36,600	93.4
2-bed Terraced	Wychwoods	£45,900	97.6

- 3.4.12 Using the income requirements from Table 3-1 (single income), Table 3-6 shows that 80.3% of concealed households are unable to buy the cheapest 1-bed flat in the District and 93.4% are unable to buy the cheapest 2 bed flat.
- 3.4.13 97.6% 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 West Oxfordshire 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 Rent in the Private Market

Type of Property	Area	Annual Income Required	% Unable to rent
1-bed Flat	Enstone / Bartons	£20,400	53.5
2-bed Flat	Carterton	£27,600	78.6
2-bed Terraced	Carterton	£30,000	85.8

- 3.4.17 The data shows that 53.5% of concealed households cannot afford to rent a 1-bed flat in the District.
- 3.4.18 78.6% are excluded from renting a 2-bed flat and 85.8% 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 (formed within last three years)

Annual Income 2008	Annual Income 2011	%
Below £10,000	Below £11,320	8.9
£10,000 - £20,000	£11,320 - £22,640	14.3
£20,001 - £27,500	£22,641 - £31,130	13.6
£27,501 - £45,000	£31,131 - £50,940	27.6
£45,001 - £60,000	£50,941 - £67,920	14.3
£60,001 - £75,000	£67,921 - £84,900	9.3
£75,001 - £100,000	£84,901 - £113,200	6.5
Above £100,000	Above £113,200	5.5
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 to Buy and % Unable to Buy

Type of Property	Area	Income Required	% unable to buy
1-bed Flat	Chipping Norton	£28,200	32.0
2-bed Flat	Carterton	£36,600	54.5
2-bed Terraced	Wychwoods	£45,900	72.3

- 3.4.21 32.0% were assessed as being unable to buy the lowest priced 1-bed flat and 72.3% were unable to buy the cheapest 2-bed terraced in the District.

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

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

Type of Property	Area	Income Required	% Unable to rent
1-bed Flat	Enstone / Bartons	£20,400	20.3
2-bed Flat	Carterton	£27,600	31.1
2-bed Terraced	Carterton	£30,000	35.0

- 3.4.23 20.3% were assessed as being unable to rent the lowest priced 1-bed flat and 35.0% 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 West Oxfordshire new Intermediate housing units are bought almost equally by people moving from Private Rented Accommodation 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 Shared Ownership costs, Incomes required and concealed households able to afford.

Table 3-11 Shared Ownership Costs, Incomes Required and Concealed Households 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 flat (New Build)	145,000	79,750 (55%)	149.53	443.23	79.11	671.92	7,975	14,960	71.63
1 – bed house (Resale)	145,000	36,250 (25%)	313.56	201.49	50.00	565.05	3,625	12,519	82.64
2-bed flat (Resale)	155,000	62,000 (40%)	193.75	344.62	8.53	546.90	6,200	16,377	64.82
2-bed house (New Build)	240,000	138,000 (57.5%)	85.00	767.05	n/a	852.05	13,800	23,040	34.82
2-bed house (Resale)	155,000	85,250 (55%)	191.81	473.85	25.00	690.66	8,525	21,783	40.19
3-bed house (New Build)	285,000	163,875 (57.5%)	100.94	910.87	n/a	1,011.81	16,387	27,360	24.00
3-bed house (Resale)	215,000	86,000 (40%)	268.75	478.02	n/a	746.77	8,600	22,575	36.00

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 West Oxfordshire Housing Needs Survey 2011.

- 3.5.4 The last column shows the percentage of people who can afford these shared ownership units based on their incomes however 75.3% of concealed households have less than £5,000 in savings. Therefore a great number would need help with the deposit and legal fees.
- 3.5.5 Based on monthly housing costs not exceeding 33% of gross income, the number of concealed households who can afford 80% affordable rents is 30.5% but they will not need a large 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 West Oxfordshire 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 West Oxfordshire, 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 West Oxfordshire 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 GLA Intelligence Unit Demographic projections for West Oxfordshire in the Review published in May 2011.
- 4.2.3 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.

4.2.4 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.

4.2.5 The projections in Table 4-1 outline the population change between 2006 and 2026.

Table 4-1 Population Change in West Oxfordshire, 2006 – 2026 (GLA)

	2006	2011	2016	2021	2026	Change
Total Population	102,700	110,300	112,800	115,200	117,700	
Change		7,600	2,500	2,400	2,500	15,000
% Change		7.4	2.3	2.2	2.2	+14.6

Source: Updated GLA projections for West Oxfordshire (Published May 2011)

4.2.6 The table shows a forecast increase in the population of West Oxfordshire of 15,040 people (14.6%) over the forecast period to 2026.

4.2.7 At the time the GLA prepared its projections the ONS 2008-based Sub-national population projections for West Oxfordshire were available. The table below shows the West Oxfordshire ONS 2008 based population projections.

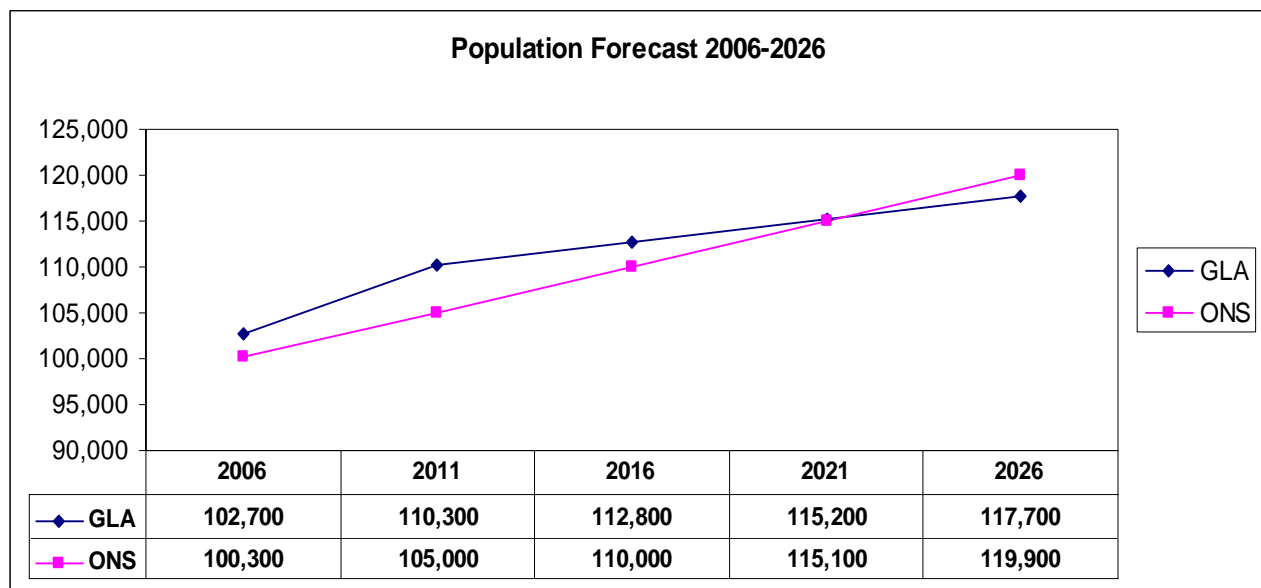
Table 4-2 Population Change in West Oxfordshire, 2006 – 2026 (ONS)

	2006	2011	2016	2021	2026	Change
Total Population	100,300	105,000	110,000	115,100	119,900	
Change		4,700	5,000	5,100	4,800	19,600
% Change		4.7	4.8	4.6	4.2	19.5

4.2.8 The change over the same forecast period based on the ONS figures is higher than the GLA figures, with an increase predicted of 19,600 people (19.5%).

4.2.9 The graph below gives a summary of the two sets of population projections.

Figure 4-1 Comparison of Population Projections 2006-2026



- 4.2.10 The next stage in the forecast is to disaggregate the West Oxfordshire population data into age bands because there may be changes in the population structure with significant housing implications.

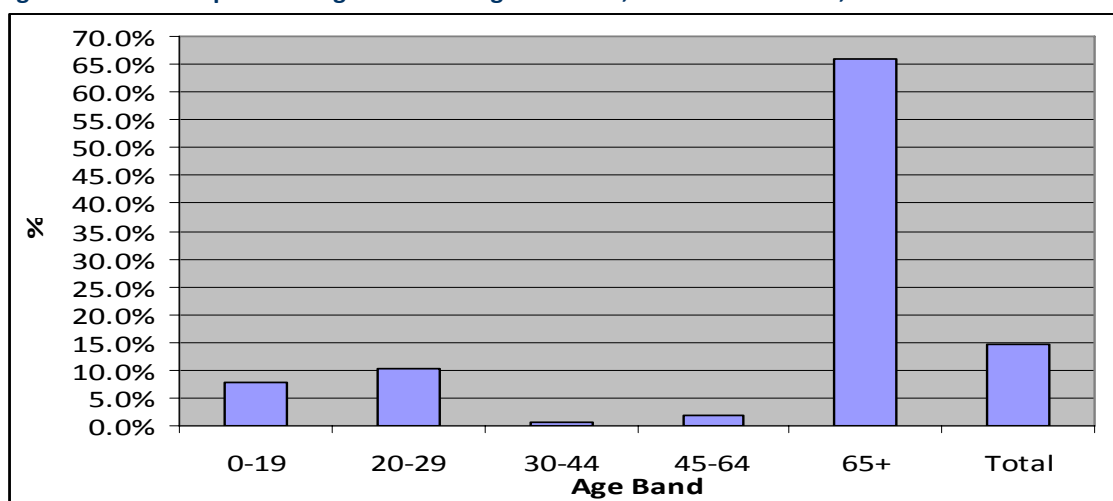
Table 4-3 Population Age Band Forecast West Oxfordshire, 2006 – 2026

	2006	2011	2016	2021	2026	Change	% Change
0 - 19	24,818	25,579	25,133	25,775	26,737	+1,919	7.7
20 – 29	11,064	13,892	14,595	13,592	12,201	+1,137	10.3
30 - 44	20,965	19,185	17,584	19,235	21,087	+122	0.6
45 - 64	28,675	31,593	32,256	31,112	29,178	+503	1.8
65 +	17,182	20,031	23,223	25,507	28,541	+11,359	66.1
Total	102,704	110,280	112,791	115,221	117,744	+15,040	14.6
% Change		7.4	2.3	2.2	2.2		

Source: Updated GLA projections for West Oxfordshire (Published May 2011)

- 4.2.11 The 0-19 age range shows an increase of 1,919 people (+7.7%). Numbers rise throughout the forecast period.
- 4.2.12 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 1,137 (+10.3%).
- 4.2.13 The 30-44 age group, the main economically active and household forming and moving group also shows a small rise of just 122 people (+0.6%).
- 4.2.14 The 45-64 age group shows an increase of only 503 people (+1.8%).
- 4.2.15 The most significant feature is the growth of the population in the over 65 age group with an increase of 11,359 people (+66.1%) over the forecast period.
- 4.2.16 The growth in all groups up to age 64 of 3,681 people is only 4.3%.
- 4.2.17 The following graph shows the percentage population change by age group to 2026.

Figure 4-2 Population Age Band Change Forecast, West Oxfordshire, 2006 – 2026



Source: Updated GLA projections for West Oxfordshire (Published May 2011)

Older households growth forecasts

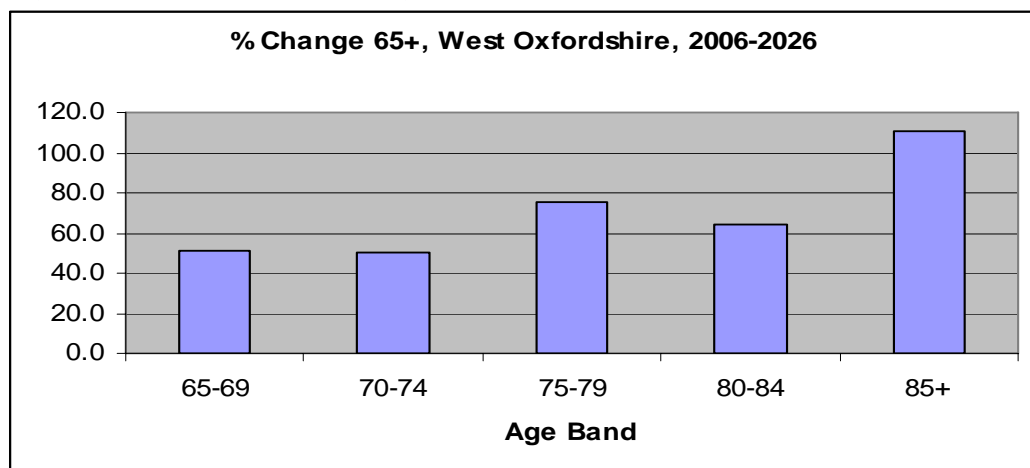
- 4.2.18 The table below shows the 65+ age structure breakdown to 2026. Within the older age group, the numbers of people aged 85+ grow by 2,725 (+110.6%) up to 2026. Given the resource demands often associated with very elderly people, these are significant figures.

Table 4-4 Numbers of 65 + people in West Oxfordshire, 2006 – 2026

	2006	2011	2016	2021	2026	Change	% Change
65-69	4,693	5,907	6,953	6,237	7,084	+ 2,390	+ 51.0
70-74	3,981	4,536	5,598	6,604	5,967	+ 1,986	+ 49.9
75-79	3,412	3,591	4,023	5,012	5,968	+ 2,557	+ 74.9
80-84	2,633	2,587	2,975	3,394	4,334	+ 1,701	+ 64.6
85+	2,463	3,139	3,674	4,260	5,188	+ 2,725	+ 110.6
Total	17,182	20,031	23,223	25,507	28,541	+ 11,359	
% Change		+16.6	+15.9	+9.8	+11.9	+ 66.1	

Source: Updated GLA projections for West Oxfordshire (Published May 2011)

Figure 4-3 % Change of 65+, West Oxfordshire, 2006 – 2026



Source: Updated GLA projections for West Oxfordshire (Published May 2011)

- 4.2.19 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 significant projected increase in this age group since the figures published in 2008.

Table 4-5 Numbers of 75 + in West Oxfordshire, 2006 – 2026

75+	2006	2011	2016	2021	2026	Change
2008 Forecasts	8,331	9,121	9,729	11,184	13,108	
Change		+790	+608	+1,455	+1,924	+ 4,777
% Change		9.5	6.7	14.9	17.2	57.3
2011 Forecasts	8,507	9,588	10,672	12,666	15,490	
Change		1,081	1,084	1,994	2,824	+ 6,983
% Change		12.7%	11.3%	18.7%	22.3%	82.1%

Source: Updated GLA projections for West Oxfordshire (Published May 2011)

4.3 The Region and National Change

4.3.1 The table below highlights the percentage change in age groups over the period to 2026, comparing West Oxfordshire with the South East and England. However, a different data source has been used for West Oxfordshire (GLA) and South East and England (ONS).

Table 4-6 Forecast Change % in Age of Households, 2006 – 2026

	West Oxfordshire**	South East*	England*
0 - 19	7.7	10.8	10.9
20 – 29	10.3	7.1	5.7
30 - 44	0.6	3.6	7.7
45 - 64	1.8	12.0	12.8
65 +	66.1	50.3	46.3
Total	14.6	15.6	15.6
75+	82.1	63.5	59.7
85+	110.6	84.3	86.2

Source: Updated GLA projections for West Oxfordshire (Published May 2011) **

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

4.3.2 The total change over the forecast period is very similar. However, the figures for the individual age groups are not directly compatible between West Oxfordshire and the Regional and National due to the different data sources used.

4.3.3 What is apparent, however, is the large growth in the 65+, 75+ and 85+ groups compared with the growth in the younger groups.

4.4 Forecast Change in Households

4.4.1 The table below outlines the household forecasts for West Oxfordshire from 2006 to 2026.

4.4.2 The household projections were sourced from GLA Intelligence Unit Demographic projections for West Oxfordshire in the Review published in May 2011.

Table 4-5 Forecast Change in Households West Oxfordshire, 2006 – 2026

	2006	2011	2016	2021	2026	Change
Households	41,300	44,300	45,800	47,200	48,600	
Household change		+ 3,000	+ 1,500	+ 1,400	+ 1,400	+ 7,300
% Change		+ 7.3	+ 3.4	+ 3.0	+ 2.9	+ 17.7

Source: GLA Intelligence Unit Demographic Projections – A Review 2011

4.4.3 There is forecast to be 7,300 more households in West Oxfordshire in 2026 than in 2006, an increase of almost 18%.

5 OLDER PERSONS HOUSING

5.1 Sheltered Housing Demand

- 5.1.1 The updated 2008 HNS data indicates that 2,304 implied households have older relatives (over 60) who may need to move in to West Oxfordshire 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 West Oxfordshire 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 is normally relatively low in household surveys.

5.2 Extra Care Accommodation

- 5.2.1 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.
- 5.2.2 Need expressed for extra care accommodation came from both older people moving into West Oxfordshire and existing households. The level of need expressed for extra care accommodation by relatives of older people in-migrating was 504 units and 48 from local existing households, a total of 552 households over the next three years.
- 5.2.3 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 82.5% of those mature children indicating that their aging parents would be moving to the district were owner occupiers.
- 5.2.4 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%.

- 5.2.5 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 West Oxfordshire.
- 5.2.6 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.
- 5.2.7 Demand may also grow as supply provides a greater understanding of this sector of supported housing.

5.3 Existing Households Moving

- 5.3.1 A cross tabulation of existing owner occupiers in the District planning to move home shows that 70 (implied) required supported housing, 22 private sheltered and 48 extra care. All indicated as having equity of over £200,000 and have savings of over £30,000.
- 5.3.2 Clearly therefore households requiring extra care should be able to purchase all or a share of a property.

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 Registered Provider rented stock through re-lets by bedroom size. A major review of the waiting list has produced significant changes to levels of need for property sizes in the 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	Waiting List (HSSA) *		Social Stock Turnover **		Demand vs. Supply
	N ^{OS.}	%	N ^{OS.}	%	
1-bedroom	1,200	56.9	82	23.6	14.6:1
2-bedrooms	549	26.1	187	53.9	2.9 :1
3-bedrooms	283	13.4	70	20.2	4.0 :1
4+ bedrooms	75	3.6	8	2.3	9.4 :1
Total	2,107	100.0	347	100.0	6.1:1

*HSSA as at 1st April 2011

**Core Data (2010-2011)

6.1.5 In West Oxfordshire, even if no new need arose, it would take:-

- Over 14 years to meet the requirements for 1-bed properties;
- Almost 3 years to address the 2-bedroom requirement;
- Four years to address the 3-bedroom stock requirement;
- Over 9 years to meet the need for larger 4+ bedroom family units.

6.1.6 Generally, 78% of stock turnover is from 1 and 2 bedroom units, lower than the waiting list need of 83% 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 for one bedroom properties contains 1,200 households, almost 80% of whom are younger households many of whom are unlikely to be offered a property. Around 20% are older households registering either to meet current need or as insurance for a future potential need.
- 6.1.9 The smaller unit stock of 2,054 one bed and 665 two bed units contain 1,040 and 234 bungalows respectively and also flats, some of which are in the older persons housing sector. These units normally turn over less frequently than the general needs stock.
- 6.1.10 In 2010 / 2011 there were 56 of the 82 total lettings to people over retirement age. This proportion is unusually high but may be a reflection of the proportion of older persons housing in the one bedroom stock.
- 6.1.11 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.
- 6.1.12 The 3 bedroom family stock totals 1,979 units, relatively large at 38% of all stock and providing almost a quarter of all re-let supply.
- 6.1.13 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 only 8 units a year becoming available. There are only 108 units in the stock and 75 households on the waiting list.
- 6.1.14 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 65% of future delivery in the affordable sector should be one and two bedroom units, lower than current combined need levels of 83%.
- 6.1.15 However because of the demand for 2-bed units (as opposed to need), provision should be mainly 2-bedroom units. Grant funding recognises the issue of need versus demand for 1-bed units. Generally funding is available for 2-bed units, recognising the demand for flexibility of this size of accommodation.
- 6.1.16 However the proposed changes to housing benefit will have a negative effect on the allocation of two bedroom units to couples without children.
- 6.1.17 The 2008 HNS Report identified that in the social sector there was under-occupation of 13.6% of properties, representing approximately 700 social rented family units with two or more spare bedrooms.
- 6.1.18 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. It was recommended that this was an issue for Housing Strategy to consider, both to make best use of the housing stock and address the needs of families in the social rented sector.
- 6.1.19 The Council is adopting 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.

- 6.1.20 Improving the flow of 3 bedroom units would also increase the turnover of two and one bedroom units through a cascade effect.
- 6.1.21 Given the limited scale of new affordable units and of the existing 3 bedroom stock, the balance of 35%, around 25 units a year could be mainly 4 bedroom units, unless these can also be freed up through the initiatives mentioned above to make best use of the stock.
- 6.1.22 Based on a total annual affordable delivery of 100 units a year as envisaged in the Draft Core Strategy, with a 70:30 tenure mix of rent to intermediate housing, 70 rented units would be delivered. If 65% of these are one or mainly two bedroom units, 45 additional small units would be available annually,
- 6.1.23 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 and the impact on addressing the need which will not necessarily remain at this level for the next 15 years.

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

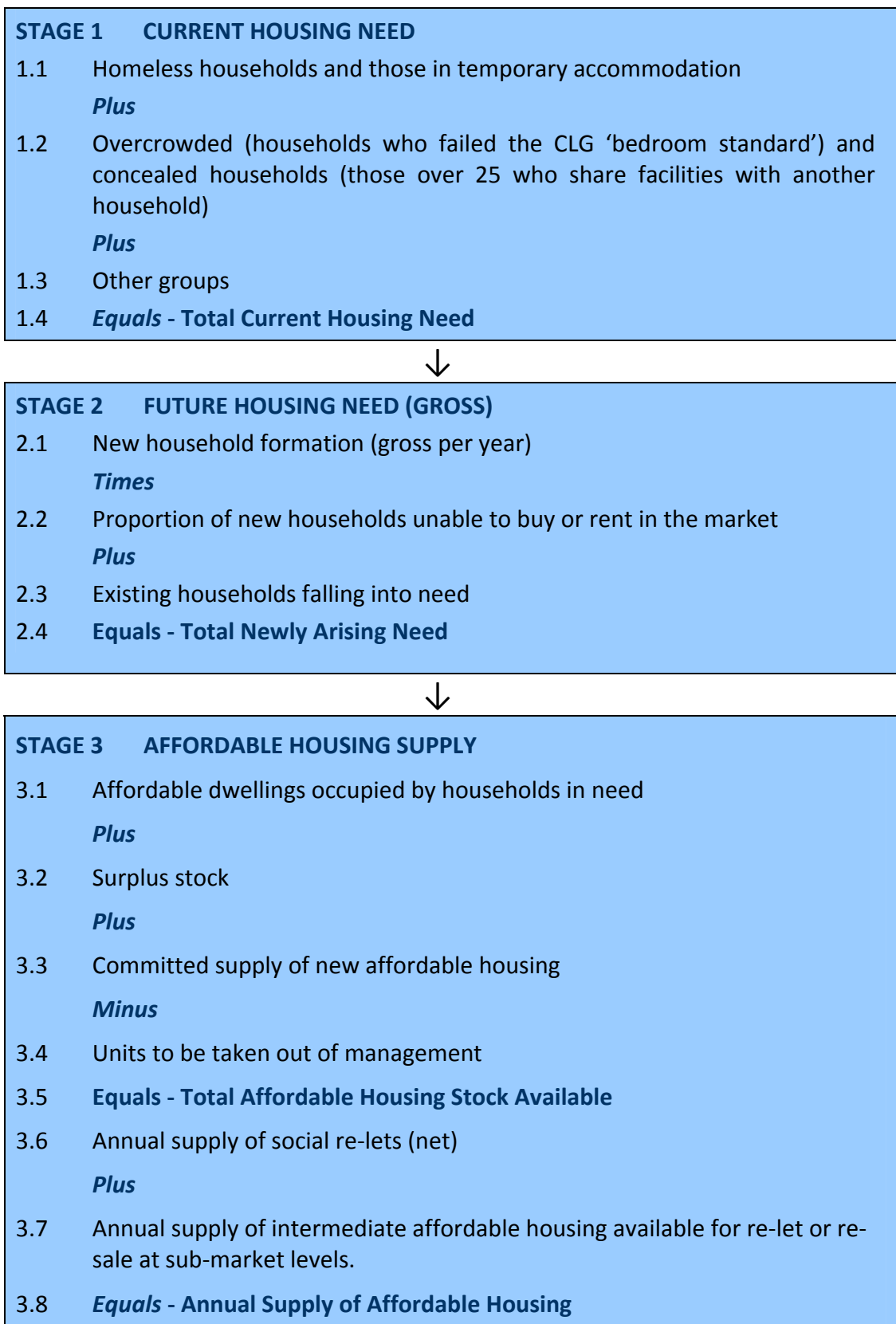
Source: Strategic Housing Market Assessments Practice Guide, CLG.

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 identified 5 households accepted as homeless and in temporary accommodation on 31 March 2011. Three households were living in HA general stock and would potentially have been captured in the survey data.
- 7.4.3 To avoid double counting a total of **two** 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	873
MINUS Concealed Solution or Leaving District	382
Net Overcrowded Households	491
PLUS Concealed Households	125
Overcrowded + Concealed Group	616
MINUS Duplication	1
Net Overcrowded + Concealed Group	615
Proportion unable to afford market housing	83.8%
Stage 1.2 – Over-crowding and concealed households	516

- 7.4.6 There are 873 households who are over-crowded by the 'bedroom standard'. However 382 of these will be resolved by a newly forming household or by these households leaving the home, leaving a net group of 491.
- 7.4.7 There are 125 concealed households, one of which are included in the overcrowded group, creating a total of 615 over-crowded and concealed households.

- 7.4.8 A test of affordability for these households shows that over half (83.8%) of them cannot afford to resolve their housing difficulties through market housing in West Oxfordshire and **516 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 4,782 households with one or more inadequacies, of whom 127 were already counted in Stage 1.2 and are removed to avoid double-counting.
- 7.4.12 This leaves a net group of 4,655 households, 67.6% of whom are unable to afford to resolve their housing difficulties through market housing in the area, leaving **3,145 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 **3,663** 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	2
1.2	Overcrowding and concealed households	516
1.3	Other groups	3,145
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	3,663

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 West Oxfordshire. 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	651	778
1 - 2 years	905	

- 7.5.2 In order to avoid double counting due to two-person household formation, duplication is removed. 44.4% of concealed households forming specified formation as a couple, with 29.4% 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 70% and the 29.4% has therefore been applied to this higher level in the table below (70% x 29.4% = 20.6%).

Table 7-5 Double Counting Removal

New household formation (gross p.a.)	778
MINUS - Two person formation (778 x 20.6%) x 0.5	80
Total	698

- 7.5.4 This results in an annual average formation level of **698 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, 60.7% 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 £141,000 to £175,000, and require a deposit in the £35,000 to £45,000 range.
- 7.5.7 On the basis of savings data, only 3.8% with over £30,000 will be able to buy without significant capital from parents or relatives. Almost **96% 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, **36.7%** 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 94 households and is used at **Stage 2.3** of the model.

- 7.5.11 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 **350** 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)	698
2.2	Proportion of new households unable to buy(60.7%) or rent (36.7%) in the market	36.7%
2.3	Existing households falling into need	94
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (698 x 36.7% = 256 + 94 = 350)	350

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 **866** 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 table below shows the RTB and demolition levels from Council data for the three years to 31/03/2011.

Table 7-7 2008 to 2011 Right to Buy and Demolition

	2008 / 09	2009 / 10	2010/11	Average
Right to Buy	3	0	3	2
Demolition	0	0	10	3
Total	3	0	13	5

- 7.6.5 The average annual loss of stock through RTB is 2 units with 3 lost due to demolition, a total of 5 units a year. The average stock re-let rate of 5% per annum (261/5,206) applied to the average figure of 5 equals less than a unit and 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 (866), 3.2 (0) less Stage 3.4 (0), a **net total of 866**.

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 7-8 Social Rent Re-let Supply (2008 to 2011)

Social Re-lets	2008 / 09	2009 / 10	2010/11	Average
HA	298	224	261	261

Note: 2008 to 2011 HSSA data.

7.7.3 The re-let levels are reasonably consistent and overall average net re-let figure for the three year period to 2010 / 10 is **261** units a year, which has been applied at **Stage 3.5**

7.7.4 The shared ownership stock level with Registered Providers in 2011 was 1,122 units. Assuming a re-sale rate based at 5%, similar to social stock turnover, **56 units** would become available each year and this number is incorporated at **Stage 3.6**.

7.7.5 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 7-9 New Affordable Housing Supply (HSSA) 2008 to 2011

Supply	2008 / 09	2009 / 10	2010/11	Average	%
New HA Rent	69	26	116	70	63.0
HA Shared Ownership	44	24	21	30	27.0
Other New Supply	0	0	32	11	10.0
Total	113	50	169	111	100.0

7.7.6 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 111 units per annum, with a broad tenure split of 63% social rented and 37% intermediate housing.

7.7.7 HSSA data however shows that future new delivery over the next two years is expected to be 179 new units built in 2011 / 12, and 100 units are planned in 2012 / 13, an annual average of around 140 units, although actual delivery levels can differ from forecasts.

7.7.8 The five year average from 2008 to 2013 is 122 units.

7.7.9 However, the Draft Core Strategy target is to deliver at least **100 affordable units a year** to 2026 and this level of new supply is used at **Stage 3.7**.

- 7.7.10 The final element of Stage 3 of the model is a sum of Stages 3.5, 3.6 and 3.7, a total of **457** units applied at **Stage 3.8**.

Table 7-10 Affordable Housing Supply

STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	866
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	866
3.5	Annual supply of social re-lets (net)	261
3.6	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	56
3.7	Committed supply of new affordable housing	100
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.5 + 3.6 + 3.7	417

7.8 Affordable Housing Needs Model

STAGE 1 – CURRENT HOUSING NEED (GROSS)		2011
1.1	Homeless households and those in temporary accommodation	2
1.2	Overcrowding and concealed households	516
1.3	Other groups	3,145
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	3,663
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	698
2.2	Proportion of new households unable to buy(60.7%) or rent (36.7%) in the market	36.7%
2.3	Existing households falling into need	94
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (698 x 36.7% = 256 + 94 = 350)	350
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	866
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	866
3.5	Annual supply of social re-lets (net)	261
3.6	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	56
3.7	Committed supply of new affordable housing	100
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.5 + 3.6 + 3.7	417
A	TOTAL NET CURRENT NEED 1.4 – 3.5 (3,663 – 866 = 2,797)	2,797
B	QUOTA TO ADDRESS NEED OVER 5 YEARS	20%
C	ANNUAL CURRENT NEED (A x B)	559
D	TOTAL ANNUAL NEWLY ARISING NEED (2.4)	350
E	TOTAL AFFORDABLE NEED PER YEAR (C + D)	909
F	ANNUAL SUPPLY OF AFFORDABLE HOUSING (3.8)	417
	OVERALL ANNUAL SHORTFALL (E – F)	492

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 are used for further analysis in Table 7-11 below. The 10 year calculation uses 10% 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 261 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 56 estimated shared ownership re-sales, there will still be a total annual affordable housing shortfall of 492 units.
- 7.9.5 However, in arriving at the net shortfall, the Model already incorporates the projected future average delivery of 100 additional new units and the total net annual need, prior to new delivery, is therefore either 592 units dealing with the backlog over 5 years or 296 over 10 years.
- 7.9.6 The table below outlines the calculation.

Table 7-11 Annual Affordable Need and Supply

	5 Years		10 Years		15 Years	
Total Net Current Need	2,797		2,797		2,797	
Backlog rate	20%	559	10%	280	6.67%	187
Newly arising Need	350		350		350	
Annual Affordable Need	909		630		537	
Less Annual Supply	417		417		417	
Net annual need	492		213		120	
Plus Assumed new units of supply	100		100		100	
Total Need after existing stock turnover	592		313		220	

- 7.9.7 The total affordable need in the 2008 assessment was 567 units a year, based on dealing with the backlog over 5 years.
- 7.9.8 The 2011 up-date suggests a slightly increased level of 592 units, although in view of the scale of potential delivery we recommend that a 10 year backlog time frame is used. Even on this basis, the need before new delivery is 313 units a year.

7.10 Future Housing Targets

- 7.10.1 The backlog level suggests that the need of 313 over a 10 year period or 220 over the 15 year life of the Plan could be considered for the basis of target setting.
- 7.10.2 The total delivery of housing in the Draft Core Strategy is 4,300 units over 15 years. Based on current market conditions, the annual affordable need over 5 or 10 year periods is greater than the whole projected annual average housing provision of 287 units over the period to 2026.
- 7.10.3 Even addressing the backlog over the life of the Plan results in a need for 220 affordable units. This however is 77% of the total housing delivery. This is clearly not economically viable or sustainable but is the normal situation in setting targets in high cost areas.
- 7.10.4 The numeric affordable housing target of 100 units a year in the Draft Core Strategy is almost 35% of the total average housing level each year.
- 7.10.5 The scale of need therefore continues to strongly justify the affordable housing targets set out in the Draft Core Strategy.
- 7.10.6 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 PPS3 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 year, set out in the Council HSSA 2011 was 63% social rent and 37% intermediate housing.
- 7.11.3 Tenure mix is a key factor in site viability and in the 2008 assessment we recommended a tenure mix balance of **70:30 between social rent and intermediate housing which has been adopted.**
- 7.11.4 Bearing in mind the impact of the recession on economic viability, it may be necessary to deliver a higher level of intermediate housing in the short to medium term to ensure site viability.
- 7.11.5 The recent funding initiative, FirstBuy, for shared equity with developers and lenders could also have a strong short term influence for intermediate housing.

7.12 Future Property Size Targets by Tenure

Social Housing

- 7.12.1 Local Development Documents need to provide targets on the size of future housing units required. Stock balance, re-let 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 The scale of likely average annual new future provision is 287 units in total. The proposed affordable housing target in the Draft Core Strategy is to deliver 100 units a year on average, and if the tenure balance in the affordable rented sector is 70% of new supply then 70 social rented units should be achieved.
- 7.12.3 Based on the 2010/11 social rented sector data analysed in Para.5.1.5, the current stock balance, and the requirement to address priority household need, a level of **65% of future affordable delivery should be small properties, around 45 units a year** to meet the needs of younger single and couple households, older people and small families.
- 7.12.4 However, because of the demand for 2-bed units (as opposed to need) and small unit provision could be mainly 2-bedroom units.
- 7.12.5 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.
- 7.12.6 Achieving a better flow of family units should also have a cascade effect, increasing turnover of all smaller unit sizes.
- 7.12.7 Although numerically less significant than the scale of need for small homes, the need for four bedroom homes is the most difficult to address.
- 7.12.8 These waiting list households must already be occupying a smaller property and therefore currently over-crowded and are a priority needs group. Given the scale existing 3 bedroom units in the stock and the limited supply of new affordable rented units short term focus should be to address the four bedroom need.
- 7.12.9 The three bedroom requirement should mainly be met through initiatives to make best use of the existing stock **so that of the remaining 35% of delivery, 25 units a year, a higher proportion could be four bedroom units.**

Intermediate Housing Sector

- 7.12.10 The Coalition Government 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.
- 7.12.11 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.
- 7.12.12 The 2008 HNA recorded an interest in shared ownership from 159 households a year who could be assisted in this sector, but re-sale supply of 38 units left an unmet demand of 121 units.

- 7.12.13 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.
- 7.12.14 The 2008 HNA data identified that the majority of need for new forming households is for one and two bedrooms but also with demand for three bedroom properties.
- 7.12.15 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 30% one bedroom, 40% two bedrooms and 30% three bedroom properties.
- 7.12.16 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

- 7.12.17 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.
- 7.12.18 These are long term considerations which influence the need for delivery targets to create a more balanced stock and to support future economic growth.
- 7.12.19 The 2008 assessment recommendations were that to create a more balanced housing stock, future development delivery proportions should be 30% one bedroom, 30% two bedrooms, 30% three and 10% four bedroom properties.
- 7.12.20 Over 80% of the owner occupied stock is 3+ bedroom houses, with 35% four and five bedrooms or more. Less than 20% of the stock is one and two bedroom properties
- 7.12.21 It may be more practical to simply provide broad delivery targets for smaller and larger units on a 60/40 split to allow flexibility in differing economic circumstances.
- 7.12.22 In the light of increasing numbers of older people, these broad targets should be re-assessed if the Council is to improve the balance of the stock.
- 7.12.23 However, creating a better balanced stock to address the impact of 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.
- 7.12.24 A summary of targets which could be adopted is shown in the table below.

Table 7-12 Future Housing Delivery by Tenure

Tenure	Bedroom Size (%)			
	1-Bed	2-Bed	3-Bed	4-Bed +
Social Rented	65			35
Intermediate	30	40	30	0
Market Sector	60			40

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 Q3 2008 to Q1 2011, the average property price in West Oxfordshire has fallen by around - 3.4%.
- Only semi-detached properties have seen a rise over the three year period of 8.7%. Flats / Maisonette prices have fallen over the three year period by 9.0% and terraced houses by just 0.6%.
- Over the 3 year period from Q1 2008 sales volumes have fallen by 22.2% in West Oxfordshire, 14.9% in Oxfordshire and 24.9% in the South East Region, lower than the national average reduction of 30%.
- The average property price in West Oxfordshire is £270,061, lower than Oxfordshire and the South East benchmark areas, but higher than the national average.
- Nationally, loans to first-time buyers are down by 42% from December 2009 to 2010. The typical first time buyer in December 2010 had a deposit of 23% and they borrowed 3.23 times their income.
- On average a deposit of around £28,800 to £35,500 would be required to buy one and two bedroom flats and £43,750 to £55,000 for two and three bedroom terraced houses in the current West Oxfordshire market;
- The need for a 20% deposit is the key affordability problem for those wishing to buy; 96% of concealed households forming will not be able to afford a deposit for a 1 bed flat without significant parental assistance;
- Entry rental costs in the private rented sector vary by location within the District. Overall District-wide rents have increased by 7% but entry level properties such as flats and terraces have remained constant since September 2008;
- 83.8% of new households forming cannot afford to rent in the private market;

Income Change

- The 2010 ASHE data shows a median income of £30,380 for West Oxfordshire, a 14.1% increase on the 2008 ASHE figure of £26,637.
- The ASHE data for the period from the last assessment shows an increase of 13.2% which has been applied for all household groups to determine the 2011 annual income boundaries and calculate affordability levels.

Population Projections

- GLA Intelligence Unit Demographic projections for West Oxfordshire predict an increase in the population of West Oxfordshire of 15,040 people (+14.6%) 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 11,359 people (+ 66.1%) over the forecast period compared to 4.3% for the whole population aged under 65;
- Within the older age group, numbers of people aged 75+ are projected to grow by 6,983 (+82.1%). 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 69 units, 30% higher in the 2009 to 2011 period;
- The total affordable housing need annually is for 909 units a year;
- Affordable housing need has remained at a similar level increasing from 567 to 592 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 220 new affordable units a year, based on dealing with the backlog over 15 years;
- The scale of need continues to justify the affordable housing targets set out in Policy H11 and the Draft Core Strategy, subject to site viability;
- The tenure mix balance, of 70% / 30% between affordable rent and intermediate housing can still be supported, 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;
- The provision of smaller units for older people, particularly Extra Care, will be important in linking to initiatives to free up the 3 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 in the **market sector** could be 60% of units for single / couple and small family households and 40% 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.

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
(Q1 2008 TO Q1 2011)**

Appendix II West Oxfordshire Sales Transactions Q1 2008 / Q1 2011

Area	Sales												
	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011
Detached	78	91	81	90	46	101	136	122	90	129	154	107	77
Semi detached	115	122	91	80	51	87	125	128	91	102	129	127	72
Terraced	82	93	73	74	36	81	90	109	78	96	100	90	69
Flat / Maisonette	54	72	44	40	31	35	64	63	30	87	52	42	33
Total	329	378	289	284	164	304	415	422	289	414	435	366	251

Source: Land Registry, 1st Quarter 2008 to 1st Quarter 2011

AFFORDABLE RENT LEVELS

Affordable Rent Levels – West Oxfordshire LSVT & RSLs

Chipping Norton Affordable Housing v Private Rent Levels

Chipping Norton	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£589	£353	£412	£471
2-Bed	£338	£381	£706	£424	£494	£565
3-Bed	£378	£443	£831	£499	£582	£665

Enstone/Bartons Affordable Housing v Private Rent Levels

Enstone/ Bartons	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£488	£293	£342	£390
2-Bed	£338	£381	£712	£427	£498	£570
3-Bed	£378	£443	£950	£570	£665	£760

Woodstock Affordable Housing v Private Rent Levels

Woodstock	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£625	£375	£438	£500
2-Bed	£338	£381	£856	£514	£599	£685
3-Bed	£378	£443	no data	no data	no data	no data

Charlbury Affordable Housing v Private Rent Levels

Charlbury	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£553	£332	£387	£442
2-Bed	£338	£381	£850	£510	£595	£680
3-Bed	£378	£443	£920	£552	£644	£736

Wychwoods Affordable Housing v Private Rent Levels

Wychwoods	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£810	£486	£567	£648
2-Bed	£338	£381	£725	£435	£508	£580
3-Bed	£378	£443	no data	no data	no data	no data

Burford Affordable Housing v Private Rent Levels

Burford	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£614	£368	£430	£491
2-Bed	£338	£381	£760	£456	£532	£608
3-Bed	£378	£443	£950	£570	£665	£760

Carterton Affordable Housing v Private Rent Levels

Carterton	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£547	£328	£383	£438
2-Bed	£338	£381	£660	£396	£462	£528
3-Bed	£378	£443	£950	£570	£665	£760

Witney Affordable Housing v Private Rent Levels

Witney	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£621	£373	£435	£497
2-Bed	£338	£381	£792	£475	£554	£634
3-Bed	£378	£443	£958	£575	£671	£766

Hanborough Affordable Housing v Private Rent Levels

Hanborough	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£495	£297	£347	£396
2-Bed	£338	£381	£823	£494	£576	£658
3-Bed	£378	£443	£899	£539	£629	£719

Eynsham Affordable Housing v Private Rent Levels

Eynsham	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	no data	no data	no data	no data
2-Bed	£338	£381	no data	no data	no data	no data
3-Bed	£378	£443	£895	£537	£627	£716

Aston/Standlake Affordable Housing v Private Rent Levels

Aston/ Standlake	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£582	£349	£407	£466
2-Bed	£338	£381	no data	no data	no data	no data
3-Bed	£378	£443	£924	£554	£647	£739

Bampton Affordable Housing v Private Rent Levels

Bampton	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£595	£357	£417	£476
2-Bed	£338	£381	£625	£375	£438	£500
3-Bed	£378	£443	£795	£477	£557	£636

Whole of West Oxfordshire Affordable Housing v Private Rent Levels

West Oxfordshire Total	AVERAGE LSVT RENT	AVERAGE RSL RENT	AVERAGE PRIVATE RENT	60% of PRS	70% of PRS	80% of PRS
1-Bed	£276	£331	£600	£360	£420	£480
2-Bed	£338	£381	£760	£456	£532	£608
3-Bed	£378	£443	£922	£553	£645	£738