

## Version Control

- v1 23/10/18



# **Housing**

## **Briefing Pack 2018**

23/10/18

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

# SUMMARY & KEY FACTS

## *In South Oxfordshire...*

- HOMELESSNESS
  - 2 rough sleepers
  - 13 applications for housing under the Homelessness Act, of which 7 were accepted
- HOUSE PRICES
  - The median price of houses sold was £380,000
  - The median price of houses sold is 40% higher than a decade ago
  - (Affordability:) The median house is 10.2 times income [*England: 7.9*]
  - (Affordability:) Lower quartile houses are 11.9 times income [*England: 7.3*]
- RENT
  - Social sector rent is £112.33 pw [*England: £96.61*]
  - Private sector rent is £950 pcm [*England: £675*]
- OTHER
  - 60,030 occupied households
  - 1,259 vacant dwellings
  - 722 additional dwellings, mostly through new builds
  - 74% own their home; 11% 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](#)

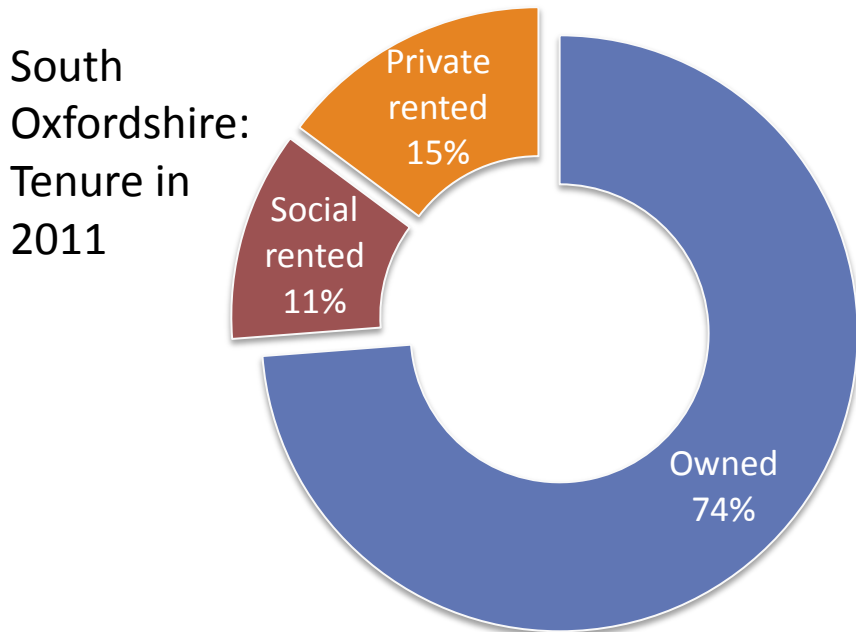
## (4) Other

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

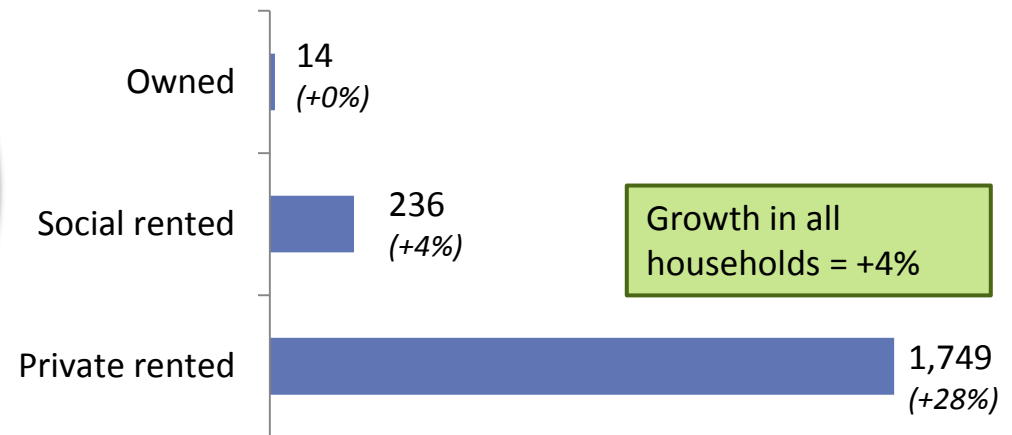
Tenure

# Tenure: Private vs Social (2011)

- According to the 2011 Census, there were 54,000 households in South Oxfordshire.
  - Of these, 74% were owned (in full or with a mortgage).
  - This compares with 63% across England.
- Between 2001 and 2011 the total number of households in South Oxfordshire increased by 2,000 (+4%).
  - The highest percentage growth was in private rented households.



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

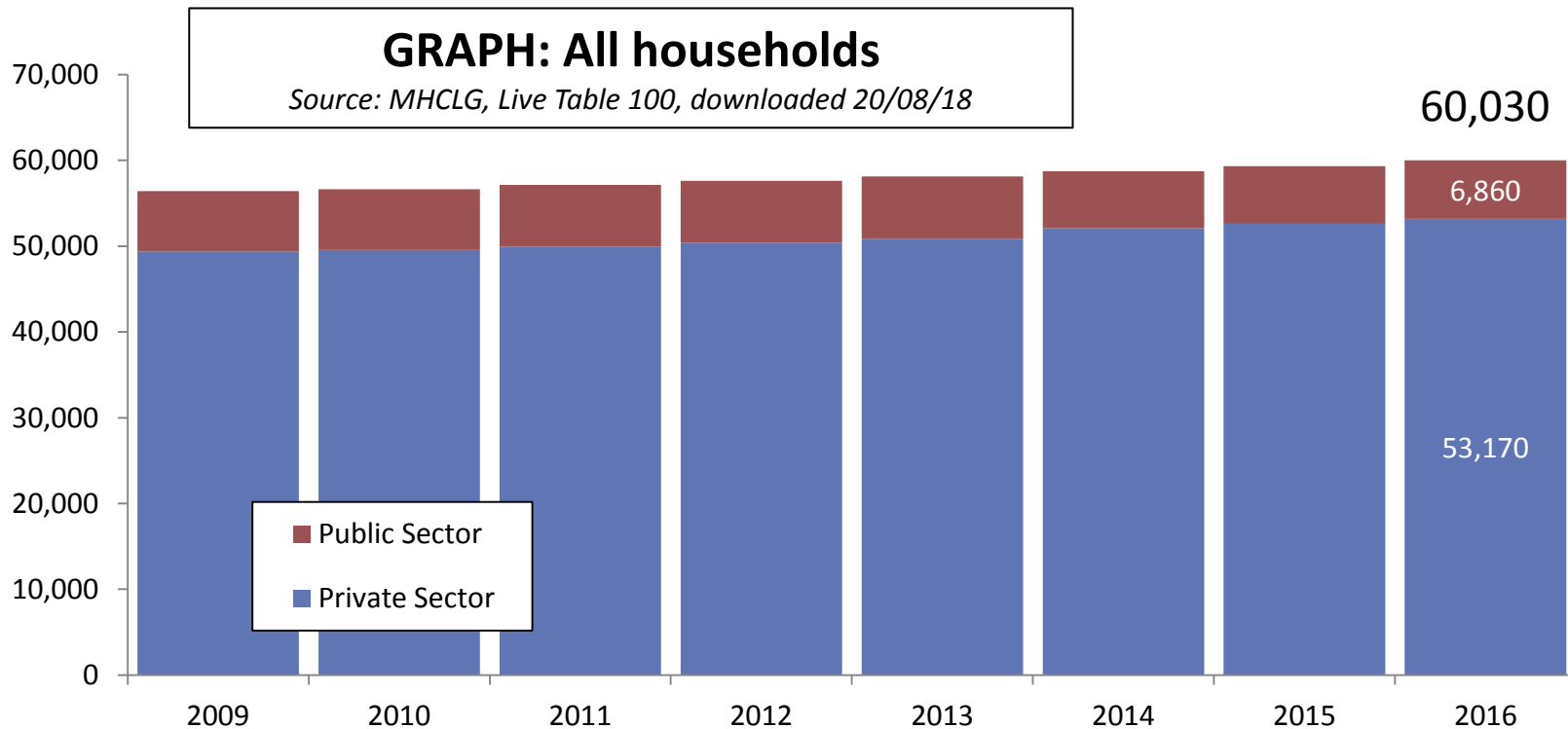


Source: ONS Census 2001 KS18, Census 2011 KS402

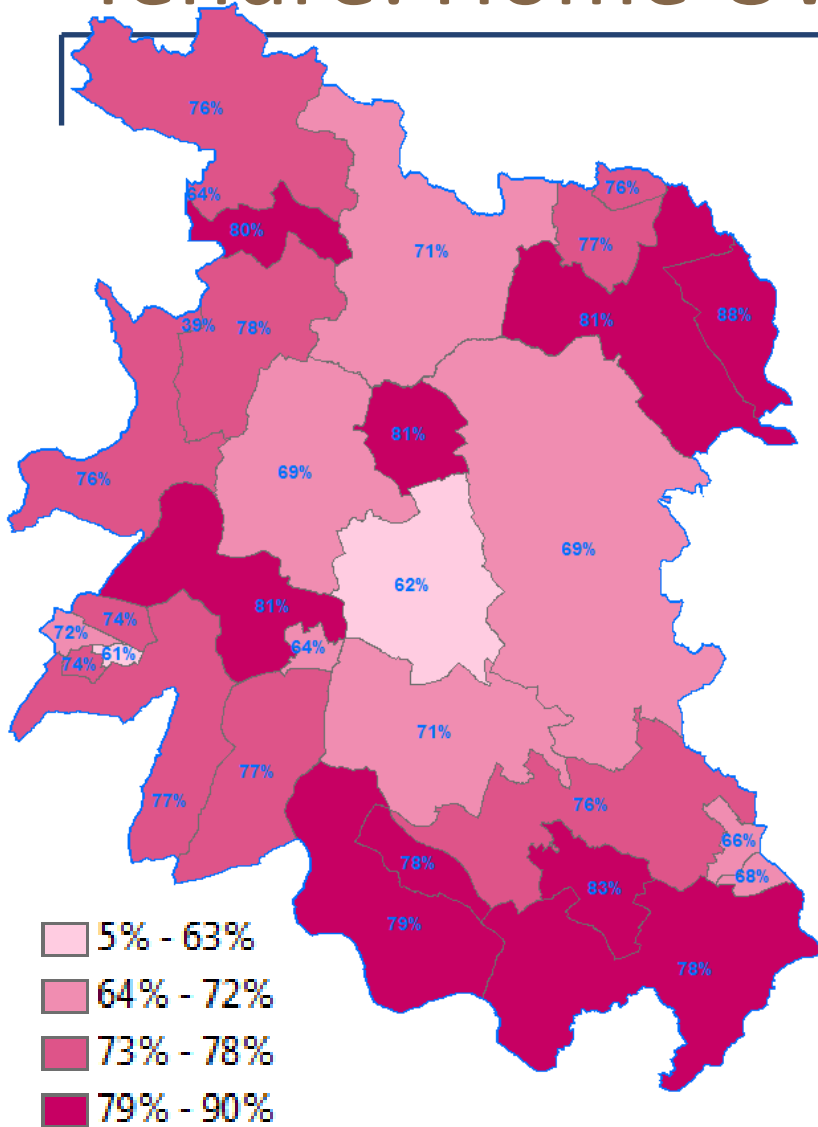
# Tenure: Private vs Social (2017)

In 2017, there were **60,030** occupied households in South Oxfordshire.

- This is an increase of **8%** since 2007.
- Of these, 11% were public sector and the rest were private sector.



# Tenure: Home Ownership



In South Oxfordshire, the MSOA with the highest home ownership is 88% (Chinnor ward).

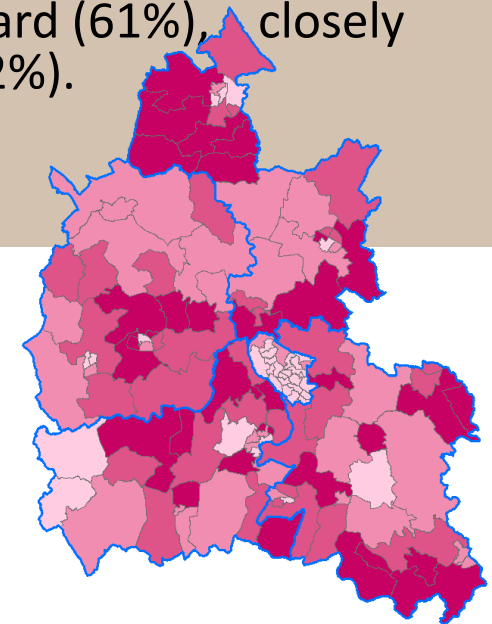
- Other high-ownership areas include Sonning Common, Aston Rowant, Brightwell, Chalgrove, and Wheatley.

The MSOA with the lowest home ownership is in Didcot Northbourne ward (61%), closely followed by Benson (62%).

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

## MAP: Proportion of households owned (by ward)

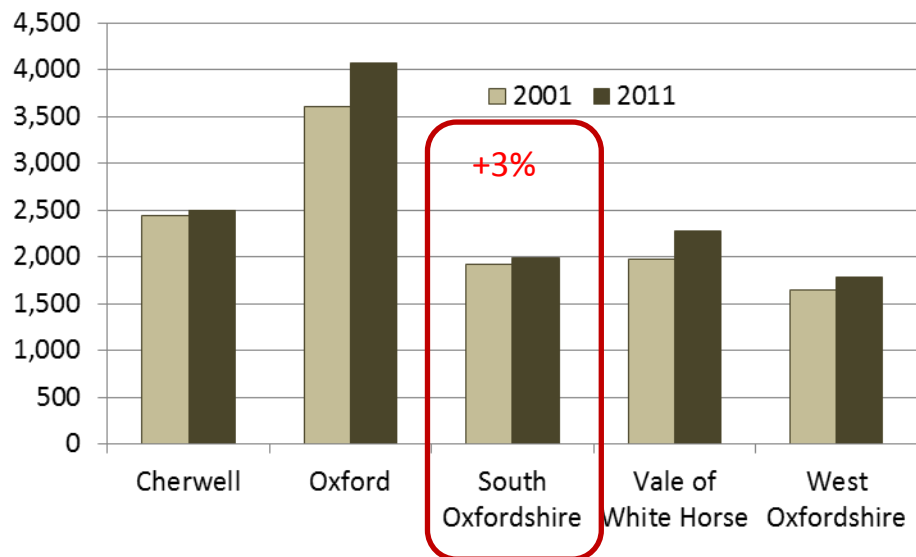
Source: Census 2011, Table KS402EW



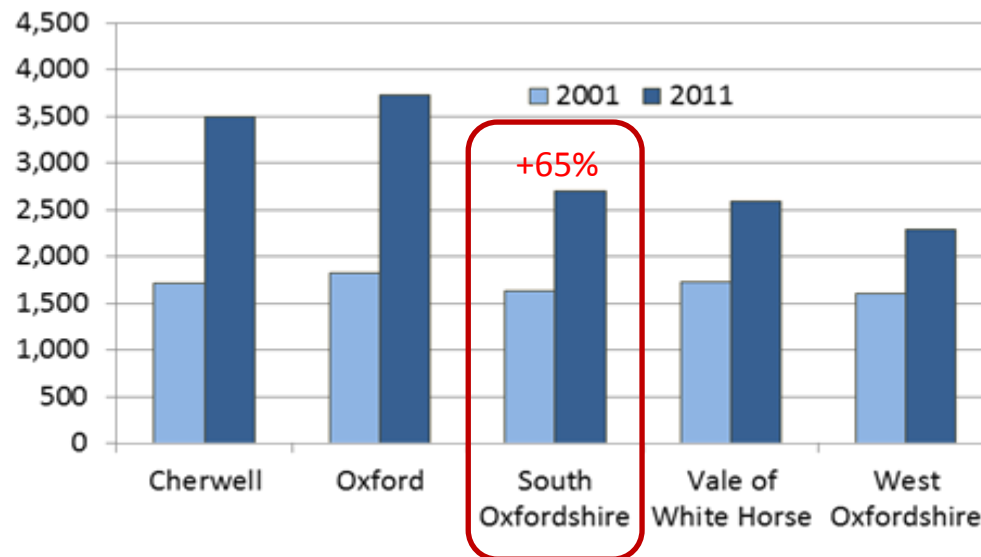
# Tenure: Families

- Between 2001 and 2011 there was a notable increase in the number of private rented households occupied by families with dependent children in South Oxfordshire: from 1,600 households in 2001 to 2,700 in 2011, a growth of 65%.
- This meant the number of families with children in private rented households in South 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: Occupancy 1

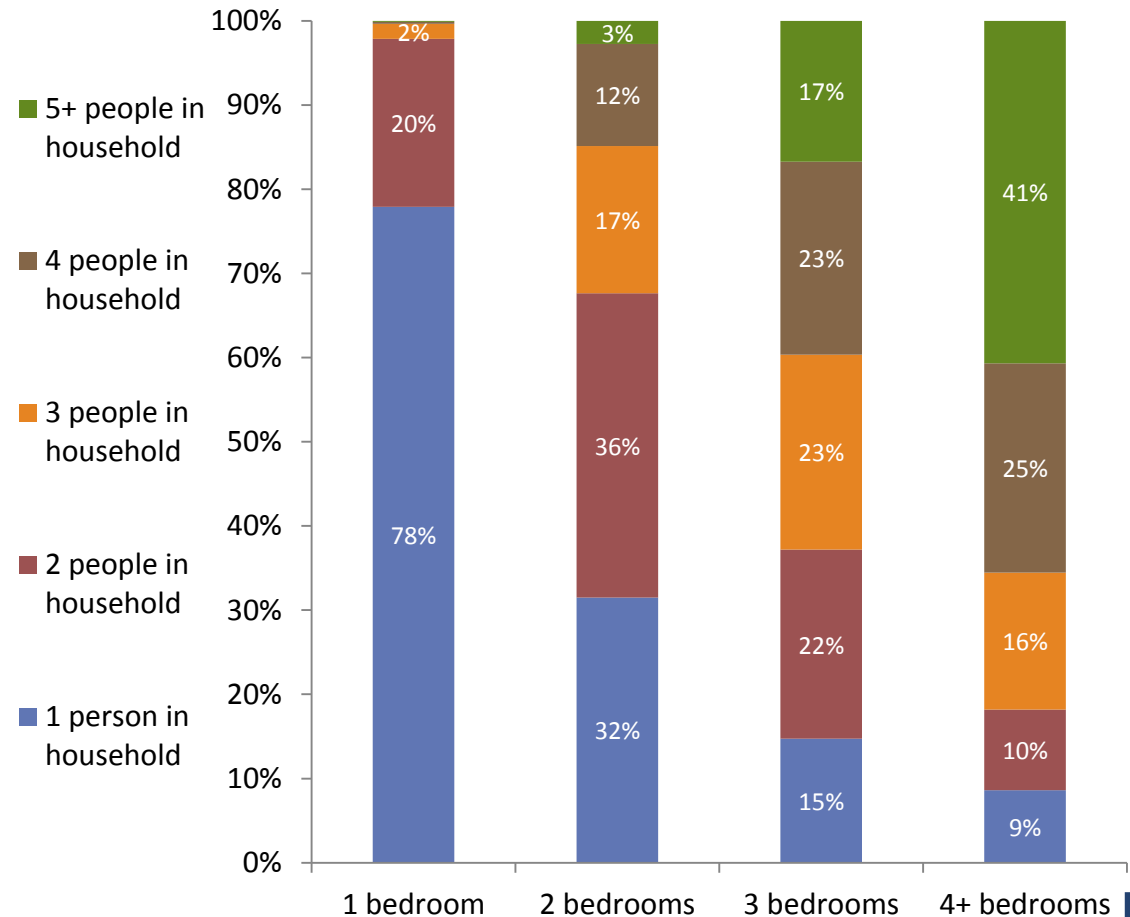
In social rented housing, the largest proportion of households have only 1 person (37% of all SR households).

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

1-person households comprise:

- 78% of 1 bed properties
- 32% of 2 bed
- 15% of 3 bed
- 9% of 4 bed or more

South Oxfordshire: Occupancy, social rented housing, by bedrooms



Source: ONS Census 2011, table DC4405

# Social rented housing: Occupancy 2

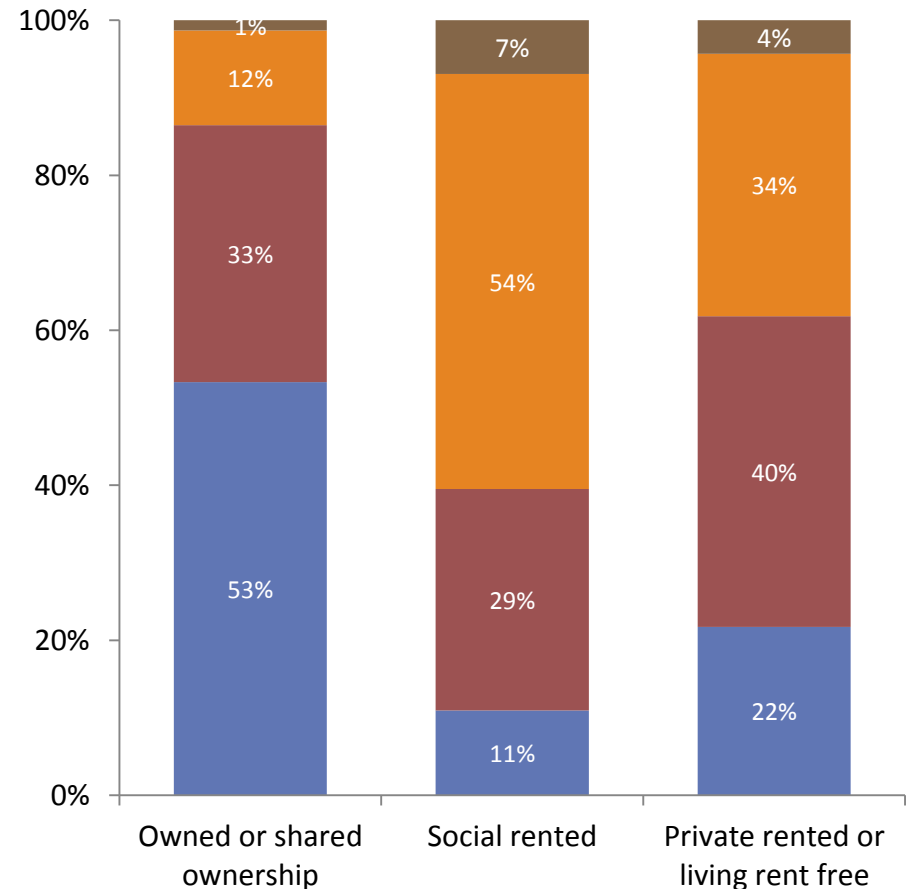
The “occupancy rating” calculates how many bedrooms each household *needs*, compared to what each household *has*.

E.g. the graph shows 53% 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 (7%).

**GRAPH: South Oxfordshire occupancy ratings (bedrooms), 2011**

- -1 or less
- 0
- +1
- +2 or more



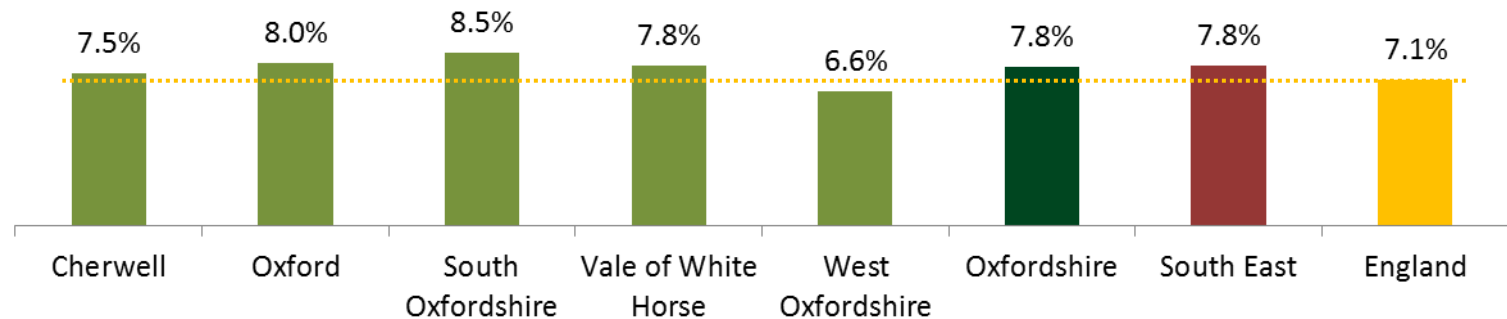
Source: ONS Census 2011, table DC4105

# Social rented housing: Over-crowding



- According to Census 2011, there were **6,200** households in social rented accommodation in South Oxfordshire.
- 4,000 of these social rented households had one or two bedrooms of which 322 (8.5%) were occupied by four or more people.
- On this measure of over-crowding, South Oxfordshire was higher than the national average and the highest district in the county.

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



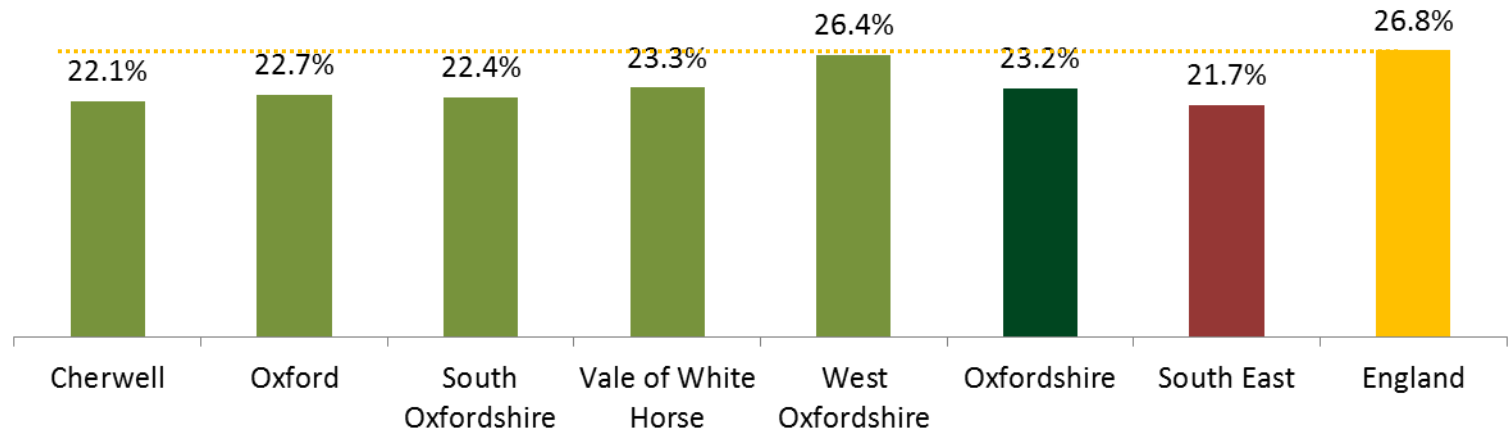
Source: ONS Census 2011, table DC4405

# Social rented housing: Under-occupancy



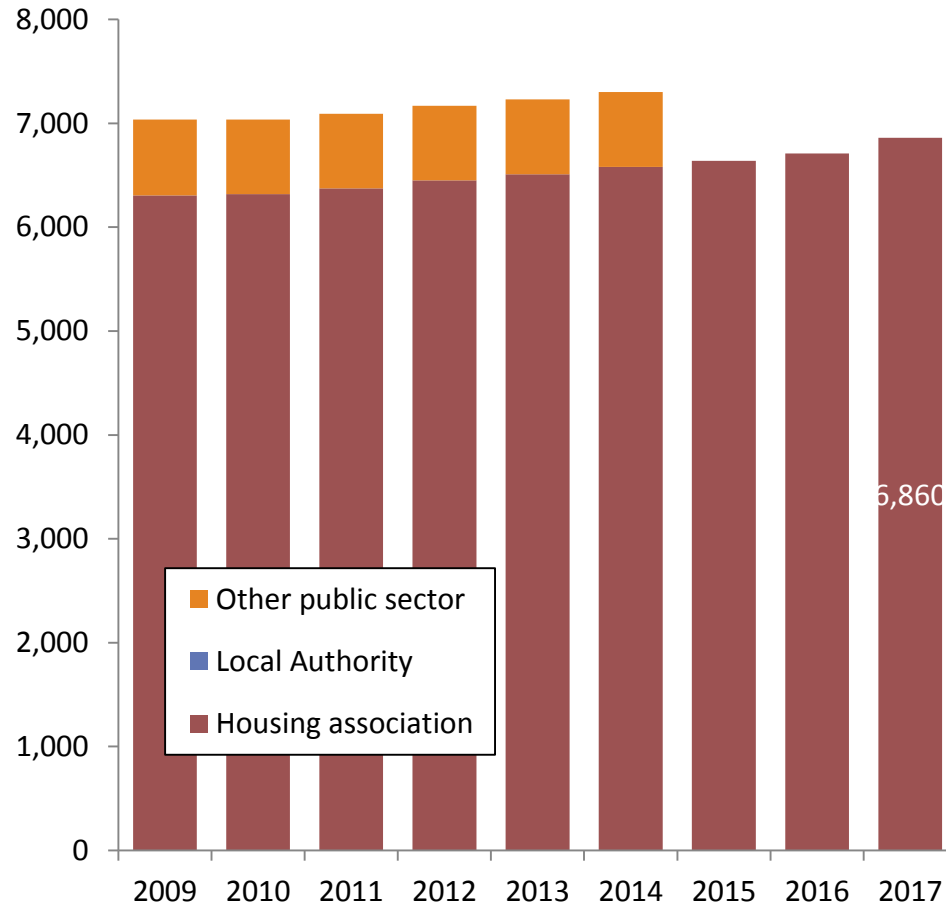
- 4,500 social rented households in South Oxfordshire had 2 or more bedrooms; of these 1,000 (22%) were occupied by one person.
- This is a lower rate than the national average.

**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 **6,860** public sector households in South Oxfordshire.

- All of these were housing association.

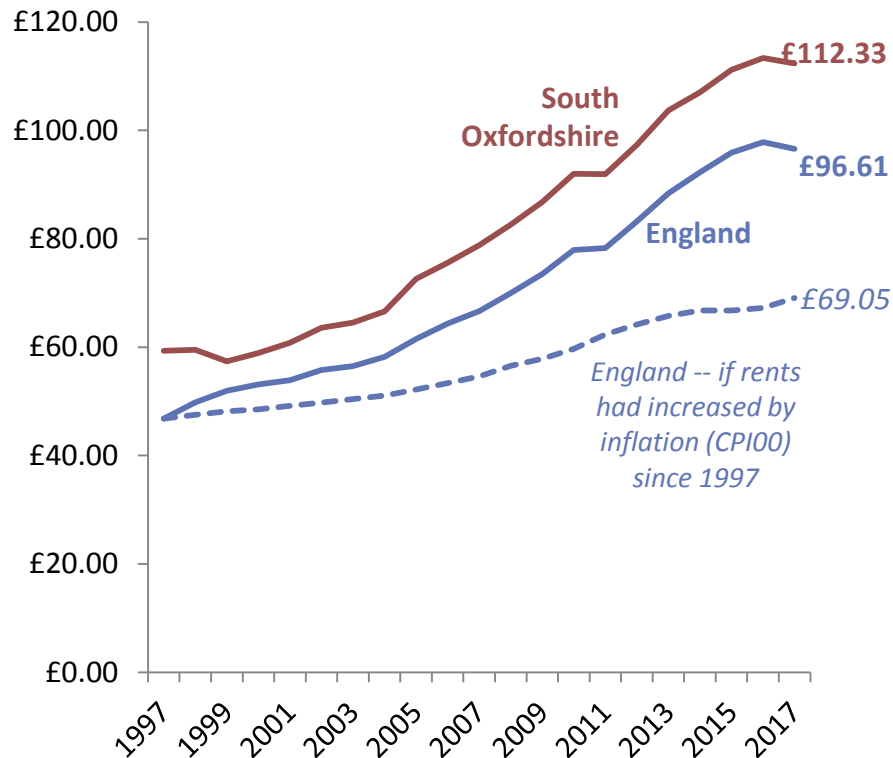
## GRAPH: Social Rented Housing Stock

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



South Oxfordshire only has Private Registered Providers. Currently these charge an average of **£112** rent.

- Across England, the average comparable rent is £97.

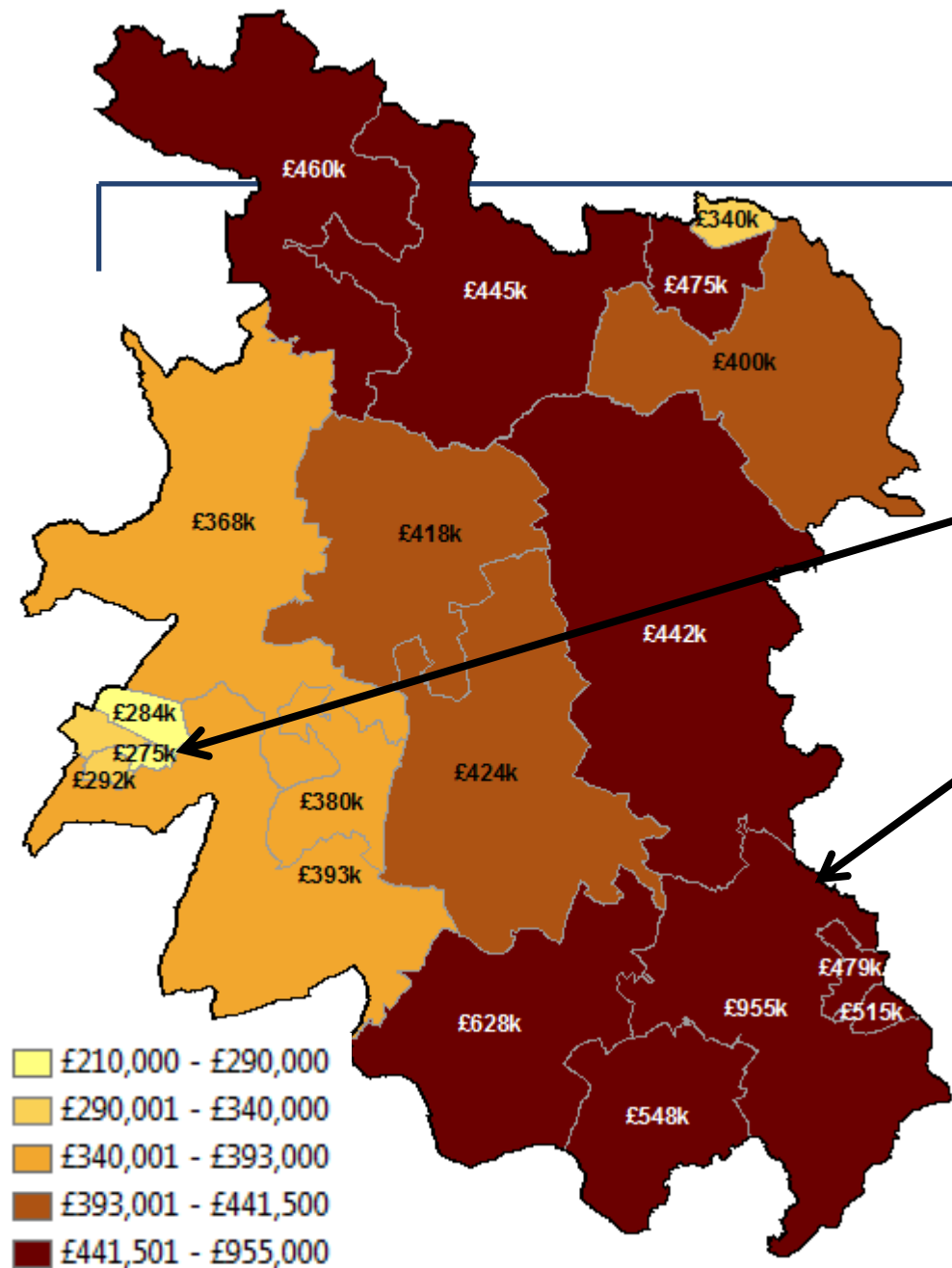
Rents have increased faster than prices.

- The average South Oxfordshire rent has increased by 36% 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



House prices are cheaper in the west of the district, and in Thame.

The lowest was south-east Didcot, £275k

The highest was the rural area around Henley, £955k. This is the most expensive MSOA in the county.

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

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

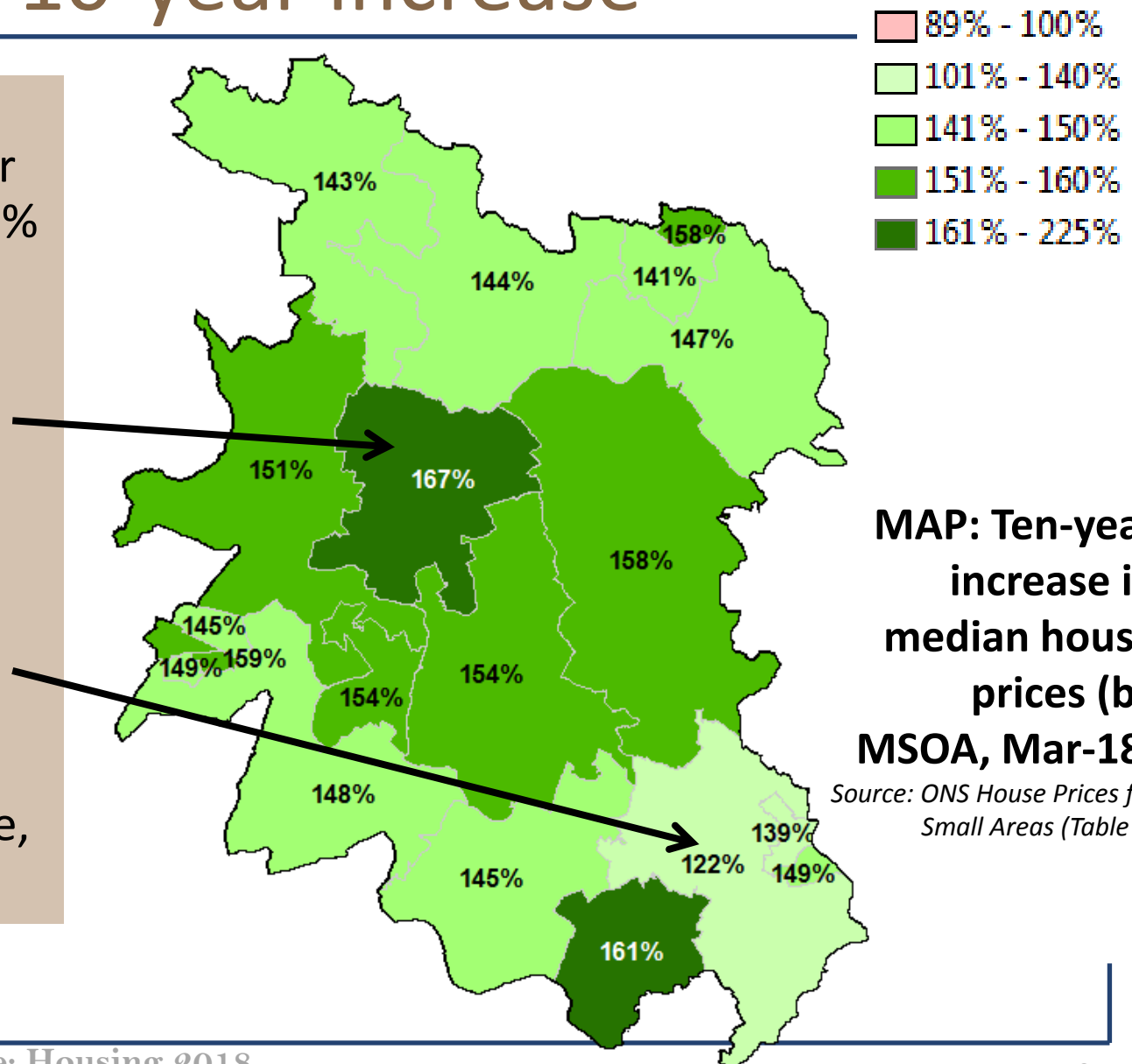
Source: ONS House Prices for Small Areas (Table 2)

# House prices: 10-year increase

The median price of houses sold in the year to Mar-18 is up to 167% higher than ten years previously.

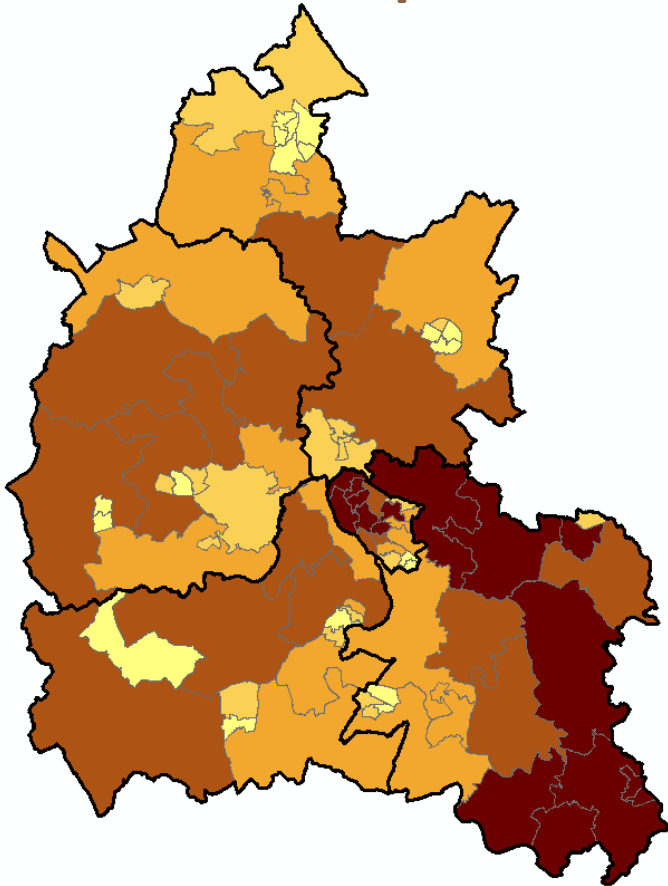
- The highest 10-year increase was in the area around Chalgrove and Stadhampton (+67%).
- The lowest increase was 22% in the rural area around Henley.

As in the previous slide, data is volatile.



# House prices: county pattern

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

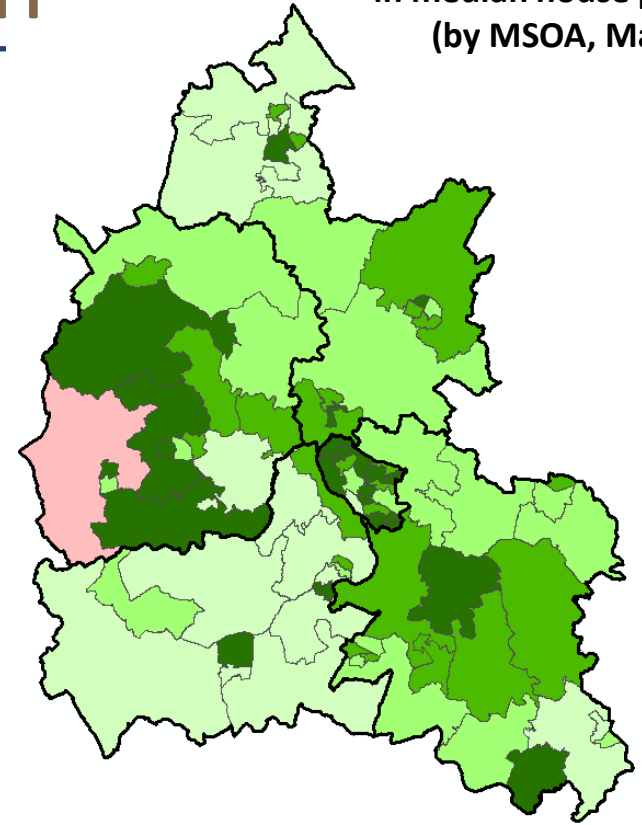


MAP: Median house prices  
(by MSOA, Mar-18)

Source / Legend: see previous slides

Across Oxfordshire in  
2018, *[brown map]*

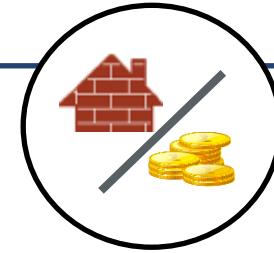
- the highest median house price sales are in South Oxfordshire and Oxford City.
- Towns have lower prices, probably due to the mix available.



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

- On average, South & Vale have seen lower house price increases than the other three districts.

# Housing affordability (trend)



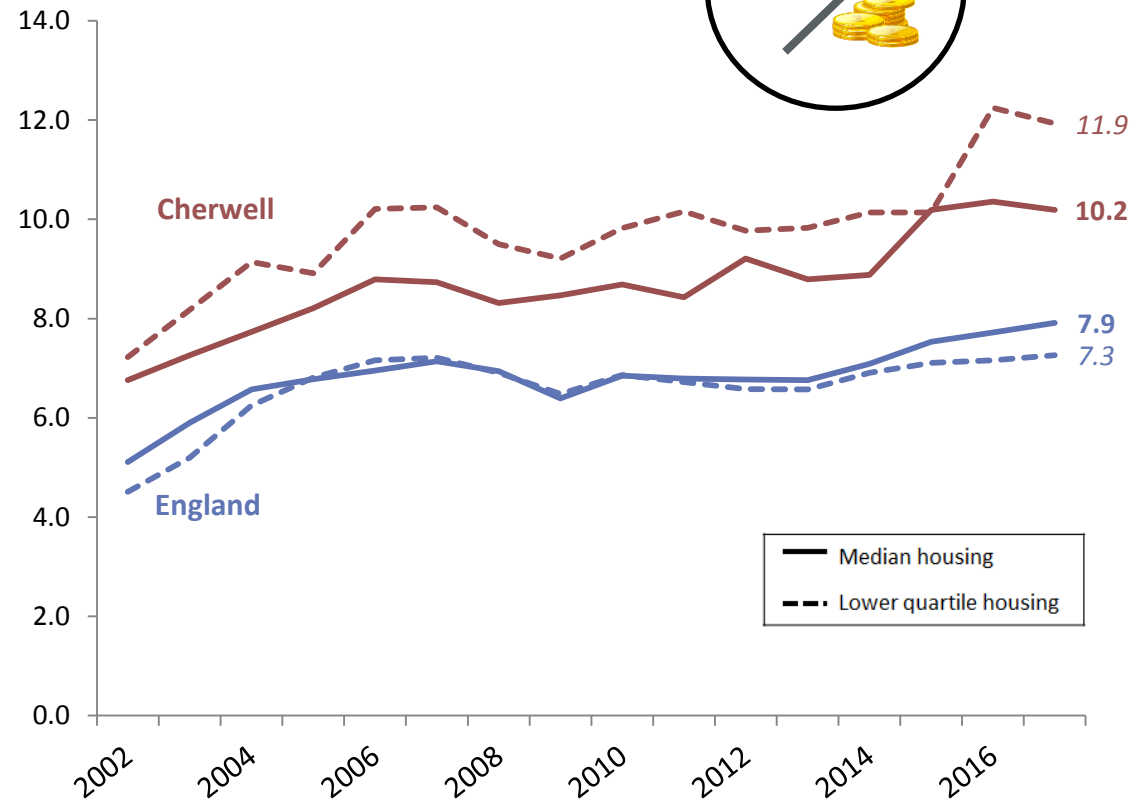
In 2017, market housing in South Oxfordshire cost around **10.2 times** the income of workers.

- 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 **11.9 times** the cheapest housing.

- This compares with 7.3 nationally.

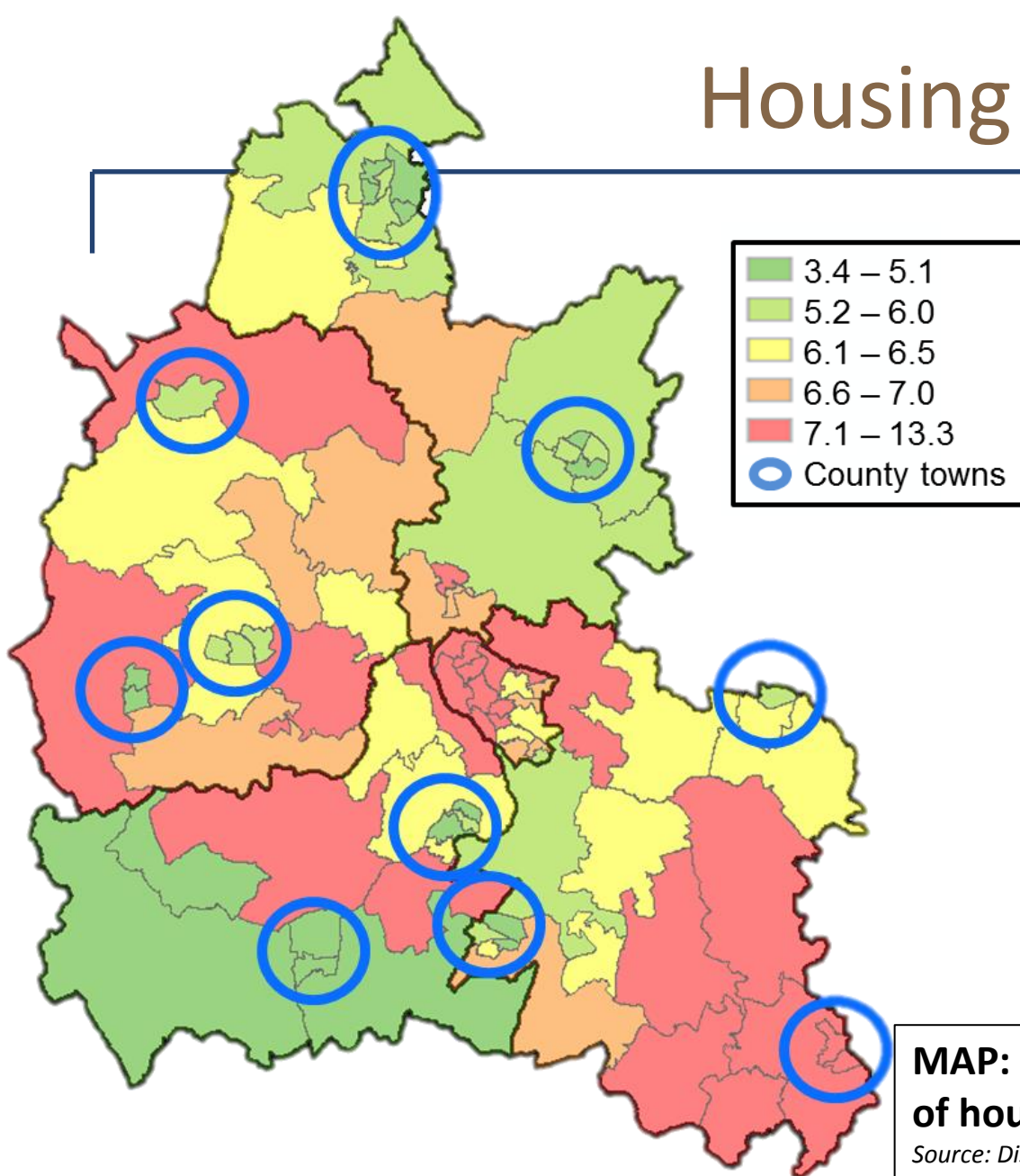
\*EXAMPLE: Assume an average house costs £200,000 and average earnings are £25,000. Then the affordability ratio = house price divided by earnings = 8.0



## CHART: Ratio\* of house prices to income

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

# 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.

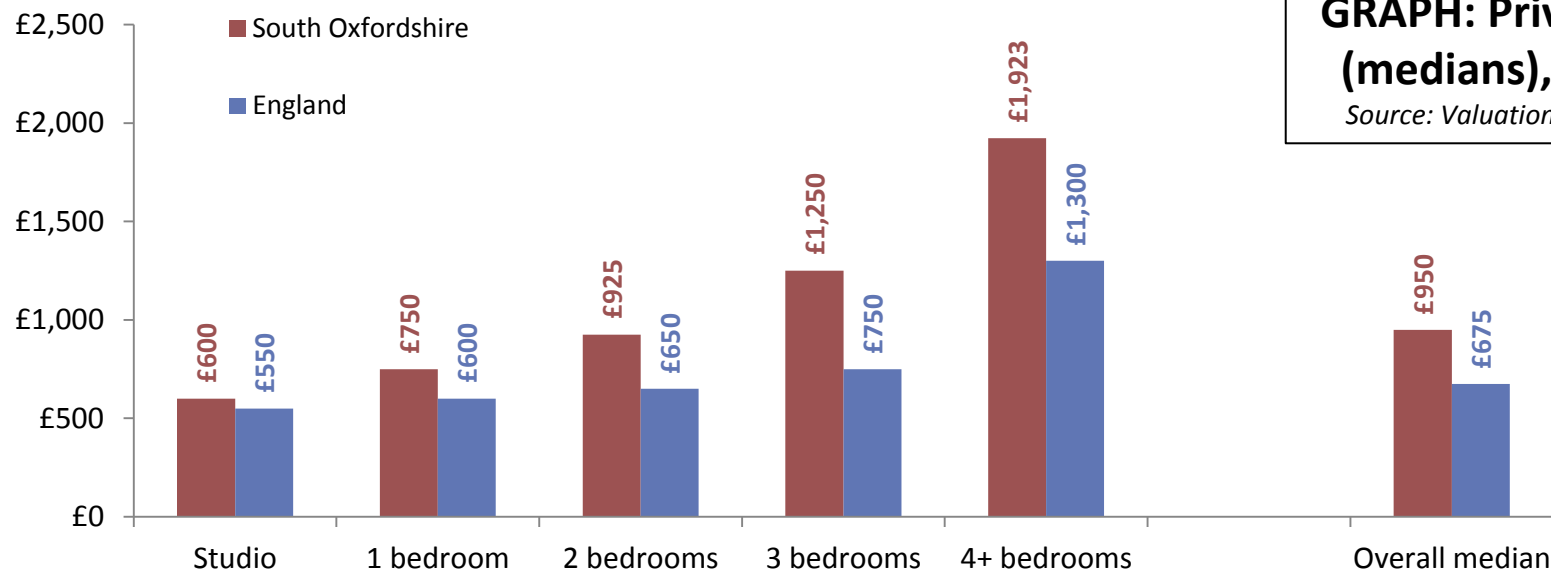
- Many rural areas are as unaffordable as Oxford.

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 South Oxfordshire, the median private rent is £950 (or mean £1,153).

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

For those in the lower quartile, the average rent is £800 in South Oxfordshire compared to £520 nationally.

In other words, the *lower quartile* rent in South Oxfordshire (£800) is higher than the *median* rent for England (£675).

# Other housing statistics

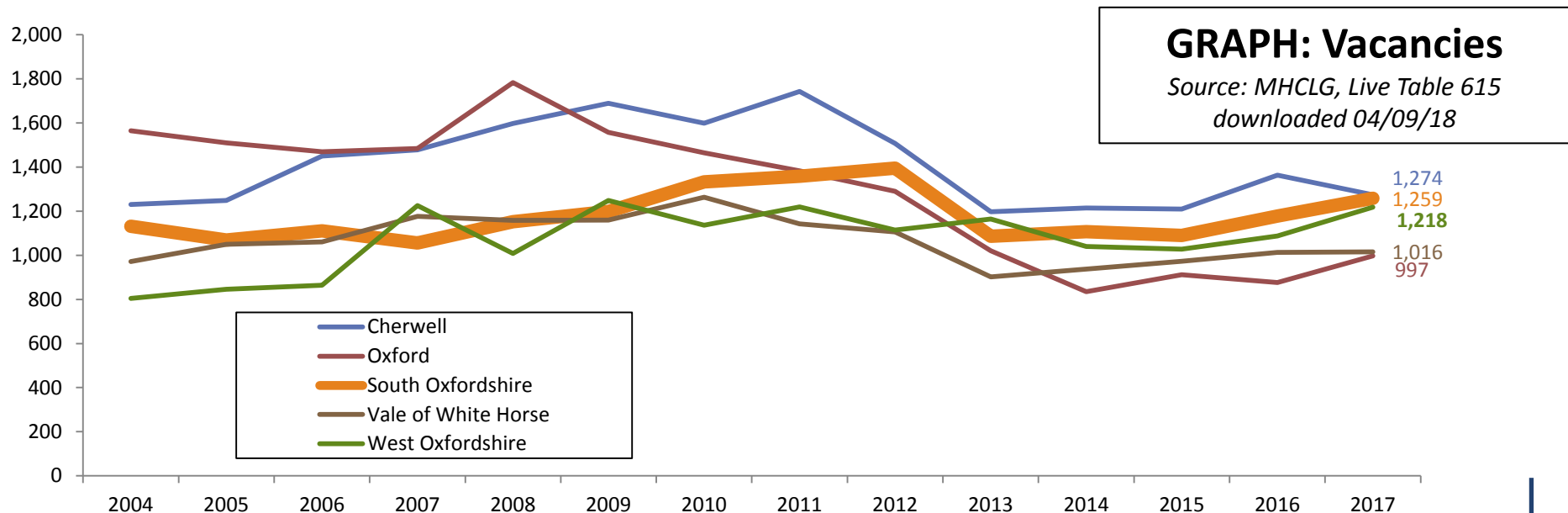


# Vacant dwellings

In South Oxfordshire in 2017, there were **1259** vacant dwellings.

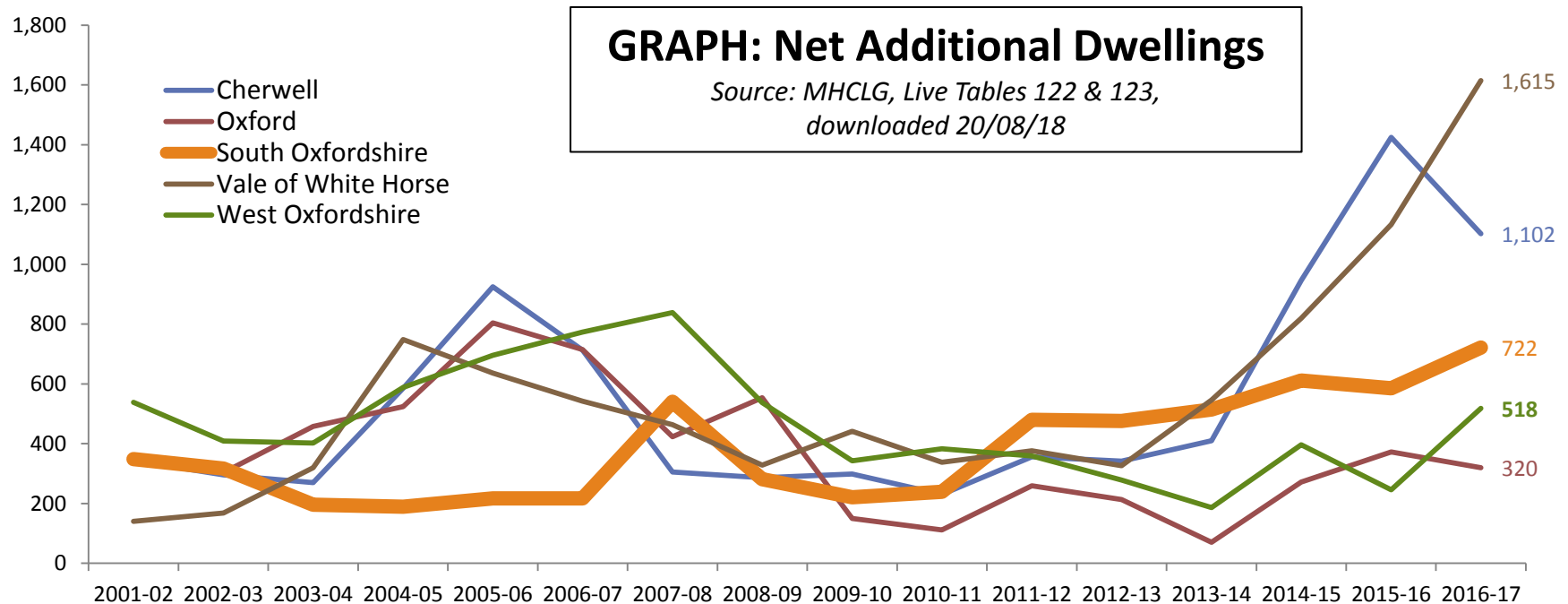
- **37%** of these were long-term vacants (compared to 34% nationally).
- **0%** of these were LA owned (ie. all LA-owned properties are filled).

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.

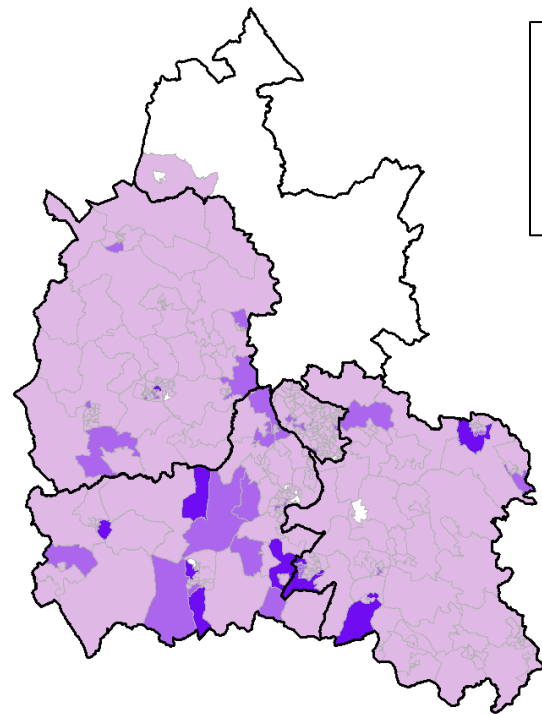


# Net additional dwellings

- There were 722 net additional dwellings in South Oxfordshire in 2016/17.
- Over the past five years (2012/3 to 2016/7), 75% of additional dwellings have been achieved through new builds.



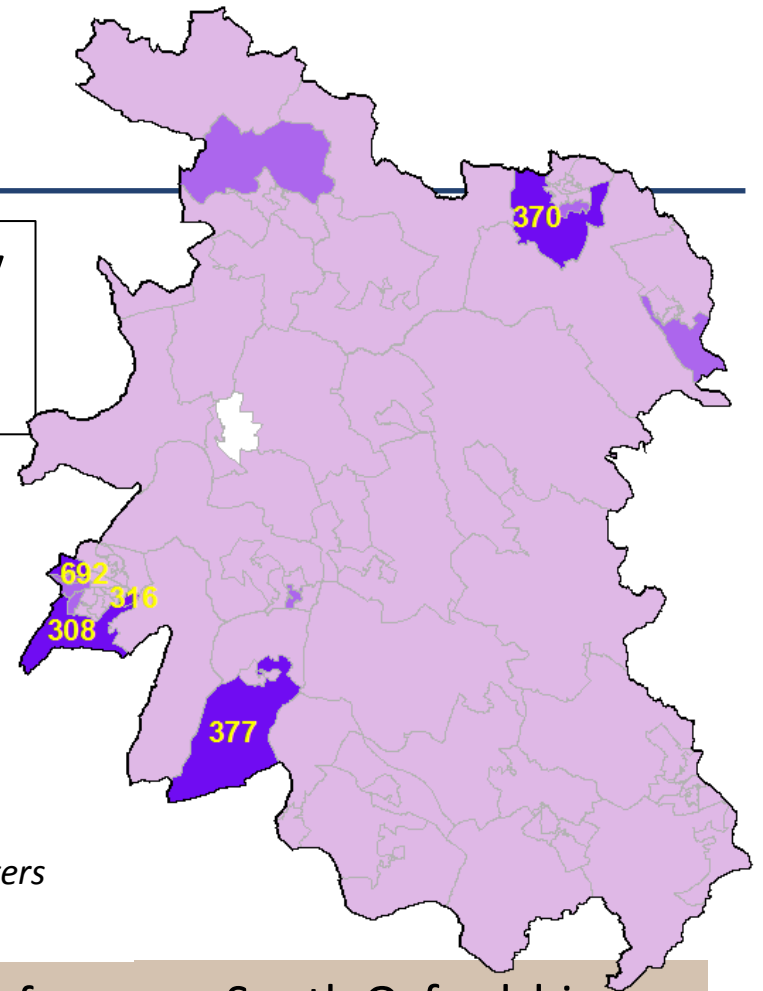
# New Properties



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

Legend:  
Number of new properties

- 1 - 150
- 151 - 300
- 301 - 896



Source: District Council Tax Registers

- Since 2008, some 4,800 properties have come onto the Council Tax Register for South Oxfordshire.
- The greatest area of growth has been around Great Western Park (Didcot).
- South Oxfordshire has fewer high-growth areas than Vale of White Horse.

# Homelessness: Rough sleeping

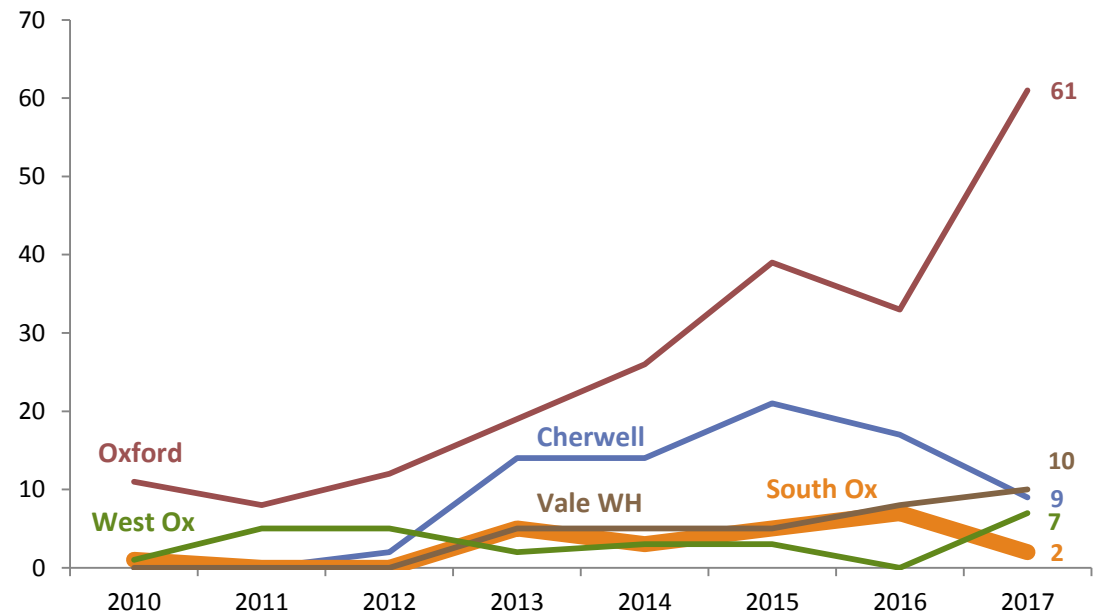
In South Oxfordshire in Oct to Nov-17, there were estimated to be **2** rough sleepers.

- This is equivalent to a rate of **0.04** per 1,000 households.
- (England has a rate of 0.20 rough sleepers per 1,000 households).

Of these 2 individuals:

- **1 (50%)** was under 25
- **Both** were women
- **Both** 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), 13 households applied to be dealt with under the homelessness provisions of the 1996 Housing Act.

- Of these, 7 were considered to be in priority need.

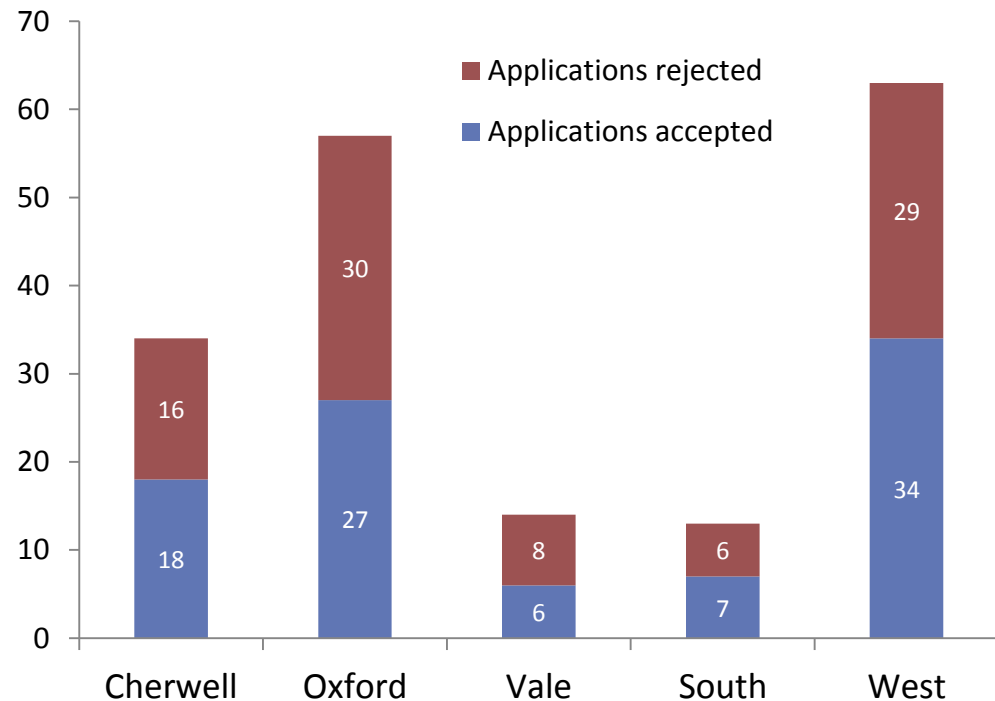
## Acceptances

Of the applications mentioned, 7 were accepted.

- Of these, 5 had dependent children

## GRAPH: Applications for housing under homelessness legislation, Q1 2018

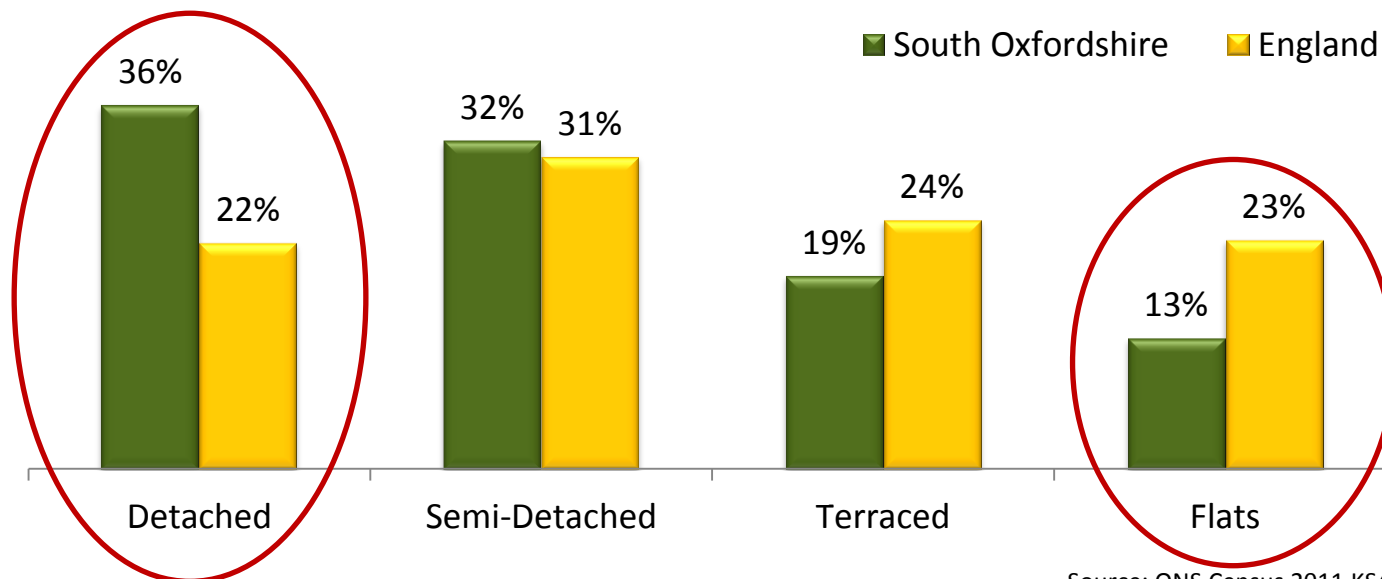
Source: MHCLG, homelessness statistics ([link](#))



# House types

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

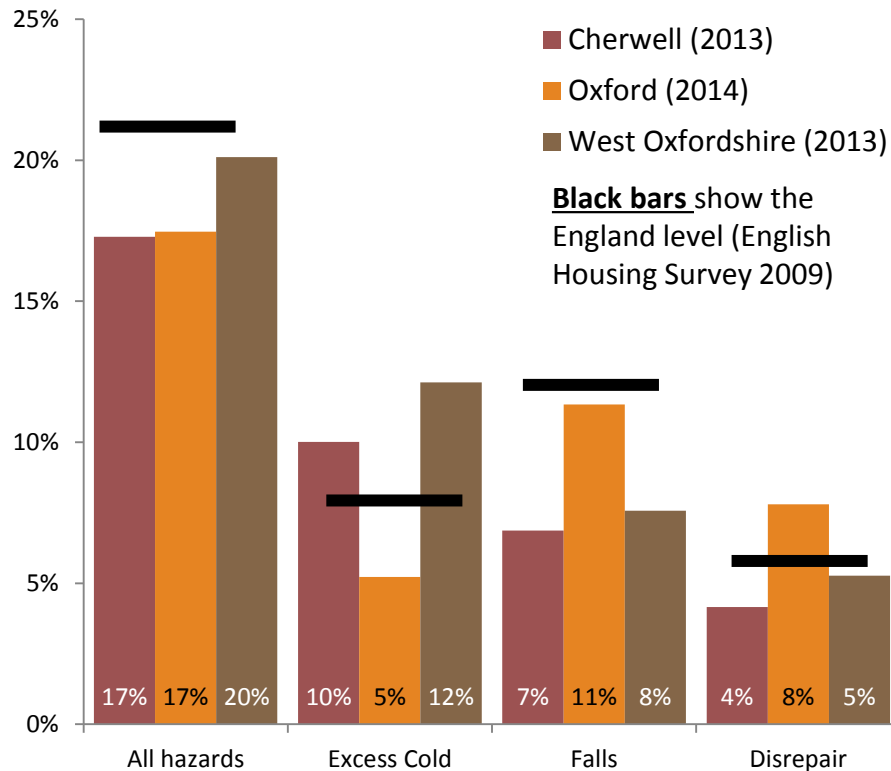
Percentage of households by accommodation type (2011)



\* Occupied and unoccupied

Source: ONS Census 2011 KS402

# Housing stock



## GRAPH: Condition of housing stock

Source: 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 South Oxfordshire has a SAP rating of 64, 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 district Council Tax Registers
  - Condition of housing stock survey
  - District data service on local housing affordability: [DDAS website](#)