

# HOME TRUTHS

NATIONAL  
HOUSING  
FEDERATION  
south east

The real cost of housing 2007 - 2012

## South East



# CONTENTS



A few home truths	1
The South East housing market to 2012 - new forecasts from Oxford Economics	2
An affordability crisis	4
A supply crisis	6
A human crisis	8
How housing associations are responding: case studies	10
How housing associations are responding: facts & figures	12
How the Government should respond	14
Statistical tables and sources	16

## A few home truths

Housing affordability in the South East looks set to worsen further over the next five years.

The Federation's new forecast for the market to 2012 from Oxford Economics indicates that homes are overvalued at the moment. But the demand pressures on all parts of our housing market are so extreme that prices will continue their relentless march upwards - growing another 50% in the region in the next five years.

The real key to this is consistent shortfalls in supply over many years. We are simply building too few homes to meet our housing needs. When housing supply and demand are so out of kilter, there can only be one result. Regional government agencies must have realistic plans in place to meet demand more effectively.

Lack of sufficient new homes is creating housing misery for hundreds of thousands of people in the South East. Around 455,000 people are now waiting for a social home, an increase of over 50% in five years.

We welcome the Government's Green Paper commitment to invest more in social housing and to free up more land for development. Now it must deliver on those promises. We have to tackle the South East's housing crisis today. It has already lasted far too long.

## The South East housing market to 2012

House prices in the South East are set to rise a further 51% by 2012, bringing the average house price in the region to nearly £400,000.

The Oxford Economics (OE) market forecast for the period to 2012 commissioned by the Federation says:

- The average house in England is now overvalued by around 10%.
- A period of lower house price inflation will bring house prices back in line with what is sustainable economically, which means a housing crash is unlikely.
- House price inflation in the South East will be above the national average every year to 2012, including increases of over 10% from 2010 onwards.
- Further price rises will be supported by incomes growing by more than 5% a year from 2008 nationally, rising household wealth, 'friendly' borrowing conditions, and a continuing undersupply of new homes relative to demand.

### OE House Prices Forecast (£000's)

Region	2007	2008	2009	2010	2011	2012
<b>ENGLAND</b>	<b>213.5</b>	<b>218.2</b>	<b>226.7</b>	<b>246.9</b>	<b>273.8</b>	<b>302.4</b>
North East	143.8	142.1	143.1	153.2	168.9	187.2
North West	157.7	155.2	156.0	166.9	184.2	204.4
Yorks & Humber	159.4	159.3	161.9	174.0	191.5	211.0
East Midlands	166.3	166.8	172.5	189.5	212.4	236.3
West Midlands	175.4	174.5	177.8	192.0	213.2	236.7
East	224.2	232.5	246.2	273.3	306.6	340.2
London	322.5	349.4	375.0	404.2	440.4	478.3
<b>South East</b>	<b>259.7</b>	<b>271.4</b>	<b>287.7</b>	<b>318.6</b>	<b>356.0</b>	<b>392.9</b>
South West	219.4	225.6	236.0	258.7	287.1	316.3

## The impact

Oxford Economics says the South East will see one of the fastest increases in house prices in the country over the next five years.

The average house price is set to rise to £393,000 in the South East in that time. Housing inflation looks set to outstrip income growth by a big margin from 2010, exacerbating the severe affordability problem already evident in the region.

The disconnection between house prices and most people's incomes is thwarting the ambitions of a generation of would-be house buyers. We face the prospect of more adult sons and daughters unable to move from the parental home, ever increasing housing waiting lists, more overcrowding and more people condemned to live in poor conditions. In short, more ruined aspirations.

### OE House Prices Forecast (annual percentage changes)

Region	2007	2008	2009	2010	2011	2012
<b>ENGLAND</b>	<b>7.4</b>	<b>2.2</b>	<b>3.9</b>	<b>8.9</b>	<b>10.9</b>	<b>10.4</b>
North East	5.0	-1.2	0.7	7.0	10.3	10.8
North West	4.6	-1.6	0.5	7.0	10.4	11.0
Yorks & Humber	6.2	-0.1	1.6	7.5	10.1	10.2
East Midlands	4.2	0.3	3.4	9.8	12.1	11.3
West Midlands	4.6	-0.5	1.9	8.0	11.1	11.0
East	7.4	3.7	5.9	11.0	12.2	10.9
London	15.0	8.3	7.4	7.8	8.9	8.6
<b>South East</b>	<b>9.1</b>	<b>4.5</b>	<b>6.0</b>	<b>10.7</b>	<b>11.7</b>	<b>10.4</b>
South West	7.1	2.8	4.6	9.6	11.0	10.2

## An affordability crisis

The average house price is now over 12 times average earnings.

- The average house price in the South East in 2006 was £247,762, 20% above the national average.<sup>1</sup>
- The average income in the South East in 2006 was £20,524. Salaries for the top 10% of earners in the region start at under £50,000.<sup>2</sup>
- House prices have increased more than four times faster than incomes in the South East since 1997.<sup>1,2</sup>
- In nearly one third of locations in the South East, house prices have trebled over the last ten years.<sup>1</sup>
- Throughout Buckinghamshire and Surrey it now requires an income of £85-90,000 to buy the average home, nearly 14 times average salaries in those counties.<sup>2,3</sup>
- The house price to income ratio is less than ten in only 15 out of 67 local areas in the South East.<sup>1,2</sup>
- Buying the average South East home now requires an income of £67,250, more than three times the regional average.<sup>3</sup>
- Even buying a home at the lower end of the market now requires an income of £42,000, over twice the average regional income.<sup>3</sup>

## The impact

Buying a home is becoming the preserve of the rich in the South East.

Only those on the highest incomes or with very sizeable housing equity to draw on can now afford to buy the average home in the region. Two income households, with both partners earning average salaries now struggle to buy even at the lower end of the market.

In three areas - South Buckinghamshire, Chiltern and Elmbridge - it now requires an income in excess of £110,000 to buy the average home. The house price to income ratio in South Bucks is over 21, the second highest of any area in the country. The Medway Towns are now seen as 'affordable' because house prices are 'only' eight times local incomes.

There is some evidence that the position is more acute in rural areas. In locations classed as predominantly rural, the price/income ratio is 13.5, compared to 11.6 for more urban areas. Second and holiday home ownership is also having an effect. The South East has the largest percentage of second homes in the country outside London and the South West.<sup>4,5,6</sup>

The South East housing market is creating huge wealth inequalities, increasing the gap between the 'haves' and the 'have nots' and distorting our society. This is not a healthy situation, either socially or economically, and our OE forecasts suggest it is not going to improve any time soon.

## A supply crisis

Regional house building plans will produce only 80% of the new homes needed in the next 20 years.

- Last year 28,209 new homes were completed in the South East.<sup>6</sup>
- Housing association building of social rented and shared ownership homes accounted for 24% of all new home construction in 2005/06.<sup>6</sup>
- Housing associations completed 6,778 new homes, a 15% increase on 2004/05. Including refurbishments, associations produced nearly 9,000 additional homes.<sup>6</sup>
- The Government's latest household projections suggest that 34,400 new households will form in the region each year on average, about 20% higher than the draft regional planning total.<sup>4</sup>
- The Draft Regional Spatial Strategy (RSS) is currently planning to deliver 28,900 new homes a year to 2026. It indicates 10,115 (35%) of these should be new social and shared ownership homes each year.<sup>7</sup>
- The Examination in Public Panel report into the Draft RSS suggests a higher target of 32,000 new homes a year.<sup>12</sup>
- Nearly 1,600 social homes were sold under the Right to Buy and other government programmes last year, bringing the total sold to approaching 26,000 since 2000.<sup>4,6</sup>

## The impact

Shortfalls in housing supply are helping to push house prices ever higher.

The South East has persistently failed to meet demand for housing during the first years of this century. Each year of shortfalls adds to the housing supply crisis and to the numbers of people living in unsuitable conditions or unable to afford to buy a home.

The problems of supply are being fuelled by the surge in Buy-to-Let and second and holiday home ownership. Oxford Economics suggests more new homes than before are not being bought for owner occupation. This is increasing demand for market housing and contributing to the current overvaluation.

In the social housing sector, for every four new homes being built, one is being sold. While this is an improvement on previous years, it still means that effectively only 75% of new social home construction adds to the stock.

Consequently, housing supply needs to outstrip demand for a period to tackle existing shortfalls and counteract the effects of changes in the structure of home ownership. At the Examination in Public of the draft RSS, the Federation argued that 14,400 new social homes were needed each year to 2016.<sup>8</sup>

Unless we build more homes, it will be difficult for workers to buy or rent homes at prices they can afford. This could have serious consequences for the South East's economic growth.

## A human crisis

Nearly 200,000 households in the South East are now waiting for a social home.

- 195,700 households are now on housing waiting lists in the South East, one in every 18 families in the region, with around 455,000 people affected in total.<sup>4,6</sup>
- Last year housing waiting lists in the region grew by 8%, compared to the national average of under 6%.<sup>4</sup>
- In the past five years, waiting lists have grown from 130,000 to 196,000 households, a jump of over 50%.<sup>4</sup>
- Eight South East areas have seen waiting lists increase by a third or more in the last year alone - Bracknell Forest, Dartford, Eastbourne, Fareham, Medway, Mole Valley, South Bucks and Vale of White Horse.<sup>4</sup>
- In over 20% of areas waiting lists have doubled in the past five years. In Bracknell Forest and Eastleigh, lists have more than trebled.<sup>4</sup>
- In 2006 over 9,300 additional households were accepted as homeless by local councils and 9,300 households were in temporary accommodation.<sup>4</sup>
- Between 2001 and 2006, the social housing stock fell overall in nearly 40% of South East areas.<sup>6</sup>
- Lettings of social homes have dropped 12% in the region since 2001.<sup>6</sup>

## The impact

The human misery caused by our dysfunctional housing market is becoming more evident by the day.

Lack of new housing supply and the extreme expense of buying homes have direct knock-on effects for the social housing sector. As fewer people are able to meet their housing needs in the market, they turn to the social sector.

But the social housing sector has its own supply issues and again demand exceeds supply by a large margin. Homes have to be rationed and housing waiting lists shoot up. The number of households currently on housing waiting lists represents about 29 years of social home building at the present levels.

Last year waiting lists went up by over 14,500 households, yet only around 5,200 new homes were added to the social housing stock, taking into account stock losses from sales programmes.<sup>4,6</sup>

Each family waiting for a home has its own tale to tell. Of homelessness, or overcrowding, or housing-induced health problems, or of aspirations denied. People's economic and social prospects are being affected every day. This is a very human crisis.

## How housing associations are responding - case studies

### New affordable rural homes in Oxfordshire

The house price to income ratio in predominantly rural areas of the South East is considerably worse than in mainly urban areas. The building of new rural social housing is therefore greatly prized by lower income families in the countryside.

In 2007 Sovereign Housing Group completed six new social homes in the Oxfordshire village of Kingston Bagpuize, three for rent and three for shared ownership.

Stephanie Roberts, an administrator for a building firm, bought one of the shared ownership homes. After a relationship breakdown, Stephanie and her daughter, Hanna, needed a new home but feared they would be unable to buy, with an average house price in the Vale of White Horse area of over £270,000.<sup>1</sup>

Stephanie was delighted to find she could afford a 40% share of a new two bedroom Sovereign home, paying a subsidised rent on the part she does not own. All buyers at Kingston Bagpuize have a local connection to the village and may only own a maximum of 80% of the property to ensure the homes stay affordable for future generations.

The homes were part funded by the Housing Corporation, with over half the £750,000 cost coming from Sovereign's own resources. The properties were built using traditional Cotswold stone and to Lifetime Homes standard, making them easily adaptable to people's different needs as they age.

## Tackling homelessness at its roots

Southdown Housing Association has launched a new service in Sussex to help people avoid the misery of homelessness.

People face homelessness for a wide variety of reasons, including debt, redundancy and relationship breakdown.

Homelessness has gone down in the last two years, partly through the development of more preventative services, but last year another 9,300 families were accepted as priority homeless by councils in the South East.

Southdown is employing new teams of support workers in Horsham/Mid Sussex. They provide free, practical advice for people at risk of homelessness or already homeless, and assist those in temporary accommodation to maintain their tenancies and move on successfully to a permanent home.

Southdown's services are based on their PROMPT model - Prevention; Rebuilding skills and confidence; Maintaining accommodation, skills and social networks; Promoting independence and involvement; and clear Targets for each person.

The services are run in partnership with the local councils and Supporting People team. Southdown is already providing 270 hours of support each week and expects to expand the service to Worthing/Adur on the Sussex coast in late 2007.

## How housing associations are responding - facts & figures

- There are over 300 independent, not-for-profit housing associations in the South East, who own and manage 363,000 homes on behalf of 900,000 people, over one in ten of the regional population.<sup>6</sup>
- Housing associations provide homes for people in all kinds of circumstances. As well as social rented homes, associations offer supported housing to older and more vulnerable people, low cost home ownership, key worker homes and, increasingly, homes for sale in the open market.
- Associations in the South East invest millions of pounds every year on neighbourhood services as well as homes. They run and support education, training, employment and local business start-up initiatives; childcare, after school and homework clubs; social outings and events; health, crime reduction, environmental and many other projects.
- Housing associations are reputable independent landlords. They are not-for-profit, regulated by government and re-invest surpluses into new housing and into the neighbourhoods where they work. Last year associations in the region spent over £250 million maintaining people's homes.<sup>9</sup>

- For 2006/08, housing associations in the South East will invest over £733 million of public grant in new and refurbished housing, supplementing this with more than £850 million from private loans and their own reserves to deliver around 16,500 new social homes.<sup>6,10</sup>
- Housing associations are important economic players in many communities. In 2005/06 associations in the South East had a combined turnover of over £1.4 billion. They employed more than 15,750 people directly and many more indirectly through contracting and investing in local services.<sup>9,11</sup>
- Housing associations in the South East provide 57,670 homes for older people and those with specialist support needs, a vital resource in a region with a quarter of its people over 60 years old.<sup>11</sup>
- On average housing association rents in the region at less than £75 per week are only 55% of the level of private rented sector weekly rents at nearly £135.<sup>6</sup>
- 89% of housing association homes in the South East already meet the Decent Homes Standard, a 3% improvement on last year, and all housing association homes will meet the standard by the Government's target date of 2010.<sup>11</sup>

## How the Government should respond

The Comprehensive Spending Review 2007 is a critical opportunity for the Government to make good its social housing promises.

We welcome Prime Minister Gordon Brown's commitment to increasing social housing supply. But that commitment can only be realised through extra public expenditure on housing and faster delivery of land for development through the planning system. Housing associations are keen to play an expanded role, but we need more Government action. Ministers should:

- Honour their Green Paper promise to significantly increase public investment in new social housing. We need to build around 70,000 new social homes a year nationally.
- Support regional delivery of around 9,700 new social homes a year initially, rising to over 14,000 a year as soon as practicable, to prevent the South East's housing crisis deepening further.
- Change the planning system to make delivery of social homes in mixed communities easier.
- Ensure regional government agency strategies deliver the homes and infrastructure we need to boost social housing supply sustainably.

- Continue to make the case for more housing and combat NIMBYism head-on.
- Commit to resourcing the long term regeneration of our poorest areas.
- Increase and stabilise support for supported housing providers in the South East. Funding for Supporting People should be secured at current levels and linked to wage inflation over three years to maintain effective service delivery.
- Ensure that private developers in the South East build to the same energy efficiency standards as housing associations.
- Reduce VAT to 5% on all materials that make existing homes more energy efficient.
- Support increased delivery of rural housing in the region where affordable housing is sparse.

	Average house prices 2006 <sup>1</sup>	Lower quartile house prices 2006 <sup>1</sup>	Average income 2006 <sup>2</sup>	Income needed for a mortgage <sup>3</sup>	House price affordability ratio	Total LA stock 2006 <sup>4</sup>	Total HA stock 2006 <sup>5</sup>
<b>ENGLAND</b>	<b>£206,594</b>	<b>£122,000</b>	<b>£19,271</b>	<b>£56,076</b>	<b>10.7</b>	<b>2,087,456</b>	<b>1,938,615</b>
<b>SOUTH EAST</b>	<b>£247,762</b>	<b>£155,000</b>	<b>£20,524</b>	<b>£67,250</b>	<b>12.1</b>	<b>202,210</b>	<b>278,740</b>
Bracknell Forest UA	£238,330	£168,000	£24,586	£64,689	9.7	5,823	1,869
Brighton and Hove UA	£237,020	£160,000	£20,134	£64,334	11.8	12,540	6,145
Isle of Wight UA	£195,426	£134,000	£15,064	£53,044	13.0	0	6,686
Medway UA	£162,144	£120,000	£19,760	£44,010	8.2	3,161	3,658
Milton Keynes UA	£186,805	£134,995	£20,852	£50,704	9.0	11,788	6,336
Portsmouth UA	£162,131	£122,500	£18,460	£44,007	8.8	10,405	4,931
Reading UA	£208,827	£157,000	£21,112	£56,682	9.9	7,242	4,014
Slough UA	£191,155	£143,000	£20,467	£51,885	9.3	6,766	3,517
Southampton UA	£168,883	£126,000	£17,280	£45,840	9.8	17,380	5,805
West Berkshire UA	£269,843	£179,000	£22,724	£73,243	11.9	0	8,544
Windsor and Maidenhead UA	£356,670	£224,950	£27,118	£96,811	13.2	0	7,653
Wokingham UA	£286,847	£203,875	£25,126	£77,858	11.4	3,054	1,232
<b>Buckinghamshire</b>	<b>£314,885</b>	<b>£176,500</b>	<b>£22,615</b>	<b>£85,469</b>	<b>13.9</b>	<b>13,751</b>	<b>12,324</b>
Aylesbury Vale	£244,378	£157,000	£22,292	£66,331	11.0	7,445	1,436
Chiltern	£419,274	£232,375	£26,952	£113,803	15.6	0	4,937
South Bucks	£463,443	£238,000	£21,882	£125,792	21.2	5	3,442
Wycombe	£284,740	£180,000	£21,107	£77,286	13.5	6,301	2,509
<b>East Sussex</b>	<b>£215,162</b>	<b>£138,500</b>	<b>£18,122</b>	<b>£58,401</b>	<b>11.9</b>	<b>10,380</b>	<b>15,064</b>
Eastbourne	£186,960	£130,000	£17,987	£50,746	10.4	3,825	2,204
Hastings	£155,392	£105,000	£15,366	£42,178	10.1	0	5,805
Lewes	£234,399	£162,500	£18,715	£63,623	12.5	3,358	1,222
Rother	£229,131	£145,000	£18,138	£62,193	12.6	0	4,300
Wealden	£261,525	£167,500	£19,354	£70,985	13.5	3,197	1,533
<b>Hampshire</b>	<b>£242,756</b>	<b>£158,000</b>	<b>£19,932</b>	<b>£65,891</b>	<b>12.2</b>	<b>20,796</b>	<b>50,933</b>
Basingstoke and Deane	£230,900	£155,000	£19,937	£62,673	11.6	0	11,576
East Hampshire	£294,022	£173,500	£21,278	£79,806	13.8	0	5,335
Eastleigh	£216,853	£157,000	£19,890	£58,860	10.9	0	5,960
Fareham	£222,295	£160,000	£19,947	£60,337	11.1	2,402	1,012
Gosport	£164,097	£123,000	£17,982	£44,541	9.1	3,278	2,242
Hart	£289,376	£190,000	£25,964	£78,545	11.1	1	2,669
Havant	£198,825	£137,000	£17,659	£53,967	11.3	4,900	4,818
New Forest	£272,595	£172,000	£17,774	£73,990	15.3	5,053	2,847
Rushmoor	£195,427	£156,625	£20,530	£53,044	9.5	0	5,820
Test Valley	£260,034	£162,000	£20,431	£70,581	12.7	0	6,628
Winchester	£311,750	£192,000	£23,774	£84,618	13.1	5,162	2,026

\* Some of the yearly figures from which the RTB totals are derived are partially incomplete. Hence these should be regarded as minimum figures

New homes completed with Housing Corp funding 2005/06 <sup>6</sup>	Other additions to HA stock with HC funding 2005/06 <sup>6</sup>	Right-to-buy sales 1979-2006 <sup>7</sup>	LA & HA affordable homes sold through RTB between 2001 and 2006 <sup>5,7</sup>	New lettings made by LAs 2005/06 <sup>8</sup>	New lettings made by HAs 2005/06 <sup>5</sup>	Households on waiting lists 2006 <sup>8</sup>	% increase of households on waiting lists 2001-2006
28,796	10,095	1,648,421	302,334	188,789	156,542	1,634,301	57.3%
6,778	2,175	197,637	20,026	18,357	24,538	195,700	50.6%
52	41	4,461	414	443	227	4,076	206.2%
44	75	4,574	667	1,141	288	8,056	143.8%
136	56	1,580	150	0	856	3,508	141.8%
203	49	4,715	194	352	295	11,870	55.7%
898	91	5,089	1,600	1,320	670	3,534	11.4%
144	0	6,526	1,437	1,538	419	6,661	37.7%
219	41	3,927	340	685	2,412	5,162	18.7%
319	128	5,352	527	484	631	3,759	68.9%
263	0	7,264	1,139	1,606	413	11,126	116.1%
103	10	1,757	69	39	476	2,785	174.7%
49	20	2,733	85	0	407	1,690	-28.8%
217	37	1,500	104	228	64	2,294	23.9%
121	125	13,763	1,385		1,248	7,299	94.6%
36	57	6,472	797	583	91	2,191	160.2%
46	26	1,212	57	0	495	1,125	61.2%
0	8	752	32	0	330	1,641	47.2%
39	34	5,327	499	527	332	2,342	113.7%
112	77	9,156	1,030		1,013	10,969	42.3%
42	23	1,542	353	368	150	4,481	72.6%
46	28	1,476	172	0	419	1,296	-32.5%
0	10	2,343	211	268	61	1,485	70.3%
18	6	1,549	98	0	256	1,398	1.1%
6	10	2,246	196	337	127	2,309	145.9%
1,153	516	26,686	2,126		3,571	32,361	43.0%
237	1	94	271	0	881	5,083	9.3%
68	18	2,172	72	0	286	2,890	61.5%
72	0	1,890	132	0	322	5,014	238.6%
8	0	2,230	234	250	46	1,448	25.7%
76	0	3,055	360	254	141	2,013	67.2%
130	2	1,016	43	0	206	1,344	64.7%
142	0	2,198	131	0	291	2,202	-41.0%
134	11	4,054	271	337	178	4,241	162.6%
158	76	2,807	159	0	569	3,634	3.4%
69	0	4,034	271	0	462	2,885	100.3%
59	408	3,136	182	435	189	1,607	30.0%

	Average house prices 2006 <sup>1</sup>	Lower quartile house prices 2006 <sup>1</sup>	Average income 2006 <sup>2</sup>	Income needed for a mortgage <sup>3</sup>	House price affordability ratio	Total LA stock 2006 <sup>4</sup>	Total HA stock 2006 <sup>5</sup>
<b>ENGLAND</b>	<b>£206,594</b>	<b>£122,000</b>	<b>£19,271</b>	<b>£56,076</b>	<b>10.7</b>	<b>2,087,456</b>	<b>1,938,615</b>
<b>SOUTH EAST</b>	<b>£247,762</b>	<b>£155,000</b>	<b>£20,524</b>	<b>£67,250</b>	<b>12.1</b>	<b>202,210</b>	<b>278,740</b>
<b>Kent</b>	<b>£218,521</b>	<b>£142,996</b>	<b>£19,802</b>	<b>£59,313</b>	<b>11.0</b>	<b>32,616</b>	<b>50,252</b>
Ashford	£223,707	£144,050	£19,006	£60,721	11.8	5,381	1,409
Canterbury	£208,250	£155,000	£17,342	£56,525	12.0	5,334	1,894
Dartford	£197,269	£144,000	£20,712	£53,544	9.5	4,401	1,304
Dover	£175,606	£119,950	£19,432	£47,664	9.0	4,725	2,046
Gravesham	£189,210	£140,000	£20,410	£51,357	9.3	6,101	1,060
Maidstone	£225,387	£156,000	£20,509	£61,176	11.0	0	7,600
Sevenoaks	£335,735	£186,000	£22,474	£91,128	14.9	0	6,556
Shepway	£190,543	£133,000	£18,148	£51,719	10.5	3,502	1,583
Swale	£179,521	£125,250	£19,625	£48,727	9.1	16	8,177
Thanet	£170,436	£125,000	£16,349	£46,261	10.4	3,156	4,278
Tonbridge and Malling	£267,341	£172,000	£20,873	£72,564	12.8	0	7,266
Tunbridge Wells	£293,541	£176,500	£20,540	£79,675	14.3	0	7,079
<b>Oxfordshire</b>	<b>£269,993</b>	<b>£174,000</b>	<b>£21,471</b>	<b>£73,284</b>	<b>12.6</b>	<b>8,093</b>	<b>29,251</b>
Cherwell	£226,624	£155,000	£20,415	£61,512	11.1	143	6,706
Oxford	£287,781	£195,000	£20,233	£78,112	14.2	7,842	4,817
South Oxfordshire	£308,850	£185,000	£22,334	£83,831	13.8	0	6,311
Vale of White Horse	£272,259	£180,000	£24,835	£73,899	11.0	108	6,206
West Oxfordshire	£262,324	£174,525	£20,556	£71,202	12.8	0	5,211
<b>Surrey</b>	<b>£335,228</b>	<b>£200,000</b>	<b>£24,435</b>	<b>£90,991</b>	<b>13.7</b>	<b>23,555</b>	<b>31,810</b>
Elmbridge	£479,889	£236,375	£29,297	£130,256	16.4	0	5,616
Epsom and Ewell	£308,008	£214,000	£22,350	£83,602	13.8	0	2,228
Guildford	£330,881	£196,750	£22,719	£89,811	14.6	5,501	2,584
Mole Valley	£359,790	£219,950	£24,778	£97,657	14.5	3,535	884
Reigate and Banstead	£296,915	£189,950	£25,496	£80,591	11.6	184	6,964
Runnymede	£314,082	£199,996	£22,563	£85,251	13.9	3,182	1,503
Spelthorne	£251,280	£182,500	£25,454	£68,205	9.9	0	5,159
Surrey Heath	£300,159	£194,000	£24,258	£81,472	12.4	0	3,235
Tandridge	£331,274	£197,500	£23,119	£89,917	14.3	2,717	928
Waverley	£351,831	£209,838	£24,300	£95,497	14.5	5,020	1,391
Woking	£291,117	£187,000	£22,298	£79,017	13.1	3,416	1,318
<b>West Sussex</b>	<b>£239,693</b>	<b>£160,000</b>	<b>£18,663</b>	<b>£65,060</b>	<b>12.8</b>	<b>14,860</b>	<b>28,716</b>
Adur	£202,291	£163,000	£15,033	£54,907	13.5	2,735	817
Arun	£217,458	£148,000	£16,635	£59,024	13.1	3,562	2,446
Chichester	£306,324	£188,000	£16,744	£83,145	18.3	78	7,163
Crawley	£194,725	£152,838	£20,249	£52,854	9.6	8,432	1,573
Horsham	£281,951	£182,950	£24,086	£76,530	11.7	47	6,284
Mid Sussex	£266,480	£180,000	£20,998	£72,330	12.7	0	6,016
Worthing	£200,726	£138,000	£16,999	£54,483	11.8	6	4,417

\* Some of the yearly figures from which the RTB totals are derived are partially incomplete. Hence these should be regarded as minimum figures

New homes completed with Housing Corp funding 2005/06 <sup>6</sup>	Other additions to HA stock with HC funding 2005/06 <sup>6</sup>	Right-to-buy sales 1979-2006* <sup>7</sup>	LA & HA affordable homes sold through RTB between 2001 and 2006* <sup>5,7</sup>	New lettings made by LAs 2005/06 <sup>8</sup>	New lettings made by HAs 2005/06 <sup>5</sup>	Households on waiting lists 2006 <sup>8</sup>	% increase of households on waiting lists 2001-2006
28,796	10,095	1,648,421	302,334	188,789	156,542	1,634,301	57.3%
6,778	2,175	197,637	20,026	18,357	24,538	195,700	50.6%
663	258	34,549	3,759		3,858	30,706	45.9%
70	28	4,492	498	458	183	1,174	-30.6%
50	33	3,049	297	602	140	3,039	39.1%
26	16	3,627	384	579	141	3,728	107.8%
46	4	4,363	454	403	179	2,534	26.8%
58	27	3,496	473	434	84	2,141	82.5%
38	37	3,485	476	0	525	1,764	0.5%
81	34	2,455	97	0	404	2,625	71.1%
6	7	2,111	287	579	133	2,652	23.7%
59	17	2,756	196	0	425	4,311	94.6%
14	9	2,791	370	376	332	3,394	44.1%
187	31	3	130	0	741	1,897	62.4%
28	15	1,921	97	0	571	1,447	40.8%
514	167	17,073	1,380		2,044	14,550	23.1%
61	32	4,887	503	0	427	3,436	28.4%
234	67	4,032	428	574	486	3,816	13.0%
42	25	3,101	222	0	262	2,253	0.4%
26	36	2,312	67	0	527	2,817	22.9%
151	7	2,741	160	0	342	2,228	80.6%
937	377	24,569	1,668		3,217	19,591	43.7%
109	26	2,614	166	0	284	2,206	20.0%
50	26	1,045	37	0	144	677	58.5%
84	69	3,291	225	509	1,286	2,455	35.9%
30	11	1,865	174	310	72	1,805	49.1%
87	56	2,398	217	0	548	2,073	82.5%
157	30	2,165	88	181	53	851	99.3%
33	29	1,765	89	0	316	2,983	16.0%
162	71	1,590	35	0	288	1,512	185.8%
60	15	2,236	126	267	76	1,107	35.7%
43	23	2,980	247	293	77	1,719	43.1%
122	21	2,620	264	582	73	2,203	31.8%
631	107	22,363	1,952		2,429	15,793	47.5%
52	7	1,637	220	216	73	1,711	61.4%
57	8	3,048	226	278	149	2,389	180.4%
73	21	2,036	279	0	471	2,762	26.3%
68	7	10,279	811	521	126	2,562	25.2%
234	11	2,861	226	0	522	1,504	30.3%
104	17	1,353	45	0	754	2,113	50.2%
43	36	1,149	145	0	334	2,662	37.3%

## Sources:

- 1 - Land Registry data, 2006
- 2 - Annual Survey of Hours and Earnings (ASHE), 2006
- 3 - Presumes a 95% mortgage at 3.5x salary
- 4 - CLG housing statistics, 2006
- 5 - CLG second homes data
- 6 - National Housing Federation research using CLG housing statistics and/or Housing Corporation data 2005/06
- 7 - Draft Regional Spatial Strategy 2006-2026, SEERA 2006
- 8 - National Housing Federation South East submission to RSS Examination in Public, 2006
- 9 - Housing Corporation Global Accounts 2005/06
- 10 - Housing Corporation National Affordable Housing Programme 2006/08
- 11 - Housing Corporation Regulatory Statistical Return 2005/06
- 12 - Examination in Public report into Draft RSS, Sept 2007

The facts in this booklet use the latest available official government statistical sources at the time of going to print. In some areas the National Housing Federation has carried out additional analysis to draw out the social and economic implications of the figures. The commentary is our own. Some of this data is © Crown copyright.

Many of the figures are available to individual local authority level on our website: [www.housing.org.uk](http://www.housing.org.uk) or contact us on **020 7067 1010** or **0117 907 5333** for more information.

### Footnotes to tables:

- 1 Land Registry 2006
- 2 Annual Survey of Hours and Earnings (ASHE), 2006
- 3 Based on a 95% mortgage at 3.5 times annual earnings
- 4 CLG Advance Subsidy Returns 2005-6
- 5 Housing Corporation RSR
- 6 Housing Corporation Completions data 2005-06
- 7 CLG Housing Statistics - P1A/B Quarterly Housing Monitoring reported by local authorities
- 8 CLG Housing Strategy Statistical Appendix 2006



# NATIONAL HOUSING FEDERATION

south east

## National Housing Federation South East

Lion Court

25 Procter Street

London WC1V 6NY

**Tel:** 020 7067 1010 or 0117 907 5333

**Email:** [southeast@housing.org.uk](mailto:southeast@housing.org.uk)

[www.housing.org.uk](http://www.housing.org.uk) [www.iNbiz.org](http://www.iNbiz.org)

Written by Simon Graham at Blue Sky with support from Samantha Brown, Joe Dumont, Terry Jones, George Marshall, Ann Roberts, Gavin Smart and Lucy Thornycroft. Design by Fresh Communications. Produced by the National Housing Federation, Sept. 2007.

The National Housing Federation represents 1,300 not-for-profit, independent housing associations who together provide 2 million homes for around 5 million people in England.

Housing associations have launched '**iN business for neighbourhoods**', a project to improve performance and challenge negative perceptions of the sector and its customers. They have made fresh commitments to neighbourhoods, customers and excellence. For more information see [www.iNbiz.org](http://www.iNbiz.org)

Cover printed on 300 gsm, text on 150 gsm Greencoat Plus Velvet  
(80% recycled post-consumer fibre)