

**NORTH WEST SURREY AND
NORTH EAST HAMPSHIRE
STRATEGIC HOUSING MARKET
ASSESSMENT**

**FINAL REPORT
2009**



www.dcauk.com

CONENTS .....	.....	.....
PREFACE .....	.....	7
1 EXECUTIVE SUMMARY .....	.....	8
1.1 INTRODUCTION.....	.....	8
1.2 UNDERSTANDING THE HOUSING MARKET .....	.....	9
1.3 IS THE SUB-REGION A SINGLE MARKET? .....	.....	10
1.4 THE DEMOGRAPHIC AND ECONOMIC CONTEXT .....	.....	10
1.5 POPULATION PROJECTIONS .....	.....	11
1.6 THE ACTIVE MARKET.....	.....	12
1.7 THE CURRENT HOUSING STOCK .....	.....	13
1.8 THE NEEDS OF SPECIFIC HOUSEHOLD GROUPS .....	.....	14
1.9 FUTURE DEMAND FOR MARKET AND AFFORDABLE HOUSING .....	.....	16
1.10 KEY RECOMMENDATIONS .....	.....	20
2 INTRODUCTION.....	.....	22
2.1 WHY CARRY OUT A STRATEGIC HOUSING MARKET ASSESSMENT?.....	.....	22
2.2 BACKGROUND AND CONTEXT TO THE SHMA .....	.....	23
2.3 METHODOLOGY AND REPORT STRUCTURE .....	.....	23
2.4 GLOSSARY OF TERMS .....	.....	27
2.5 DATA SOURCES .....	.....	27
2.6 DATA BENCHMARKING.....	.....	27
2.7 KEY OUTPUTS OF THE SHMA.....	.....	28
3 UNDERSTANDING THE SUB-REGIONAL HOUSING MARKET .....	.....	30
3.1 INTRODUCTION.....	.....	30
3.2 THE CONTEXT OF NORTH WEST SURREY AND NORTH EAST HAMPSHIRE .....	.....	30
3.3 IDENTIFYING HOUSING MARKET AREA BOUNDARIES.....	.....	35
3.4 HOUSEHOLD MIGRATION MOVEMENTS .....	.....	37
3.5 TRAVEL TO WORK PATTERNS IN AND AROUND NORTH WEST SURREY AND NORTH EAST HAMPSHIRE .....	.....	42
3.6 IS THE SUB-REGION A SINGLE MARKET?.....	.....	44
4 STRATEGIC CONTEXT .....	.....	46
4.2 NATIONAL POLICIES .....	.....	46
4.3 ISSUES AND CHALLENGES.....	.....	52
4.4 REGIONAL & COUNTY-WIDE STRATEGIES .....	.....	52
4.5 LOCAL STRATEGIC CONTEXT .....	.....	59
4.6 HART.....	.....	60
4.7 RUSHMOOR .....	.....	63
4.8 SURREY HEATH .....	.....	65
5 THE DEMOGRAPHIC AND ECONOMIC CONTEXT.....	.....	68
5.1 INTRODUCTION.....	.....	68
5.2 THE CURRENT DEMOGRAPHIC STRUCTURE .....	.....	68
5.3 HOUSEHOLD NUMBERS, CHARACTERISTICS & COMPOSITION.....	.....	72
5.4 MIGRATION .....	.....	75
5.5 ECONOMIC DRIVERS OF DEMAND.....	.....	77
5.6 THE IMPACT OF NATIONAL AND REGIONAL ECONOMIC POLICY .....	.....	78
5.7 EMPLOYMENT .....	.....	79
5.8 ECONOMIC ACTIVITY AND UNEMPLOYMENT.....	.....	81
5.9 OCCUPATIONAL STRUCTURE.....	.....	83
5.10 COMMUTERS.....	.....	84
5.11 INCOME .....	.....	87
5.12 SKILLS AND EDUCATIONAL ATTAINMENT .....	.....	90

6	THE CURRENT HOUSING STOCK	91
6.1	INTRODUCTION.....	91
6.2	THE HOUSING STOCK.....	91
6.3	TENURE PROFILE	92
6.4	TYPE PROFILE	95
6.5	SIZE PROFILE.....	96
6.6	INTERMEDIATE HOUSING	98
6.7	SECOND HOMES	100
6.8	PROPERTY CONDITION AND FACILITIES	100
6.9	OVERCROWDING AND UNDER-OCCUPATION	102
6.10	SHARED HOUSING & COMMUNAL ESTABLISHMENTS	104
7	THE ACTIVE MARKET.....	105
7.1	INTRODUCTION.....	105
7.2	HOUSE PRICES	106
7.3	AFFORDABILITY ISSUES	108
7.4	LOWEST QUARTILE ENTRY SALES LEVELS IN THE SUB-REGION	111
7.5	PURCHASE INCOME THRESHOLDS	112
7.6	RENTING A PROPERTY.....	113
7.7	PRIVATE SECTOR ENTRY LEVEL RENTS IN THE SUB-REGION.....	114
7.8	VACANCIES, TURNOVER RATES AND AVAILABLE SUPPLY BY TENURE	115
8	THE HOUSING REQUIREMENTS OF SPECIFIC HOUSEHOLD GROUPS.....	117
8.1	INTRODUCTION.....	117
8.2	HOUSEHOLDS WITH SUPPORT NEEDS	117
8.3	THE HOUSING NEEDS OF OLDER PEOPLE.....	121
8.4	OLDER PERSONS HOUSEHOLD PROFILE IN THE SUB-REGION	122
8.5	THE FUTURE NEEDS OF OLDER PEOPLE.....	123
8.6	BLACK MINORITY ETHNIC HOUSEHOLDS.....	126
8.7	GYPSY AND TRAVELLER & TRAVELLING SHOW PEOPLE HOUSEHOLDS	127
8.8	STUDENTS	128
8.9	MILITARY SERVICE PERSONNEL	128
8.10	KEY WORKER HOUSEHOLDS.....	129
9	THE FUTURE HOUSING MARKET	131
9.1	INTRODUCTION.....	131
9.2	POPULATION PROJECTIONS	131
9.3	FORECAST CHANGE IN HOUSEHOLDS 2006-2026.....	134
9.4	FUTURE SIZE OF AFFORDABLE HOUSING	137
9.5	CURRENT AND FUTURE DEMAND FOR MARKET HOUSING	138
9.6	OVERALL LEVEL OF DEMAND	141
9.7	HOUSING COMPLETIONS AND REGIONAL ALLOCATIONS	141
10	HOUSING NEED.....	143
10.1	INTRODUCTION.....	143
10.2	HOMELESSNESS.....	143
10.3	HOUSING REGISTER.....	145
11	CLG NEEDS ASSESSMENT MODEL	147
11.1	INTRODUCTION.....	147
11.2	THE NEEDS ASSESSMENT MODEL STRUCTURE.....	147
11.3	MODEL STRUCTURE	148
11.4	HART AFFORDABLE HOUSING NEEDS MODEL	149
11.5	RUSHMOOR AFFORDABLE HOUSING NEEDS MODEL	150
11.6	SURREY HEATH AFFORDABLE HOUSING NEEDS MODEL	151
11.7	SUMMARY OF AFFORDABLE HOUSING NEED	152

12	BRINGING THE EVIDENCE TOGETHER.....	153
12.1	LAND AND AFFORDABLE HOUSING DELIVERY	153
12.2	AFFORDABLE HOUSING	153
12.3	LOW COST MARKET HOUSING	154
12.4	OVERALL AFFORDABLE HOUSING TARGET LEVELS.....	154
12.5	FUTURE AFFORDABLE HOUSING DELIVERY.....	155
12.6	TENURE MIX TARGETS	155
12.7	BALANCING THE HOUSING MARKET	156
12.8	PROPERTY TYPE AND SIZE TARGETS	157
12.9	SITE THRESHOLDS	158
12.10	RURAL AFFORDABLE HOUSING TARGETS AND THRESHOLDS	159
13	THE SHMA PARTNERSHIP BOARD & THE STAKEHOLDER CONSULTATION	160
13.1	THE SHMA PARTNERSHIP BOARD	160
13.2	WIDER STAKEHOLDER INVOLVEMENT	161
13.3	RESPONSE TO CONSULTATION.....	161
14	UPDATING THE STRATEGIC HOUSING MARKET ASSESSMENT	162
15	BIBLIOGRAPHY	163

TABLES

TABLE 1-1	PROPOSED DWELLING PROVISION AGAINST DEMAND	17
TABLE 1-2	FUTURE MARKET SECTOR DELIVERY BY SIZE	18
TABLE 1-3	ANNUAL NET SHORTFALLS OF AFFORDABLE HOUSING BY LOCAL AUTHORITY.....	18
TABLE 12-2	AFFORDABLE HOUSING AND TENURE MIX TARGETS	19
TABLE 1-4	FUTURE SOCIAL SECTOR DELIVERY BY SIZE.....	19
TABLE 1-5	2008 SURVEY SAMPLE AND RESPONSE RATES	23
TABLE 1-6	STRATEGIC HOUSING MARKET ASSESSMENT CORE OUTPUTS.....	28
TABLE 1-7	STRATEGIC HOUSING MARKET ASSESSMENT PROCESS CHECKLIST.....	28
TABLE 3-1	KEY DEMOGRAPHICS OF THE SUB-REGION.....	31
TABLE 3-2	SUB-REGIONAL IN-MIGRATION (PEOPLE).....	38
TABLE 3-3	HART DISTRICT NET MIGRATION PATTERN (2008-2011).....	40
TABLE 3-4	RUSHMOOR BOROUGH NET MIGRATION PATTERN (2008-2011).....	40
TABLE 3-5	SURREY HEATH BOROUGH NET MIGRATION PATTERN (2008-2011).....	41
TABLE 3-6	GREATER LONDON MIGRATION PATTERNS	41
TABLE 3-7	TRAVEL TO WORK PATTERNS	42
TABLE 3-8	WORKPLACE OF HEAD OF HOUSEHOLD (%).....	43
TABLE 5-1	POPULATION CHANGE, 1981-2006	69
TABLE 5-2	POPULATION CHANGE BY AGE GROUP (%) – 1996-2006.....	71
TABLE 5-3	HOUSEHOLD GROWTH 1991 – 2001	72
TABLE 5-4	CHANGE OF HOUSEHOLD TYPES IN THE SUB-REGION (1991 TO 2001)	73
TABLE 5-5	HOUSEHOLD MOVEMENTS BY AREA, 2000 – 2001.....	75
TABLE 5-6	NET MIGRATION BALANCE BY AGE GROUPS 2000 - 2001	76
TABLE 5-7	HOUSEHOLD COMPOSITION OF MIGRANTS.....	77
TABLE 5-8	EMPLOYMENT CHANGE, 1996-2006	79
TABLE 5-9	EMPLOYMENT & UNEMPLOYMENT RATES, 2007	81
TABLE 5-10	TRAVEL TO WORK – HEAD OF HOUSEHOLD (%).....	86
TABLE 5-11	AVERAGE GROSS WEEKLY PAY, £s, 2007.....	87
TABLE 5-12	CORE ANNUAL INCOME DATA (£) FOR NEW RSL TENANTS	88
TABLE 5-13	GROSS ANNUAL INCOME OF EXISTING HOUSEHOLDS	89
TABLE 6-1	HOUSING STOCK NUMBERS - (1991, 2001 & 2008).....	92
TABLE 6-2	2001 HOUSING TENURE (UNITS).....	93
TABLE 6-3	CURRENT TENURE OF EXISTING STOCK (%).....	93
TABLE 6-4	HOUSEHOLD TENURE BY (%), 2008	94
TABLE 6-5	SOCIAL STOCK (GENERAL NEEDS) BY NUMBER OF BEDROOMS	95
TABLE 6-6	TYPE OF CURRENT ACCOMMODATION	96
TABLE 6-7	NUMBER OF BEDROOMS IN CURRENT PROPERTY (%)	97
TABLE 6-8	SHARED OWNERSHIP UNITS, 2001 & 2008	98
TABLE 6-9	EXAMPLES OF SHARED OWNERSHIP SCHEMES IN THE SUB-REGION IN 2008.....	99
TABLE 6-10	ENERGY FACILITIES.....	102
TABLE 6-11	UNDER / OVER OCCUPATION (%).....	103

TABLE 6-12	UNDER / OVER OCCUPATION (%) BY TENURE	104
TABLE 6-13	COMMUNAL ESTABLISHMENTS	104
TABLE 7-1	AVERAGE HOUSE PRICES BY TYPE, Q2 2008	106
TABLE 7-2	CHANGE IN HOUSE PRICES - 2003 TO 2008	107
TABLE 7-3	ABSOLUTE TREND IN SALES JUNE 2003 TO JUNE 2008.....	108
TABLE 7-4	VOLUME OF SALES BY TYPE (Q2 2007 – Q2 2008)	108
TABLE 7-5	HOUSE PRICE TO INCOME RATIOS (2006)	109
TABLE 7-6	WORKING HOUSEHOLDS UNABLE TO BUY.....	109
TABLE 7-7	LOWER QUARTILE HOUSE PRICES TO LOWER QUARTILE INCOME RATIOS	110
TABLE 7-8	LOWER QUARTILE AVERAGE SALES PRICES (2008).....	112
TABLE 7-9	SUB-REGION-WIDE PURCHASE INCOME THRESHOLDS 2008.....	112
TABLE 7-10	AVERAGE WEEKLY RSL RENTS, 2002-2007 (ALL PROPERTY SIZES).....	113
TABLE 7-11	AVERAGE PRIVATE WEEKLY RENTS (£), 2007	113
TABLE 7-12	OVERALL MONTHLY AVERAGE AND ENTRY RENT LEVELS (£) BY AUTHORITY	114
TABLE 7-13	SUB-REGION RENTAL INCOME THRESHOLDS 2008	115
TABLE 7-14	VACANT DWELLING STOCK 1991-2008	115
TABLE 7-15	RIGHT TO BUY SALES (3 YEARS).....	116
TABLE 8-1	HOUSEHOLDS WITH A DISABILITY	118
TABLE 8-2	HOUSEHOLDS WITH AN OUTSTANDING SUPPORT NEED	118
TABLE 8-3	PROVIDER OF CARE / SUPPORT	118
TABLE 8-4	TYPES OF FACILITIES / ADAPTATIONS NEEDED (%)	119
TABLE 8-5	TYPE OF SUPPORTED ACCOMMODATION REQUIRED (%)	120
TABLE 8-6	TENURE OF ACCOMMODATION OCCUPIED BY OLDER PEOPLE WITHIN THE SUB-REGION (%)..	122
TABLE 8-7	TYPE OF GENERAL STOCK OCCUPIED BY OLDER PEOPLE (%).....	122
TABLE 8-8	SIZE OF ACCOMMODATION OCCUPIED BY OLDER PEOPLE	123
TABLE 8-9	OLDER RELATIVES IN-MIGRATING TO THE AREA IN THE FUTURE	123
TABLE 8-10	ACCOMMODATION REQUIRED BY OLDER RELATIVES IN-MIGRATING	123
TABLE 8-11	SIZE OF SUPPORTED HOUSING REQUIRED BY EXISTING HOUSEHOLDS (%).....	124
TABLE 8-12	HART SHELTERED HOUSING DEMAND	124
TABLE 8-13	RUSHMOOR SHELTERED HOUSING DEMAND.....	124
TABLE 8-14	SURREY HEATH SHELTERED HOUSING DEMAND	125
TABLE 8-15	ETHNIC ORIGIN	126
TABLE 8-16	KEY WORKER HOUSEHOLDS IN THE SUB-REGION	129
TABLE 9-1	POPULATION AGE BAND FORECAST, SUB REGION, 2006 – 2026.....	132
TABLE 9-2	POPULATION AGE BAND FORECAST, HART, 2006 – 2026	132
TABLE 9-3	POPULATION AGE BAND FORECAST, RUSHMOOR, 2006 – 2026	132
TABLE 9-4	POPULATION AGE BAND FORECAST, SURREY HEATH, 2006 – 2026	133
TABLE 9-5	HOUSEHOLD COMPOSITION AND POPULATION PROJECTIONS, 1991-2026	136
TABLE 9-6	FORECAST CHANGE IN HOUSEHOLDS IN THE SUB-REGION, 2006 – 2026.....	136
TABLE 9-7	HART SOCIAL STOCK, WAITING LIST NEED AND SOCIAL TURNOVER.....	137
TABLE 9-8	RUSHMOOR SOCIAL STOCK, WAITING LIST NEED AND TURNOVER	137
TABLE 9-9	SURREY HEATH SOCIAL STOCK, WAITING LIST NEED AND TURNOVER.....	138
TABLE 9-10	HART ANNUAL MARKET HOUSING SUPPLY / DEMAND BY SIZE.....	139
TABLE 9-11	RUSHMOOR ANNUAL MARKET HOUSING SUPPLY / DEMAND BY SIZE	140
TABLE 9-12	SURREY HEATH ANNUAL MARKET HOUSING SUPPLY / DEMAND BY SIZE	140
TABLE 9-13	HOUSING COMPLETIONS (NET) 2000/01 -2006/07	141
TABLE 9-14	SOUTH EAST PLAN HOUSING ALLOCATIONS, 2006 – 2026.....	142
TABLE 10-1	UNSUITABLE HOUSING.....	143
TABLE 10-2	HOMELESS HOUSEHOLDS IN ACCOMMODATION ARRANGED BY THE SUB-REGION LA'S	144
TABLE 10-3	NUMBER OF HOUSEHOLDS ON THE REGISTER BY SIZE REQUIRED	145
TABLE 10-4	NEW APPLICATIONS – PREVIOUS 3 YEARS	146
TABLE 11-1	ANNUAL AFFORDABLE HOUSING NEED	152
TABLE 12-1	PAST AND FUTURE AFFORDABLE TENURE MIX DELIVERY	155
TABLE 12-2	AFFORDABLE HOUSING AND TENURE MIX TARGETS	156
TABLE 12-3	PROPOSED ANNUAL PROVISION V. DEMAND AND AFFORDABLE NEED	156
TABLE 12-4	FUTURE DELIVERY BY TENURE – HART	158
TABLE 12-5	FUTURE DELIVERY BY TENURE - RUSHMOOR.....	158
TABLE 12-6	FUTURE DELIVERY BY TENURE – SURREY HEATH	158

FIGURES

FIGURE 1-1	AGE BANDS PERCENTAGE CHANGE 2006 – 2026 (%)	11
FIGURE 1-2	CURRENT HOUSE PRICES BY TYPE, APRIL - JUNE 2008	12
FIGURE 1-3	PROPERTY SIZE BY TENURE	13
FIGURE 1-4	REPORT STRUCTURE	24
FIGURE 3-1	THE NORTH WEST SURREY & NORTH EAST HAMPSHIRE SUB-REGION	30
FIGURE 3-2	COMMUTING TO LONDON	44
FIGURE 3-3	IN-MIGRATION FROM LONDON	45
FIGURE 5-1	INDEXED POPULATION CHANGE, 1981-2006	69
FIGURE 5-2	AGE STRUCTURE BREAKDOWN, 2006	70
FIGURE 5-3	PERCENTAGE POPULATION CHANGE BY AGE GROUP – 1996-2006	70
FIGURE 5-4	HOUSEHOLD STRUCTURE	74
FIGURE 5-5	AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD, 2001	74
FIGURE 5-6	PROPORTION OF FEMALE AND MALE HEADED HRP HOUSEHOLDS	75
FIGURE 5-7	INDEXED EMPLOYMENT GROWTH, 1996-2006 (1996 = 100).....	79
FIGURE 5-8	ABI EMPLOYMENT BY BROAD SECTOR, 1996 - 2006	80
FIGURE 5-9	CLAIMANT RATE, 1998-2008.....	82
FIGURE 5-10	LEVELS OF RETIRED POPULATION	82
FIGURE 5-11	OCCUPATIONAL STRUCTURE, 2007	83
FIGURE 5-12	LEVELS OF POPULATION BY OCCUPATION GROUP	84
FIGURE 5-13	COMMUTING DISTANCES OF RESIDENTS WITHIN SUB-REGION 2001	85
FIGURE 5-14	COMMUTERS MODE OF TRANSPORT.....	86
FIGURE 5-15	AVERAGE GROSS WEEKLY PAY, 2007	87
FIGURE 5-16	AVERAGE AND LOWER QUARTILE EARNINGS 2002-2007 PER WEEK	88
FIGURE 5-17	WORKFORCE SKILLS	90
FIGURE 6-1	2001 HOUSING TENURE (%).....	92
FIGURE 6-2	HOUSEHOLD TENURE CHANGE, 1991 – 2001.....	94
FIGURE 6-3	HOUSING TYPE (2001)	95
FIGURE 6-4	HOUSING SIZE	96
FIGURE 6-5	PROPERTY SIZE BY TENURE.....	97
FIGURE 6-6	PROPERTY CONDITION – HOUSEHOLDS WITHOUT BATH / SHOWER AND	101
FIGURE 6-7	OCCUPANCY LEVELS	103
FIGURE 7-1	AVERAGE HOUSE PRICES BY TYPE, Q2 2008	106
FIGURE 7-2	AVERAGE HOUSE PRICES - 2003 TO 2008	107
FIGURE 7-3	LOWER QUARTILE HOUSE PRICES TO LOWER QUARTILE INCOME RATIOS	110
FIGURE 7-4	PROPERTIES BY COUNCIL TAX BAND.....	111
FIGURE 7-5	PROPORTION OF VACANT HOMES (2008)	116
FIGURE 7-6	% OF VACANT STOCK EMPTY FOR MORE THAN SIX MONTHS	116
FIGURE 8-1	ADAPTED PROPERTIES (%).....	119
FIGURE 8-2	SHELTERED HOUSING DEMAND IN THE SUB-REGION.....	125
FIGURE 9-1	2003 BASED CLG HOUSEHOLD SIZE TRENDS AND PROJECTIONS (1991-2026).....	135

APPENDICES

- I Membership of the SHMA Housing Partnership**
- II Glossary of Terms**
- III Secondary Data Sources**
- IV Local Authority Sub Area Level Sales and Rental Costs**
- V SHMA Newsletter**

PREFACE

The purpose of an SHMA is to set in place a robust database for long-term future planning, subject to annual monitoring and updating. The data therefore is based upon the findings at the time of the fieldwork in the late Summer of 2008. However it was clear at this stage that the housing market was declining and by the end of 2008 when the report was being concluded, both the housing market and the national economy had declined faster than ever before.

The assessment results remain valid and the study provides robust data to support long term housing and planning strategies. There will however be significant issues to face in terms of delivery in both market and affordable housing in the short term and potentially medium term period. It is impossible to calculate the impact of the decline which forecasters are suggesting will last until 2010.

There is a varied national picture in relation to the volume of market sales, reducing prices and levels of mortgage lending but all are reducing. Logically a market correction on the scale currently being experienced and predicted to see a fall in house prices of 30% or more will make a positive contribution to affordability despite the negative outturns in the short term.

However the lack of any ability to forecast when the housing finance sector will begin to operate effectively and when it does on the level of lending to be provided to first-time buyers makes it extremely difficult to judge whether, at least in the short term, a correction in market prices will have any real impact on enabling more young people to enter the housing market without assistance.

Annual monitoring of the market data within the SHMA is a fundamental requirement of Guidance which the decline in the economy has made all the more essential.

1 EXECUTIVE SUMMARY

1.1 Introduction

- 1.1.1 In June 2008, DCA was commissioned by the North East Hampshire authorities of Hart District Council and Rushmoor Borough Council and the North West Surrey authority of Surrey Heath Borough Council (hereby referred to as 'the sub-region') to carry out a Strategic Housing Market Assessment (SHMA).
- 1.1.2 The aim of the SHMA was to undertake a comprehensive and robust Strategic Housing Market Assessment in accordance with the Communities and Local Government (CLG) Strategic Housing Market Assessments: Practice Guidance (August 2007).
- 1.1.3 The SHMA aims to inform policy development and investment decisions across the study area. It should provide an evidence base to: -
- Ascertain the nature and level of current housing demand and need in the Sub-Region;
 - Obtain an understanding of the likely characteristics of future housing markets;
 - Estimate the future number of households requiring market and affordable housing;
 - Inform policies aimed at providing the right mix of housing in the future – both market and affordable, including the size of affordable housing required;
 - Understand the housing requirements of particular groups;
 - Inform each Council's Local Development Framework which will set out their spatial planning strategies;
 - Inform policy making and investment decisions locally and regionally.
- 1.1.4 DCA were commissioned to gather new primary data through local Housing Needs Surveys through a postal survey to 4,989 households across Hart District, 6,005 across Rushmoor Borough, and 6,800 across Surrey Heath Borough.
- 1.1.5 The Sub-Region SHMA consisted of the following elements:-
- Extensive secondary data analysis drawing upon Housing Strategy Statistical Appendix (HSSA) and Housing Register data on the level of registered need and the flow of social stock. Comparative data from the 2001 Census, household and population projections and other national research were utilised;
 - Utilisation of the primary survey data collected during each respective authority Housing Needs study.
- 1.1.6 The Strategic Housing Market Assessments Practice Guidance (2007) encourages the formation of a Housing Partnership, consisting of a multi-disciplinary team including housing, planning, economic development and regeneration expertise.
- 1.1.7 The North West Surrey and North East Hampshire sub-region established a Local Housing Partnership (LHP) in 2008 to oversee the SHMA.
- 1.1.8 The role of the SHMA partnership is to consider housing needs and issues across the sub-region and includes core representatives from Registered Social Landlords (RSLs), the Housing Corporation and Primary Care Trust (PCT), in addition to housing and planning representatives from each Local Authority member.

1.2 Understanding the Housing Market

- 1.2.1 A housing market is defined in the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) “*Identifying Sub-regional Housing Market Areas*” Advice Note (Annex to Strategic Housing Market Assessments Practice Guidance); as typically comprising an area in which around 70% of moves are contained.
- 1.2.2 The market is likely to cover the administrative areas of a number of local authorities. It would also be expected that there would be a close relationship between the housing market and travel to work areas.
- 1.2.3 Whilst this is applicable nationally it may not be true of the market areas linked to Greater London which is a separate and different housing market to the rest of the UK. The scale of employment in the capital, especially of professional jobs has a significant impact on all markets in the fringe around the M25 motorway. The evidence appears to show that the impact of Greater London is greater on those authorities inside the M25.
- 1.2.4 Evidence shows that households, particularly within central London migrate out to districts just inside or outside the M25 when they intend to have a family.
- 1.2.5 It is more likely therefore that the migration impact on Greater London fringe authorities will be higher than 30% of moving households and DCA’s experience of Strategic Housing Market Assessments in Surrey, Kent, Essex Hampshire and Hertfordshire around the M25 is that migration is around 40% of household transactions. In our view a single market in the Greater London fringe is more likely to be composed of local moves, which are 60% of total moves rather than 70% which may be expected to apply elsewhere in the country.

Migration Patterns

- 1.2.6 The 2001 Census Origin-Destination Statistics for local authorities have been analysed to determine migration patterns within the Sub-Region. The data is taken from the 2001 Census of all people resident in the UK whose address at Census day was different from that one year before and whose previous location was one of the Sub-Region authority areas, elsewhere in Surrey, elsewhere in Hampshire or Greater London.
- 1.2.7 The 2001 Census data demonstrated a high level of self-containment within each authority, with a high level of households moving within the local authority area that they currently live in. This ranged from 51.3% in Hart District to 59.4% in Rushmoor Borough.
- 1.2.8 Each authority area also shows a relatively high level of movers from elsewhere within the sub-region. 17.2% of moves into Hart were from Rushmoor and Surrey Heath, 13.2% of moves into Rushmoor were from Hart and Surrey Heath and 10.7% of moves into Surrey Heath were from Hart and Rushmoor.
- 1.2.9 Each authority area also shows a relatively higher level of movers from immediately adjoining boundaries but fairly low levels of movement from authorities at a greater distance.

Commuting Patterns

- 1.2.10 Data from the 2001 Census shows that the proportion of self-containment between residence and place of work ranged from 45.9% in Hart to 56.2% in Rushmoor.
- 1.2.11 Each authority area also shows a relatively higher level of commuters from immediately adjoining boundaries, but fairly low levels of movement from authorities at a greater distance.

- 1.2.12 A fairly large proportion of residents in the study area in employment commute to Greater London, according to the 2001 Census. Surrey Heath (the closest local authority to Greater London) had the highest levels of commuting to Greater London, at 15.9% of those employed. Rushmoor had the lowest level at 7.0%.
- 1.2.13 The proportion of residents who lived in one sub-region district but commuted to another district in the sub-region for work was quite high in all areas, ranging from 11.3% in Surrey Heath to 21.7% in Hart.

1.3 Is the Sub-Region a Single Market?

- 1.3.1 A sub-regional market is normally one where 70% of moves take place. Whilst this is applicable nationally it may not be true of the market areas linked to Greater London.
- 1.3.2 The data shows a strong correlation between actual housing moves and travel to work patterns in the sub-region. The proportion of local moves ranged from 51.3% in Hart to 59.4% in Rushmoor.
- 1.3.3 Surrey Heath, at 54.6% and the closest to Greater London, has greater in-migration from London.
- 1.3.4 Data from the 2001 Census and each respective authority local housing need survey data suggest that in terms of the linkages between single authorities, the evidence clearly shows that household movement to and from each district is also linked to other immediately adjoining authorities.
- 1.3.5 The total proportion of household moves within the combined area in 2001 was 69.4%, close to the 70% norm, especially in view of the influence of Greater London.
- 1.3.6 In view of the 69% level of internal household moves and the travel to work patterns, it can be concluded that the sub-region can be considered to be a single market.
- 1.3.7 However, although the evidence suggests that the three authorities can be considered to be a single market, each authority appears to have some overlap with other local housing markets.

1.4 The Demographic and Economic Context

The Sub-Region Economy

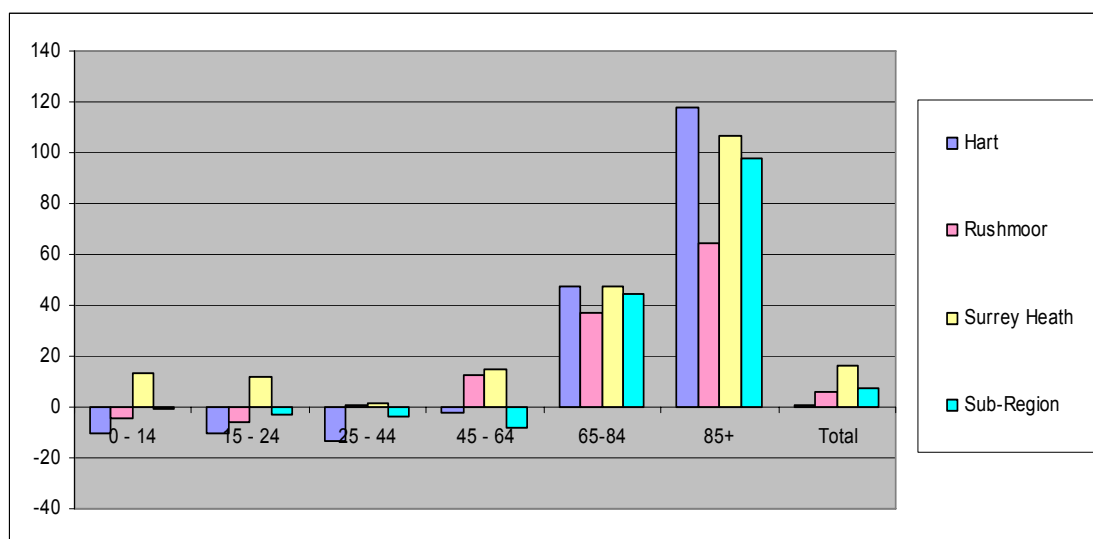
- 1.4.1 The crisis in the financial markets in 2008 has created difficulties in the economy, especially in the development and estate agency sectors. It has created uncertainty in the housing market, leading to major falls in house sales, new development and in house prices and it is unknown when markets will recover. This will have an impact in all elements of future housing delivery in the short term.
- 1.4.2 Based on the 2006 Office for National Statistics (ONS) Annual Business Employee Inquiry, around 121,506 people work in the sub-region, the highest concentration of jobs being in Rushmoor. The number of jobs in the sub-region has increased since 1996, with the largest increase seen in Hart (47%);
- 1.4.3 The most important broad sectors within the sub-regional economy are finance, IT and other business activities, distribution, hotels and restaurants and public admin, health and education. Between 1996 and 2006, a decline was experienced in the number of manufacturing jobs in the sub-region and this mirrors the decline of manufacturing nationally;
- 1.4.4 The sub-region has an employment rate of 83.5%, ranging from 82.3% in Rushmoor to 84.7% in Hart. All authorities have a higher employment rate than county, regional and national levels.
- 1.4.5 The unemployment rate in the sub-region is 3.4% ranging from 2.8% in Hart to 4.2% in Rushmoor, compared to the national average of 5.2%.

- 1.4.6 In both Hart and Surrey Heath, the residence-based wage figure is higher than workplace based wages, reflecting that some of the local population commute out of the area to find higher paid work;
- 1.4.7 Hart District has the highest gross weekly residence pay (the gross weekly pay of those living in the district) at £673 across the sub-region with residence based income approximately 24% higher than workplace based income (the gross weekly income of people working in the District). This suggests many of the more highly paid residents commute to places of work outside the District.

1.5 Population Projections

- 1.5.1 Demographic change has a major impact on future demand in the wider housing market, the need for affordable housing and the requirements for future stock by type and size within all areas in the sub-region.
- 1.5.2 An important feature in measuring future housing requirements is to forecast what is likely to happen over the next decade or so in order that provision for new housing can be planned.
- 1.5.3 The general demographic forecasts for Hart and Rushmoor were provided by Hampshire County Council and are Hampshire County long term projections (July 2008) which reflect the housing strategy of the South East Plan.. The methodology relating to these projections can be accessed at: <http://www3.hants.gov.uk/planning/factsandfigures/population-statistics/long-term-proj.htm>.
- 1.5.4 The population projections provided for Surrey Heath District are 2006 based ONS sub-national projections.
- 1.5.5 Overall, the population in the sub-region is projected to increase by 19,090 people (7.2%) by 2026. The largest increase is seen in the 65 - 84 age groups (44.1%), a rise of 13,620 people and in the 85+ age group which sees a rise of 4,380 people (97.8%).
- 1.5.6 The graph below highlights the percentage change in each age band between 2006 and 2026 in the sub-region.

Figure 1-1 Age Bands Percentage Change 2006 – 2026 (%)



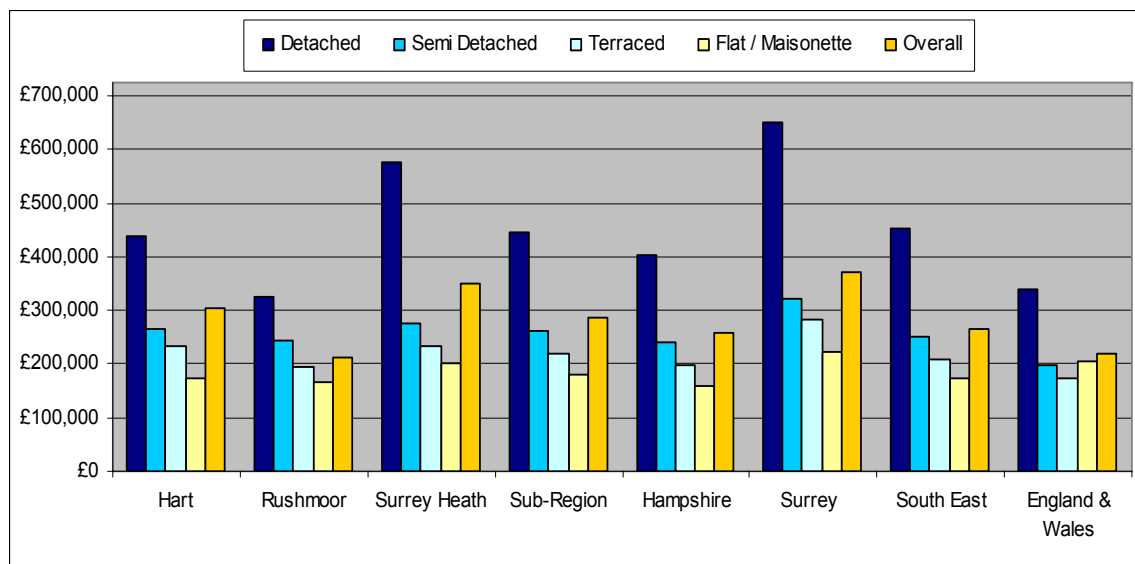
Source: Combined Hampshire County Council projections and © Crown Copyright 2006 ONS projections (2006-based)

- 1.5.7 A key feature of the predicted population change concerns the growth in the population of those aged 65 -84 and 85+. All authorities show a significant increase in the population in the 65-84 age groups. Hart District shows the largest increase (+5,150; 47.5%). This is followed by Surrey Heath Borough (+5,000; 47.1%). Rushmoor Borough is projected to see an increase of 3,470; 36.7% in the 65-84 age group.
- 1.5.8 The “older” retired group, those aged 85 and above, again shows significant increases in the three authorities over the forecast period. Hart District shows the largest growth, (+1,890 people; 118.1%) by 2026. Surrey Heath is projected to see a rise in this age group of 1,600 people (106.6%) and Rushmoor is expected to see a growth of 890 people (64.5%). This age group has the highest percentage growth relative to all other groups in all areas.
- 1.5.9 As the rate of increase in these age groups are higher than in younger cohorts, the net effect will be an overall rise in the proportion of the sub-region population aged 65 and above. It is estimated that by 2026, this age group will make up 18.9% of the sub-regional population and this will have implications for housing, health and social care policy and provision.

1.6 The Active Market

- 1.6.1 The housing market is the context against which all the housing needs of the study area are set. In particular, house price information is the basis on which the “affordability” of housing is measured for low-income households. In essence, we are seeking to establish who cannot afford to enter the housing market.
- 1.6.2 Figure 1-2 below shows the average property prices in each authority by type from the Land Registry database for the 2nd Quarter 2008.

Figure 1-2 Current House Prices by Type, April - June 2008



Source: Land Registry Property Price Report, Q2 2008, © Crown Copyright (Land Registry)

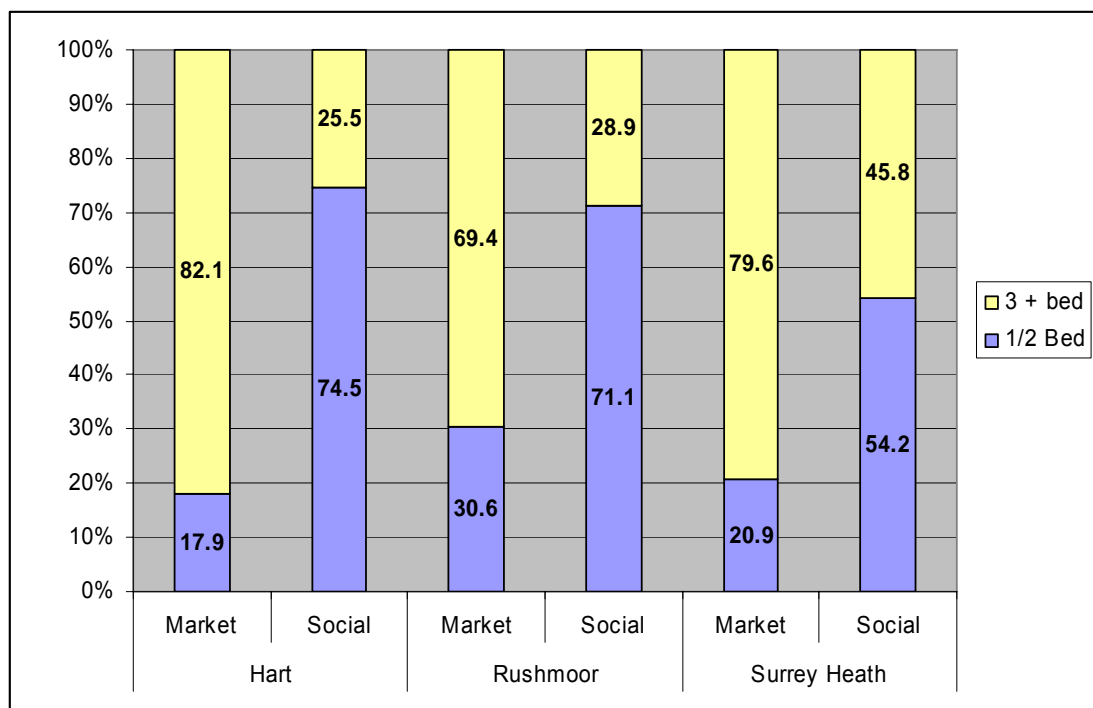
- 1.6.3 Overall the prices in the sub-region, Hampshire, Surrey and the South East are significantly higher than those in England. Overall, average house prices in the sub-region (£287,483) are above the South East regional average (£264,906).
- 1.6.4 In the five year period since 2003, house prices in Hart have increased by 32.2%, compared to the lowest increase of 25.9% in Rushmoor. Although house prices across the South East have seen a sustained growth over the last five years, the rapid rate of inflation seen previously has begun to slow on a national and regional scale.

- 1.6.5 These price increases have affected the affordability of owner occupation and impact upon the number of households who are able to access this form of tenure. The most logical impact is an increased demand for low cost home ownership initiatives and more private rented accommodation.

1.7 The Current Housing Stock

- 1.7.1 Analysis of the supply of housing allows an assessment of the range, quality and spatial distribution of housing that is currently available in the area.
- 1.7.2 As at 1st April 2008 the sub-region had a housing stock of 107,532 units. This has increased by 15,683 units since 1991, an increase of 17.1%.
- 1.7.3 The sub-region has a housing profile characterised by higher than average levels of owner-occupation. The 2001 Census recorded a level of 77.7% in the sub-region, higher than the South East (73.2%) and nationally (68.1%).
- 1.7.4 The 2001 Census shows that the sub-region has lower than average social housing stock (11.0%), compared to a level of 14% regionally and 19.3% nationally.
- 1.7.5 The 2001 Census showed that compared to county and regional benchmarks, the sub-region has slightly higher levels of detached properties and slightly lower levels of flat/maisonettes and terraced properties.
- 1.7.6 The 2001 Census revealed that Rushmoor showed the highest levels of flats / maisonettes, terraced and semi-detached properties compared to Hart and Surrey Heath. Surrey Heath showed the highest level of detached properties (47.4%) followed closely by Hart (46.1%) compared with only 19.7% in Rushmoor.
- 1.7.7 Analysis of the local housing need survey data, cross tabulating size of property (number of bedrooms) by tenure found that across the sub-region, between 69.4% and 82.1% of the market stock is 3+ bed or more but in the social sector the level of properties which are 3+ bed or more ranges from 25.5% in Hart to 45.8% in Surrey Heath. There are very low levels of 4+ bedroom social rented units in the study area.

Figure 1-3 Property Size by Tenure



Source: 2008 Housing Need Survey Data

1.8 The Needs of Specific Household Groups

- 1.8.1 The Housing Act (2004) and Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) indicate that housing partnerships should consider gathering information about the housing requirements of specific groups. In doing so, these studies will help formulate planning and housing policies.
- 1.8.2 The SHMA has analysed the needs of specific household groups and key findings for each group are detailed below. The data on the needs of households with support needs, older people, BME households and key worker households was gained from utilising primary data from each respective authority local housing needs survey. Data on the needs of Military Service personnel was provided by the local authorities and was also captured in the survey data relating to key workers.
- 1.8.3 The data on the needs of Gypsy and Traveller Households was obtained from the respective Gypsy and Traveller studies and data on the needs of student households was obtained from FE College web sites.

The Housing Needs of Older People

- 1.8.4 The 65-84 age group is forecast to increase by 13,620 people in the sub-region by 2026 (44.1%).
- 1.8.5 2008 Housing Need Survey data revealed that 6.0% of households in the sub-region (6,038 implied) indicated that a relative would need to move to the area from outside the Borough / District in the next 3 years.
- 1.8.6 Housing Need Survey data suggests a combined requirement for sheltered accommodation for older people currently living in the sub-region (684 households) and those who may in-migrate to be beside their family (4,395 households) of 5,079 units, 1,398 in the affordable sector and 3,641 in the private sector. The in-migrant figures are predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents living locally.

Households with Support Needs

- 1.8.7 Overall there are around 14,035 implied households in the sub-region containing one or more household members with a disability;
- 1.8.8 20.3% of disabled households in the sub-region have an outstanding support need;
- 1.8.9 8.5% of properties in the sub-region have been adapted to meet the needs of a disabled person in the household.
- 1.8.10 The most commonly requested adaptations required were bathroom adaptations;

Black and Minority Ethnic (BME) Households

- 1.8.11 Households from particular ethnic groups can differ in terms of their housing or accommodation requirements, particularly in relation to property size. This is however an issue which is common to districts with a larger Black Minority Ethnic (BME) population living in large concentrations of terraced housing. This does not apply in the sub-region.
- 1.8.12 Although the sub-region has a relatively small Black Minority Ethnic community, there has been an increase in people from Nepal and Eastern Europe who have in-migrated into the sub-region since 2001. Legislation and guidance requires the local authorities to adopt a strategic approach to delivering housing services to meet the differing needs of local communities.

- 1.8.13 Although the sub-region has a relatively small BME community, there has been an increase in people from Nepal and Eastern Europe who have in-migrated into the sub-region since 2001. Legislation and guidance the local authorities to adopt a strategic approach to delivering housing services to meet the differing needs of local communities.
- 1.8.14 The needs for independent accommodation from older BME households should be further examined. In the context of an ageing population, the needs of this group should be considered alongside the needs of all older people in each District / Borough.
- 1.8.15 In general however, the Black Minority Ethnic population have similar incomes and future housing requirements which should be met through initiatives to address the needs of the whole population.

Gypsy and Traveller and Travelling Show People Households

- 1.8.16 Each of the local authorities in the sub-region have completed Gypsy and Traveller Accommodation Assessments. These were completed in 2006.
- 1.8.17 Hart District Council and Rushmoor Borough Council, in partnership with other local authorities in Hampshire, Southampton, Portsmouth and the Isle of Wight commissioned David Couttie Associates (DCA) in 2006 to carry out a Hampshire & Isle of Wight sub-regional study of the accommodation needs and aspirations of Gypsies and Travellers. This was completed by DCA in 2008.
- 1.8.18 Surrey Heath commissioned a joint West Surrey Gypsy and Traveller Accommodation Assessment with Waverley and Guildford Councils. This was completed by DCA in 2006.
- 1.8.19 The primary objective of these assessments was to assess the need for additional authorised Gypsy and Traveller site provision within the next 5 years.
- 1.8.20 In the Hampshire and Isle of Wight study the recommendation for new pitches for the next five years was 44 across Hampshire, including 9 pitches in the North Area, i.e. Hart, Rushmoor and Basingstoke & Deane.
- 1.8.21 The West Surrey study indicated an additional need for 86 new pitches in the next five years, 17 per annum. In Surrey Heath alone the study indicated a need for an additional 19 pitches in the period 2006 to 2011.

Students

- 1.8.22 The sub-region is served by various Further Education institutions. There are no universities situated within the sub-region.
- 1.8.23 The number of students who require student accommodation in the sub-region is low. This is because the nature of the further education sector in the area means that many live locally and travel daily and therefore reduce the impact on the private rented sector.
- 1.8.24 Although students require lower cost accommodation they do not represent households eligible under planning definition for 'Affordable Housing'. The majority of student accommodation need is met in the market sector as rental income streams create viable developments able to access private sector borrowing.
- 1.8.25 The need for student halls of residence should be considered as part of the wider planning strategies in the sub-region where this could apply.

Military Service Personnel

- 1.8.26 Hart, Rushmoor and Surrey Heath have significant areas of land owned by the Ministry of Defence (MoD) and accommodating approximately 8,200 military service personnel. The Ministry of Defence are reviewing accommodation and support services for military personnel in the sub-region.
- 1.8.27 Due to a recent change in legislation, Military Service Personnel are now eligible for affordable housing in the local authority area in which they are based. Previously they would have only been eligible for housing in the local authority area from which they originated.
- 1.8.28 There will be longer term implications arising from the MoD review and the legislative change. The need is new and not captured in previous studies. The respective 2009 housing need surveys captured data on service personnel as they were categorised in the key worker category as outlined below.
- 1.8.29 Further work will be needed to assess the impact of these new requirements from this group.

Key Worker Households

- 1.8.30 Data on the housing needs of Key Worker households was gathered in each local housing needs survey. If they indicated that they worked in the public sector and worked within each respective local authority area, they were identified as key workers.
- 1.8.31 Around 1,802 implied households in Hart District, 2,537 in Rushmoor Borough and 2,157 In Surrey Heath Borough gave details of their work in the public sector.
- 1.8.32 In Hart, all key workers responding were teachers and all required owner occupation and detached housing with four plus bedrooms.
- 1.8.33 In Rushmoor, of the nurses and NHS staff responding, 52.3% required HA Shared Ownership, 27.6% required HA Rented and 20.1% required owner occupation. All teachers and Military Service Personnel required owner occupation.
- 1.8.34 In Rushmoor, 72.4% of nurses / NHS staff required semi-detached accommodation and 27.6% required a terraced property. All teachers responding required terraced accommodation and all Military Service Personnel required bungalow accommodation. In terms of property size, 72.4% of teachers required 2-bed accommodation and 20.1% required a 3-bed property. All teachers required a 3-bed property and all Military Service Personnel required a 2-bed property.
- 1.8.35 In Surrey Heath, all required owner-occupation and detached housing with four + bedrooms.

1.9 Future Demand for Market and Affordable Housing**Balancing Housing Markets**

- 1.9.1 The turnover of the existing stock should meet 90% of all housing requirements.
- 1.9.2 Determining what this means for the future requirement for types of dwellings is complex. The scale of under-occupation is significant and the type and size of dwelling that households demand is not necessarily driven by actual need. The requirement for the expected future growth in households can only be estimated in terms of the size of new dwellings. Providing a better balanced housing stock should however be the key criteria for each authority to be able to provide sustainable developments and communities.

- 1.9.3 'Planning Policy Statement 3: Housing' identifies the Government's core objective of providing a variety of high quality market housing and addressing any shortfalls that apply in the market sector. Authorities are required to plan for a full range of types and sizes of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.
- 1.9.4 Table 1-1 below outlines the proposed annual average dwelling provision between 2006 and 2026 in the Draft South East Plan (March 2006), the Panel report of the draft South East Plan (August 2007) and the Secretary of State proposed changes (July 2008), against the market demand and affordable need for each Local Authority, after allowing for the turnover of the existing stock.

Table 1-1 Proposed Dwelling Provision against Demand

	Dwelling Provision p.a.*			Affordable Need Shortfall p.a.****	Market Demand Shortfall p.a.****
	Draft Plan*	Panel Report**	Secretary of State proposed Changes***		
Hart	200	200	220	419	726
Rushmoor	310	310	310	681	881
Surrey Heath	187	187	187	632	348
Sub-Region	697	697	717	1,732	1,955

* Draft South East Plan (March 2006).

** Panel Report of the Draft South East Plan (August 2007)

*** The South East Plan Secretary of State's Proposed Changes (July 2008)

**** 2008 Housing Need Survey Data

- 1.9.5 The scale of demand and need identified through the Strategic Housing Market Assessment is significant. Compared to either the proposed sub-region annual provision of 717 units p.a. in the Secretary of State proposed changes to the South East Plan, July 2008, there is an identified shortfall of 1,955 units in the market sector alone, strongly linked to current in-migration levels.
- 1.9.6 The shortfall is calculated from the household survey data and is a guide to individual household plans and intentions which may not be able to be realised. The individual authority allocations are to be regarded as minima and should therefore be exceeded, delivering more units into the market. There is potential for variance and these factors will therefore need to be monitored.
- 1.9.7 Additionally there is a shortfall of 1,732 units of affordable housing, which is more than double the whole proposed dwelling provision of 717 per annum to 2026. Although the dwelling provision figures should be treated as minima the total scale of future delivery would require a very significant increase in dwelling numbers to meet all needs.
- 1.9.8 However, environmental constraints on the three local authority areas relating to Special Protection Area (SPA) issues has an impact on the potential land available for housing. It is unlikely that the levels of affordable and market housing demand could be met due to these issues and this will affect future supply.

Market Stock Balance

- 1.9.9 Although the study area has broad similarities, there are variations between districts in terms of the types of property required to meet current and future demand for market housing.

- 1.9.10 However, treating housing stock balance as a single sub-regional market issue contradicts the fundamental requirement to carry out sustainable development and create sustainable communities. In terms of sustainability it is not logical to expect people to travel across a sub-region to find a property of the size they require.
- 1.9.11 Survey data showed that households forming and moving had a strong desire to be near their family, near work and where they have always lived and it would be beneficial for each authority to attempt to influence future delivery to address local demand and fill gaps in stock types to provide a better balance in the housing stock, create more sustainable communities and undertake sustainable development.
- 1.9.12 In providing a guideline for future market housing development consideration should be given to the scale of current detached housing stock, the impact of extensions and additional bedrooms to existing stock, demographic change and reducing household size and the levels of in-migration to the sub-region.

Table 1-2 Future Market Sector Delivery by Size

Market Sector	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Hart	10	30	35	25
Rushmoor	10	50	20	20
Surrey Heath	10	40	40	10

Affordable Housing Need and Supply

- 1.9.13 The CLG Needs Assessment Model is used to calculate the annual shortfall of social housing units. There is a significant need for affordable housing in excess of supply levels from both re-lets and planned new delivery in all local authority areas, totalling 1,732 units per annum across the study area.

Table 1-3 Annual Net Shortfalls of Affordable Housing by Local Authority

	Affordable Need	Re-let Supply	Affordable Shortfall
Hart	533	114	419
Rushmoor	878	197	681
Surrey Heath	764	132	632
Total Sub-Region	2,175	443	1,732

Affordable Housing and Tenure Mix Targets

- 1.9.14 The total affordable need in the sub-region of 1,732 is over twice greater than the full annual housing allocation of 717 units each year in the period 2006 to 2026.
- 1.9.15 Based on the robust evidence found in this assessment, the Housing Need Surveys, targets in the draft South East Plan and current practice, Local Development Frameworks within the sub-region could consider affordable housing targets of 40%, subject to viability. Percentage target levels will be assessed through viability studies.
- 1.9.16 In view of the scale of need, subsidised affordable units should be negotiated on all suitable sites.

- 1.9.17 The increases in house prices over the last ten years have excluded many 'first-time buyers' from the owner occupied market. PPS3 now requires the provision of tenure mix targets within affordable housing which may vary by location within each authority to take account of demand, need and current affordable supply at local level.
- 1.9.18 Targets will be subject to wider planning, regeneration, social stock supply, sustainability and economic viability considerations. Within the overall target, tenure mix targets at local level are very important to achieving site viability.
- 1.9.19 These target levels should be subject to a wider range of social stock supply and other planning, regeneration and development viability factors at local sub-area level.

Table 1-4 Affordable Housing and Tenure Mix Targets

	Affordable Target	Social Rent	Intermediate
Hart	40%	65%	35%
Rushmoor	40%	60%	40%
Surrey Heath	40%	50%	50%

- 1.9.20 A major factor in decisions determining the tenure mix between social rented and intermediate housing on each site is the current local supply and turnover of social rented and shared ownership units. All of these factors can only be judged with all the information available and this is beyond the scope of this study.

Affordable Stock Balance

- 1.9.21 Although over half of waiting list need is for one bedroom units, stock size targets have considered the need to address meeting priority and family household requirements.
- 1.9.22 A summary of the social sector size targets in each authority is provided below.

Table 1-5 Future Social Sector Delivery by Size

Social Sector	Bedroom Size (%)			
	1-Bed	2-Bed	3- Bed	4- Bed +
Hart	25	35	30	10
Rushmoor	25	35	25	15
Surrey Heath	35	30	20	15

1.10 Key Recommendations

Balancing the Housing Market

- Ensure that future new development provides a mix of housing types and sizes to meet the needs of all households.
- Focus new delivery in market housing to address the stock imbalance, and the impact of future demographic and household formation change.
- Develop policies for market housing so that new stock meets local demand not addressed by existing stock turnover.

Affordable Housing Targets

- Based on the evidence found in the SHMA and Housing Need Surveys, the draft South East Plan and current practice, consideration should be given to an overall affordable housing target of 40% of new units negotiated from the total of all suitable sites in each authority, subject to viability.
- Percentage target levels will be assessed through Affordable Housing Viability Studies

Site Size Thresholds

- Set a site threshold of 15 units and consider a range of thresholds within the sub-region to address localised need in different sub-areas which would be informed by the SHLAA, taking economic viability into account.

Affordable Tenure Mix Targets

- Future tenure mix delivery has to take account of the social and intermediate stock levels, the scale of new households, key workers and those on average incomes and above unable to purchase in the high cost market in the sub-region.
- The overall affordable tenure target balance to address local need could be set at 60% for social rent and 40% intermediate housing in Rushmoor, 65% for social rent and 35% intermediate housing in Hart and 50% for social rent and 50% intermediate housing in Surrey Heath.
- The SHMA and Housing Needs Survey data will remain valid until 2013 at which stage it will need to be fully updated. It is recommended that this is undertaken as a combined exercise for the sub-region.

Property Size Targets

- Consider social rented housing property size targets of 60% to 65% one and two bedroom flats and terraced houses to meet the needs of single, couple and small family households. 35% to 40% of units should be three and four bedroom houses to address the needs of larger families.
- Developers are expected to bring forward proposals which reflect demand in order to sustain mixed communities. It would be reasonable to consider providing policy guidance for future delivery in the market sector in each authority of 40% to 60% one and two bedroom flats and terraced houses to meet the needs of single, couple and small family households.
- 60% to 40% of units should be three and four bedroom houses to address the needs of larger families. The proportions vary both by authority and local sub-area to provide a more balanced market sector stock.

Housing Strategy

- Meeting the affordable accommodation requirements of families and those with priority needs should be as important as the larger scale requirements of smaller units for single and couple households.
- Continue to develop housing strategies to make best use of the existing stock by providing positive incentives to improve the turnover of family houses in the social rented sector, to address the under-occupation of 1,775 units across the sub-region.

Older Persons Housing Needs

- Address the current and future growth in older people and frail older households across all tenures and their related care and support needs. The on-going development of Older Persons Housing Strategies should consider :-
- The need for support services and adaptation required to enable people to remain in their own home;
- The type, scale and quality of existing sheltered stock in meeting today's housing standards and preferences;
- The need for 'extra care' accommodation for the growing frail elderly population.

2 INTRODUCTION

2.1 Why Carry Out a Strategic Housing Market Assessment?

- 2.1.1 It is essential that local authorities understand the whole housing market and can develop sound and robust approaches to local plans, local housing strategies and Local Development Framework (LDF)¹ preparation.
- 2.1.2 Hart District Council, Rushmoor Borough Council and Surrey Heath Borough Council have already each completed a Housing Market Assessment.
- 2.1.3 The Hart Housing Market Assessment and the Rushmoor and the wider Blackwater Valley sub-region Housing Market Assessment were both completed in 2005 by DTZ Pbeda. The Surrey Heath Housing Market Assessment was completed by DCA in 2007.
- 2.1.4 The SHMA, along with other strategies and research including Gypsy and Traveller Accommodation Assessments (GTAAs) and Strategic Housing Land Availability Assessments are a crucial part of the evidence base for the sub-region authorities to review local housing strategies and Local Development Frameworks. It can also inform each Council's business planning processes, as well as to identify targets for investment.
- 2.1.5 Hart District Council and Rushmoor Borough commissioned a joint Affordable Housing Viability Study in 2008. Surrey Heath Borough commissioned Adams Intergra to carry out an Affordable Housing Financial Viability study. This was published in December 2007.
- 2.1.6 An assessment of housing demand and need is necessary from a spatial planning perspective, to support affordable housing policies in Development Plans, which will require developer contributions for affordable housing.
- 2.1.7 As set out in Planning Policy Statement 3 (PPS3), housing need is defined as 'the quantity of housing required for households who are unable to access suitable housing without financial assistance'.
- 2.1.8 PPS3 defines housing demand as 'the quantity of housing which households are willing and able to buy or rent'.
- 2.1.9 Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) specifies that a Strategic Housing Market Assessment can also contribute to the following areas:-
- enabling regional bodies to **develop long-term strategic views** of housing need and demand to inform regional spatial strategies and regional housing strategies;
 - enabling local authorities to **think spatially** about the nature and influence of the housing markets in respect to their local area;
 - providing **robust evidence** to **inform policies** aimed at providing the right mix of housing across the whole housing market – both market and affordable housing;
 - providing evidence to inform policies about the level of affordable housing required, including the need for different sizes, types and tenures of affordable housing;
 - supporting authorities to **develop a strategic approach** to housing through consideration of housing need and demand in all housing sectors – owner occupied, private rented and affordable – and assessment of the key drivers and relationships within the housing market;

¹Refer to 'Appendix II – Glossary of Terms' for definition of LDF

- drawing together the bulk of the evidence required for local authorities to **appraise strategic housing options** including social housing allocation priorities, the role of intermediate housing products, stock renewal, conversion, demolition and transfer; and
 - ensuring the **most appropriate and cost-effective use** of public funds.
- 2.1.10 SHMAs incorporate local key needs analysis to provide a wide ranging and comprehensive evidence base of both primary and secondary data and a robust and in-depth assessment and understanding of housing demand and need in the area.

2.2 Background and Context to the SHMA

- 2.2.1 In June 2008, DCA was commissioned by the North East Hampshire authorities of Hart District Council and Rushmoor Borough Council and the North West Surrey authority of Surrey Heath Borough Council (hereby referred to as 'the sub-region') to carry out a Strategic Housing Market Assessment (SHMA).
- 2.2.2 This SHMA aims to enable the authorities to understand the nature and level of housing demand and need within the sub-region.
- 2.2.3 Also significant to the SHMA are district level housing need surveys which provide data at the lowest level of analysis within each local authority which can be aggregated to higher geographies at a sub-regional level.
- 2.2.4 Use of both primary data from local surveys and key secondary data allow a full assessment of the housing need and housing markets within a sub-region to be obtained.
- 2.2.5 DCA were commissioned to gather new primary data through local Housing Needs Surveys through a postal survey to 4,989 households across Hart District, 6,005 across Rushmoor Borough, and 6,800 across Surrey Heath Borough.
- 2.2.6 The table below outlines the survey sample and response rates across the three authorities during the respective 2008 Housing Needs Surveys. All areas reached response levels based on household numbers adequate to ensure statistical validity at a confidence level of 95%.

Table 1-6 2008 Survey Sample and Response Rates

Local Authority	Resident Households	Postal Sample	Total Responses	Response Rate %	Confidence Interval \pm %
Hart	32,922	4,989	1,498	30.0	2.58
Rushmoor	35,261	6,005	1,554	25.9	2.54
Surrey Heath	32,975	6,800	1,899	27.9	2.29

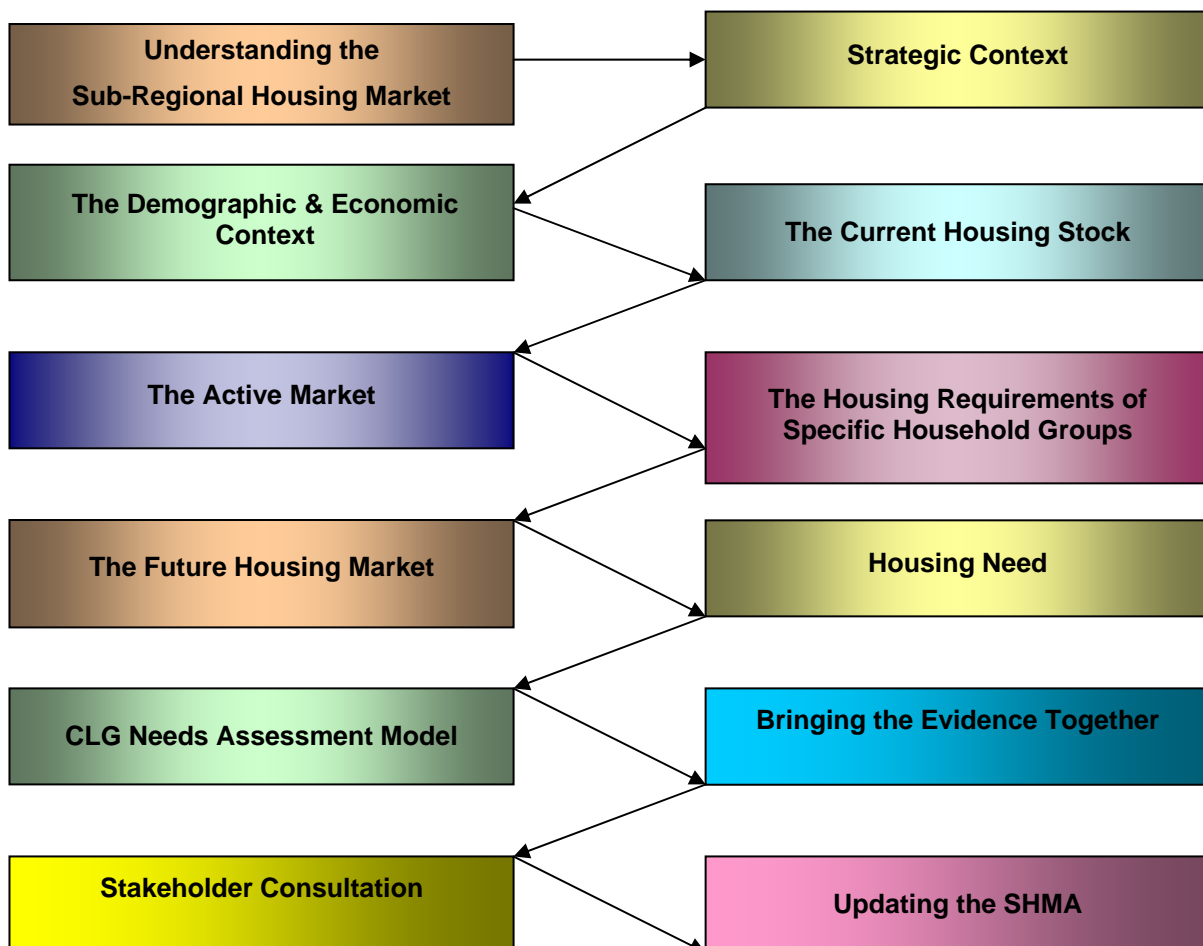
Source: 2008 Local Housing Need Surveys

2.3 Methodology and Report Structure

- 2.3.1 The methodology used in this SHMA is based on the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007). This guidance brings together and builds upon the key elements of existing guidance on housing market and housing needs assessment. Key recent guides include:
- *Local Housing Needs Assessment: A Guide to Good Practice*, DETR, 2000;
 - *Housing Market Assessment Manual*, ODPM, 2004.

- 2.3.2 The Strategic Housing Market Assessments Practice Guidance (August 2007) replaces the DETR and ODPM Good Practice Guide and manual published in 2000 and 2004 respectively.
- 2.3.3 Strategic Housing Market Assessment Practice Guidance encourages the formation of a Housing Partnership Board, consisting of a multi-disciplinary team including housing, planning, private sector, economic development and regeneration expertise.
- 2.3.4 The aim of the Partnership Board is to involve key stakeholders in the assessment process in order to incorporate local knowledge and ensure that the SHMA reflects relevant local issues. Involvement of stakeholders will also assist in minimising objections to policies proposed as stakeholders will have had the opportunity to express their concerns on any aspect of the assessment process.
- 2.3.5 Details of the SHMA Partnership Board and the wider stakeholder consultation can be found at Section 13. Membership of the SHMA Housing Partnership Board can be found at Appendix I.
- 2.3.6 Figure 1-4 gives an overview of the report structure utilised in this SHMA, taken from the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007).

Figure 1-4 Report Structure



- 2.3.7 The structure of the report complies with Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007). The key processes that the Practice Guidance expects the SHMA to follow are detailed below.

Understanding the North West Surrey and North East Hampshire Housing Market

- 2.3.8 In Section 3 the scope of the North West Surrey and North East Hampshire Strategic Housing Market is established. This involves consideration of whether North West Surrey and North East Hampshire can be considered to be one sub-regional housing market or whether there are overlaps with other regions.

Review of the Strategic Context

- 2.3.9 It is essential that local authorities have a clear view about the national, regional, and local strategies and policy aims and objectives surrounding the housing market. In Section 4, existing policy is reviewed to identify the wider strategic drivers that will influence the Strategic Housing Market Assessment.

The Demographic and Economic Context

- 2.3.10 Following the identification of the local housing market boundaries and the key policy drivers, the next step is to explain how local demographic and economic conditions can influence the housing market. Section 5 examines:

- Demographic structure;
- Household characteristics;
- Employment levels and structure;
- Labour force and income;
- Skills and educational attainment.

The Current Housing Stock

- 2.3.11 Section 6 examines the characteristics and structure of the current housing stock in the sub-region. Analysis of the supply of housing entails an assessment of the range, quality, and location of the existing housing stock. More specifically, this section examines the following:

- Number of dwellings in the area by size, type, location and tenure;
- Stock condition;
- Shared housing & communal establishments.

The Active Market

- 2.3.12 Section 7 analyses indicators of housing market activity. It looks at changes over time to identify pressure points in the market. There are four steps to this assessment:

- The cost of buying or renting a property;
- Affordability of housing;
- Overcrowding and under occupation;
- Vacancies, turnover rates and available supply by tenure.

The Needs of Specific Household Groups

2.3.13 Section 8 assesses the housing needs of specific household groups. These include:

- Households with support needs;
- Older people;
- Minority Ethnic households;
- Gypsy and Traveller Households;
- Students

Future Housing Requirements

2.3.14 Section 9 enables estimates of the scale of future housing demand across the housing market area. The two main stages of this analysis are:

- Projecting changes in the number of households;
- Future housing demand and need by property size.

Housing Need

2.3.15 Section 10 assesses unmet need for housing, in particular those living in unsuitable housing. This is assessed by looking at:

- Homelessness data;
- Mismatch of housing need and dwellings;
- Dwelling amenities and condition;

CLG Housing Needs Assessment Models

2.3.16 Section 11 consists of the individual local authority CLG Needs Assessment Models. These provide a quantitative assessment of housing need at the sub-regional and local authority level. From this an estimate can be made of:

- current number of households in housing need;
- future households requiring affordable housing;
- future households requiring market housing; and
- the size (number of bedrooms) of affordable housing required.

Bringing the Evidence Together

2.3.17 Section 12 provides a range of recommendations, for both planning policy and other strategies relating to housing and support services to ensure that authorities in the sub-region are working towards delivering a mix of housing by tenure, type and size to meet the current and future requirements of all household groups in the community.

Stakeholder Input

2.3.18 Section 13 considers the role of the SHMA Housing Partnership Board and sets out the feedback gathered through stakeholder consultation events.

Updating the Assessment

Section 14 of the SHMA provides an outline of the mechanisms to monitor the housing market drivers and update the assessment.

2.4 Glossary of Terms

- 2.4.1 A glossary of the technical terms used throughout this report is provided as an Appendix (Appendix II).

2.5 Data Sources

- 2.5.1 The Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) advocates the importance of utilising good quality data from various sources.
- 2.5.2 Both extensive secondary data and the primary data collected during each local authority local housing needs study have been utilised throughout the report.
- 2.5.3 The sources of data utilised within each section of the report are referenced where appropriate.
- 2.5.4 It should be noted that although 2001 Census data provides a vast range of information about households and is the only data available on various aspects of households, the data is now 8 years old.
- 2.5.5 All Government documents mentioned in the SHMA are current at the time of report writing. However these documents are subject to change and may be superseded by revised policy and strategy over time.
- 2.5.6 Appendix III contains a list of secondary data sources used in the SHMA including additional information regarding each data source.

2.6 Data Benchmarking

- 2.6.1 Throughout this study where possible, DCA have provided data at national (England), regional (the South East), county (Hampshire and Surrey), sub-regional, Blackwater Valley (where data available) and individual local authority scales in order to provide an understanding of comparative performance between the three sub-regional authorities and wider areas.
- 2.6.2 The Draft South East Plan (March 2006) defines nine spatial sub-regions where specific policies apply. The sub-region of the Western Corridor and Blackwater Valley contains all or part of 14 local authorities. Hart, Rushmoor and Surrey Heath are all within this sub-region. Hart's rural area in the south is part of 'The Rest of Hampshire'.
- 2.6.3 The rural area to the south of Hart District falls outside the Western Corridor and Blackwater Valley sub-region and is defined within the 'Rest of Hampshire' area. A small area in the north east of Surrey Heath also falls outside of the Western Corridor and Blackwater Valley sub-region and is located within the 'London Fringe' sub-region.
- 2.6.4 The data for Blackwater Valley was extracted from the Housing Market Assessment of Rushmoor and the Blackwater Valley, completed by DTZ in November 2005.

2.7 Key Outputs of the SHMA

2.7.1 Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) specifies that in line with Planning Policy Statement 12: Local Spatial Planning (PPS12), a Strategic Housing Market Assessment should be considered robust and credible if at a minimum it provides all the core outputs outlined in Table 1-7 below, which highlights the sources of each of the key estimates, and meets the requirements of all the process criteria as outlined in Table 1-8 below.

Table 1-7 Strategic Housing Market Assessment Core Outputs

	Description of Output	Location in the SHMA Report
1	Estimates of current dwellings in terms of size, type, condition, tenure.	Section 6
2	Analysis of past and current housing market trends including the balance between supply and demand in different housing sectors and price / affordability. Description of key drivers underpinning the housing market.	Section 6
3	Estimate of total future number of households broken down by age and type where possible.	Section 6
4	Estimate of current number of households in housing need.	Section 10
5	Estimate of future households that will require affordable housing.	Section 9
6	Estimate of future households requiring market housing.	Section 9
7	Estimate of the size of affordable housing required.	Section 9
8	Estimate of household groups who have particular housing requirements.	Section 8

Source: CLG Strategic Housing Market Assessments Practice Guidance (August 2007)

Table 1-8 Strategic Housing Market Assessment Process Checklist

1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region.
2	Housing Market conditions are assessed within the context of the housing market area.
3	Involves key Stakeholders including house builders.
4	Contains a full technical explanation of the methods employed, with any limitations noted.
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner.
6	Uses and reports upon effective quality control mechanisms.

Source: CLG Strategic Housing Market Assessments Practice Guidance (August 2007)

- 2.7.2 DCA have conducted this assessment in a close working relationship with an officer project team from all three authorities, with representation from housing and planning and a wider SHMA Housing Partnership Board incorporating housing associations and representatives of the private sector. A detailed list of the SHMA Housing Partnership Board members can be found at Appendix I.
- 2.7.3 The process employed has utilised both primary and secondary data and has closely followed the Practice Guidance. DCA believe that this report provides a robust and credible evidence base and fully meets the requirements of the 2007 Practice Guidance.

3 UNDERSTANDING THE SUB-REGIONAL HOUSING MARKET

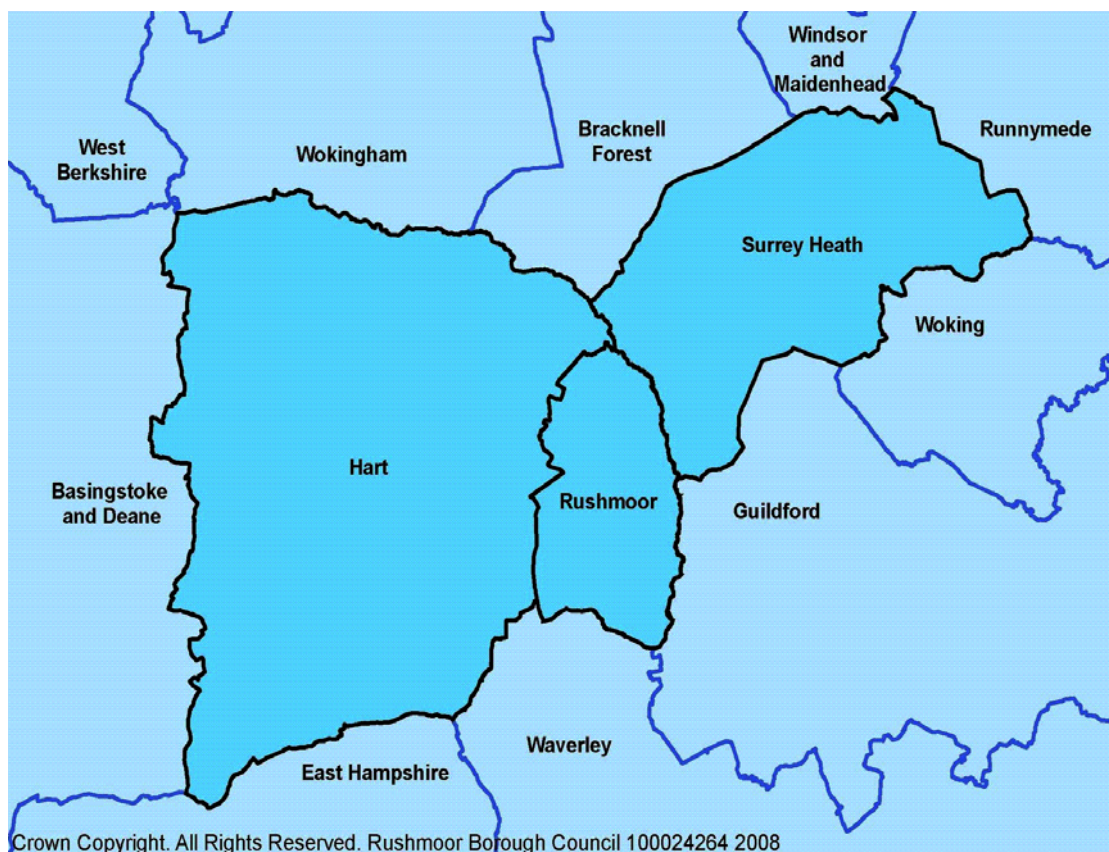
3.1 Introduction

- 3.1.1 In order to undertake a meaningful analysis of the housing market in the sub-region, it is necessary to establish the boundary of the sub-regional housing market. Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) defines sub-regional housing market areas as ‘*geographical areas defined by household demand and preferences for housing*’.
- 3.1.2 The housing market boundaries of this study were pre-defined to DCA, consisting of the three authorities of Hart District Council, Rushmoor Borough Council and Surrey Heath Borough Council. However an element of this North West Surrey and North East Hampshire SHMA is to determine whether the sub-region can be considered to be one sub-regional housing market and whether there are overlaps with other sub-regions.
- 3.1.3 This section sets out the geographical context of the sub-region and characteristics of each local authority area. The processes of identifying sub-regional housing markets are then described and an analysis of migration and travel to work patterns are undertaken to investigate whether the three local authorities are linked by household demand and preferences for housing.

3.2 The Context of North West Surrey and North East Hampshire

- 3.2.1 Situated in the heart of South East England and to the South West of London, the sub-region consists of the three authorities of Hart, Rushmoor and Surrey Heath.

Figure 3-1 The North West Surrey & North East Hampshire Sub-Region



- 3.2.2 As can be seen in Figure 3-1, the sub-region is surrounded by the authorities of Runnymede and Woking to the east, by Guildford, Waverley and East Hampshire to the south, by Basingstoke and Deane to the west and by West Berkshire, Wokingham, Bracknell Forest and Windsor and Maidenhead to the north.
- 3.2.3 The North West Surrey and North East Hampshire authorities are situated in one of the UK's most affluent areas, with close proximity to London and proximity to the international airport of Heathrow.
- 3.2.4 North West Surrey and North East Hampshire are part of the Blackwater Valley sub-region as defined in the 2004 study conducted by DTZ 'Identifying the Local Housing Markets of South East England'.
- 3.2.5 All households in Rushmoor Borough, 73.8% of households in Hart District and 65.0% of households in Surrey Heath Borough are part of the Blackwater Valley area.
- 3.2.6 With large areas of open space, the study area contains 31 Wildlife Sites, three nature reserves and the Blackwater Valley Site of Special Scientific Interest.
- 3.2.7 Parts of the Thames Basin Heath Special Protection Area are located in the study area. This is a European Union designation and recognises the international importance of heathland as a habitat for endangered bird species.
- 3.2.8 The table below outlines key demographic features of each of the sub-region authority areas.

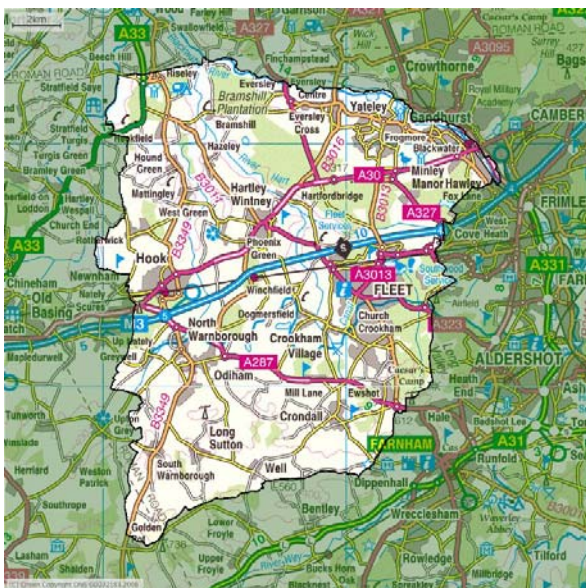
Table 3-1 Key Demographics of the Sub-Region

Local Authority	Population (2008)*	Households (2008)*	Land Area (Hectares)	Number of Dwellings (2008)**	Average Property Price***
Hart	88,650	35,540	21,500	36,331	£302,460
Rushmoor	96,530	38,180	3,900	36,702	£210,741
Surrey Heath	83,700	33,000	9,507	34,499	£349,249

Source: * ONS 2006 Mid Year Population Estimates, rounded.

** 2008 HSSA *** Land Registry, Quarter 2, 2008

Hart District



Source: Crown Copyright ONS

- 3.2.9 Hart District covers an area of 83 square miles (21,500 hectares) and has a population of approximately 88,650 in 2008 (2006 Office for National Statistics (ONS) mid year estimates). Situated approximately 35 miles south west of central London, Hart has good transport links with the M4 and M25 and the M3 which runs through the District and with the District situated on the Southampton to London rail line. Gatwick and Heathrow airports are within easy reach of the District.
- 3.2.10 Hart is bordered by Wokingham and Bracknell Forest to the North, Rushmoor to the east, Basingstoke and Deane to the west and Waverley and East Hampshire to the south. The River Hart runs through the centre of the district.
- 3.2.11 The district consists of the 2 main towns of Church Crookham and Fleet. These are interspersed with the smaller towns of Yateley, Blackwater and Hawley and many villages including Hook, Odiham, Crondall and Hartley Wintney.
- 3.2.12 Hart has a rural character and 85% of the district is classified as green space. 90% of the land in Hart is open countryside with a significant amount owned by the Ministry of Defence. There are 32 defined Conservation Areas in the district and Hart forms part of the Thames Basin Heaths Special Protection Area. Consequently there is considerable pressure for development and local planning policies to achieve a balance between development needs and conserving the environment. The Council maintains around 505 hectares of park and open space within the district.
- 3.2.13 According to the Housing Strategy Statistical Appendix (HSSA) 2008 which brings together statistical information relevant to the formulation of the Housing Strategy, Hart has 36,331 dwellings. 2001 Census data indicated that the main tenure in Hart is owner occupation with the majority of houses being detached.
- 3.2.14 For the second quarter of 2008, Land Registry recorded the average overall sale price for the area was £302,460. The average flat or maisonette in the area sold at £174,821, with average semi-detached houses at £265,492 and detached houses selling at £437,151. House prices in the district have risen by 0.4% between the second quarter 2007 and the second quarter 2008.
- 3.2.15 Average house prices are high and according to Land Registry data, the district had the 58th highest average property price in England and Wales out of 375 authority areas at quarter 2, 2008, higher than the averages in the South East and nationally.

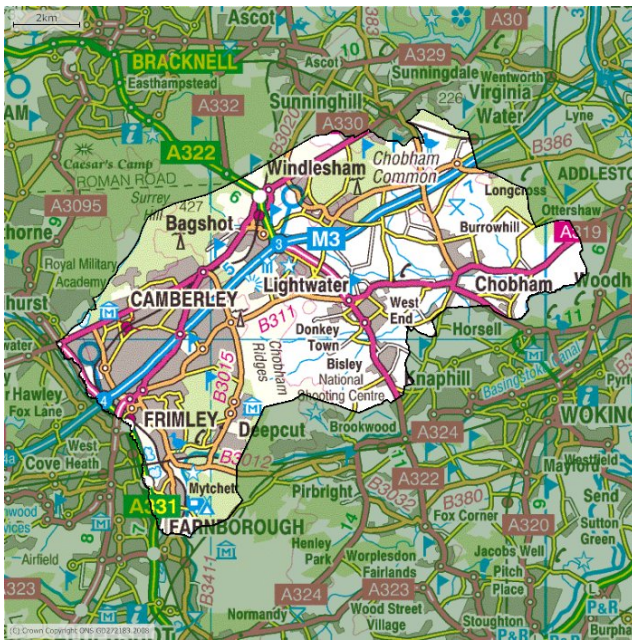
Rushmoor Borough



Source: Crown Copyright ONS

- 3.2.16 The Borough of Rushmoor covers approximately 39 square kilometres (3,900 hectares) and has a population of approximately 96,530 in 2008 (2006 ONS mid year estimates) making it the largest borough in the sub-region in terms of population.
- 3.2.17 London is around 40 minutes away by train. The Borough neighbours Hart District to the north and west, Surrey Heath and Guildford to the east, and Waverley to the south.
- 3.2.18 The Borough is mainly urban and contains the two large towns of Aldershot and Farnborough. Aldershot is the home of the British Army and as such there is a lot of military-owned land in the Borough. Part of Rushmoor Borough is situated within the Thames Basin Heath Special Protection Area.
- 3.2.19 According to the HSSA 2008, Rushmoor had a total of 36,702 dwellings. 2001 Census data indicated that the main tenure in the borough is owner occupation and the majority of properties are semi-detached.
- 3.2.20 Land Registry recorded the average overall sale price for the area for the second quarter of 2008 at £210,741. The average semi-detached property sold for £243,366, a detached property for £325,344, while the average flat or maisonette sold for £166,857. House prices continue to rise, although slowly, with prices increasing by 1.7% between the second quarter 2007 and the second quarter 2008.
- 3.2.21 According to Land Registry data the borough had the 174th highest average property price in England and Wales out of 375 authority areas at quarter 1, 2008, but prices are lower than the South East and England averages.

Surrey Heath Borough



Source: Crown Copyright ONS

- 3.2.22 Surrey Heath has a population of 83,700 in 2008 (2006 ONS mid year estimates) making it the least populated authority in the sub-region. The borough covers an area of 36.5 square miles and lies in the north west of Surrey bordering Guildford, Runnymede and Woking in Surrey, Rushmoor and Hart in Hampshire and Bracknell Forest, Windsor and Maidenhead in Berkshire.
- 3.2.23 The two main urban centres in the borough are Camberley and Frimley and there are many smaller villages including Chobham, Bagshot and Windlesham.
- 3.2.24 The borough of Surrey Heath has the largest amount of Green Belt land when compared with Rushmoor, with 4,200 hectares. The Thames Basin Heaths Special Protection Area is located within Surrey Heath.
- 3.2.25 According to the HSSA 2008, Surrey Heath had a total of 34,499 dwellings. 2001 Census data revealed that the main tenure is owner occupation and the main property type in the Borough is detached houses.
- 3.2.26 Land Registry data recorded the average overall sale price for the area for the second quarter of 2008 at £349,249. The average semi-detached house sold for £276,728 and flats or maisonettes for £202,051 during this period, whilst detached homes sold at £575,440. The average price for a home sold in the area between the second quarter 2007 and the second quarter 2008 rose by 1.1%.
- 3.2.27 According to Land Registry data, the Borough had the 26th highest average property price in England and Wales out of 375 authority areas at quarter 2, 2008, the highest property prices of the three authorities and also higher than the South East and England averages.

3.3 Identifying Housing Market Area Boundaries

- 3.3.1 In order to undertake a meaningful analysis of the housing market in the sub-region and establish the boundary of the sub-regional housing market, it is initially important to ensure that there is a common understanding of what is meant by the term 'housing market'. It will then be possible to explain what is meant by the sub-regional housing market.
- 3.3.2 A market is where buyers and sellers exchange goods or services for an agreed price. A housing market is a complex market for a variety of reasons:
- Housing is a high value commodity. The decision to purchase is of great importance to individuals due to the scale of the investment and the time required to pay off this investment;
 - Housing is built to last and because of this, only a fraction of the stock is for sale and available to purchase at any point in time;
 - The location and volume of new development is controlled through planning policies and procedures;
 - Housing is a basic human requirement and resources are provided to ensure that those who cannot access market housing are adequately housed through either direct provision of housing or subsidy.
 - A housing market has a strong spatial dimension. Location matters to people. Most buyers seek to move within the same sub-region because they want to continue living in that area for reasons such as family, employment or access to particular services such as schools.
 - Affordable housing, housing benefit and Local Housing Allowance add to the market complexities.
- 3.3.3 A sub-regional housing market is defined in the CLG Guidance Advice note as typically comprising an area in which around 70% of moves are contained and the sub-regional market is likely to fall in the administrative areas of a number of local authorities. It would also be expected that a sub-regional housing market would have a close relationship between the boundaries of the sub-regional market and travel to work areas. However whilst the 70% is applicable nationally it may not be true of the market areas linked to Greater London and this is discussed in more depth in section 3.6.
- 3.3.4 It is recognised that local authorities face a variety of challenges in their housing markets. Patterns of housing demand and need, affordability, availability and tenure can all vary from the neighbourhood upwards.
- 3.3.5 It is recommended in the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) "Identifying Sub-regional Housing Market Areas" Advice Note ² that local authorities should consider developing sophisticated approaches to identify the precise spatial boundaries of the local housing markets. The Guidance also requires that the approach taken in this assessment to identifying the housing market area(s) is consistent with other approaches to identifying housing market areas within the region.
- 3.3.6 Planning Policy Statement 3: Housing (PPS3) advocates local authorities to work together on the basis of sub-regional housing market areas to produce an evidence base for the development of sub-regional development policies.

² Annex to Strategic Housing Market Assessments – Practice Guidance, CLG March 2007

- 3.3.7 The Draft South East Plan (March 2006) defines nine spatial sub-regions where specific policies apply. The sub-region of the Western Corridor and Blackwater Valley contains all or part of 14 local authorities. Hart, Rushmoor and Surrey Heath are all within this sub-region.
- 3.3.8 A small part of Surrey Heath forms part of the London Fringe sub-region. The Draft London Fringe sub-regional Strategy (December 2005), forms part of the Draft South East Plan (Part 2). Within this Strategy, provision will be made for additional housing in the London Fringe sub-region.

The North West Surrey and North East Hampshire Housing Market

- 3.3.9 The 2004 study conducted by DTZ 'Identifying the Local Housing Markets of South East England', carried out on behalf of the South East Regional Housing Board, investigated the strategic pattern of housing markets in the region. The analysis was based on extensive analysis of data and informed consultation with stakeholders.
- 3.3.10 This report identified 21 sub-regional housing markets in the South East. The report also revealed that in many areas there are significant overlaps between housing markets.
- 3.3.11 Hart, Rushmoor and Surrey Heath districts are a large part of the Blackwater Valley sub-region. The Western Corridor and Blackwater Valley area is so large that one single SHMA would not work as the housing market is dependent on other sub-regions. The DTZ "Identifying Housing Markets in the South East" study proposed that the area should be split between authorities who had some connections.
- 3.3.12 Other SHMAs have been completed or are currently underway in the region.
- 3.3.13 In June 2005 DTZ Piedad Consulting were commissioned by Rushmoor Borough Council to carry out a Housing Market Assessment of Rushmoor and the wider Blackwater Valley sub-region. This was published in October 2005.
- 3.3.14 Guildford, Woking and Waverley have joined together to undertake a West Surrey SHMA. This report was completed in April 2008 by Fordham Research.
- 3.3.15 Elmbridge, Epsom & Ewell, Mole Valley, Reigate & Banstead and Tandridge have undertaken an East Surrey SHMA, completed by DCA in April 2008.
- 3.3.16 Basingstoke and Deane Borough Council, Winchester City Council, New Forest District Council, East Hampshire District Council and Test Valley Borough Council joined together to undertake the Central Hampshire and New Forest SHMA in 2007. This report was completed by DTZ in November 2007.

The Influence of Greater London on the Sub-Region

- 3.3.17 Data showing the migration trends between the sub-region and London are at this time limited. The statistics available in current studies, for example the London and Sub-Regional Strategy Support Studies Project (2005), focused on the movement between London areas and regions such as the South East. The data did not analyse movement from Greater London to local authority areas and therefore is of limited use in informing this assessment.
- 3.3.18 The Greater London Authority (GLA) and London Councils issued a statement in June 2007 stating that they are committed to working together on a future Strategic Housing Market Assessment and that this would be completed in 2008. The results of this study are not yet available to support this assessment.

How the market is assessed

3.3.19 Three sources of information have been used to assess whether the three authorities are linked by household demand, and these include:-

- Household and people migration, reflecting preferences and the trade-offs made when choosing housing with different characteristics;
- Contextual data, such as travel to work areas, which reflect the functional relationships between places where people work and live; and,
- House prices and rates of change in house prices, which reflect household demand and preferences for different sizes and types of housing in different locations.

3.4 Household Migration Movements

3.4.1 Household and people movements reflect a variety of economic, social and environmental factors including proximity to work and family. Migration patterns can help to identify these relationships and the extent to which people move within an area.

3.4.2 This analysis has been conducted by examining 2001 Census Origin-Destination Statistics to assess migration patterns within the sub-region and primary data from the 2008 local housing needs surveys.

3.4.3 The following table assesses the previous location of people currently living in the sub-region. The data is taken from the 2001 Census of all people resident in the UK whose address at Census day was different from that one year before and whose previous location was one of the three North West Surrey and North East Hampshire authority areas, elsewhere in Surrey, elsewhere in Hampshire or Greater London.

Table 3-2 Sub-Regional In-Migration (People)

Area of Residence	Total population	Place of previous residence												Row total
		Hart	Rushmoor	Surrey Heath	Runnymede	Woking	Guildford	Waverley	East Hampshire	Basingstoke & Deane	Wokingham	Bracknell Forest	Greater London	
Hart	83,505	3,198	704	369	56	65	214	149	93	305	169	364	546	6,232
Rushmoor	90,987	600	4,814	468	17	97	740	429	132	73	49	152	532	8,103
Surrey Heath	80,314	234	382	3,144	229	349	233	88	45	49	102	258	639	5,752
Runnymede	78,033	29	22	99	4,574	305	109	40	21	24	37	65	1,614	6,939
Woking	89,840	28	94	330	448	4,247	511	103	37	39	41	36	1,025	6,939
Guildford	129,701	160	431	264	116	550	7,184	871	125	56	57	73	1,763	11,650
Waverley	115,665	164	318	145	52	178	1,050	5,086	459	58	31	35	1,161	8,737
East Hampshire	109,274	197	174	89	21	66	233	668	5,476	117	83	49	599	7,772
Basingstoke & Deane	152,573	354	123	86	51	41	57	28	116	9,673	218	72	688	11,507
Wokingham	150,229	125	43	60	43	46	63	26	42	110	6,252	854	934	8,598
Bracknell Forest	109,617	298	127	237	125	48	108	39	12	50	715	5,681	803	8,243
Greater London		412	395	607	952	649	1,585	914	491	545	749	579	641,302	649,180
Local moves %*		51.3	59.4	54.6	65.9	61.2	61.6	58.2	70.4	84.0	72.7	68.9	98.7	

Source: © Crown Copyright Census 2001

* % of moves contained within local authority area from overall number of local moves

- 3.4.4 The data showed a high level of self containment within each authority, with a high level of people moving within the local authority area that they currently live in. This ranges from 51.3% in Hart to 59.4% in Rushmoor.
- 3.4.5 Each authority area also shows a relatively high level of movers from elsewhere within the sub-region. 17.2% of moves into Hart were from Rushmoor and Surrey Heath, 13.2% of moves into Rushmoor were from Hart and Surrey Heath and 10.7% of moves into Surrey Heath were from Hart and Rushmoor.
- 3.4.6 This means that 68.5% of moves into and within Hart, 72.6% of moves into and within Rushmoor and 65.4% of moves into and within Surrey Heath were from within the sub-region. The total moves of local households within the sub-region was 13,931, 69.4% of the overall 20,087 movers in the sub-region.
- 3.4.7 The data revealed a level of in-migration from Greater London to the study area of only 8.5%. The largest proportion of in-migrants from Greater London moved to Surrey Heath (11.1%) and 8.7% in-migrated to Hart. The lowest level of in-migration from Greater London was to Rushmoor at 6.5%.
- 3.4.8 Hart had a large number of in-migrants from Basingstoke & Deane and Bracknell Forest with both authorities showing a level of just over 10%. Rushmoor received a large influx of in-migrants from Guildford and Waverley at 14.4% and the main in-migration to Surrey Heath was from four authorities, namely Runnymede, Woking, Guildford and Bracknell Forest. Together they provided 18.6% of in-migration to Surrey Heath.
- 3.4.9 Each authority area shows a relatively higher level of movers from immediately adjoining boundaries but fairly low levels of movement to authorities at a greater distance. Cross-boundary movement is therefore principally to an adjoining authority.
- 3.4.10 Comparisons on household movements have been made with the 2008 Housing Needs Surveys undertaken for each area. These provide a more detailed and updated assessment of in-migration to and out-migration from North West Surrey and North East Hampshire.
- 3.4.11 Each local housing need survey questionnaire consisted of different geographical options relating to previous location and proposed locations for moving households therefore the data for each authority is presented in a separate table.
- 3.4.12 Each survey asked respondents who had indicated a move in the last three years, and had moved from outside the respective District / Borough, where they had moved from (in-migrants). A further question asked respondents planning a move within the next three years and moving out of the current local authority area (both existing and concealed households) where they were planning to move to (out-migrants).

3.4.13 The tables below outline the net migration pattern in each local authority area over a three year period.

Table 3-3 Hart District Net Migration Pattern (2008-2011)

Migration Areas	Rushmoor	Basingstoke & Deane	East Hampshire	Elsewhere in Hampshire	Bracknell Forest	Windsor & Maidenhead
Moving into Hart	871	297	93	217	205	246
Moving out of Hart	30	42	31	204	0	0
Net Migration	+841	+255	+62	+13	+205	+246

Migration Areas	Wokingham	Elsewhere in Berkshire	Surrey Heath	Runnymede	Woking	Waverley
Moving into Hart	76	40	295	0	144	256
Moving out of Hart	12	36	0	32	43	12
Net Migration	+64	+4	+295	-32	+101	+244

Migration Areas	Guildford	Elsewhere in Surrey	Greater London	Elsewhere in South East	Elsewhere in UK	Abroad	Total
Moving into Hart	149	280	308	266	920	346	5,009
Moving out of Hart	110	43	13	171	922	415	2,116
Net Migration	+39	+237	+295	+95	-2	-69	+2,893

Source: 2008 Housing Need Survey Data

3.4.14 Hart District experienced the largest net in-migration from Rushmoor Borough of 841 households. This was followed by Surrey Heath of 295 households and Basingstoke & Deane (255 households). A high level of net in-migration from Greater London was evident (295 households).

Table 3-4 Rushmoor Borough Net Migration Pattern (2008-2011)

Migration Areas	Hart District	Basingstoke & Deane District	East Hampshire District	Elsewhere in Hampshire	Bracknell Forest	Windsor and Maidenhead
Moving into Rushmoor	630	110	159	269	102	36
Moving out of Rushmoor	98	43	68	381	37	39
Net Migration	+532	+67	+91	-112	+65	-3

Migration Areas	Woking Borough	Waverly Borough	Guildford Borough	Elsewhere in Surrey	Greater London	Elsewhere in the South East
Moving into Rushmoor	87	248	526	535	436	338
Moving out of Rushmoor	32	93	84	98	443	211
Net Migration	+55	+155	+442	+437	-7	+127

Migration Areas	Elsewhere in the UK	Abroad	Total
Moving into Rushmoor	1,098	381	5,434
Moving out of Rushmoor	1,183	595	3,649
Net Migration	-85	-214	+1,785

Source: 2008 Housing Need Survey Data

3.4.15 Rushmoor Borough experienced the largest net in-migration from Hart District of 532 households. This was followed by Guildford Borough of 442 households. The levels of in and out migration to Greater London were well balanced with a net migration level of just -7 households.

Table 3-5 Surrey Heath Borough Net Migration Pattern (2008-2011)

Migration Areas	Hart	Basingstoke & Deane	East Hampshire	Elsewhere in Hampshire	Bracknell Forest	Windsor & Maidenhead
Moving into Surrey Heath	169	9	9	185	156	134
Moving out of Surrey Heath	147	34	37	235	40	16
Net Migration	+22	-25	-28	-50	+116	+118

Migration Areas	Wokingham	Elsewhere in Berkshire	Rushmoor	Runnymede	Woking	Waverley
Moving into Surrey Heath	13	7	378	255	365	87
Moving out of Surrey Heath	24	38	22	33	24	0
Net Migration	-11	-31	+356	+222	+341	+87

Migration Areas	Guildford	Elsewhere in Surrey	Greater London	Elsewhere in South East	Elsewhere in UK	Abroad
Moving into Surrey Heath	142	416	466	320	697	432
Moving out of Surrey Heath	53	356	154	151	1,670	275
Net Migration	+89	+60	+312	+169	-973	+157

Source: 2008 Housing Need Survey Data

3.4.16 Surrey Heath Borough experienced the largest net in-migration from Rushmoor Borough of 356 households. This was followed by Woking of 341 households and Runnymede (222 households). A high level of net in-migration from Greater London was evident of 312 households.

The Impact of Greater London

3.4.17 2001 Census data outlined in Table 3-2 shows in-migration to the study area from Greater London is significant, particularly to the borough of Surrey Heath suggesting evidence of a relationship with Greater London with regard to household movement.

3.4.18 The table below utilises 2001 Census data and summarises the pattern of in-migration to the sub-region from Greater London from existing households and out-migration to Greater London from both existing and concealed households. It shows a positive net in-migration of people re-locating to the sub-region from Greater London of 303 households.

Table 3-6 Greater London Migration Patterns

Local Authority	In-Migration from Greater London	Out-Migration to Greater London	Net In-Migration
Hart	546	412	+134
Rushmoor	532	395	+137
Surrey Heath	639	607	+31
Sub-Region	1,717	1,414	+303

Source: © Crown Copyright Census 2001

3.5 Travel to Work Patterns in and around North West Surrey and North East Hampshire

3.5.1 In defining the spatial extent of housing markets, patterns of household and residential migration are augmented by the analysis of travel to work areas and travel to work patterns shown in the table below. The data is taken from the 2001 Census of all people employed in the sub-region and whose workplace location was one of the sub-region authority areas, surrounding local authorities or Greater London. The total employed population in each area also includes those who work elsewhere in the rest of the UK and abroad, therefore this figure is higher than the total column in all cases.

Table 3-7 Travel to Work Patterns

Area of Residence	Total employed population	Place of work												Row Total
		Hart	Rushmoor	Surrey Heath	Runnymede	Woking	Guildford	Waverley	East Hampshire	Basingstoke & Deane	Wokingham	Bracknell Forest	Greater London	
Hart	49,800	18,811	5,044	3,841	413	454	972	991	444	2,495	1,128	2,159	4,238	40,990
Rushmoor	49,100	3,039	26,213	4,973	502	784	2,582	2,232	498	878	471	1,168	3,282	46,622
Surrey Heath	47,800	1,308	2,947	18,619	1,558	2,094	1,628	549	114	535	549	1,596	5,994	37,491
Runnymede	48,400	109	177	496	16,864	2,096	582	106	17	115	165	374	7,854	28,955
Woking	43,900	223	671	1,491	2,740	21,759	3,668	604	75	194	194	378	8,122	39,925
Guildford	77,200	623	3,323	1,722	965	3,234	36,462	3,650	366	378	291	542	8,216	59,772
Waverley	57,600	877	2,726	899	457	1,161	7,824	28,401	1,588	529	223	363	6,119	51,167
East Hampshire	56,400	930	1,431	474	183	346	1,650	3,899	29,926	1,400	158	195	2,882	43,474
Basingstoke & Deane	89,800	2,475	1,052	680	208	220	250	270	550	55,353	1,141	741	3,021	65,961
Wokingham	87,000	870	548	779	460	254	258	91	79	967	35,608	7,587	6,077	53,578
Bracknell Forest	65,200	1,059	1,010	2,603	891	367	363	179	62	482	4,310	30,848	5,631	47,805
Greater London		1,121	1,708	1,639	6,054	2,802	2,944	971	279	1,586	2,207	2,803	3,082,959	3,107,073
Contained travel	%	45.9	56.2	49.6	58.2	54.5	61.0	55.5	68.8	83.9	66.5	64.5	99.2	

Source: © Crown Copyright Census 2001

- 3.5.2 The 2008 Housing Need Survey data for each local authority collected data on the workplace of residents. Based on the response from the head of the household in each case, the data for each authority is outlined in Table 3-8 below.
- 3.5.3 Similarly to the findings from the 2001 Census data, the majority of residents specified that they worked within the district that they currently live in, ranging from 32.1% in Hart to 44.0% in Rushmoor. The data also showed that commuting to Greater London was highest in Surrey Heath Borough (12.9%) and Hart District (10.7%).

Table 3-8 Workplace of Head of Household (%)

Workplace	Hart	Rushmoor	Surrey Heath
Within Hart District	32.1	4.8	3.0
Within Rushmoor Borough	10.0	44.0	4.3
Within Surrey Heath Borough	4.7	7.5	34.3
Basingstoke & Deane District	7.0	1.7	1.4
East Hampshire	2.0	1.1	1.2
Elsewhere in Hampshire	3.7	3.2	1.6
Runnymede Borough	0.2	0.5	3.5
Guildford Borough	2.5	5.6	3.5
Waverley Borough	1.8	4.5	1.1
Woking Borough	0.7	2.1	5.3
Elsewhere in Surrey	2.7	5.0	7.9
Bracknell Forest Borough	4.9	2.5	2.8
Windsor & Maidenhead Borough	1.9	0.8	1.3
Wokingham Borough	1.6	0.7	1.3
Elsewhere in Berkshire	4.3	2.5	3.8
Elsewhere in South East	4.6	3.0	6.7
Greater London	10.7	7.1	12.9
Elsewhere in UK	4.6	3.4	4.1
Total	100.0	100.0	100.0

Source: 2008 Housing Need Survey Data

3.5.4 Between 45.9% (Hart) and 56.2% (Rushmoor) of people lived and worked within their respective district in the sub-region, emphasising some degree of self containment with regards to commuting and place of residence.

3.5.5 Figure 3-2 shows that a fairly large proportion of residents in the study area in employment commute to Greater London, according to the 2001 Census. Surrey Heath had the highest levels of commuting to Greater London, at 15.9% of those employed. Rushmoor has the lowest level at 7.0%.

Figure 3-2 Commuting to London



Source: © Crown Copyright Census 2001

3.5.6 The proportion of residents who lived in one sub-region district but commuted to another district in the sub-region for work was quite high in all areas, ranging from 11.3% in Surrey Heath to 21.7% in Hart.

3.6 Is the Sub-region a Single Market?

3.6.1 As discussed in 3.3.3, a sub-regional market is normally one where 70% of moves take place. Whilst this is applicable nationally it may not be true of the market areas linked to Greater London.

3.6.2 Greater London is a separate and different housing market to the rest of the UK. The scale of employment in the capital, especially of professional jobs has a significant impact on all markets in the fringe around the M25 motorway. The evidence appears to show that the impact of Greater London is greater on those authorities inside the M25.

3.6.3 Greater London is a significantly larger employment market than any other city in the UK and evidence shows that households, particularly within central London migrate out to districts just inside or outside the M25 fringe when they intend to have a family.

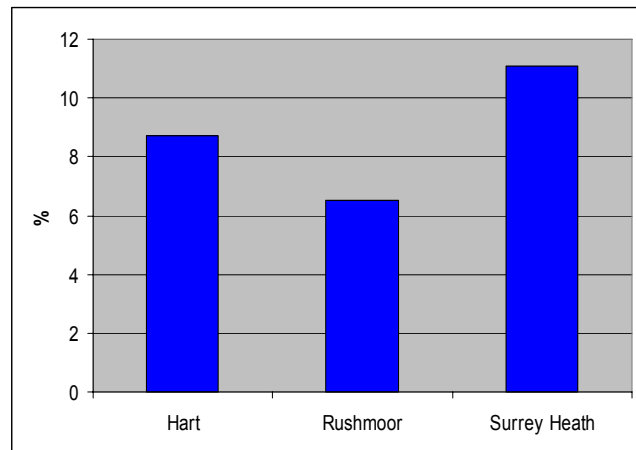
3.6.4 It is more likely therefore that the migration impact on Greater London fringe authorities will be higher than 30% of moving households and DCA's experience of assessments in Surrey, Kent, Essex and Hertfordshire around the M25 is that migration is around 40% of household transactions. In our view a single market in the Greater London fringe is more likely to be composed of local moves, which are 60% of total moves rather than 70% which may be expected to apply elsewhere in the country.

3.6.5 The data shows a strong correlation between actual housing moves and travel to work patterns in each authority.

3.6.6 The proportion of local moves ranges from 45.9% to 56.2%. Surrey Heath, at 49.6% and the closest to Central London, has greater in-migration from London, as shown in Figure 3-3.

3.6.7 A similar pattern applies regarding travel to work (see Figure 3-2 above).

Figure 3-3 In-Migration from London



Source: © Crown Copyright Census 2001

3.6.8 The total proportion of household moves within the combined area in 2001 was 69.4%, close to the 70% norm, especially in view of the influence of Greater London.

3.6.9 Although the evidence suggests that the three authorities can be considered to be a single market, each authority appears to have some overlap with other local housing markets.

3.6.10 Data from the 2001 Census and the local housing need survey data suggest that in terms of the linkages between single authorities, the evidence shows clearly that household movement to and from each district is also linked to other immediately adjoining authorities.

3.6.11 In Hart, household movement is linked closely to the authorities of Basingstoke & Deane and Bracknell Forest.

3.6.12 Rushmoor Borough movement is linked closely with the bordering authorities of Guildford and Waverley.

3.6.13 In Surrey Heath, household movement is linked with the neighbouring authorities of Woking, Runnymede, Guildford and Bracknell Forest.

3.6.14 The travel to work patterns show a very similar relationship to household moves in the study area, particularly comparing the three authorities, Greater London and the immediate adjoining authorities.

3.6.15 However In view of the 69% level of internal household moves and the travel to work patterns, it can be concluded that the sub-region can be considered to be a single market.

4 STRATEGIC CONTEXT

4.1.1 A review of existing housing and planning policy and practice together with other relevant literature is useful for identifying local aims and related research questions.

4.2 National Policies

4.2.1 Government objectives in relation to housing are wide ranging and include overall supply, quality and the delivery of sustainable communities. The ambition of the Government in response to the Barker Review in December 2005 is to increase house building to 240,000 units per annum by 2016, an increase of around a third on current completions nationally.

4.2.2 This ambition is steered by the objectives to improve affordability and to increase the overall level of home ownership. This follows on from the aim set out in the Sustainable Communities Plan 2002 of increasing housing supply in areas of high demand, and balancing it with jobs, and local infrastructure.

4.2.3 The following national strategies / policies and initiatives are considered and summarised below:-

- Barker Review of Housing Supply (2004)
- Planning Policy Statement 3 (PPS3) (2006)
- Sustainable Communities: Homes for All (2005)
- Housing Green Paper (July 2007)
- The Planning and Compulsory Purchase Act (2004)
- Housing Act (2004)
- The Code for Sustainable Homes (2008)
- HomeBuy Products

Barker Review of Housing Supply (2004)

4.2.4 The Barker Review of Housing Supply highlighted the imbalances in the UK housing market.

- The UK has experienced a long-term upward trend in real house prices, 2.4% per annum over the last 30 years, compared to 1.1% in the European Union (EU). To reduce the price trend to 1.8% an additional 70,000 houses each year in England may be required. However to bring the real price rises trend in line with the EU average of 1.1% an extra 120,000 houses each year may be required;
- In addition, the unpredictability of the housing market has intensified problems of macroeconomic instability and has had an adverse effect on economic growth. To improve macroeconomic stability and deliver greater affordability for individuals a lower trend in house prices is desirable;
- The problem of affordability has increased. In 2002 only 37% of new households in England could afford to buy a house. In the 1980's this figure was 46%. This shows potential for an even wider gap in the economic divide between those that are able to access market housing and those that are not.

- 4.2.5 The Barker Review final report sets out a range of policy recommendations for improving the functioning of the housing market.
- Government should set out a goal for improved market affordability with the aim of improving access to the general housing market;
 - Additional investment building-up to between £1.2 and £1.6 billion per annum will be required to deliver additional social housing to meet projected future needs;
 - Introduction of a Planning Gain Supplement to capture some of the development gains that landowners benefit from, to ensure that local communities share in the value of development;
 - Establishment of a Regional Planning Executive to provide public advice to the Regional Planning Body on the scale and distribution of housing required to meet the market affordability target;
 - Introduction of flexibility at the local level through the allocation of additional land in Local Development Frameworks, with the release of this additional land triggered by market signals;
 - Establishment of a Community Infrastructure Fund to help to unlock some of the barriers to development;
 - Local authorities should be allowed to “keep” the council tax receipts from new housing developments for a period of time to provide incentives for growth and to meet transitional costs associated with development.

Planning Policy Statement 3 (PPS3)

- 4.2.6 Planning Policy Statement 3 ‘Housing’ (PPS3) published in November 2006, also formed part of the response to the recommendations in the Barker Review of Housing Supply in March 2004. Underpinning PPS3 is the necessary step-change in housing delivery through a new, more responsive approach to land supply at the local level. PPS3 also requires local authorities and regions to develop a strong evidence base to inform plans and policies. There is significant emphasis on understanding housing markets and identifying land that is suitable for development.
- 4.2.7 The onus is on local planning authorities to make full use of their compulsory purchase powers, working in collaboration with relevant private and public partners, to bring forward brownfield or ‘previously developed’ sites for development so to contribute to the national annual target that at least 60% of new housing should be provided on previously developed land. It is important to note that the guidance makes it clear that the ‘previously developed’ land can occur in a rural setting as well as an urban location, and includes defence buildings and land used for mineral extraction and waste disposal.
- 4.2.8 There is a requirement from PPS3 for local authorities to undertake Strategic Housing Land Availability Assessments. Hart District Council and Surrey Heath Borough Council have each commissioned a Strategic Housing Land Availability Assessment (SHLAA). These are currently underway. Rushmoor Borough Council SHLAA is complete.
- 4.2.9 Policies to provide resources for infrastructure to support housing growth are under review. The issue was examined in the Comprehensive Spending Review, published in October 2007. This included the priority of increasing the spending on housing to £10 billion by 2010-11, reforming the tax and planning systems and laying the ground for new planning changes to support essential investment in infrastructure.

- 4.2.10 At the time of writing, CLG is currently consulting on its proposals for the Housing and Planning Delivery Grant (HPDG). The Government has made it clear that this funding would be in addition to local infrastructure investment, to give local authorities the flexibility to invest in their areas and allow them to keep additional council tax receipts for new homes.
- 4.2.11 These measures are expected to encourage local authorities to become actively involved in the delivery of new housing and give incentives for efficient and effective planning procedures. The department stressed that '*a new grant should focus on the delivery of additional housing in line with Kate Barker's recommendations, by rewarding those local authorities that take a positive step to meet the demands for housing created by their community*'. Councils will therefore be financially rewarded for delivery outcomes rather than the processes.

Sustainable Communities: Homes for All (2005)

- 4.2.12 '*Sustainable Communities: Homes for All*' sets out the action that the Government will take over the next five years to offer everyone the opportunity of a decent home at a price they can afford - providing more homes where they are needed whilst enhancing the environment, and revitalising communities suffering from abandoned housing and deprivation.
- 4.2.13 The aims of the plan are to:
- Ensure that there are enough high-quality homes across all tenures;
 - Help more people to own their own home;
 - Make sure that all social tenants and seven out of ten vulnerable people in the private sector have a decent home;
 - Create sustainable, mixed communities in both rural and urban areas with the jobs, services and infrastructure they need to thrive;
 - Provide for those who need more support to meet their housing needs and aspirations;
 - Provide for those who choose alternative types of accommodation such as Gypsies and Travellers;
 - Protect and enhance the environment, historic towns and cities and the countryside.

Housing Green Paper (2007)

- 4.2.14 The Housing Green Paper entitled '*Homes for the Future: more affordable, more sustainable*' was published in July 2007. The three main proposals outlined in the paper are:
- More homes to meet growing demand;
 - Well-designed and greener homes, linked to good schools, transport and healthcare;
 - More affordable homes to buy or rent.
- 4.2.15 In terms of the quantity of new homes, the Green Paper outlines the Governments plans for delivering 2 million new homes by 2016 and 3 million by 2020.
- 4.2.16 The paper proposes an investment of at least £8 billion in the provision of affordable homes over the next 3 years (2008-11) and 70,000 more affordable homes are to be provided by 2010-11.

The Planning and Compulsory Purchase Act (2004)

- 4.2.17 The Planning and Compulsory Purchase Act (2004) substantially reformed the town planning and compulsory purchase framework in Great Britain. The Act was the Government's response to deficiencies which existed within the planning system and was intended to offer a more flexible and responsive planning system.
- 4.2.18 The Act amended significant parts of the planning and compulsory purchase legislation in force at the time and introduced reforms such as the abolition of Local Plans and Structure Plans and their replacement with Local Development Frameworks.
- 4.2.19 The over-riding obligation under the Act which impacts on the regional planning framework for South East England is the requirement to prepare a new Regional Spatial Strategy that will form part of the development plan.
- 4.2.20 Part 8 of the Act amends the existing power of local authorities, joint planning boards and National Park authorities to acquire compulsorily land which is suitable and required in order to secure the carrying out of development, re-development or improvement. They will be able to acquire land by compulsory purchase if they think that it will facilitate the carrying out of development, re-development or improvement on or in relation to the land, on condition that such acquisition will be of economic, social or environmental benefit to their area.
- 4.2.21 A Planning Bill was given Royal Assent on the 26th November 2008 and became law. This will result in further changes to the development plan system.

Housing Act (2004)

- 4.2.22 The Housing Act 2004 introduced several reforms to protect tenants, improve housing conditions in the private rented sector, and bring empty homes back into use. Most of the changes discussed took effect from 6 April 2006.
- 4.2.23 Some of these changes may alter the nature of existing supply, for example:-
- The Housing Health and Safety Rating System (HHSRS) – replaced the existing Housing Fitness Standard. The emphasis has changed from the condition of the property to the health and safety risk imposed by its condition. It should provide greater protection for tenants and other visitors against the harm caused by hazards in properties;
 - Changes to the definition of a House in Multiple Occupation (HMO);
 - The introduction of Home Information Packs by CLG required every home put on the market from the 14th December 2007 to produce a Home Condition Report and provide an Energy Performance Certificate.
 - From April 6 2007 the Tenancy Deposit Protection Scheme was launched. Under this scheme, the deposit is held by an independent broker which gives improved protection for tenants in terms of the level of deposit returned to tenants in lieu of non-wear & tear damage.
- 4.2.24 The Housing Act also specified that specific consideration must be given to the differing needs of households. Section 225 of the Housing Act 2004 means every local housing authority must assess the accommodation needs of Gypsies and Travellers residing in their district. The key findings from the Gypsy and Traveller accommodation assessments for the sub-region can be found at Section 8.7.

The Code for Sustainable Homes (2008)

- 4.2.25 In addition to recognising the differing needs of households, it is recognised that housing has an important contribution to make to the environmental sustainability agenda, and it is expected that new homes will be built to higher environmental standards within the next ten years. In December 2006, CLG published 'The Code for Sustainable Homes' – a standard for sustainable design and construction of new homes. The code measured the sustainability of a new home against categories of sustainable design. This code was part of a package of measures towards zero carbon development. All properties receiving grants between 2008-11 are required to meet level 3 of the Code.'
- 4.2.26 The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).
- 4.2.27 A mandatory rating against the Code was implemented from 1 May 2008. This means that whilst it remains voluntary to design and build a home to meet the standards set out in the code, regulations will mean that those selling new homes will be required to provide information to any prospective purchaser on the sustainability of the home. Where a home is designed and built to the code and assessed against it, a Code certificate will be provided. Otherwise a statement of non-assessment (a nil-rated certificate) will be provided.
- 4.2.28 The Code will provide valuable information to home buyers, and offer builders a tool with which to differentiate themselves in sustainability terms.

HomeBuy Products

- 4.2.29 Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It is defined in greater detail in Annex B of PPS3.
- 4.2.30 The Government aims to increase the provision of affordable housing, both social rented and intermediate housing, to meet the needs of those who cannot afford to access housing in the open market. The 2007 Spending Review announced a planned £8 billion of funding to assist in the increase in the level of affordable housing within the proposed national house building target of 240,000 homes per annum by 2016. The budget plans are £6.5 billion for social rent and £1.5 billion for intermediate housing.
- 4.2.31 There are clear ambitions to improve affordability and increase home ownership through increased housing supply and continued funding for shared equity initiatives. In 2005, the launch of the HomeBuy programme for the 2006 / 08 Housing Corporation bidding round was accompanied by a target to help over 100,000 households into home-ownership by 2010. HomeBuy products are available to all households, who are eligible for public funds, who cannot afford to meet their housing needs within their local housing market.
- 4.2.32 A proportion of HomeBuy funding is specifically ring-fenced for key workers. Key worker schemes are predominantly the same as that available for non key workers, although an intermediate rental scheme exists solely for key workers. The Housing Corporation has funded some intermediate rented properties in Rushmoor that are not restricted to key workers and has increased funding for intermediate rent as part of the initiatives to address current market conditions.
- 4.2.33 The main HomeBuy products include MyChoiceHomeBuy, New Build HomeBuy, First Time Buyers Initiative and Social HomeBuy.

- 4.2.34 MyChoiceHomeBuy is a new equity loan scheme designed to assist a household to purchase their own home on the open market. Once qualified, this programme would provide a loan to the purchaser which when combined with a conventional mortgage, would assist with the purchase of a new home. MyChoiceHomebuy is available for new build homes, as well as homes on the second-hand market
- 4.2.35 The loan amount would be between 15-50% of the purchase price, with a low annual charge of 1.5% on the loan. The household is responsible for arranging a mortgage through an independent financial advisor. If the property is sold the loan is repayable but after 1 year of living in the property the purchaser can pay back the loan in part until the full loan has been re-paid.
- 4.2.36 New Build HomeBuy is a shared ownership product whereby a household purchases a share of a property on a new development. The percentage share to be purchased differs between developments but will be between 25% and 75%. As a household becomes able to afford it, they can buy additional shares until they own 100% of the property, which is known as 'staircasing'. When the household wants to sell the property, they can sell the share they own to another household nominated by their landlord (e.g. Thames Valley Housing Association) or staircase it to 100% and sell the property in the normal fashion.
- 4.2.37 First Time Buyers Initiative is part of the government's new 'HomeBuy' low cost home ownership initiative. FTBI are available in the South East and the scheme applies to new build homes. The household would have 100% ownership of the property and take out an affordable mortgage for a minimum of 50% of the full purchase price through a normal lender. The government would then provide additional support to buy up to the full purchase price.
- 4.2.38 For the first three years the mortgage repayments will be the only outlay and after this time, the government (via a HomeBuy Agent) will charge a fee of 1% of the government's contribution. The fee would rise to a maximum of 3% after five years in the property. When the FTBI property is sold, the government's contribution would have to be repaid by means of a share of the sale proceeds. There is an option to repay the government and increase the share in the property at any time, known as 'staircasing'.
- 4.2.39 Social HomeBuy is a scheme which allows tenants to buy their current home. Those that cannot afford to buy outright will be able to buy a share of at least 25%. Rent would be paid on the share that remains with the Housing Association and benefit from any increase in the value of their share. Discounts are available depending on the local authority area.
- 4.2.40 A further scheme is Ownhome which provides an equity loan of up to 40% of the purchase price of the property. There is a charge of 1.75% per annum on the loan after 5 years, increasing to 3.75% in year 11.
- 4.2.41 All HomeBuy products are marketed through a county-wide zone agent. All applying households need to be registered and qualified by the zone agent.
- 4.2.42 Swaythling Housing Society has been appointed to the role of HomeBuy Agent for Hampshire and manages the on-line scheme 'HomesinHants'. Thames Valley Housing Association is the zone agent for Surrey and manages the on-line scheme 'Homebuy4U'
- 4.2.43 The role of the HomeBuy agent is to simplify the application process by providing a single access point for all the HomeBuy products.

4.3 Issues and Challenges

- 4.3.1 There is a key challenge for policy makers and delivery agents, local authorities, house builders and Registered Social Landlords (RSLs) to continue to deliver affordable homes and offer housing choices in a market where house and land prices continue to increase at a faster rate than incomes. There is an added challenge to increase delivery on past levels; particularly housing that is supported by necessary infrastructure and services.
- 4.3.2 The National Housing and Planning Advice Unit (NHPAU) was established in response to the issues of housing affordability, highlighted in Kate Barker's report 'Review of Housing Supply (2004)'. The NHPAU is a non-departmental Government body sponsored by CLG and designated to provide independent advice on affordability matters to the Government, Regional Assemblies and other stakeholders with an interest in the housing market.
- 4.3.3 The NHPAU report 'Affordability Matters', published in 2007 sets out the negative economic and social consequences of worsening affordability and sets out the main aims of the NHPAU:
- Contributing advice on market affordability matters through the Regional Spatial Strategy process, including in the development, delivery, monitoring and review phases;
 - Developing and delivering an affordability toolkit with regional partners. This will enable analysis on the impact of planned housing provision;
 - Building an evidence base as a resource for regional partners and others on housing market affordability.

Summary of the Implications and Issues of National Strategies on the Housing Market

- 4.3.4 The housing market in the sub-region operates within a national strategic framework, and therefore the national policies and strategies outlined above have a significant impact on the local housing market. The policy objectives are to:-
- Improve affordability and home ownership through increased housing supply and shared ownership initiatives;
 - Narrow the gap in the economic divide;
 - Place a strong emphasis on understanding the housing market and identifying developable land;
 - Increase housing supply.

4.4 Regional & County-wide Strategies

- 4.4.1 As part of the study, a number of regional strategy and policy documents which have an impact on the local housing market in the sub-region have been reviewed.
- 4.4.2 The following regional strategies / policies are considered and summarised below:-
- Regional Planning Guidance for the South East (RPG9) 2001;
 - The South East Regional Housing Strategy, 2008 -2011;
 - The Draft South East Plan (SEP) (March 2006);
 - Panel Report of the Draft South East Plan (2007);
 - Secretary of State Proposed Changes to the South East Plan (2008);
 - The Regional Economic Strategy, 2006-2016;
 - The Surrey Structure Plan 2004;

- Surrey Local Transport Plan 2006/7 to 2010/11;
- Surrey Supporting People Strategy 2004-2009;
- Hampshire Structure Plan 1996-2011;
- Hampshire Local Transport Plan 2006-2011;
- Hampshire Supporting People Strategy 2005-2010.

Regional Planning Guidance for the South East (RPG 9) 2001

4.4.3 The South East Plan (SEP) is the Regional Spatial Strategy for the South East and will replace RPG9. However, RPG 9 identifies relevant issues for this study which are as follows:-

- The poor linkages between north-south and east-west rail links and lack of capacity to accommodate additional commuters;
- The pressure for economic and residential growth and implications for environmental constraints;
- There is a need for joint working between local authorities in the sub-region to tackle these issues and make the best use of the existing urban areas and infrastructure.

The South East Regional Housing Strategy, 2008 - 2011

4.4.4 The South East Regional Housing Strategy (April 2008) sets out the priorities for housing investment in the South East and a framework for allocating resources over the period 2008-2011.

4.4.5 Based on available evidence and consultation responses, it was concluded that the priorities identified in the Regional Housing Strategy 2006 remain valid and we look to regional stakeholders to play their part in addressing them. These priorities are to:

- Build more affordable homes;
- Bring decent housing within reach of people on lower incomes;
- Improve the quality of new housing and the existing stock.

The Draft South East Plan (SEP) (March 2006)

4.4.6 The Draft South East Plan provides a spatial planning framework for the region for the period to 2026. The core objectives are to balance continuing economic and housing growth with rising standards of environmental management and reduced levels of social exclusion and natural resource consumption. The vision for 2026 is a healthier region, a more sustainable pattern of development and dynamic and robust economy.

4.4.7 The core of the Plan comprises cross-cutting policies as well as specific ones. Sustainable development is the foundation for the whole Plan. It places a clear responsibility on all public bodies to contribute to the overall goal of more sustainable development. Other cross-cutting policies highlighted are:-

- **Addressing intra-regional Disparities** - Tackle underperformance and making exclusion a priority for national, regional and local partners.
- **Resource Use** - make more prudent use of natural resources such as water, energy and minerals.
- **Urban Focus and Renaissance** – target of at least 60% of new development to be on previously developed land.

- **Housing Supply** – provision should be made for 28,900 dwellings per annum across the region.
 - **Affordable Housing Target** – The affordable housing requirement set out within the draft South East plan is 35% of all housing; 25% social rented and 10% intermediate housing.
- 4.4.8 The South East is a varied region and it is not adequate simply to adopt policies covering the whole region, therefore the Plan proposes a set of nine sub-regions where the majority of development will be concentrated. Each sub-region has its own issues that need to be addressed and the Plan sets out strategies for each area. The housing provisions for each of the sub-region's authorities are:-
- **Hart** – annual average of 200, total to 2026 = 4,000
 - **Rushmoor** – annual average of 310, total to 2026 = 6,200
 - **Surrey Heath** – annual average of 187, total to 2026 = 3,740.
- 4.4.9 Research has been done to assess what is realistically achievable over the period to 2026. The Plan is designed for possible revisions and the regular monitoring and review process gives the scope to make adjustments. An annual Regional Monitoring Report is to be published to assess progress and the need for further action.
- 4.4.10 The Hampshire and Surrey Structure Plans will be superseded by the South East Plan once it is approved.

Panel Report of Draft South East Plan (2007)

- 4.4.11 The Panel Report was submitted in August 2007 following the Examination in Public of the draft South East Plan.
- 4.4.12 The Panel report examined overall housing provision for the region against a number of factors. These consisted of:
- The latest Household Projections;
 - Future need and Demand;
 - Current Need;
 - Current and Future demand and affordability levels, including the Governments ambitions for affordability;
 - Economic growth forecasts;
 - Housing Land availability;
 - Infrastructure;
 - Sustainability appraisal.
- 4.4.13 The Panel report recommended increasing housing provision on a sub-regional and authority level. It was advised that the housing provision levels should be regarded as targets.
- 4.4.14 The Panel report did not recommend an increase in housing provision, for any of the three authorities in the sub-region.
- 4.4.15 The Panel Report stated that the next version of the Regional Spatial Strategy should be informed by completed Strategic Housing Market Assessments.

Secretary of State Proposed Changes to the South East Plan (2008)

- 4.4.16 The Secretary of State published further proposed changes to the South East Plan in July 2008 with a period of public consultation until the 24th October 2008. The Secretary of State proposed an increase of 20 units per annum in Hart. This change results in an increase from an annual average of 200 units per annum to 220 units, 4,400 in total to 2026.
- 4.4.17 No further changes to the housing provision in Rushmoor or Surrey Heath were proposed.

The Regional Economic Strategy (2006-2016)

- 4.4.18 The South East England Development Agency's Regional Economic Strategy recognises that the South East is one of Europe's most successful regions and is built around three key objectives:
- Achieving global competitiveness;
 - Spreading the benefits of competitiveness through smart growth which involves helping more of the region's population into employment and targeting investment to raise the prospects of under performing areas and communities;
 - Ensuring that economic competitiveness is consistent with the principles of sustainable development.
- 4.4.19 A number of the targets within the strategy overlap with those set out in the draft South East Plan and the Regional Housing Strategy, in recognition of the inter-linkages between economic success and well-functioning employment and housing markets.
- 4.4.20 The most relevant target is named 'Physical Development' and is to "Ensure sufficient and affordable housing and employment space of the right quality, type and size to meet the needs of the region and to support its competitiveness and create the climate for long-term investment through the efficient use of land resources".

The Hampshire Structure Plan 1996 - 2011

- 4.4.21 The Hampshire Structure Plan was adopted in 2000. It ceased to remain in force in September 2007 when it should have been superseded by the South East Plan. Adoption of the South East Plan is expected in 2008/09. However as it is not yet finalised, 24 key policies of the Hampshire Structure Plan have been saved and are still in force.
- 4.4.22 In North East Hampshire in particular the policies relating to Hart and Rushmoor include:-
- Where appropriate, land for the following major transportation schemes will be safeguarded in the North East Hampshire strategy area:-
 - Fleet Inner Relief Road
 - Fleet Eastern Bypass
 - Local plans should make provision for up to 94,290 dwellings in the period April 1996 and March 2011.
 - Provision will be made in local plans for the development of 80,290 additional dwellings in Hampshire between April 1996 and March 2011, with the following distribution between the Hampshire districts in the sub-region-
 - Hart – 4,750
 - Rushmoor – 2,980

- In addition to the housing provision in policy H2, a reserve housing provision will be identified in local plans to accommodate up to 14,000 additional dwellings in the period 2001 – 2011 distributed as follows:-
 - Hart – 1,500 dwellings
- Any development which would have an adverse effect on the natural beauty, character and quality of the landscape will not be permitted.
- Nationally important archaeological sites or monuments will be preserved in situ over proposed development.
- Development which will have an adverse impact on historic parks, gardens and battlefields will not be permitted.
- Development will be permitted in and adjacent to historic towns and villages provided it is compatible with the character of the area and will not cause demonstrable harm to interests of acknowledged importance.
- Local authorities will encourage development which will enhance the character and setting of historic towns and villages.

The Hampshire Local Transport Plan 2006 – 2011

4.4.23 The Local Transport Plan is based on a strategy of reduce, manage and invest, which aims to manage transport problems by the most cost-effective means. The main elements of the strategy include the following aims:-

- increase accessibility;
- promote safety;
- reduce the impact and effect of congestion;
- widen travel choice;
- improve air quality;
- support wider quality of life objectives;
- encourage value for money and efficient asset management.

Hampshire Supporting People Strategy, 2005-2010

4.4.24 The aims for Hampshire set out in the Supporting People Strategy are to:-

- assess the current status of the programme;
- guide the development of the programme over the period 2005-2010;
- ensure service provision meets evidenced needs;
- guide those involved in the provision of housing related support when devising their own strategies.

4.4.25 The Supporting People programme offers vulnerable people the opportunity to improve their quality of life by providing a stable environment which enables greater independence.

4.4.26 It will deliver high quality and strategically planned housing-related services which are cost effective and reliable, and complement existing care services. The planning and development of services will be needs led. Supporting People is a working partnership of local government, Service Users and support agencies.

4.4.27 The vision for the Supporting People Strategy in Hampshire is:-

“Supporting People aims to implement policies and strategies that will make a real difference to people’s lives, to ensure that all people with support needs can choose from the widest range of housing and support opportunities that can be provided.”

The Surrey Structure Plan 2004

4.4.28 The Surrey Structure Plan provides the strategic framework for land use and planning in the county, shaping Surrey’s future physically and environmentally, and influencing it economically and socially.

4.4.29 In North West Surrey in particular the key spatial priorities relating to Surrey Heath include:-

- Support the role of Guildford and Woking as centres of strategic importance;
- Provide additional housing at Guildford and Woking to support the growth of the towns as part of a longer term spatial strategy;
- Deliver a significant proportion of the housing allocations in Policy LO6 on previously developed land within Guildford town and in and around Woking town centre through local development frameworks and area action plans;
- Support the expansion of the University of Surrey and research and development activity associated with the University;
- Maintain the individual identity of Guildford and Woking by retaining the Metropolitan Green Belt gap between the two towns;
- Develop and implement an integrated transport strategy focusing on Guildford and Woking to support their roles as regional hubs;
- Support the provision of a solution to movement along the regionally important A3 corridor, particularly through Guildford;
- Support AirTrack proposals to provide a direct rail link from Guildford and Woking to Heathrow Airport;
- Maintain a broad natural corridor separating the Blackwater Valley from Guildford/Woking and North Surrey;
- Support the restoration and enhancement of internationally important heath land habitats;
- Allow small scale development to maintain the economic and social wellbeing of small communities and rural settlements.

4.4.30 New development in Surrey will primarily be within the existing urban areas through the re-use of previously developed land and buildings. This will provide a chance to improve the prosperity of urban areas as centres for business, shopping and social and community services and increase the option of local employment opportunities. Protection of the countryside and the Metropolitan Green Belt is very important therefore major development in the open countryside will be inappropriate.

4.4.31 The key commitments to achieve sustainable development in Surrey are:-

- use natural resources wisely;
- promote more sustainable transport;
- protect and enhance the environment;
- encourage a successful local economy;
- care for and protect people;

- encourage successful communities;
- meet people's differing needs.

4.4.32 The Surrey Structure Plan 2004 targets include:-

- 90% of new housing to be provided on previously developed urban land;
- 70% of completed houses to contain 3 or fewer bedrooms;
- 40% of new housing development by 2016 will be for affordable housing;
- 90% of additional retail development to be provided in and around town centres;
- 80% of employment development to be provided on land previously used for employment purposes.

Surrey Local Transport Plan 2006/07 to 2010/11

4.4.33 The strategy for the Local Transport Plan is to manage the demand for travel and to get the best out of the existing transport network. The main elements of the strategy include:-

- **Tackling congestion** - new technology, minimise disruption on the highway, junction improvements and effective parking management.
- **Increasing accessibility** – Improve bus services, demand responsive transport, enhances pedestrian facilities and Safe Routes to Schools initiatives.
- **Improving safety and security** – further road safety schemes to continue reducing the numbers killed and seriously injured in road crashes, speed management measures, 20mph zones and improved lighting and increased security.
- **Enhancing the environment and quality of life** – low noise road surfacing, encourage reduced vehicle emissions by using variable message signs, rural traffic management measures and increased recycling of highway waste materials.
- **Improving maintenance of the transport network** – major investment in highway maintenance, lighting and drainage schemes to improve local roads, an ongoing bridge strengthening programme and maintenance of roads and pavements.

Surrey Supporting People Strategy 2004-2009

4.4.34 The Vision for Surrey set out in the Supporting People Strategy is:-

“Working in partnership to offer vulnerable people the opportunity to improve their quality of life. We aim to do this by providing housing related support services, which enable them to have greater independence and control in making choices within their lives.”

4.4.35 The ability to achieve the Vision for the Supporting People Strategy in Surrey involves two crucial elements:-

- To develop high quality, cost effective services which genuinely meet the support needs of vulnerable people; and,
- Working in partnerships.

4.4.36 The main groups to be helped through for the Supporting People Strategy in Surrey are:-

- Women at risk of domestic violence;
- Young People and care leavers (including homeless 16/17 year olds and young single parents);

- People with multiple and complex needs (often people who are homeless or at risk of homelessness with mental health, alcohol and drugs needs, a history of offending and challenging behaviour);
 - Frail older persons (including those with dementia);
 - People with learning disabilities.
- 4.4.37 Other priorities highlighted are:-
- Floating support services for people with mental health problems;
 - To address the increased demand for accommodation from offenders;
 - Targeted provision for particular client groups (those with sensory impairment, physical disability, brain acquired injuries or people on the autistic spectrum);
 - Cutting across many of these issues and client groups are the needs of homeless people. Homelessness remains a relatively small but significant problem in Surrey.
- 4.4.38 In all of these cases the aim is to ensure that the people from various Black Minority Ethnic (BME) groups falling into each of these client groups are not bypassed.
- 4.4.39 The key points in meeting the strategic priorities are:-
- Develop new services;
 - Re-model existing ones, where appropriate;
 - Move towards “floating support” in the community rather than accommodation based services;
 - Making best use of the wider social housing sector to ensure that individuals have somewhere suitable to move on to when they no longer require the support offered by a service.
- 4.4.40 The timeframe for the Supporting People Strategy is 5 years and has been endorsed by all eighteen statutory partners in Surrey.

4.5 Local Strategic Context

- 4.5.1 There is a range of current and impending local strategy and policy documents which are likely to inform (and be informed by) the SHMA. Strategy and policy documents reviewed as part of this assessment include:-

Hart

- Hart Housing Strategy 2005-2008
- Hart District Local Plan
- Hart Strategic Housing Land Availability Assessment (SHLAA), 2008
- Hart Sustainable Community Strategy 2008-2018
- Local Development Framework – Core Strategy
- Homelessness Strategy 2008-2011
- Hart Older Persons Housing Strategy 2007-2011

Rushmoor

- Housing Strategy 2008-2011
- Rushmoor Borough Local Plan (Review), 1996-2011)
- Rushmoor Strategic Housing Land Availability Assessment (SHLAA), 2008
- Rushmoor Community Strategy 2004-2016
- Rushmoor Core Strategy: draft housing policies
- Rushmoor Homelessness Strategy 2008-2011

Surrey Heath

- Housing Strategy 2002-2007
- Surrey Heath Borough Local Plan
- Surrey Heath Strategic Housing Land Availability Assessment (SHLAA)
- Surrey Heath Community Plan 2004 – 2014
- Core Strategy & Development Management Policies DPD 2006-2026
- Homelessness Strategy, 2008-2013

4.6 Hart**Hart Housing Strategy 2005-2008**

4.6.1 The Housing Strategy is a 3 year plan consisting of a housing need analysis and an action plan. The Strategy objectives are to:

- Maximise the supply and choice of new housing to meet local needs;
- Make the best use of all existing housing stock in Hart to meet the requirements of the District, including a review of the Housing Register;
- Ensure that appropriate and timely housing advice and support services are available for homeless people and those at risk of becoming homeless;
- Ensure that appropriate housing and support services are available for people with specialist housing requirements;
- Improve the standards within the housing stock for all tenures;
- Ensure housing contributes to improving the local environment we live in;
- Implement the Council's Equality and Diversity Commitment.

4.6.2 There is an action plan in place to address the key priorities and a brief outline of some of those objectives are highlighted below:-

- ensure that Hart maintains awareness of housing need in the district;
- ensure that Hart and partner RSLs develop to meet the housing needs of the district;
- ensure that Hart meets rural housing need in a structured way;
- maximise resources available to meet the housing need in Hart;
- identify ways in which the main causes of homelessness can be prevented;
- make best use of private sector housing for temporary accommodation to assist in reducing the use of Bed & Breakfast accommodation;
- deliver an efficient and thorough service to homeless households;

- ensure Hart effectively meets need for supported housing;
- ensure best use is made of available housing stock;
- ensure continued progress towards meeting the Decent Homes Standard;
- improve and maintain standards in the private rented sector.

Hart District Local Plan

- 4.6.3 The Hart District Local Plan (Replacement) 1996-2006 is the policy framework to guide development within Hart District. The Plan was adopted on 23rd December 2002. The fully published adopted Local Plan was published in May 2003.
- 4.6.4 In September 2007, under a Direction by the Secretary of State, the policies in the Local Plan underwent a review and a number of policies were not saved. Hart District Council adopted the Replacement to the First Alterations on 26 September 2007 detailing saved policies.

Hart Strategic Housing Land Availability Assessment, 2008

- 4.6.5 In 2008 Hart District Council commissioned a Strategic Housing Land Availability Assessment (SHLAA). This is currently underway.
- 4.6.6 The SHLAA will form an important evidence base to ensure sufficient delivery of land for housing in the District, informing the review of the Hart Development Framework.
- 4.6.7 Landowners, developers, planning agents and local stakeholders were consulted to submit details to the Council of sites for consideration as potential housing development opportunities for inclusion within the SHLAA.
- 4.6.8 The SHLAA will aim to identify potential housing sites in five yearly periods for the next 15 years.

Hart Sustainable Community Strategy, 2008-2018

- 4.6.9 The Hart Sustainable Community Strategy was adopted in 2008. The vision of the strategy is:-
- “To improve, sustain and promote the social, economic and environmental wellbeing of the communities in Hart District.”*
- 4.6.10 It is heavily concerned with sustainability within Hart District. It is an overarching plan, concerned with housing, education, health, transport and policing. It was prepared by the Hart Local Strategic Partnership (LSP), comprising key organisations responsible for providing services to the people of Hart. The Strategy sets out six key priorities:-
- An environmentally conscious community and a sustainable district;
 - Affordable, safe, well maintained sustainable housing;
 - One of the safest districts in the South East;
 - A beacon of good health;
 - A diversified and balanced local economy;
 - A sustainable and accessible transport system.

Local Development Framework – Core Strategy -2026

- 4.6.11 The Core Strategy is currently being prepared. It will set out the Council’s Affordable Housing Policies along with the broader vision and spatial development plans for the district. An Affordable Housing Viability study is in progress.

- 4.6.12 The Core Strategy makes provision for at least 4,400 new homes for the period 2006 – 2026, in line with the submitted South East Plan figures. This equates to an annual average of 220 new dwellings per annum.

Hart Homelessness Strategy 2008-2011

- 4.6.13 The Homeless Strategy is a 3 year plan building on the previous Homelessness Strategy.

- 4.6.14 The Strategy objectives are to:

- Increase the supply of Affordable Homes;
- Maximise the use of existing housing stock;
- Improve partnership working to prevent homelessness;
- Develop the Housing Options approach;
- Engage the private rented sector;
- Develop a pathways approach for vulnerable adults and young people;
- Ensure Hart District Council understand the needs of all our customers;
- Provide value for money.

Hart Older Persons Housing Strategy 2007-2011

- 4.6.15 The aim of the strategy is:-

“To identify the key housing needs of older people at present and the broad vision for the future, in the district and to work with partners to ensure those needs are met.”

- 4.6.16 The objectives are to:-

- Identify the specific housing needs of older people from 2007-2011 as well as a vision beyond this period and work with stakeholders to identify how to meet these needs;
- Secure resources to develop or redevelop affordable housing for older people;
- Direct and prioritise investment in providing affordable housing for older people;
- Help older people make informed decisions about remaining in their existing home or moving to other accommodation, according to circumstances.

- 4.6.17 The actions identified are to:-

- Provide good quality housing for older people;
- Investigate suitable housing options for older persons in partnership with other agencies;
- Make the best use of technology;
- Help older people stay in their homes if that is their choice;
- Providing a one-stop-shop advice service for older people;
- Improve allocation arrangements for Older Person housing.

4.7 Rushmoor

Housing Strategy 2008-2011

4.7.1 The Housing Strategy provides a strategic framework for the delivery of housing and housing services in Rushmoor. The aim of the housing strategy is:-

“To ensure that Rushmoor’s residents have access to good quality homes that are affordable and appropriate to their needs.”

4.7.2 There are five objectives within this aim which are as follows:-

- Increasing the provision of housing to meet needs;
- Preventing homelessness and responding to housing need;
- Improving the condition of the housing stock;
- Contributing to making better places for people to live in;
- Enabling people to be supported in their own homes.

Rushmoor Local Plan (Review), 1996-2011

4.7.3 The Rushmoor Local Plan (Review) 1996-2011 was adopted in 2000 under the old planning system. It sets out how the Council believes the Borough should develop and the planning policies which will be used.

4.7.4 The Local Plan (Review) has 8 themes which are:

- Environment;
- Open Spaces / Recreation;
- Tourism;
- Transport;
- Housing;
- Town Centres and Shopping;
- Farnborough Aerodrome;
- Employment.

4.7.5 Housing is a key issue of the Local Plan. There are no greenfield sites available in Rushmoor therefore any new housing will have to be built on previously developed land or through the release of Ministry of Defence (MoD) land.

4.7.6 The Local Plan policy relating to the provision of affordable housing is set out in the Local Plan. The threshold for affordable housing provision is that on sites of 1 hectare or more, a minimum target of 15% rising to 30%.

4.7.7 The Rushmoor Affordable Housing SPG was introduced in 2003 and increased the target level to 35% to 40%.

Rushmoor Strategic Housing Land Availability Assessment, 2008

4.7.8 Rushmoor Borough Council undertook a Strategic Housing Land Availability Assessment (SHLAA) in 2008.

4.7.9 The SHLAA will form an important evidence base to ensure sufficient delivery of land for housing in the Borough, informing the review of the Rushmoor Development Framework.

Rushmoor Community Strategy 2004-2016

- 4.7.10 This is Rushmoor's first Community Strategy. The Community strategy is a strategic plan which provides the direction for improving the social, economic and environmental well-being of the borough. It sets out the vision for Rushmoor, this being '*To make Rushmoor a place to live, work and visit*'. Achieving this vision will:-
- Makes people feel safe and secure;
 - Has an environment which is clean and well cared for;
 - Enables citizens to lead healthy, active and fulfilling lives;
 - Ensures there are learning opportunities which meet the needs of the local community;
 - Provides transport options that are available to all;
 - Maintains a strong, prosperous diverse and sustainable economy;
 - Ensures that development of the Borough meets local needs;
 - Takes account of the needs of future generations.

LDF - Rushmoor Core Strategy

- 4.7.11 Rushmoor is in the process of preparing a Core Strategy entitled 'Rushmoor 2026 – A Strategy for the Future'. It will set out the long-term vision and strategic planning policies for Rushmoor until 2026.
- 4.7.12 The timetable for producing the Core Strategy is set out in Rushmoor Borough Councils Local Development Scheme. The Council will engage with stakeholders and carry out public consultation on the strategy as it is produced.
- 4.7.13 The final Core Strategy adopted by the Council will contain a clear vision, objectives and strategy. It will also include the policies needed to implement the strategy.

Rushmoor Homelessness Strategy 2008-2011

- 4.7.14 The Homelessness Strategy was developed in consultation with the Rushmoor Homelessness Forum. It is a 3 year plan building on the previous Homelessness Strategy. There are 5 key themes of the strategy, each with their own objectives:
- **The supply of affordable housing**
 - To maximise the supply of affordable housing;
 - To maximise use of existing stock.
 - **Homelessness prevention**
 - Continue to build on the housing options approach;
 - To develop staff;
 - To develop RSLs role in homelessness prevention.
 - **Temporary accommodation**
 - To continue to review the need for temporary accommodation;
 - To provide good quality temporary accommodation.
 - **Engaging with the private sector**
 - To work with Landlords to provide a good quality private rented sector.

➤ **Review and develop services**

- To work with the voluntary and statutory agencies and neighbouring districts to develop services where gaps in provision exist:
- To work with the voluntary and statutory agencies to ensure services are complimentary and avoid duplication.

4.8 Surrey Heath

Housing Strategy 2002 - 2007

4.8.1 The Housing Strategy has identified seven key housing priorities and actions for the Borough of Surrey Heath; these are:-

- Assess housing need in Surrey Heath;
 - Assess current and future housing need across the Borough for all tenures and for different groups
- Increase the supply of housing to meet identified needs;
 - Increase the supply of new, affordable housing to meet the changing needs and aspirations of all our customers in partnership with RSLs
 - Make the best use of existing homes and reduce the number of empty properties
- Deliver a quality service and promote joint working and partnerships;
 - Develop consultation arrangements with customers and key stakeholders about all aspects of Housing Services
 - Develop multi-agency working, partnerships and joint funding initiatives to meet needs
 - Achieve Best Value in service delivery
- Provide a comprehensive housing advice and homelessness service;
 - Provide a comprehensive and proactive housing advice service as a means of preventing homelessness and ensure equal access to housing services to all
- Improve the quality, management and conditions of homes in the Borough;
 - Seek an overall improvement in housing conditions in the Borough whilst protecting residents' physical and mental wellbeing
 - Work with RSLs to achieve and maintain the Decent Homes standard
- Promote choice and independent living;
 - Improve the provision and support services for people with a range of needs, promoting social cohesion, wellbeing and self independence
 - Provide and promote information and advice necessary to allow individuals to make informed choices about their housing options
 - Encourage the development of sustainable communities to build places and communities where people choose to live now and in the future
- Promote social inclusion and develop local communities;
 - Link with other key strategies which promote the wellbeing of local communities and work towards promoting social inclusion.

Surrey Heath Borough Local Plan

- 4.8.2 The Surrey Heath Local Plan is current (adopted) and was introduced in 2000 and is due to continue until 2006. The Local Plan is now being replaced by the Local Development Framework (LDF). The LDF will introduce new policies for the period up to 2026.
- 4.8.3 In September 2007, under a Direction by the Secretary of State, the policies in the Local Plan underwent a review and a number of policies were not saved.

Surrey Heath Strategic Housing Land Availability Assessment, 2008

- 4.8.4 Surrey Heath Borough Council undertook a Strategic Housing Land Availability Assessment (SHLAA) in 2008 for the plan period 2006 to 2026.
- 4.8.5 The SHLAA will form an important evidence base to ensure sufficient delivery of land for housing in the Borough, informing the review of the Surrey Heath Development Framework.

Surrey Heath Community Plan 2004 - 2014

- 4.8.6 The vision for the Community Plan is:-
“To promote through inter-agency collaboration the development of a community where everyone has access to high quality services and a safe and healthy environment.”
- 4.8.7 The key challenges are:-
- Maintaining Surrey Heath as a pleasant and safe place to live, work, do business and enjoy leisure;
 - Planning for demographic change;
 - Supporting vulnerable and hard to reach groups;
 - Providing opportunities for all to experience life long learning;
 - Actively promoting good health;
 - Reducing traffic congestion;
 - Providing key worker and affordable housing;
 - Encouraging work/life balance.
- 4.8.8 The Community Plan has identified a number of key themes for the Borough. The objectives under the housing themes are:
- Increase the provision of affordable housing;
 - Agree a definition of key workers and review regularly;
 - Encourage the development of some employment land for housing;
 - Increase the percentage of affordable housing on eligible sites from 25%;
 - Require affordable housing on development sites of less than 25 units.

Core Strategy & Development Management Policies 2006 - 2026

- 4.8.9 Surrey Heath Borough Council is in the process of preparing its Core Strategy and Development Management Policies DPD. Consultation on the options stage under the amended Local Development Regulations took place from September until the 10th November 2008. The final Core Strategy & Development Management Policies DPD is due for submission in early 2010.

- 4.8.10 The Options document identifies that one of the themes of the strategy is 'housing needs'. The needs of the Borough will be met by:
- Requiring the provision of affordable housing from residential development, where appropriate;
 - Providing for an increase in affordable housing in rural settlements, where appropriate;
 - Requiring the provision of small dwellings on larger development and preventing the loss of existing small dwellings in rural areas;
 - Assessing the need for sites for Travellers, Gypsies and Travelling Showpeople and making provision where appropriate.

Homelessness Strategy, 2008 - 2013

- 4.8.11 The Homelessness Strategy was adopted on the 8th July 2008. It updates the 2002-2007 strategy and the original 9 core objectives still stand. They are to:-
- improve awareness of advice and support services and raise the profile of homelessness issues;
 - improve delivery of the Council's statutory functions in respect of homelessness;
 - prevent homelessness and increase the choices available to those who are or may become homeless;
 - reduce levels of homelessness against its main causes;
 - ensure there is sufficient accommodation for those who are or may become homeless, including reducing bed and breakfast and inappropriate temporary accommodation;
 - ensure there is support for homeless households so they can maintain their accommodation and prevent repeated homelessness;
 - consolidate current joint working and build further active and equal partnerships;
 - Listen to the needs of homeless households;
 - continue to build a picture of homelessness, housing need and the demand for services in the Borough to be able to respond effectively.

5 THE DEMOGRAPHIC AND ECONOMIC CONTEXT

5.1 Introduction

- 5.1.1 This section provides an understanding of the current demographic and economic profile in the sub-region and key drivers that affect housing demand.
- 5.1.2 The factors that affect housing demand include:
- The current demographic structure;
 - Household characteristics;
 - Migration;
 - The economic context.
- 5.1.3 The key aims of this section are to understand the current level of demand and identify the key housing demand pressures within the Sub-Region, utilising the most recent data available.
- 5.1.4 Data on the projected future demographic profile of each area and the sub-region is included in Section 9.
- 5.1.5 Sources of data utilised in this section are:-
- 1991 and 2001 Census data;
 - Office for National Statistics (ONS) 2006 Mid-Year Population Estimates;
 - Annual Business Inquiry 2006;
 - ONS Annual Population Survey 2007;
 - ONS Claimant Count 2008;
 - Annual Survey of Hours and Earnings, 2007;
 - CORE Housing Associations New Lettings Data, 2006/07.

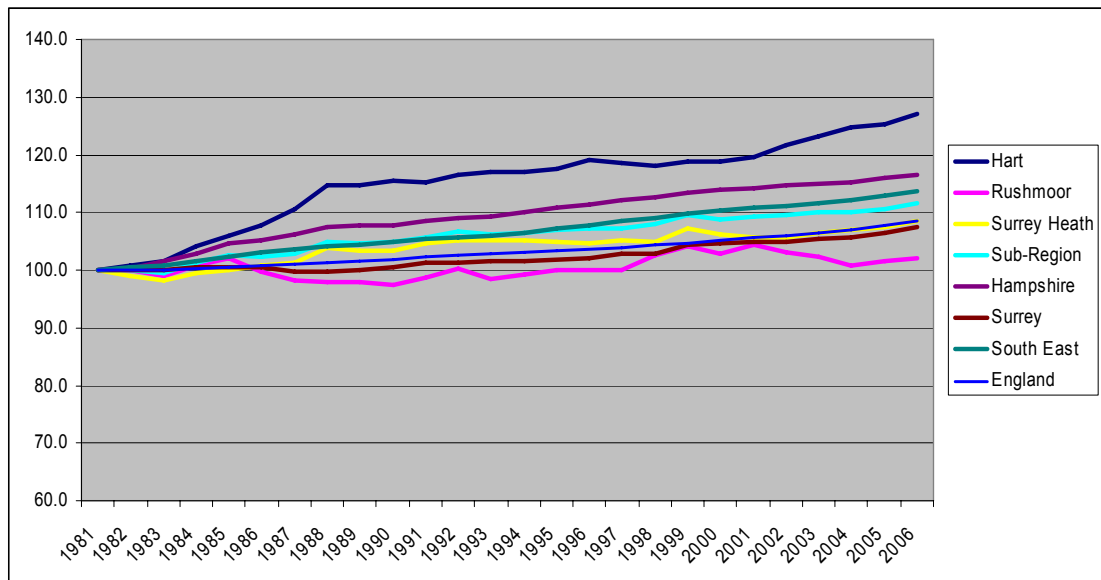
5.2 The Current Demographic Structure

5.2.1 **Key Findings**

- Based on 2006 ONS Mid-Year Estimates, the population across the sub-region ranged from 82,400 people in Surrey Heath to 88,800 people in Hart, a total of 259,900 people;
- The highest proportion of the population across the sub-region was in the 25 to 44 age group.
- According to the 2001 Census, there was a negative net in-migration into the sub-region totalling 27 households.
- The largest migration group moving in and out of the sub-region are those in the 25-44 age group;
- The largest proportion of household groups in the sub-region are couples, both with and without children;
- At the 2001 Census, all areas in the sub-region had a larger than average household size, ranging from 2.48 in Surrey Heath to 2.51 in Hart and Rushmoor, compared to the regional (2.38) and national benchmarks (2.36).

- 5.2.2 Demography is a key factor influencing the requirements for market and affordable housing. This section analyses the demographic change over the last twenty five years (1981-2006), along with the current characteristics of the sub-regional; population.
- 5.2.3 The population across the sub-region (based on ONS 2006 mid year estimates) ranges from 82,400 people in Surrey Heath to 88,800 people in Hart. As a whole the sub region has an estimated population of 259,900, accounting for approximately 4% of the total population for the South East.
- 5.2.4 Figure 5-1 below presents the population growth in the sub-region relative to benchmark areas over the period 1981 to 2006. The data has been indexed, referring to setting data to a common starting point enabling comparisons to be made across the study areas.
- 5.2.5 The sub-region experienced an increase in population over this period of around 11.6% ranging from an increase of 8.4% in Surrey Heath to 27.0% in Hart. The increase of population in Hart is significantly higher than the sub-region and wider benchmark areas. The population increased by 8.4% in England and by 13.7% in the South East.

Figure 5-1 Indexed Population Change, 1981-2006



Sources: © Crown Copyright (Census Data) & ONS 2006 Mid-Year Population Estimate

Table 5-1 Population Change, 1981-2006

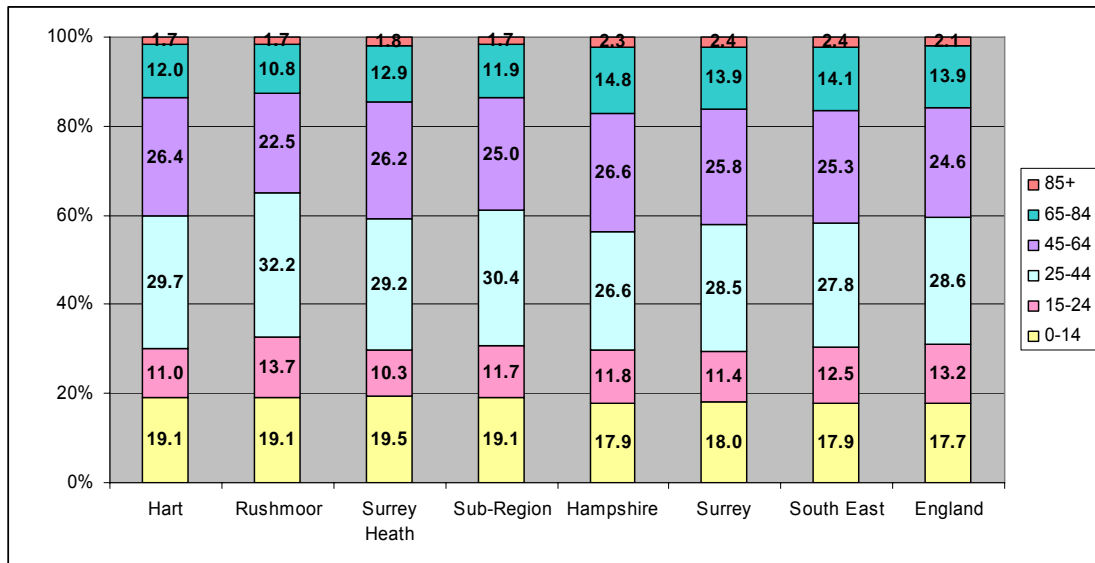
Area	Population 1981	Population 2006	Absolute Change	% Change
Hart	69,900	88,800	+18,900	+27.0
Rushmoor	87,000	88,700	+1,700	+2.0
Surrey Heath	76,000	82,400	+6,400	+8.4
Sub-Region	232,900	259,900	+27,000	+11.6
Hampshire	1,086,300	1,265,900	+179,600	+16.5
Surrey	1,010,800	1,085,200	+74,400	+7.4
South East	7,243,100	8,237,800	+994,700	+13.7
England	46,820,800	50,782,900	+3,962,100	+8.4

Sources: © Crown Copyright (Census Data) & ONS 2006 Mid-Year Population Estimate

5.2.6 The age structure of a population is a reflection of the size, type and tenure of housing in an area, and also exerts an influence on future requirements. For example, evidence has shown that a population that is younger and more mobile tends to have a higher demand for privately rented accommodation and faces greater difficulties accessing owner occupation than older populations.

5.2.7 Figure 5-2 below presents the age profile of the sub-region based on 2006 ONS mid year estimates compared with the benchmark areas. The age structure is fairly similar across the sub-regional authorities although Rushmoor had a slightly higher proportion of those in the 25-44 age group and a lower proportion of the population in the 65-84 age group compared to the sub-region and the wider benchmark areas.

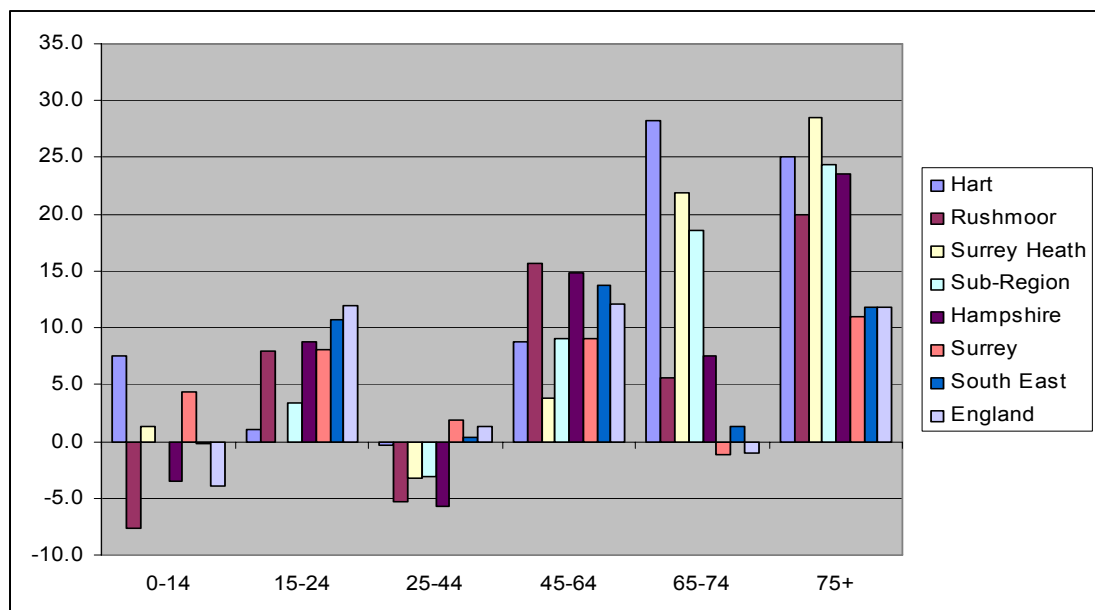
Figure 5-2 Age Structure Breakdown, 2006



Source: ONS 2006 Mid Year Population Estimate

5.2.8 It is important to examine whether population growth is being driven by expansion in one or more specific age brackets, as this may indicate demand for a particular type or tenure of housing. Figure 5-3 highlights the percentage change in population in the benchmark areas for the period 1996 to 2006, broken down by age group.

Figure 5-3 Percentage Population Change by Age Group – 1996-2006



Source: ONS 2006 Mid-year Estimates

Table 5-2 Population Change by Age Group (%) – 1996-2006

Area	0 - 14		15 - 24		25 - 44		45 - 64		65 - 75		75+	
		%		%		%		%		%		%
Hart	1,200	7.6	100	1.0	-100	-0.4	1,900	8.8	1,500	28.3	1,100	24.2
Rushmoor	-1,400	-7.7	900	8.0	-1,600	-5.5	2,700	15.6	300	5.6	900	25.0
Surrey Heath	200	1.3	0	0.0	-800	-3.2	800	3.8	1,200	21.8	1,200	26.0
Sub-Region	0	0.0	1,000	3.4	-2,500	-3.1	5,400	9.0	3,000	18.5	3,200	24.4
Hampshire	-8,100	-3.5	12,100	8.8	-20,300	-5.7	43,700	14.9	7,800	7.6	20,200	23.6
Surrey	8,200	4.4	9,200	8.1	5,800	1.9	23,100	9.0	-1,000	-1.1	8,800	11.0
South East	-3,500	-10.2	100,300	10.8	9,100	0.4	251,300	13.7	8,800	1.3	71,100	11.7
England	-373,200	-4.0	711,300	11.9	196,400	1.4	1,421,100	12.1	46,100	-1.1	413,300	11.8

Source: ONS 2006 Mid-year Estimates

- 5.2.9 The chart shows that the population changes across all age bands between 1996 and 2006 vary across the sub-region.
- 5.2.10 Both Hart and Surrey Heath experienced an increase in the 0-14 age group compared to Rushmoor which experienced a decrease of 7.7%.
- 5.2.11 Rushmoor experienced growth in the 15-24 age group similar to county levels, regionally and nationally, but Hart and Surrey Heath had only 1% or zero growth respectively.
- 5.2.12 All authorities have recorded a decline in the 25-44 age range, ranging from 0.4% in Hart to 5.5% in Rushmoor. This is compared to the regional and national benchmark averages which experienced an increase in this age group.
- 5.2.13 All the sub-region authorities experienced an increase in the 45-64 age group, ranging from the highest of 15.6% in Rushmoor to 3.6% in Surrey Heath.
- 5.2.14 The increase in the 65-75 age group ranged from the highest of 28.3% in Hart to 5.6% in Rushmoor.

- 5.2.15 Members of older age groups (75+) tend to own their properties. All authorities in the sub-region experienced a significant increase in this age group, higher than regionally and nationally. The implication has been an increased demand for family housing and a rise in demand for owner-occupation over private rented property as older people tend to remain in their family home even after children have left home or after the loss of a partner.
- 5.2.16 If historic trends persist, this pattern suggests that future population increases in the sub-region are likely to be increasingly underpinned by the growth in older age groups and those most associated with owner-occupied properties. This will be examined in section 7 utilising population projections provided by Hampshire County Council for Hart District and Rushmoor Borough and 2006 based ONS sub-national projections for Surrey Heath Borough.
- 5.2.17 Historically, young family households have inherited owner occupied property from their older relatives. However, increased longevity and the trend for equity release may have reduced this and could impact on the housing market.
- 5.2.18 The increase in older householders (i.e. 75+) will have implications for support services, extra care housing, long term suitability of accommodation, equity release schemes, adaptations, and other age related care requirements.

5.3 Household Numbers, Characteristics & Composition

- 5.3.1 Whilst demographic structure sets the basic framework for housing demand, it is the number, type and size of household that are directly related to the requirements for housing.
- 5.3.2 2001 Census data revealed that the total number of households in the whole of the sub-region was 101,459 in 2001, compared to 90,726 in 1991, an increase of 10,733 households (11.8%).
- 5.3.3 1991 and 2001 Census data shows that the total number of households has risen by 8.9% in Surrey Heath, below the rises seen regionally and nationally but similar to the Surrey County level (8.7%). There has been a higher rate of increase in household numbers in Hart (11.7%) and Rushmoor (15.5%) compared to Hampshire County (11.8%), the South East (10.8%) and nationally (9.0%).

Table 5-3 Household Growth 1991 – 2001

Area	1991	2001	Household Growth	% Change
Hart	29,073	32,465	+ 3,392	+11.7
Rushmoor	30,523	35,260	+ 4,737	+ 15.5
Surrey Heath	29,139	31,733	+ 2,594	+ 8.9
Sub-Region	90,726	101,459	+ 10,733	+ 11.8
Blackwater Valley	103,062	116,313	+34,574	+9.0
Hampshire	449,527	502,733	+ 53,206	+ 11.8
Surrey	398,602	433,176	+ 34,574	+ 8.7
South East	2,967,749	3,287,489	+ 319,740	+ 10.8
England	18,765,583	20,451,427	+ 16,858,844	+ 9.0

Source: Crown Copyright © Census 2001 and 1991

- 5.3.4 The changing nature of household types has implications for housing demand. The number of couples without children has increased between 1991 and 2001 (see Table 5-4). The levels of single person households and lone parent households have significantly increased in the ten-year period. Single person households have increased by 6,036 households (34.3%) and lone parent households by 7,118 (176%), a significant rise.

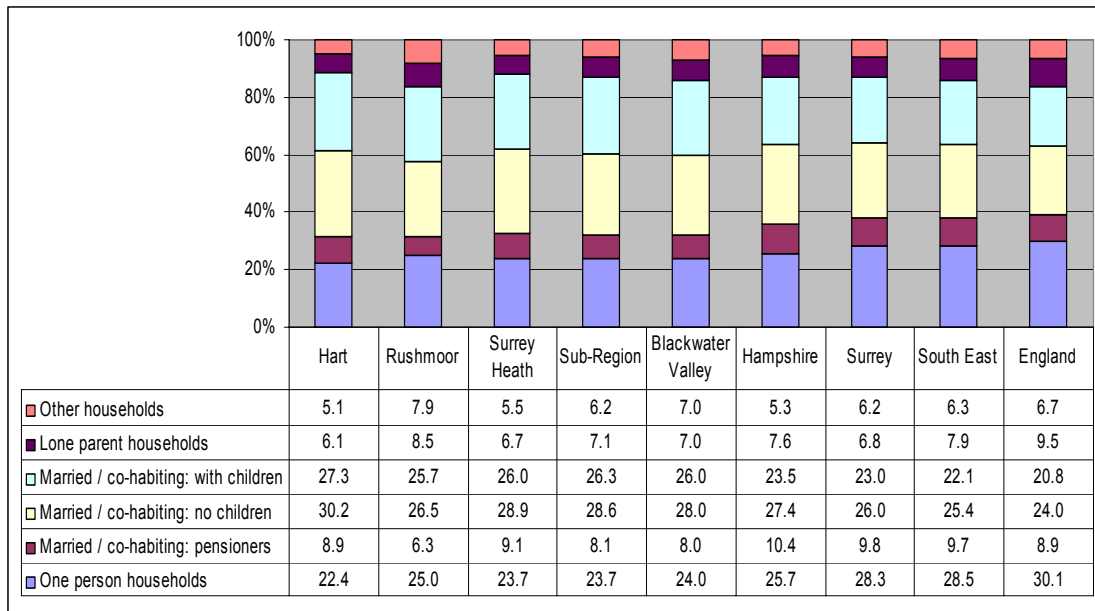
Table 5-4 Change of Household Types in the Sub-Region (1991 to 2001)

Household Type		1991	2001
One Person	Pensioner	9,006	11,075
	Other	8,583	12,550
Family	Pensioner	26,532	7,995
	Couple, no children		21,452
	Couple with dependent children	25,268	26,179
	Couple with non-dependent children		6,882
	Lone parent with dependent children	2,577	4,345
	Lone parent with non-dependent children		2,773
Other Households	With dependent children	16,766	1,920
	Students		83
	Pensioner		268
	Other		3,932
Total		90,723	101,455

Source: Crown Copyright © Census 2001 and 1991

- 5.3.5 In order to gain a clearer insight into household composition in the sub-region it is important to analyse the differences and similarities across the three areas and the benchmark areas separately.
- 5.3.6 Figure 5-4 presents the household composition for the sub-region.
- 5.3.7 Household composition across the sub-region and the local county and regional benchmarks are fairly similar. The proportion of single person households ranges from 22.4% in Hart to 25.0% in Rushmoor, similar to the region (28.5%) and nationally (30.1%). All three authorities have a similar proportion of pensioner households and a higher proportion of couple households. They also have a lower proportion of lone parent households than the regional and national averages, suggesting the potential for household income to be greater than elsewhere.

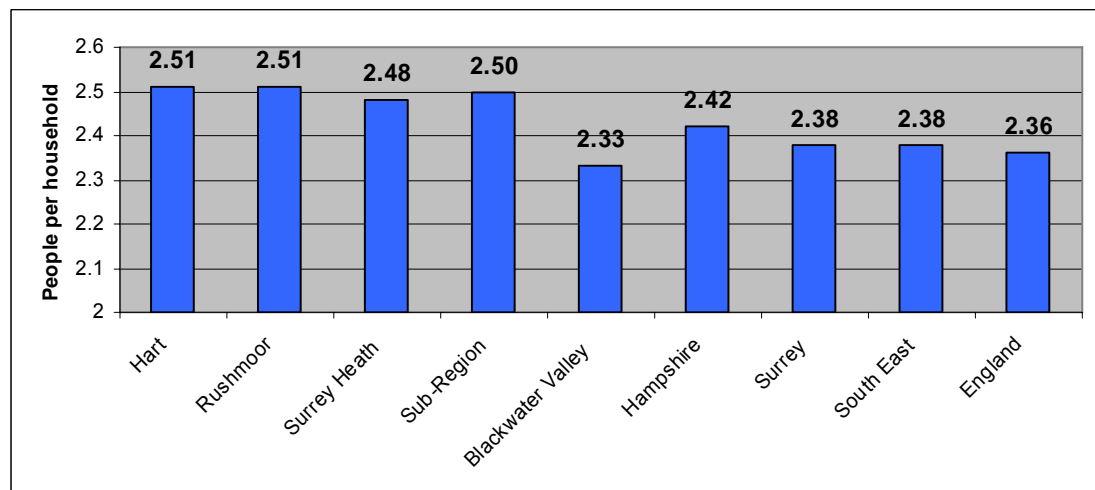
Figure 5-4 Household Structure



Source: Crown Copyright © Census 2001

- 5.3.8 Trends in household size and the number of households are crucial in determining the demand for future housing. Future changes in the number of households will be determined by increases in population and the extent to which an area follows the trends in reducing average household size. This also has implications as to the size of property that will be required.
- 5.3.9 The average number of persons per household ranges from 2.48 in Surrey Heath to 2.51 in Hart and Rushmoor, higher than County levels, Blackwater Valley (2.33), regionally (2.38) and nationally (2.36).

Figure 5-5 Average Number of People per Household, 2001

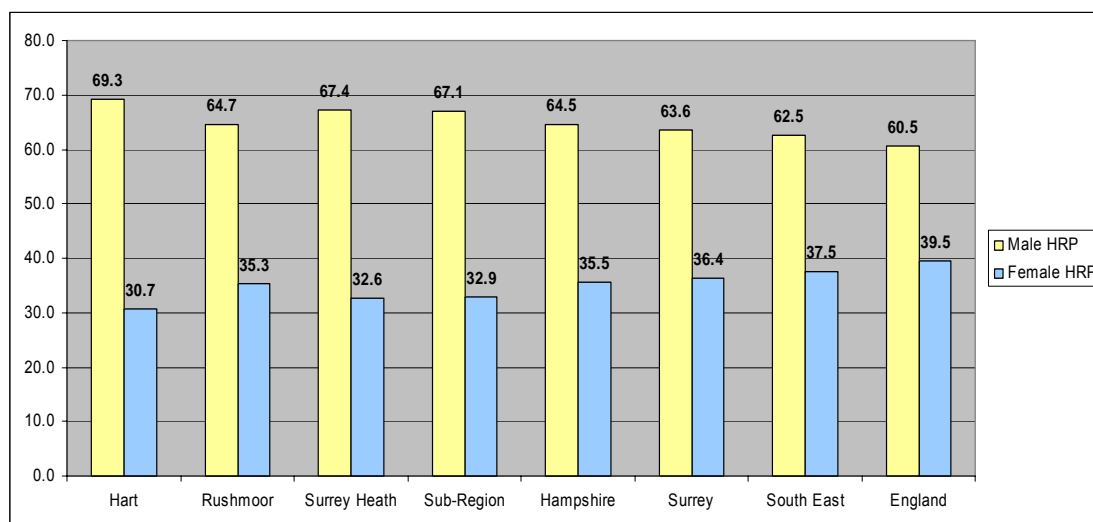


Source: Crown Copyright © Census 2001

- 5.3.10 Gender has an influence on the mix and location of housing need and demand. Evidence has shown that households where the Household Reference Person (HRP) (e.g. those where the main or only wage earner is female) tend to have lower rates of home ownership than households where the HRP is male (e.g. those where the main or only wage earner is male). Female HRP households are also over-represented in older age groups compared with male HRP households as women tend to have a longer life expectancy.

5.3.11 Figure 5-6 shows the proportion of male HRP households and the proportion of female HRP households.

Figure 5-6 Proportion of Female and Male headed HRP Households



Source: Crown Copyright © Census 2001 (Household Reference Person - HRP)

5.3.12 The sub-region authorities have a slightly lower proportion of female HRP households, ranging from 30.7% in Hart to 35.3% in Rushmoor. This is compared to the regional (37.5%) and national (39.5%) benchmarks.

5.4 Migration

5.4.1 The key drivers of population growth are natural changes in population, caused by a disparity between the number of births and deaths, and migration. Migration is generally associated with the relative economic prosperity of an area, with workers moving to areas where they have the best chance of finding employment. However, research has shown that migration can also be associated with lifestyle changes, such as retirement, or moving to an area with a higher quality of life.

5.4.2 The table below outlines household movements, including in and out-migration, across the three authorities and the regional / national benchmarks taken from the 2001 Census.

Table 5-5 Household Movements by Area, 2000 – 2001 (including the inflow from outside of the UK)

Area	Inflow		Internal movement within the area	Outflow out of the area	Net change within the area
	Move to area from within the UK	Overseas			
Hart	1,529	206	971	1,529	+206
Rushmoor	1,300	155	1,149	1,652	-197
Surrey Heath	1,223	257	974	1,571	-91
Sub-Region	4,052	618	3,094	4,752	- 82
Hampshire	12,049	1,672	22,793	12,341	+1,380
Surrey	11,066	2,786	17,631	12,847	+1,005
South East	48,376	14,492	187,522	47,918	+14,950
England	21,378	72,747	1,415,271	25,347	+ 68,778

Source: Crown Copyright © Census 2001

- 5.4.3 The migration pattern in Table 5-5 above, from the 2001 Census, shows that in the year proceeding the 2001 Census (2000-2001) there was a positive net in-migration into Hart of 206 households, whilst Rushmoor and Surrey Heath both experienced a negative net in-migration of 197 and 91 households respectively. The positive net in-migration pattern in Hart is reflected regionally and nationally.
- 5.4.4 Of the inflow into Surrey Heath, 21% was from overseas. This compares to 13.5% in Hart and 12.0% in Rushmoor. Of the inflow into the South East around 30% was from overseas.

**Table 5-6 Net Migration Balance by age groups 2000 - 2001
(including the inflow from outside of the UK)**

	Hart	Rushmoor	Surrey Heath	Sub-Region
All Ages	795	271	-6	1,060
0 - 15	303	18	60	108
16 - 24	-16	417	-107	294
25 - 44	634	29	243	906
45 - 59	-95	-110	-114	-319
60 - 74	-58	-87	-119	-264
75+	27	4	31	62

Source: Crown Copyright © Census 2001

- 5.4.5 Table 5-6 shows that at 2001 the largest inflow of migrants was in the 25 to 44 age range, the most economically active group and those most likely to be settling into larger family homes in commuter areas.
- 5.4.6 Across all areas there is also an inflow of those in the 0 to 15 age range and in the 16 to 24 age range. There is an outflow of migrants in the 45-74 age groups across all areas and an inflow of those aged 75+.

- 5.4.7 The household composition of in-migrants and out-migrants reveals that the largest moving groups across the sub-region are single adults under 60, couples under the age of 60 without children and couples with children. The proportion of migrant couples with children moving into each authority in the sub-region is higher than those moving out.

Table 5-7 Household Composition of Migrants

	In-Migrant (%)			Out - Migrant (%)		
	Hart	Rushmoor	Surrey Heath	Hart	Rushmoor	Surrey Heath
Single adult u/60	29.3	28.1	31.6	36.0	28.6	34.4
Single adult over 60	3.8	4.8	3.9	4.6	3.0	4.4
Couple no children under 60	27.3	25.2	27.4	25.5	25.5	27.6
Couple no children over 60	2.2	1.1	2.2	3.0	2.5	4.1
Couple with Children	30.8	32.8	27.3	24.8	31.9	22.7
Lone parent	4.3	4.9	4.9	4.1	5.8	5.0
Other - Other	2.2	3.1	2.7	2.0	2.7	1.8
Total	100.0	100.0	100.0	100.0	100.0	100.0

Source: Crown Copyright © Census 2001

5.5 Economic Drivers of Demand

- 5.5.1 Demographic change within an area creates the need for different levels and types of housing provision. However the economic development of an area can be of equal importance in driving change in housing markets, especially due to the effect on migration. This section analyses the recent economic performance of the sub-region and how changes have influenced and interacted with demographic and socio-economic changes.
- 5.5.2 It is important to highlight the reciprocal relationship between economic development and the provision of housing. While there is an obvious and established link between economic development and the requirement for new housing, or economic decline and problems of low demand, the type of housing provided within an area can also play a central role in addressing and facilitating economic development and regeneration objectives.

5.6 The Impact of National and Regional Economic Policy

- 5.6.1 Local housing markets are sensitive to macro-economic policies. Interest rates, set by the Bank of England, are monitored by Central Government to achieve and maintain stable, low inflation rates. Higher interest rates can reduce the demand for housing by making it more expensive to borrow money, although households may still aspire to buy in the future.
- 5.6.2 Interest rates in the year 2007 / 08 are at a low level when compared to those over the last few decades. Recent falls in interest rates will have affected the affordability of housing and demand for mortgages. Interest rates can also affect employment levels by increasing the cost of investment. Government subsidies and grants can also influence local housing markets.
- 5.6.3 Whether an area has access to regeneration budgets or to the Housing Corporation's National Affordable Housing Programme can act as an important influence on housing supply. However, it should be borne in mind that new build is a small proportion of total stock (less than 2% per annum nationally).

5.6.4 **Key Findings**

- Around 121,506 people currently work in the sub-region, the highest concentration of jobs being in Rushmoor (43,400) followed by Surrey Heath (39,500).
- The number of jobs in the sub-region has increased since 1996. The largest increase is seen in Hart at 47.1%. Surrey Heath experienced a decline of 7.1%;
- The most important broad sectors within the sub-regional economy are finance, IT and other business activities, distribution, hotels and restaurants and public admin, health and education. Manufacturing jobs in all areas between 1996 and 2006 has seen a fall and this mirrors the decline of manufacturing nationally;
- The sub-region has an employment rate of 83.5%, ranging from 82.3% in Rushmoor to 84.7% in Hart. All authorities have a higher employment rate than county, regional and national levels. The unemployment rate in the sub-region is 3.4% ranging from 2.8% in Hart to 4.2% in Rushmoor, compared to the national average of 5.2%;
- In the sub-region there is a higher proportion of the workforce in occupation groups 1 to 3 (managers & senior officials, professional occupations and associate professional & technical occupations) compared to the national and Hampshire County average, but slightly lower than the Surrey County average;
- In both Hart and Surrey Heath, the residence-based wage figure is higher than workplace based wages, reflecting that some of the local population commute out of the area to find higher paid work;
- Hart District has the highest gross weekly residence pay (the gross weekly pay of those living in the borough) at £673.5 across the sub-region with residence based income approximately 24% higher than workplace based income (the gross weekly income of people working in the District). This suggests many of the more highly paid residents commute to places of work outside the District;
- All areas within the sub-region saw an increase in both average and lowest quartile weekly wages between 2002 and 2007;
- 65.6% of households in the sub-region commute less than 20km to work.

5.7 Employment

5.7.1 The number of employee jobs in the sub-region, as measured by the most recent Annual Business Inquiry (2006) ranged from 36,600 in Hart to 43,400 in Rushmoor (see Table 5-8).

Table 5-8 Employment Change, 1996-2006

	1996	2006	Absolute Change	Change %
Hart	24,886	36,600	11,714	+ 47.1
Rushmoor	38,460	43,400	+ 4,940	+ 12.8
Surrey Heath	42,518	39,500	-3,018	-7.1
Sub-Region	107,860	121,506	+ 13,646	+12.7
Hampshire	468,282	539,700	+71,418	+15.3
Surrey	441,522	503,000	+61,478	+13.9
South East	3,213,283	3,668,700	+455,417	+14.2
England	20,015,607	22,766,600	+2,750,993	+13.7

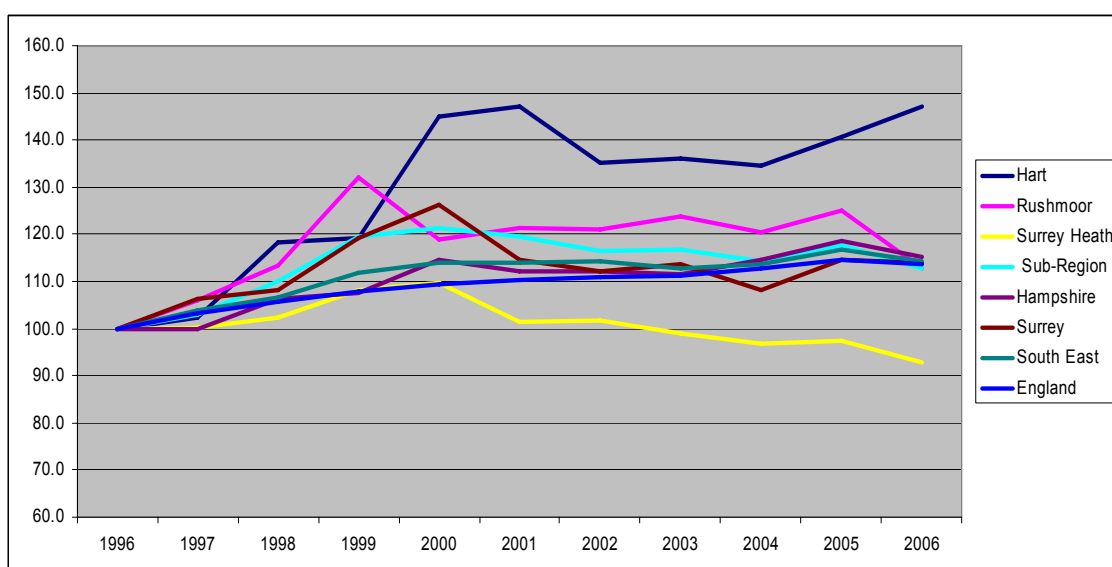
Source: Annual Business Inquiry 2006

5.7.2 Between 1996 and 2006, employment levels across the sub-region increased by around 12.7%. Hart and Rushmoor increased by 47.1% and 12.8% respectively. The growth of employee jobs in Hart was significantly above the county levels, regionally and nationally. Surrey Heath experienced a decline in employee jobs of around 7.1%.

5.7.3 The overall increasing employment levels in the sub region mean that mobile households are likely to relocate to the area, heightening demand on the housing stock.

5.7.4 Figure 5-7 suggests that the level of employment across the sub-region fluctuated over the ten years between 1996 and 2006, although there was still overall growth across the period.

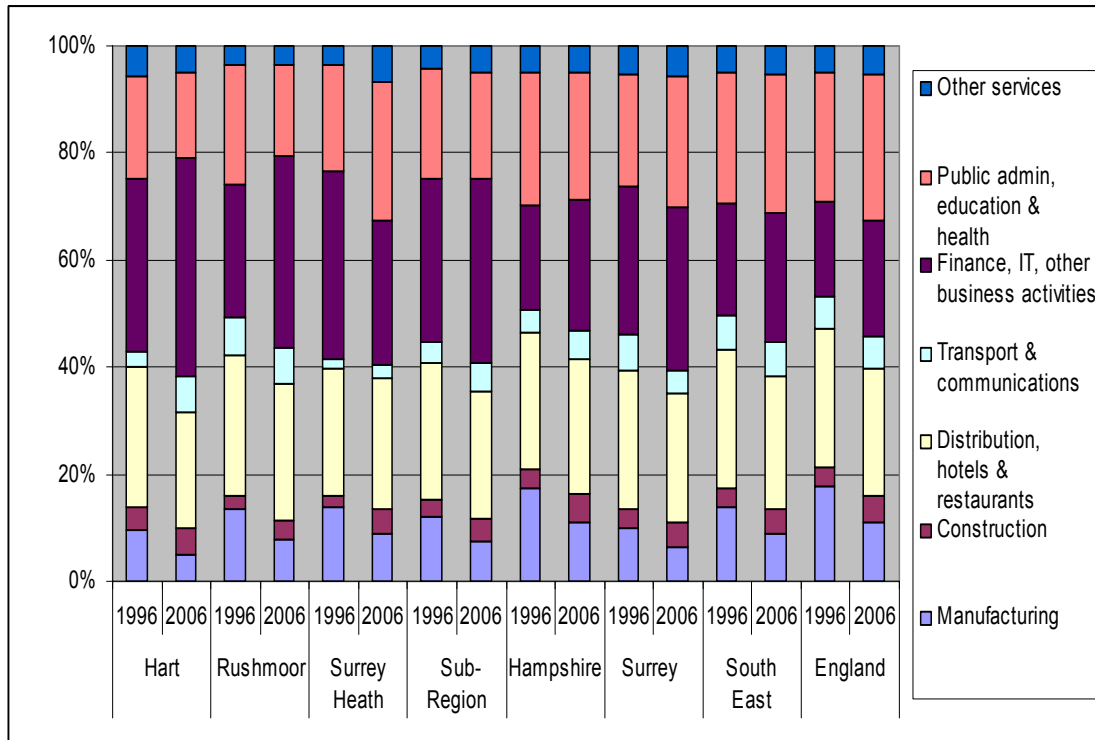
Figure 5-7 Indexed Employment Growth, 1996-2006 (1996 = 100)



Source: Annual Business Inquiry Employee Analysis, 2006

5.7.5 The breakdown of employment in the sub-region by broad sector, within the 10 year period from 1996 to 2006 is shown below.

Figure 5-8 ABI Employment by Broad Sector, 1996 - 2006



Source: Annual Business Inquiry Employee Analysis, 2006

5.7.6 The most important sectors within the sub-regional economy in absolute employment terms were finance, IT and other business activities (ranging from 26.7% in Surrey Heath to 40.3% in Hart), distribution, hotels and restaurants (ranging from 21.5% in Hart to 25.2% in Rushmoor) and public admin, health and education (ranging from 21.5% in Hart to 25.2% in Rushmoor).

5.7.7 Both Hart and Rushmoor have seen a growth in finance, IT and other business activities whilst Surrey Heath has experienced a decline in this sector from 34.8% in 1996 to 26.7% in 2006. Manufacturing in all areas between 1996 and 2006 has seen a fall in employment, and this mirrors the decline of manufacturing nationally.

5.8 Economic Activity and Unemployment

5.8.1 It is important to understand the extent to which the working age population is engaged with the labour market. Data from the ONS Annual Population Survey provides an indication of employment rates i.e. people who were in either paid employment or an employee in the week they were surveyed. The ONS Annual Population survey also provides an insight into the level of unemployment within an area.

Table 5-9 Employment & Unemployment Rates, 2007

	Employment Rate*	Unemployment Rate**
Hart	84.7	2.8
Rushmoor	82.3	4.2
Surrey Heath	83.5	3.1
Sub-Region	83.5	3.4
Hampshire	80.8	3.8
Surrey	80.0	3.2
South East	78.4	4.2
England	74.4	5.2

Source: ONS Annual Population Survey (2007)

* People who are either a paid employee or self employed and of working age (16-64). Expressed as a percentage of all people in this group

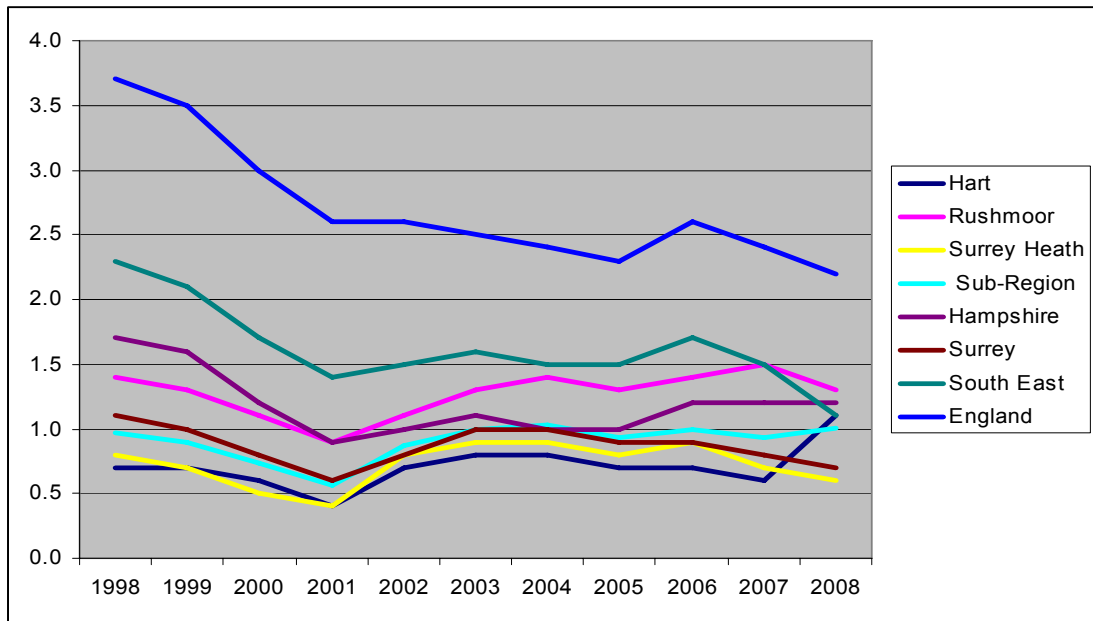
** People without a job who are available to start work.

Note: Figures do not add up to 100% due to the exclusion of people unable to work due to reasons such as incapacity

- 5.8.2 In 2007, the sub-region had an employment rate of 83.5%. The employment rates ranged from the lowest in Rushmoor of 82.3% to the highest in Hart of 84.7%. All authorities in the sub-region had higher employment rates than county, regionally and nationally.
- 5.8.3 The unemployment rate for the sub-region in 2007 was 3.4% and ranged from 2.8% in Hart to 4.2% in Rushmoor, compared to the national average of 5.2%.
- 5.8.4 An alternative measure of unemployment is to review the rate of the claimant count (the number of people claiming Job Seekers Allowance, previously known as Unemployment Benefit). Due to restrictions in claiming Job Seekers Allowance, this figure is likely to understate the true level of unemployment, by omitting those who are long term unemployed or people whose partners may be in work and are not eligible for benefit.

5.8.5 Figure 5-9 below outlines the rate of claimant count from 1997 to 2008 for the sub-region and shows how the claimant rate (as a proportion of working age population) in the sub-region has changed over the ten year period, 1998 to 2008.

Figure 5-9 Claimant Rate, 1998-2008

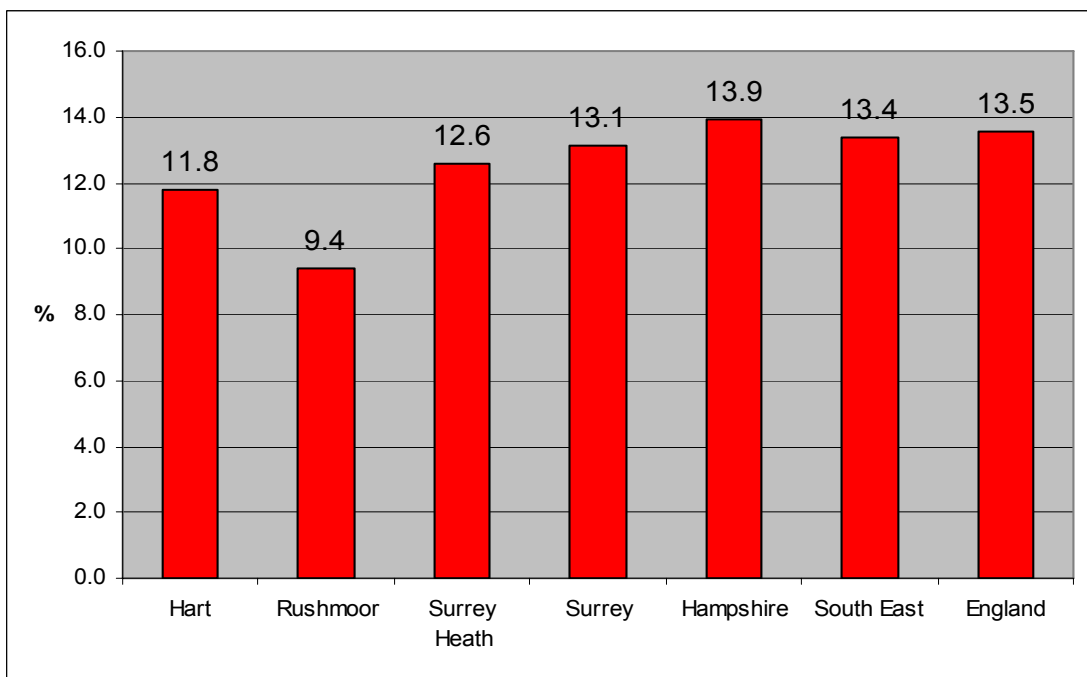


Source: ONS Claimant Count, 2008

5.8.6 The claimant rate has fallen in all areas and in 2008 ranged from between 0.6% in Surrey Heath and 1.3% in Rushmoor. This is compared to England where at 2008, the claimant count was recorded at 2.2%.

5.8.7 Looking at the evidence below all three local authorities have a level of retired population lower than the regional and national averages.

Figure 5-10 Levels of Retired Population

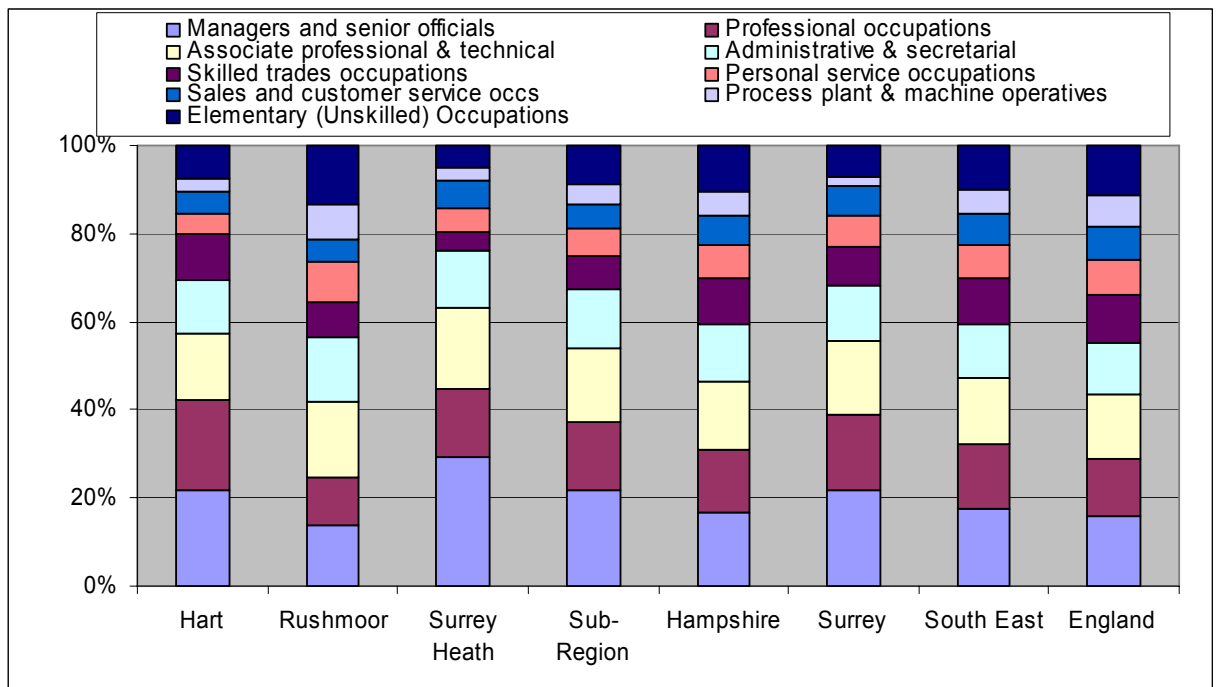


Source: Crown Copyright © Census 2001

5.9 Occupational Structure

- 5.9.1 The occupational structure of a population can be used to assess the competitiveness of an economy. Figure 5-11 outlines the split by occupation of those who live in the sub-region and are in work, based on the Standard Occupational Classification System from the 2006 Annual Population Survey. The occupational structure of the workforce is linked with the types of industry that are prevalent within the economy.
- 5.9.2 Within the sub-region the largest groups in absolute terms are managers and senior officials (ranging from 14.0% in Rushmoor to 29.2% in Surrey Heath) followed by associate professional & technical occupations, ranging from 14.7% in Hart to 18.3% in Surrey Heath).
- 5.9.3 Between 12.5% and 14.8% of the working population in the sub-region work in administrative and secretarial occupations. 13.4% of the workforce in Rushmoor work in elementary (unskilled) occupations, above the national average of 11.3%.

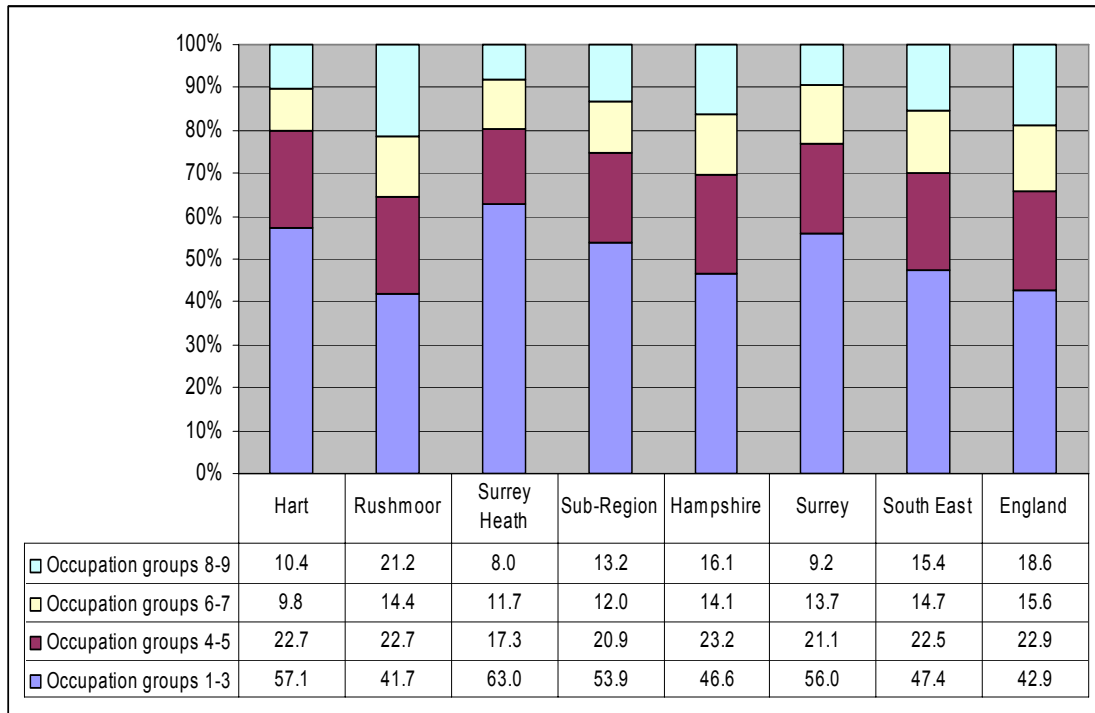
Figure 5-11 Occupational Structure, 2007



Source: Annual Population Survey 2007

- 5.9.4 Figure 5-12 below details the proportions of workforce employed across the nine occupation groups.
- 5.9.5 Groups 1 to 3 contain managers & senior officials, professional occupations and associate professional & technical occupations, Groups 4 to 5 contain administrative & secretarial and skilled trade occupations, Groups 6 to 7 contain personal service occupations and sales & customer service occupations and Groups 8 to 9 contain process plant & machine operatives and those working in elementary (unskilled) occupations.

Figure 5-12 Levels of Population by Occupation Group



Source: ONS Annual Population Survey, 2007

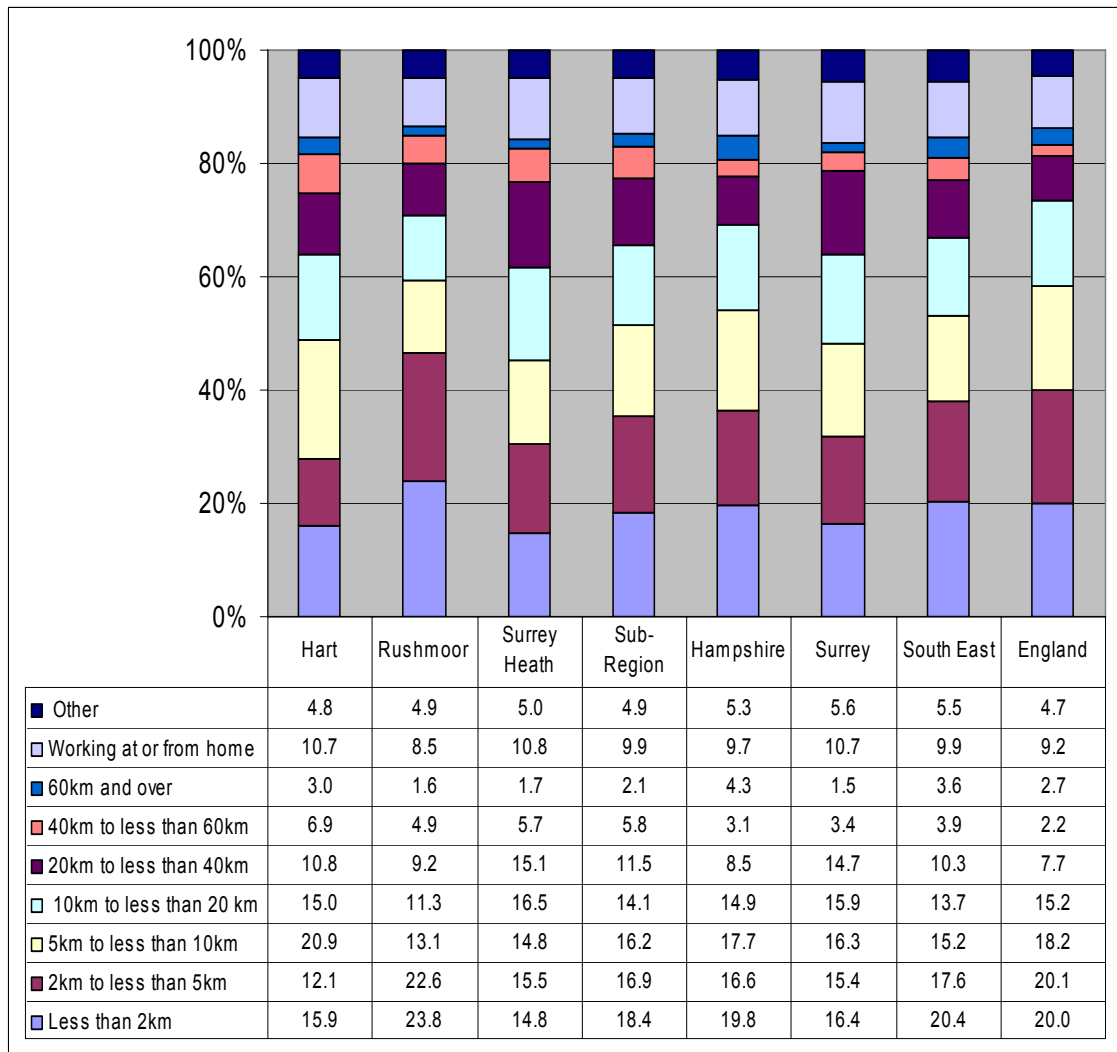
- 5.9.6 Surrey Heath has the largest proportion of its workforce in occupation groups 1 to 3 (managers & senior officials, professional occupations and associate professional & technical occupations) at 63% compared to Hart and Rushmoor, a proportion higher than the regional (47.4%) and national (42.9%) averages. This suggests that Surrey Heath has a comparatively higher concentration of its labour force employed in higher wage sectors than across the benchmark areas.
- 5.9.7 Surrey Heath has the lowest proportion of its workforce in occupation groups 8 to 9 (8%) compared to Hart at 10.4% and 21.2% in Rushmoor.

5.10 Commuters

- 5.10.1 Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) “Identifying Sub-regional Housing Market Areas” Advice Note (Annex to Strategic Housing Market Assessments Practice Guidance) states that It is important when analysing the dynamics of the housing market to assess travel to work patterns.
- 5.10.2 All 3 authorities in the sub-region are currently carrying out a joint Employment Land Review (ELR).

- 5.10.3 Travel to work data can provide information about commuting flow and the spatial structure of the labour market which will influence property price and location. They can also provide information about areas within which people move without changing other aspects of their lives.
- 5.10.4 Economic activity in authorities adjoining the sub region have an impact on their housing market. Guildford & Woking are regional hubs as evidenced in Table 3-7 which showed a high level of commuting from authorities within the sub-region, particularly from Hart. Basingstoke & Deane are a growth area and PUSH designation.
- 5.10.5 Figure 5-13 presents a breakdown of workers by the distance they commute to their workplace. 61.6% of households in Surrey Heath commute less than 20km to work, this increases to 70.8% in Rushmoor. This compares with 66.9% of people commuting less than 20 km in the South East region.
- 5.10.6 In the Sub-Region, around 10% of households work from home, similar to the level of 9.9% in the South East and 9.2% nationally, which can indicate a need for larger housing to accommodate a room for work.

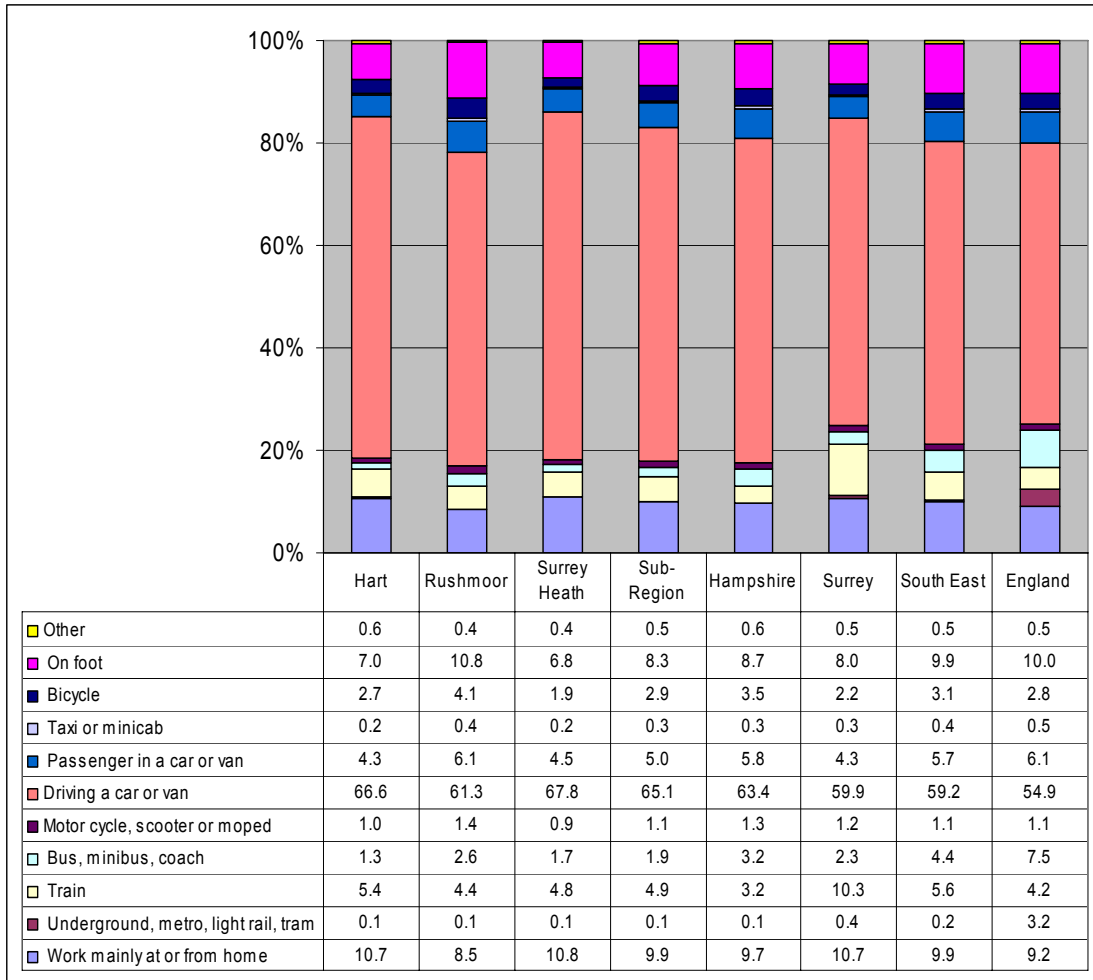
Figure 5-13 Commuting Distances of Residents within Sub-Region 2001



Source: Crown Copyright © Census 2001

5.10.7 When looking at commuters' mode of transport across the Sub-Region, Figure 5-14 below shows that use of public transport is very limited as between 62.7% and 72.3% of all commuters travel to work by car or van, either driving or as a passenger (close or exceeding the regional and national average).

Figure 5-14 Commuters Mode of Transport



Source: Crown Copyright © Census 2001

5.10.8 Each Housing Survey asked heads of household how they travel to work. The proportions travelling to work by car in each authority has increased since the 2001 Census.

Table 5-10 Travel to Work – Head of Household (%)

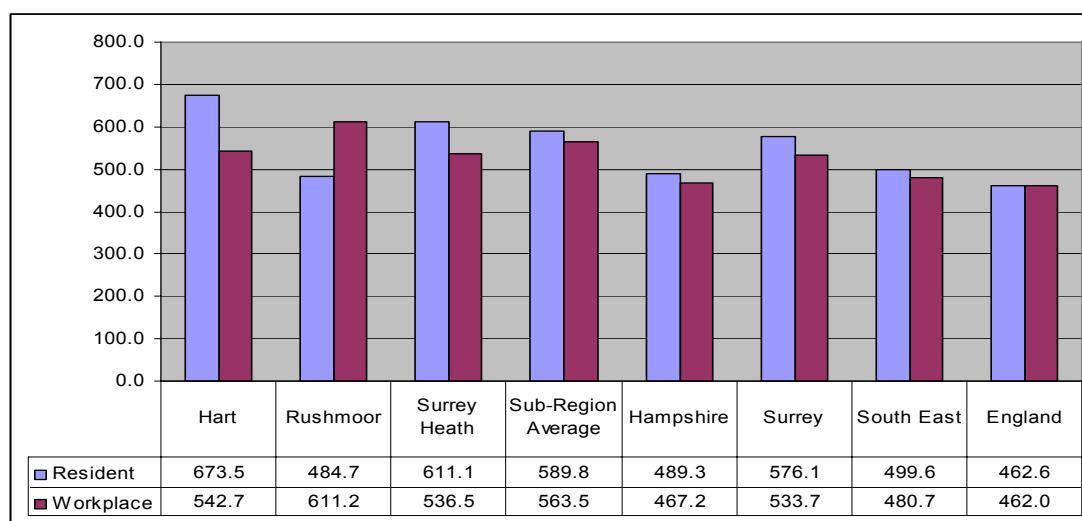
Travel to Work	Hart (%)	Rushmoor (%)	Surrey Heath (%)
Car	76.8	74.3	80.6
Train	7.3	2.4	1.1
Walk	6.0	7.1	7.4
Other	5.2	4.0	1.9
Cycle	3.3	8.1	4.1
Bus	1.4	4.1	4.9
Total	100.0	100.0	100.0

Source: 2008 Housing Need Survey Data

5.11 Income

- 5.11.1 Income, and particularly household income, is one of the fundamental determinants of the ability of households to access home ownership or the market rented sector. Table 5-11 show average gross weekly pay by workplace (people who work in the area) and residence (people who live in the area) from the Annual Survey of Hours and Earnings (ASHE 2007), which provides information about the levels, distribution and make-up of earnings and hours worked for full-time employees in all industries and occupations.
- 5.11.2 The average residence pay within the sub-region is significantly higher than that observed at the regional or national level. Average workplace pay is above the average of the region and national levels also.

Figure 5-15 Average Gross Weekly Pay, 2007



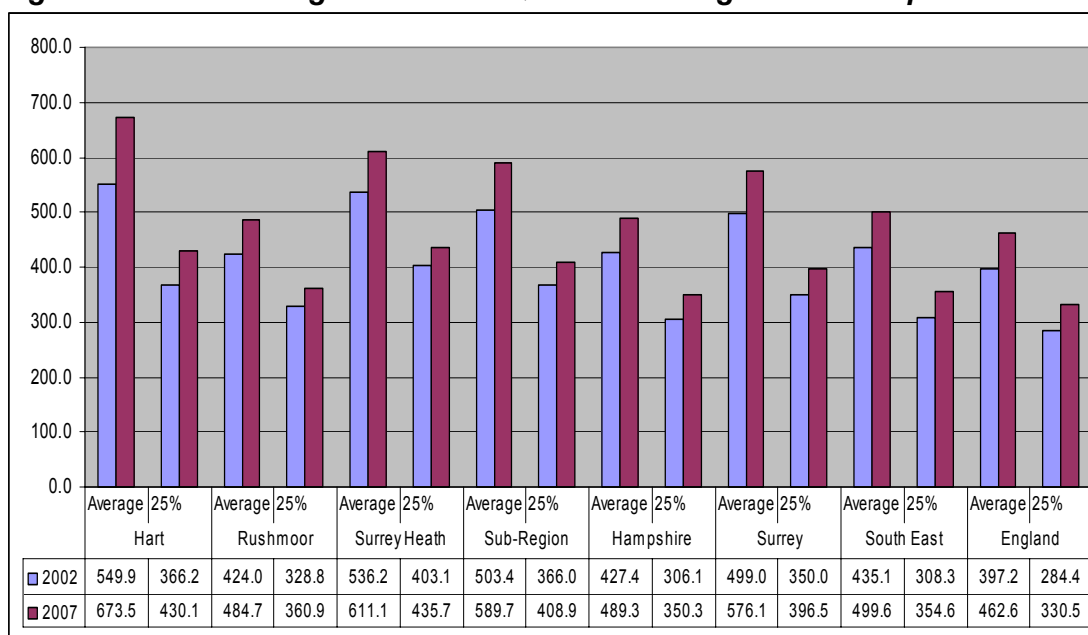
Source: Annual Survey of Hours and Earnings (2007)

- 5.11.3 Residents in Hart have the highest gross weekly pay (£673.5) with the next highest for residents in Surrey Heath (£611.1). The lowest weekly pay for residents is in Rushmoor (£484.7) slightly higher than the national average (£462.6).
- 5.11.4 The highest gross weekly workplace based pay is in Rushmoor at £611.2 which is significantly higher than the regional and national average.
- 5.11.5 The fact that the wages of those living in the sub-region are higher than those working in the sub-region, suggests that a relatively high proportion of the local population commute out of their area of residence for higher paid work.

Table 5-11 Average Gross Weekly Pay, £s, 2007

	Residence Based	Workplace Based
Hart	673.5	542.7
Rushmoor	484.7	611.2
Surrey Heath	611.1	536.5
Sub-Region	589.8	563.5
Hampshire	489.3	467.2
Surrey	576.1	533.7
South East	499.6	480.7
England	462.6	462.0

Source: Annual Survey of Hours and Earnings (2007)

Figure 5-16 Average and Lower Quartile Earnings 2002-2007 per week

Source: Annual Survey of Hours and Earnings (2007)

- 5.11.6 Figure 5-16 compares the average weekly residence earnings from 2002 to 2007, to the lowest quartile weekly earnings (i.e. the bottom 25%) for the sub-region. Across all areas, both the average and the lowest quartile weekly earnings have increased between 2002 and 2007. The increases in lower quartile wages were 8.1% in Surrey Heath and 9.8% in Rushmoor. Hart experienced the highest increase with a rise of 17.4%.
- 5.11.7 The source of income data above assesses individual earnings (ASHE); however data on household incomes is more relevant. CORE (CONTinuous REcording) is a system developed jointly by the National Housing Federation (NHF) and the Housing Corporation. CORE is used to record information on both Registered Social Landlords (RSL) lettings and sales in England.
- 5.11.8 The CORE data for lettings to new tenants in RSL housing in 2007 / 08, displayed in the table below, highlights the median combined household incomes of the three districts in the sub-region, and the average household income of tenant households.

Table 5-12 CORE Annual Income Data (£) for New RSL Tenants

Area	Median Income	Mean Income
Hart	£13,936	£14,180
Rushmoor	£11,336	£13,180
Surrey Heath	£10,140	£11,129

Source: CORE Housing Associations' New Lettings Data 2007 / 08

- 5.11.9 The median income for new RSL tenants in the sub-region ranges from £10,140 in Surrey Heath to £13,936 in Hart. Average mean incomes range from £11,129 in Surrey Heath to £14,180 in Hart. Incomes of new RSL tenants are therefore much lower than other groups.
- 5.11.10 The 2008 housing needs survey data for each respective authority collected data on household income.

- 5.11.11 The response rate to the income question was 83.8% (29,408 implied) in Hart District, 79.0% (28,477 implied) in Rushmoor Borough and 83.7% (28,140 implied) in Surrey Heath Borough. These response levels provide a good indication of income levels in the sub-region.
- 5.11.12 Table 5-13 below shows that 12.5% of all existing households in Rushmoor had incomes below £10,000, a high proportion compared to Hart and Surrey Heath of 7.6% respectively. The total proportion of households in each local authority who earned below £27,500 was 30.0% in Surrey Heath, 30.7% in Hart and 42.8% in Rushmoor.

Table 5-13 Gross Annual Income of Existing Households

Annual income	Hart		Rushmoor	
	%	Cum %	%	Cum %
Below £10,000	7.6	7.6	12.5	12.5
£10,000 - £15,000	6.6	14.2	8.8	21.3
£15,001 - £20,000	7.3	21.5	9.3	30.6
£20,001 - £27,500	9.2	30.7	12.2	42.8
£27,501 - £32,500	7.4	38.1	10.8	53.6
£32,501 - £40,000	10.1	48.2	11.4	65.0
£40,001 - £55,000	15.3	63.5	16.1	81.1
£55,001 - £65,000	9.5	73.0	8.1	89.2
£65,001 - £100,000	15.0	88.0	8.9	98.1
Above £100,000	12.0	100.0	1.9	100.0

Annual income	Surrey Heath	
	%	Cum %
Below £10,000	7.6	7.6
£10,000 - £15,000	6.8	14.4
£15,001 - £20,000	5.6	20.0
£20,001 - £27,500	10.0	30.0
£27,501 - £32,500	7.2	37.2
£32,501 - £40,000	10.7	47.9
£40,001 - £55,000	15.3	63.2
£55,001 - £65,000	9.5	72.7
£65,001 - £100,000	17.2	89.9
Above £100,000	10.1	100.0

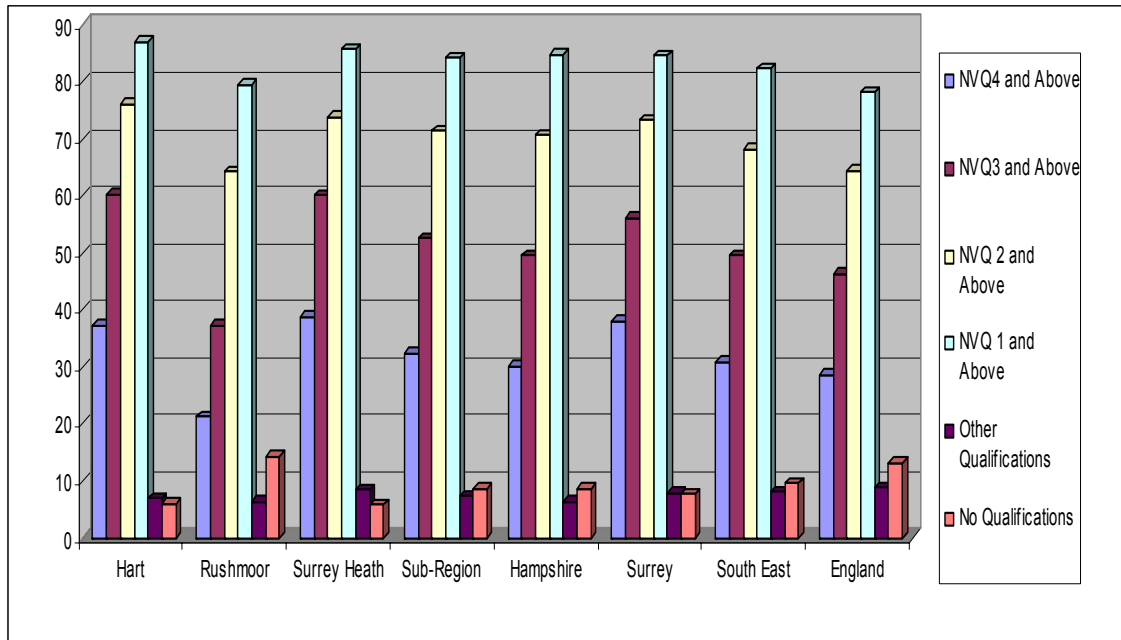
Source: 2008 Housing Need Survey Data

Note: Excluding benefits / allowances

5.12 Skills and Educational Attainment

5.12.1 Central to the long term growth capacity and productivity of an economy is the level of workforce skills. Figure 5-17 presents the latest qualifications data for the working age population from January 2007 to December 2007 for the sub-region workforce compared to the regional and national benchmark areas.

Figure 5-17 Workforce Skills



Source: Annual Population Survey (2007)

NVQ: National Vocational Qualification

NVQ 1: Entry level or Pre-GCSE / NVQ2: GCSE or equivalent / NVQ 3: A-level or equivalent / NVQ 4: Degree or equivalent

5.12.2 Surrey Heath has the highest proportion of working age population with NVQ 4 (degree level or equivalent) and above qualifications at 38.8%, in contrast the regional (30.8%) and national (28.6%) benchmarks are much lower.

5.12.3 Rushmoor has the highest proportion of working age population with no qualifications at 14.2%, compared to 6.0% in Hart, 5.7% in Surrey Heath, 9.6% regionally and 13.6% nationally.

6 THE CURRENT HOUSING STOCK

6.1 Introduction

6.1.1 This section examines the characteristics and structure of the current housing supply in the sub-region. Analysis of the supply of housing allows an assessment of the range, quality and spatial distribution of housing that is currently available in the area.

6.1.2 This analysis is carried out to establish:-

- the nature of the current stock of housing, by size, type, location and tenure;
- the quality of the current housing stock;
- the extent of shared accommodation and communal establishments;
- how the housing stock has changed over the last decade.

6.1.3 Sources of data utilised are:-

- 1991 and 2001 Census data;
- 2007/08 Housing Strategy Statistical Appendices (HSSA);
- Local Authority data.

6.1.4 Key Findings

- As at 1st April 2008 the sub-region had a housing stock of 107,532 units. This has increased by 15,683 units since 1991, an increase of 17.1%.
- The sub-region has a housing profile characterised by higher than average levels of owner-occupation. The 2001 Census recorded a level of 77.7% in the sub-region, higher than the South East (73.2%) and nationally (68.1%).
- The 2001 Census shows that the sub-region has lower than average social housing stock (11.0%), compared to a level of 14% regionally and 19.3% nationally.
- The 2001 Census showed that compared to county and regional benchmarks, the sub-region has slightly higher levels of detached properties and slightly lower levels of flat/maisonettes and terraced properties.
- Rushmoor showed the highest levels of flats / maisonettes, terraced and semi-detached properties compared to Hart and Surrey Heath. Surrey Heath showed the highest level of detached properties (47.4%) followed closely by Hart (46.1%) compared with only 19.7% in Rushmoor.

6.2 The Housing Stock

6.2.1 The change in housing stock between 1991 and 2001 was analysed using Census data. The 2008 housing stock data was obtained from each individual authority HSSA.

6.2.2 During the period 1991 to 2001, the housing stock in the sub-region showed an increase of 11.4%. The increase ranged from 8.9% in Surrey Heath, 11.2% in Hart to 14.0% in Rushmoor. In comparative terms, Hampshire experienced a similar rate of dwelling stock growth at 10.4% compared to the sub-region with Surrey a bit lower at 7.9%.

Table 6-1 Housing Stock Numbers - (1991, 2001 & 2008)

Area	1991 Census	2001 Census	2008 HSSA	Change 1991 – 2008	Change (%) 1991 – 2008
Hart	29,953	33,325	36,331	6,378	21.3
Rushmoor	31,765	36,230	36,702	4,937	15.5
Surrey Heath	30,131	32,827	34,499	4,368	14.5
Sub-Region	91,849	102,382	107,532	15,683	17.1
Hampshire	468,341	517,301	-	-	-
Surrey	412,667	445,339	-	-	-
South East	3,127,261	3,401,820	-	-	-
England	19,846,711	21,262,825	-	-	-

Source: Crown Copyright © Census 1991 & 2001, 2008 HSSA

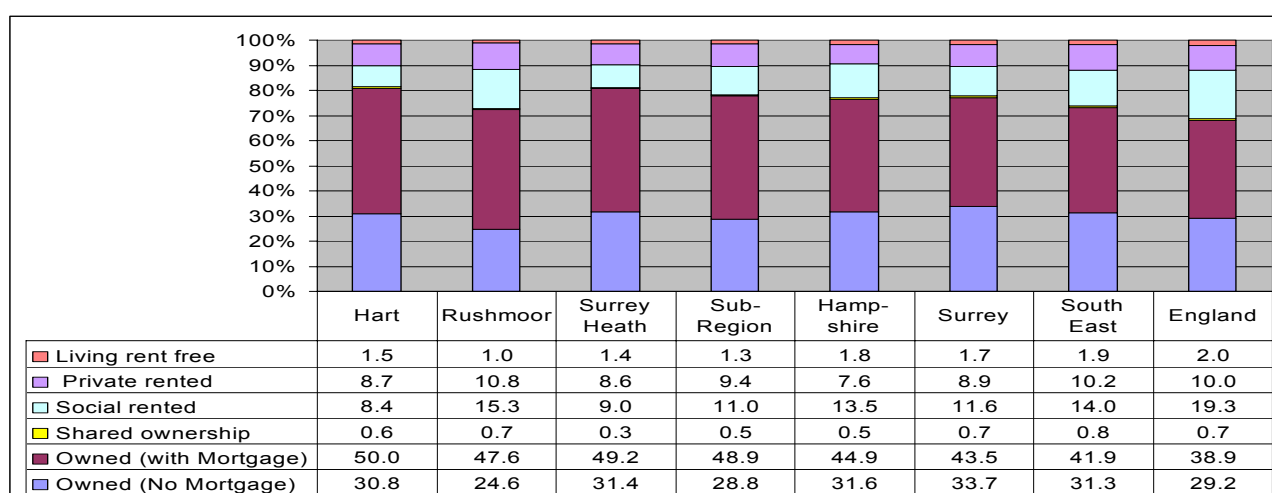
6.2.3 In total, between 1991 and 2008 the dwelling stock in the sub-region has had a net increase of approximately 15,683 dwellings (around 922 additional net units pa).

6.3 Tenure Profile

6.3.1 The sub-region has a housing profile characterised by higher than average levels of owner-occupation. 2001 Census data has been used and is the latest accurate data available as the data is only collected once every ten years. 2001 Census recorded a level of owner-occupation of 77.7% in the sub-region, higher than the South East (73.2%) and higher than nationally (68.1%). The level of owner occupation was 80.8% in Hart, 72.2% in Rushmoor and 80.6% in Surrey Heath.

6.3.2 2001 Census recorded that the sub-region has lower than average social housing stock as a proportion of the total stock (11.0%), compared to 19.3% nationally and 14.0% regionally. Levels of social stock were 8.4% in Hart, 15.3% in Rushmoor and 9.0% in Surrey Heath.

6.3.3 2001 Census shows that the level of private rented accommodation was 9.4% in the sub-region, higher than at county levels in Hampshire (7.6%) and Surrey (8.9%), but lower than regional (10.2%), and national (10.0%) benchmarks.

Figure 6-1 2001 Housing Tenure (%)

Source: Crown Copyright © Census 2001

Table 6-2 2001 Housing Tenure (Units)

	Owner Occupation	%	Shared Ownership	%	Social Rented (LA)	%	Social Rented (HA / RSL)	%	Private Rented	%	Other	%
Hart	26,241	80.8	182	0.6	133	0.4	2,592	8.0	2,833	8.7	483	1.5
Rushmoor	25,463	72.2	249	0.7	452	1.3	4,933	14.0	3,800	10.8	366	1.0
Surrey Heath	25,600	80.7	93	0.3	249	0.8	2,618	8.3	2,727	8.6	437	1.4
Sub-Region	77,304	77.7	524	0.5	834	0.8	10,143	10.2	9,360	9.4	1,286	1.3
Blackwater Valley	91,600	78.7	-	-	3,400	2.9	9,700	8.3	11,700	10.0	-	-
Hampshire	384,483	76.5	2,538	0.5	25,780	5.1	42,258	8.4	38,359	7.6	9,290	1.8
Surrey	334,338	77.2	3,016	0.7	30,568	7.1	19,559	4.5	38,465	8.9	7,233	1.7
South East	2,405,714	73.2	25,745	0.8	241,767	7.4	217,198	6.6	334,392	10.2	62,673	1.9
England	13,920,429	68.1	133,693	0.7	2,702,482	13.2	1,238,246	6.1	2,037,470	10.0	419,107	2.0

Source: Crown Copyright © Census 2001

6.3.4 The 2008 Housing survey provides an updated tenure profile for the sub-region as shown in the table below.

Table 6-3 Current Tenure of Existing Stock (%)

Tenure	Hart	Rushmoor	Surrey Heath
Owner occupier (paying mortgage)	50.7	47.3	48.8
Owner occupier (no mortgage)	30.4	23.5	31.3
Private rented	7.0	7.3	8.3
Council Rented	0.0	0.0	0.0
HA rented	8.1	16.6	9.6
Shared Ownership	1.6	1.5	0.2
Tied to employment	1.6	3.5	1.6
Living rent free	0.6	0.3	0.2
Total	100.0	100.0	100.0

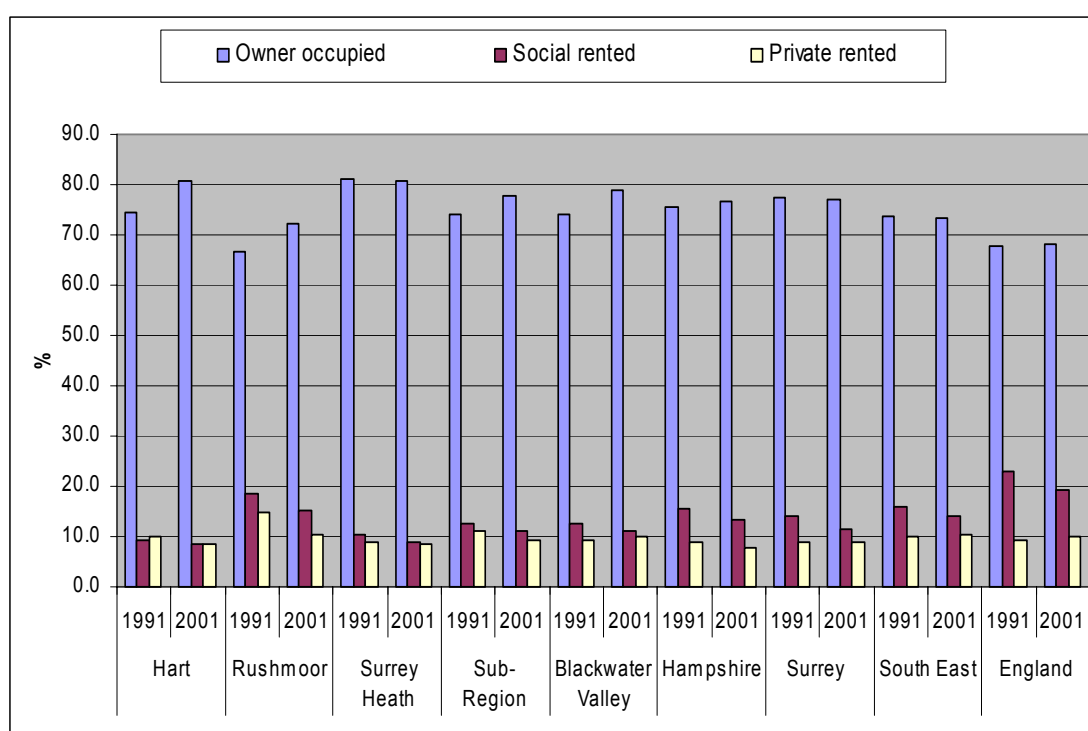
Source: 2008 Housing Need Survey Data

- 6.3.5 Table 6-4 below provides a tenure profile at local authority level from the HSSA 2008. There are no major differences in tenure breakdown between the 2001 Census, 2008 Housing Survey data and 2008 HSSA, however it must be noted that, as the data is from two different sources, it is not directly comparable. Additionally there is no breakdown within the private sector between owner occupation and private rented.
- 6.3.6 The 'Other' Public Sector stock across the sub-region which ranges from 1.5% of the stock in Surrey Heath to 4.8% of the stock in Rushmoor Borough is likely to refer to the housing stock owned by the military.

Table 6-4 Household Tenure by (%), 2008

	RSL	Other Public Sector	Private Sector
Hart	8.5	2.2	89.3
Rushmoor	16.1	4.8	79.1
Surrey Heath	9.4	1.5	89.1
Sub-Region	11.4	2.9	85.7

Source: Housing Strategy Statistical Appendix, 2008

Figure 6-2 Household Tenure Change, 1991 – 2001

Source: Crown Copyright © Census 1991 – 2001

- 6.3.7 Census data from 1991 and 2001 show that all areas have seen a decline in the social rented sector as a proportion of the total stock. There has also been a small decrease in the private rented sector in the sub-region compared with a small increase in this sector in Surrey, the South East and England.
- 6.3.8 As a result of recent changes in market conditions such as rising interest rates and falling rental returns, recent investors in the private rented sector may decide to sell and it is difficult to predict how this sector will change in the next five years.

- 6.3.9 Table 6-5 below outlines the social sector stock of General Needs Housing in the sub-region (i.e. excluding supported housing, intermediate housing and accommodation for the elderly). This is broken down by size (number of bedrooms).

Table 6-5 Social Stock (General Needs) by Number of Bedrooms

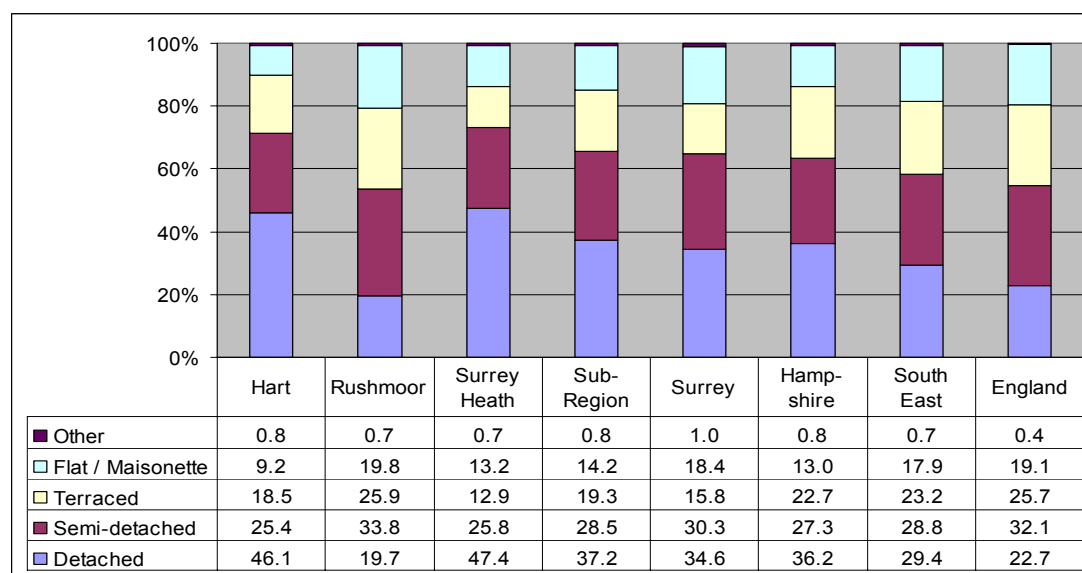
Area	Bed-sit / 1-bed	2-bed	3-bed	4+ bed	Total
Hart	445	1,020	942	69	2,476
Rushmoor	1,149	2,327	1,761	164	5,401
Surrey Heath	736	919	1,203	43	2,901

Source: Sub-Region local authorities (March 2008)

6.4 Type Profile

- 6.4.1 The current supply of housing by tenure and property types will have to be taken into account when assessing the future need for houses and affordability in the area.

Figure 6-3 Housing Type (2001)



Source: Crown Copyright © Census 2001

- 6.4.2 Rushmoor has a high level of flat / maisonettes at 19.8% and significantly lower levels of detached properties at 19.7% compared to the rest of the sub-region, county level, regionally and nationally. Surrey Heath has the highest level of detached properties at 47.4% and the lowest level of terraced properties at 12.9% of the sub-region. Hart has very similar characteristics with detached properties at 46.1% and terraced properties at 18.5%.

- 6.4.3 The 2008 Survey data shows little differentiation from the 2001 Census as shown in the table below.

Table 6-6 Type of Current Accommodation

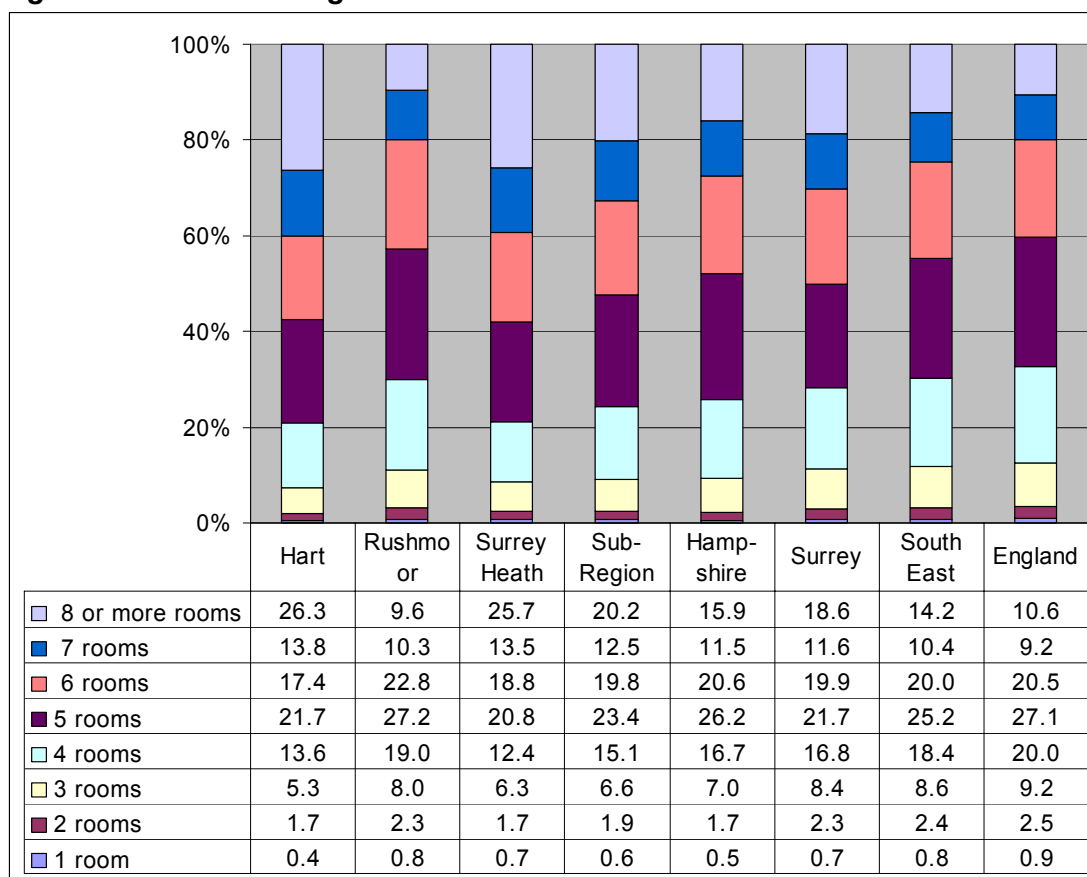
Type	Hart	Rushmoor	Surrey Heath
Whole House or Bungalow (Detached)	45.8	18.2	48.4
Whole House or Bungalow (Semi-Detached)	25.2	33.8	25.4
Whole House or Bungalow (Terraced)	19.1	26.3	12.9
Flat / maisonette / Bedsit	9.4	21.2	12.9
Caravan / Mobile home	0.5	0.5	0.4
Total	100.0	100.0	100.0

Source: 2008 Housing Need Survey Data

6.5 Size Profile

- 6.5.1 The Census does not record the number of bedrooms a property has, but the total number of rooms in a property. According to the 2001 Census definition the number of rooms does not include bathrooms, toilets, halls or landings, or rooms that can only be used for storage. However, all other rooms for example kitchens, living rooms, bedrooms, utility rooms and studies are counted.
- 6.5.2 Figure 6-4 shows that the sub-region has a higher level of larger properties (those with 5 or more rooms) at 75.9% compared to Hampshire (74.2%), Surrey (71.8%), regionally (69.8%) and nationally (67.4%) and slightly lower levels of smaller properties (those with 3 or less rooms).

Figure 6-4 Housing Size



Source: Crown Copyright © Census 2001

6.5.3 The 2008 Housing Survey data for each local authority collected data on the number of bedrooms in properties occupied by existing households as shown in the table below.

Table 6-7 Number of Bedrooms in Current Property (%)

Bedrooms	Hart	Rushmoor	Surrey Heath
Bedsit	1.0	0.6	0.2
One	4.5	11.0	6.5
Two	17.9	26.1	16.8
Three	36.3	45.8	37.0
Four	30.5	14.7	30.2
Five or more	9.8	1.8	9.3
Total	100.0	100.0	100.0

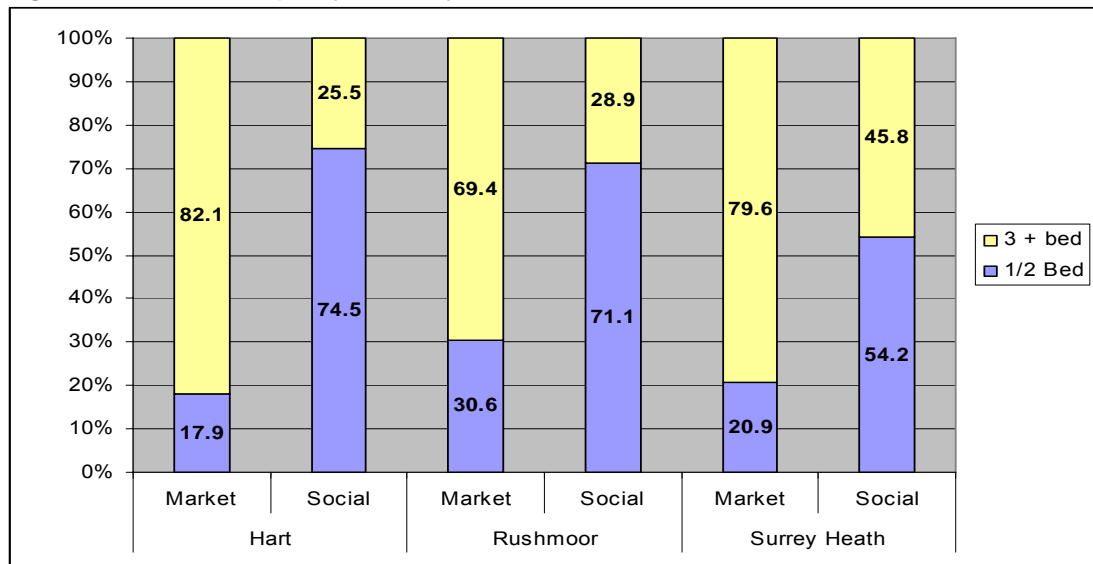
Source: 2008 Housing Need Survey Data

6.5.4 The average number of bedrooms across the stock in each area was 3.2 bedrooms per household, slightly higher than found in other recent DCA surveys (2.9) reflecting the lower than average level of small units in each area.

6.5.5 Figure 6-5 below shows the market and social tenure split broken down by number of bedrooms (1, 2 and 3+ bedrooms). This reveals that the majority of the market stock in each of the authority areas is 3+ bedrooms, ranging from 69.4% of the market stock in Rushmoor to 82.1% in Hart.

6.5.6 In the social sector, the majority of the stock is 1 or 2 bedrooms, ranging from 54.2% of the stock in Surrey Heath to 74.5% in Hart District

Figure 6-5 Property Size By Tenure



Source: 2008 Housing Need Survey Data

6.6 Intermediate Housing

- 6.6.1 Intermediate housing refers to 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. Intermediate housing is developed by RSLs and developers and in most cases is marketed through the zone agent. Almost all new shared ownership projects are bought by new forming households.
- 6.6.2 Thames Valley Housing Association is the zone agent for Surrey and manages the on-line scheme 'Homebuy4U'.
- 6.6.3 Swaythling Housing Society is the zone agent for Hampshire and manages the on-line scheme 'Homesinhants.co.uk'.
- 6.6.4 Shared ownership supply at Census 2001 in the sub-region was 524 units. Data from the sub-region authorities HSSA returns show that an additional 689 units have been provided within the study area in the seven years between April 2001 and March 2008. The total shared ownership stock is 1,213 units at March 2008.

Table 6-8 Shared Ownership Units, 2001 & 2008

	2001 *	2002-2008**	2008
Hart	182	230	412
Rushmoor	249	321	570
Surrey Heath	93	138	231
Sub-Region	524	689	1,213

* Source: Crown Copyright © Census 2001

** Source: 2002 - 2008 HSSAs

- 6.6.5 Intermediate housing stock also includes shared equity and 49 flatted units were developed in Rushmoor in the 2002 and 2008 period using land subsidy in addition to the figures recorded in HSSA Returns.
- 6.6.6 To assess the scale of viability of the two main intermediate housing options, grant assisted shared ownership and shared equity using land subsidy only, recent examples of new build RSL shared ownership schemes in the study area were utilised, outlined in Table 6-9 below.

6.6.7 The required household income has been checked against the market values of one, two and three bed units in these developments.

Table 6-9 Examples of Shared Ownership Schemes in the Sub-Region in 2008

Area	Property Type	Full Sale Price	Share Price	Monthly Cost*				Income Required
				Rent	Mortgage***	Service Charge	Total	
Hart*	2-bed House (Fleet)	229,000	57,250 (25%)	389.73	249.30	26.00	665.03	26,500
	2-bed House (Hook)	255,000	102,000 (40%)	272.11	444.00	TBC	716.11	28,600
Rushmoor*	1-bed Flat (Wellington)	123,000	49,400 (25%)	154.38	215.00	53.70	423.08	16,900
	1-bed Flat (Aldershot)	120,000	48,000 (40%)	180.00	209.00	49.00	438.00	17,500
	2-bed Flat (Farnborough)	169,000	84,500 (50%)	232.38	367.93	87.93	688.24	27,500
	2-bed Flat (North Town)	165,000	82,500 (50%)	189.06	360.00	92.96	642.02	25,650
	2-bed Flat (Cove & Southwood)	175,000	87,500 (50%)	200.42	381.00	78.26	660.00	26,375
	2-bed House (Cove & Southwood)	210,000	105,000 (50%)	240.63	457.20	43.28	741.11	29,600
	3-bed House (Cove & Southwood)	260,000	130,000 (50%)	297.92	566.04	24.45	888.42	35,500
Surrey Heath**	1-bed Flat (Camberley)	137,500	41,250 (30%)	£220.57	179.60	£100	500.20	20,000
	2-bed Flat (Camberley)	162,500	48,750 (30%)	£260.08	212.25	£100	572.35	22,870
	2-bed House (Guildford Road)	207,500	51,875 (25%)	£389.06	225.90	£40	654.96	26,175

Source: * <http://www.homesinhants.co.uk>

** <http://www.homebuy4u.co.uk>

*** Based on actual costs in these schemes in the study area, assuming 5% deposit on purchased share and Based on a typical 95% mortgage at 5.5% interest rate over 25 years

6.6.8 In Hart District, at a 25% share, a 2-bed house can be accessed with an income of £26,500. At a 40% share, a 2-bed house can be accessed with an income of £28,600.

6.6.9 In Rushmoor, at a 25% share, a 1-bed apartment can be accessed with an income of £16,900, rising to £17,500 for a 1-bed apartment with a 40% share. A 2-bed flat can be accessed from £27,500 for a 50% share. A 2-bed house can be accessed from an income of £29,600 for a 50% share and a 3-bed house can be accessed for an income of £35,500 for a 50% share.

- 6.6.10 In Surrey Heath, at a 30% share, for a 1-bed flat can be accessed with an income of £20,000, rising to £22,870 for a 2-bed flat. A 25% share of a 2-bed house can be accessed with an income of £26,175.

6.7 Second Homes

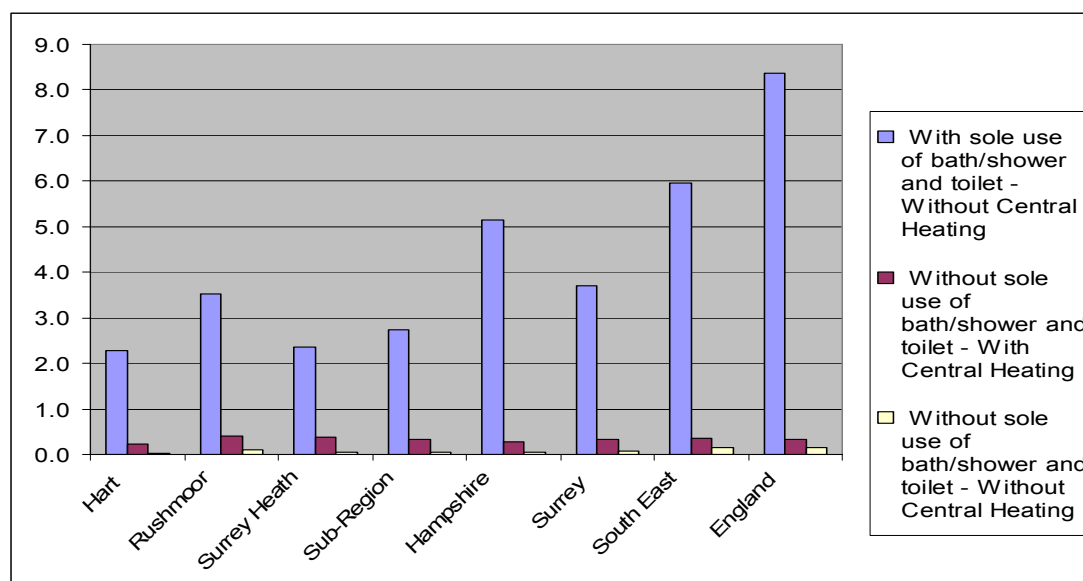
- 6.7.1 The Survey of English Housing defines second homes as “properties, owned or rented by a household member, which are not the household's main residence. However properties which are the main residence of someone else, or which the owner intends to sell because they have moved are not counted as second homes”.
- 6.7.2 DCA research has revealed that the determination of an exact number of second homes either nationally or locally is difficult. Living and working arrangements in the UK are increasingly complex, for example with one member of a family perhaps working away and requiring a second home, and people living or working abroad and retaining a property in the UK.
- 6.7.3 The 2005/06 Survey of English Housing reported that around 260,000 households in England had a second home, representing a rise of 30% compared to 9 years earlier. The Direct Line study, carried out by ‘The Centre for Future Studies’ in 2005 estimated this could rise by a further 24% by 2014.
- 6.7.4 Data from Office of National Statistics shows that there approximately 166,237 second homes registered in England, around 1% of the stock, although other counts go as high as 350,000 properties (Savills).
- 6.7.5 Local authority level data on second homes is available from a number of sources including the 2001 Census and Communities and Local Government (CLG).
- 6.7.6 2001 Census recorded 120 second / holiday homes in Hart, 49 in Rushmoor and 95 in Surrey Heath, a total of 264 across the sub-region.
- 6.7.7 The most recent published data from CLG on second homes provided a snapshot as at 31st March 2005. The data revealed that Hart had no second homes, Rushmoor had 128 (0.4% of the stock) and Surrey Heath had 254 (0.8% of the stock). This is compared to the South East which was recorded to have 29,469 second homes (1.0% of the stock) and nationally of 166,237 (1.0% of the stock).
- 6.7.8 The level of second homes in the sub-region are low and therefore would not have any impact on the housing market.

6.8 Property Condition and Facilities

- 6.8.1 As well as the number of properties in the sub-region, overall supply is influenced by property condition and investment in maintenance. A residential property is only fit for purpose if it addresses the requirements of those that live in it by meeting minimum quality standards.
- 6.8.2 It is Government policy that everyone should have the opportunity of living in a “decent home”. The Decent Homes Standard contains four broad criteria that a property should have. These are outlined below:-
- A - be above the legal minimum standard for housing,
 - B - be in a reasonable state of repair,
 - C - have reasonably modern facilities (such as kitchens and bathrooms) and services, and
 - D - provide a reasonable degree of thermal comfort (effective insulation and efficient heating).

- 6.8.3 If a dwelling fails any one of these criteria it is considered to be 'non decent'.
- 6.8.4 Whilst the changes under the revised definition and guidance for the decent homes standard apply, there has been a change in criterion A of the standard from April 2006. Prior to this change criterion A used the Housing Fitness Standard as the measure of whether a dwelling meets the minimum legal standard.
- 6.8.5 From April 2006 the new Housing Health and Safety Rating System (HHSRS) under Part 1 of the Housing Act 2004 replaced the existing statutory fitness standard and set new standards for acceptable accommodation.
- 6.8.6 The new system assesses "hazards" within dwellings and categorises them into Category 1 and Category 2 hazards. Local Authorities have a duty to take action to deal with Category one Hazards. The HHSRS also applies to the Decent Homes Standard – if there is a Category one Hazard at the property it will fail Criterion A of the standard.
- 6.8.7 Mandatory duties to deal with Category 1 Hazards include improvement notices, prohibition orders, hazard awareness notices, emergency remedial action, emergency prohibition orders, demolition orders or slum clearance declarations.
- 6.8.8 Since the new Housing Health and Safety Rating System replaced the Fitness Standard, the proportion of dwellings with a Category one Hazard has become the more significant figure utilised when assessing stock condition.
- 6.8.9 Hart and Rushmoor have used the HHSRS as the minimum standard in the 2008 HSSA. Using this standard, 2.4% of properties in Hart and 0.01% of properties in Rushmoor have category 1 hazards.
- 6.8.10 2001 Census data, the findings from each individual 2008 Housing Need Survey, and the 2008 HSSA have been examined.
- 6.8.11 In-depth analysis of the stock condition in each authority can be found in each respective authority stock condition survey.
- 6.8.12 Overall, according to the 2001 Census, 2.3% of households in Hart did not have central heating rising to 3.6% in Rushmoor, lower than nationally and regionally (see Figure 6-6). The level of households without sole use of a bath / shower and toilet, ranged from 0.2% in Hart to 0.5% in Rushmoor and Surrey Heath.

Figure 6-6 Property Condition – Households without Bath / Shower and Toilet and / or no Central Heating



Source: Crown Copyright © Census 2001

- 6.8.13 The 2008 Housing Need Survey asked households about the heating / energy saving facilities in their home.

Table 6-10 Energy Facilities

	Hart	Rushmoor	Surrey Heath
Gas Central Heating (All rooms)	92.7	88.7	91.3
Gas Central Heating (Partial)	4.4	6.4	5.5
Double Glazing (Full)	80.0	76.6	77.0
Double Glazing (Partial)	9.7	9.4	9.6
Hot Water Tank Jacket	70.6	59.6	69.5
Cavity Wall Insulation	44.0	32.4	40.1
Loft Insulation	79.8	62.4	74.9
Draught proofing	18.6	14.5	17.6
Water pipes insulated	43.6	33.4	41.7
Room Heaters	9.9	11.7	9.6

Source: 2008 Housing Needs Survey Data

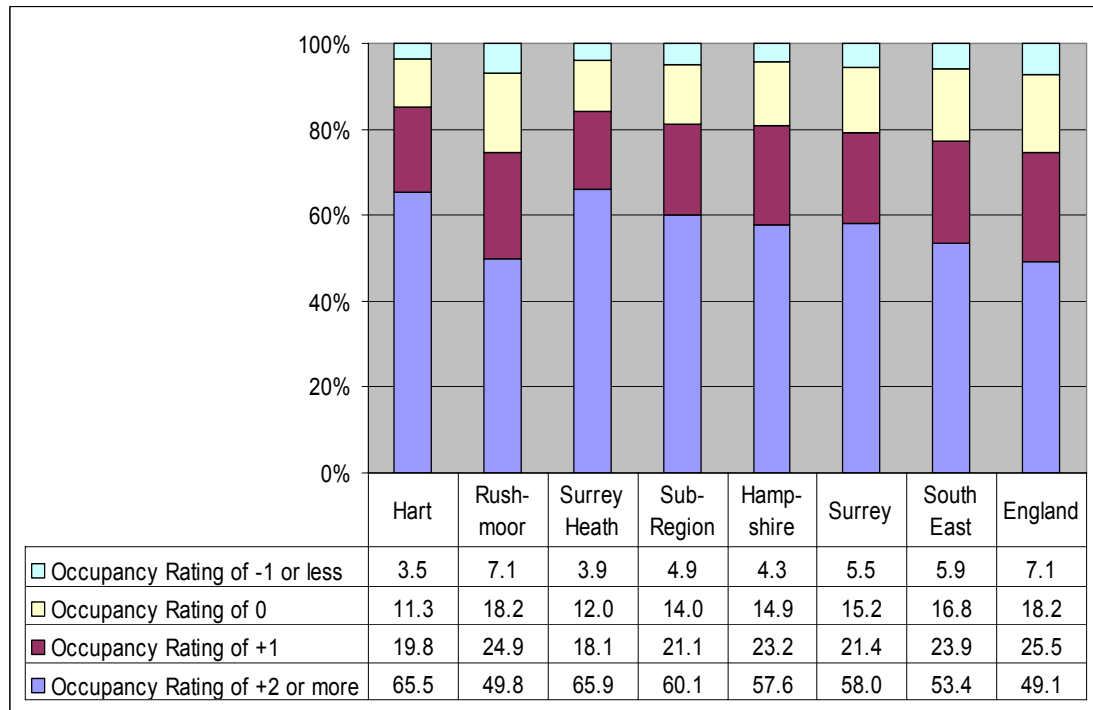
- 6.8.14 The proportion of households with some form of central heating ranged from 95.1% in Rushmoor to 97.1% in Hart. Hart District was found to have the highest proportion of heating / energy saving facilities in nearly all categories, compared to Rushmoor and Surrey Heath.
- 6.8.15 A further question asked respondents whether they shared any facilities with people not in their household. 1.0% of households in Hart, 1.9% in Rushmoor and 0.6% in Surrey Heath share facilities. The most commonly shared facilities in each authority were bathroom facilities (toilet or bath / shower).

6.9 Overcrowding and Under-Occupation

- 6.9.1 There are two measures available to assess the extent of under-occupancy and overcrowding. These are the occupancy rating measure of overcrowding and the CLG Bedroom Standard.
- 6.9.2 The 2001 Census uses the occupancy rating measure of overcrowding. Occupancy rating is a measure of under-occupancy and overcrowding. A positive measure refers to the number of rooms in addition to the minimum requirements. A negative measure refers to the number of rooms short of the minimum and gives some indication of overcrowding.
- 6.9.3 Using the CLG bedroom standard, overcrowding occurs if there are insufficient bedrooms in the property, based on the number of residents and their age / sex / marital status composition. In the case of over-occupation, any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. In the case of under-occupation, any dwellings with more than one 'spare' bedroom above requirement has been categorised as under-occupied.

- 6.9.4 Utilising the occupancy rating measure of overcrowding from the 2001 Census, 3.5% of homes in Hart were overcrowded rising to 7.1% in Rushmoor.

Figure 6-7 Occupancy Levels



Source: Crown Copyright © Census 2001

- 6.9.5 Figure 6-7 shows that the majority of households had an occupancy rating of +2 or more. The level in the sub-region ranges from 49.8% in Rushmoor rising to 65.9% in Surrey Heath.
- 6.9.6 A broad assessment of 'under-occupation' and 'over-occupation' was conducted utilising local housing needs survey data from each local authority. This was based on a detailed analysis of the family composition data.
- 6.9.7 The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the 'bedroom standard'.

Table 6-11 Under / Over Occupation (%)

	Under-Occupation	Over-occupation
Hart	50.6	1.9
Rushmoor	34.7	2.6
Surrey Heath	52.2	1.8

Source: 2008 Housing Survey Data

- 6.9.8 The overall over-occupation level in each district ranged from 1.8% in Surrey Heath to 2.6% in Rushmoor. All levels are below the average UK level indicated by the Survey of English Housing 2006/07 (2.7%). There is no comparable data against which to measure the overall under-occupation figures which ranged from 34.7% in Rushmoor to 52.2% Surrey Heath, however the average found in recent DCA surveys was around 40%.

- 6.9.9 The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the 'bedroom standard'.

Table 6-12 Under / Over Occupation (%) by Tenure

	Under-Occupation %	Over-occupation Nos
Hart	11.2	319
Rushmoor	11.6	692
Surrey Heath	23.8	764

Source: 2008 Housing Survey Data

- 6.9.10 Under-occupation in the HA rented stock averages 15.5% for the sub-region and represents approximately 1,775 social rented family units with two or more spare bedrooms. This is 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.

6.10 Shared Housing & Communal Establishments

- 6.10.1 Shared housing and communal establishments are an important type of accommodation for people needing flexible housing options and / or vulnerable to homelessness as well as for students.
- 6.10.2 Housing partnerships are likely to have an interest in housing issues of these groups either because of their vulnerability (e.g. homeless households or the elderly) or because of the economic impact of having such groups in the area (e.g. students), however the needs of specific household groups are discussed further in Section 8.
- 6.10.3 Data on shared housing was obtained from the primary data collected during each respective Housing Need Survey.
- 6.10.4 Based on a response rate of 80.7%, the 2008 Hart Housing Need Survey data revealed that around 456 implied households (1%) shared facilities with people not part of their own household. The majority shared a toilet or a bath / shower.
- 6.10.5 Around 85.2% responded to the question on shared facilities in Rushmoor Borough. The data revealed that around 597 implied households (1.9%) share facilities) with people not in their own household. The majority shared a toilet or a bath / shower.
- 6.10.6 Based on a response rate of 85.2% in Surrey Heath, around 189 households (0.6%) share facilities with another household. Similarly, a bath / shower or toilet were the majority shared facility.
- 6.10.7 The most reliable data on communal establishments is from the 2001 Census.
- 6.10.8 In 2001, 5,666 residents in the sub-region lived in 176 communal establishments. The numbers of communal establishments and residents in the sub-region and the benchmark areas are shown in Table 6-13.

Table 6-13 Communal Establishments

Area	No. of Communal Establishment	No. of Residents in Communal Establishments
Hart	49	1,721
Rushmoor	81	2,409
Surrey Heath	46	1,536
Sub-Region	176	5,666
South East	7,798	176,436
England	43,972	818,466

Source: Crown Copyright © Census 2001

7 THE ACTIVE MARKET

7.1 Introduction

7.1.1 This section provides an analysis of indicators of housing market activity to provide an understanding about changes in demand over time and to identify any pressure points within the sub-region.

7.1.2 Sources of data utilised are:-

- HM Land Registry
- Hometrack Report 'Can't Buy: Can Rent' (2007)
- Communities and Local Government data (accessed on-line)
- DCA Estate Agency Survey data, 2008
- Housing Corporation, 2007
- 1991 and 2001 Census
- 2008 HSSA
- Data supplied by individual local authorities

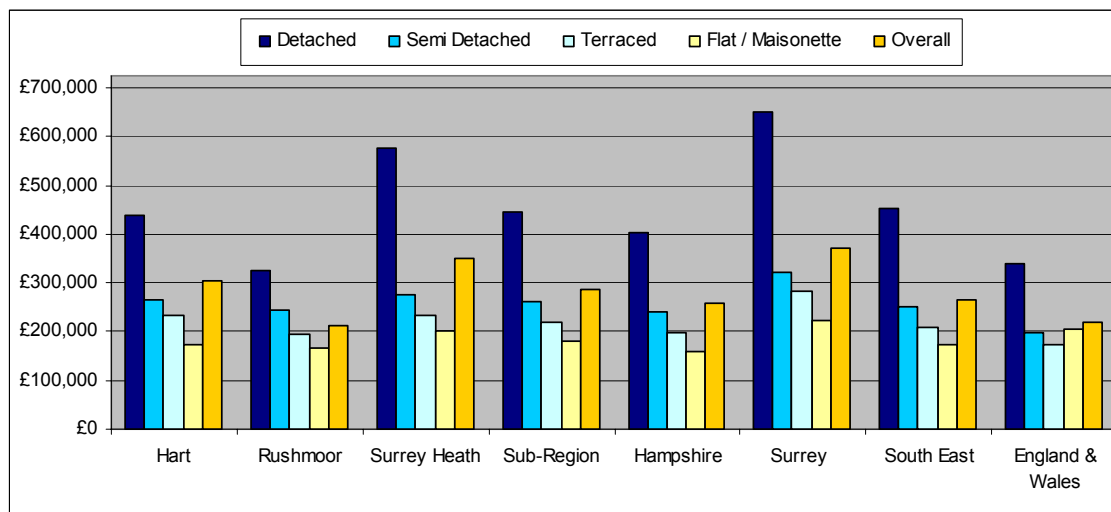
7.1.3 Key Findings

- Over the last 5 years to 2008, sales prices have increased by 29.2% in the sub-region, ranging from 25.9% in Rushmoor, rising to 32.2% in Hart;
- The average house price in the sub-region in Quarter 2 2008 was £287,483, ranging from £210,741 in Rushmoor to £349,249 in Surrey Heath. These levels are high compared to the South East (£264,906) and national (£219,262) benchmarks;
- The number of sales in the sub-region has decreased in all local authority areas since 2003. This trend in the decrease in sales across Surrey and Hampshire is in line with the regional trend, which has seen declining sales levels over the period;
- In 2008, average social sector weekly rents ranged from around £82 in both Rushmoor and Surrey Heath rising to £89 in Hart;
- In 2006/7, average private sector weekly rents were far higher than regional and national comparators at around £127 per week in Rushmoor rising to £148 in Surrey Heath. This is compared to average rent levels in the South East (£125) and England (£115);
- Affordability ratios, which compare lower quartile house prices to lower quartile incomes have increased everywhere since 2002, due to increases in house prices.

7.2 House Prices

7.2.1 The latest data on average house prices during the second quarter of 2008 from Land Registry are summarised in Figure 7-1 and Table 7-1 below.

Figure 7-1 Average House Prices by Type, Q2 2008



Source: © Crown Copyright Land Registry, 2nd Quarter 2008

Table 7-1 Average House Prices by Type, Q2 2008

Area	Detached	Semi-Detached	Terraced	Flat / Maisonette	All Types
Hart	437,151	265,492	232,612	174,821	302,460
Rushmoor	325,344	243,366	193,904	166,857	210,741
Surrey Heath	575,440	276,728	232,030	202,051	349,249
Sub-Region	445,978	261,862	219,515	181,243	287,483
Hampshire	402,682	239,653	199,795	159,596	257,821
Surrey	651,680	322,727	281,488	222,527	371,012
South East	451,127	250,157	209,280	174,805	264,906
England & Wales	338,378	196,539	174,332	204,003	219,262

Source: © Crown Copyright Land Registry, 2nd Quarter 2008

7.2.2 Table 7-1 shows that overall the prices in the sub-region, Hampshire, Surrey and the South East are significantly higher than those in England. Overall, average house prices in the sub-region (£287,483) are above the South East regional average (£264,906).

7.2.3 Table 7-2 and Figure 7-2 show the extent to which house prices have increased in the sub-region in the last five years (Quarter 2, 2003 to Quarter 2, 2008), compared to the wider county and regional average.

7.2.4 Since 2003, house prices in Hart have increased by 32.2%, compared to the lowest increase of 25.9% in Rushmoor. Although house prices across the South East have seen a sustained growth over the last five years, the rapid rate of inflation seen previously has begun to slow on a national and regional scale.

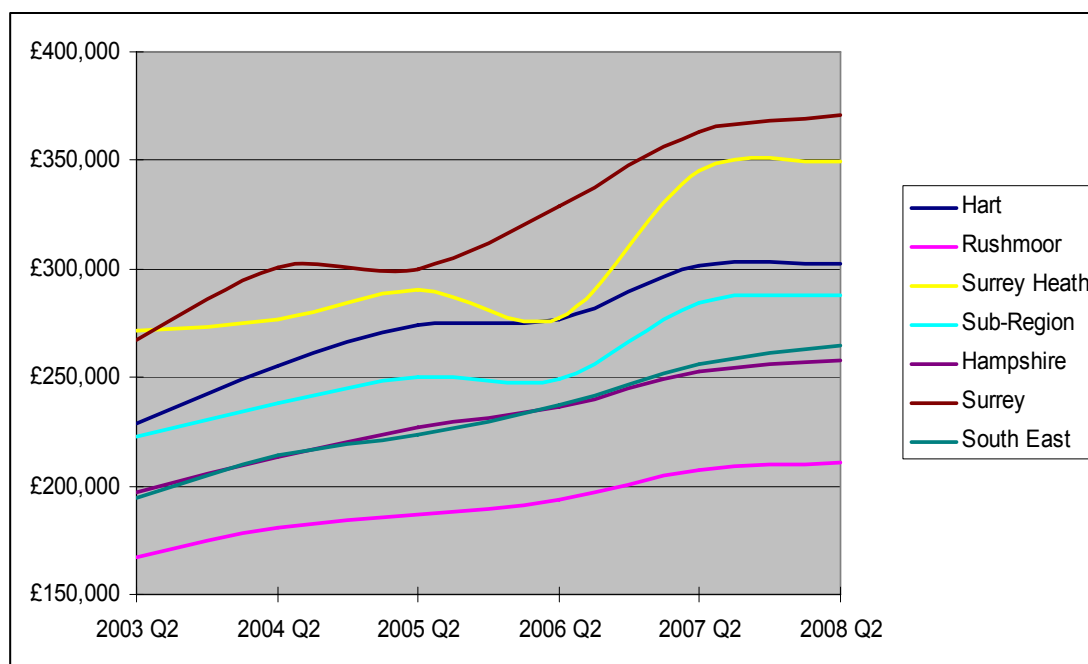
7.2.5 These price increases will affect the affordability of owner occupation and impact upon the number of households who are able to access this form of tenure. The most logical impact is an increased demand for low cost home ownership initiatives and more private rented accommodation.

Table 7-2 Change in House Prices - 2003 to 2008

Area	2003 Q2	2004 Q2	2005 Q2	2006 Q2	2007 Q2	2008 Q2	% Change 2003 -2008
Hart	228,714	255,672	273,834	276,627	301,299	302,460	+32.2
Rushmoor	167,389	180,642	186,965	193,731	207,174	210,741	+25.9
Surrey Heath	271,284	277,049	290,677	277,692	345,576	349,249	+28.7
Sub-Region Average	222,462	237,787	250,492	249,350	284,683	287,483	+29.2
Hampshire	197,395	213,547	226,937	236,054	252,842	257,821	+30.6
Surrey	267,134	300,797	299,937	328,761	362,888	371,012	+38.8
South East	194,887	214,605	223,346	237,016	256,149	264,906	+35.9

Source: © Crown Copyright Land Registry, 2nd Quarter 2003 to 2nd Quarter 2008

Figure 7-2 Average House Prices - 2003 to 2008



Source: © Crown Copyright Land Registry, 2nd Quarter 2003 to 2nd Quarter 2008

7.2.6 The trend in the absolute sales figures recorded in each of the areas between 2003 and 2008 is shown in Table 7-3 below. The data shows that sales levels in all the districts in the sub-region decreased between 2003 and 2008. The largest decrease was in Hart, a fall of 38.7%.

7.2.7 With an overall decrease in sales of 31.0% in the sub-region over the period 2003 to 2008, it is clear that the sub-region is in line with declining sales levels seen at County level, regionally and nationally.

Table 7-3 Absolute Trend in Sales June 2003 to June 2008

Area							% Change 2003 - 2008
	2003	2004	2005	2006	2007	2008	
Hart	526	698	625	620	561	322	-38.7
Rushmoor	481	619	474	619	600	366	-23.9
Surrey Heath	440	626	473	603	553	309	-29.7
Sub-Region	3450	3947	3577	3848	3721	3005	-31.0
Hampshire	6,489	9,067	6,954	8,539	7,836	4,556	-29.7
Surrey	5,451	7,322	5,929	7,494	6,912	4,047	-25.7
South East	62,883	83,957	61,266	76,839	72,417	41,365	-34.2

Source: Land Registry, 2nd Quarter 2003 to 2nd Quarter 2008

- 7.2.8 The table below shows the volume of sales by property type in the previous year to Quarter 2, 2008.

Table 7-4 Volume of Sales by Type (Q2 2007 – Q2 2008)

Area	Detached	Semi-Detached	Terraced	Flat / Maisonette	All Types
Hart	863	498	494	335	2,190
Rushmoor	327	666	692	670	2,355
Surrey Heath	753	514	320	471	2,058
Sub-Region	1,943	1,678	1,506	1,476	6,603
Hampshire	9,356	7,409	8,560	5,691	31,016
Surrey	7,684	7,339	5,179	7,846	28,048
South East	67,616	75,782	78,629	68,150	290,177
England & Wales	250,428	339,194	387,216	250,422	1,227,260

Source: © Crown Copyright Land Registry, 2nd Quarter 2007 – 2nd Quarter 2008

- 7.2.9 Across the sub-region, the volume of sales is split across the four property types with the majority of sales relating to detached properties and the least to flats / maisonettes. The lowest level of sales in Hart is for flats / maisonettes, in Rushmoor for detached properties and in Surrey Heath it relates to terraced properties.

7.3 Affordability Issues

- 7.3.1 In 2007, Hometrack, a leading UK housing intelligence business, published the results of a study undertaken across Great Britain examining the ability of working households, both existing and newly forming, to become homeowners.
- 7.3.2 The study entitled 'Can't Buy – Can Rent' conducted by Professor Steve Wilcox provides a detailed analysis of private sector market affordability in 2006. The report uses Hometrack data to analyse the affordability of local private sector rents as well as the affordability of home ownership.

- 7.3.3 Table 7-5 highlights the data and house price to income ratio for the sub-region, the South East and the national benchmark. The house price data is based on 2/3 bedroom house prices which represent modest family sized dwellings and comprise the bulk of the national housing stock. The incomes are based on those younger working households aged 20 to 39 from a combination of individual incomes from the 2006 Annual Survey of Hours and Earnings (ASHE).

Table 7-5 House Price to Income Ratios (2006)

Area	2006 Prices	Income	Ratio
Hart	228,477	45,014	5.08
Rushmoor	184,638	45,841	4.03
Surrey Heath	231,319	55,957	4.13
South East	201,841	43,223	4.67
England	177,403	40,771	4.35

Source: *Hometrack Report 'Can't Buy: Can Rent' (2007)*

- 7.3.4 The house price to income ratio in Rushmoor (4.03 to 1) and Surrey Heath (4.13 to 1) are below that of the South East regional benchmark (4.67 to 1). Hart District house price to income ratio at 5.08 to 1 is higher than regionally and nationally.
- 7.3.5 The study also relates to the ability of the intermediate housing market (IHM) to assist younger working households aged 20-39 to buy in their local housing market.

Table 7-6 Working Households Unable to Buy

Area	Narrow IHM * (%)
Hart	35.3
Rushmoor	25.0
Surrey Heath	31.6
South East	30.2
England	25.2

* The proportion of working households that could afford to pay more than HA rent without benefit but could not afford a 2/3 bedroom dwelling.

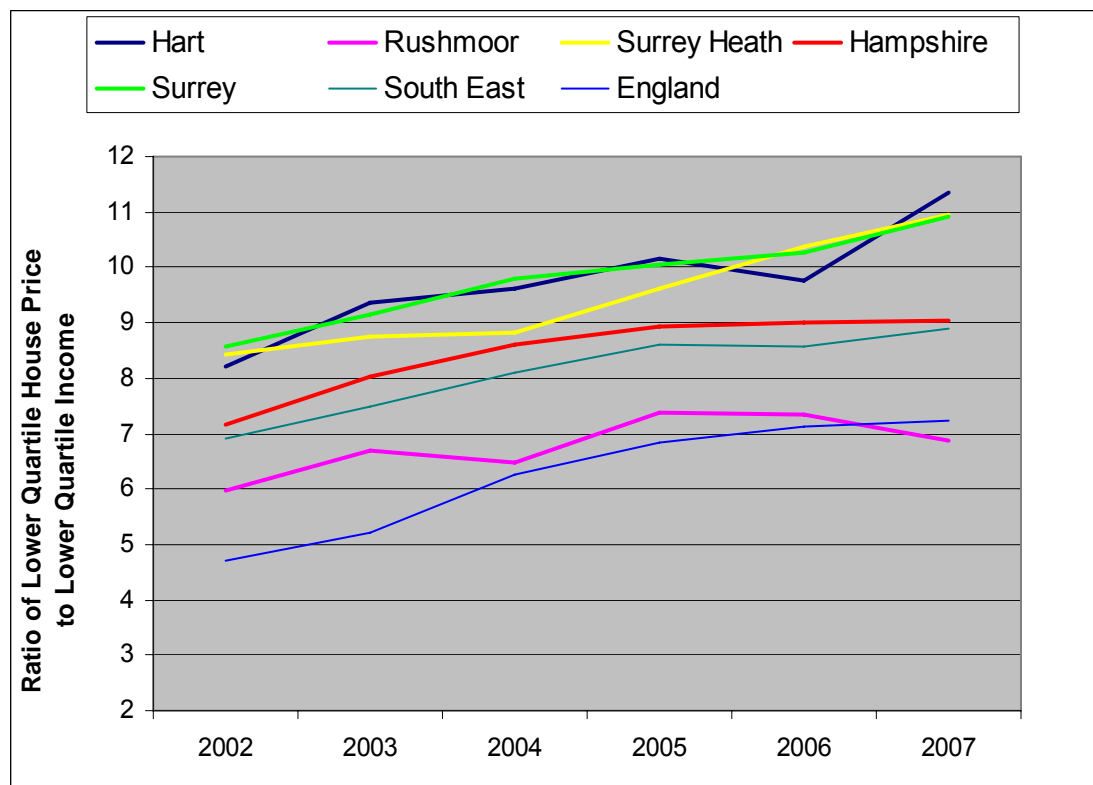
Source: *Hometrack Report 'Can't Buy: Can Rent' (2007)*

- 7.3.6 The data gives a general indicator that 25.0% of working households in Rushmoor cannot afford to buy a 2 / 3 bedroom dwelling, rising to 35.3% in Hart. This compares to levels of 30.2% across the South East and 25.2% nationally.
- 7.3.7 The price to income ratio is exacerbated for those working households on lower incomes as is demonstrated in Table 7-7 below. This table displays the lower quartile house prices to lower quartile income ratios for the sub-region and the county (Surrey and Hampshire), regionally (the South East) and national (England) benchmarks, across the five year period to 2007. The data, taken from CLG, uses data on lower quartile house prices (from the Land Registry) against data from the ASHE on annual gross pay by place of work for all jobs over the period.

Table 7-7 Lower Quartile House Prices to Lower Quartile Income Ratios

	2002	2003	2004	2005	2006	2007
Hart	8.21	9.38	9.61	10.15	9.76	11.34
Rushmoor	5.96	6.71	6.49	7.38	7.33	6.89
Surrey Heath	8.43	8.76	8.82	9.63	10.37	10.95
Hampshire	7.18	8.04	8.59	8.92	9.00	9.04
Surrey	8.56	9.14	9.81	10.05	10.25	10.90
South East	6.90	7.48	8.09	8.62	8.58	8.89
England	4.72	5.23	6.27	6.82	7.12	7.25

Source: CLG/Land Registry and Annual Survey of Hours and Earnings

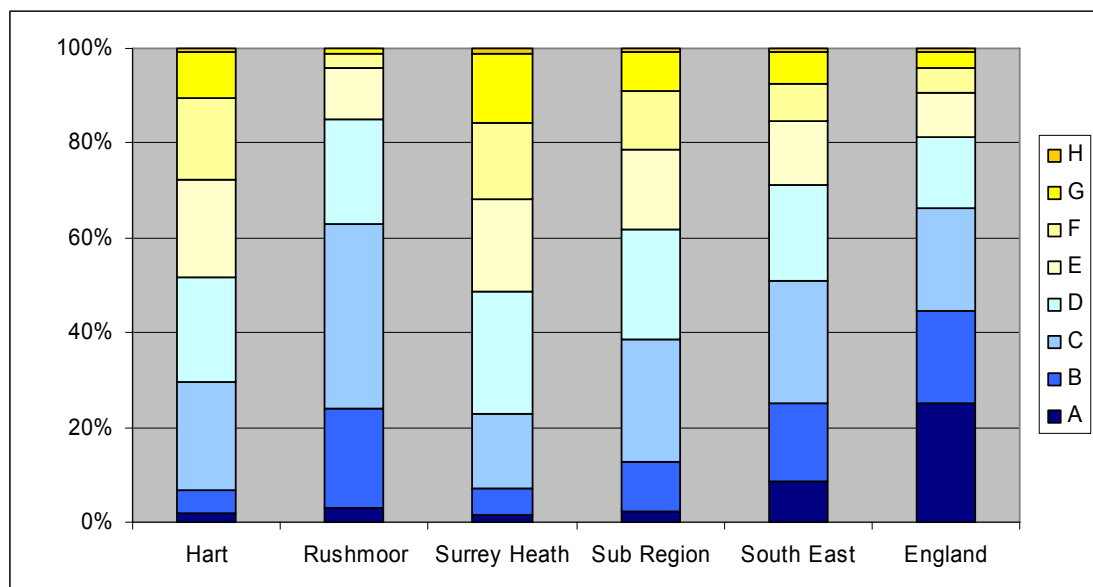
Figure 7-3 Lower Quartile House Prices to Lower Quartile Income Ratios

Source: CLG, ASHE & Land Registry

- 7.3.8 House price to income ratios across all the benchmark areas have increased over the five year period, reinforcing the suggestion that affordability is a significant issue and the problem is increasing year on year.
- 7.3.9 In 2007, ratios range from the lowest in Rushmoor (6.89) to the highest in Hart (11.34). Across all three areas lowest quartile house price to income ratios have increased significantly over the period from 2002. In Hart and Surrey Heath, house price to income ratios are higher than the regional and national benchmarks, indicating the local problems of affordability within the study area.

- 7.3.10 Council tax bands were examined to determine whether there are concentrations of high or low valued properties within the three authorities. Figure 7-4 shows the spread of council tax bands across the three authorities.
- 7.3.11 Across the sub-region as a whole there are low numbers of properties in the lowest bands, A and B, which would be the 'entry level' homes for those wishing to access the owner occupied market, suggesting that the cheapest market properties are not readily available in the study area. This is compared to nationally for England and Wales where 26% of homes are valued in the A band.
- 7.3.12 Rushmoor has the highest number of properties in the A, B and C bands and the lowest number of properties in Bands G and H, the highest bands, suggesting that affordability may not be as much of an issue in this area as Hart and Surrey Heath.
- 7.3.13 In Rushmoor Borough, 3.2% of G band properties and 70.7% of H band properties are owned by the Ministry of Defence, resulting in a lower number of higher value market properties available in Rushmoor and a greater gap between the provision in Rushmoor compared to Hart and Surrey Heath.

Figure 7-4 Properties by Council Tax Band



Source: CLG (March 2006)

7.4 Lowest Quartile Entry Sales Levels in the Sub-Region

- 7.4.1 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they will often have lower than average incomes. Neither do new entrants have the benefit of equity from an existing property. Therefore, 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. In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.
- 7.4.2 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 dwellings.
- 7.4.3 Internet surveys of local estate agents were undertaken to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs for sale in each of the authority areas. This involved gathering data from property papers and online property sites regarding the housing market across the sub-region.

- 7.4.4 The average of the lowest quartile prices was calculated. The borough / district wide entry level prices for the sub-region's authorities are outlined in the table below.

Table 7-8 Lower Quartile Average Sales Prices (2008)

Property Type	Hart	Rushmoor	Surrey Heath
1-Bed Flat	125,000	115,000	135,000
2-Bed Flat	154,950	142,950	175,500
2-Bed Terraced	180,000	169,950	189,950
3-Bed Terraced	199,950	190,000	190,000

Source: Source: DCA Estate Agency Survey 2008

- 7.4.5 1-bed flats ranged from £115,000 in Rushmoor, rising to £135,000 in Surrey Heath. 2-bed flats ranged from £142,950 in Rushmoor rising to £175,500 in Surrey Heath. 2-bed terraced properties ranged from £169,950 in Rushmoor rising to £189,950 in Surrey Heath. 3-bed terraced properties ranged from £190,000 in both Rushmoor and Surrey Heath rising to £199,950 in Hart.
- 7.4.6 In order to further analyse house prices in the area, each authority was divided into sub-areas. The authority level house price data can be found in Appendix IV.

7.5 Purchase Income Thresholds

- 7.5.1 This section assesses the position in 2008 and the income levels required to enter the local market in each of the sub-regional local authority areas through the lowest quartile stock available in reasonable supply. These are based on 95% mortgage availability and a 3.5 x gross income lending ratio. Interest rates, set by the Bank of England, are monitored by central Government to achieve and maintain stable, low inflation rates. Higher interest rates can reduce the demand for housing by making it more expensive to borrow and as a result the income required to meet loan repayments also increases.
- 7.5.2 The table below outlines the income thresholds needed to enter the market in each of the three authorities.

Table 7-9 Sub-Region-wide Purchase Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Hart	33,900	42,100	48,900
Rushmoor	31,200	38,800	46,100
Surrey Heath	36,600	47,600	51,600

Source: DCA Estate Agency Survey 2008

- 7.5.3 An income of around £31,200 is required to purchase a 1-bed flat in Rushmoor, rising to £36,600 in Surrey Heath. A 2-bed flat requires an income of around £38,800 in Rushmoor rising to £47,600 in Surrey Heath. A 2-bed terraced requires an income of around £46,100 in Rushmoor rising to £51,600 in Surrey Heath.
- 7.5.4 In order to further analyse the income ranges needed to enter the market, each authority was divided into sub-areas. The authority level purchased income threshold data can be found in Appendix IV.

7.6 Renting a Property

7.6.1 Table 7-10 below provides details of RSL weekly rents between 2003 and 2008. In 2008, rents in all three authorities are higher than in the South East. RSL rent levels have increased by 35.4% in Hart, 31.95% in Rushmoor and 29.58% in Surrey Heath over the period. This is likely to reflect changes in rental policy, and changes in tenanted properties specifically delivering numbers of Large Scale Voluntary Transfer (LSVT) tenants with protected rents. The national and regional benchmarks show a lower increase in RSL rent levels over the period (20.87% and 23.41% respectively).

Table 7-10 Average Weekly RSL Rents, 2002-2007 (All property Sizes)

	2003 (£)	2004 (£)	2005 (£)	2006 (£)	2007 (£)	2008 (£)
Hart	66.01	68.10	77.34	77.77	85.13	89.41
Rushmoor	62.83	65.48	71.66	76.14	79.58	82.91
Surrey Heath	63.40	66.37	71.28	75.06	78.30	82.16
Hampshire	66.42	67.42	72.39	76.32	79.72	82.63
Surrey	67.78	69.11	74.18	78.48	81.72	85.82
South East	65.35	66.70	71.35	74.67	77.37	80.65
England	56.52	58.24	61.46	64.29	66.66	68.32

Source: CLG, Housing Corporation

7.6.2 Table 7-11 below highlights the average private weekly rents for each of the benchmark areas in 2007 (the most up to date data available) by property size. The data is taken from the Housing Corporation's 'Guide to Local Rents 2007'. This is based on properties occupied in receipt of housing benefit and shows the rent payable had benefit not applied. These private market rent levels were significantly higher than social rents, with an average rent of £127.52 in Rushmoor, rising to £142.07 in Hart and £148.28 in Surrey Heath.

Table 7-11 Average Private Weekly Rents (£), 2007

	Bedsit	1-bed	2-bed	3-bed	4 bed	All
Hart	50.42	122.89	168.60	187.50	207.46	142.07
Rushmoor	95.34	131.85	160.43	182.71	191.31	127.52
Surrey Heath	111.69	139.54	168.49	188.10	217.33	148.28
Sub-Region Average	85.81	131.42	165.84	186.10	205.36	139.29
Hampshire	86.26	118.71	144.79	164.36	183.09	128.23
Surrey	110.12	144.38	178.37	208.77	238.33	159.74
South East	86.31	113.59	143.75	162.36	181.61	125.74
England	90.84	104.12	127.71	146.27	160.70	115.55

Source: Housing Corporation 2007

7.7 Private Sector Entry Level Rents in the Sub-Region

- 7.7.1 DCA undertook a survey of the main estate / letting agents in each authority area to gather data on the entry rent levels for each area.
- 7.7.2 The overall average and entry rent levels for each of the sub-regional authorities are outlined below. Entry level rents are those in the lowest quartile (i.e. the cheapest 25%).
- 7.7.3 The use of the private rented sector through the provision of housing benefit will therefore increase demand at the lower end of the private rented sector.

Table 7-12 Overall Monthly Average and Entry Rent Levels (£) By Authority

Property Type	LHA*	Hart		Rushmoor		Surrey Heath	
		Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	£600	648	600	630	592	677	650
2-Bed Flat	£760	824	750	757	701	858	750
2-Bed Terraced	£760	825	775	839	806	944	825
3-Bed Terraced	£870	1,006	895	954	852	1,066	925
2-Bed Semi	£760	893	795	819	792	942	875
3-Bed Semi	£870	1,079	950	971	882	1,152	950

Source: DCA House Price Surveys 2008

* LHA – Local Housing Allowance (Rent Office Maximum Levels)

- 7.7.4 Entry rental costs in the private rented sector vary by authority area within the sub-region. The private rented sector can be accessed from £592 per month for a 1-bed flat, the smallest unit, in Rushmoor, rising to £650 per month in Surrey Heath. 2-bed flat entry levels are £701 in Rushmoor rising to £750 in both Hart and Surrey Heath.
- 7.7.5 In the case of 2-bed terraced houses, entry rent levels were found to be £775 p.m. in Hart, rising to £825 p.m. in Surrey Heath. 3-bed terraced properties cost from £852 per month in Rushmoor rising to £925 in Surrey Heath.
- 7.7.6 Semi-detached properties can be rented from £792 p.m. in Rushmoor rising to £875 for a 2 bed property in Surrey Heath. Rents for 3-bed semi-detached properties range from £882 in Rushmoor rising to £950 in both Hart and Surrey Heath.
- 7.7.7 In order to further analyse rental prices in the area, each authority has been analysed by sub-area. The authority level rental data can be found in Appendix IV.

Rental Income Thresholds

- 7.7.8 The entry-level rental prices of the smallest units were assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income.
- 7.7.9 The table below outlines the income ranges needed to enter the rental market in each of the sub-regional authorities.

Table 7-13 Sub-Region Rental Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Hart	28,800	36,000	37,200
Rushmoor	28,400	33,700	38,700
Surrey Heath	31,200	36,000	39,600

- 7.7.10 Based on rent at 25% of gross income, a 1-bed flat in Rushmoor requires an income of £28,400 per annum, rising to £31,200 in Surrey Heath. A 2-bed flat requires an income of £33,700 in Rushmoor rising to £36,000 in both Hart and Surrey Heath. A 2-bed terraced house requires an annual income of £37,200 in Hart, rising to £39,600 in Surrey Heath.
- 7.7.11 The income levels needed to enter the private rented market in each local authority area without any financial assistance by sub-area can be found in Appendix IV.

7.8 Vacancies, turnover rates and available supply by tenure

- 7.8.1 Vacant dwellings provide an important indication of the efficiency in utilisation of the housing stock within an area and reflect the extent of any potential spare capacity in the housing market.
- 7.8.2 The following table shows that the level of empty homes across the sub-region has reduced between 1991 and 2008. Both Hart and Rushmoor show a decrease in vacant stock, however although Surrey Heath recorded a decline to 2006/07, the level of vacant stock rose in 2007/08,

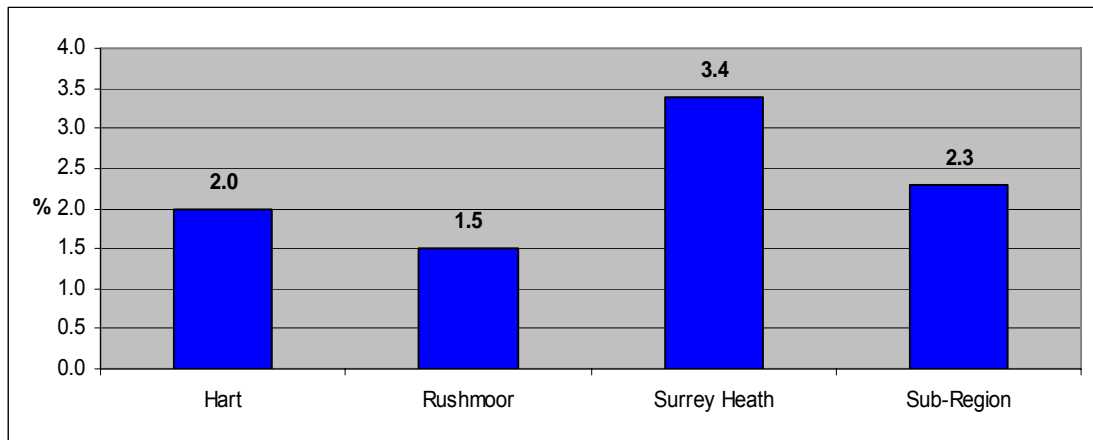
Table 7-14 Vacant Dwelling Stock 1991-2008

Authority	Census *		HSSA				
	1991	2001	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08
Hart	1,064	735	- nd -	648	602	599	739
Rushmoor	1,328	920	694	854	826	827	557
Surrey Heath	1,046	1,009	1,168	750	986	992	1,183
Sub-Region	3,438	2,664	1,862	2,252	2,414	2,418	2,479

* Crown Copyright © Census 1991 & 2001, nd – No Data

- 7.8.3 Figure 7-5 below shows the proportion of vacant dwellings over time in the sub-region. In 2008, the proportion of vacant dwellings ranged from 1.5% in Rushmoor to 3.4% in Surrey Heath, a level of 2.3% across the sub-region.

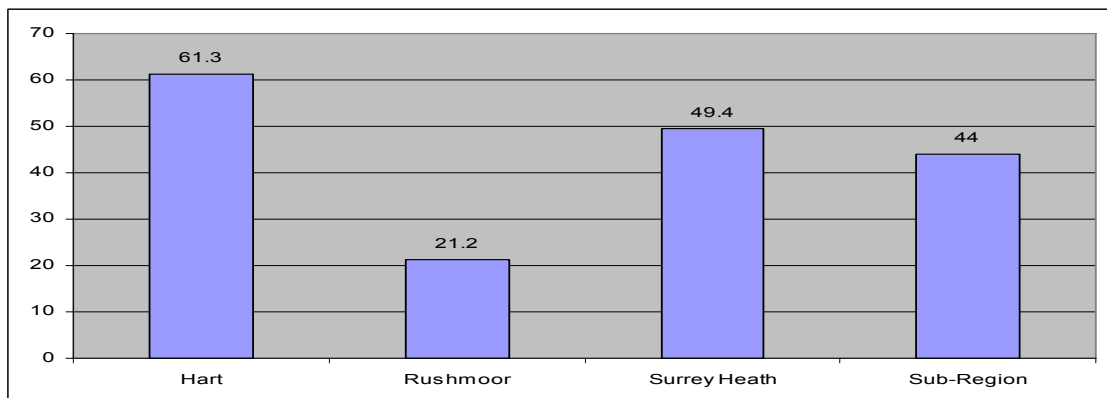
Figure 7-5 Proportion of Vacant Homes (2008)



Source: HSSA 2008

- 7.8.4 The 2008 HSSA recorded the proportion of dwellings that had been vacant in the sub-region for over six months. As shown in the figure below, 21.2% of the vacant stock in Rushmoor had been vacant for more than six months, rising to 61.3% in Hart.

Figure 7-6 % of Vacant Stock Empty for More Than Six Months



Source: HSSA 2008

- 7.8.5 It is important to consider not just the supply of social housing but also turnover or flow. These can help to calculate the number of homes becoming vacant each year.
- 7.8.6 A total of 45 housing association homes have been sold to existing tenants through right to buy (RTB) and preserved right to buy (in the case of tenants of LSVT housing associations) during the three years to 2006 / 07. This is an average of 15 RTB sales per annum in the sub-region.

Table 7-15 Right to Buy Sales (3 years)

Area	2005 / 06	2006/ 07	2007 / 08
Hart	1	1	0
Rushmoor	11	18	8
Surrey Heath	3	3	0
Sub-Region	15	22	8

Source: Sub Region Local Authority Data

8 THE HOUSING REQUIREMENTS OF SPECIFIC HOUSEHOLD GROUPS

8.1 Introduction

- 8.1.1 The Housing Act (2004) specified that specific consideration must be given to the differing needs of households. In addition, Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) indicates that housing partnerships should consider gathering information about the housing requirements of specific groups and that doing so will improve planning and housing policy.
- 8.1.2 This chapter investigates the needs of specific household groups that may have specific housing requirements which differ from the general population. Certain groups may exert influences within the housing market area which need to be better understood and planned for.
- 8.1.3 The housing requirements of the following household groups have been analysed:
- Households with support needs;
 - Older people;
 - Minority Ethnic Households;
 - Gypsy and Traveller Households;
 - Students;
 - Military Service Personnel;
 - Key Worker Households.
- 8.1.4 The data on the needs of households with support needs, older people, Minority Ethnic and key worker households was gained from utilising primary data from each of the local authorities local housing needs surveys. Data on the needs of Military Service personnel was provided by the local authorities and was also captured in the survey data relating to key workers.
- 8.1.5 The data on the needs of Gypsy and Traveller Households was obtained from the respective Gypsy and Traveller studies and data on the needs of student households was obtained from FE College web sites.

8.2 Households with Support Needs

- 8.2.1 Housing may need to be purpose built or adapted for households with specific support needs. Information about the characteristics of these households can inform the Council's Supporting People Strategies.

8.2.2 Key Findings

- Overall there are around 14,035 implied households in the sub-region containing one or more household members with a disability;
- 20.3% of disabled households in the sub-region have an outstanding support need;
- 8.5% of properties in the sub-region have been adapted to meet the needs of a disabled person in the household;
- The most commonly requested adaptations required were bathroom adaptations;
- Interest in supported accommodation was focused on HA sheltered housing.

- 8.2.3 Table 8-1 below shows the proportion of households containing one or more household members with a disability in each of the local authority areas. The data was provided by survey respondents and is analysed in detail for each disabled group in the Housing Needs Survey reports.

Table 8-1 Households with a Disability

Area	%	N ^{os} . implied
Hart	11.9	4,061
Rushmoor	17.0	5,832
Surrey Heath	12.9	4,142
Sub-Region	13.9	14,035

Source: 2008 Housing Need Surveys

- 8.2.4 The proportion of households containing a household member with a disability ranged from 11.9% in Hart, rising to 17.0% in Rushmoor.
- 8.2.5 Assessment of the UK average for the proportion of households affected is difficult both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than households. The Department of Social Security report of 1998 (based on a 1996 / 97 survey) suggested as many as 8.6 million disabled adults in private households - around 14 - 15% of the population. However, DCA survey results have indicated a consistently higher level in the region of 20%. The proportion in the sub-region was lower than this in all areas.
- 8.2.6 The local housing need surveys asked respondents whether their household is receiving sufficient care / support in order to meet their needs. The table below outlines the proportion in each local authority area with an outstanding support need.

Table 8-2 Households with an Outstanding Support Need

Area	Outstanding Support Need %	N ^{os} . implied
Hart	14.8	323
Rushmoor	17.0	540
Surrey Heath	29.2	621
Sub-Region	20.3	1,484

Source: 2008 Housing Need Surveys

- 8.2.7 Households with an outstanding support need ranged from 14.8% in Hart to 29.2% in Surrey Heath.
- 8.2.8 Those who currently received sufficient care and support services were asked who provided their support.

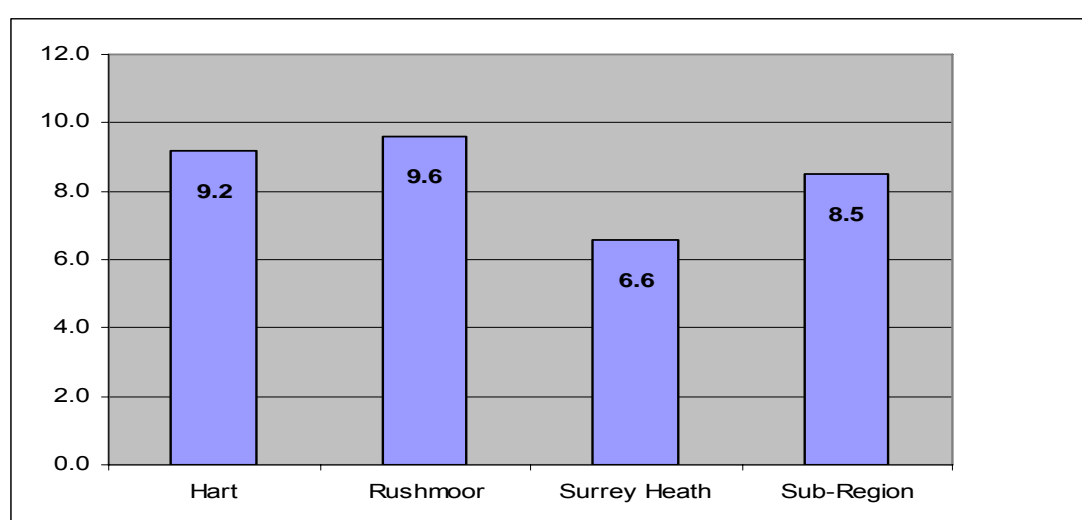
Table 8-3 Provider of Care / Support

Area	Social Services / Voluntary Services (%)	N ^{os} . implied	Family / Friends / neighbours (%)	N ^{os} . implied
Hart	28.5	666	71.5	1,672
Rushmoor	36.8	991	74.6	2,002
Surrey Heath	28.8	494	71.2	1,224
Sub-Region	31.4	2,151	72.4	4,898

Source: 2008 Housing Need Surveys

- 8.2.9 In 31.4% of cases in the sub-region (2,151 implied) support was provided by Social Services / Voluntary Body. In the majority of cases (72.4% or 4,898 implied cases), support was provided by family / friends / neighbours.
- 8.2.10 The majority of care is provided by family and friends and there is a concern regarding future support when these people are older and are looking after a mature child as to the provision of future support in the event of their death.
- 8.2.11 Data was collected on the degree to which the home had been built or adapted to meet the needs of disabled persons and what facilities need to be provided within the next three years to ensure that current household members can remain in the property.
- 8.2.12 Figure 8-1 shows that the level of property adaptations to meet the needs of a disabled household member ranged from 6.6% in Surrey Heath to 9.6% in Rushmoor.

Figure 8-1 Adapted Properties (%)



Source: 2008 Housing Need Surveys

- 8.2.13 A further question asked respondents what facilities / adaptations were required in the future to ensure that current household members can remain in the property.
- 8.2.14 Table 8-4 below shows the facilities needed by authority area.

Table 8-4 Types of Facilities / Adaptations Needed (%)

Facilities Required	Local Authority			
	Hart	Rushmoor	Surrey Heath	Sub-Region
Wheelchair adaptations	9.2	13.5	10.1	10.9
Access to Property Adaptations	11.7	13.9	11.4	12.3
Vertical lift / stair lift	12.3	14.8	17.8	15.0
Bathroom adaptations	33.4	29.6	32.1	31.7
Extension	24.8	16.4	16.9	19.4
Ground Floor Toilet	14.6	22.6	21.9	19.7
Handrails / grabrails	17.0	19.8	15.3	17.4
Other	20.5	30.2	22.4	24.4

Source: 2008 Housing Need Surveys

- 8.2.15 The main facility required in all areas was bathroom adaptations at 31.7%. 24.4% across the sub-region opted for 'other' and 19.7% required a ground floor toilet.
- 8.2.16 Existing households moving were asked if they were interested in supported housing and what type of supported housing they required in the future.

Table 8-5 Type of Supported Accommodation Required (%)

Supported Accommodation Required	Local Authority							
	Hart		Rushmoor		Surrey Heath		Sub-Region	
	%	N ^{os}	%	N ^{os}	%	N ^{os}	%	N ^{os}
HA sheltered housing	26.2	34	33.5	123	48.2	125	37.2	282
Independent accommodation (with external support)	13.8	18	14.4	53	11.1	29	13.2	100
Extra care housing / very sheltered	13.8	18	0.0	0	18.8	49	8.8	67
Residential / nursing home	0.0	0	0.0	0	0.0	0	0.0	0
Private sheltered housing	46.2	60	37.2	137	21.9	57	33.5	254
Independent accommodation (with live in carer)	0.0	0	14.9	55	0.0	0	7.3	55
Total	100.0	130	100.0	368	100.0	260	100.0	758

Source: 2008 Housing Need Surveys

- 8.2.17 Demand across the sub-region for supported accommodation (other than sheltered accommodation) is predominantly for independent accommodation with external support.

8.3 The Housing Needs of Older People

8.3.1 Similar to the needs of households who have support needs, housing may need to be purpose built or adapted for households with elderly residents.

8.3.2 The housing and support needs of older people in the sub-region are addressed through housing, health, and social services strategies.

8.3.3 Key Findings

- Population forecasts revealed that 13.2% of the population in the sub-region were aged 65 or over.
- The 65-84 age group is forecast to increase by 13,620 people in the sub-region by 2026 (44.1%).
- 6.0% of households in the sub-region (6,038 implied) indicated that a relative would need to move to the area from outside the Borough / District in the future.
- Housing Survey data suggests a combined requirement for sheltered accommodation for older people currently living in the sub-region (684 households) and those who may in-migrate to be beside their family (4,395 households) of 5,079 units, 1,398 in the affordable sector and 3,641 in the private sector.

8.3.4 Strategic Recommendations

- With the retired population (65-84 age group) forecast to rise by 44.1% (13,620 people) and the 85+ population by 97.8% (4,380 people) by 2026, the housing and support needs of older households must be considered at a strategic level.
- Local Housing Need survey data identified a need for 1,391 units of extra care accommodation within the next 3 years. The demand for extra care is likely to increase due to the ageing population over the next 10 year period.
- Although a high proportion of older people may have their own resources to meet their accommodation and care needs and provision should not be exclusively in the social rented housing sector, others will need financial support to enable them to access housing support services.

The on-going development of Older Persons Housing Strategies should involve a detailed assessment of the support required to help the majority of people to remain in their own home, audit the existing sheltered stock in meeting today's housing standards and preferences and assess the need for 'extra care' accommodation for the growing frail elderly population.

8.3.5 The general demographic forecasts for Hart and Rushmoor in this section have been provided by Hampshire County Council and are Hampshire County long term projections (July 2008) which reflect the housing strategy of the South East Plan. The population projections provided for Surrey Heath District are 2006 based sub-national projections.

8.3.6 Based on the County Council population projections the largest increase is seen in the 65 - 84 age group. 44.1% increase, a rise of 13,620 people in the sub-region by 2026. In the 85+ age group there is a rise of 4,380 people (97.8%).

8.3.7 The increase in older householders will have implications for support services, extra care housing, the long term suitability of accommodation, equity release schemes, adaptations, and other age - related care requirements.

8.4 Older Persons Household Profile in the sub-region

8.4.1 This section looks at the housing and household circumstances of older people living in the sub-region.

8.4.2 The tables below relate to the findings for the households in each local authority area where the head of household is aged 60+.

Table 8-6 Tenure of Accommodation Occupied by Older People within the sub-region (%)

Tenure	Hart	Rushmoor	Surrey Heath	Sub-Region
Owner Occupied (with Mortgage)	15.4	14.8	15.1	15.1
Owner Occupied (No Mortgage)	64.6	58.6	66.5	63.1
Private Rented	3.7	3.5	3.0	3.4
HA Rented	14.6	21.6	14.5	16.8
Shared Ownership	0.0	0.4	0.2	0.3
Tied to Employment	0.6	0.0	0.1	0.4
Living rent free	1.1	1.1	0.6	0.9
Total	100.0	100.0	100.0	100.0

Source: 2008 Housing Need Surveys

8.4.3 The main tenure type occupied by older households, as expected by an older population was owner occupied (no mortgage). This is compared to the general population in the sub-region where the main tenure type was owner occupied (with mortgage).

Table 8-7 Type of General Stock Occupied by Older People (%)

Type	Hart	Rushmoor	Surrey Heath	Sub-Region
Detached House / Bungalow	48.6	22.9	52.4	41.3
Semi-detached House / Bungalow	27.9	33.0	21.6	27.5
Terraced House / Bungalow	11.7	20.9	12.5	15.0
Flat / maisonette / bedsit	10.6	21.9	12.8	15.1
Caravan / Mobile home	1.2	1.3	0.7	1.1
Total	100.0	100.0	100.0	100.0

Source: 2008 Housing Need Surveys

8.4.4 The main property type occupied by older households was detached properties. 16.1% of older households in the sub-region lived in bungalow accommodation, higher than the all type average of 8.2%.

8.4.5 Nationwide it is acknowledged that older people on fixed incomes have difficulty maintaining their homes, especially as these are often older properties with higher maintenance needs. This may have implications in the sub-region due to the high number of older people who may need financial assistance in terms of the cost of maintaining and improving a larger property.

Table 8-8 Size of Accommodation Occupied by Older People

Size	Hart	Rushmoor	Surrey Heath	Sub-Region
Bed-sit / 1-bed	10.8	14.3	10.6	11.9
2-bed	18.0	26.2	17.7	20.6
3-bed	37.3	45.1	36.1	39.5
4+ Bed	33.9	14.4	35.6	28.0
Total	100.0	100.0	100.0	100.0

Source: 2008 Housing Need Surveys

- 8.4.6 The largest proportion of older households live in 3-bed (39.5%) and in total 67.5% live in 3 and 4 bedroom properties.

8.5 The Future Needs of Older People

- 8.5.1 The future needs of older people were addressed in the local housing needs surveys.
- 8.5.2 Existing households were asked whether they had older relatives (over 60) who may need to move to the respective local authority area in the future.

Table 8-9 Older Relatives In-Migrating to the Area in the Future

Area	%	N ^{os} . implied
Hart	7.5	2,630
Rushmoor	4.1	1,375
Surrey Heath	6.3	2,033
Sub-Region	6.0	6,038

Source: 2008 Housing Need Surveys

- 8.5.3 Overall 6.0% of households in the sub-region (6,038 implied) indicated that a relative would need to move to the area from outside the respective Borough / District. These may include households moving within the sub-region but this could not be quantified. Additionally there is no data on the impact of similar out-migration in the future.
- 8.5.4 A further question asked respondents to specify the type of accommodation required. The responses to a multiple choice question are set out in the table below.

Table 8-10 Accommodation Required by Older Relatives in-migrating

Accommodation Required	Local Authority			
	Hart	Rushmoor	Surrey Heath	Sub-Region
Private sheltered housing	17.9	20.2	15.5	17.9
Private housing	18.8	5.9	9.3	11.3
Live with respondent (need extension / adaptation)	17.4	21.8	21.7	20.3
Residential care / nursing home	18.1	21.3	17.1	18.8
HA sheltered housing	11.1	11.0	6.0	9.4
Extra Care housing	11.4	9.9	15.6	12.3
HA Property	3.3	4.5	9.0	5.6
Live with respondent (existing home adequate)	2.0	5.4	5.8	4.4

Source: 2008 Housing Need Surveys

- 8.5.5 Demand for accommodation was focused in all areas on the options of the relative living with the respondent (need property extension / adaptation).
- 8.5.6 Demand for accommodation for older households in-migrating into the study area 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. 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.
- 8.5.7 The size requirements of existing households in each respective area who were planning a move and required supported housing revealed that the majority required 3-bed accommodation.

Table 8-11 Size of Supported Housing Required by Existing Households (%)

Size of Supported Accommodation Required	Local Authority			
	Hart	Rushmoor	Surrey Heath	Sub-Region
1-Bed	3.1	4.0	4.4	3.8
2-Bed	9.3	32.9	17.4	19.9
3-Bed	39.4	44.5	38.3	40.7
4-bed	38.3	16.7	36.5	30.5
5 + bed	9.9	2.0	3.5	5.1

Source: 2008 Housing Need Surveys

- 8.5.8 The sheltered housing needs of older people within the sub-region were captured within a question regarding the need for supported housing from existing households moving within each local authority area.
- 8.5.9 The combined requirement for sheltered housing in both sectors from existing households living in each respective area and in-migrating parents / relatives are shown below.

Table 8-12 Hart Sheltered Housing Demand

	Private Market	Affordable Sector	All Sectors
Existing Households	60	34	94
In-migrant Households	826	510	1,336
Total	886	544	1,430

- 8.5.10 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in Hart (94 households) and those who may in-migrate to be beside their family (1,336 households) of 1,430 units, 544 in the affordable sector and 886 in the private sector.

Table 8-13 Rushmoor Sheltered Housing Demand

	Private Market	Affordable Sector	All Sectors
Existing Households	245	123	368
In-migrant Households	1,914	399	2,313
Total	2,159	522	2,681

8.5.11 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in Rushmoor (368 households) and those who may in-migrate to be beside their family (2,313 households) of 2,681 units, 522 in the affordable sector and 2,159 in the private sector.

Table 8-14 Surrey Heath Sheltered Housing Demand

	Private Market	Affordable Sector	All Sectors
Existing Households	57	125	182
In-migrant Households	539	207	746
Total	596	332	928

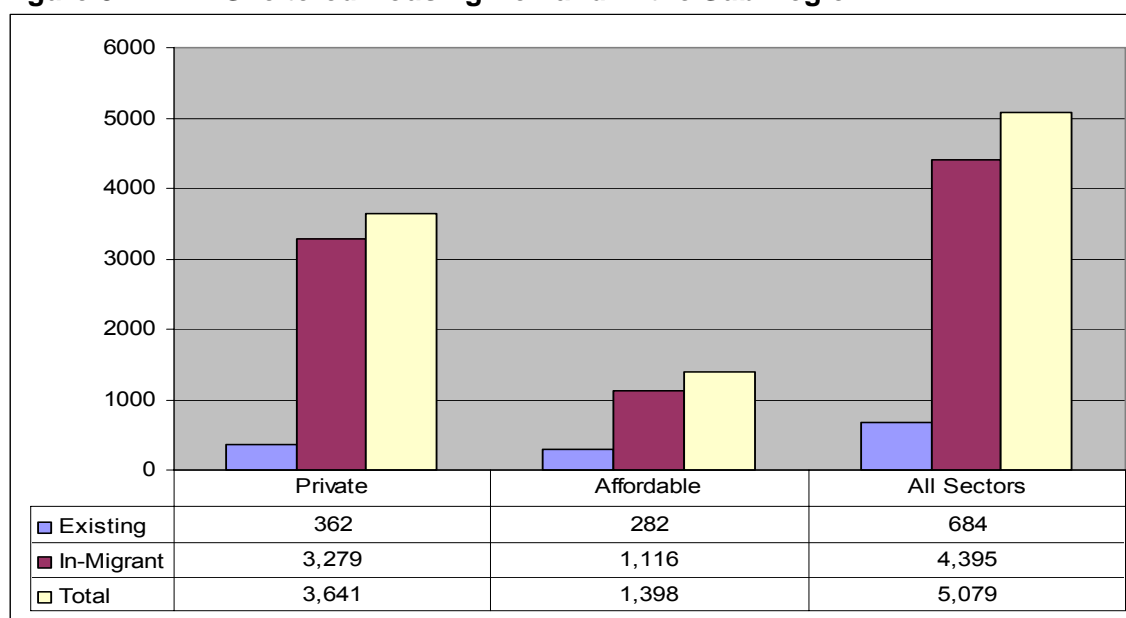
8.5.12 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in Surrey Heath (182 households) and those who may in-migrate to be beside their family (746 households) of 928 units, 332 in the affordable sector and 596 in the private sector.

8.5.13 The high level of accommodation for older people moving into each respective area is common to other DCA Surveys, in many cases a higher level of in-migrant need was found than that arising from existing households. Generally, the forecast is being made by their children who assist in the moving process. Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible.

8.5.14 Some of the requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.

8.5.15 The combined requirement for sheltered housing in both sectors from existing households living in the sub-region and in-migrating parents / relatives is shown below.

Figure 8-2 Sheltered Housing Demand in the Sub-Region



Source: 2008 Housing Need Surveys

8.5.16 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in the sub-region (684 households) and those who may in-migrate to be beside their family (4,395 households) of 5,079 units, 1,398 in the affordable sector and 3,641 in the private sector.

- 8.5.17 Sheltered housing stock is primarily one and two bedroom units and the future size requirements are incorporated within the social stock waiting list and re-let supply analysis in Section 9.4.
- 8.5.18 More detailed analysis is required of this sector in view of the acceptability of some of the existing stock and the changing requirements of current and future older people. This analysis is more complex than simple quantitative stock supply and demand and it is recommended to be undertaken within the Older Persons Housing Strategy

8.6 Black Minority Ethnic Households

- 8.6.1 Households from particular ethnic groups can differ in terms of their housing or accommodation requirements, particularly in relation to property size. This is however an issue which is common to areas with a larger minority ethnic populations living in large concentrations of terraced housing. This does not apply in the sub-region.
- 8.6.2 Data collected from the primary housing needs studies for the three local authorities enable DCA to identify the ethnic origin of households.
- 8.6.2.1 The breakdown provided in Table 8-15 below refers to the ethnicity of the household in which the respondent lives. This provides percentage breakdown of all ethnic groups who responded to the ethnicity question in the housing need studies for the respective authorities.

Table 8-15 Ethnic Origin

Type		Hart	Rushmoor	Surrey Heath	Sub-Region
		%	%	%	%
White	British	94.5	91.7	91.4	92.4
	Irish	0.3	0.8	0.8	0.6
	Other White	1.7	1.1	2.6	1.8
	EU Accession	0.6	0.6	0.9	0.7
Mixed	White & Black Caribbean	0.1	0.4	0.3	0.3
	White & Black African	0.3	0.3	0.0	0.2
	White & Asian	0.5	0.4	0.5	0.5
	Other Dual Heritage	0.2	0.5	0.6	0.4
Asian or Asian British	Indian	0.6	0.8	0.5	0.6
	Pakistani	0.0	0.0	0.4	0.2
	Bangladeshi	0.2	0.1	0.0	0.1
	Other Asian	0.2	0.2	0.3	0.2
Black or Black British	Caribbean	0.3	0.1	0.2	0.2
	African	0.3	0.3	0.2	0.3
	Other Black	0.0	0.2	0.0	0.1
Chinese	Chinese	0.0	0.0	0.4	0.2
Nepalese	Nepalese	0.1	2.0	0.1	0.7
Gypsy and Traveller	Gypsy and Traveller	0.0	0.0	0.0	0.0
Any Other	Any Other	0.1	0.5	0.8	0.5
Total		100.0	100.0	100.0	100.0

Source: 2008 Housing Need Surveys

- 8.6.3 The table above shows the proportion of households whose ethnic origin was white British. This category represents 94.5% of households in Hart, 91.7% in Rushmoor and 91.4% in Surrey Heath.
- 8.6.4 The Minority Ethnic respondents include categories of 'White Irish' and 'White Other' (in line with the Census definition). These categories represent 2.0% of households in Hart, 1.9% in Rushmoor and 3.4% in Surrey Heath.
- 8.6.5 Although the sub-region has a relatively small Black Minority Ethnic community, there has been a significant increase in people from Nepal and Eastern Europe who have in-migrated into the sub-region since 2001. Legislation and guidance requires the local authorities to adopt a strategic approach to delivering housing services to meet the differing needs of local communities.
- 8.6.6 The need of Minority Ethnic elders for independent accommodation should be further examined. In the context of an ageing population, the needs of Minority Ethnic elders should be considered alongside the needs of all older people in each area.
- 8.6.7 In general however, the Minority Ethnic population have similar incomes and future housing requirements which should be met through initiatives to address the needs of the whole population.

8.7 Gypsy and Traveller & Travelling Show People Households

- 8.7.1 Section 225 of the Housing Act 2004 means every local housing authority must assess the accommodation needs of Gypsies and Travellers residing in their area.
- 8.7.2 Each of the local authorities has completed Gypsy and Traveller Accommodation Assessments.
- 8.7.3 Hart District Council and Rushmoor Borough Council, in partnership with other local authorities in Hampshire, Southampton, Portsmouth and the Isle of Wight commissioned David Coultie Associates (DCA) in 2006 to carry out a Hampshire & Isle of Wight sub-regional study of the accommodation needs and aspirations of Gypsies and Travellers.
- 8.7.4 Surrey Heath commissioned a joint West Surrey Gypsy and Traveller Accommodation Assessment with Waverley and Guildford Councils. This was completed by DCA in 2006.
- 8.7.5 The aims of these assessments is to inform the future Gypsy and Traveller accommodation strategies in the individual authority areas and enable these authorities to provide advice to the Regional Planning Body (RPB) and the South East England Regional Assembly (SEERA) in order that they might allocate future Gypsy and Traveller accommodation pitch requirements.
- 8.7.6 The West Surrey study indicated an additional need for 86 new pitches in the next five years, 17 per annum. In Surrey Heath alone the study indicated a need for an additional 19 pitches in the period 2006 to 2011.
- 8.7.7 In the Hampshire and Isle of Wight study the recommendation for new pitches for the next five years was 44 across Hampshire, including 9 pitches in the North Area, i.e. Hart, Rushmoor and Basingstoke & Deane.

8.8 Students

- 8.8.1 The sub-region is served by various Further Education (post 16) institutions.
- 8.8.2 Further Education colleges in the area include Farnborough College of Technology, Guildford College and Basingstoke College of Technology.
- 8.8.3 There are no Higher Education Universities within the sub-region. The nearest Universities are the University of Surrey, the University of Winchester, the University of Southampton, the University of Portsmouth and the University of Reading.
- 8.8.4 The number of students who require student accommodation in the sub-region is low. This is because the nature of the further education courses means that many live locally and travel daily and therefore reduce the potential impact on the private rented sector.
- 8.8.5 Although students require low cost housing they do not represent households eligible under planning definition for 'Affordable Housing'. They are not included in the Guidance Needs Assessment Model.
- 8.8.6 The need for student halls of residence should be considered as part of the wider planning strategies in areas where this could apply.

8.9 Military Service Personnel

- 8.9.1 Hart, Rushmoor and Surrey Heath have significant areas of land owned by the Ministry of Defence (MoD) and accommodating approximately 8,200 military service personnel. The Ministry of Defence are reviewing accommodation and support services for military personnel in the sub-region. This includes forming a new regional 'Super Garrison' centred in Aldershot.
- 8.9.2 The overall aim will be to work together to improve the quality of life for civilian and military communities and to encourage closer integration with the civilian community.
- 8.9.3 Due to a recent change in legislation, Military Service Personnel are now eligible for affordable housing in the local authority area in which they are based. Previously they would have only been eligible for housing in the local authority area from which they originated. Additional preference for seriously injured or disabled service personnel is given in allocation schemes.
- 8.9.4 These factors could have an impact on the housing register and allocations in the sub-region.
- 8.9.5 There will be longer term implications arising from the MoD review and the legislative change. The need is new and not captured in previous studies. The respective 2009 Housing Need Surveys captured data on service personnel as they were categorised in the key worker category as outlined below.
- 8.9.6 Further work will be needed to assess the impact of these new requirements from this group.

8.10 Key Worker Households

- 8.10.1 The definition of key workers include groups eligible for the Key Worker Living Programme and others employed within the public sector identified by regional housing boards as requiring assistance.
- 8.10.2 Data on the housing needs of Key Worker households was gathered in each local housing needs survey. If they indicated that they worked in the public sector and worked within each respective local authority area, they were identified as key workers.
- 8.10.3 The Key Worker groups identified in the sub-region were:
- Nurses and NHS Staff
 - Teachers in schools, FE and Sixth Form Colleges
 - Police Officers and some Civilian staff
 - Prison Service and Probation Service staff
 - Social Workers, Educational Psychologists and Occupation Therapists employed by Local Authorities
 - Whole time Junior Fire Officers and retained Fire Fighters
 - Military Service Personnel
- 8.10.4 Respondents and their spouse / partner were asked to state which area of Public Sector employment they worked.
- 8.10.5 The data for each local authority in the sub-region is outlined in the table below.
- 8.10.6 Around 1,802 implied households in Hart District, 2,537 in Rushmoor Borough and 2,157 In Surrey Heath Borough gave details of their work in the public sector.

Table 8-16 Key Worker Households in the Sub-Region

Type	Hart		Rushmoor		Surrey Heath	
	%		%		%	
Nurses and NHS Staff	22.9	414	29.0	736	45.4	979
Teachers in schools, and Sixth Form Colleges	58.2	1,048	25.7	653	30.1	649
Police Officers and some Civilian Staff	0.3	6	3.6	91	0.0	0
Prison Service and Probation Service Staff	1.2	21	0.0	0	1.3	29
Social Workers, Education Psychologists and Occupation Therapists employed by LA's	1.4	25	4.6	117	5.6	121
Whole Time Junior Fire Officers and Retained Fire Fighters	0.0	0	0.0	0	2.5	54
Military Service Personnel	16.0	288	37.1	940	15.1	325
	100.0	1,802	100.0	2,537	100.0	2,157

Source: 2008 Housing Need Surveys

Housing Issues of Key Workers from Existing Households

- 8.10.7 A series of cross tabulations on key worker households who stated they would be moving within each respective local authority area were analysed, to find information on their tenure and house type preferences.
- 8.10.8 **It should be noted that there were low levels of data regarding key worker households moving within each district and the data should be treated with caution.**
- 8.10.9 Only 48 implied key workers in Hart, 134 implied in Rushmoor and 19 implied in Surrey Heath responded to a series of questions regarding the moving intentions of existing households within the next 3 years.
- 8.10.10 In Hart, all responding were teachers and all required owner occupation and detached housing with four plus bedrooms.
- 8.10.11 In Rushmoor, of the nurses and NHS staff responding, 52.3% require HA Shared Ownership, 27.6% require HA Rented and 20.1% require owner occupation. All teachers and Military Service Personnel required owner occupation.
- 8.10.12 In Rushmoor, 72.4% of nurses / NHS staff require semi-detached accommodation and 27.6% require a terraced property. All teachers responding required terraced accommodation and all Military Service Personnel required bungalow accommodation. In terms of property size, 72.4% of teachers required 2-bed accommodation and 20.1% required a 3-bed property. All teachers required a 3-bed property and all Military Service Personnel required a 2-bed property.
- 8.10.13 In Surrey Heath, all required owner-occupation and detached housing with four + bedrooms.
- 8.10.14 The quantified unit number needs for Key Worker households are incorporated within the overall market and social sector numbers in Appendix I of each Housing Needs Study report.
- 8.10.15 Data on the proportion of key workers unable to afford market housing is outlined in section 3 of each respective Housing Needs Study report.

9 THE FUTURE HOUSING MARKET

9.1 Introduction

9.1.1 This section provides an understanding of the scale of future housing demand across the sub-region. The key aims of this section are to build upon the understanding of the current housing situation in the sub-region derived in Sections 4.6 - 7 and consider how the current drivers of housing markets shape future changes in housing demand.

9.1.2 This section investigates:-

- How the total number of households and household structure may change in the future;
- How economic factors might influence total future demand;
- Whether affordability is likely to worsen or improve;
- What the key issues are for future policy / change.

9.2 Population Projections

9.2.1 Demography is a key factor influencing the requirements for market and affordable housing. The future changes in population will have an impact on future demand in the housing market.

9.2.2 Key Findings

- Over the period 2006 to 2026, the population across the sub-region is forecast to increase by 19,090 people (7.2%), with the biggest increase by some margin being forecast in Surrey Heath (16.1%; 13,200 people).
- The most significant increases overall are projected to be in the 65-84 and 85+ age groups;
- Growth in the 85+ group is high in all areas. These households are more likely to have a need for support services, adaptations or specialist accommodation;
- The total number of households in the sub-region is forecast to increase in the period 2006 to 2026 by between 11.2% in Hart, 16.4% in Rushmoor and 12.1% in Surrey Heath, a total rise of 13,940 households.

9.2.3 The general demographic forecasts in the tables for Hart and Rushmoor in this section have been provided by Hampshire County Council and are Hampshire County long term projections (July 2008) which reflect the housing strategy of the South East Plan. The methodology relating to these projections can be accessed at: <http://www3.hants.gov.uk/planning/factsandfigures/population-statistics/long-term-proj.htm>

9.2.4 The population projections provided for Surrey Heath Borough are 2006 based sub-national projections.

9.2.5 The population projections for the sub-region as a whole and the three sub-region authorities, as forecast from 2006 to 2026, are shown in the following tables. Overall, the population in the sub-region is projected to increase by 19,090 people (7.2%) by 2026. The largest increase is seen in the 65 - 84 age group (44.1%), a rise of 13,620 people and in the 85+ age group (97.8%), a rise of 4,380 people by 2026.

Table 9-1 Population Age Band Forecast, Sub Region, 2006 – 2026

	2006	2011	2016	2021	2026	Change	Change (%)
0 - 14	49,870	50,380	50,430	49,970	49,560	-310	-0.6
15- 24	32,710	35,020	32,890	31,670	31,870	-840	-2.6
25 - 44	81,010	81,140	78,170	77,690	78,030	-2,980	-3.7
45 - 64	64,800	69,590	70,580	71,310	70,020	+5,220	+8.1
65 - 84	30,910	34,610	39,530	41,680	44,530	+13,620	+44.1
85+	4,480	5,290	6,130	7,450	8,860	+4,380	+97.8
TOTAL	263,780	276,080	277,320	279,770	282,870	+19,090	+7.2

Source: Combined Hampshire County Council and © Crown Copyright 2006 ONS projections (2006-based)

* Please note that Table 9-1 is created from the sum of Table 9-2, Table 9-3 and Table 9-4. and the data is from different sources

9.2.6 The following tables show the demographic forecasts for each authority in the sub-region.

Table 9-2 Population Age Band Forecast, Hart, 2006 – 2026

	2006	2011	2016	2021	2026	Change	Change (%)
0 - 14	16,250	15,950	15,410	14,920	14,630	-1,620	-10.0
15- 24	10,500	10,600	9,990	9,620	9,450	-1,050	-10.0
25 - 44	25,620	24,330	22,690	22,080	22,140	-3,480	-13.6
45 - 64	23,240	24,140	23,930	23,740	22,760	-480	-2.1
65 - 84	10,850	12,570	14,530	15,280	16,000	+5,150	+47.5
85+	1,600	1,990	2,360	2,860	3,490	+1,890	+118.1
TOTAL	88,060	89,580	88,910	88,500	88,470	+410	+0.5

Source: Hampshire County Council

Table 9-3 Population Age Band Forecast, Rushmoor, 2006 – 2026

	2006	2011	2016	2021	2026	Change	Change (%)
0 - 14	17,720	18,080	17,510	17,250	16,930	-790	-4.5
15- 24	13,710	15,320	13,900	13,050	12,920	-790	-5.8
25 - 44	31,290	33,510	32,480	31,810	31,490	+200	+0.6
45 - 64	19,960	22,050	22,550	22,870	22,460	+2,500	+12.5
65 - 84	9,460	10,040	11,300	12,000	12,930	+3,470	+36.7
85+	1,380	1,600	1,770	1,990	2,270	+890	+64.5
TOTAL	93,520	100,600	99,510	98,970	99,000	+5,530	+5.9

Source: Hampshire County Council

Table 9-4 Population Age Band Forecast, Surrey Heath, 2006 – 2026

	2006	2011	2016	2021	2026	Change	Change (%)
0 - 14	15,900	16,400	17,100	17,800	18,000	+2,100	+13.2
15- 24	8,500	9,100	9,000	9,000	9,500	+1000	+11.8
25 - 44	24,100	23,300	23,000	23,800	24,400	+300	+1.2
45 - 64	21,600	23,400	24,100	24,700	24,800	+3,200	+14.8
65 - 84	10,600	12,000	13,700	14,400	15,600	+5,000	+47.1
85+	1,500	1,700	2,000	2,600	3,100	+1,600	+106.6
TOTAL	82,200	85,900	88,900	92,300	95,400	+13,200	+16.1

© Crown Copyright 2006

ONS 2006-based – rounded to the nearest hundred

- 9.2.7 Percentage change is measured between year bands, not from the base population. This is a better representation of the incremental change.
- 9.2.8 In the 0-14 age range, Surrey Heath shows an increase of 13.2% (2,100 people) in the forecast period to 2026. Both Hart and Rushmoor are forecast to experience a decline in this age range, Hart District shows the biggest decrease over the forecast period (-1,620; -10.0%). The 0-14 age group in Rushmoor decreases by 790 (-4.5%).
- 9.2.9 The 15–24 age range comprises mainly new households forming and will have implications for the future as affordable housing will be needed both in the short and longer term. Surrey Heath is forecast to have an increase in this age group of 1,000 people (11.8%) by 2026. Hart is expected to experience a decrease of 1,050 (10.0%) and Rushmoor is expected to see a decrease of 790 people (5.8%).
- 9.2.10 Statistics for the 25 – 44 age group generally comprise both newly forming and young family households. Hart is expected to see a large decrease in the age group by 2026 (3,480 people; 13.6%). Both Rushmoor and Surrey Heath are projected to see an increase in this group of 0.6% and 1.2% respectively.
- 9.2.11 Both Rushmoor and Surrey Heath are projected to see growth in the 45 – 64 age group over the forecast period of 12.5% and 14.8% respectively, however the number in this age group is projected to fall slightly in Hart (-480; -2.1%).
- 9.2.12 All authorities show a significant increase in the population in the 65-84 age groups. Hart shows the largest increase (+5,150; 47.5%), followed by Surrey Heath (+5,000; 47.1%). Rushmoor is projected to see an increase of 3,470 people (36.7%).
- 9.2.13 The “older” retired group, those 85 and above, again increases in the three authorities over the forecast period. Hart District shows the largest growth, (+1,890 people; 118.1%) by 2026. This group has the highest percentage growth relative to all other groups in all areas.

- 9.2.14 This growth in the retired and older population is a common pattern found in the vast majority of local authorities, reflecting the reduction in births from the 1970s and the reduction in deaths in older people due to better housing, working conditions and healthcare. This age group is much more likely to have care and support needs which need to be assessed in detail by the statutory authorities in the sub-region.
- 9.2.15 The key features of population change impacting on the housing market are migration and the number of younger and economically active households; and an ageing population with increasing care and support needs. Local Development Documents will need to take account of the projected growth in demand in these sectors and the strategic implications of these projections are as such:
- Changes in the population structure will impact on demand for different house types and tenures;
 - There are decreases in the numbers of the 0 – 14 population in Hart and Rushmoor authorities. This will impact on school utilisation;
 - The small growth in the 15 – 24 age group in Surrey Heath could marginally impact on the demand for affordable housing from newly forming households;
 - There is expected to be a decrease in Hart and a marginal increase in Rushmoor and Surrey Heath regarding the number of individuals in the 25 – 44 age band, the main economically active, household forming and moving household group. This may impact on the demand for market and affordable housing;
 - Growth in the number of individuals in the 45 – 64 age group may impact on demand for market housing, whilst the increase in the number of people in the 65+ age group and in particular the 85+ age group may impact on demand for supported housing, support services and adaptations;
 - Members of older age groups (65 – 84 and 85+) tend to own their properties and tend to remain in their family home even after children have left home or after the loss of a partner. The implication has been to create an increased demand for family housing from younger families and a rise in demand for owner-occupation over private rented property;
 - If historic trends persist, this pattern suggests that future population increases in the sub-region are likely to be increasingly underpinned by the growth in older age groups and those most associated with owner-occupied property;
 - The increase in older householders (i.e. 85+) will have implications for support services, extra care housing, long term suitability of accommodation, equity release schemes, adaptations, and other age - related care requirements.

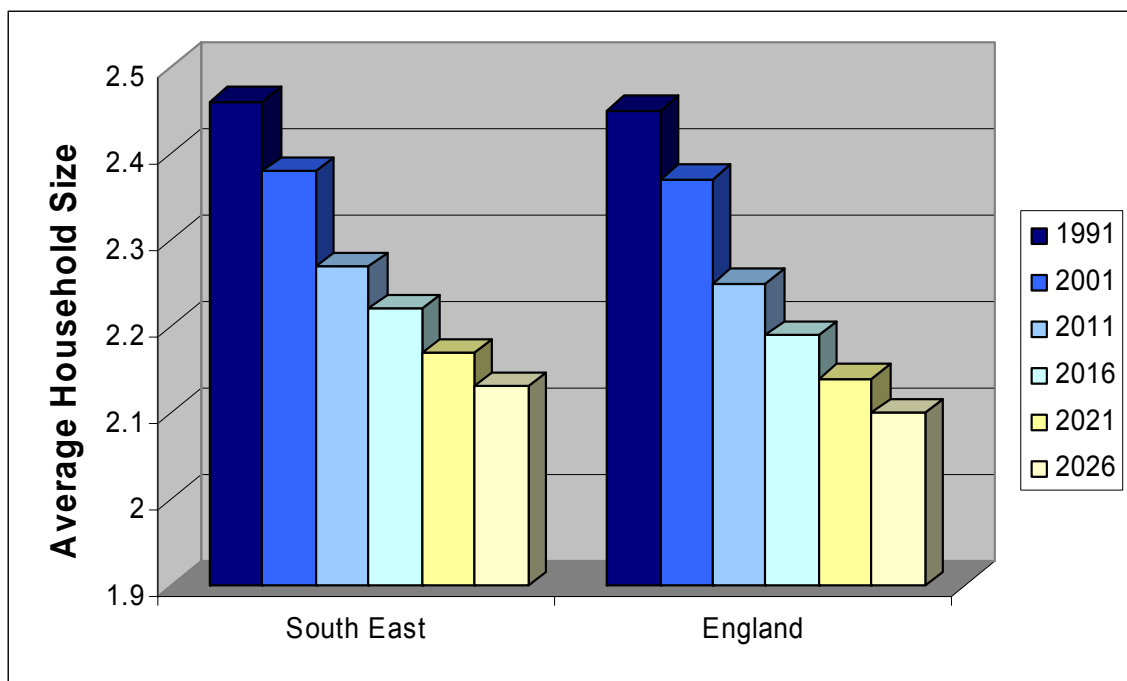
9.3 Forecast Change in Households 2006-2026

Household Size

- 9.3.1 Trends in household sizes and the number of households are crucial in determining the demand for future housing. Future changes in the number of households will be determined by increases in the population and changes in household structure and the extent to which an area follows the trends in reducing average household size. This also has implications as to the size of property that will be required in the future and in the turnover of existing stock to meet changing needs.

- 9.3.2 Communities and Local Government figures show that over the period 1991 to 2001, the average household size in the South East dropped from 2.46 to 2.38. Average household size has been falling for many years (see Figure 9-1 below). Average household size is expected by CLG to fall by 14.3% across England and 13.4% in the South East between 1991 and 2026, and 11.3% in London during the same period.
- 9.3.3 This forecast decline in household size to 2026 can be linked to the significant predicted growth in the over 60 population where more older people are living longer; the impact of relationship breakdown; and the increase in the number of single / couple households.
- 9.3.4 The decline in average household sizes in South East England, combined with a growing population, generates significant additional requirement for housing. Declining average household size raises the relative requirement for additional housing units as a given population requires a greater number of dwellings to house it.

Figure 9-1 2003 Based CLG Household Size Trends and Projections (1991-2026)



Source: Communities and Local Government (CLG)

- 9.3.5 Figure 9-1 presents data from CLG that sets out the likely change in household composition for the South East and England in the years to 2026.

9.3.6 Key Findings

- Household numbers are expected to grow at twice the rate of population growth;
- The number of married couple households is expected to decline significantly while the number of cohabiting couple households will increase by 186% in the South East to 2026;
- The number of one person households will increase by 83% between 2001 and 2026 in the South East.

Table 9-5 Household Composition and Population Projections, 1991-2026

	Year	Married couple HH	Co-habiting couple HH	Lone parent HH	Other multi-person HH	One person HH	All HH	Population
South East	1991	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	2001	95.5	150.3	152.8	98.6	124.0	108.8	105.1
	2016	90.2	244.7	182.4	113.5	172.0	126.2	113.6
	2026	89.5	286.4	189.6	121.2	207.1	138.2	119.8
England	1991	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	2001	92.2	154.0	151.1	98.6	121.0	107.1	103.3
	2016	85.7	249.4	183.6	115.2	164.3	123.7	110.2
	2026	83.9	289.2	192.0	125.0	194.1	134.2	114.8

Source: Communities and Local Government (CLG); Note - (1991 = 100)

- 9.3.7 As outlined in the table above, there have been significant changes in household formation over the last decade.
- 9.3.8 Table 9-6 outlines the household formation forecasts for the sub-region authorities from 2006 to 2026. The Hart District and Rushmoor Borough forecasts are Hampshire County Council strategy based household growth forecasts for the period 2006-2026. The Surrey Heath Borough forecasts are Office for National Statistics (ONS) sub-national Projections (February 2008).

Table 9-6 Forecast Change in Households in the sub-region, 2006 – 2026

	2006	2011	2016	2021	2026	Change (N ^{OS})	% Change
Hart*	34,950	36,420	37,230	38,040	38,850	3,900	11.2
Rushmoor*	36,820	40,220	41,100	41,980	42,860	6,040	16.4
Surrey Heath**	33,000	34,000	35,000	36,000	37,000	4,000	12.1
Sub-Region	104,770	110,640	113,330	116,020	118,710	13,940	13.3

Source: * Hampshire Long Term Projections (July 2008) **2004-based Household Projections (February 2008) © Crown Copyright

- 9.3.9 There is predicted to be 13,940 (13.3%) more households in the sub-region in 2026 than in 2006. All local authorities will encounter growth in the number of households, particularly in Rushmoor Borough with a household growth level of 16.4% to 2026.
- 9.3.10 Future developments in the number of households will depend on future changes in the size of households and the population in the area. CLG forecast that average household sizes will continue to decline to around 2.13 in the South East by 2026.
- 9.3.11 The decline in the average household size will be driven by longer life expectancy, the reduction in inter-generational households (where an extended family lives in the same household), higher labour mobility and increased social aspirations. In addition, the type of housing provided and brought forward through the planning system should be influenced by household size, although new housing represents a small proportion of all stock.

9.4 Future Size of Affordable Housing

- 9.4.1 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.
- 9.4.2 The following tables provide a detailed analysis of the social stock in each district by bedroom size and the levels of registered need and actual supply from turnover.
- 9.4.3 A number of different ratios have been calculated to attempt to provide a clear justification for the balance of property sizes in Local Development Documents.
- 9.4.4 The ratio of waiting list demand to supply is the number of years it would take for 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 was no future need other than the current backlog, which clearly will not be the case.

Table 9-7 Hart Social Stock, Waiting List Need and Social Turnover

Stock Size	Waiting List (HSSA) **		Social Stock Turnover ***		Demand vs. Supply
	Count	Percentage	Count	Percentage	
1-bedroom	996	52.9%	78	47.3%	12.7 : 1
2-bedrooms	481	25.6%	64	38.8%	7.5 : 1
3-bedrooms	354	18.8%	22	13.3%	16.1 : 1
4+ bedrooms	51	2.7%	1	0.6%	51.0 : 1
Total	1,882	100.0%	165	100.0%	11.4 : 1

** - Local Authority HSSA Returns - 2008

*** - Local Authority Data

- 9.4.5 In Hart District, even if no new need arose, it would take over:-
- 12 years to meet the requirements for 1-bed properties.
 - 7 years to address the 2-bedroom requirement.
 - 16 years to address the 3-bedroom stock requirement.
 - Over 50 years to meet the need for larger 4+ bedroom family units.
- 9.4.6 Generally, 86% of stock turnover is from 1 and 2 bedroom units, greater than the waiting list need of 79% 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.

Table 9-8 Rushmoor Social Stock, Waiting List Need and Turnover

Stock Size	Waiting List (HSSA) **		Social Stock Turnover ***		Demand vs. Supply
	Count	Percentage	Count	Percentage	
1-bedroom	1,708	55.1	74	28.1	23.1:1
2-bedrooms	799	25.7	124	47.2	6.4:1
3-bedrooms	474	15.3	61	23.2	7.8:1
4+ bedrooms	121	3.9	4	1.5	30.3:1
Total	3,102	100.0	263	100.0	11.8:1

** - Local Authority HSSA Returns - 2008

*** - Local Authority Data

- 9.4.7 In Rushmoor, if no new need arose, it would take over:-
- 23 years to meet the requirements for 1-bed properties.
 - 6 years to address the 2-bedroom requirement.
 - 7 years to address the 3-bedroom stock requirement.
 - 30 years to meet the need for larger 4+ bedroom family units.
- 9.4.8 Generally, 80.8% of turnover is from 1 and 2 bedroom units, slightly greater than the waiting list need of 75.3% for these units.

Table 9-9 Surrey Heath Social Stock, Waiting List Need And Turnover

Stock Size	Waiting List (HSSA) **		Social Stock Turnover ***		Demand vs. Supply
1-bedroom	967	55.1%	42	34.1%	23.0:1
2-bedrooms	462	26.3%	46	37.4%	10.0:1
3-bedrooms	227	12.9%	35	28.5%	6.5:1
4+ bedrooms	101	5.7%	0	0.0%	n/a
Total	1,757	100.0%	123	100.0%	14.3:1

** - Local Authority HSSA Returns - 2008

*** - Local Authority Data

- 9.4.9 In Surrey Heath, even if no new need arose, it would take over:-
- 23 years to meet the requirements for 1-bed properties.
 - 10 years to address the 2-bedroom requirement.
 - Over 6 years to address the 3-bedroom stock requirement.
 - There were no re-lets of 4 bedroom stock in the year ending 31st March 2008 and on this basis the 4 bedroom requirement would never be met.
- 9.4.10 Generally, 71.5% of turnover is from 1 and 2 bedroom units, less than the waiting list need of 81.4% for these units.

Intermediate Housing

- 9.4.11 Within affordable supply there is a need for further intermediate stock, primarily to assist young households who previously would have been first time buyers. The major requirement of stock provided in this sector is therefore 1 and 2 bedroom properties and delivered usually in flatted developments.
- 9.4.12 However it is important to recognise that intermediate products both to buy and rent are increasingly required for existing households with young families needing to move to larger accommodation. At the other end of the household scale there is a potentially significant demand for shared equity for older people both in sheltered and extra care housing who need to “trade up” from lower value housing into specialist accommodation.

9.5 Current and Future Demand for Market Housing

- 9.5.1 PPS3 identifies the core government objectives to provide a variety of high quality market housing including addressing any shortfalls that apply in market housing.
- 9.5.2 Authorities are required to plan for a full range of market housing to meet the needs of the whole community, so that provision is made for family, single person, and multi-person households.

- 9.5.3 Local Development Documents will therefore need to provide indications of the type or size of dwellings to be provided to meet household demand. Authorities should provide an indication of the relative priority for particular property size requirements which should be delivered in future developments to provide for a more balanced housing market.
- 9.5.4 There are variations between districts in terms of the types of property required to meet current and future demand for market housing. However given mobility between districts, and the fact that the area is a single housing market, it is not essential that each authority has specific requirements for future delivery, provided that study area balance is achieved.
- 9.5.5 Survey data showed that households forming and moving had a strong desire to be near their family, near work and where they have always lived and it would be beneficial for each authority to attempt to influence future delivery to address local demand and fill gaps in stock types to provide a better balance in the housing stock, create more sustainable communities and undertake sustainable development.
- 9.5.6 In terms of sustainability it is not logical to expect people to travel across a sub-region to find property of the size they require and it would be beneficial at authority level to attempt to influence future delivery to address local demand as the movement between districts is not significant.
- 9.5.7 The following tables identify the annual net shortfall of market properties in each authority after allowing for the flow of the existing stock, to meet the level of demand from both local existing and concealed households intending to move within the next year. The data for in-migrating households is based on demand at the levels of those who previously in-migrated and supply from those intending to out-migrate in the immediate future.
- 9.5.8 The migration figures include households moving from one District to another within the sub-region detailed in Table 3-3 to Table 3-5. However the supply they create when moving is counted in the current district figures and the net overall position is unchanged for the sub-region although there can be variances within each district.

Table 9-10 Hart Annual Market Housing Supply / Demand by Size

Households	Bedsit / 1-bed		2-bed		3-bed		4+ bed		All Sizes	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Existing		19		25		162		512		718
Concealed		49		169		25		0		243
In-migration		91		365		700		417		1,573
Total Demand		159		559		887		929		2,534
Moving within	46		76		377		235		734	
Out-migration	6		205		161		305		677	
Total Supply	52		281		538		540		1,411	
Net Shortfall		107		278		349		389		1,123
% Shortfall		9.5%		24.8%		31.1%		34.6%		

Source: Housing Needs Survey data

- 9.5.9 There is a shortfall of all property sizes in Hart. It is recommended that as a guideline for future development, proportions should be rounded with perhaps delivery of a 10% level applied to 1 bedroom, 30% to 2 bedrooms, 35% to 3 bed units and 25% 4+ bedrooms.

Table 9-11 Rushmoor Annual Market Housing Supply / Demand by Size

Households	Bedsit / 1-bed		2-bed		3-bed		4+ bed		All Sizes	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Existing		15		193		411		44		663
Concealed		70		209		0		0		279
In-migration		231		273		355		37		896
Total Demand		316		675		766		81		1,838
Moving within	192		220		217		75		704	
Out-migration	120		193		347		145		805	
Total Supply	312		413		564		220		1,509	
Net Shortfall (Surplus)		4		262		202		(139)		329
% Shortfall		0.8%		56.0%		43.2%				

Source: Housing Needs Survey data

9.5.10 The projected turnover of 1bed stock addresses the vast majority of future demand. The major stock flow requirement is for 2 and 3 bedroom accommodation.

9.5.11 Current market stock has high levels of two bedroom terraced and three bedroom semi-detached houses. It is important however to recognise that although the data suggests a surplus of four bedroom units, it is almost entirely created by a higher level of out-migrating households compared to in-migration for properties of this size.

9.5.12 The stock will require more four bedroom detached houses in high quality environments to prevent future out-migration and support strategies to achieve economic growth. More large units built in high quality environments will be essential if Rushmoor is to attract higher levels of in-migration to support an improving economy and retain existing households who require larger units within the Borough.

9.5.13 To assist developers in relation to a property mix which would best meet the needs of current and future households, it would be logical to round the shortfall levels to 10% one bedroom, 50% two bedrooms, 20% three and 20% four bedroom units.

Table 9-12 Surrey Heath Annual Market Housing Supply / Demand by Size

Households	Bedsit / 1-bed		2-bed		3-bed		4+ bed		All Sizes	
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Existing		23		28		168		345		564
Concealed		48		169		13		14		244
In-migration		134		203		315		189		841
Total Demand		205		400		496		548		1,649
Moving within	118		93		174		248		633	
Out-migration	64		192		152		260		668	
Total Supply	182		285		326		508		1,301	
Net Shortfall		23		115		170		40		348
% Shortfall		6.6%		33.0%		48.9%		11.5%		

Source: Housing Needs Survey data

9.5.14 The level of shortfall in 3 bedroom properties is the most significant. A rounded guideline to address future household change would suggest around 10% of the delivery should be 1-bedroom, 40% for 2 and for 3 bedrooms and 10% 4+ bedroom units.

9.6 Overall Level of Demand

- 9.6.1 It is an accepted norm that 90% of all housing requirements should be met by the turnover of the existing stock but this does not apply in the sub-region. Household survey data suggests that there will be a total shortfall of 1,955 units per annum after allowing for market housing turnover.
- 9.6.2 This is particularly significant bearing in mind that the total annual allocation of housing in the draft South East Plan (2006) and the Panel Report (2007) for the sub-region is 697 units and the recommendations in the Draft South East Panel Secretary of State proposed changes of 717 units per annum to cover both market and affordable housing. If all authorities achieved 40% affordable housing to meet local needs in that sector, only around 430 market properties would be delivered each year.
- 9.6.3 The alternative method of projecting housing shortfall is to utilise the forecasts of the number of additional households expected to be formed. There has to be a caveat on either means of calculating the shortfall. Household survey data is a guide to individual household plans and intentions which may not be able to be realised whilst the individual authority allocations are to be regarded as minima and should therefore be exceeded, delivering more units into the market. Equally the household forecasts are also potentially likely to vary from those currently drafted and all of these factors will therefore need to be monitored.
- 9.6.4 PPS3 requires that there is proper annual monitoring of delivery, both in scale and by type and size and it is important that this is conducted for both sectors. Individual developments will vary between urban and rural locations and in size. This will clearly create variance in the type and size of properties able to be delivered and any variance from the broad recommendations for market housing should bias towards smaller units.
- 9.6.5 It is important to bear in mind that the longer term impact of reductions in household size through demographic change will create a need for a better balance than is provided in the current stock.

9.7 Housing Completions and Regional Allocations

- 9.7.1 Table 9-13 below shows the number of net completions for each authority and for the sub-region from 2000/01. The average completion rate has been 1,063 dwellings per annum in the sub-region.

Table 9-13 Housing Completions (Net) 2000/01 -2006/07

	2000 / 2001	2001 / 2002	2002 / 2003	2003 / 2004	2004/ 2005	2005/ 2006	2006/ 2007	Annual Average
Hart*	294	341	443	567	642	527	396	459
Rushmoor**	44	94	273	165	526	639	520	323
Surrey Heath	146	172	367	233	207	469	377	282
Sub-Region	484	607	1,083	965	1,375	1,635	1,293	1,063

Source: * Hart LDF Annual Monitoring Report 2006/07

** Rushmoor Borough Council

- 9.7.2 The table below sets out the draft South East Plan (March 2006) housing allocation figures, compared with the Panel's recommendations (August 2007) and the Secretary of State's proposed changes in July 2008. The finalised South East Plan is expected to be released late spring 2009

Table 9-14 South East Plan Housing Allocations, 2006 – 2026

	Draft Plan d.p.a.	Panel recommended d.p.a.	Secretary of State Proposed (July 08)	Recommended total 2006-26
Hart	200	200	220	4,400
Rushmoor	310	310	310	6,200
Surrey Heath	187	187	187	3,740
Sub-Region	697	697	717	14,340

Source: Draft South East Plan (March 2006) and Panel Report Recommendations (August 2007) and Secretary of State proposed changes (July 2008).

- 9.7.3 The draft South East Plan (Secretary of State Proposals, July 2008) identifies a housing allocation for the sub-region of 14,340 dwellings in the period 2006 -2026. The level of allocations against identified market demand and affordable need is examined further in section 12.7.

10 HOUSING NEED

10.1 Introduction

- 10.1.1 The aim of this section is to assist in estimating the number of current and future households in housing need and to provide an analysis of the available stock and requirements of existing affordable housing tenants for different sizes of properties.
- 10.1.2 As set out in PPS3, housing need is defined as 'the quantity of housing required for households who are unable to access suitable housing without financial assistance'. For the purposes of this assessment, 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 have been assessed.
- 10.1.3 The types of housing that should be considered unsuitable are listed in the table below.

Table 10-1 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 'national 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 & 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: page 41 CLG Strategic Housing Market Assessments Practice Guidance

10.2 Homelessness

- 10.2.1 The Communities for Local Government (CLG) Homelessness Strategy entitled '*Sustainable Communities: settled homes; changing lives*' aims to expand housing opportunities and reduce homelessness by offering a range of preventative measures and increasing access to settled homes, halving the number living in temporary accommodation in the UK by 2010.
- 10.2.2 The strategy aims to achieve this by preventing homelessness, providing support for vulnerable people, tackling the wider causes and symptoms of homelessness and helping more people move away from sleeping rough and providing more settled homes. In order to deliver this strategy, a series of targets have been devised including an increase in the supply of new social housing by 50% and to make better use of existing social and private rented stock and an increase in Government funding to tackle homelessness by 23% from £60 million to £74 million by 2007-08.

- 10.2.3 The implementation of this strategy has led to local authorities taking a more proactive role in dealing with homelessness and potential homelessness. This has resulted in a reduction in levels of statutory homelessness in each of the three sub-region authorities.
- 10.2.4 Each authority has made progress in terms of preventing homelessness and reducing the number of homeless acceptances and the number in temporary accommodation, in line with the Government policy. However it should be noted that the strategy may not necessarily have reduced the numbers of households at risk of homelessness or in housing need. Therefore there is a need to ensure that the reduction in official homelessness is not presented as leading to an eradication of housing need.
- 10.2.5 This is measured in the P1(e) returns titled '*Local Authority activity under homelessness provisions of the 1996 Housing Act*' produced by local authorities on a quarterly basis. These returns completed quarterly by authorities are the Communities and Local Government primary source of data analysis on statutory homeless households.
- 10.2.6 The P1(e) returns for the last four quarters as supplied by each of the sub-region authorities were utilised. These consisted of Q3 2007 to Q2 2008.
- 10.2.7 The P1 (e) returns for the year Quarter 3 2007 to Quarter 2 2008 shows the total recorded number of households in the sub-region and accepted for re-housing as homeless was 80. This consisted of 2 in Hart, 21 in Rushmoor and 57 in Surrey Heath.
- 10.2.8 During the year 2007/08 period, the majority of households required smaller accommodation to accommodate one person households and lone parent households with dependent children.
- 10.2.9 At 30th June 2008, the P1e records show that Hart District had no households in temporary accommodation arranged by the local authority, Rushmoor had 12 households and Surrey Heath had 41.

Table 10-2 Homeless Households in Accommodation Arranged by the Sub-Region LA's

Type of Temporary Accommodation	Hart	Rushmoor	Surrey Heath	Sub-Region
Bed and Breakfast (Shared)	0	1	1	2
Privately managed accommodation (self contained)	0	0	2	2
Hostel	0	3	25	28
Private sector Accommodation	0	2	2	4
Accommodation within LA stock	0	0	0	0
RSL Stock	0	6	11	17
Other	0	0	0	0
Total	0	12	41	53

Source: P1e, Q2 2008

10.3 Housing Register

- 10.3.1 A Housing Register is a waiting list for people in need of affordable housing and is used as a basis for allocating all the types of housing available to the council in each local authority. The number of people seeking RSL accommodation often far exceeds the number of available homes and authorities often operate a banding policy or points system, taking into account each households circumstances; including medical and social problems to ensure that people in greater need are given high priority.
- 10.3.2 In order to join the register, applicants are required to complete a Housing Register Form which details their current circumstances and these details enable the local authority to decide whether the applicant is eligible to join the register, what sort of accommodation they need, which area(s) of the district they would prefer to live in and what priority to give the applicant.
- 10.3.3 Following a change in the law, people with no connection to a local authority and currently live outside the local authority area can apply to join the register. It is possible that a household can register with more than one council but experience from Housing Needs Surveys show that the numbers are small and it is less likely that they would be housed in an area where they do not live or have strong connections. Less than 20% are registered on the waiting list of 'another Council' which could be within the sub-region or in an adjoining authority, i.e. Basingstoke & Deane and Guildford.
- 10.3.4 Choice Based Lettings (CBL) schemes are a new way of allocating social housing, with the aim of providing applicants with a greater choice regarding their home. The schemes allow people to apply for advertised social housing vacancies, often through the local press or an interactive web site. Applicants can see the full range of available homes and apply for the homes to which they are matched.
- 10.3.5 The successful applicant is the person with the highest priority for the property which they have bid for. The Government has set a deadline for all authorities to introduce CBL by 2010. All three authorities in the sub-region operate a CBL scheme.
- 10.3.6 At 1st April 2008, there were 6,741 households on the housing register throughout the sub-region. There should be at least an annual and normally a six monthly review of applicants on the register which requires re-registration if still in need.
- 10.3.7 The available data on the total number of households on the housing register by size of property required (number of bedrooms) found that demand is the highest for one bed accommodation.

Table 10-3 Number of Households on the Register by Size Required

Size of Property Required	Hart	Rushmoor	Surrey Heath	Sub-Region
1 bedroom	996	1,708	967	3,671
2 bedrooms	481	799	462	1,742
3 bedrooms	354	474	227	1,055
4+ bedrooms	51	121	101	273
Total	1,882	3,102	1,757	6,741

Source: 2008 HSSA

10.3.8 Historical data for both Hart and Surrey Heath shows that the number of new applicants joining the register per year has decreased overall from the 2006/07 level.

Table 10-4 New Applications – Previous 3 years

	2006 / 07	2007 / 08	2008 / 09
Hart	919	838	596
Rushmoor	-nd-	-nd-	1,080
Surrey Heath	855	759	769

Source: Sub-Region Local Authorities - nd – Data not available

11 CLG NEEDS ASSESSMENT MODEL

11.1 Introduction

- 11.1.1 (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007) indicates that housing partnerships should 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.
- 11.1.2 The types of housing considered unsuitable are listed in Table 10-1.
- 11.1.3 This element of the assessment is essential to identify the total scale of need of those not able to access the market, the provision available from existing stock turnover and the net need which requires to be addressed from future new provision. It provides essential support evidence for affordable housing targets in Local Development documents.

11.2 The Needs Assessment Model Structure

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

STAGE 1 CURRENT HOUSING NEED	
1.1	Homeless households and those in temporary accommodation Plus
1.2	Overcrowded (households who failed the CLG 'bedroom standard') and concealed households (those over 25 who share facilities with another household) Plus
1.3	Other groups as identified in Table 10-1
1.4	Equals - Total Current Housing Need



STAGE 2 FUTURE HOUSING NEED (GROSS)	
2.1	New household formation (gross per year) Times
2.2	Percentage of new households unable to rent in the market Plus
2.3	Existing households falling into need
2.4	Equals - Total Newly Arising Need



STAGE 3 AFFORDABLE HOUSING SUPPLY	
3.1	Affordable dwellings occupied by households in need Plus
3.2	Surplus stock Plus
3.3	Committed supply of new affordable housing Minus
3.4	Units to be taken out of management
3.5	Equals - Total Affordable Housing Stock Available
3.6	Annual supply of social re-lets (net) Plus
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels
3.8	Equals - Annual Supply of Affordable Housing

11.3 Model Structure

- 11.3.1 The CLG Housing Needs Assessment Models are based on the 2007 Strategic Housing Market Assessment Practice Guidance, and 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.
- 11.3.2 The calculations for each authority area have each been undertaken in a different manner within the broad framework in the Practice Guidance and more detail of the calculation process is provided within each Housing Needs Survey Report.

2000 Good Practice Guidance says:-

“It is not practicable to prescribe a fully detailed model which all authorities can and should follow in a mechanistic way.” (Page 104).

2007 Practice Guidance says:-

Housing markets are dynamic and complex. Because of this, strategic housing market assessments will not provide definitive estimates of housing need, demand and market conditions. However, they can provide valuable insights into how housing markets operate both now and in the future. (Page 9)

- 11.3.3 The broad 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 to 2013. The primary data gathering will of course be undertaken again before 2013, but unless there are major changes in house prices and incomes it is unlikely that there will be much variation in the overall situation.
- 11.3.4 The assessments of affordable housing need have been conducted using both primary and secondary data.
- 11.3.5 The overall assessments of housing need provided in this report are analysed in detail in the Housing Needs Survey report for each authority. The data for the Model is drawn from the household surveys and Council data to take account of the key demand sources, households requiring subsidised housing, homeless households not assessed in the survey, households living in unsuitable housing whose needs can only be resolved in a different dwelling and concealed household formation emanating from demographic change.

11.4 Hart Affordable Housing Needs Model

STAGE 1 – CURRENT HOUSING NEED (GROSS)		
1.1	Homeless households and those in temporary accommodation	0
1.2	Overcrowding and concealed households	606
1.3	Other groups	614
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	1,220
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	567
2.2	Proportion of new households unable to buy or rent in the market	43.0%
2.3	Existing households falling into need	131
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (567 x 43.0% = 244 + 131 = 375)	375
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	423
3.2	Surplus stock	0
3.3	Committed supply of new affordable housing	9
3.4	Units to be taken out of management	0
3.5	TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 + 3.3 – 3.4	432
3.6	Annual supply of social re-lets (net)	95
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	19
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.6 + 3.7	114
A	TOTAL NET CURRENT NEED 1.4 – 3.5 (1,220 – 432 = 788)	788
B	QUOTA TO ADDRESS NEED OVER 5 YEARS *	20%
C	ANNUAL CURRENT NEED A x B	158
D	TOTAL ANNUAL NEWLY ARISING NEED 2.4	375
E	TOTAL AFFORDABLE NEED PER YEAR C + D	533
F	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.8	114
OVERALL ANNUAL SHORTFALL E – F		419

* Elimination over a five year period is recommended in the SHMA Guidance for model purposes but the Council can make a Policy decision to do so over a longer period (e.g. 10 years or years to the end of the Local Development Framework period).

11.5 Rushmoor Affordable Housing Needs Model

STAGE 1 – CURRENT HOUSING NEED (GROSS)		
1.1	Homeless households and those in temporary accommodation	4
1.2	Overcrowding and concealed households	868
1.3	Other groups	1,245
1.4	TOTAL CURRENT HOUSING NEED (GROSS) 1.1 + 1.2 + 1.3	2,117
STAGE 2 – FUTURE NEED (GROSS PER YEAR)		
2.1	New household formation (gross per year)	762
2.2	Proportion of new households unable to buy or rent in the market	40.5%
2.3	Existing households falling into need	405
2.4	TOTAL ANNUAL NEWLY ARISING NEED (2.1 x 2.2) + 2.3 (762 x 40.5% = 309 + 405 = 714)	714
STAGE 3 – AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	1,028
3.2	Surplus stock	129
3.3	Committed supply of new affordable housing	139
3.4	Units to be taken out of management	0
3.5	TOTAL AFFORDABLE HOUSING STOCK AVAILABLE 3.1 + 3.2 + 3.3 – 3.4	1,296
3.6	Annual supply of social re-lets (net)	178
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	19
3.8	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.6 + 3.7	197
A	TOTAL NET CURRENT NEED 1.4 – 3.5 (2,117 – 1,296 = 821)	821
B	QUOTA TO ADDRESS NEED OVER 5 YEARS *	20%
C	ANNUAL CURRENT NEED A x B	164
D	TOTAL ANNUAL NEWLY ARISING NEED 2.4	714
E	TOTAL AFFORDABLE NEED PER YEAR C + D	878
F	ANNUAL SUPPLY OF AFFORDABLE HOUSING 3.8	197
OVERALL ANNUAL SHORTFALL E – F		681

* Elimination over a five year period is recommended in the SHMA Guidance for model purposes but the Council can make a Policy decision to do so over a longer period (e.g. 10 years or years to the end of the Local Development Framework period).

11.7 Summary of Affordable Housing Need

11.7.1 The three individual authority Needs Assessment models have a total net outstanding annual need for affordable housing, after social re-let and shared ownership re-sales of 1,732 units a year.

Table 11-1 Annual Affordable Housing Need

	Total Need	Supply	Net Need
Hart	533	114	419
Rushmoor	878	197	681
Surrey Heath	764	132	632
Sub-Region	2,175	443	1,732

12 BRINGING THE EVIDENCE TOGETHER

12.1 Land and Affordable Housing Delivery

- 12.1.1 Land supply is crucial to the provision of housing. Land available free or at a discount is often the key to making a social housing scheme viable, particularly given the limited funding available. Therefore, local authority housing and planning strategies need to ascertain the availability of sites and propose ways of bringing sites forward.
- 12.1.2 The inter-relationship of the land and subsidy issues is important in the negotiation process. It is clear from the scale of affordable need identified in the survey that each Council will need to negotiate with private landowners and developers to be able to deliver the scale of housing required.
- 12.1.3 The survey data provides identified need levels in each housing area, and each Local Authority must apply their own judgement as to the suitability of sites for affordable housing for low income families and new forming households unable to enter the private market, particularly related to the nature of existing affordable supply in the area, provision of services and other planning policy requirements.

12.2 Affordable Housing

- 12.2.1 The PPS3 definition of affordable housing is:-
- 12.2.2 "Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market"
- 12.2.3 Basically all affordable housing is subsidised in some way and it is important to clarify what subsidy is because it has been wrongly attributed to public sector grant only in the past. Subsidy includes not only public funding but also the provision of service land by developers either free or at a substantial discount.
- 12.2.4 The types of affordable housing are as follows:-

Social Rent

- *RSL (or other body approved under the Housing Act 2004) units for rent; and*

Intermediate Housing

- *shared ownership (now New Build HomeBuy);*
- *shared equity where land value is retained to provide housing for sale at below market levels and where control of the 'equity discount' can be retained as long as they are needed;*
- *discounted market housing for rent, also using land value.*

- 12.2.5 These definitions are also those provided in the Housing Market Assessment Draft Practice Guidance December 2005. These definitions differ in wording in PPS3 Annex B, but have the same core meaning.
- 12.2.6 The policy guidance gives each Council the power to negotiate with developers on all new permissions, subject to the ability to provide defensible data to justify need following a rigorous and up to date assessment provided in this survey.

12.3 Low Cost Market Housing

- 12.3.1 Low cost market housing is smaller one and two bedroom units which are provided to meet the needs of households with income levels just adequate to access the housing market. These are 'starter' homes and are part of the general market.
- 12.3.2 The requirement for these smaller units as part of market delivery is still important to the provision of quality smaller units of housing and to address a balanced type and size mix within new delivery.
- 12.3.3 Low cost market housing does not however represent affordable housing within the planning definition. The major difficulty and challenge for this sector in the medium to longer term is affordability within the sub-region for new forming households. It is this factor which is creating the need for shared ownership and other forms of subsidised intermediate housing.

12.4 Overall Affordable Housing Target Levels

- 12.4.1 The draft South East Plan (Secretary of State proposed changes, 2008) makes provision for an allocation for the sub-region of 717 units per annum, but not all of the allocation will be on "qualifying" sites as some market delivery will be on sites below the minimum threshold level.
- 12.4.2 The total affordable need in the sub-region of 1,732 is over twice greater than the full annual housing allocation of 717 units each year in the period 2006 to 2026. This is clearly unachievable and a simple mathematical calculation to determine the overall affordable housing target cannot be made.
- 12.4.3 The Housing Needs Assessments are not the only basis for each Council decision on target levels but they are a major element. Based on the robust evidence found in this assessment, the Housing Need Surveys, targets in the draft South East Plan and current practice, Local Development Frameworks within the sub-region could consider affordable housing targets of 40%, subject to viability. Percentage target levels will be assessed through viability studies.
- 12.4.4 Within the overall target, tenure mix targets at local level are very important to achieving site viability. Surrey Heath Borough Council completed an Affordable Housing Financial Viability study in 2008. Hart and Rushmoor have commissioned a joint viability study to be completed in 2009. Percentage target levels will be assessed for each authority through the Affordable Housing Viability Studies.
- 12.4.5 Meeting the total need for affordable housing however also involves a range of initiatives 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, conversions of existing buildings, in addition to new delivery through the planning system.

12.5 Future Affordable Housing Delivery

- 12.5.1 At the 2001 Census, the social rented stock in the sub-region was 8.4% in Hart, 15.3% in Rushmoor and 9.0% in Surrey Heath, and does not provide adequate turnover to meet the scale of need identified. 2008 survey data shows that Hart social stock has decreased by 0.3%, Rushmoor social stock has increase by 1.3% and Surrey Heath has decreased by 0.2% since 2001 Census. The availability of rented stock through re-lets is low relative to the expectation that existing stock flows should address 90% of all need.
- 12.5.2 The scale of need could justify the whole allocation as social rented units but a balanced approach is now the core of Government strategy although the majority of units are still required for social rent. In determining the balance of tenure mix the number of households who would be able to enter the market through intermediate housing but cannot afford private rent needs to be taken into account.
- 12.5.3 A large proportion of affordable units are required as social rented properties, both for new forming households and existing families. However, in both stock and availability from turnover, the social rented sector in Rushmoor provides over 9 times the scale of units (178) to those from shared ownership (19) each year. In Hart the social rented sector provides over 5 times the scale of units (95) to those from the shared ownership sector (19) each year and in Surrey Heath the social rented sector provides 10 times the scale of units (120) to those from the shared ownership sector (10) each year.
- 12.5.4 In determining the balance of tenure mix the number of households who would be able to enter the market through intermediate housing but cannot afford private rent needs to be taken into account.

12.6 Tenure Mix Targets

- 12.6.1 The increases in house prices over the last ten years have excluded many 'first-time buyers' from the owner occupied market. DCA believe therefore that the proportion of affordable housing provided on new sites should encompass more subsidised intermediate market housing than would have been the case even five years ago when it was a more marginal element of affordable need.
- 12.6.2 PPS3 now requires the provision of tenure mix targets within affordable housing which may vary by location within the Borough to take account of demand, need and current affordable supply at local level.
- 12.6.3 The tenure balance of new affordable delivery over the last three years has varied significantly between the three authorities with a majority of intermediate housing in Hart and Surrey Heath. This applies both to the last 3 years up to March 2008 and the planned mix levels over the next two years to 2010.

Table 12-1 Past and Future Affordable Tenure Mix Delivery

Tenure	Tenure % (2006-08)		Tenure % (2009 – 2010)	
	Rent	Intermediate	Rent	Intermediate
Hart	49	51	42	58
Rushmoor	50	50	57	43
Surrey Heath	47	53	38	62

Source: Local Authority 2008 HSSA data

- 12.6.4 Based on the evidence of the rental need met from stock turnover, local incomes and desire for owner occupation and the need to deliver viable sustainable mix developments, recommendations are provided on the overall affordable tenure target mix balance.
- 12.6.5 To address local need these could be set at 60% for social rent and 40% intermediate housing in Rushmoor, 65% for social rent and 35% intermediate housing in Hart and 50% for social rent and 50% intermediate housing in Surrey Heath. These target levels should be subject to a wider range of social stock supply and other planning, regeneration and development viability factors at local sub-area level.

Table 12-2 Affordable Housing and Tenure Mix Targets

	Affordable Target	Social Rent	Intermediate
Hart	40%	65%	35%
Rushmoor	40%	60%	40%
Surrey Heath	40%	50%	50%

- 12.6.6 A major factor in decisions determining the tenure mix between social rented and intermediate housing on each site is the current local supply and turnover of social rented and shared ownership units. All of these factors can only be judged with all the information available and this is beyond the scope of this study.

12.7 Balancing the Housing Market

- 12.7.1 Determining what this means for the future requirement for types of dwellings is complex. The scale of under-occupation is significant and the type and size of dwelling that households demand is not necessarily driven by actual need. The requirement for the expected future growth in households can only be estimated in terms of the size of new dwellings. Providing a better balanced housing stock should however be the key criteria for each authority.
- 12.7.2 The table below outlines the proposed annual average dwelling provision in the Draft South East Plan between 2006 and 2026, against the market demand and affordable need for each Local Authority, after allowing for the turnover of the existing stock.

Table 12-3 Proposed Annual Provision v. Demand and Affordable Need

	Dwelling Provision p.a.*			Affordable Need Shortfall p.a.****	Market Demand Shortfall p.a.****
	Draft Plan*	Panel Report**	Secretary of State proposed Changes***		
Hart	200	200	220	419	726
Rushmoor	310	310	310	681	881
Surrey Heath	187	187	187	632	348
Sub-Region	697	697	717	1,732	1,955

* Draft South East Plan (March 2006).

** Panel Report of the Draft South East Plan (August 2007)

*** The South East Plan Secretary of State's Proposed Changes (July 2008)

**** 2008 Housing Need Survey Data

- 12.7.3 The scale of demand and need identified through the Strategic Housing Market Assessment is significant. Compared to either the proposed sub-region annual provision of 717 units p.a. in the Secretary of State proposed changes to the South East Plan, July 2008, there is an identified shortfall of 1,955 units in the market sector alone, strongly linked to current in-migration levels.
- 12.7.4 The shortfall is calculated from the household survey data and is a guide to individual household plans and intentions which may not be able to be realised. The individual authority allocations are to be regarded as minima and should therefore be exceeded, delivering more units into the market. There is potential for variance and these factors will therefore need to be monitored.
- 12.7.5 Environmental constraints on the three local authority areas relating to Special Protection Area (SPA) issues has an impact on the land available for housing. It is unlikely that the market housing demand could be met due to these issues and will affect future supply.
- 12.7.6 If all authorities achieved 40% affordable housing to meet local needs in that sector, only around 430 properties would be delivered in the market sector each year.
- 12.7.7 The sub-region is not identified as a growth area in the South East and dwelling provision is low relative to the housing requirements in the market and affordable sectors.
- 12.7.8 Unless future delivery levels are increased significantly beyond the current or Panel recommendation levels, the scale of affordable needs will increase year by year and on a pure supply and demand basis, house prices should be expected to continue to rise well above income inflation levels.
- 12.7.9 The scale of new provision provides a very limited ability to create a more balanced housing market in terms of property type, size and tenure. The limited scale of affordable delivery could increase out-migration, particularly of service sector and key workers.
- 12.7.10 The financial crisis in the mortgage markets has created a major fall in the availability of mortgages and has caused the fastest fall in house sales and new development for over 60 years. This has had a significant impact on land values and unemployment in the building industry and estate agency sectors.
- 12.7.11 The current difficulty is in making any prediction as to how far the economic decline will go and how long the housing market will remain severely depressed as forecasts and data on activity changes virtually every month. In the short term this could have a severe impact on the delivery of a wide range of both affordable and market housing

12.8 Property Type and Size Targets

- 12.8.1 The overall affordable housing target and the need for different types and sizes in the affordable and market sectors have been provided to assist Planning and Housing Officers to develop policies to give direction to deliver the types of housing to create a better balance in the local stock.
- 12.8.2 Local Development Documents need to provide a clear guide 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 demand and need and a more balanced stock.

- 12.8.3 The data for the market sector is analysed in detail in section 6.6 and the affordable sector in section 11.14 of the Housing Needs Survey. A summary of the size requirements by tenure in each authority area is shown in the tables below.

Table 12-4 Future Delivery by Tenure – Hart

Tenure	Bedroom Size			
	1-Bed	2-Bed	3- Bed	4- Bed +
Market Sector	10%	30%	35%	25%
Intermediate	20%	20%	60%	-
Social Rented	25%	35%	30%	10%

Table 12-5 Future Delivery by Tenure - Rushmoor

Tenure	Bedroom Size			
	1-Bed	2-Bed	3- Bed	4- Bed +
Market Sector	10%	50%	20%	20%
Intermediate	40%	40%	20%	-
Social Rented	25%	35%	25%	15%

Table 12-6 Future Delivery by Tenure – Surrey Heath

Tenure	Bedroom Size			
	1-Bed	2-Bed	3- Bed	4- Bed +
Market Sector	10%	40%	40%	10%
Intermediate	20%	40%	40%	-
Social Rented	35%	30%	20%	15%

12.9 Site Thresholds

- 12.9.1 The national indicative minimum threshold level in PPS3 is set at 15 units. In all areas across the sub-region the significant level of need identified is unlikely to be met even at the threshold of 15 units in the new Guidance.
- 12.9.2 The annual scale of affordable need is almost four times the average annual new unit delivery over the next two years and justifies a housing needs case for a lower threshold. However, it is critical to test the level of increased supply which any threshold level below 15 dwellings would generate from a Strategic Housing Land Availability Assessment (SHLAA) taking economic viability into account.
- 12.9.3 It will also now be possible to consider a range of thresholds within the sub-region to address localised need in different sub-areas which would be informed by the SHLAA.

12.10 Rural Affordable Housing Targets and Thresholds

- 12.10.1 There is a clear need expressed in PPS3 to provide a range of options to deliver more housing in rural settlements.
- 12.10.2 Site thresholds in rural areas are normally significantly lower than those which apply in either the largest urban settlements or market towns as sites are normally smaller and are usually below the threshold of 15 units.
- 12.10.3 To improve the delivery of affordable housing in rural areas thresholds could be based upon the following levels:-
- 10 or more dwellings or 0.3 hectares in main towns;
 - 5 or more dwellings or 0.2 hectares in local centres;
 - 2 or more dwellings or 0.1 hectares in smaller villages with a 50% provision as highlighted in the Rural White Paper in 2000.
- 12.10.4 These lower site thresholds apply in the adopted local plans of many rural authorities, although the White Paper recommendation has not been adopted widely, bearing in mind that the rural affordable housing shortfall is now nationally recognised as a significant issue.
- 12.10.5 The Planning Policy Guidance Note 3 Housing Update on Planning for Sustainable Communities in Rural Areas issued in January 2005 provides a basis for allocation of sites solely for affordable housing and is not subject to previous population constraint. This is confirmed in PPS3 and each authority should consider allocation of small sites for affordable housing only in the Development Plan Documents.
- 12.10.6 In addition to the use of site thresholds, Guidance also identifies the need for both a rural exceptions policy and the allocation of sites in rural areas for affordable housing only.

13 THE SHMA PARTNERSHIP BOARD & THE STAKEHOLDER CONSULTATION

13.1 The SHMA Partnership Board

- 13.1.1 The Strategic Housing Market Assessments Practice Guidance (2007) encourages the formation of a Housing Partnership Board, consisting of a multi-disciplinary team including housing, planning, economic development and regeneration expertise.
- 13.1.2 The aim of this is to involve stakeholders in the assessment process in order to minimise objections to policies proposed as stakeholders will have had the opportunity to express their concerns on any aspect of the assessment process.
- 13.1.3 The roles of this group are to:-
- share and provide intelligence and additional context, and engagement in outcomes;
 - Ultimately gain sufficient research experience/expertise to complete assessments.
- 13.1.4 The responsibilities of partnership includes to:-
- share and pool information and intelligence, including relevant contextual intelligence and policy information;
 - support the housing market partnership core members in the analysis and interpretation of housing market intelligence;
 - assist with the development of a project plan for undertaking the Strategic Housing Market Assessment and ensuring their findings are regularly reviewed;
 - consider the implications of the assessment, including signing off its outputs and agreeing follow-up actions.
- 13.1.5 The North West Surrey and North East Hampshire sub-region established a SHMA Partnership Board in 2008.
- 13.1.6 The role of the partnership was oversee the SHMA and includes core representatives from the Government Office of the South East Registered Social Landlords (RSLs), and the Housing Corporation, in addition to housing and planning representatives from each Local Authority member.
- 13.1.7 In September 2008, the first SHMA Housing Partnership Board meeting was held.
- 13.1.8 The aim of the event was to:
- form the SHMA Housing Partnership and outline the key role and responsibilities of the housing partnership board;
 - present the key draft findings of Interim Report 1;
 - enable those present to discuss and comment on the findings and raise any other relevant issues that they feel have not been included;
 - bring local knowledge to the assessment process and to provide a check on the findings of the study from the practical experience of key stakeholders and delivery partners.

13.1.9 The seminar presentation carried out covered:-

- The aims and objectives of the SHMA;
- The methodology of the SHMA;
- The study outputs;
- Understanding the Local Housing Markets;

13.1.10 A second SHMA Housing partnership Board meeting was held in December 2008. The purpose of this meeting was to present the key findings from the draft SHMA report.

13.1.11 The seminar presentation carried out covered:-

- The Active Market;
- The Future Population;
- The Needs of Specific groups;
- The future demand for affordable housing;
- The future demand for market housing;
- Scale of affordable need;
- Future delivery targets.

13.1.12 The members of the SHMA Partnership Board are listed at Appendix I.

13.2 Wider Stakeholder Involvement

13.2.1 A newsletter was circulated to key organisations in the sub-region in July 2008 to inform a wider group of stakeholders of the SHMA and how they can be involved. The wider stakeholder group includes Hampshire County Council Supporting People and Adult Services. A copy of the newsletter is included at Appendix V.

13.2.2 Information regarding the SHMA was also included on each respective council web site.

13.3 Response to Consultation

13.3.1 The draft report has been revised in light of the comments received and further data/information/examination of these issues has been undertaken. The SHMA Partnership Board has sought to ensure that the final report has given due consideration to the results of the consultation undertaken.

14 UPDATING THE STRATEGIC HOUSING MARKET ASSESSMENT

- 14.1.1 This section provides guidelines as to how the findings of the SHMA should be monitored and updated on a regular basis, as outlined in the Communities and Local Government (CLG) Strategic Housing Market Assessments Practice Guidance (August 2007).
- 14.1.2 PPS3 and Section 35 of the Planning and the Compulsory Purchase Act 2004 expect that regular monitoring (Annual Monitoring Report - AMR) will take place and that where market conditions change there may be a need to reassess demand and need. The SHMA will provide tools to allow regular monitoring and updating to take place, to satisfy requirements of AMR and also keep a watching brief on any changes within the market.
- 14.1.3 This assessment is easily and readily updated annually. It is important to recognise that there is a difference between monitoring and updating the assessment. Updating requires tracking short-term changes in the housing market conditions, to ensure policies and strategies are responsive to changes in local demands and pressures.
- 14.1.4 SHMA updates should initially focus on the three main variables identified in the 2007 Strategic Housing Market Assessment Practice Guidance as shown below.

Variable	Data source
External impacts on the market	Mid-year population and households estimates Labour market changes Interest rates Income and earnings surveys
Housing stock changes	New build completions Affordable housing delivered through S106 agreements Demolitions Remodelling Outstanding planning permissions
Affordability changes	House prices Private sector rents Changes in household incomes Shared ownership initiatives etc

- 14.1.5 The set of core indicators above will be used, similar to those developed during the course of the study. These could be integrated into the new monitoring framework for LDFs (Annual Monitoring Report).

15 BIBLIOGRAPHY

Barker, K. (2004) **Review of Housing Supply, Delivering Stability: Securing our Future Housing Needs**, London

Communities and Local Government (2006) **Planning Policy Statement 3 (PPS3): Housing**, CLG, London

Communities and Local Government (2005), **Sustainable Communities: Homes for All**, CLG, London.

Communities and Local Government (2007), **Housing Green Paper: "Homes for the future: more affordable, more sustainable"**, CLG, London

Communities and Local Government (2004), **The Planning and Compulsory Purchase Act**, CLG, London.

Communities and Local Government (2004), **Housing Act**, CLG, London

Communities and Local Government (2008), **Code for Sustainable Homes**, CLG, London

Communities and Local Government (2005), **The HomeBuy Scheme**, CLG, London

Communities and Local Government (2005/2006) **Survey of English Housing (SEH)**, CLG, London

Communities and Local Government (2007) **Strategic Housing Market Assessments: Practice Guidance**, CLG, London

DTZ Pieda Consulting (2005), **Identifying the Local Housing Markets of South East England**, DTZ, Reading

DTZ Pieda Consulting (2005) **Hart Housing Market Assessment**, DTZ, Reading

DTZ Pieda Consulting (2005) **Housing Market Assessment of Rushmoor and the Blackwater Valley**, DTZ, Reading

Government Office for the South East (2001) **Regional Planning Guidance for the South East (RPG 9)**, GOSE

Hampshire County Council (1996-2011) **Hampshire Structure Plan**, Hampshire

Hampshire County Council (2006) **Hampshire Local Transport Plan**, Hampshire;

Hampshire County Council (2005) **Hampshire Supporting People Strategy**, Hampshire

Hart District Council (2005) **Living in Hart: A Housing Strategy for Hart District**, Hart

Hart District Council (2007) **Hart District Local Plan (Replacement)**, Hart

Hart District Council (2008) **Hart Strategic Housing Land Availability Assessment (SHLAA)**, Hart

- Hart District Council (2008) **Hart Sustainable Community Strategy**, Hart
- Hart District Council (2006) **Local Development Framework – Core Strategy -2026, Preferred Options**, Hart
- Hart District Council (2008) **Hart Homelessness Strategy**, Hart
- Hart District Council (2007) **Hart Older Persons Housing Strategy**, Hart
- Land Registry (2007) **Land Registry Residential Property Price Report**, 2nd Quarter 2008, © Crown Copyright
- National Housing and Planning Advice Unit (2007) **Affordability Matters**, NHPAU: Hampshire
- Rushmoor Borough Council (2008) **Rushmoor Housing Strategy**, Rushmoor
- Rushmoor Borough Council (1996-2011) **Rushmoor Local Plan**, Rushmoor
- Rushmoor Borough Council (2008) **Rushmoor Strategic Housing Land Availability Assessment**, Rushmoor
- Rushmoor Borough Council (2004) **A Community Strategy for Rushmoor**, Rushmoor
- Rushmoor Borough Council (2008) **Rushmoor 2026 – A Strategy for the Future (draft)**, Rushmoor
- Rushmoor Borough Council (2008) **Rushmoor BC Homelessness Strategy**, Rushmoor
- Rushmoor Borough Council / Hart District Council (2008) **Joint Affordable Housing Viability Study**, Rushmoor / Hart
- South East England Development Agency (2006) **The Regional Economic Strategy, SEEDA**
- South East England Regional Assembly (2006) **The Draft South East Plan Core Document**, SEERA
- South East England Regional Assembly (2007) **Panel Report of the Draft South East Plan**, SEERA
- South East England Regional Assembly (2008) **Secretary of State Proposed Changes to the South East Plan**, SEERA
- Steve Wilcox (2007) **Can't Buy: Can Rent**, Hometrack, London
- Surrey County Council (2004) **Surrey Structure Plan 2004**, Surrey
- Surrey County Council (2004) **Surrey Supporting People Strategy 2004-2009**, Surrey
- Surrey County Council (2006) **The Surrey Local Transport Plan: Second Edition 2006/07 to 2010/11**, Surrey

The South of England Regional Assembly (SEERA) (2008), **The South East Regional Housing Strategy**

Surrey Heath Borough Council (2007) **Surrey Heath Affordable Housing Viability Study**, Surrey Heath

Surrey Heath Borough Council (2002) Surrey Heath **Housing Strategy**, Surrey Heath

Surrey Heath Borough Council (2000) **Surrey Heath Borough Local Plan**, Surrey Heath

Surrey Heath Borough Council (2008) **Surrey Heath Strategic Housing Land Availability Assessment**, Surrey Heath

Surrey Heath Borough Council (2007) **Affordable Housing Financial Viability study**, Surrey Heath

Surrey Heath Borough Council (2004) **Surrey Heath Community Plan**, Surrey Heath

Surrey Heath Borough Council (2008) **Core Strategy & Development Management Policies (Options document)**, Surrey Heath

Surrey Heath Borough Council (2008) **Surrey Heath Homelessness Strategy**, Surrey Heath

APPENDIX I

Membership Of The SHMA Housing Partnership

SHMA Housing Partnership Board Membership

Stakeholder consultation was a major element of the SHMA.

The following organisations were members of the Local Housing Partnership and either attended the SHMA meetings and / or provided written comments.

Type of Organisation	Name	Name of Organisation
Local Government	Claire Beaumont (Planning)	Hart District Council
	Fiona Hood (Strategy & Development)	Hart District Council
	Jane Abraham (Housing Strategy)	Rushmoor Borough Council
	Jane Reeves (Planning)	Rushmoor Borough Council
	John Devonshire(Planning)	Surrey Heath Borough Council
	Clive Jinman(Housing Strategy)	Surrey Heath Borough Council
County / Regional Government	Susan Barnes	Government Office for the South East
	Andy Welberry	Government Office for the South East
National Government Agency	Rose Chadwick	Housing Corporation
	Rowena Clements	Housing Corporation
RSL / HA	Steve Coggins	A2 Dominion
	Nancy Warerhouse	A2 Dominion
	David Walsh	Accent Peerless
	Jackie Strube	HydeMartlet
	Janine Edbrooke	HydeMartlet
	Michelle Rooks-Dawson	Pavilion Housing Association
	Tina Wilkinson	Pavilion Housing Association
	Val Bagnell	Sentinel Housing Association
	John Baldwin	Thames Valley Housing Association
Property Developers / Builder	Roger Atkinson	Arcadia
	Sarah Conlan	Crest Nicholson

The following organisations were invited to become members of the SHMA Partnership Board but were unable to commit to the role:

Type of Organisation	Name of Organisation
Estate Agents	McKenzie Smith Estate Agents

APPENDIX II

Glossary Of Terms

GLOSSARY

ABI	Annual Business Inquiry.
ADP – Approved Development Programme	This is the Housing Corporation's total capital programme in any one year. It is normally broken down into rented housing, shared ownership and other home ownership initiatives. This is now called the National Affordable Housing Programme.
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>
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	Black & Minority Ethnic.

¹ This subsidy is not always public subsidy.

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

CBL	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.
CLG	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.
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).
Cost rented housing	Housing let at rents which are set to cover development and management costs only, i.e. not for profit. Cost rents are above the Housing Corporation's rent caps but below market rents.
Data Entry Checks	Checks on errors in keying survey data into computer systems.
Data Processing and Analysis	The process by which the responses on a questionnaire are converted into numbers or categories. These are then used to produce outputs such as tables and charts.
DETR	Government body superseded by CLG. (See CLG)
Discounted Market Rented Housing	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
Existing Household	An existing household encompasses the household in its entirety.
Existing Household In Unsuitable Accommodation	Refers to all circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition, security or cost.
Focus Group	A type of qualitative research in which the views of respondents are sought and recorded in a group setting. Also known as a 'group discussion'.
HMO	Houses in Multiple Occupation.
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>
Households In Unregistered Need	Households in unregistered need are those households that are in need but not registered on the Council’s Waiting or Transfer List.
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.
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.
Key Worker ³	A Key Worker is someone: - employed by the public sector - in a frontline role delivering an essential public service - in a sector where there are serious recruitment and retention problems.
LA	Local Authority.
LCHO	Low Cost Home Ownership.
LDF	Local Development Framework. This is a folder of local development documents that outlines how planning will be managed within a Local Authority area.

³ Source: CLG

NOMIS	National On-line Manpower Information System.
Over Occupation / Overcrowding	Over occupation / Overcrowding occurs when, using the bedroom standard , there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.
ODPM	Office of the Deputy Prime Minister.
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.
Qualitative Research	A type of research designed to reveal a full range of views and circumstances of the population under study, giving an in-depth picture. Examples of this approach are depth interviews and focus groups . It differs from quantitative research in not providing statistically reliable numerical data.
Quantitative Research	Research designed to provide numerical information about a topic which is statistically reliable. If carried out using adequate methodology, quantitative data from a sample of the population can be extrapolated to assume that the results apply to the population as a whole, to greater or lesser degrees of reliability. Data is usually collected by post, telephone or by face-to face interview.
Random Sample	A sample where no member of the target population has a greater chance of being of being chosen than any other. Also known as Simple Random Sampling .
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.
RSL – Registered Social Landlords	A Housing Association or a not-for-profit company, registered by the Housing Corporation, providing social housing.
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.
RTB	Right To Buy. The Right To Buy Scheme gives eligible current and former council tenants the right to buy their property from their council at a discount.
SEH	The Survey of English Housing is a continuous household survey that collects information from nearly 20,000 households about the characteristics of their housing and their attitudes to housing and related issues.

<p>Section 106 sites (S106 of the Town and County Planning Act 1990)</p>	<p>A general term to describe a housing site which is large enough to require a developer to contribute affordable housing as part of a development scheme. S106 of the Act allows Planning Authorities to negotiate planning obligations as part of a development and could include, among other things, a proportion of affordable housing.</p>
<p>Sheltered Housing</p>	<p>Sheltered Accommodation is housing which is purpose built for older people with associated facilities and services.</p>
<p>SHG – Social Housing Grant</p>	<p>Capital provided by the Housing Corporation, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996.</p>
<p>SO – Shared Ownership</p>	<p>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.</p>
<p>Transfer List</p>	<p>A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists and some authorities may combine transfer applicants in one Housing Register.</p>
<p>TTWA</p>	<p>Travel To Work Area. There are 243 TTWAs which were defined in 2007 from 2001 Census data using home and work addresses.</p>
<p>Under Occupation</p>	<p>A household is under-occupying if more than one spare bedroom is available, using the bedroom standard as a test.</p> <p>Under-occupation is common in the private sector.</p>

APPENDIX III

Secondary Data Sources

Appendix III SHMA Secondary Data Sources

Data Source	Description	Supplier	Geographic Unit	Frequency of Release	Cost
<i>Annual Survey of Hours and Earnings (ASHE)</i>	<p>The Annual Survey of Hours and Earnings (ASHE) provides information about the level, distribution and make-up of earnings and hours paid for employees within industries, occupations and regions.</p> <p>The ASHE was developed to replace the New Earnings Survey (NES) in 2004.</p> <p>The ASHE contains UK data on earnings for employees by sex and full-time/part-time workers. Further breakdowns include by region, occupation, industry, region by occupation and age-groups. These breakdowns are available for the following variables: gross weekly pay, weekly pay excluding overtime, basic pay including other pay, overtime pay, gross hourly pay, hourly pay excluding overtime, gross annual pay, annual incentive pay, total paid hours, basic paid hours and paid overtime hours.</p>	National Statistics Online / NOMIS	Local Authority and Above	Annually	Free
<i>Annual Business Inquiry</i>	<p>The Annual Business Inquiry (ABI) is conducted in two parts: one dealing with employment, the other with financial information. The financial inquiry covers about two thirds of the UK economy including: production; construction; distribution and service industries; agriculture (part), hunting, forestry and fishing. The coverage of the employment inquiry is wider.</p>	National Statistics Online / NOMIS	Local Authority and above	Annually	<p>Limited data from NOMIS available free of charge</p> <p>Full access to ABI data is restricted. You must first obtain a Chancellor of the Exchequer's Notice from the Office for National Statistics (ONS).</p>

ONS Annual Population Survey	The ONS Annual Population Survey is a residence based labour market survey encompassing population, economic activity, economic inactivity and qualifications.	National Statistics Online / NOMIS	Local Authority and above	Annually and Updated Quarterly	Free
Census	The Census is a count of all people and all households. It the most complete source of information about the population that we have. The most recent census was on 29 April 2001. It covers everyone at the same time and asks the same core questions which make it easy for comparisons in different parts of the country.	Office for National Statistics	Nationally	Every 10 years	Free
Core HA New Lettings Data	CORE records information on the characteristics of both HA and LA new social housing tenants and the homes they rent and buy. A Housing Association with more than 250 units or 250 bedspaces is required by the Tenant Services Authority to complete CORE logs fully and accurately.	CORE website www.core.ac.uk	Nationally	Updated each time a letting or sale is made	Free
Tenant Services Authority (TSA) (Formerly Housing Corporation)	The TSA regulates social housing landlords and sets high standards of management across housing association homes and in the future Local Authority social homes. The TSA will listen to tenants' concerns and has the ability to take action where tenants are not getting a fair deal.	www.tenantservicesauthority.org	Nationally	N/A	Free
Homes and Community Agency (HCA) (Formerly Housing Corporation)	The HCA will make sure that homes are built in an economically, socially and environmentally sustainable way, as well as promoting good design. It also has a key role in regenerating communities and will base its approach on the Government's regeneration framework – Transforming Places; Changing Lives.	www.homesandcommunities.co.uk	Nationally	N/A	Free

Housing Strategy Statistical Appendix (HSSA)	The HSSA contains 14 sections of Local Authority statistical information. It is a handy reference document which brings together data items from many different housing areas. The purpose of the Appendix is to bring together statistical information relevant to the formulation of the Housing Strategy.	www.communities.gov.uk	LA District	Annually	Free
Land Registry House Price Index	The Land Registry House Price Index is the most accurate independent house price index available. It includes figures at national, regional, county and local authority level. It allows you to obtain lists of average house prices from 1995 onwards in any area of England and Wales for any range of months.	www.landregistry.gov.uk	Postcode level and above	Quarterly	Free
P1(e) Returns	P1(e) returns are the primary source of data for statutorily homeless households. The purpose of the P1(e) returns is to collect information on applications, acceptances by priority need groups, households provided with temporary accommodation and households leaving temporary accommodation..	Local Authority	Local Authority	Quarterly	Free
ONS Claimant Count	The claimant count records the number of people claiming Jobseekers Allowance (JSA) broken down by age, duration and their sought or usual occupation.	National Statistics Online / NOMIS	Local Authority and above	Annually	Free
The Survey of English Housing	General purpose survey of 20,000 households in England with specific emphasis on housing.	CLG	Regions / Sub-regions	Annually	Free

APPENDIX IV

Local Authority Sub Area Level Sales and Rental Costs

1 INDIVIDUAL AUTHORITY SUB-AREA LEVEL SALES & RENTALS

1.1.1 In order to further analyse house prices in North West Surrey and North East Hampshire, each authority was divided into the sub-areas utilised in the respective previous Housing Needs Surveys. Maps

1.1.2 The average of the lowest quartile prices was calculated in order to ascertain entry level property prices and income required to access the cheapest 1 and 2-bed flats and 1 and 2-bed terrace properties in each area for sale and for rent.

1.1.3 Entry Level Sales

1.1.4 The Borough / District wide entry level prices for the North West Surrey and North East Hampshire authorities are outlined in the tables below.

Table 1-1 Entry Sales Levels (£) in Hart 2008

Property Type	Fleet / Church Crookham	Hook	Hartley Wintney	Odiham / North Warnborough	Yateley / Blackwater / Hawley	Rural Area	District-wide
1-Bed Flat	119,950	*82,500	-nd-	*190,000	131,950	*204,950	125,000
2-Bed Flat	159,950	162,950	*160,000	*179,950	144,950	*184,950	154,950
2-Bed Terrace	199,950	179,950	189,950	*224,950	179,950	-nd-	180,000
3-Bed Terrace	215,000	199,950	249,950	279,950	189,950	-nd-	199,950

Source: DCA Estate Agency Survey October 2008 *low level of data available nd – No Data

Table 1-2 Entry Sales Levels (£) in Rushmoor 2008

Property Type	Farnborough North	Farnborough South	Aldershot	Aldershot East	Borough-wide
1-Bed Flat	109,950	118,500	114,950	119,950	115,000
2-Bed Flat	145,000	149,950	139,950	139,950	142,950
2-Bed Terrace	153,500	185,000	169,950	176,000	169,950
3-Bed Terrace	179,950	169,950	194,950	194,950	190,000

Source: DCA Estate Agency Survey October 2008 *low level of data available

Table 1-3 Entry Sales Levels (£) in Surrey Heath 2008

Property Type	Bagshot	Bisley	Camberley	Chobham	Frimley /Frimley Green
1-Bed Flat	149,950	*156,500	124,950	-nd-	-nd-
2-Bed Flat	*139,950	*199,950	135,000	222,950	169,950
2-Bed Terrace	234,950	194,950	184,950	-nd-	169,950
3-Bed Terrace	*199,950	*279,950	185,000	-nd-	185,000

Property Type	Heatherside / Parkside	Lightwater	Mytchett & Deepcut	West End	Windlesham	Borough -wide
1-Bed Flat	*140,000	*139,950	124,950	-nd-	*155,000	135,000
2-Bed Flat	*199,950	179,950	*189,950	*199,950	*289,950	175,500
2-Bed Terrace	-nd-	*229,950	184,950	-nd-	*228,000	189,950
3-Bed Terrace	195,000	*229,950	195,000	-nd-	-nd-	190,000

Source: DCA Estate Agency Survey October 2008 *low level of data available nd – No data

1.2 Purchase Income Thresholds

1.2.1 Table 1 -4 to Table 1-6 outline the income ranges needed to enter the market in the main settlements in each authority area in 2008 based on a single income.

Table 1-4 Hart Purchase Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Fleet / Church Crookham	32,600	43,400	54,300
Hook	*22,400	44,200	48,800
Hartley Wintney	-nd-	*43,400	51,600
Odiham / North Warnborough	*39,400	*48,800	*51,600
Yateley / Blackwater / Hawley	35,800	39,300	48,800
Rural Area	40,000	44,800	46,100

* Low Sample nd – No Data

Source: DCA Estate Agency Survey Data, 2008

Table 1-5 Rushmoor Purchase Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Farnborough North	29,800	39,400	41,700
Farnborough South	32,200	40,700	50,200
Aldershot	31,200	38,000	46,100
Aldershot East	32,600	38,000	47,800

* Low Sample

Source: DCA Estate Agency Survey Data, 2008

Table 1-6 Surrey Heath Purchase Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Bagshot	40,700	*58,400	57,000
Bisley	*42,500	*54,300	52,900
Camberley	33,900	36,600	50,200
Chobham	-nd-	*44,800	-nd-
Frimley / Frimley Green	-nd-	46,100	46,100
Heatherside / Parkside	*38,000	*54,300	-nd-
Lightwater	*38,000	48,800	*62,400
Mytchett & Deepcut	33,900	*51,600	59,400
West End	-nd-	*54,300	-nd-
Windlesham	*42,100	*46,100	*57,000

* Low Sample nd – No Data

Source: DCA Estate Agency Survey Data, 2008

1.2.2 **Entry Level Rental Costs**

1.2.3 In order to further analyse rental costs North West Surrey and North East Hampshire, the average of the lowest quartile prices was calculated in order to ascertain entry level property prices and income required to access the cheapest 1 and 2-bed flats and 1 and 2-bed terrace and semi-detached properties in each area.

Table 1-7 Average and Entry Rent Levels in Hart (£/month) –2008

Property Type	Fleet / Church Crookham		Hook		Hartley Wintney		Odiham / North Warnborough		Yateley / Blackwater / Hawley		Rural Area		District-wide	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	650	595	*688	*650	*692	*650	-nd-	-nd-	653	600	325	-nd-	648	600
2-Bed Flat	825	795	774	650	*863	*800	*981	*850	791	750	*890	*800	824	750
2-Bed Terraced	841	825	754	725	*875	*825	*873	*795	799	775	1,025	-nd-	825	775
3-Bed Terraced	1,042	895	*1,088	*875	850	-nd-	*1,148	*1,000	901	850	*1,223	*1,195	1,006	895
2-Bed Semi	886	800	-nd-	-nd-	-nd-	-nd-	*1,000	*850	*825	*775	*823	*795	893	795
3-Bed Semi	1,074	995	1,045	925	-nd-	-nd-	995	-nd-	*975	*950	*1,275	*900	1,079	950

Source: DCA House Price Survey October 2008 * Low Sample nd – No Data

Table 1-8 Average and Entry Rent Levels in Rushmoor (£/month) –2008

Property Type	Farnborough North		Farnborough South		Aldershot		Aldershot East		Borough-wide	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	649	625	637	615	607	595	647	625	630	595
2-Bed Flat	778	725	804	750	739	700	713	695	757	715
2-Bed Terraced	*885	*875	861	850	*799	*750	*823	*775	839	775
3-Bed Terraced	909	850	965	875	1,006	895	949	875	954	875
2-Bed Semi	*875	*850	812	750	775	-nd-	775	-nd-	819	775
3-Bed Semi	996	950	970	895	957	895	*904	*850	971	895

-nd- No Data * Low levels of data Source: DCA House Price Survey October 2008

Table 1-9 Average and Entry Rent Levels in Surrey Heath (£/month) –2008

Property Type	Bagshot		Bisley		Camberley		Chobham		Frimley /Frimley Green		Heatherside / Parkside	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	637	625	*669	*650	647	625	-nd-	-nd-	*724	*650	*705	*500
2-Bed Flat	*845	*725	-nd-	-nd-	827	750	1,054	1,100	*823	*725	868	*750
2-Bed Terraced	*938	*875	*854	*795	821	775	-nd-	-nd-	*857	*825	-nd-	-nd-
3-Bed Terraced	*929	*695	1,195	-nd-	1,026	925	*2,000	*2,000	*956	*950	*875	*825
2-Bed Semi	-nd-	-nd-	-nd-	-nd-	*975	*975	-nd-	-nd-	-nd-	-nd-	-nd-	-nd-
3-Bed Semi	*973	*895	1,000	-nd-	1,039	900	1,482	1,250	*973	*850	*1,028	*995

Property Type	Lightwater		Mytchett & Deepcut		West End		Windlesham		Borough -wide	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	680	650	*685	*675	695	-nd-	737	650	677	650
2-Bed Flat	*798	*795	*735	*695	-nd-	-nd-	*970	675	858	750
2-Bed Terraced	895	-nd-	-nd-	-nd-	-nd-	-nd-	*1,300	*950	944	825
3-Bed Terraced	-nd-	-nd-	*1,000	*800	*995	*995	1,200	-nd-	1,066	925
2-Bed Semi	875	-nd-	-nd-	-nd-	-nd-	-nd-	-nd-	-nd-	*942	*875
3-Bed Semi	-nd-	-nd-	*1,024	*950	1,350	-nd-	*1,613	*1,275	1,152	950

nd: No Data * Low levels of data Source: DCA House Price Survey October 2008

Rental Income Thresholds

1.2.4 Table 1-10 to Table 1-12 outline the income ranges needed to enter the market in the main settlements in each authority area in 2008 based on a single income.

Table 1-10 Hart Rental Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Fleet / Church Crookham	28,600	38,200	39,600
Hook	*31,200	31,200	34,800
Hartley Wintney	*31,200	*34,800	*39,600
Odiham / North Warnborough	-nd-	*40,800	*38,200
Yateley / Blackwater / Hawley	28,800	36,000	37,200
Rural Area	-nd-	*38,400	-nd-

Source: DCA Estate Agency Survey Data, October 2008

* Low Sample nd – No Data

Table 1-11 Rushmoor Rental Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Farnborough North	30,000	34,800	*42,000
Farnborough South	29,500	36,000	40,800
Aldershot	28,600	33,600	*36,000
Aldershot East	30,000	33,400	*37,200

Source: DCA Estate Agency Survey Data, October 2008

* Low Sample nd – No Data

Table 1-12 Surrey Heath Rental Income Thresholds 2008

Area	Income Thresholds (£)		
	1 Bed Flat	2 Bed Flat	2 Bed Terrace
Bagshot	30,000	*34,800	*42,000
Bisley	*31,200	-nd-	*38,200
Camberley	30,000	36,000	37,200
Chobham	-nd-	52,800	-nd-
Frimley / Frimley Green	*31,200	*34,800	*39,600
Heatherside / Parkside	*24,000	36,000	-nd-
Lightwater	31,200	*38,200	-nd-
Mytchett & Deepcut	*32,400	*33,400	-nd-
West End	-nd-	-nd-	-nd-
Windlesham	31,200	*32,400	*45,600

Source: DCA Estate Agency Survey Data October, 2008

* Low Sample -nd – No Data

APPENDIX V

SHMA Newsletter



HAVE YOUR SAY!

Housing Market Assessment 2008

This newsletter contains information about an important assessment being carried out in North West Surrey and North East Hampshire. It tells you what we are doing and why we are doing it, and how you can get involved.



The Housing Market Assessment will provide a robust and credible evidence base, particularly with regard to the future balance of housing supply, need and demand in terms of tenure, type, location and affordability.

This will inform the target we will set for affordable housing in our Local Development Frameworks, in terms of scale, type and size, in accordance with planning policy set out by Government.

What area does the assessment cover?

This is a strategic housing market assessment and covers three local authority areas:

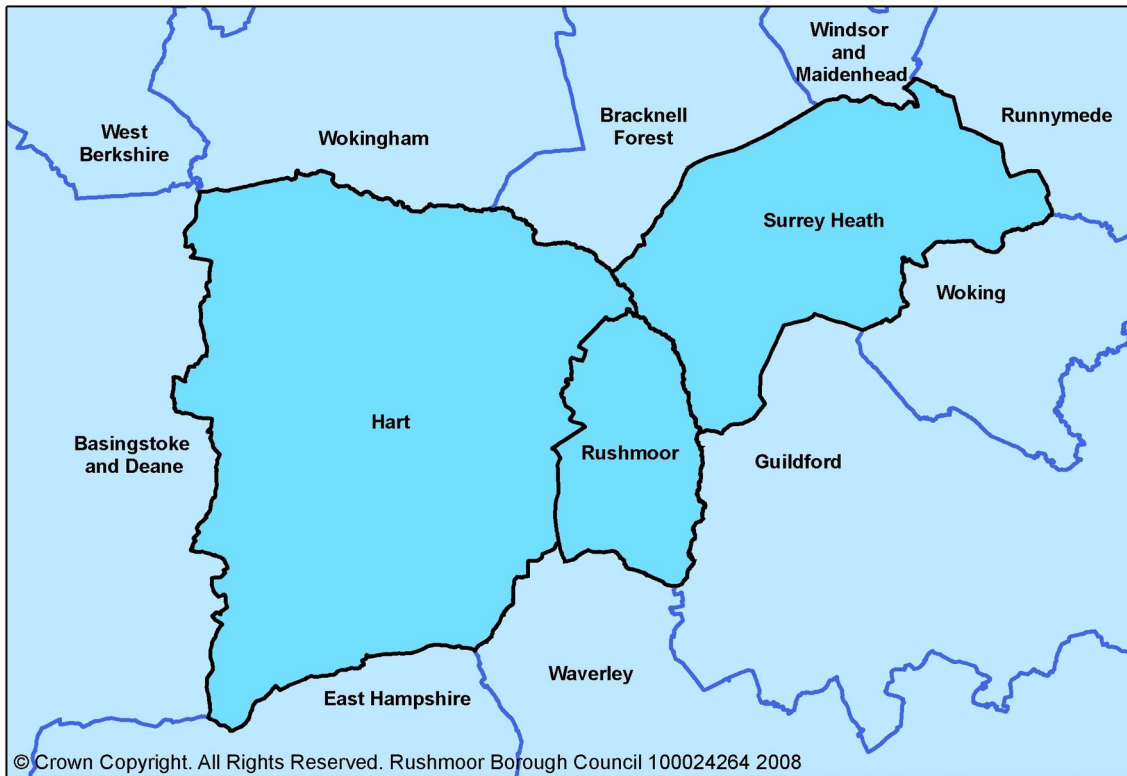
What is the assessment about?

Our approach to housing delivery and strategy needs to be responsive to changes in the levels of housing need and demand. The aim of this assessment is to develop a good understanding of how the local housing market operates, and help us plan for the future.

- Rushmoor (Aldershot and Farnborough)
- Hart (includes Fleet, Hook and Yateley)
- Surrey Heath (includes Camberley, Frimley and parishes such as Windlesham)



Newsletter for Housing Stakeholders



Why are we doing this assessment jointly?

The assessment was commissioned by the three local authorities to provide a better understanding of the existing housing market across administrative boundaries. By examining housing issues in this way, we will be able to develop a more strategic approach to planning housing delivery.

Who is undertaking the research?

Our Housing Market Assessment is being undertaken by an independent housing research consultancy called DCA. The assessment will be led by its project director, David Couttie.

DCA have significant knowledge of the private, intermediate and social housing sectors and will provide a comprehensive and robust analysis of the current and future housing requirements.

What information is being collected?

The Housing Market Assessment will be made up of two parts; the collection of primary data through a Housing Needs Survey and secondary data from a range of sources.

Each of the areas covered by the assessment will have a postal survey to get up-to-date information on housing needs. Surveys will be sent out to a sample of households across the study area. The postal survey will be publicised in the local press.

Households will be asked to complete the survey, whether they are in housing need or not, as this will help to provide an overall picture of the housing situation in the study area.

In order to understand the local housing market, DCA will also be collecting secondary data on the dwelling stock, housing supply and demand across the study area.



Newsletter for Housing Stakeholders

How will the information be used?

The information collected will be used to establish current and future levels of housing demand and need, and play a key role in informing the future plans for our boroughs. The information will also inform the development of plans and strategies, including:

- Local Development Frameworks
- Sustainable Community Strategy
- Corporate and Business Plans
- Housing Strategies
- Other housing related strategies

Each local authority is preparing a Local Development Framework, setting out its long term strategy for meeting economic, environmental and social aims, where this affects the development and use of land. The housing market assessment will help the Councils to plan for the type and quantity of housing required. It will also be used to demonstrate the need for funding to Government and housing providers.



Who are the relevant stakeholders?

The assessment will be managed by a Partnership Board of twelve representatives from the local authorities, Registered Social Landlords, developers, estate agents and statutory agencies. These are stakeholders who have taken part in recent housing strategy consultations across the area.

This newsletter has been prepared for a wider group of housing stakeholders to inform them of the process and invite comments based on their experience and local knowledge. This group includes:

- Registered Social Landlords (RSLs)
- Estate Agents
- Planning professionals
- Housebuilders
- Housing Corporation
- Government Office for the South East (GOSE)

How is this assessment being funded?

The assessment is being funded by the three local authorities, with contributions from partner Registered Social Landlords (RSLs).



How can I get involved?

We understand that a number of stakeholders have undertaken their own housing market research in recent years. If you would like to contribute any information that you might have, to help support the evidence used in this assessment, please email or write to the DCA research team by **Friday 8th August 2008**:

Email: Fiona.Frost@dcauk.com

David Couttie Associates
Freeport HF2416
Huddersfield
HD1 2XY

Newsletter for Housing Stakeholders

Similarly, please contact us if you are interested in attending a future stakeholder event on this assessment and its findings. Details of this event will be on Hart District Council's website at www.hart.gov.uk/.

When is the report being prepared?

The research and assessment report will be completed by the end of 2008. Key stages in this assessment include:

Interim report using secondary data	w/c 18th August
Postal questionnaire sent out to residents in Hart & Rushmoor:	27th-29th August
Postal questionnaire sent out to residents in Surrey Heath:	3rd-5th September
Primary data analysis	September
Presenting interim report to Partnership Board	3rd September
Final report	w/c 20th October
Presentation of final report to Partnership Board	3rd November
Presentation to stakeholders and Members	December



Where can I find out more?

To find out more about this assessment you can contact the lead officer at the relevant local authority:

Contact	Telephone No.	Email
Fiona Hood (Hart DC)	01252 774110	Fiona.Hood@hart.gov.uk
Jane Abraham (Rushmoor BC)	01252 398630	Jane.abraham@rushmoor.gov.uk
Clive Jinman (Surrey Heath BC)	01276 707127	clive.jinman@surreyheath.gov.uk