

Version Control

- v1: 16/10/18
- v2: 27/11/18



WEST OXFORDSHIRE
DISTRICT COUNCIL

Housing Briefing Pack

*Produced by the District Data Analysis Service
Bella Image
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SUMMARY & KEY FACTS

In West Oxfordshire...

- **HOMELESSNESS**

- 7 rough sleepers
- 63 applications for housing under the Homelessness Act, of which 34 were accepted

- **HOUSE PRICES**

- The median price of houses sold was £337,500
- The median price of houses sold is 55% higher than a decade ago
- (Affordability:) The median house is 10.6 times income [*England: 7.9*]
- (Affordability:) Lower quartile houses are 12.6 times income [*England: 7.3*]

- **RENT**

- Social sector rent is £110.48 pw [England: £96.61]
- Private sector rent is £883 pcm [England: £675]

- **OTHER**

- 1,218 vacant dwellings
- 518 additional dwellings in 2016/17, mostly through new builds
- 5,100 extra dwellings since 2008
- 70% own their home; 12% are social renters; 15% rent privately

Index *(Ctrl + Click)*

(1) Tenure

- Private vs. social sectors: [2011](#)
- Private vs. social sectors: [to 2017](#)
- [Home ownership map](#)
- [Families](#)

(2) Social sector

- [Distribution across district](#) (map)
- Occupancy: [general](#) (2 slides)
- Occupancy: [over-crowding](#)
- Occupancy: [under-occupancy](#)
- [Social sector rent](#)
- [Management](#)

(3) Private Sector

- House prices: [2018 map](#)
- House prices: [ten-year change map](#)
- Housing affordability: [trend graph](#)
- Housing affordability: [map](#)
- [Private sector rent](#)

(4) Other

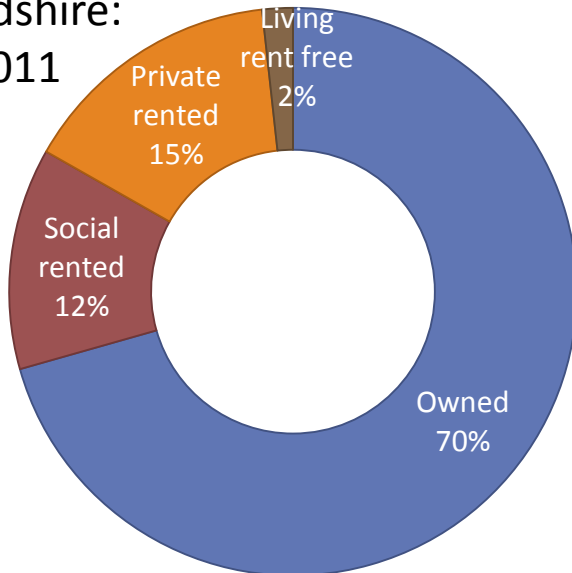
- [Vacant Dwellings](#)
- New properties: [trend graph](#)
- New properties: [map](#)
- Homelessness: [Rough sleeping](#)
- Homelessness: [statutory](#)
- [Housing types](#)
- [Quality of housing stock](#)

Tenure

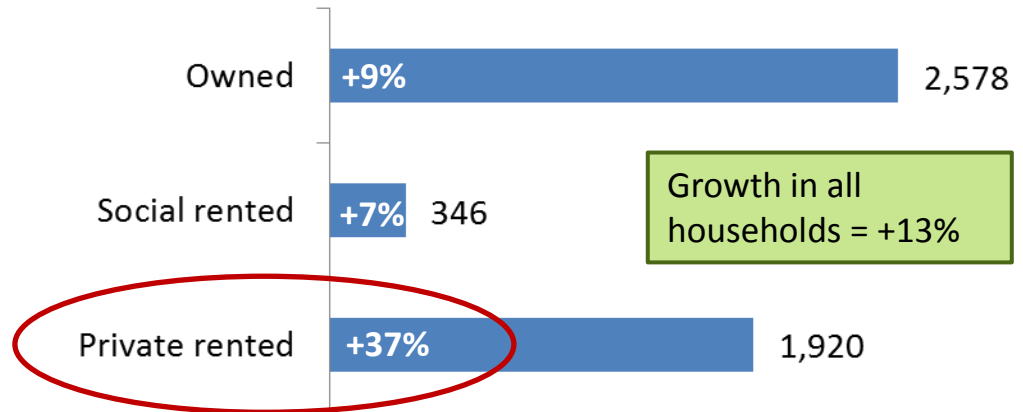
Tenure: Private vs Social (2011)

- According to the 2011 Census, there were 43,000 households in West Oxfordshire.
 - Of these, 70% were owned (in full or with a mortgage).
 - This compares with 63% across England.
- Between 2001 and 2011 the total number of households in West Oxfordshire increased by 4,800 (+13%).
 - The highest percentage growth was in private rented households.

West Oxfordshire:
Tenure in 2011



West Oxfordshire: growth in households by
tenure (count and %) from 2001 to 2011

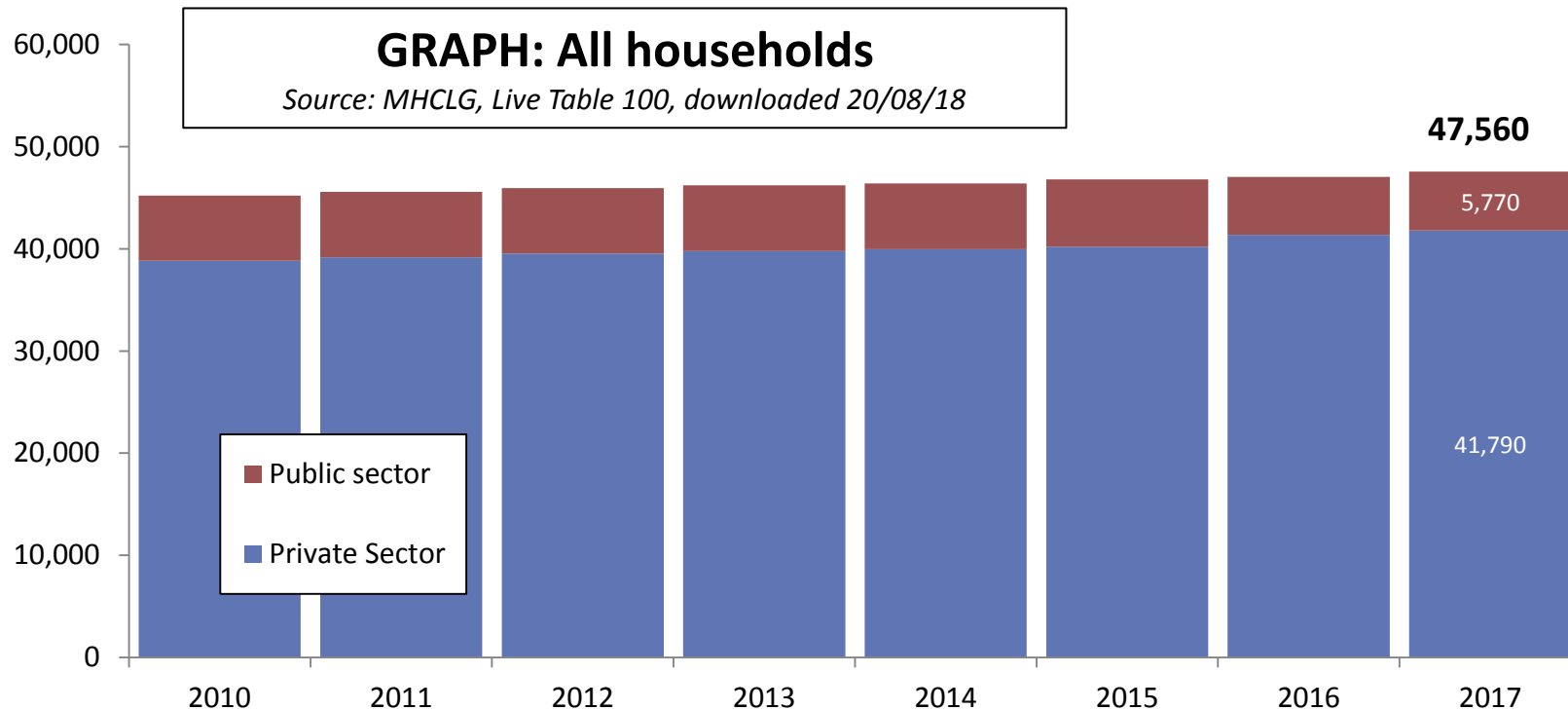


Source: ONS Census 2001 KS18, Census 2011 KS402

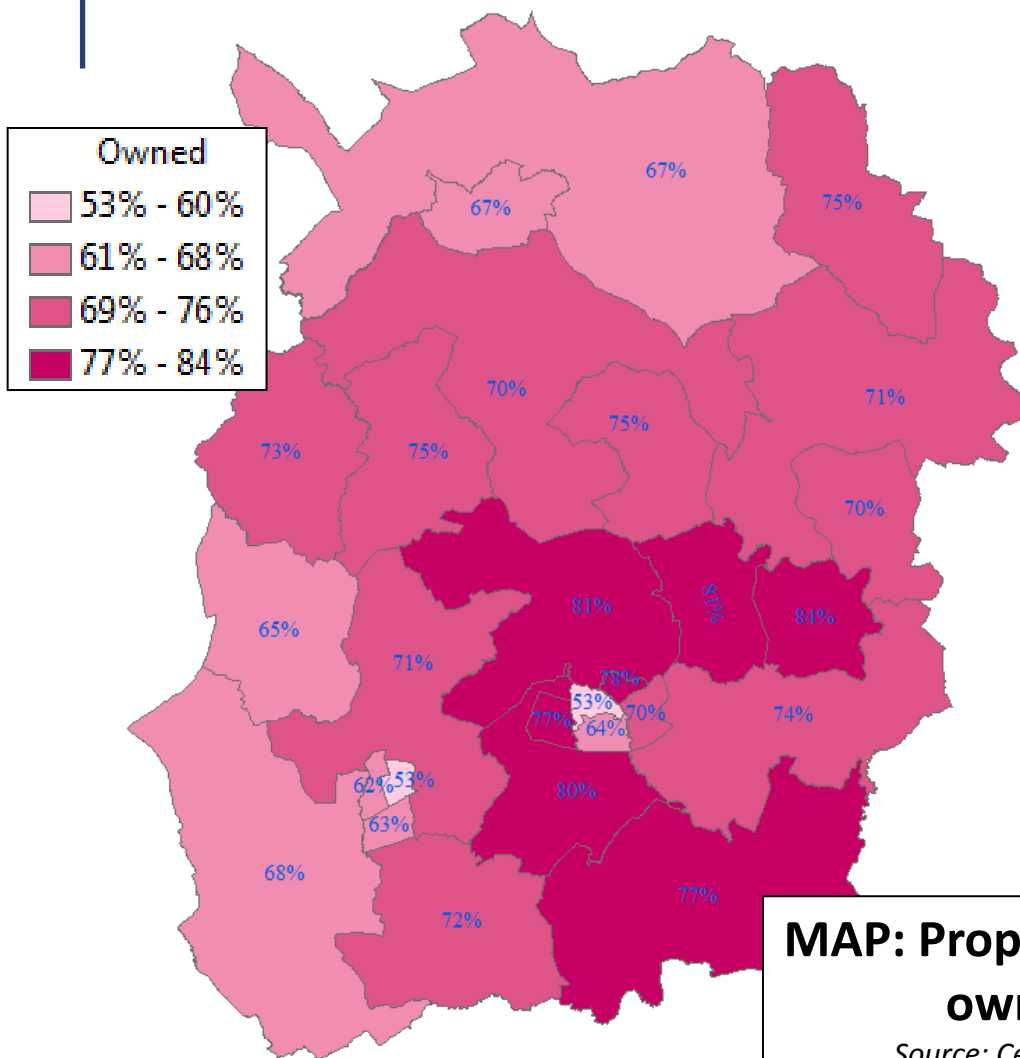
Tenure: Private vs Social (2017)

In 2017, there were **47,560** occupied households in West Oxfordshire.

- This is an increase of **10%** since 2011.
- Of these, 12% were housing association and the rest were private sector.



Tenure: Home Ownership



Wards with a high proportion of ownership are in a band around Witney, in the south-east of the district. The highest ownership (84%) is in the ward of Freeland and Hanborough.

There are lower rates of ownership in the urban centres, particularly Witney Central and Carterton North East (both with 53% owned).

Definition: 'Owned' means either 'owned outright' or 'owned with a mortgage'.

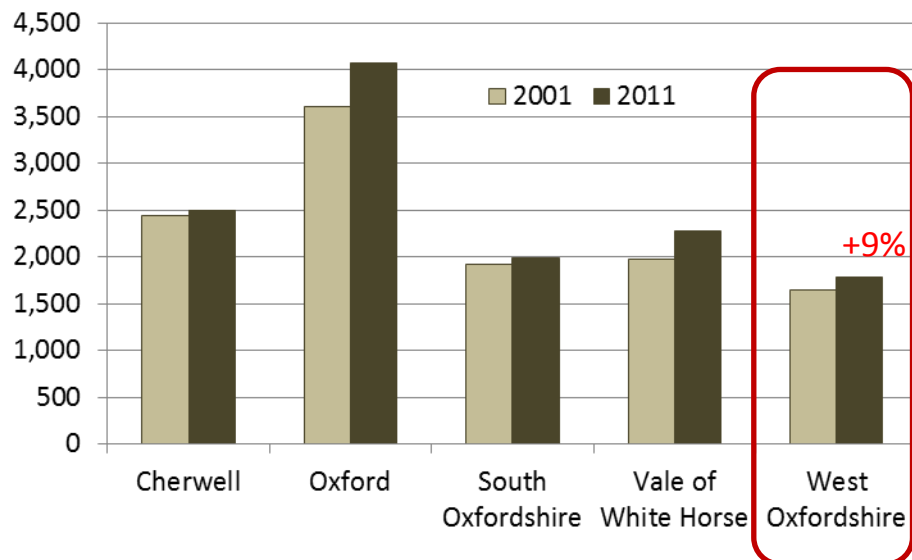
MAP: Proportion of households owned (by ward)

Source: Census 2011, Table KS402EW

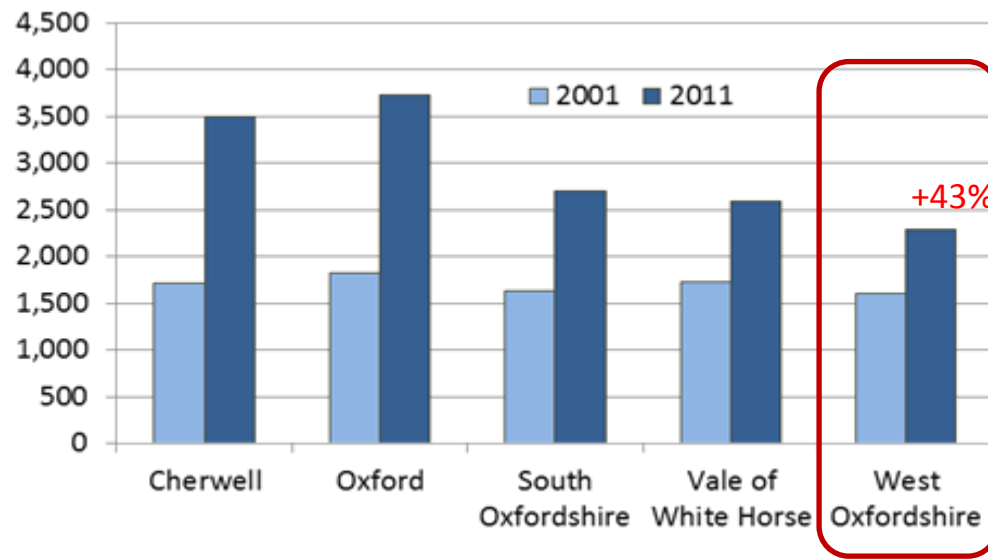
Tenure: Families

- Between 2001 and 2011 there was a significant increase in the number of private rented households occupied by families with dependent children in West Oxfordshire: from 1,600 households in 2001 to 2,300 in 2011, a growth of 43%.
- This meant the number of families with children in private rented households in West Oxfordshire rose above the number of families in social rented housing.

Households with dependent children in **social rented** accommodation, 2001 to 2011



Households with dependent children in **private rented** accommodation, 2001 to 2011



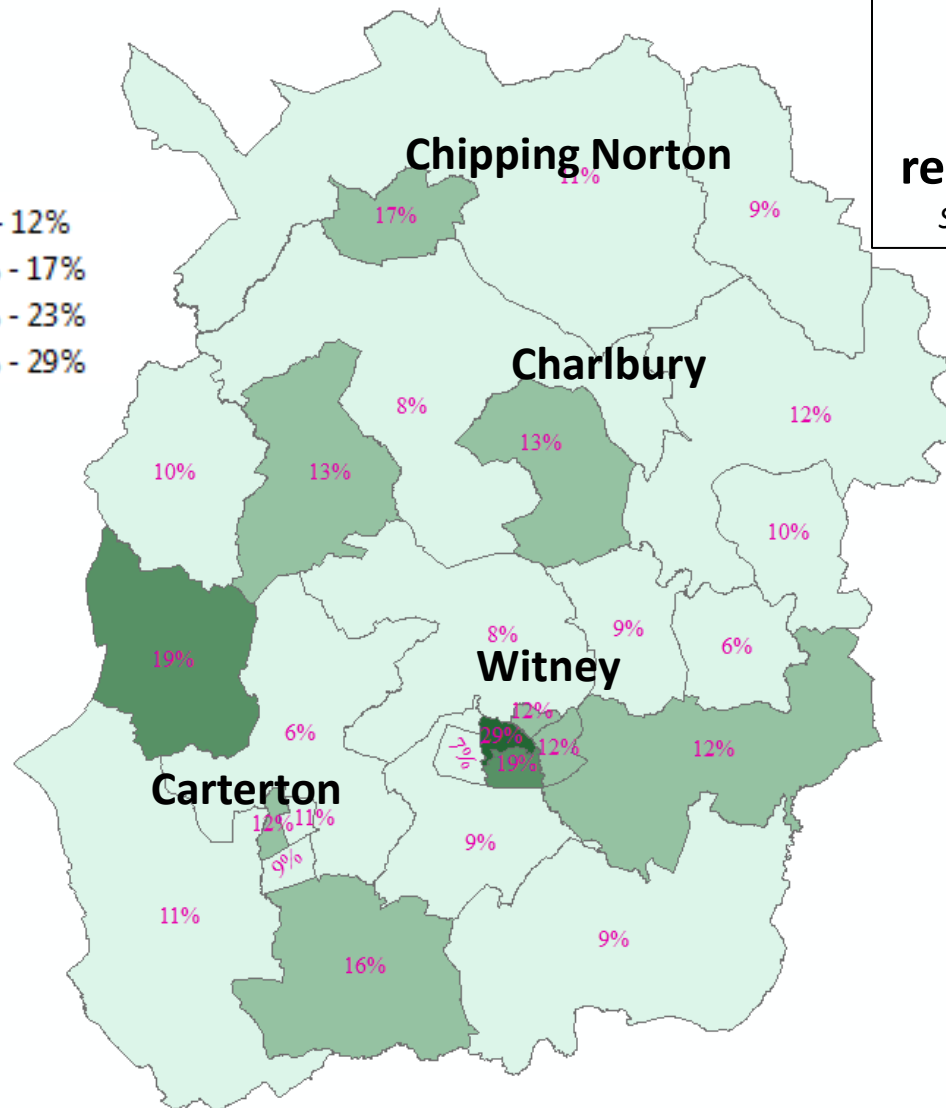
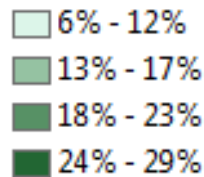
Source: ONS, Census 2001 table T08 and Census 2011 table LC4412

Social rented housing

Social rented housing across the district

MAP: Proportion of households in social rented housing (by ward)

Source: Census 2011, Table KS402EW



Most West Oxfordshire wards have fewer than a fifth of households in social rented housing.

The ward with the highest proportion of social rented housing is Witney (29%).

If drilling down to LSOA level, there are three LSOAs with over two-fifths of households living in social rented housing.

- 41.4% (Witney 010F)
- 46.3% (Chipping Norton 001B)
- 73.0% (Witney 009A)

Social rented housing: Occupancy 1

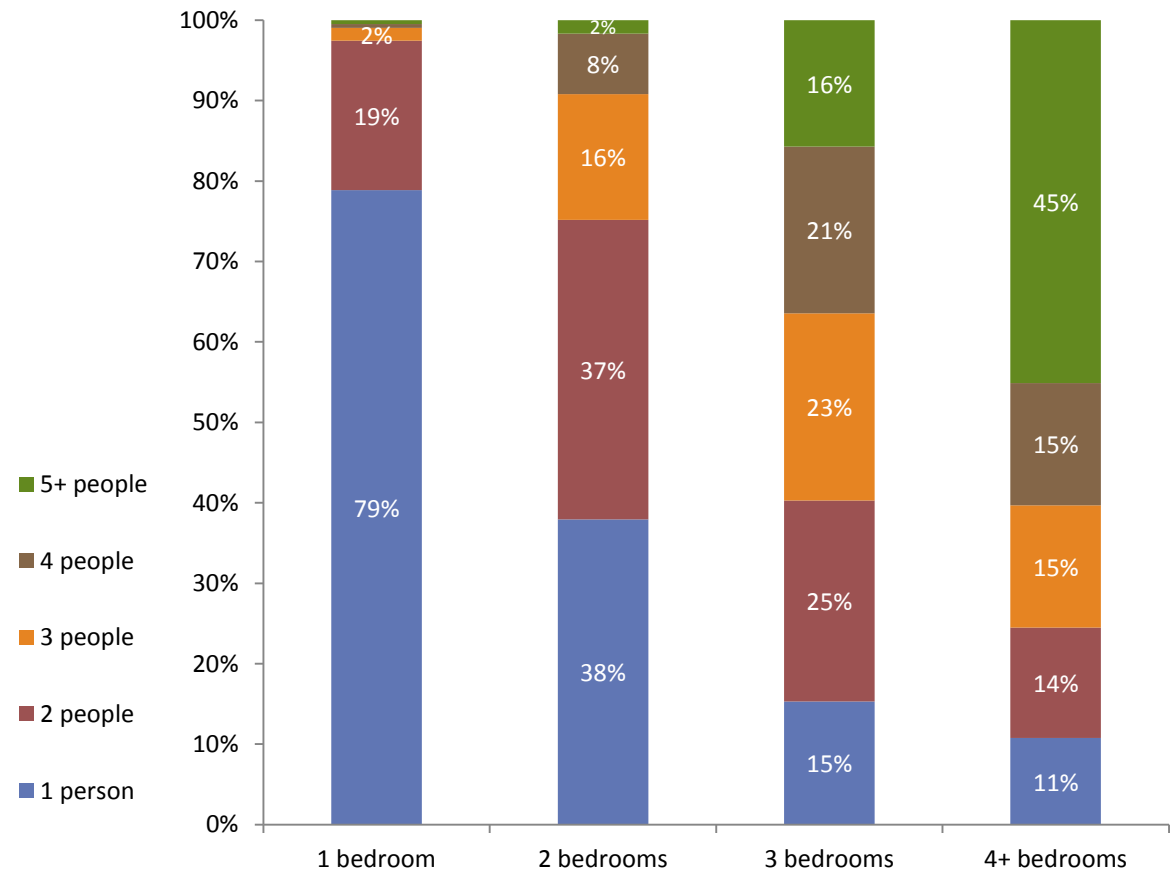
In social rented housing, the majority of households have only 1 person (36% of all SR households).

1-person households comprise:

- 79% of 1 bed properties
- 38% of 2 bed
- 15% of 3 bed
- 11% of 4 bed or more

A further 28% of all SR households have 2 beds.

West Oxfordshire: Occupancy, social rented housing, by bedrooms



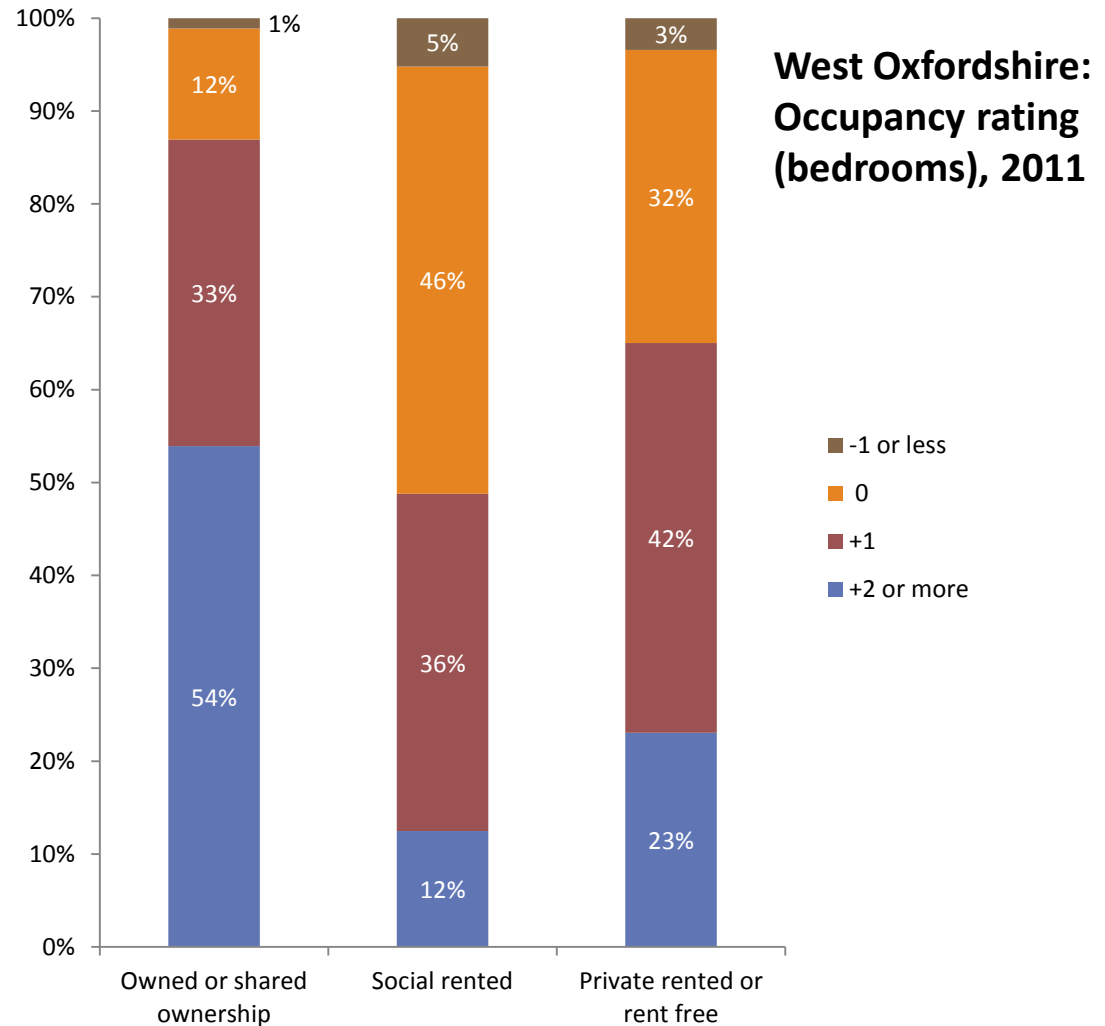
Source: ONS Census 2011, table DC4405

Social rented housing: Occupancy 2

The “occupancy rating” calculates how many bedrooms each household *needs*, compared to what each household *has*.

E.g. the graph shows 54% of “owned” properties have 2 or more bedrooms in excess of what they need.

Social-rented properties are more likely to have too few bedrooms (5%).



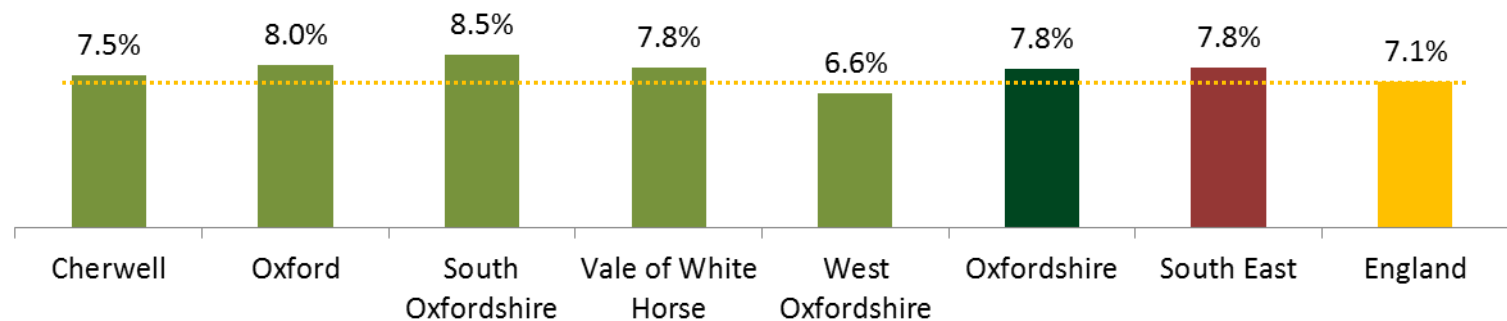
Source: ONS Census 2011, table DC4105

Social rented housing: Over-crowding



- According to the Census 2011 survey, there were **5,387** households in social rented accommodation in West Oxfordshire.
- 3,204 of these social rented households had one or two bedrooms of which 211 (6.6%) were occupied by four or more people.
- On this measure of over-crowding, West Oxfordshire was below the national average.

Overcrowding: Percentage of social rented households with ONE OR TWO bedrooms that were occupied by four or more people (2011)



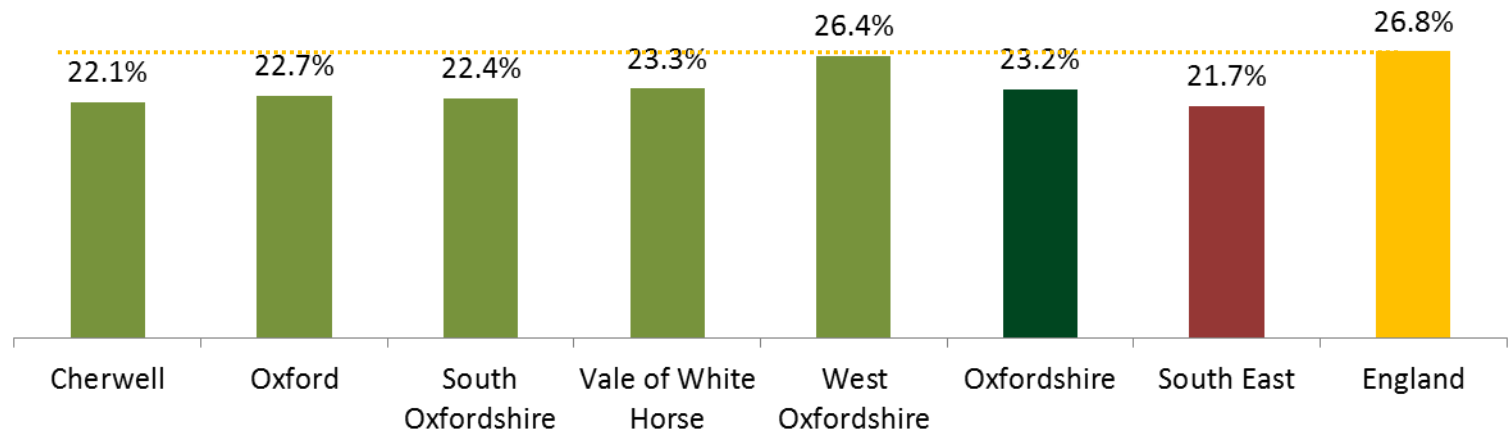
Source: ONS Census 2011, table DC4405

Social rented housing: Under-occupancy



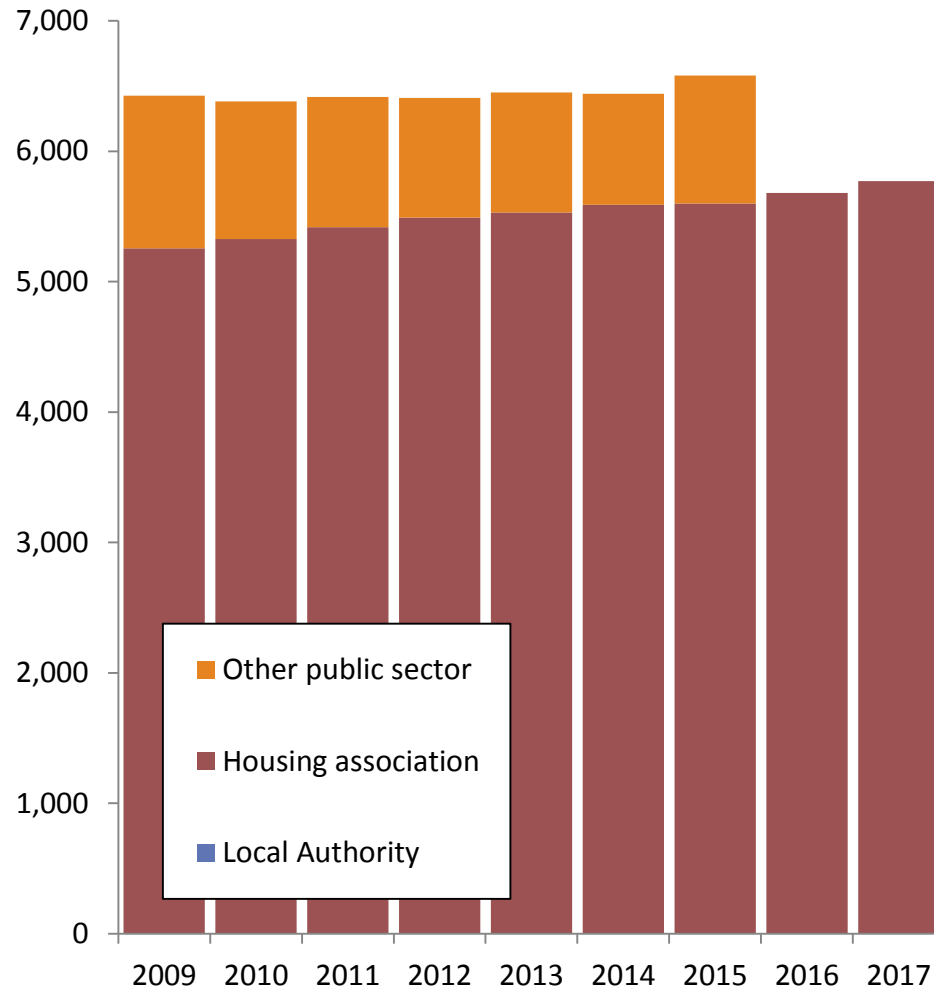
- 4,365 social rented households in West Oxfordshire had 2 or more bedrooms and, of these, 1,153 (26%) were occupied by one person.
- West Oxfordshire had the highest rate of under-occupancy of Oxfordshire's districts, close to the national average.

Under-occupancy: Percentage of social rented homes with TWO OR MORE bedrooms that were occupied by one person (2011)



Source: ONS Census 2011, table DC4405

Social rented housing: Management



In 2017, there were **5,770** public sector households in West Oxfordshire.

- All of these were housing association.

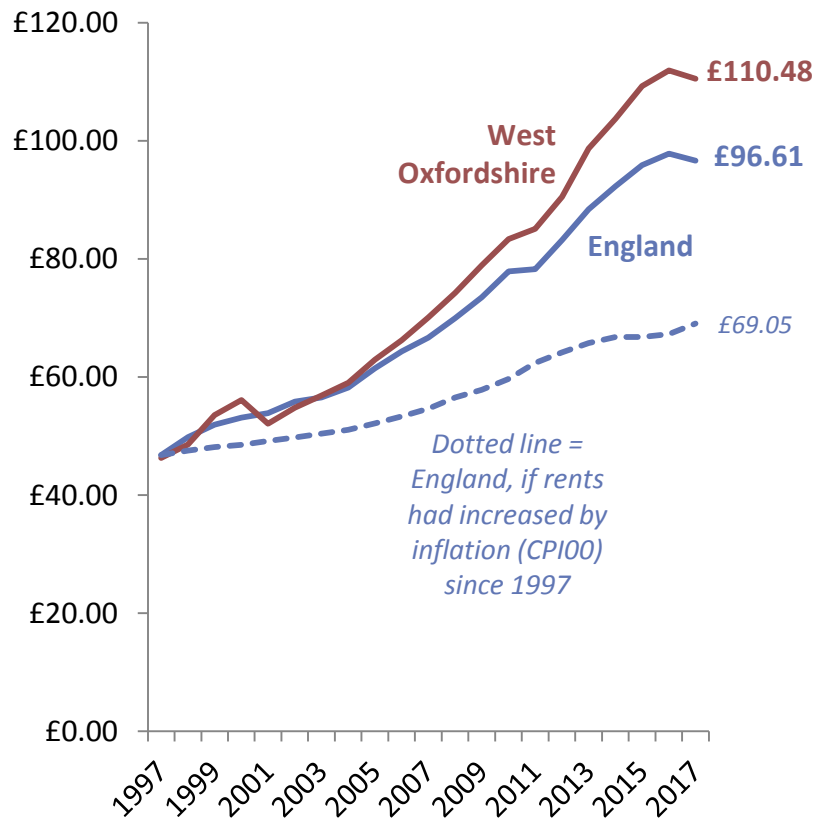
GRAPH: Social Rented Housing Stock

Source: MHCLG, Live Table 100, downloaded 20/08/18

Social rented housing: Rents

GRAPH: Social Rents (Private Registered Providers)

Source: MCHLG, Live table 704, downloaded 02/10/18



West Oxfordshire only has Private Registered Providers. Currently these charge an average of **£110.48** rent.

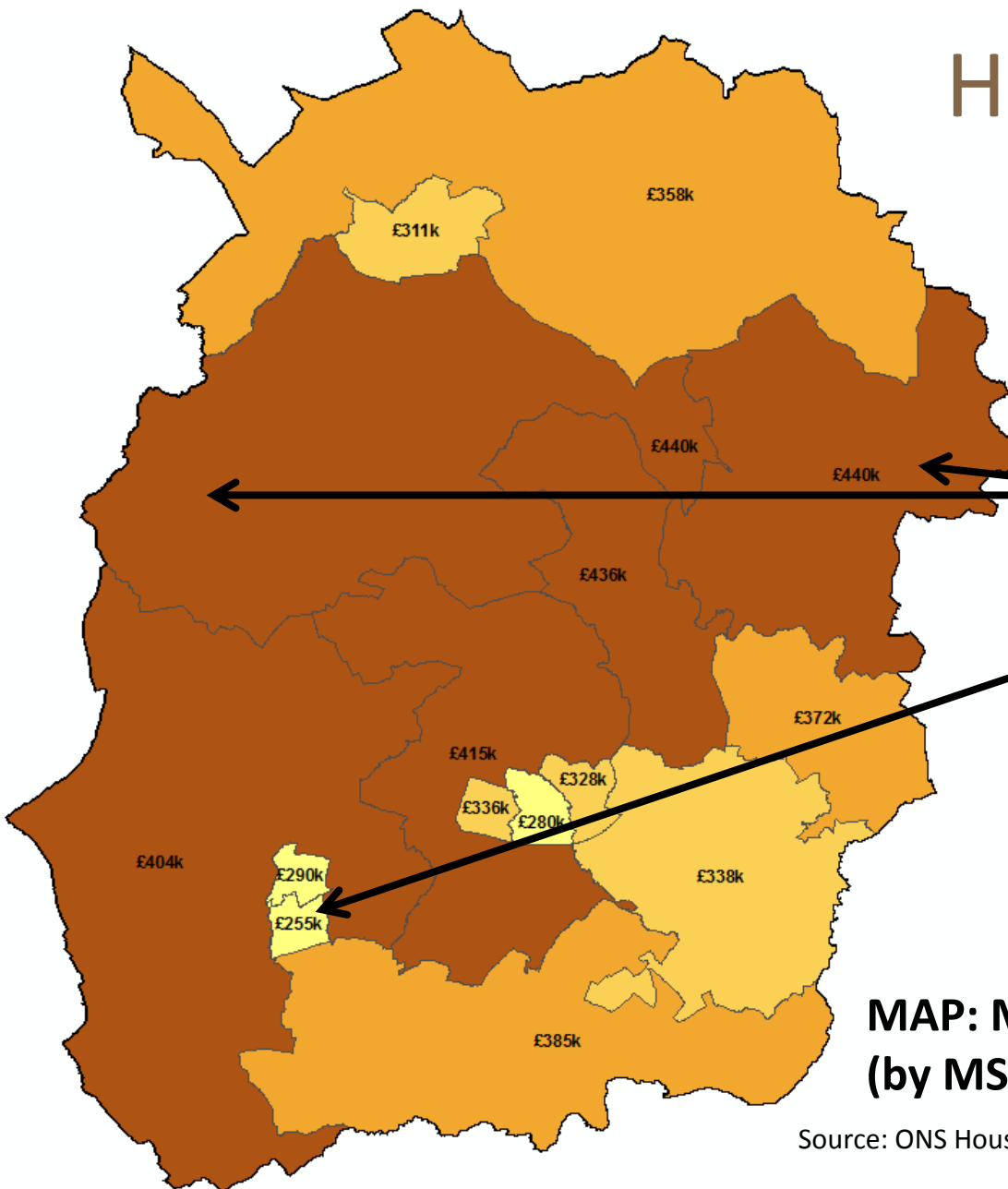
- Across England, the average comparable rent is £96.61.

Rents have increased faster than prices.

- The average West Oxfordshire rent has increased by 50% over the last ten years.
- If the rates had increased with inflation over the last 20 years, then the average rent would be around £69.
- *However*, there was a slight dip in rents over the past year.

Private Sector

House prices: median



Median house prices for each MSOA ranged by £185,000

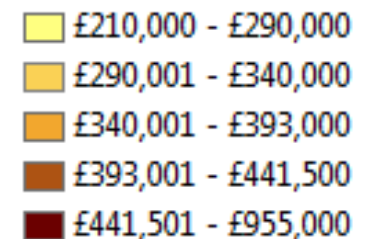
The highest was the rural strip between Woodstock and Shipton-under-Wychwood, £440k

The lowest was southern Carterton, £255k

Note: Data can be volatile since small samples of sold houses can be skewed by housing type. In the last data evidence pack, the area with the highest median house price was around Woodstock

MAP: Median House Prices (by MSOA, Mar-18)

Source: ONS House Prices for Small Areas (Table 2)



House prices: 10-year increase

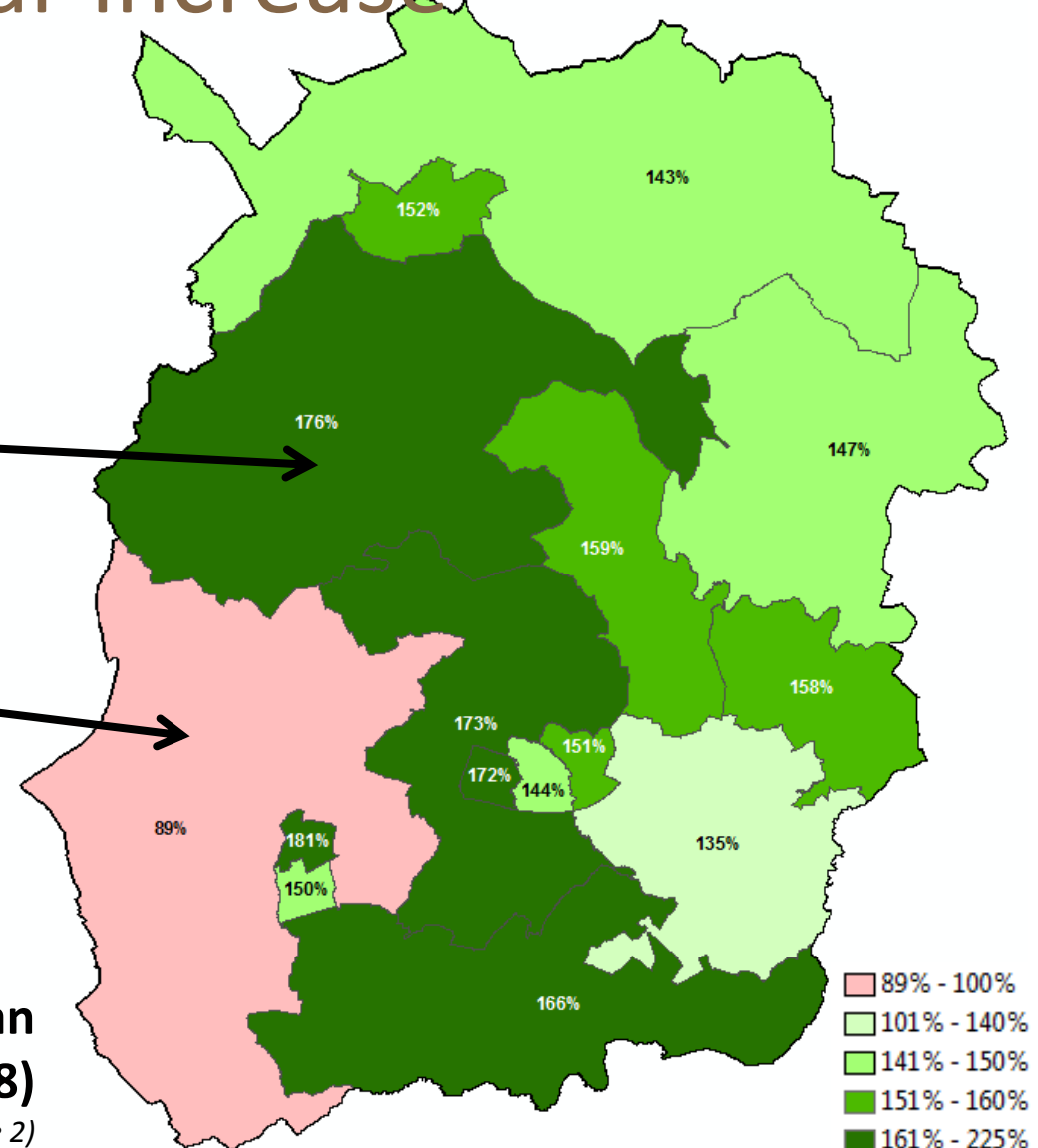
The median price of houses sold in the year to Mar-18 is up to 176% higher than ten years previously.

- The highest 10-year increase was in the rural Cotswolds area containing Chadlington and Shipton-under-Wychwood.
- Houses in the Burford rural area have **lost** value on average (-11%).

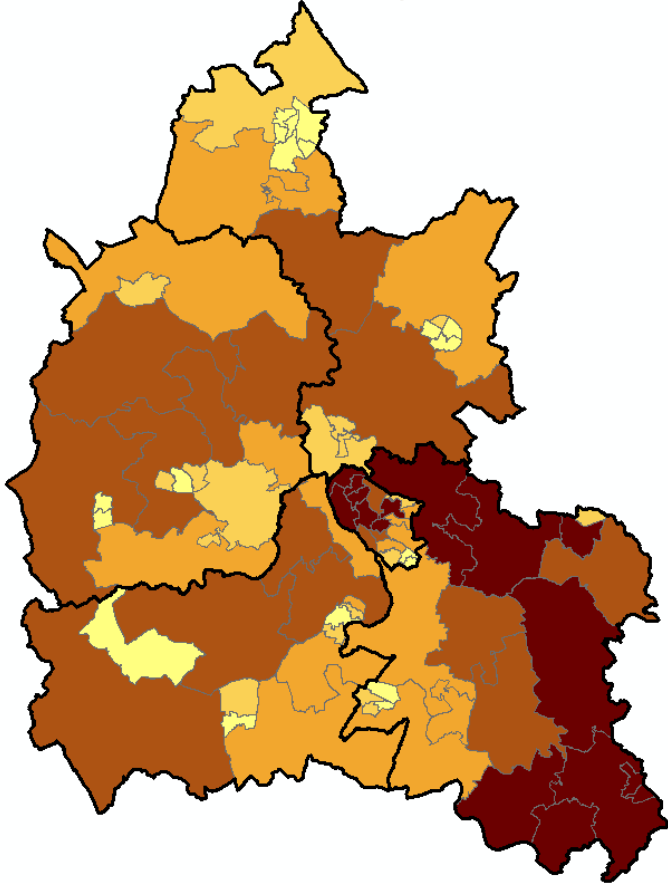
As in the previous slide, data is volatile.

MAP: Ten-year increase in median House Prices (by MSOA, Mar-18)

Source: ONS House Prices for Small Areas (Table 2)



House prices: county pattern

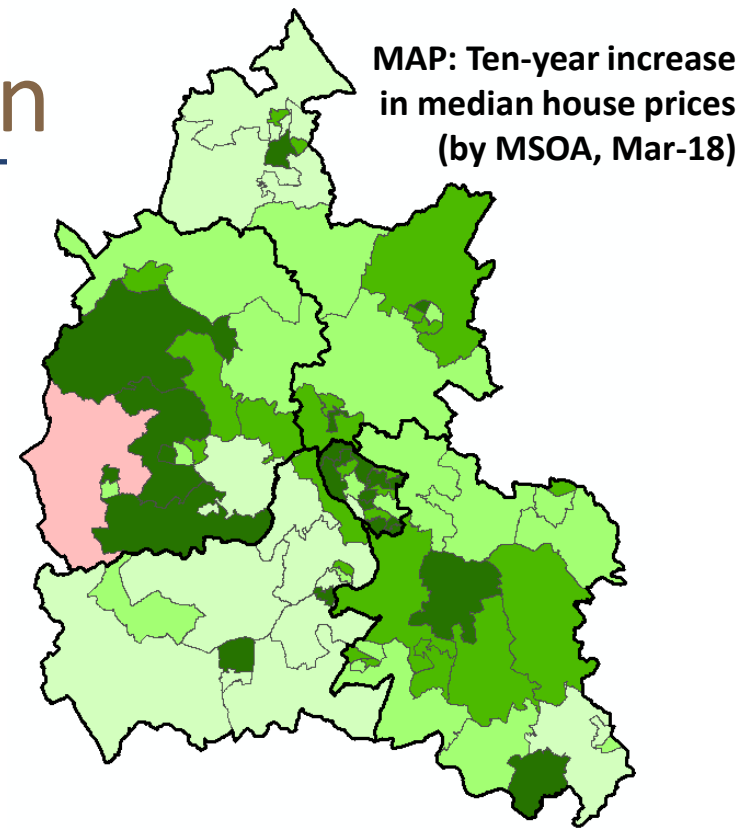


**MAP: Median house prices
(by MSOA, Mar-18)**

Source / Legend: see previous slides

Across Oxfordshire in 2018, [*brown map*]

- the highest median house price sales are in South Oxfordshire and Oxford City.
- Rural towns have the lowest prices, probably due to the mix available.



**MAP: Ten-year increase
in median house prices
(by MSOA, Mar-18)**

In terms of *change* in housing prices, [*green map*]

- West Oxfordshire has seen high increases over the last decade
- Conversely, it is the only district with an MSOA where the median house price has decreased.

Housing affordability (trend)

In 2017, market housing in West Oxfordshire cost around **10.6 times** the income of workers.

- This is higher than the national average (7.9), and is increasing.

For those in the lowest quartile the situation was worse with housing costing **12.6 times** the cheapest housing.

- This compares with 7.3 nationally.

In 2017 West Oxfordshire's affordability ratio of 10.6 made it the most unaffordable district of Oxfordshire after Oxford (12.3).

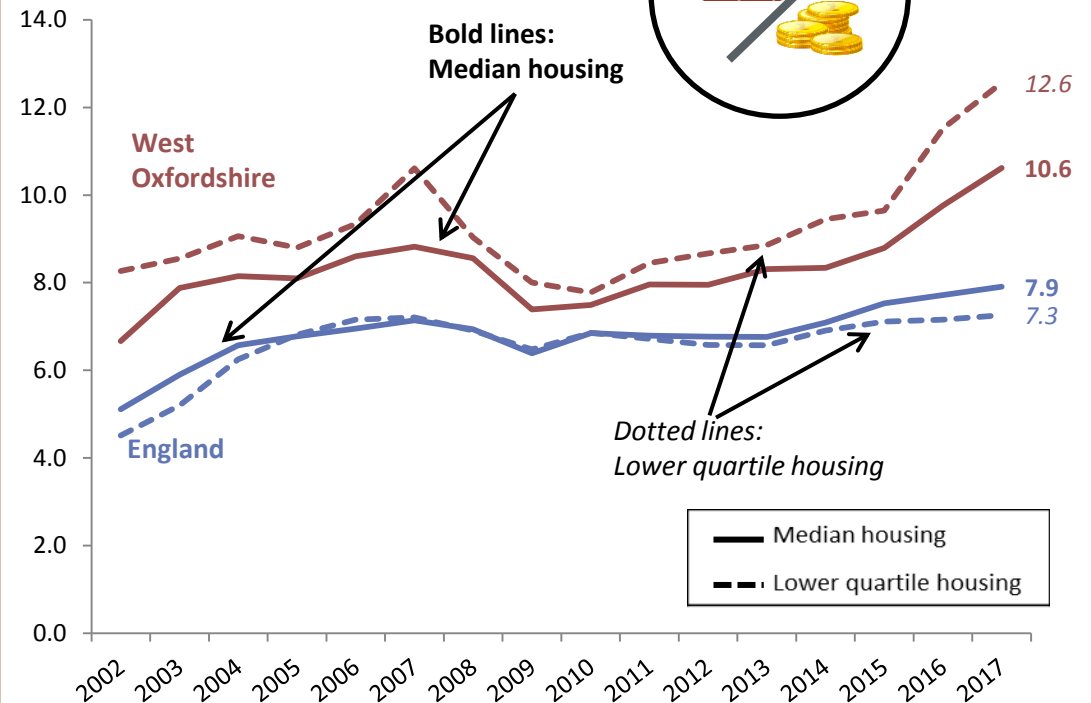
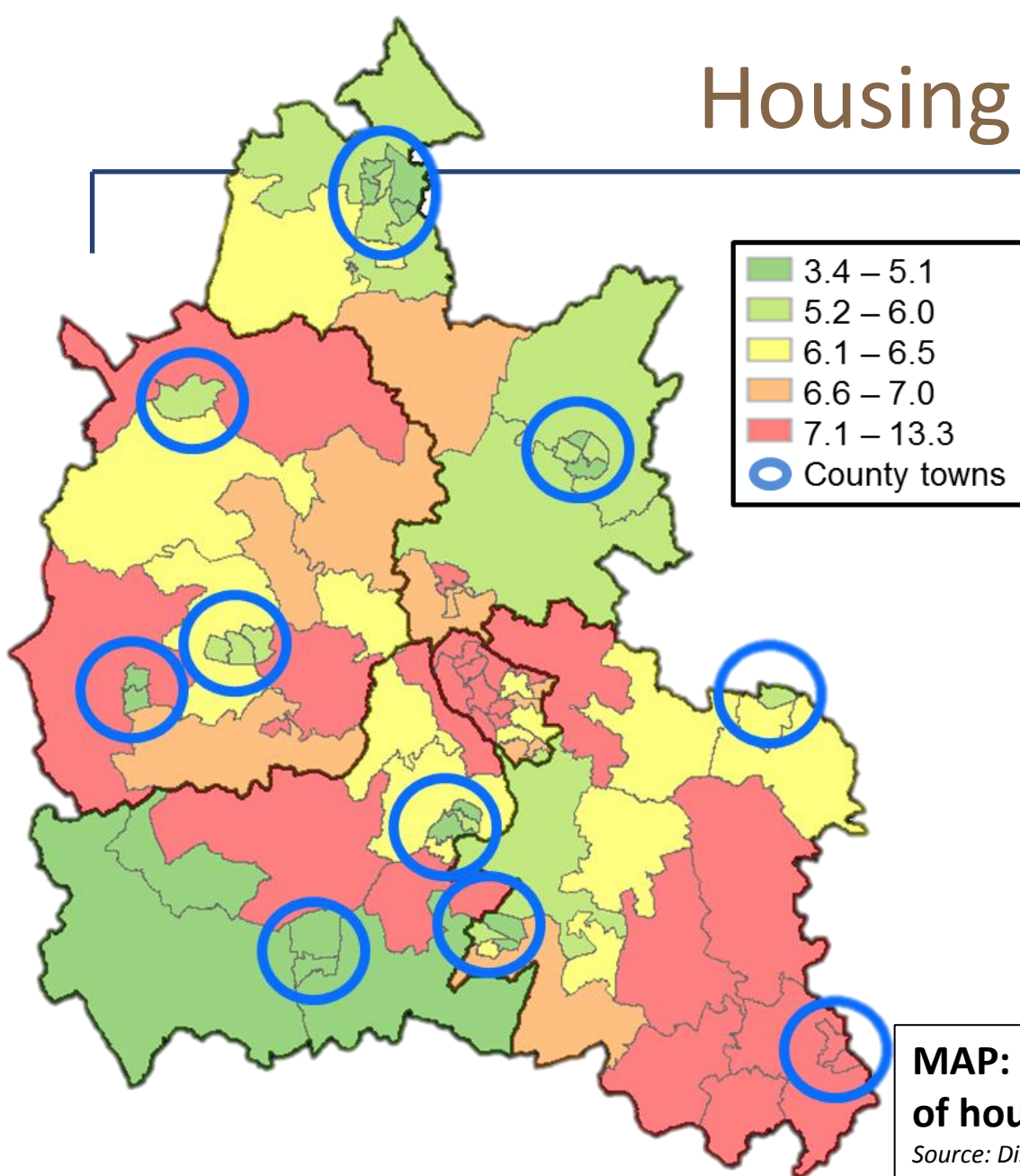


CHART: Ratio* of house prices to income

Source: Live tables on housing market and house prices, MHCLG, extracted 17/08/16

*EXAMPLE: Assume an average house costs £200,000 and average earnings are £25,000. Then the affordability ratio = house price divided by earnings = 8.0

Housing affordability (map)



Oxfordshire's county towns are circled blue.

- These are more affordable than their rural hinterlands, largely due to the housing mix available.

Areas coloured red are at least as unaffordable as the Oxford average.

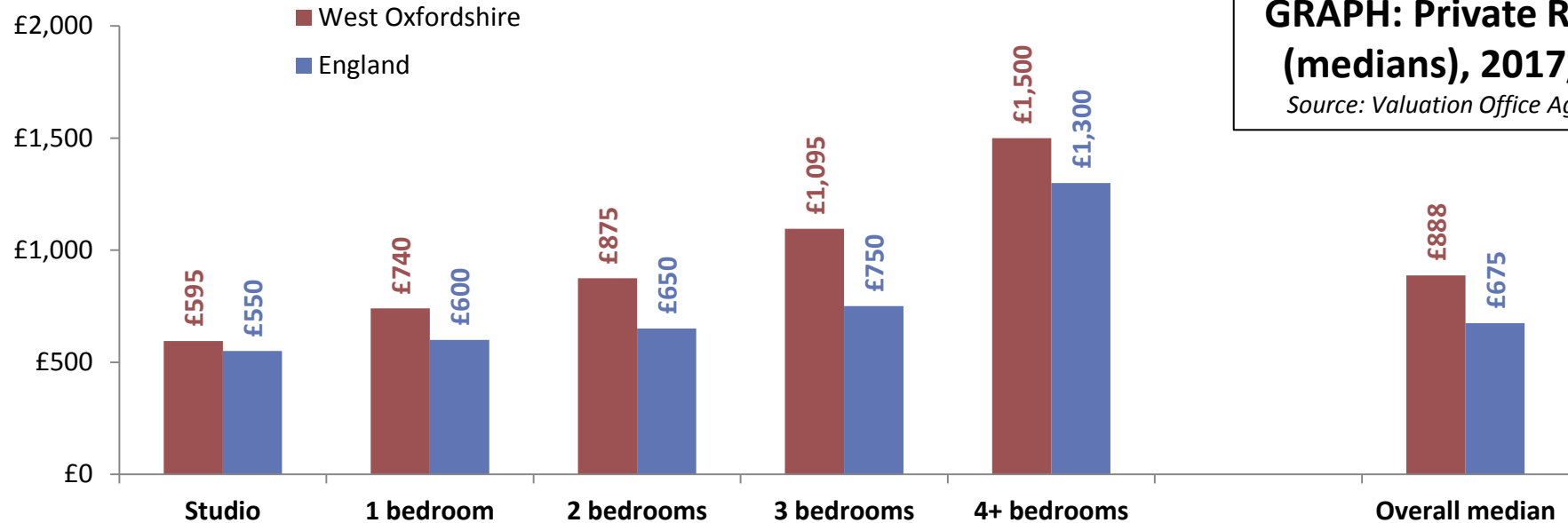
- Many rural areas are as unaffordable as Oxford.

For cautions regarding methodology, follow the source link below.

MAP: Housing affordability (ratio of house prices to income)

Source: District Data Service analysis ([here](#))

Private rents



GRAPH: Private Rents (medians), 2017/18

Source: Valuation Office Agency

Across West Oxfordshire, the median private rent is £888 (or mean £993).

- This is higher than the median England rent of £675 (mean £829).

For those in the lower quartile, the average rent is £775 in West Oxfordshire compared to £520 nationally.

In other words, the lower quartile rent in West Oxfordshire (£775) is higher than the England (£675) average.

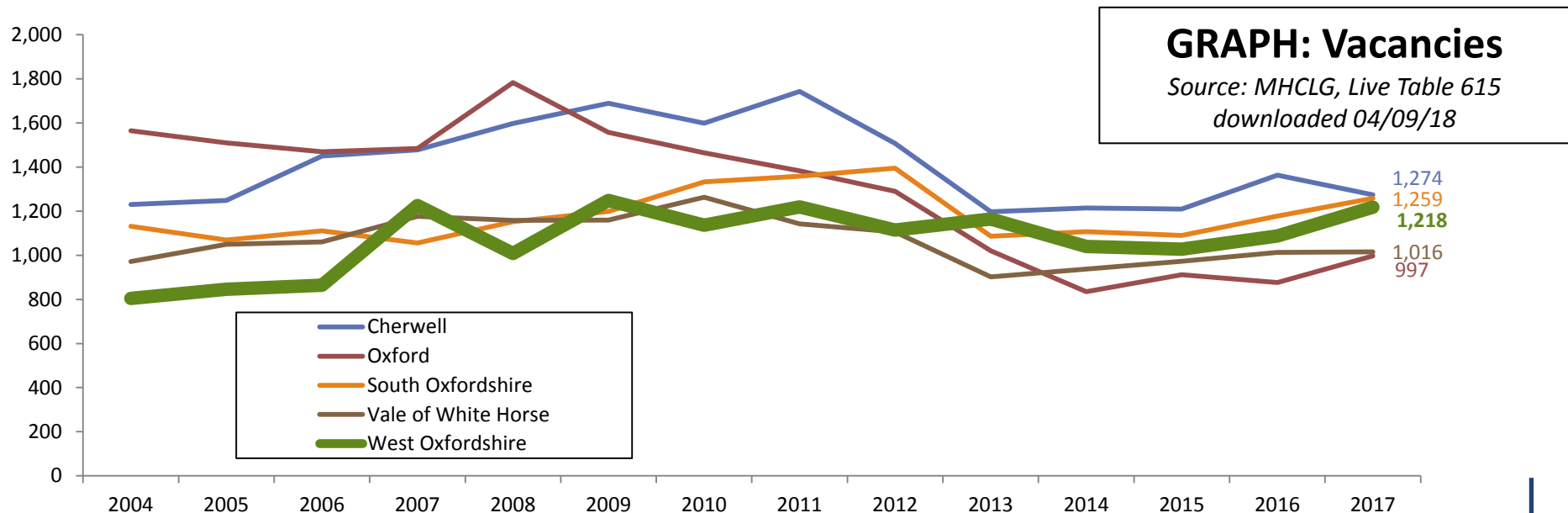
Other housing statistics

Vacant dwellings

In West Oxfordshire in 2017, there were **1218** vacant dwellings.

- **22%** of these were long-term vacants.
- **0%** of these were LA owned (ie. all LA-owned properties are filled).

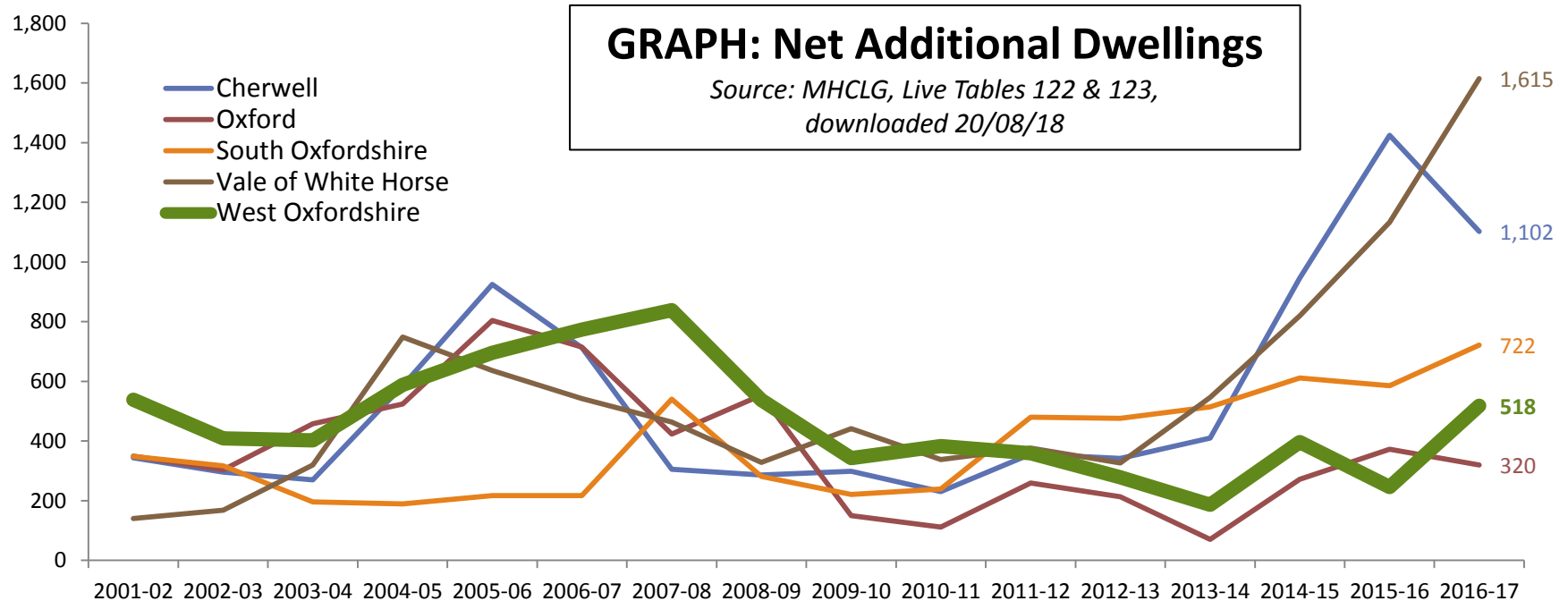
The districts do not quite follow the England pattern, which saw a rise in vacancies up to 2008; a fall until 2016; and a slight rise in 2017.



Net additional dwellings

As the graph shows, there were 518 net additional dwellings in West Oxfordshire in 2016/17.

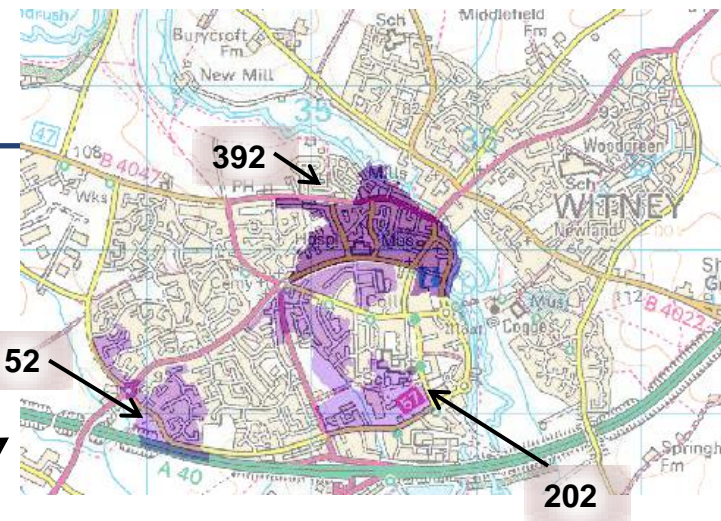
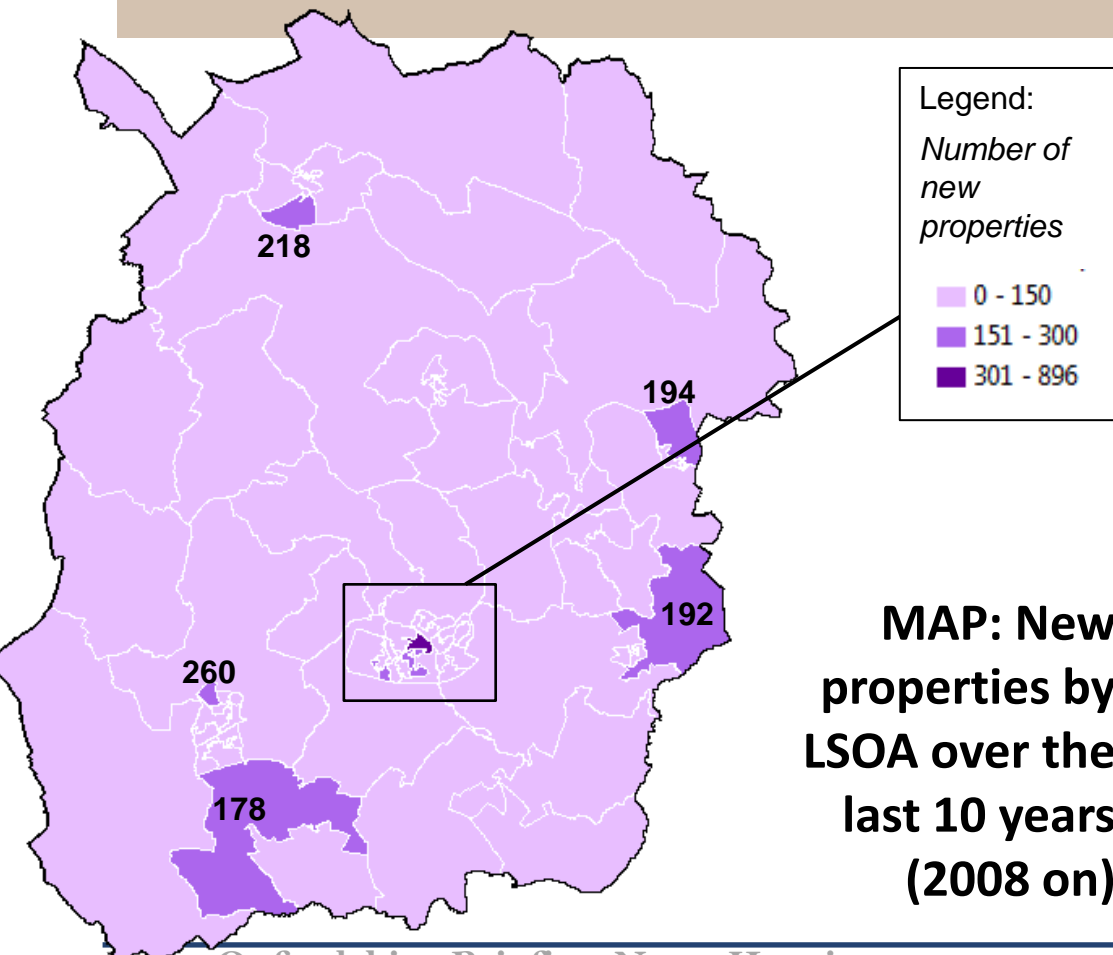
- 95% of these were achieved through new builds.



New Properties

Since 2008, 5,100 new properties have come onto the Council Tax Register.

Source: West Oxfordshire Council Tax register



Areas of concentrated growth include the following:

- central Witney (594 new properties have come on stream in two LSOAs alone)
- northern Carterton (399 new properties over two LSOAs)
- Chipping Norton (218 properties in one LSOA)
- Woodstock (194 properties in one LSOA)

Homelessness: Rough sleeping

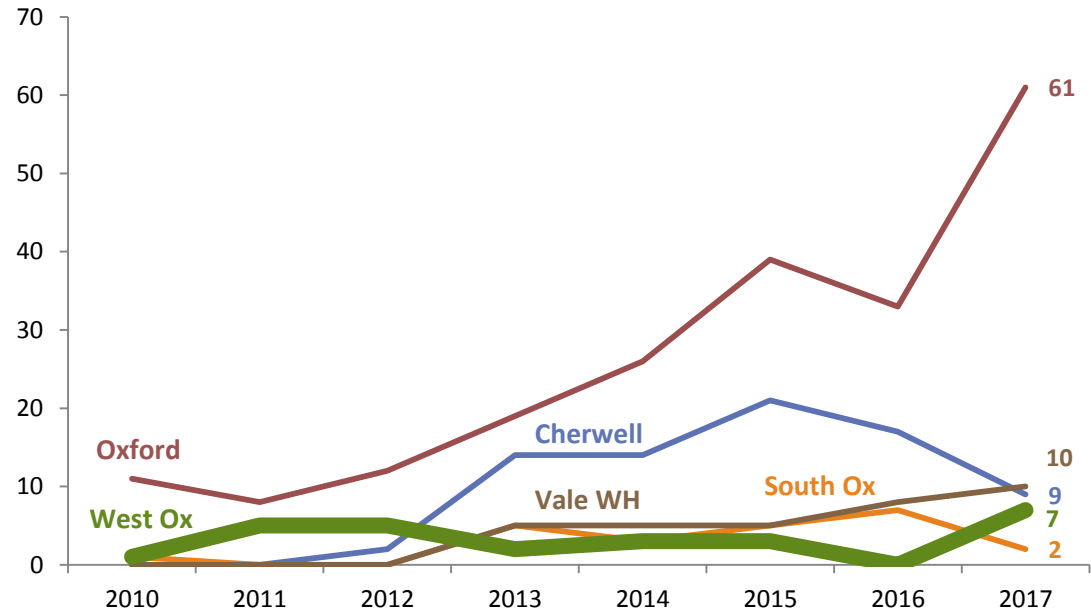
In West Oxfordshire in Oct to Nov-17, there were estimated to be **7** rough sleepers.

- This is equivalent to a rate of **0.15** per 1,000 households.
- (England has a rate of 0.20 rough sleepers per 1,000 households).

Of these 7 individuals:

- **3 (43%)** were under 25
- **3 (43%)** were women
- **6** were UK nationals and 1 was not known.

In England as a whole, rough sleeping has gone up by 268% between 2010 and 2017.



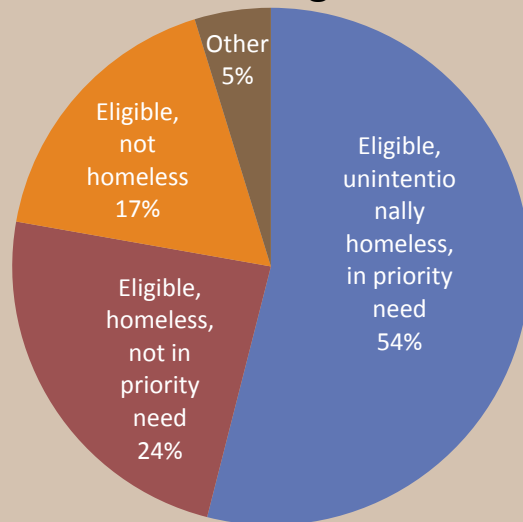
GRAPH: Rough sleepers, Oct/Nov 2017

Source: MHCLG, homelessness statistics ([link](#))

Homelessness: Statutory homelessness

Applications

During the first quarter of 2018 (Jan-Mar), 63 households applied to be dealt with under the homelessness provisions of the 1996 Housing Act.

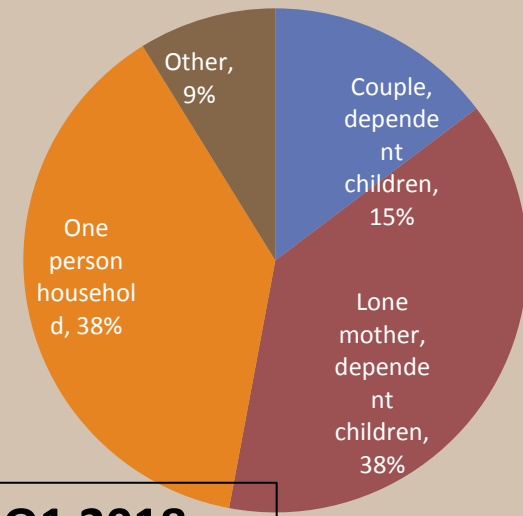
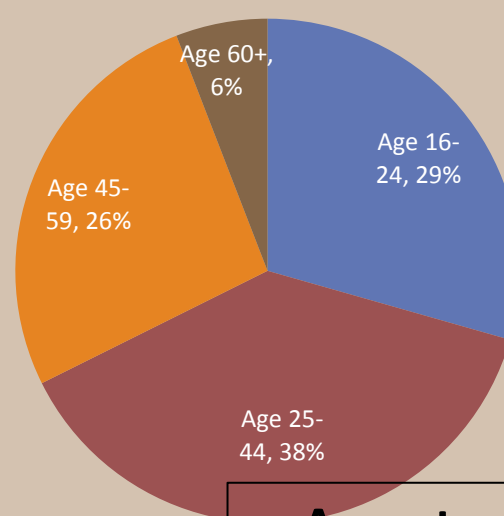


Applications, Q1 2018

Acceptances

Of applications in the first quarter of 2018, 34 were accepted. Of these,

- 12 were homeless due to family / friends no longer being willing to accommodate them
- 5 were homeless due to violent breakdown of a relationship



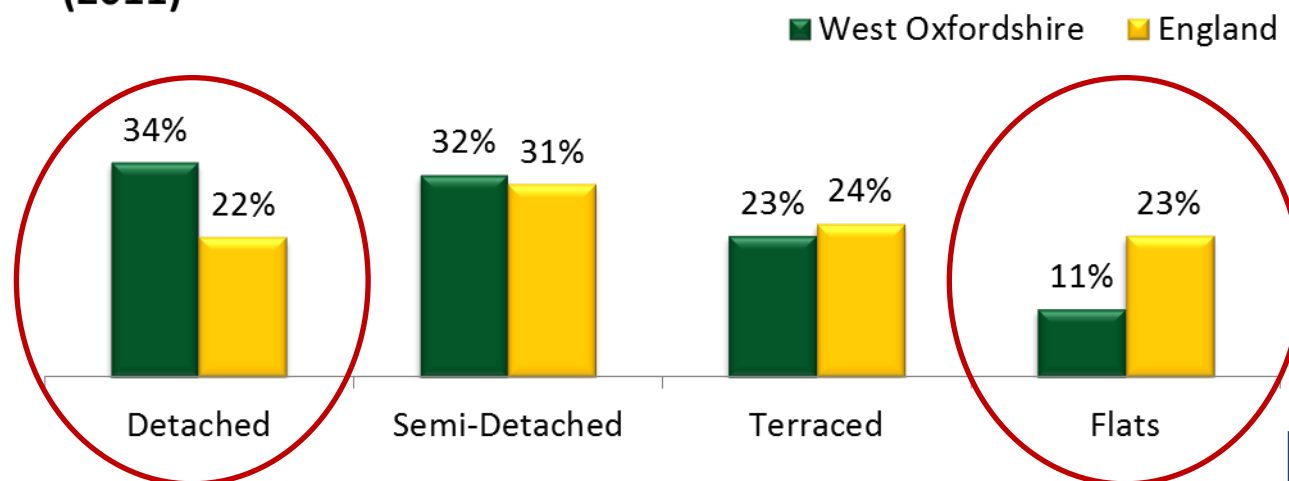
**Acceptances, Q1 2018:
(a) age; (b) household type**

Source: MHCLG, homelessness statistics ([link](#))

House types

Compared with the England average, West Oxfordshire has a much greater proportion of detached dwellings and a much lower proportion of flats.

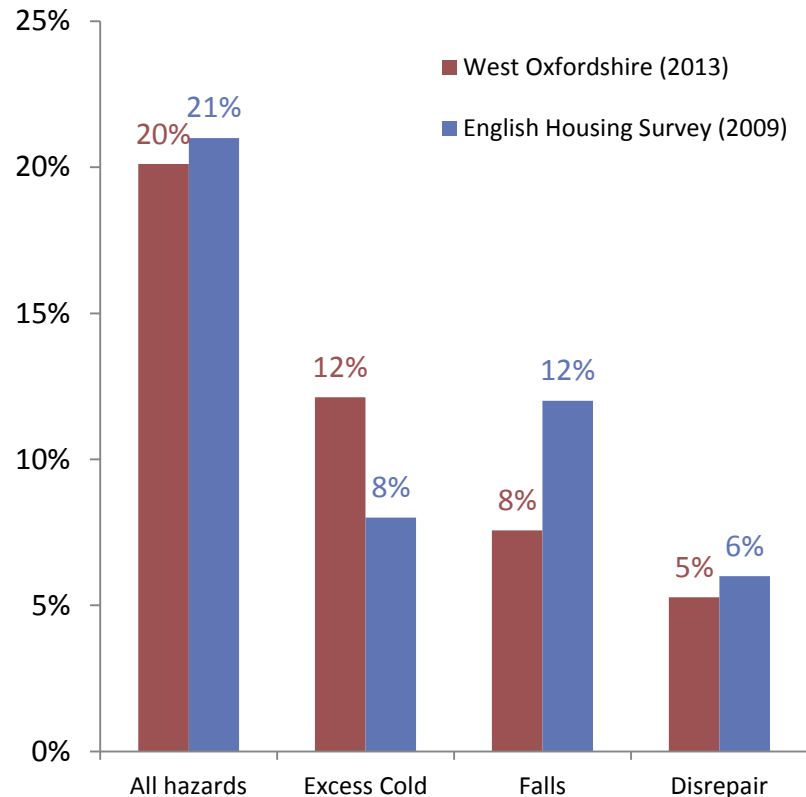
Percentage of households by accommodation type (2011)



* Occupied and unoccupied

Source: ONS Census 2011 KS402

Housing stock



GRAPH: Condition of housing stock

Source: West Oxfordshire District Council / English Housing Survey. Collated by Oxfordshire County Council for JSNA

In 2013, West Oxfordshire carried out a survey on the condition of housing stock. Results may be compared with national rates from the English Housing Survey (2009).

- West Oxfordshire properties scored better than the national average overall, but were more likely to suffer from excess cold (12%).

Energy rating may be measured by “Simple SAP”. 100 represents zero energy costs, but lower numbers mean higher running costs.

- On this measure, West Oxfordshire housing scored 51 compared to an England average of 53.
- In other words, local housing is less energy-efficient than the England average.

The graph shows the proportion of dwellings with a HHSRS Category 1 hazard needing action to make the property safe.

(HHSRS = Housing Health & Safety Rating System).

Sources

Sources

- Census <https://www.nomisweb.co.uk/census/2011>
- MCHLG live tables
 - Housing affordability:
<https://www.ons.gov.uk/releases/housingaffordabilityinenglandandwales1997to2017>
 - House prices: HPSSA [table 9](#) (local authority), [table 2](#) (MSOA)
 - Homelessness : <https://www.gov.uk/government/collections/homelessness-statistics#live-tables>
- Rents, lettings and tenancies
 - <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>
 - <https://www.gov.uk/government/statistics/private-rental-market-summary-statistics-april-2017-to-march-2018>
- Local data
 - West Oxfordshire new builds estimated via council tax register
 - Condition of housing stock survey
 - District data service on local housing affordability: [DDAS website](#)