

5 Households and Housing

Households and Housing in brief:

There were nearly 65,500 households in the Borough at 2006, an increase of 1.23% per annum from 2001

Average household size within the Borough fell from 2.64 persons in 1991 to 2.39 in 2006, and is expected to fall to 2.15 persons by 2026

The submitted Draft South East Plan proposes 825 additional dwellings per annum in the Borough to 2026; the Borough Council has agreed a target of 740; the inspectors' report recommends 895

73% of Borough dwellings were owner occupied and 17.4% social rented at the 2001 Census

At 2001, the Borough had more detached and more terraced housing than the regional average, with fewer semi-detached houses and flats; significant numbers of flats have been built since that date

Compared with County, regional and national averages, the Borough had a relatively low percentage of households consisting solely of pensioners at the 2001 Census, and a higher percentage of households with children

The Borough has a relatively low percentage of Council Tax band A properties, a high proportion of band C dwellings and lower proportions in bands D and G

Median house prices in the Borough reached £190,000 in the first quarter of 2007

Lower quartile house prices have increased to nearly 8 times lower quartile income in the Borough

- 5.1 Whilst housing development monitoring provides a rich source of data on an on-going basis covering various aspects of house building, including type, tenure and council tax bands, and recent information from other sources helps to illustrate the relationship between house prices and household income, data from the last Census continues to have a value in providing an insight into the numbers, types and sizes of households which lived within the Borough in 2001, and the dwellings in which they lived.

- 5.2 Information on past housing development rates provides the context for projected future housing development rates as set out in the submitted Draft South East Plan, which is also addressed in Section 4 under the heading 'Population Forecasts and Projections'.

Household Growth

- 5.3 Hampshire County Council's [September 2006 HCC 'Chelmer' Long Term Projections](#) indicate that the number of households in Basingstoke and Deane had increased to nearly 65,500 by 2006, an average annual increase of 1.23% from the figure of approximately 61,700 at the 2001 Census. This rate of increase was significantly faster than the average rate for Hampshire of 0.92% over the same period, and compares with an average annual increase for the Borough of 1.36% between 1991 and 2001, which was again faster than the average rate for Hampshire of 1.18%.
- 5.4 Within an area such as Basingstoke and Deane the number of resident households at any one time tends to be slightly lower than the number of dwellings. Whilst a proportion of households may share a dwelling, the number is small and tends to be outweighed by the number of vacant dwellings and second homes in the area. At the 2001 Census, 222 Borough households (0.36%) shared a dwelling, while 1,127 homes were recorded as vacant (1.8% - little over half the national average), and nearly 200 were used as second homes. Council Tax data for December 2007 indicates that the number of second homes has since increased to nearly 300.
- 5.5 One issue of interest regarding vacant homes is the fact that, within Hampshire, the Borough had the highest number of private homes (nearly 700) which had been vacant for more than 6 months. Council Tax data for December 2007 indicates that this figure has since been reduced to fewer than 550 vacant homes.

Average Household Size

- 5.6 Average household size is defined as the 'private household population' (ie the non-institutional population) divided by the number of households in the area. Both nationally and locally, average household size has been falling since the 1950's. The [September 2006 HCC 'Chelmer' Long Term Projections](#) indicate that average household size within Basingstoke and Deane fell from 2.45 persons in 2001 to 2.39 at 2006, continuing the trend recorded in past Census data. The reduction in average household size within the Borough over the previous decade (from 2.64 persons in 1991) represented the second fastest decline in Hampshire after neighbouring

- Hart, and brought the Borough (and Hart) more closely into line with the County average of 2.42 persons at 2001, which was still higher than the average of 2.36 for England and Wales.
- 5.7 A consequence of a decline in average household size is, of course, that more dwellings are needed to accommodate the same level of population. Taking the period 1991-2001 as an example, the reduction in average household size within Basingstoke and Deane from 2.64 persons per household in 1991 to 2.45 in 2001 suggests the formation of 4,265 additional households (before any account is taken of the increase in population). Part of this reduction will have resulted from smaller households moving into the Borough compared with those moving out.
- 5.8 In addition, the number of births recorded in the Borough between 1991 and 2001 exceeded the number of deaths by 8,300. Again, a number of the births and deaths occurring within the decade will have occurred within households moving in and out of the Borough over the same period. The net result, however, is that the additional population resulting from 'natural change' (the extent by which births have outnumbered deaths) within the Borough over the decade would have effectively created a further 3,388 households by the end of the period, based on an average household size of 2.45 persons.
- 5.9 Adding these 3,388 additional households to the 4,265 extra households arising from the decline in average household size identified in paragraph 5.7 above, results in a total of approximately 7,650 additional households in the Borough over the period 1991-2001.
- 5.10 The gradual decline in average household size, both locally and nationally, is projected to continue throughout the period of the South East Plan, thus continuing to fuel the demand for additional housing. The [September 2006 HCC 'Chelmer' Long Term Projections](#) indicate that average household size within the Borough is expected to fall to 2.15 persons by 2026. Before natural change is taken into account, this projected reduction in average household size results in the creation of more than 8,700 additional households over the period 2001-2026.
- 5.11 Over the same 25 year period, the September 2006 HCC Chelmer Long Term Projections also indicate that births are expected to exceed deaths within the Borough by 16,200. At the projected 2026 average household size of 2.15, this 'natural change' is expected to generate a further 7,500 additional households, making a total of (coincidentally) 16,200 more households in the Borough by the end of the period.

Average Number of Rooms

- 5.12 Whilst average household size continued to decline during the 1990's, the average number of rooms per household in Basingstoke and Deane increased from 5.49 to 5.80. This was very similar to the level of increase within Hampshire as a whole, and reflects the high proportion of large detached dwellings being built in the 1990's, combined with a significant volume of extensions to existing dwellings.
- 5.13 The Borough Council's Housing Mix Policy and the recent upsurge in the development of small flats in central Basingstoke have resulted in the completion of approximately 2,800 one and two bedroom flats and houses in the Borough during the period 2001-2007 (representing nearly 53% of total dwelling completions over this period). This will have had at least a dampening effect on any future increase in the average number of rooms per household, but the full picture will not be available until publication of the results of the 2011 Census.

Household Amenities

- 5.14 Data from the 2001 Census indicates that 96.84% of households in Basingstoke and Deane enjoyed the benefit of both central heating and sole use of bath/shower and toilet. This was 4.74% higher than in 1991, and higher than any Hampshire district except Hart. Only 2.76% of Borough households do not have central heating (half the County percentage and one third of the average for England and Wales), and 0.45% do not have sole use of bath/shower and toilet (similar to national average, but higher than Hampshire average).

Housing Growth

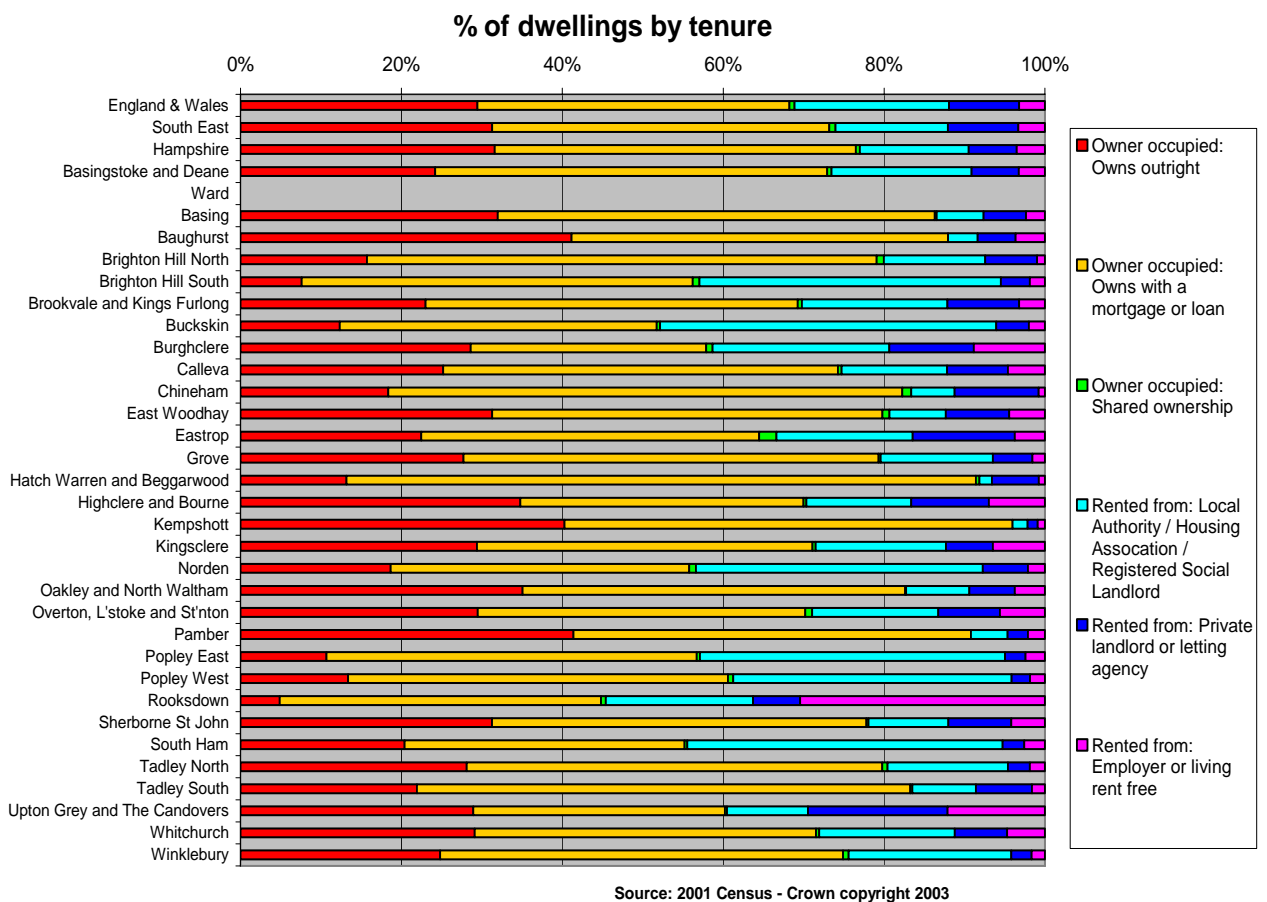
- 5.15 As stated under 'Long Term Population Projections' in 'The Local Population' section of this Profile, the inspectors' report on the Draft South East Plan, published in August 2007, recommends the building of 32,000 homes a year in the region until 2026, instead of 28,900 a year proposed by the Assembly. The latest details can be accessed on the South East England Regional Assembly (SEERA) website at: <http://www.southeast-ra.gov.uk/southeastplan/index.html> .
- 5.16 The submitted Draft South East Plan proposed that 1,300 dwellings should be built per year in that part of Hampshire included within the 'Western Corridor and Blackwater Valley Sub-Region' (consisting of the major part of Basingstoke and Deane, together with Rushmoor and part of Hart). Of this total, 795 dwellings per year were proposed in that part of this Borough within the sub-region. The inspectors' report recommends

- an additional 70 dwellings a year in this part of Basingstoke and Deane, taking the annual total to 865.
- 5.17 The remaining south-western part of the Borough falls within the 'Residual Hampshire and New Forest Area' (which also includes part of East Hampshire, Hart, New Forest, Test Valley and Winchester City). Within this more rural part of the Borough there is a requirement to provide a further 30 dwellings per year, taking the annual Borough total to 825 net additional dwellings. No change has been recommended for this part of the Borough, so the overall annual requirement for Basingstoke and Deane is increased to 895 dwellings.
- 5.18 As already noted in the section headed 'Long Term Population Projections', the Borough Council adheres to its previously expressed view that an overall annual average of 740 dwellings over the period 2006-2026 is appropriate to meet local need and retain quality of life within Basingstoke & Deane, rather than the now proposed 895 dwellings per annum. Until the South East Plan is finally adopted in Autumn 2008, there is considerable uncertainty surrounding targets for the number of dwellings to be built in the Borough beyond 2011.
- 5.19 Meanwhile, in the medium term to 2016, Basingstoke has been included as one of 29 areas confirmed as New Growth Points (announced on 24 October 2006). As a result, the Borough Council is receiving funding to explore sustainable solutions to infrastructure issues. Further information on New Growth Points can be found on the website of the Department for Communities and Local Government at:
<http://www.communities.gov.uk/housing/housingsupply/growthareas/newgrowthpoints/> .
- 5.20 Details of Government support for local partners' ambitions for planned sustainable growth within Basingstoke and Deane can be viewed at:
<http://www.communities.gov.uk/housing/housingsupply/growthareas/newgrowthpoints/newgrowthpoints/southeastgrowth/basingstoke/> . As well as the provision of additional local jobs and associated infrastructure, reference is made to the Borough Council's expectation to see the development of around 9,650 homes by 2016.
- 5.21 The Borough Council's [Annual Monitoring Report](#) (AMR) gives further details of the Borough's housing provision as part of its role to assess the implementation of the Local Development Scheme and the extent to which policies and objectives in the Local Plan are being achieved. The AMR therefore reports on such issues as historic and projected housing supply, developments on previously developed land, housing density, affordable housing, housing mix and sustainability of new dwellings.

Housing Tenure

5.22 Profiles of housing tenure can vary significantly from one area to another. Figure 5.2 shows the tenure breakdown for homes in each ward of the Borough, as well as the County, regional and national averages, as recorded in the 2001 Census. Owner occupied homes are sub-divided into those owned outright and those on which a mortgage is still being paid.

Figure 5.2: Housing Tenure



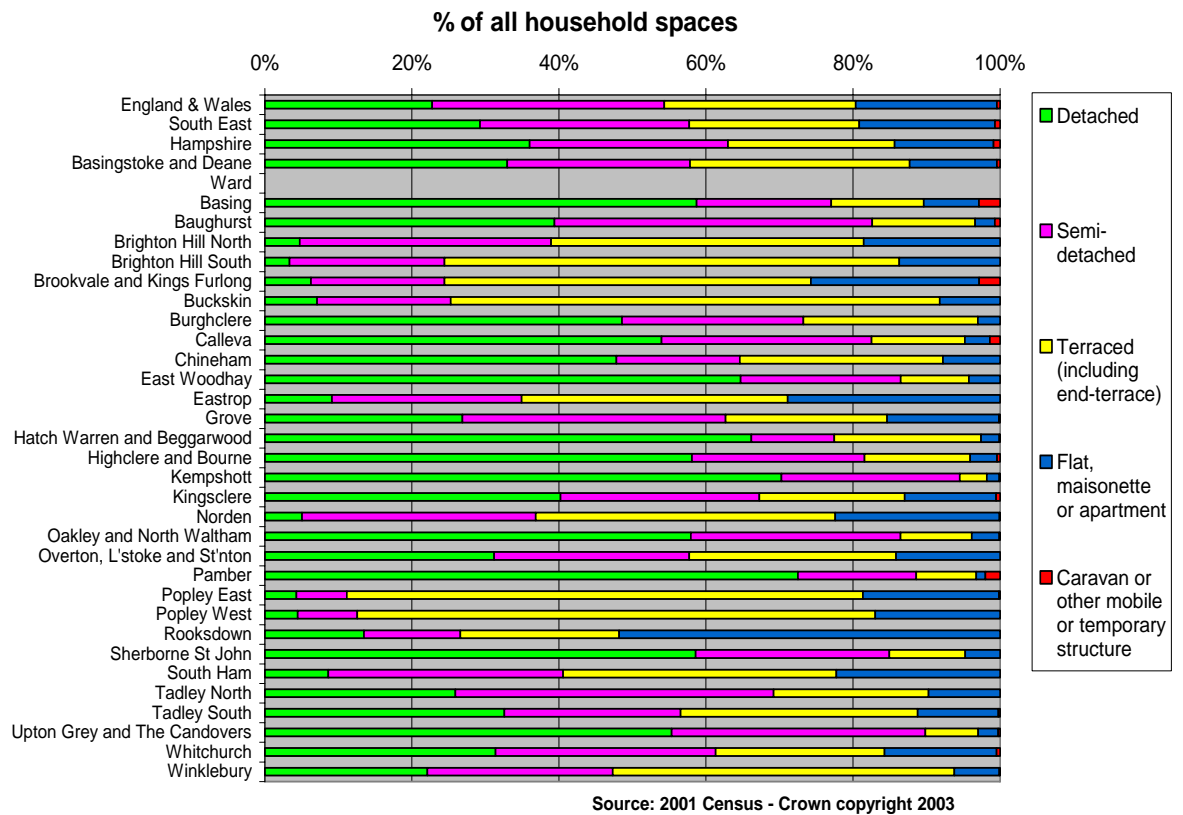
5.23 Whilst the overall percentage of owner occupied homes in Basingstoke and Deane at 2001 (approx 73%) was very similar to the average for South East England, the percentage of home-owners who were still paying a mortgage (nearly 49%) was significantly higher than the South East average (42%). This is believed to reflect not only the relatively young age structure in the Borough, but also the high proportion of relatively recently-built homes.

- 5.24 The level of social rented housing in Basingstoke and Deane (17.4%) recorded at the Census was higher than the Hampshire or South East averages of less than 14%, but lower than the average for England and Wales (19.2%). Since the Large-Scale Voluntary Transfer of its housing stock to two housing associations in 1995, all social stock in the Borough has been rented from registered social landlords.
- 5.25 At ward level, the Census revealed very large differences in the pattern of tenure throughout the Borough, with levels of owner occupation ranging from less than 45% in Rooksdown to over 95% in Kempshott. Levels of social rented housing were still typically 35%-40% in many of the former 'Town Development' wards, more than twice the Borough average, despite the many thousands of sales to former tenants who had exercised their right to buy at a discounted price.

Housing Type

- 5.26 The Census also provides a comprehensive categorisation by type of dwelling. Figure 5.3 shows Basingstoke and Deane as having more detached and terraced housing than the regional average at 2001, with fewer semi-detached houses and flats. To a large extent this reflects the large volume of mainly 3-bed terraced housing built in the Town Development period, combined with the high percentage of detached private houses erected in the 1980's and 1990's.
- 5.27 The pattern at ward level is even more sharply contrasted than that of tenure. The percentage of detached dwellings ranged from less than 3.4% in Brighton Hill South to over 72.5% in Pamber, while flats ranged from 1.2% in Pamber to nearly 52% in Rooksdown.
- 5.28 Over the last four years, the development of two major schemes within Basingstoke town centre has resulted in just over half of the net total housing completions within the Borough taking the form of flats, a far higher percentage than at any time in the past.

Figure 5.3: Housing Type

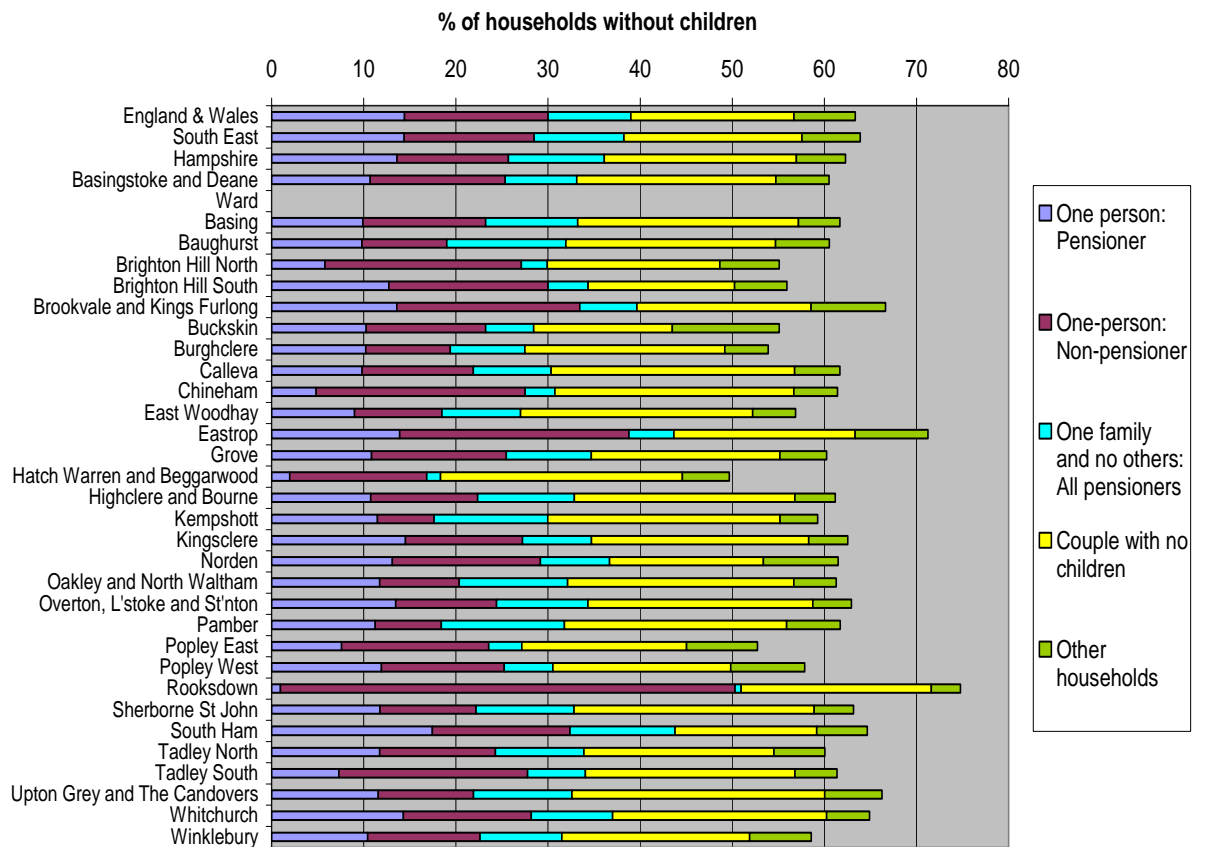


Household Composition

5.29 Turning to the various categories of households within Basingstoke and Deane recorded at the 2001 Census, figure 5.4 provides a breakdown of those households without children, expressed as percentages of all households, while figure 5.5 provides the equivalent for households with children.

5.30 From figure 5.4 it can be seen that at 2001 the Borough had a relatively low percentage of households consisting solely of pensioners (<18.5% compared with >24% average in Hampshire and South East), including pensioners living alone (10.7% against 14%).

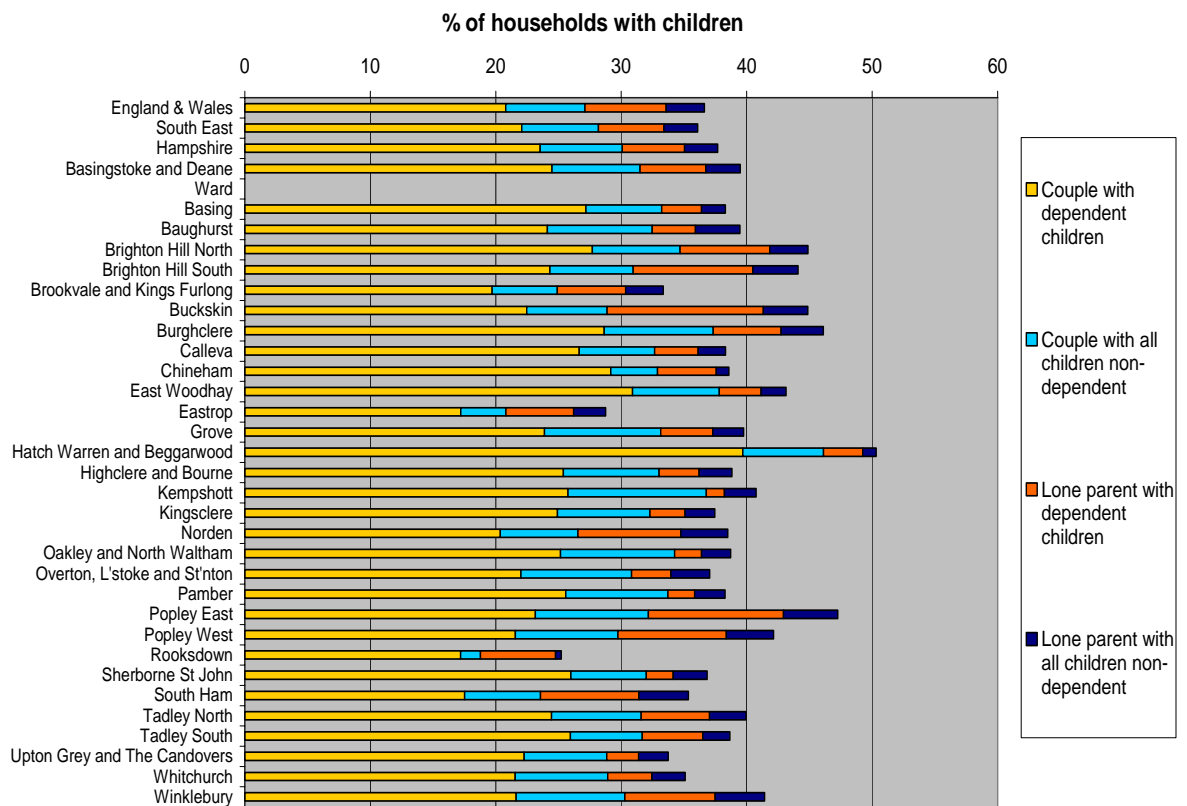
Figure 5.4: Composition of Households without Children



Source: 2001 census - Crown copyright 2003

- 5.31 At ward level, there was significant variation between wards, with Rooksdown having the lowest proportion of pensioner households (<1.6%) and by far the largest proportion of one-person non-pensioner households (>49%). Hatch Warren and Beggarwood Ward also had very few pensioner households (<3.5%), while South Ham had nearly 29%.
- 5.32 After Rooksdown, the largest percentages of single person households were located in the inner urban wards of Eastrop (38.8%) and Brookvale and Kings Furlong (33.4%), where high proportions of both pensioners and non-pensioners were recorded as living alone.

Figure 5.5: Composition of Households with Children



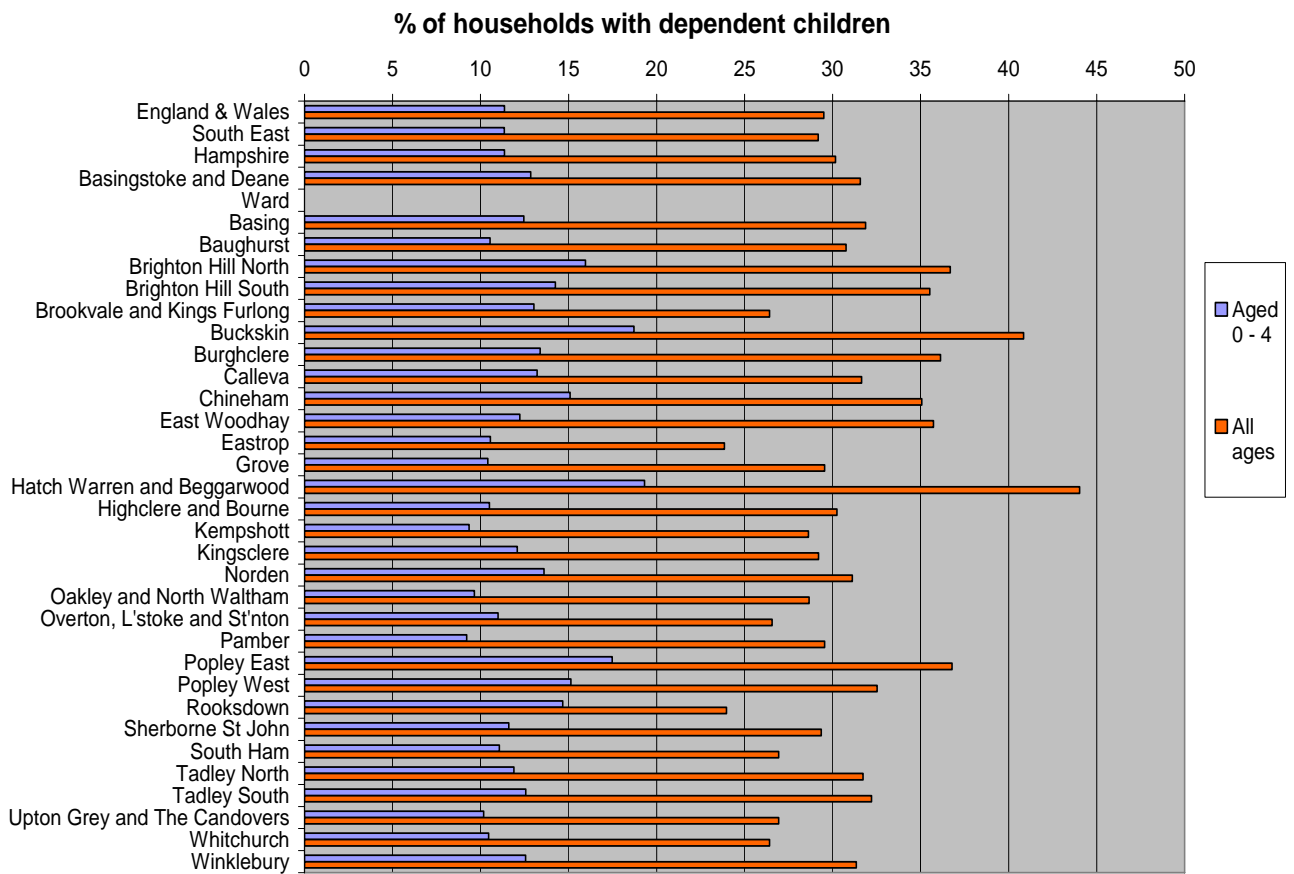
Source: 2001 Census - Crown copyright 2003

5.33 With almost 40% of its households containing children at the time of the Census, Basingstoke and Deane had a larger percentage of such households than the County as a whole, the South East Region or England and Wales. The proportions of the different types of households with children reflected those of the County and region.

5.34 At ward level, the percentage of households with children ranged from just over 25% in Rooksdown to over 50% in Hatch Warren and Beggarwood. The latter had by far the largest percentage of households comprising a couple with dependent children (nearly 40%), while Buckskin, whose population contained the highest proportion of children under 16, had the largest percentage of lone parents with dependent children (12.4%).

5.35 Figure 5.6 analyses households with dependent children in a different way, distinguishing between those with and without pre-school age children. It shows that Basingstoke and Deane had a relatively high proportion of households in both categories in 2001, and that Hatch Warren and Beggarwood had the highest percentage of both, followed by Buckskin and Popley East.

Figure 5.6: Households with dependent children by age



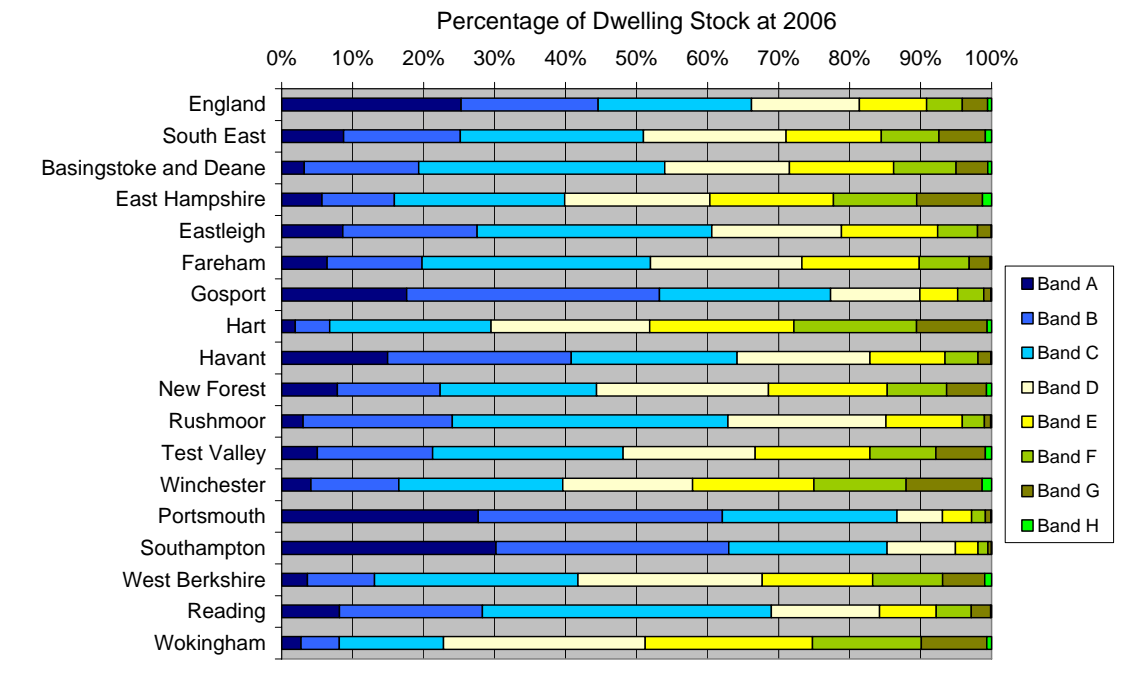
Source: 2001 Census - Crown copyright 2003

Council Tax Bands

5.36 Figure 5.7 shows the percentage of dwellings in each Council Tax band within the Borough in 2006 compared with England as a whole, the South East, other parts of Hampshire and neighbouring unitary authorities. The graph demonstrates significant differences, both between England as a whole and the South East, and between the various parts of Hampshire. It provides a good indicator of the profile of relative property values within each area.

5.37 The Basingstoke and Deane pattern is in part similar to that of the South East region, except that the Borough has a much lower percentage of the cheapest-rated band A properties, a higher proportion of band C dwellings (a legacy of the high volume of Town Development 3-bedroom terraced houses built in the 1960's and 1970's) and lower proportions of bands D and G.

Figure 5.7: Dwelling Stock by Council Tax Band



Source: Valuation Office Agency (VOA)

5.38 Among the Hampshire districts, the profile of the Borough dwelling stock displays greatest similarities with neighbouring Test Valley District, within which the expanded town of Andover would also have experienced a high volume of 3-bedroom terraced houses during the 1960's and 1970's.

House prices and affordability

- 5.39 The previous Profile of the Borough, and editions of the Research and Information Newsletters, have reported and monitored quarterly house price data for Basingstoke and Deane from The Land Registry website. The quarter ending December 2006 was the last release of data in this form. This is no longer being published in the same form and has been replaced by an interactive [House Price Index](#) which reports house price data at national, regional, county and London Borough level, but not at local authority district.
- 5.40 The Communities and Local Government website maintains a series of statistical tables covering many aspects of the housing market and house prices. The full suite of tables can be found by following the link to [Live Tables](#). While the live tables cover mortgage lending, arrears, reposessions, income and age of borrowers, type of buyer and other analyses, these are shown for the UK or region only. At local authority district level, data is available for lower quartile, mean and median house

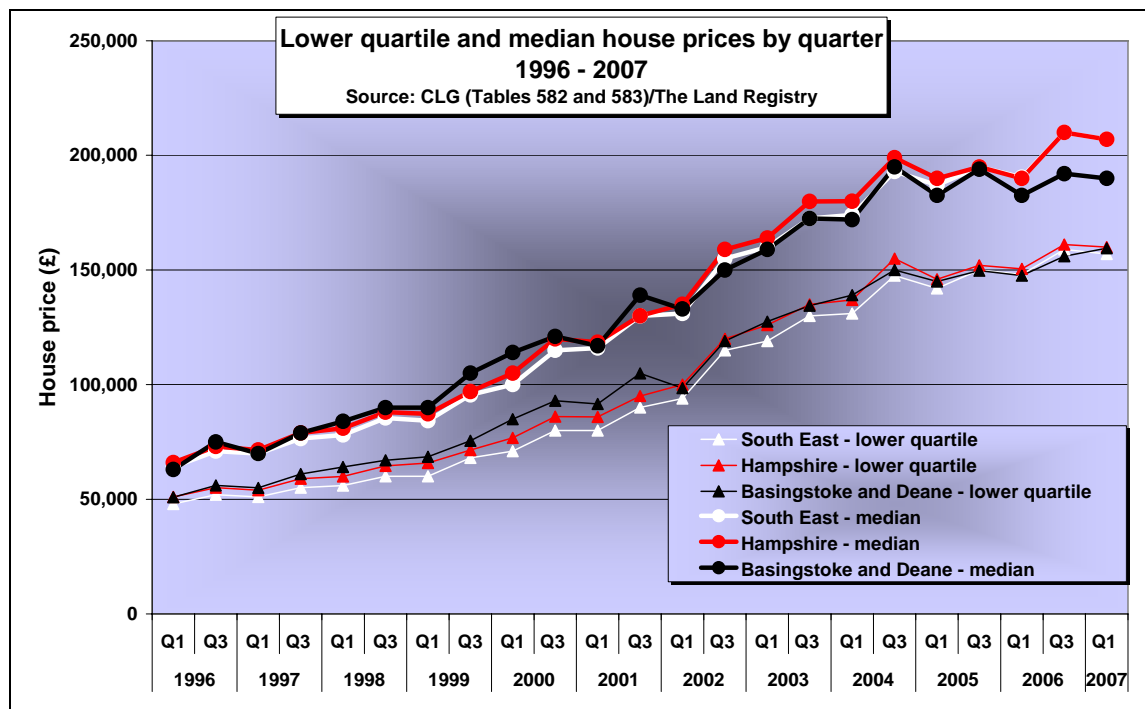
prices. The ratio of lower quartile house prices to lower quartile earnings, and median house prices to median earnings is also available, giving an indication of affordability in the area.

5.41 Where average house prices are given, the analysis below uses the median rather than mean price, the median less likely to be influenced by extreme values. While CLG has produced and published the tables, the house price data is still sourced from The Land Registry. Income data is taken from the Annual Survey of Hours and Earnings (ASHE (workplace based)), further analysis of which can be found in paragraphs 12.1 to 12.14 of the Profile in the section on Economy.

House Prices

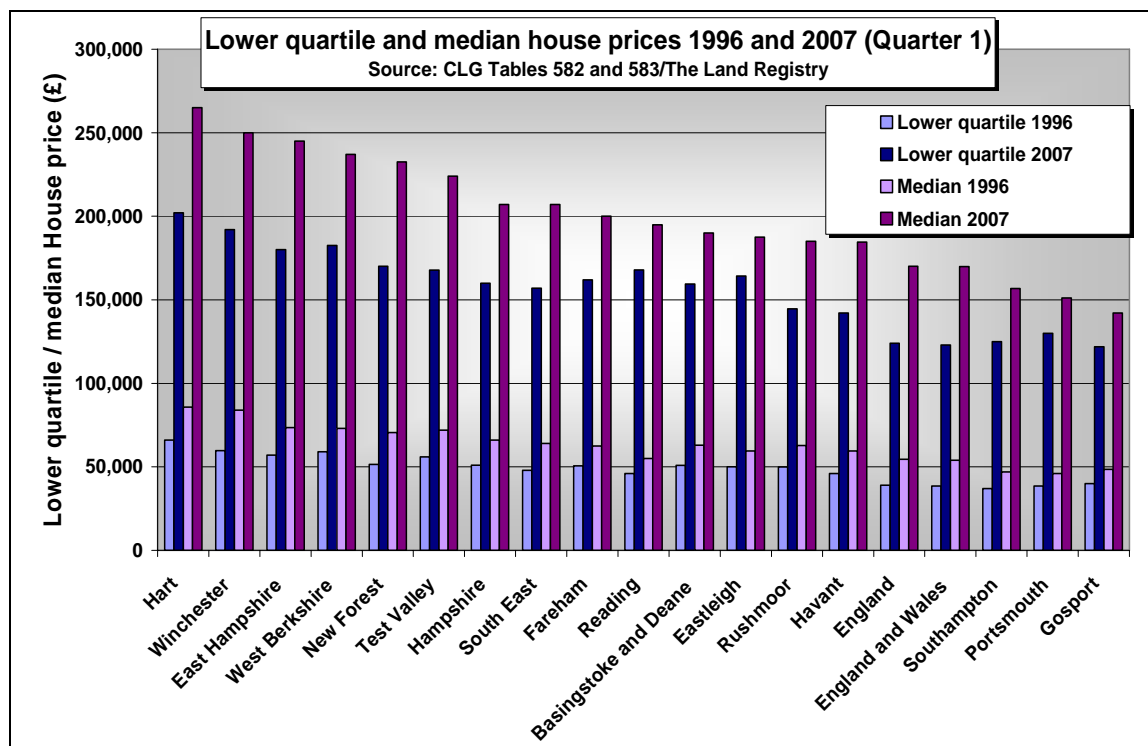
5.42 Lower quartile house prices in the Borough have risen from £50,850 (Quarter 1, 1996) to £159,500 (Quarter 1, 2007) in the last 11 years. Median house prices show a similar degree of change, increasing from £63,000 to £190,000 for the same period. However, this is entirely consistent with the trend across Hampshire and its neighbouring authorities which have seen substantial increases in lower quartile and median house prices over the last decade. Borough, County and Regional average house prices in both the lower quartile and at the median can be seen at Figure 5.8.

Figure 5.8: House Prices 1996-2007 – County and Regional context



5.43 Figure 5.9 illustrates how this pattern is reflected in the Hampshire districts, Hampshire cities and neighbouring local authorities by comparing Quarter 1 data for both lower quartile and median house prices for the years 1996 and 2007. The data are displayed in descending order by the 2007 median value, clearly showing lower quartile and median house prices in Hart are the highest of all the Hampshire districts, Gosport recording the lowest house prices across both years and for both lower quartile and median values.

Figure 5.9: House Prices 1996-2007 – local comparisons



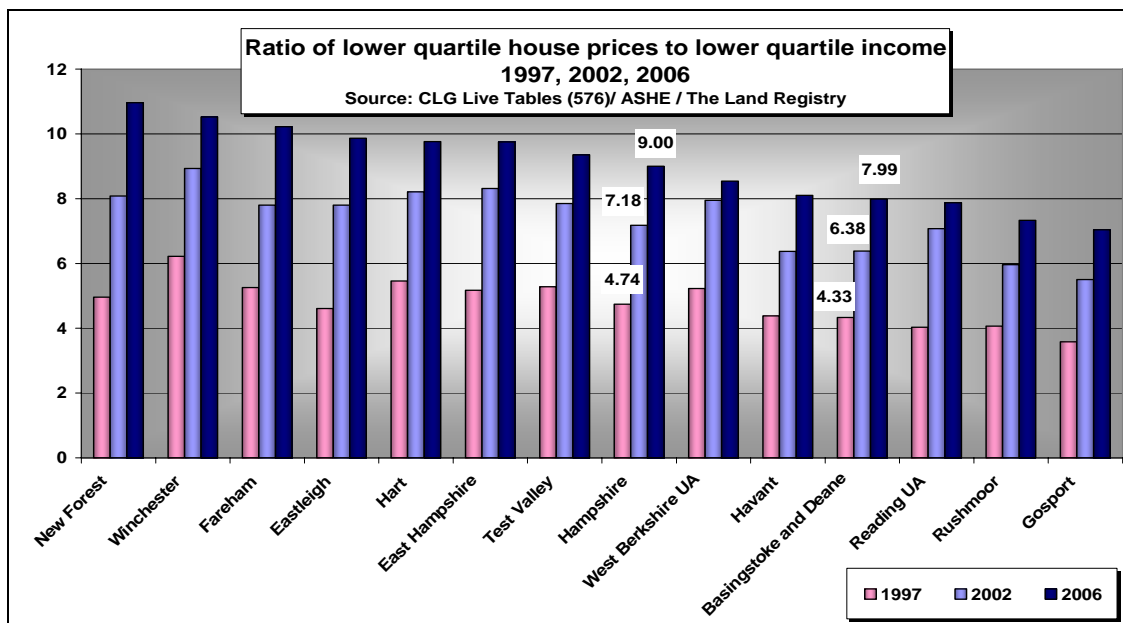
Housing Affordability

5.44 Housing affordability can be measured by considering the ratio of house prices to income or earnings. The Live Tables (576 and 577) from CLG show the ratio of lower quartile house prices to lower quartile income, and median house prices to median income. Affordability is set in context with the Hampshire districts and neighbouring authorities. The ratio indicates how house prices and income are related – the degree to which house prices are higher than income levels.

5.45 The ratio of house prices to income has seen a significant increase in the Borough in the last 11 years. The ratio by which lower quartile house prices exceed the level of lower quartile income has increased from just

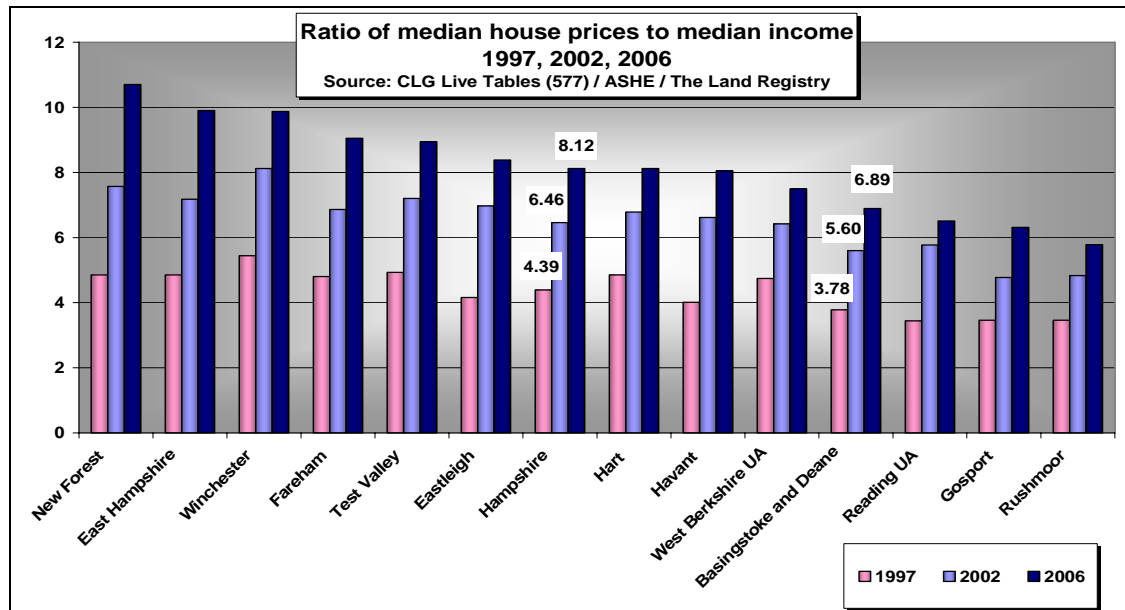
over 4 (1997) to nearly 8 (2006). While this is lower than the Hampshire average, and by no means the highest ratio in Hampshire (see Figure 5.10 below), this still indicates that people on lower incomes will find that the level of even lower quartile house prices is around 8 times their income. The data are arranged in descending order of the 2006 value, which shows the range of house price to income ratio across the County. This range has been increasing since 1997; the gap between highest and lowest levels standing at 2.4 in 1997 and increasing to 3.9 in 2006.

Figure 5.10: Ratio of House Prices to Income – Lower Quartile



5.46 Figure 5.11 shows the equivalent data for the ratio of median house prices to median income. While below the Borough average and by no means as high as in some local authority areas, by this measure, median house prices in the Borough are at a level equivalent to nearly seven times median income and this has increased from less than four in the last ten years. The range across the Hampshire districts has also increased; the gap between the highest and lowest levels standing at just 2 in 1996, increasing to nearly 5 in 2006.

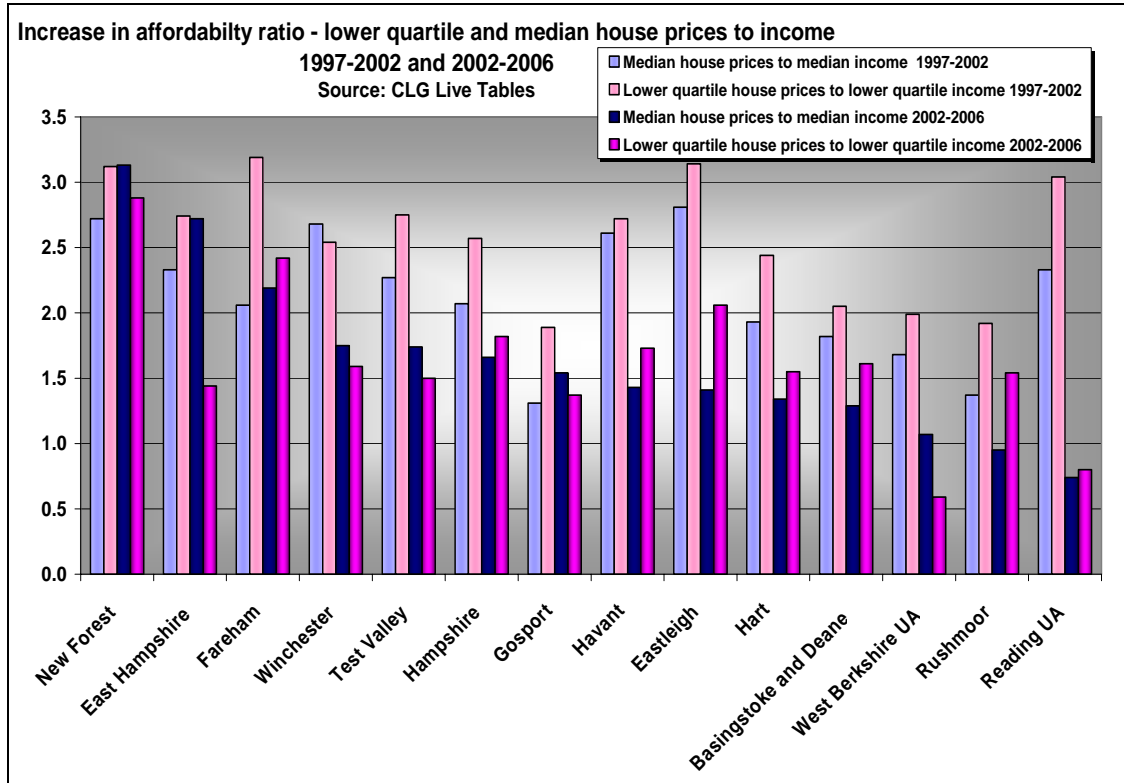
Figure 5.11: Ratio of House Prices to Income – Median



5.47 Figure 5.12 shows how the lower quartile and median ratios have increased, by local authority, within the ten year period at two 5 year intervals. The general trend in many local authority areas, including Basingstoke and Deane, has been a greater increase from 1996 to 2002 than in the second part of the period; and within that first period, in all local authority areas apart from Winchester, the lower quartile ratio showing a more marked increase than the median. In all local authority areas the lower quartile increase is less in the second part of the decade than in the first.

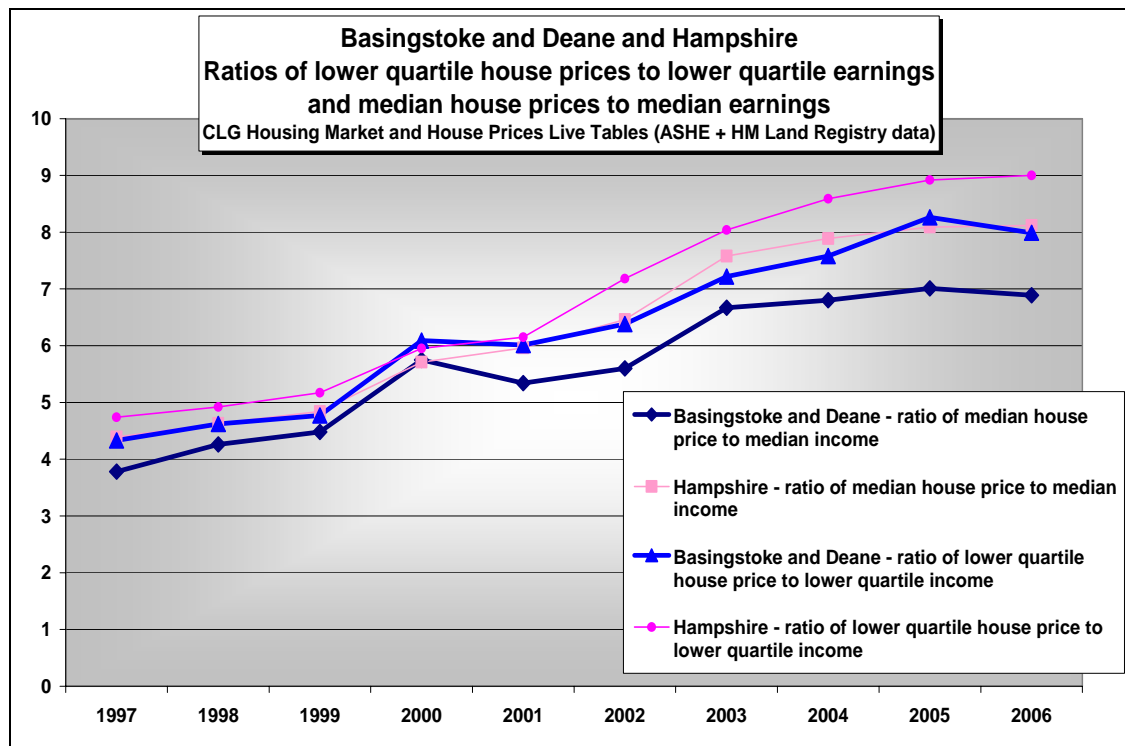
5.48 It should be noted that Figure 5.12 shows, not the ratio itself but the extent of the increase in the ratio. It can also be seen from this analysis that Basingstoke and Deane has a similar profile to the Hampshire average, albeit with marginally lower values. The degree of increase for the lower quartile ratio in the Borough in the second half of the decade is similar to that for Rushmoor, Hart, Test Valley, Winchester and East Hampshire; increases for the median ratio were most similar to those for Hart, Eastleigh and Havant. Figure 5.12 shows that in terms of increases in affordability, the Borough's profile is similar in some respects to that for Hart and West Berkshire. Figures 5.10 and 5.11 above show these three local authority districts as occupying positions in the middle band, rather than the top end, of the affordability scale of those authority areas listed, and while house prices have risen considerably as can be seen in Figure 5.9, comparison with Section 12 in the Economy chapter of the Profile sees these local authority areas as amongst the highest in terms of workplace based earnings levels in the County.

Figure 5.12: Increase in Affordability Ratios



5.49 A year by year analysis of the affordability ratio (Figure 5.13) shows that, not only has the 2002 to 2006 period seen less of an increase than in the previous 5 years, but the rate of increase has slowed, and in the case of the median ratio, has plateaued. The increase that can be seen in 2000 corresponds to a significant increase in lower quartile and median house prices that year, while according to the Annual Survey of Hours and Earnings (NOMIS timeseries, workplace based earnings) levels of gross weekly full time pay remained unchanged.

Figure 5.13: Ratios of House Prices to Earnings



Homelessness

- 5.50 Under Part 7 of the Housing Act 1996, local housing authorities have a statutory duty to provide assistance to people who are homeless or threatened with homelessness. Priority groups include households with dependent children or a pregnant woman, and people who are vulnerable in some respect, such as the mentally ill or physically disabled.
- 5.51 Data from the Department for Communities and Local Government indicates that during the period April 2006 to March 2007, the Borough Council accepted 77 households as homeless and in priority need, a rate of 1.2 per 1,000 households in the Borough. This represents a decrease from 105 in the previous year. Comparative data for other local authorities and for earlier years can be accessed at:
<http://www.communities.gov.uk/documents/housing/xls/141476>
- 5.52 In addition, over the same period, the Borough Council also made decisions on 58 other eligible households, which were either not homeless, not in priority need or intentionally homeless, a similar figure to the previous year.

5.53 At 31st March 2007, a total of 134 homeless households were being housed in temporary accommodation within Basingstoke & Deane (29 fewer than at March 2006); the majority of these households (90) were accommodated in housing association stock, 30 in private sector housing leased by housing associations and 13 in hostels; only 1 was in bed and breakfast accommodation.