

Version Control

- v1 23/11/18



Housing Briefing Pack

23/11/18

*Produced by the District Data Analysis Service
Bella Image
iimage@oxford.gov.uk*

SUMMARY & KEY FACTS

In Vale of White Horse...

- HOMELESSNESS
 - 10 rough sleepers
 - 14 applications for housing under the Homelessness Act, of which 6 were accepted
- HOUSE PRICES
 - The median price of houses sold was £340,000
 - The median price of houses sold is 37% higher than a decade ago
 - (Affordability:) The median house is 9.7 times income [*England: 7.9*]
 - (Affordability:) Lower quartile houses are 10.6 times income [*England: 7.3*]
- RENT
 - Social sector rent is £109.29 pw [*England: £96.61*]
 - Private sector rent is £895 pcm [*England: £675*]
- OTHER
 - 55,800 occupied households (2017)
 - 1,016 vacant dwellings
 - 1,615 additional dwellings, mostly through new builds
 - 72% own their home; 13% are social renters; 15% rent privately

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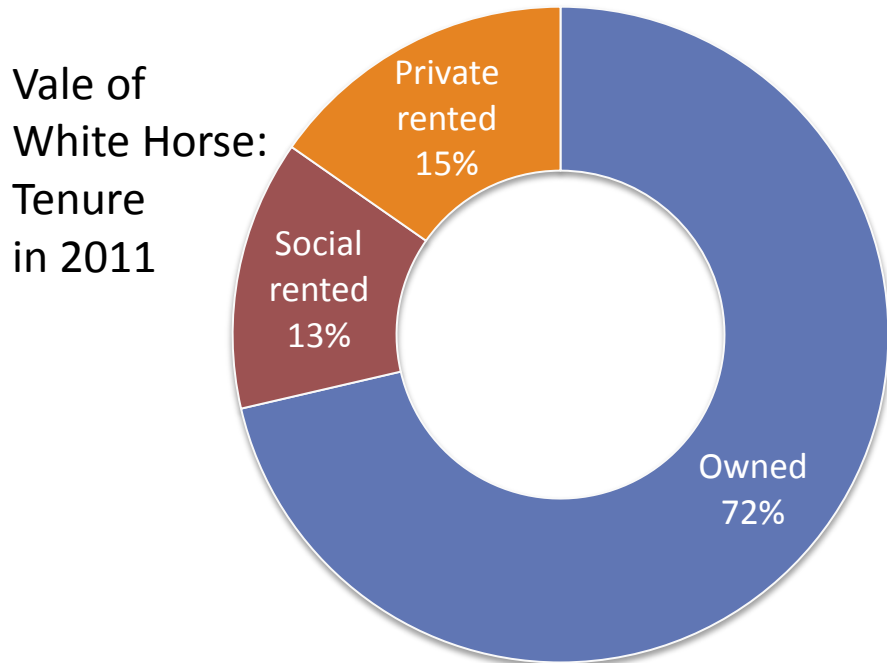
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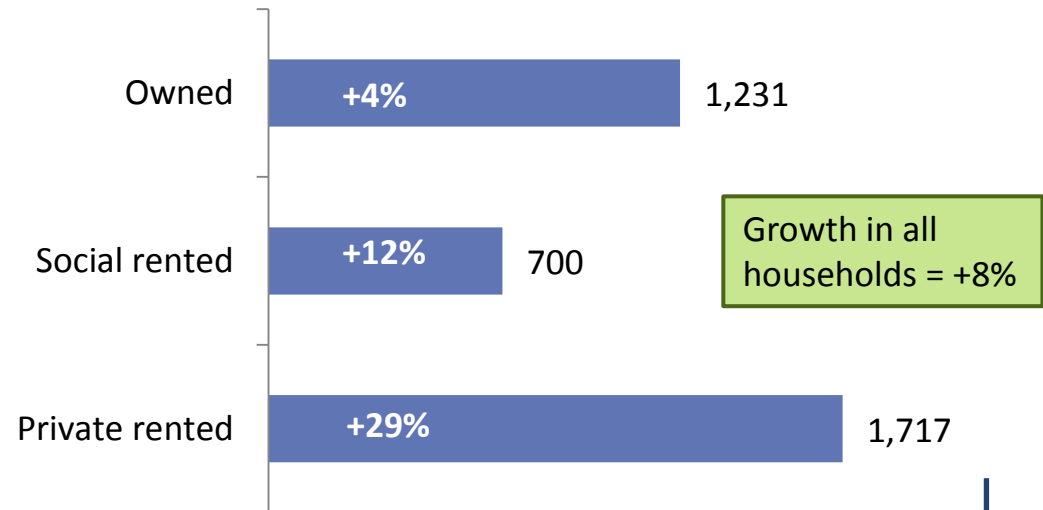
Tenure

Tenure: Private vs Social (2011)

- According to the 2011 Census, there were 49,000 households in Vale of White Horse.
 - Of these, 72% were owned (in full or with a mortgage).
 - This compares with 63% across England.
- Between 2001 and 2011 the total number of households in Vale WH increased by 3,600 (+8%).
 - The highest percentage growth was in private rented households.



Vale of White Horse: growth in households by tenure (count and %) from 2001 to 2011



Source: ONS Census 2001 KS18, Census 2011 KS402

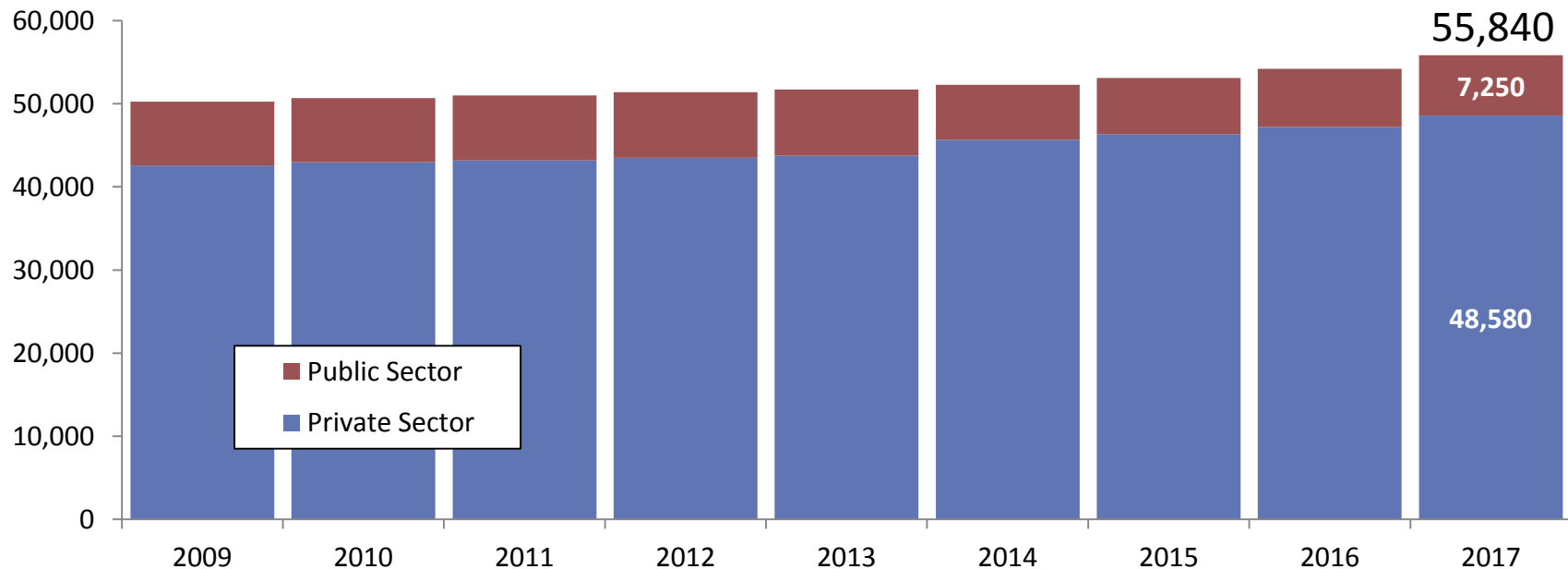
Tenure: Private vs Social (2017)

In 2017, there were **55,840** occupied households in Vale of White Horse.

- This is an increase of **13%** since 2007.
- Of these, 10% were public sector and the rest were private sector.

GRAPH: All households

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

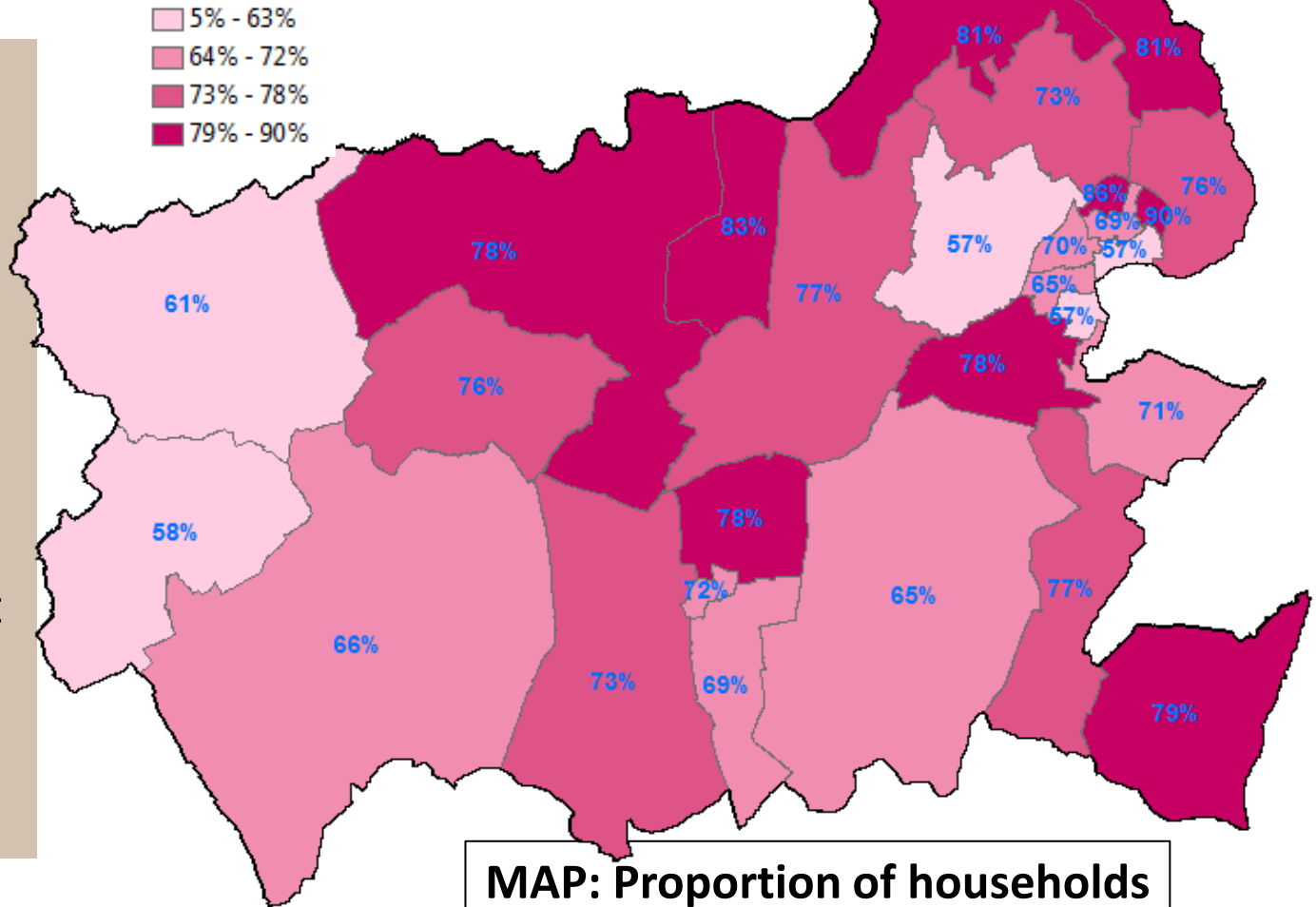


Tenure map: home ownership

According to Census 2011, the lowest rates of ownership were in and around Abingdon (three wards with 57% owned).

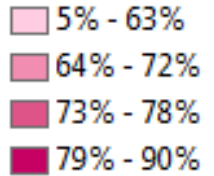
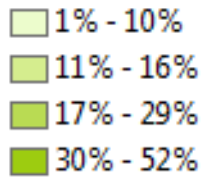
The highest rate of ownership was in Abingdon Peachcroft ward (90%)

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



MAP: Proportion of households owned (by ward)
Source: Census 2011, Table KS402EW

Tenure maps: Oxfordshire



Across Oxfordshire as a whole,

- home ownership is higher in rural settings (especially in the north and south-east of the county)
- social renting is more common in towns

Extreme values

- Home owning: highest Abingdon Peachcroft (90%), lowest Holywell (5%)
- Social renting: highest Blackbird Leys (52%), lowest Abingdon Peachcroft (1%)

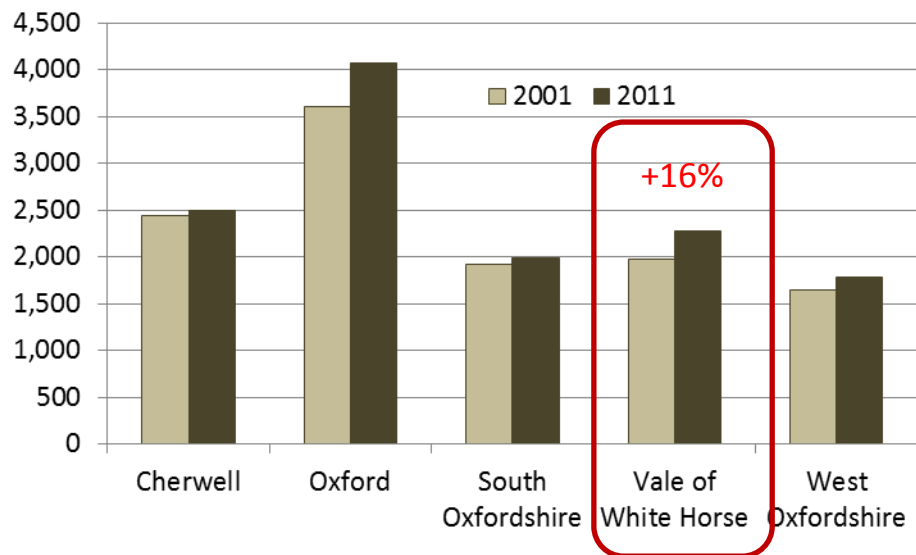
Map: Home ownership

Map: Social renting

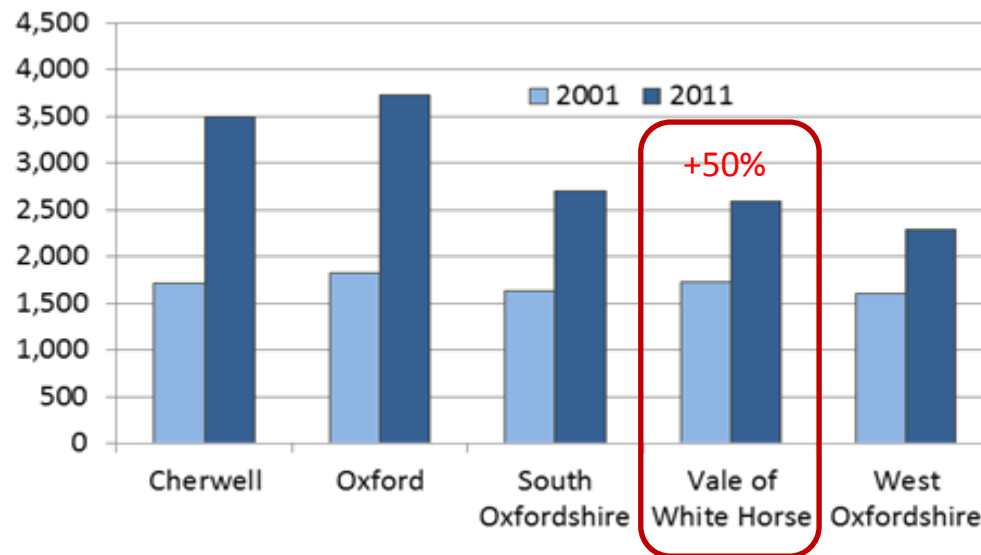
Tenure: Families

- Between 2001 and 2011 there was a notable increase in the number of private rented households occupied by families with dependent children in Vale WH: from 1,700 households in 2001 to 2,600 in 2011, a growth of 50%.
- This meant the number of families with children in private rented households in Vale WH 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: Occupancy 1

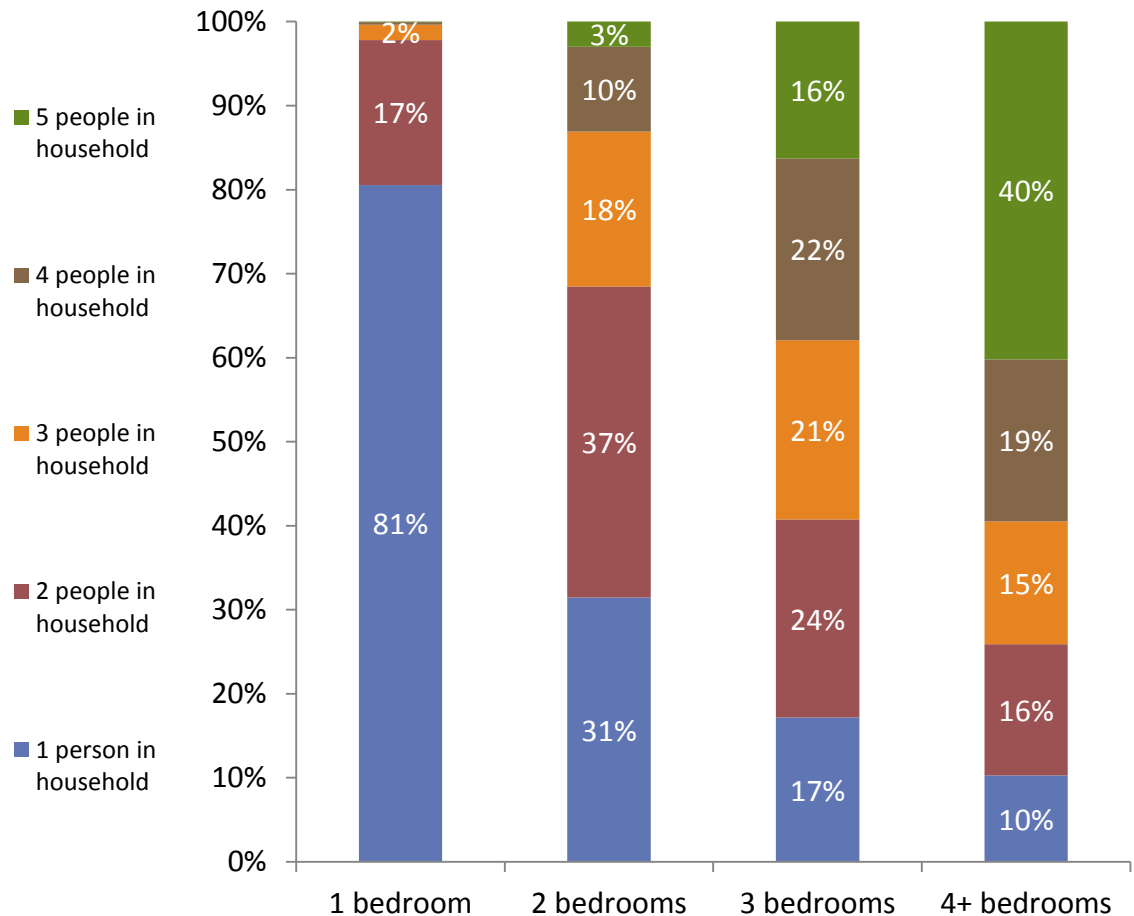
In social rented housing, the largest number of households have only 1 person (37% of all SR households).

- A further 26% of all SR households have 2 people.

1-person households comprise:

- 81% of 1 bed properties
- 31% of 2 bed
- 17% of 3 bed
- 10% of 4 bed or more

Vale WH: Occupancy, social rented housing, by bedrooms



Source: ONS Census 2011, table DC4405

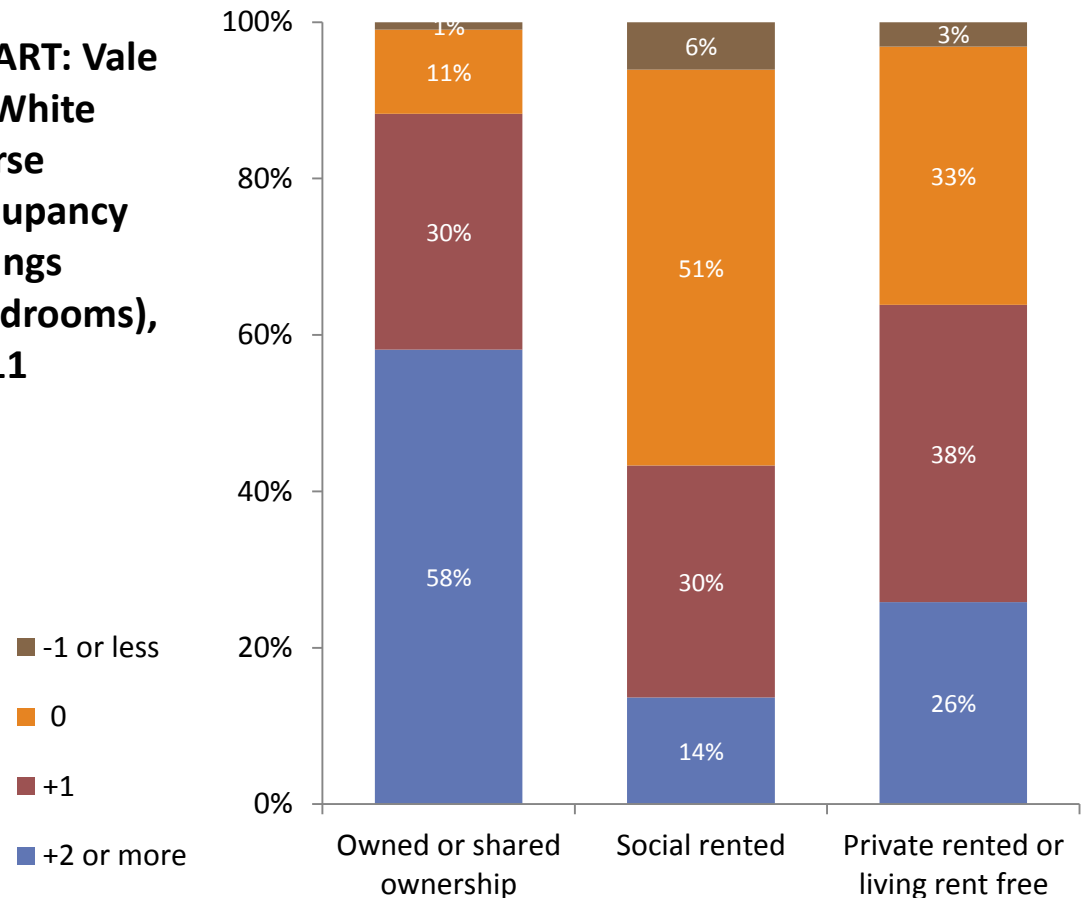
Social rented housing: Occupancy 2

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

E.g. the graph shows 58% 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 (6%).

CHART: Vale of White Horse occupancy ratings (bedrooms), 2011



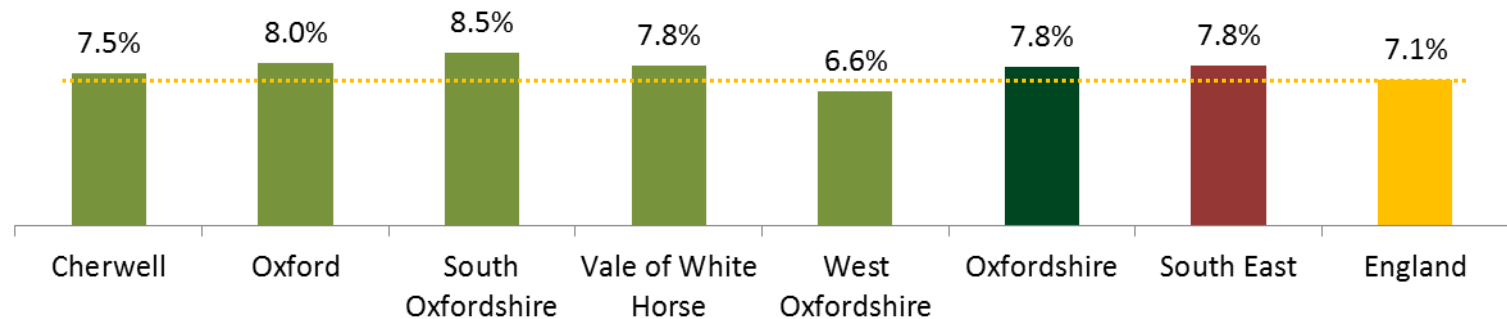
Source: ONS Census 2011, table DC4105

Social rented housing: Over-crowding



- According to Census 2011, there were **6,600** households in social rented accommodation in Vale WH.
- 3,900 of these social rented households had one or two bedrooms of which 211 (7.8%) were occupied by four or more people.
- On this measure of over-crowding, Vale WH 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)



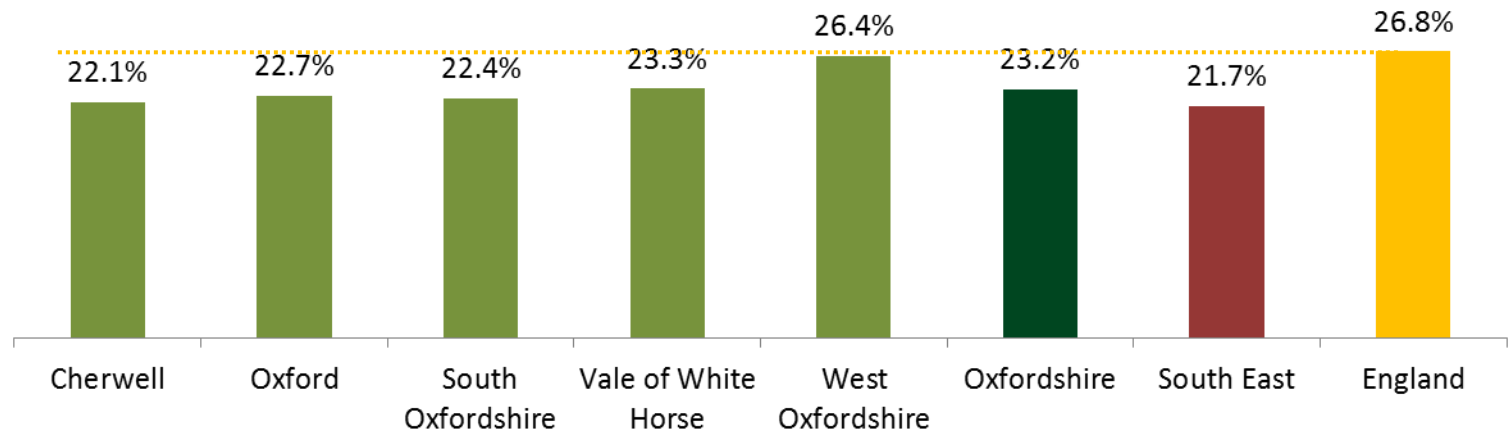
Source: ONS Census 2011, table DC4405

Social rented housing: Under-occupancy



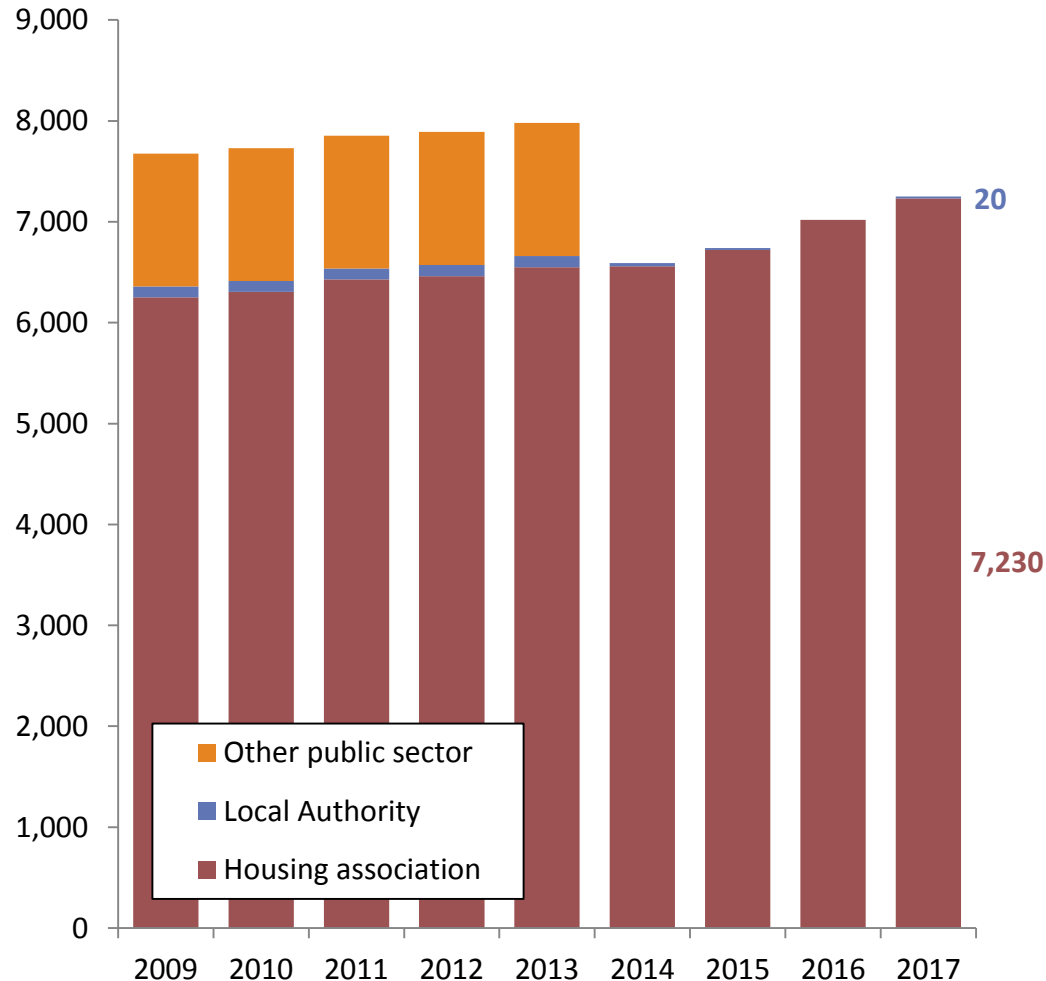
- 5,000 social rented households in Vale of White Horse had 2 or more bedrooms; of these 1,200 (23%) were occupied by one person.
- This is below the national average, but still the second-highest of Oxfordshire's districts.

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 **7,250** public sector households in Vale WH.

- Almost all of these were housing association.

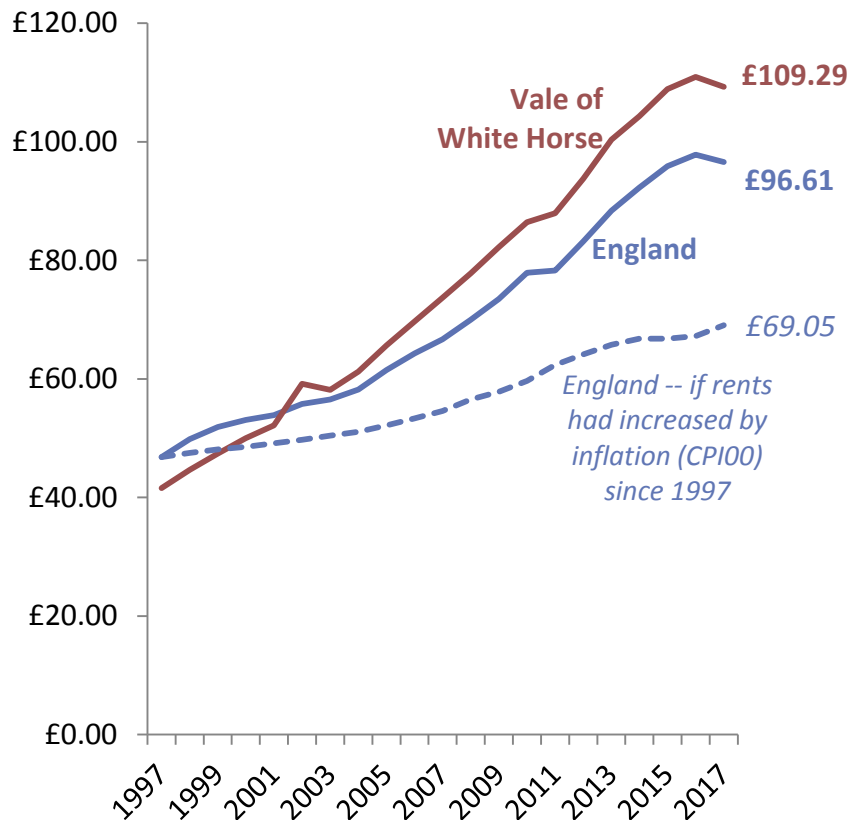
GRAPH: Social Rented Housing Stock

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



More than 99% of Vale WH public sector housing is provided by Private Registered Providers. Currently these charge an average of **£109.29** rent.

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

Rents have increased faster than prices.

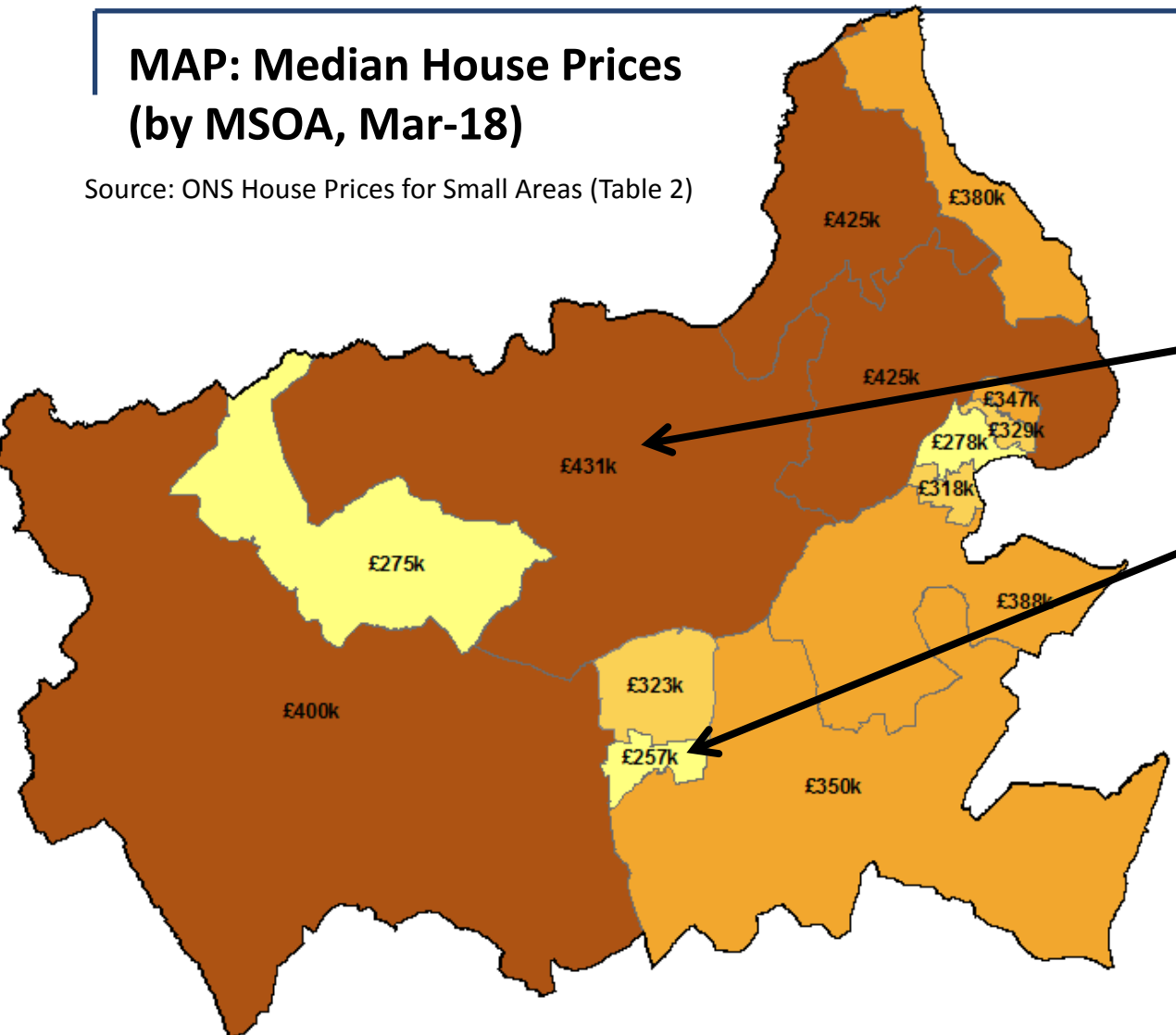
- The average Vale WH rent has increased by 40% over the last ten years.
- If the rates had increased with inflation over the last 20 years, then the average rent would be around £69.
- *However*, there was a slight dip in rents over the past year.

Private Sector

House prices: median

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

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

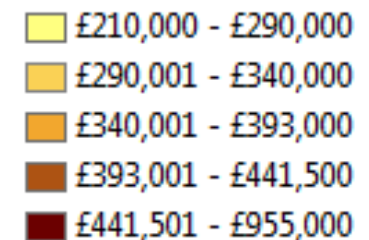


The median house price in Vale WH for the year to Mar-18 was £340,000.

The highest was the rural area around Kingston Bagpuize, £431k

The lowest was Wantage, £257k

Note: Data can be volatile since small samples of sold houses can be skewed by housing type.

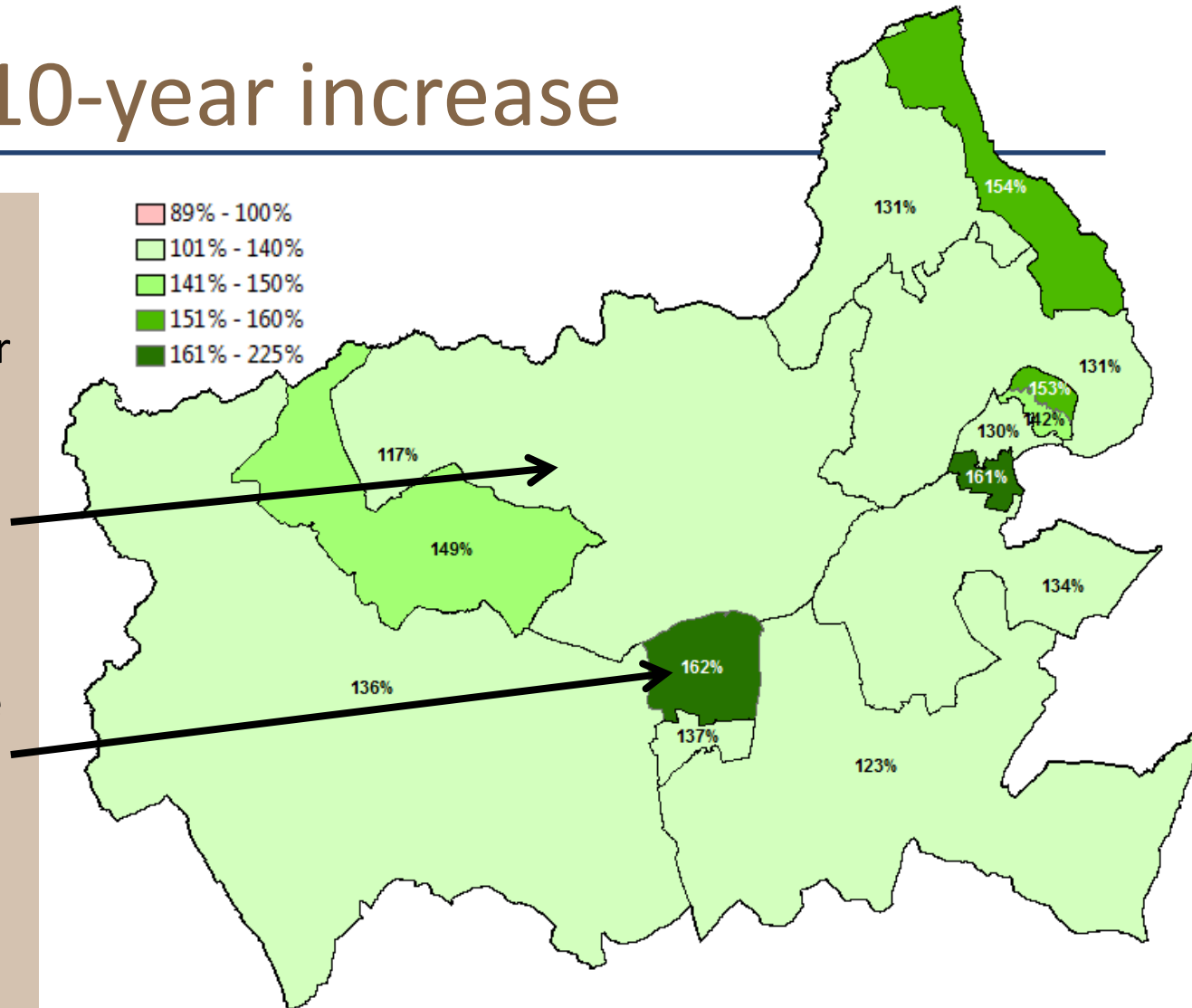


House prices: 10-year increase

The median price of houses sold in the year to Mar-18 is up to 62% higher than ten years previously.

- The highest 10-year increase was in Grove (162%).
- The lowest ten-year increase was in the MSOA containing Kingston Bagpuize (117%) – maybe because the prices are already high there (see previous slide).

As in the previous slide, data is volatile.

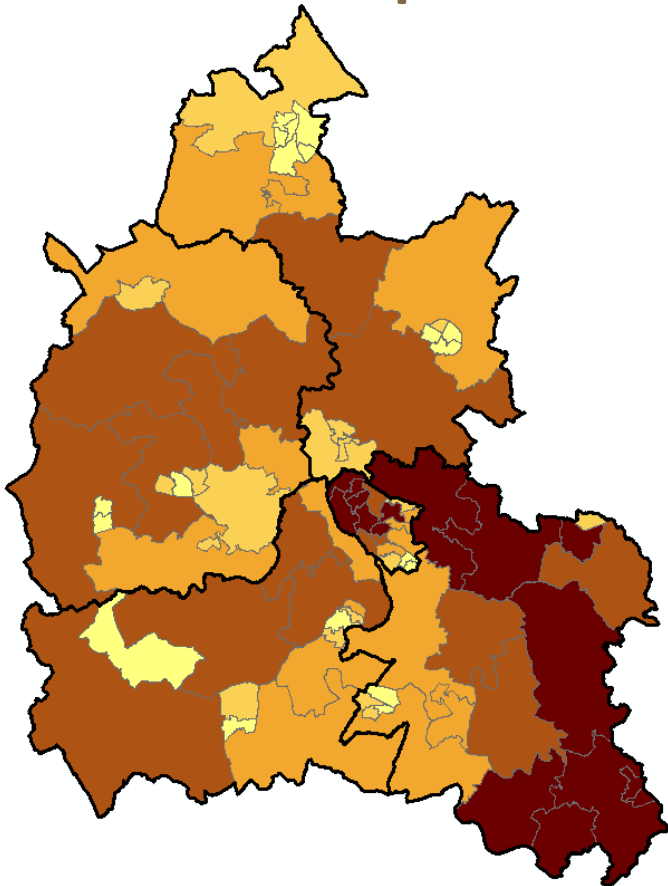


MAP: Ten-year increase in median House Prices (by MSOA, Mar-18)

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

House prices: county pattern

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

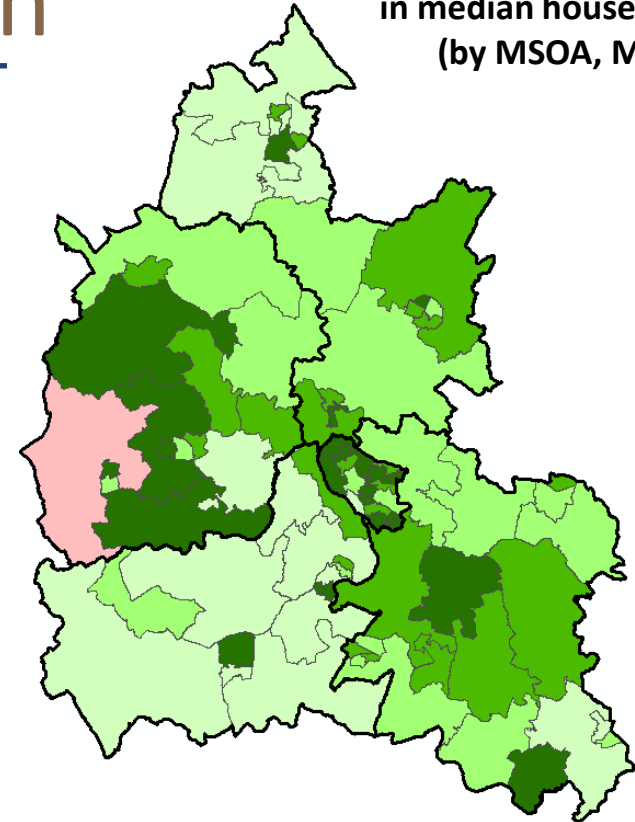


MAP: Median house prices (by MSOA, Mar-18)

Source / Legend: see previous slides

Across Oxfordshire in 2018, *[brown map]*

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



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

- Vale of White Horse has not seen high changes compared to other Oxfordshire districts.

Housing affordability (trend)

In 2017, market housing in Vale of White Horse cost around **9.7 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 **10.6 times** the cheapest housing.

- This compares with 7.3 nationally.

With Cherwell (9.6), Vale of White Horse is one of the more affordable districts of Oxfordshire.

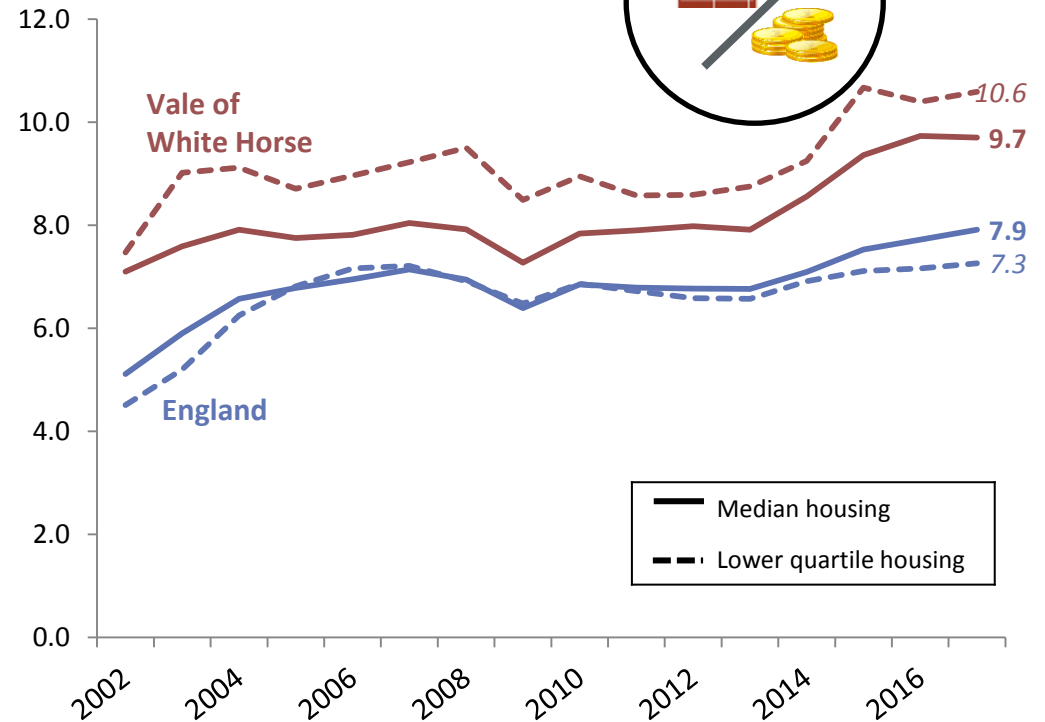
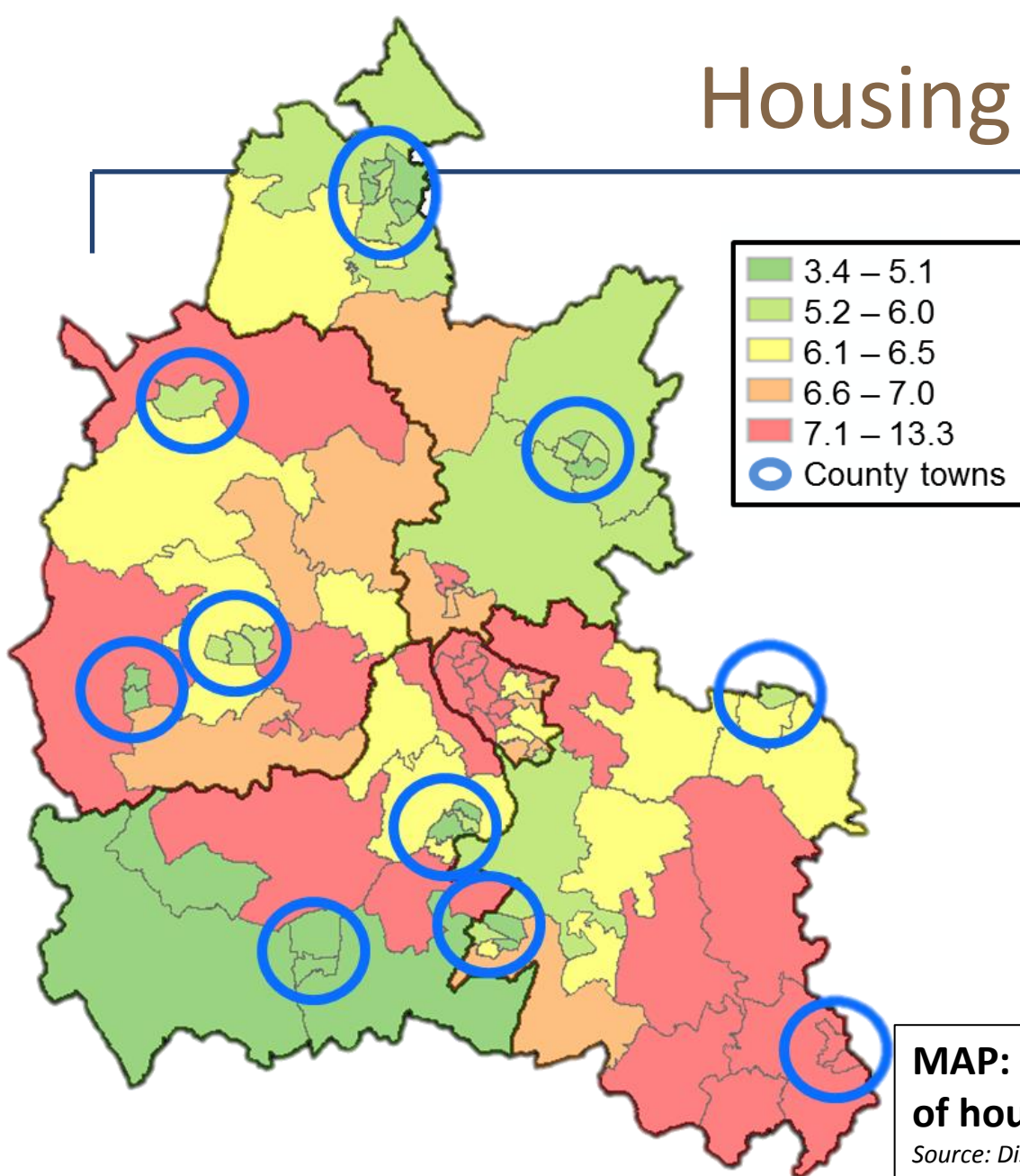


CHART: Ratio* of house prices to income

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.

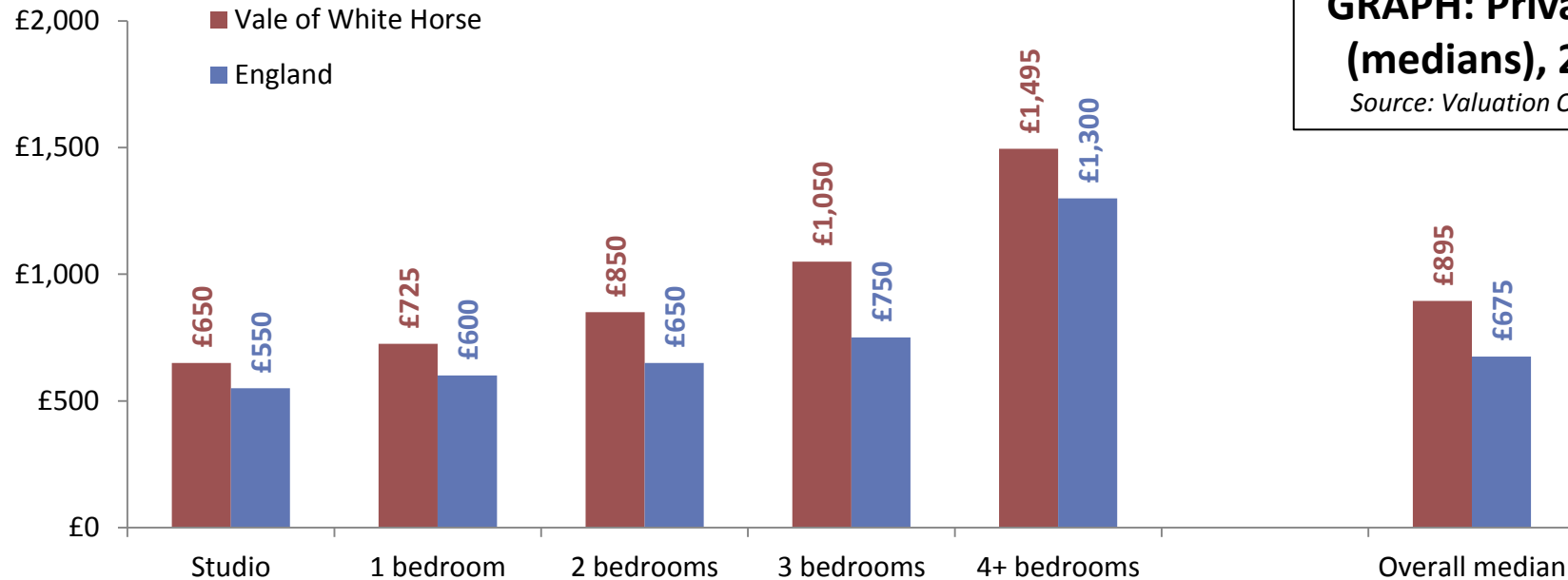
- Many rural areas are as unaffordable as Oxford.

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 Vale WH, the median private rent in the year to Mar-18 was £895 (or mean £1,011).

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

For those in the lower quartile, the average rent is £750 in Vale WH compared to £520 nationally.

In other words, the lower quartile rent in Vale WH (£750) is higher than the median across all England rents (£675).

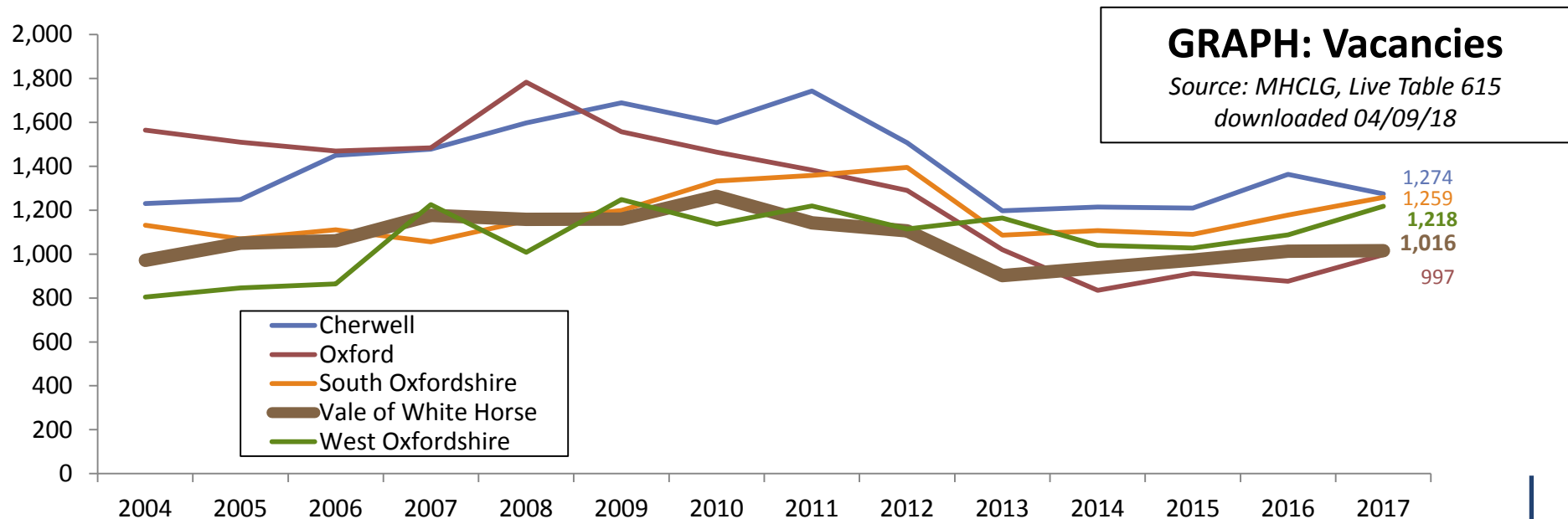
Other housing statistics

Vacant dwellings

In Vale of White Horse in 2017, there were **1,016** vacant dwellings.

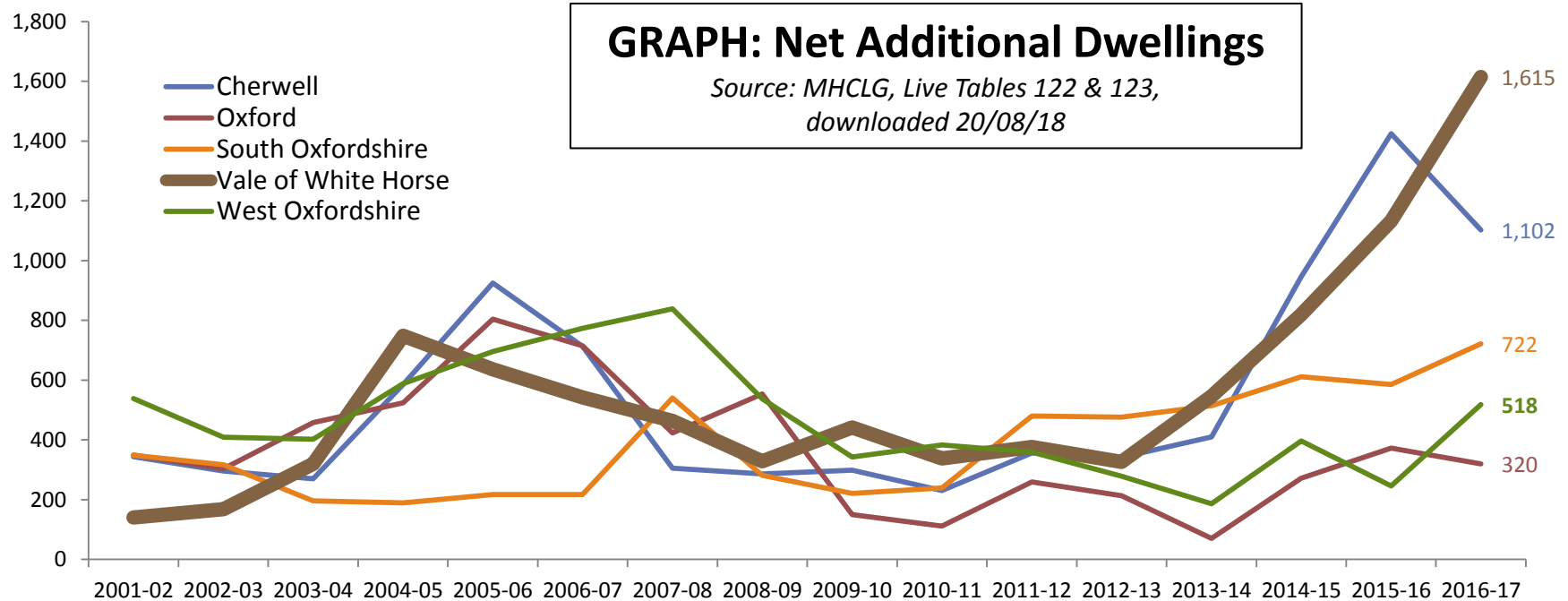
- **33%** of these were long-term vacants (compared to 34% nationally).
- **0%** of these were LA owned (ie. all LA-owned properties are filled).

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.



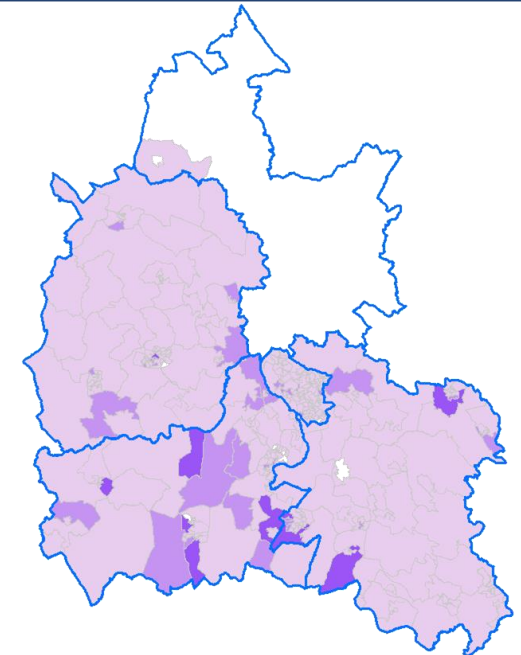
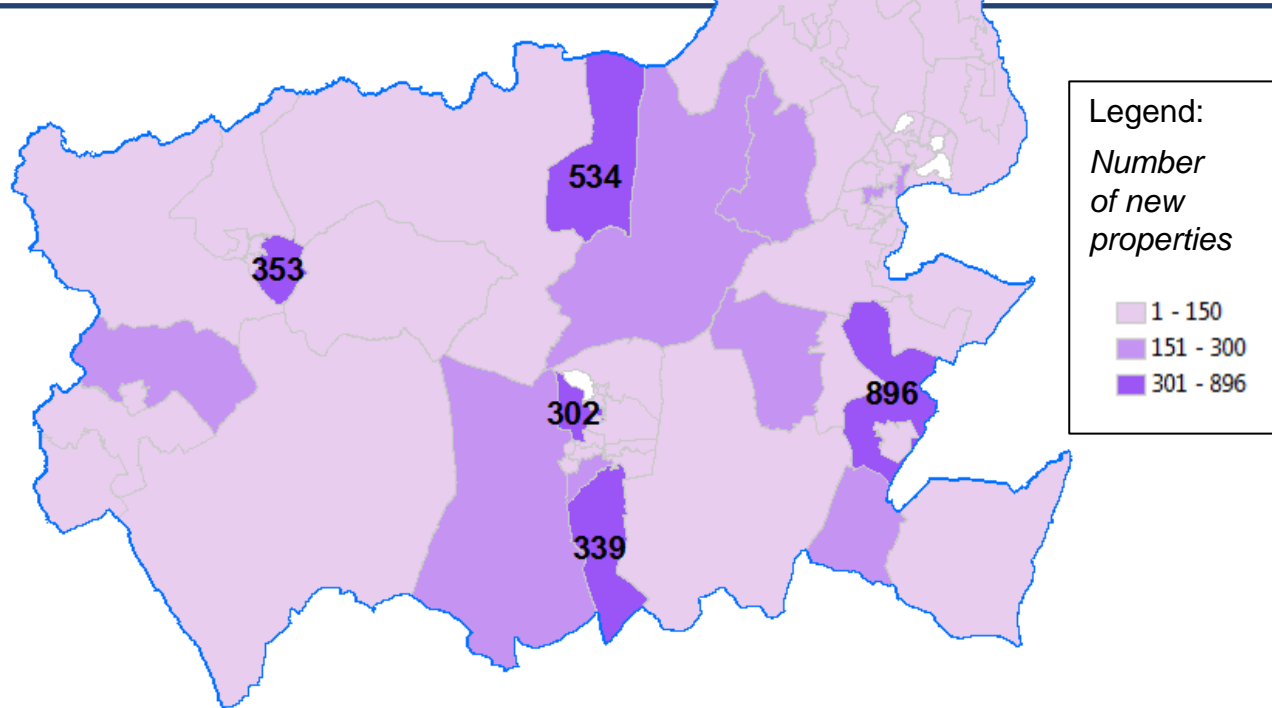
Net additional dwellings

- There were 1,615 net additional dwellings in Vale WH in 2016/17 (more than in any other district)
- 95% of these were achieved through new builds.



New Properties

MAP: New properties by LSOA over the last 10 years (2008 on)



Source: District Council Tax Registers

- Since 2008, some 6,700 properties have come onto the Council Tax Register for Vale WH.
- The greatest area of growth has been around Great Western Park (Didcot).
- Vale has more high-growth areas than Oxford, West Oxfordshire or South Oxfordshire.

Homelessness: Rough sleeping

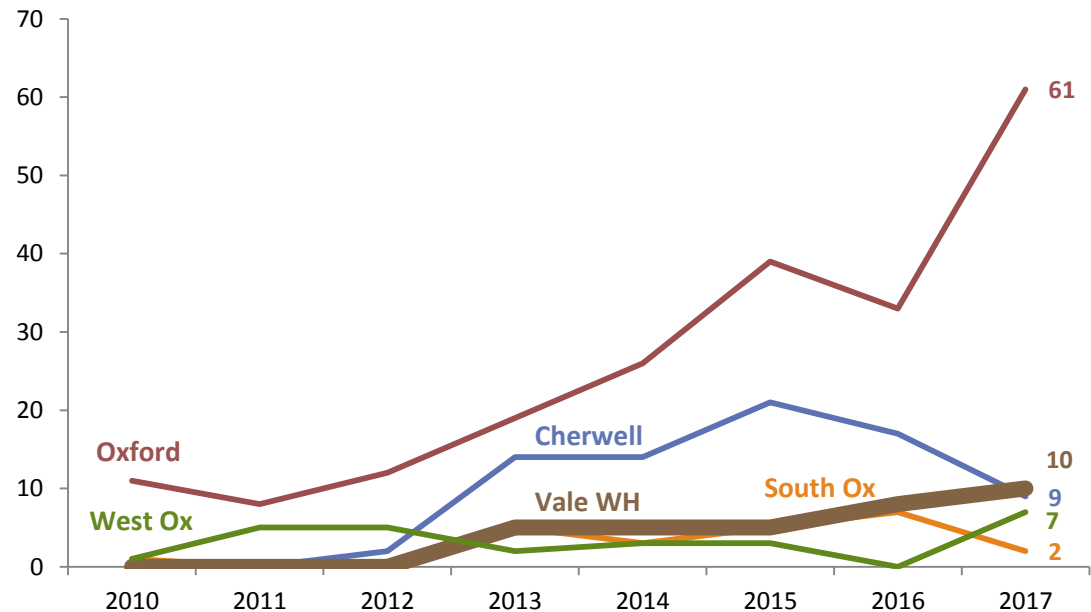
In Vale WH in Oct to Nov-17, there were estimated to be **10** rough sleepers.

- This is equivalent to a rate of **0.19** per 1,000 households.
- (England has a rate of 0.20 rough sleepers per 1,000 households).

Of these 10 individuals:

- **1 (10%)** was under 25
- **1 (10%)** was a woman
- **All** were UK nationals.

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), 14 households applied to be dealt with under the homelessness provisions of the 1996 Housing Act.

- Of these, 6 were considered to be in priority need. A further 5 were eligible but not homeless.

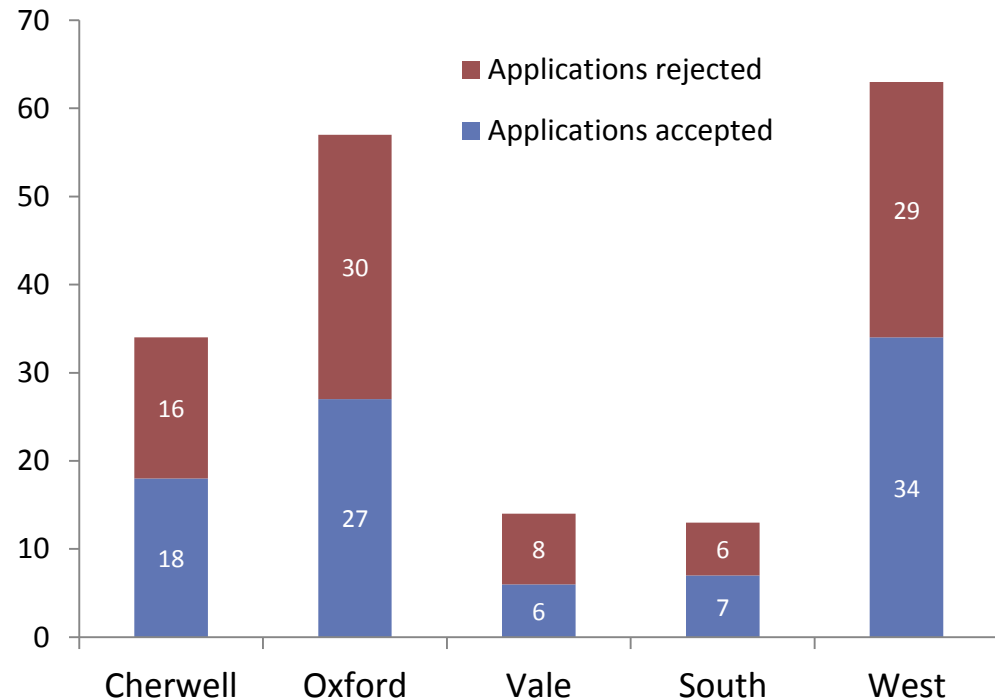
Acceptances

Of applications in the first quarter of 2018, 6 were accepted. Of these,

- 5 (83%) were aged between 24 and 55
- 5 (83%) had dependent children.

GRAPH: Applications for housing under homelessness legislation, Q1 2018

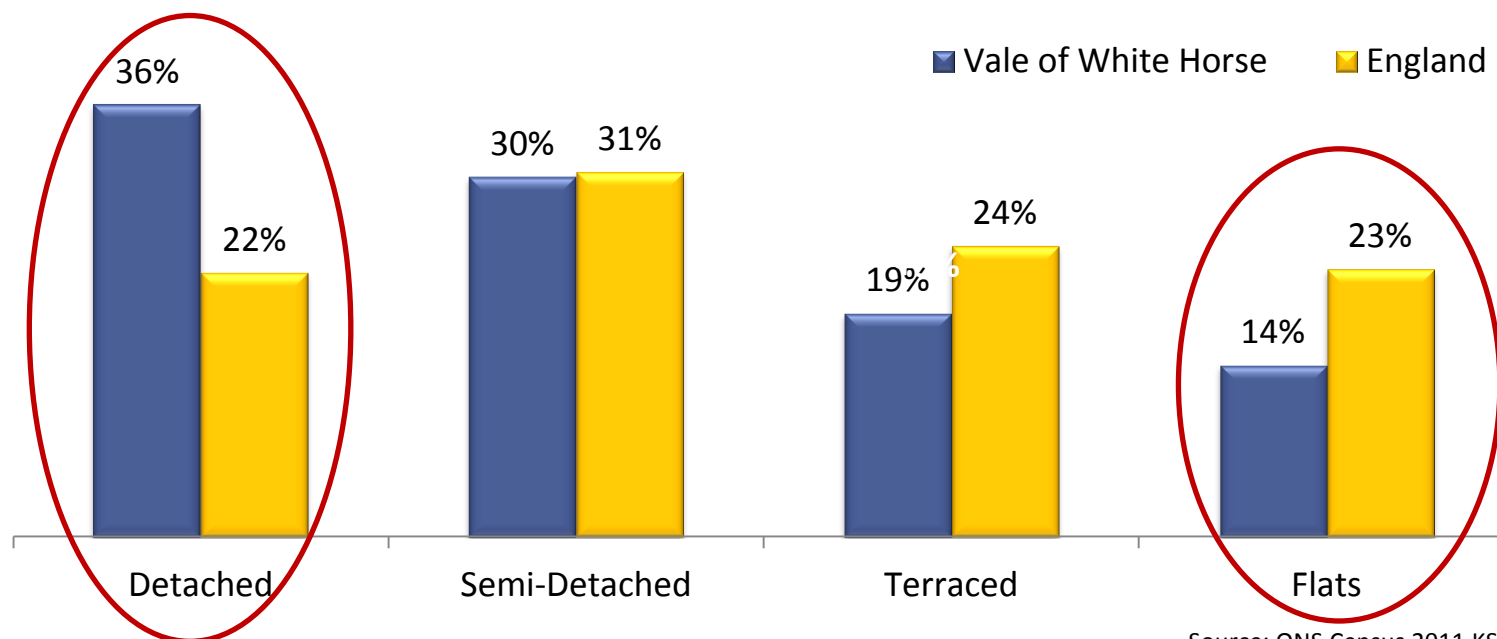
Source: MHCLG, homelessness statistics ([link](#))



House types

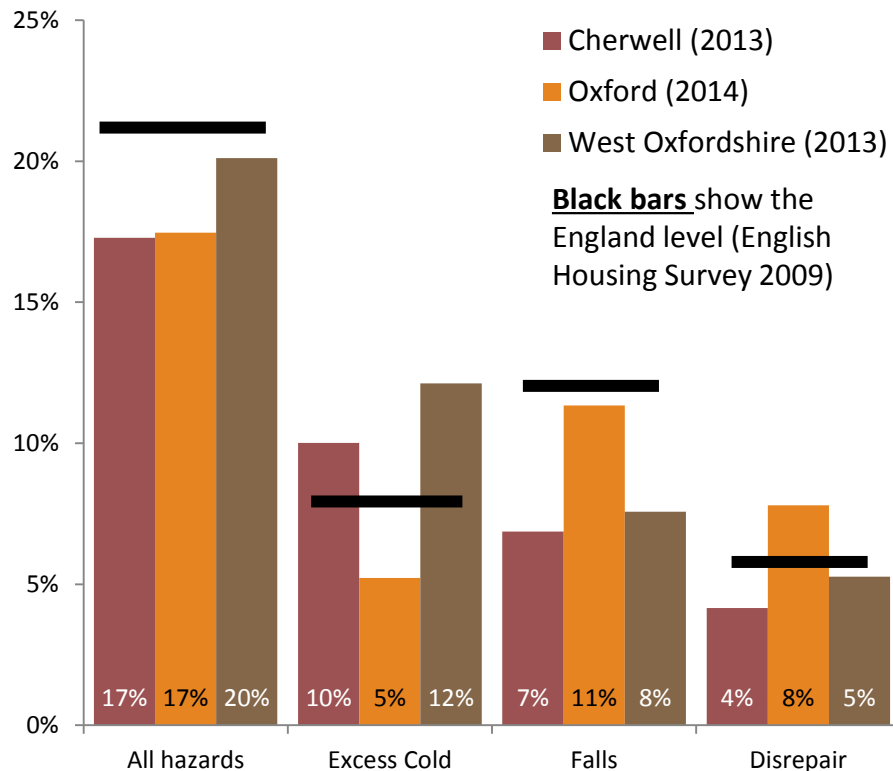
Compared with the England average, Vale of White Horse has a greater proportion of detached dwellings and a lower proportion of flats.

Percentage of households by accommodation type (2011)



Source: ONS Census 2011 KS402

Housing stock



GRAPH: Condition of housing stock

Source: Collated by Oxfordshire County Council for JSNA

South & Vale have not recently held a stock condition survey. However, the other Oxfordshire districts are shown in the graph.

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

- The latest figures suggest that Vale WH has a SAP rating of 67, compared to an England value of 65.

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
 - New builds estimated via council tax register for each district
 - Condition of housing stock survey
 - District data service on local housing affordability: [DDAS website](#)