

The South Hampshire Housing Market

ANNUAL MARKET MONITORING REPORT 2010



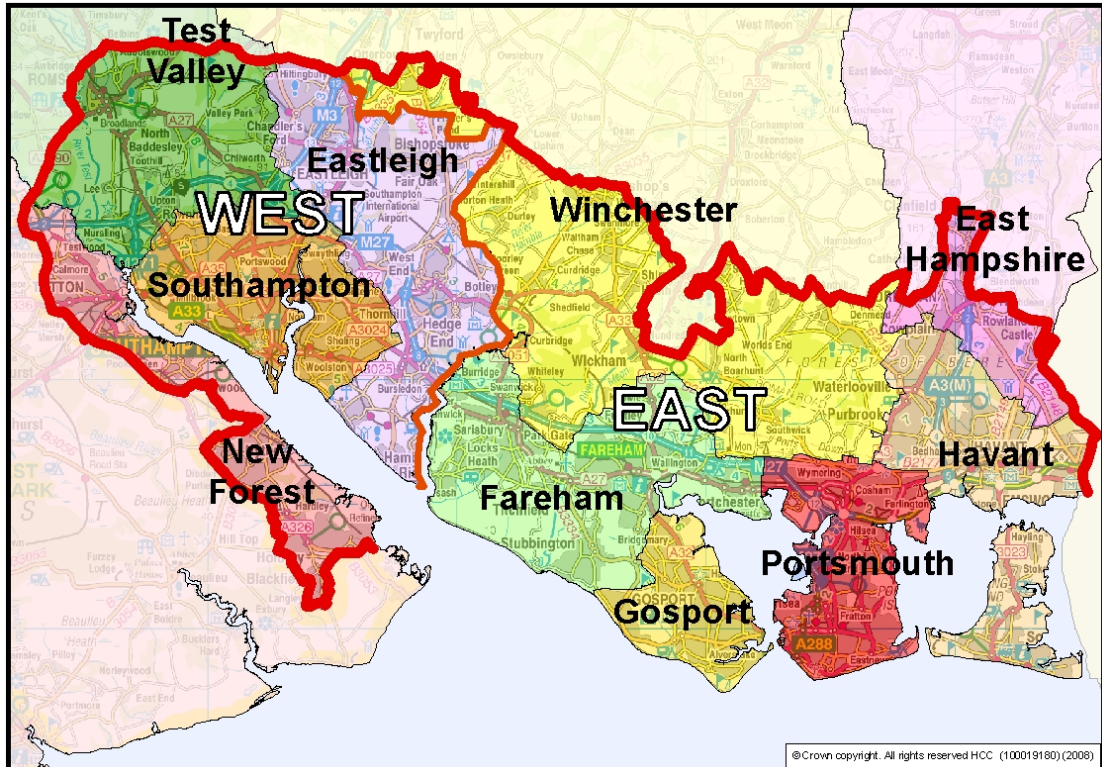
Contents

Executive Summary	1
Introduction	2
The National Economy and Housing Market	3
The South Hampshire Economy	5
The South Hampshire Housing Markets	6
Affordability, Incomes and Housing Need	10
New Housing Supply in South Hampshire	14
Housing Supply for an Ageing Population	15
Concluding Remarks	16

Appendices

- 1 Individual Local Authority Summary Tables
- 2 Local Authority Data Comparison Tables
- 3 Graphs and Charts

South Hampshire (PUSH) Sub-Region with Western and Eastern Market Areas



Executive Summary

The housing market in the PUSH sub-region remains fragile, despite a marked recovery in house prices over the last year, and some increase in property transactions.

Property transactions are a better indicator of the health of the housing market than prices. **In the year to June 2010 transactions increased by 12% in the PUSH area, compared to a 17% increase in the South East.** However, levels remain about 60% of normal market volumes recorded in the decade to 2007.

On average house prices in the PUSH area increased by 10% in the year to June 2010, compared to an increase of 12% in the South East as a whole.

The weakness of the housing market is best evidenced by the significant decline in the number of new homes completed. **Only 3,400 new homes were completed in the PUSH area in 2009-10, down 22% on the previous year.** There has been a particularly marked reduction in the completion of flats while the output of new houses has remained constant.

Despite healthy levels of funding for affordable housing, **the output of affordable homes has fallen by 24%**, in line with the output of new homes as a whole. In total some 940 affordable homes were completed in 2009-10. Affordable housing completions accounted for 28% of all completions in 2009-10, compared to 31% in the previous year.

The fall in housing completions and the persistent low level of sales is a reflection of constrained mortgage lending. **Mortgage lending nationally remains at about 50% of long term trends.** While interest rates remain low, according to the Council of Mortgage Lenders first time

buyers have to find deposits between 15-25%, which is well beyond the means of many of those who in times past would have become owners.

Theoretically affordability has improved over the past year, as measured by the lower quartile house prices to incomes ratio (lowest 25% of house prices and incomes) which fell to 7:1 in 2009 from 8.1 in 2008. But this still means that most households on lower incomes need two incomes to be able to afford a home, and currently many will struggle to secure a mortgage unless they receive help to fund a deposit from family or from other sources.

With many excluded from home ownership by current conditions in the mortgage market, **the demand for private rented property continues to grow.** Local agents report rising rents, though LHA data suggests rents are stable.

Over the past year the overall numbers of households accepted onto the waiting list has increased by almost 3,000 households (+6.8%). The decline in unemployment (by approximately 4,000 over the year to September 2010) will have helped to ease pressure on waiting lists. However unemployment is expected to rise again as public expenditure is reduced from April 2011 onwards, and this may feed through into higher levels of housing need.

DTZ expects sales rates to remain low in 2011, with stable prices within the PUSH area as a whole. The output of new homes is likely to remain low. There have been significant (50%+) reductions in funding for affordable housing in the 2010 Spending Review, and significant changes are proposed in the Housing Benefit system. Changes to the planning system, and to the nature of affordable housing to be provided in future, calls for a significant reappraisal of housing strategy and planning policy in the PUSH sub-region.



Introduction

This report monitors key indicators of the housing markets in South Hampshire (the PUSH sub-region) and is the third in this series for PUSH. Wherever possible data is provided for 2010, but for some indicators there is a lag in data becoming available or data is only produced annually and so 2009 is the latest available.

It is useful to keep in mind the factors that underpin the markets in the PUSH sub-region. These exist across the country but operate differently in different housing markets:

- Population change, migration and changes to household incomes
- Changes in household income that are influenced by output and job growth
- The scale and structure of the housing stock and new supply
- The expectations of households and investors of future price changes
- The availability and cost of mortgages.

This report is structured as follows:

- **The National Economy and Housing Market:** key trends which are important to the performance of the South Hampshire markets
- **The South Hampshire Economy:** key data on economic growth, economic activity and unemployment
- **The South Hampshire Housing Markets:** evidence on prices and rents, reflecting the strength of demand
- **Affordability, Incomes and Housing Need:** key indicators on affordability of housing for those on the lowest earnings and indicators of housing need
- **New Housing Supply:** data on new completions and delivery against PUSH's housing objectives

- **Older People's Housing:** commentary on the growing older population of South Hampshire and the implications for policy
- **Appendices 1 and 2 Local Authority Summary Tables:** headline data for each local authority area
- **Appendix 3:** Additional Charts

Technical Matters

There are two housing market areas operating within South Hampshire (the PUSH sub-region) centred on Portsmouth and Southampton.

The map of the sub-region on the inside cover of this report defines these geographies. Further information is provided in the South Hampshire Housing Market Assessment (HMA) <http://www.push.gov.uk/>

This monitoring report distinguishes where possible between these two market areas which are known as the Western and Eastern PUSH Areas as well as presenting data for the PUSH sub-region as a whole.

South Hampshire - the PUSH sub-region – is currently made up of the entirety of 6 local authorities (Portsmouth, Havant, Gosport, Eastleigh, Fareham and Southampton), which are referred to as the core authorities; and parts of four other authorities (East Hampshire, Test Valley, Winchester and New Forest). The membership of PUSH comprises all of the 10 authorities listed above plus Hampshire County Council. For some datasets it is not possible to analyse data below the local authority level. Where this is the case, data for the PUSH sub-region in the main report includes data only for the 6 core authorities: this is indicated in the title of charts and tables. In the Appendices, data is presented for each local authority as a whole.

Hampshire County Council, as a member of the PUSH partnership, has provided valuable data and information for this report.



The National Economy and Housing Market

This section comments on the economy and housing market at the national level, identifying changes that have occurred since the publication of the 2009 report. This provides the context within which the PUSH sub-regional economy and housing markets operate.

Economy

The UK emerged from recession in 2010. Indeed the Office of National Statistics (ONS) record that the UK economy between Q2 2010 and Q3 2010 experienced its fastest rate of growth since 1999. Growth of 0.8% in Q3 2010 is attributed to expansion of construction and manufacturing sectors.

Standard and Poor (a company which assesses the credit worthiness of government debt) have changed the UK's triple AAA rating from a "negative outlook" back to "stable" rating which suggests that financial markets have reacted positively to the Government's deficit reduction measures. Forecasts now expect growth in the UK economy to accelerate slowly to roughly its long term average in 2013 and to plateau thereafter. All forecasts remain liable to significant revisions, given that the level of uncertainty about the future course of the global and UK economy remains high.

Levels of unemployment have remained static over the last year with unemployment fixed at just under 2.5 million; however analysts anticipate that unemployment will rise gradually as a result of the deficit reduction plan set out in the Spending Review 2010. It is anticipated that around 350,000 public sector jobs will be lost by 2015, with considerable knock-on effects expected in the private sector. It is hoped that private sector growth will offset job losses in the public sector. The rate of unemployment has yet to hit the levels of the two previous recessions.

The National Housing Market

According to figures from Land Registry (for England and Wales) the trough in the market occurred in Q1 2009 with the average house price of £152,500. Across England and Wales, prices fell around 17% from the peak (Q4 2007) to trough (Q1 2009). Prices have since recovered and are now at 2006 levels.

In Q3 of 2010, the recovery in house prices seems to have petered out, and the expectation in Q4 2010 is that house prices will drift downwards, leaving house prices at the national level largely unchanged over the year 2010.

The overall volume of sales transactions remains low by historic standards. Q1 2009 was the lowest level of transactions since 1945. Sales volumes have recovered to some extent since then, but remain only around 60% of long term averages. Low levels of transactions are linked to both lack of confidence and very low levels of mortgage lending. Bank of England figures for Q3 2010 show that mortgage lending is at its lowest level for the last 10 years.

DTZ expect interest rates to remain at low levels for at least a year, though this depends on continuing bond market confidence in the UK deficit reduction programme. Low interest rates and the reluctance of banks to pursue repossession will help curb future repossessions although rising unemployment may lead to rising arrears and reverse the trend..

Housing Starts and Completions

Housing starts in 2009/10 fell again by a further 2,600 starts (87,700 in 2008). Of these 2,000 are attributable to lower starts by private developers. Housing starts are now at their lowest level since 1924. Completions fell a further 20,000 units to just 113,000. The



level of housing starts would indicate that the level of completions in 2011 will very likely be lower than in 2010, with no return to pre-recession levels for many years.

A significant factor in the low levels of transactions and in the development of new homes is that two of the key sources of demand for new homes, first time buyers and investors, are much diminished.

Housing demand

Traditionally **First Time Buyers (FTBs)** have acted as the engine of the housing market. In 1995 FTBs accounted for 50% of all buyers. By 2002 this had fallen to 40%; and the figure is now estimated to be 20%. **Increasingly first time buyers have been priced out of the housing market.** There is a very real possibility that the number of people in their 20s and 30s who can access the home ownership market will fall permanently.

In the decade to 2007, a second key source of demand for homes, and particularly new homes, was **demand from investors** buying properties with **Buy-to-Let** mortgages. The number of Buy-to-Let mortgages grew six fold over the period 2000-2007, rising to 1.2 million in 2007. In the downturn both the demand for and supply of BTL mortgages have fallen dramatically. In 2009 there were some 93,500 buy-to-let loans advanced. This is 58% down on the number advanced in 2008 (222,700) and is the lowest annual volume since 2001. Bradford and Bingley, one of the key providers of BTL mortgages no longer exists, while another, Northern Rock, is now owned by the government.

Mortgage markets are going to remain much tighter over the next few years than in the years preceding 2008. Wholesale finance markets are still largely closed and mortgage lenders have a substantial requirement to refinance lending supported by

the government's Special Liquidity Scheme and Credit Guarantee Scheme. New regulation may mean that lenders will have to hold more core capital and this will restrict their lending. The mortgage lending industry also faces tougher regulation.

At the national level, the RICS survey of letting agents (Q2 2010) reports that **tenant demand and rents have continued to grow at a steady rate,** but supply as represented by new instructions has been falling off. Demand is reported to be greater for houses than flats. **All agents in the South East report that demand is outstripping supply,** but are cautious in predicting future rental growth. The findaproperty rental index (currently the preferred indicator of private rental data by the government) reported a **rental increase of 2.9% in the South East (Sept 2009-Sept 2010).** Nationally, average rental asking prices have increased by 1.4% in Q3 2010 from £840 in June to £850 in September and compares with the average rental prices for the South East of £1,120 in September 2010.

The UK faces a prolonged period of constraint on mortgage lending, because of deleveraging in the banking sector, tougher regulatory requirements on lenders, and the re-pricing of risk. This will affect first time buyers and constrain lending to investors, particularly on new build properties. The likely implications are **increasing numbers of households being unable to access home ownership, and therefore, by default, becoming private rented sector tenants.** The supply of private renting will expand, but more slowly than in the past, so rents are likely to rise. **Housing completions will run at a lower level than in the years up to 2007,** because finance is less readily available for home purchase, while the cost of development finance for construction of new homes has increased. There has been a fundamental re-pricing of risk, and the availability of credit.



The South Hampshire Economy

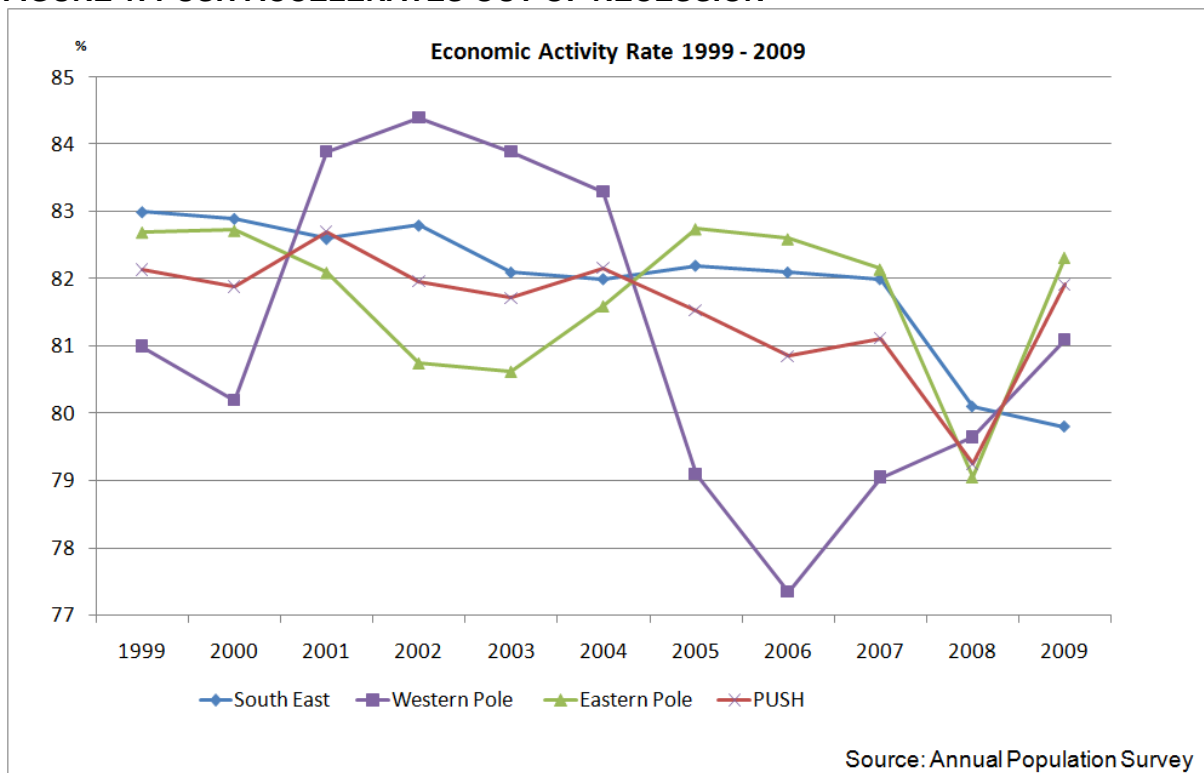
Unemployment in the sub-region has fallen by almost 4,000 since last year. The unemployment rate has fallen 0.7 per cent in comparison with last year and is now in line with the South East as a whole.

The economic activity rate is the percentage of the working age population that is either employed or seeking work. It allows unemployment to be interpreted in the context of overall changes in the population. **Economic activity rates in the Eastern PUSH area have improved by 0.9% (82.3%) during 2009, while the rate in the Western area has remained at 81.1% at a time when the South East has experienced a decline in economic activity.** Overall economic activity rates have slightly improved since last year and closed the gap in comparison with the regional average.

Demand for housing from a workforce or population of a given size is ultimately driven by household income and wealth rather than the household type or size. **Over the last 6 years, individual earnings have grown by 25% in the PUSH sub region.** Growth in household income over the long term will feed into housing demand¹. As households become wealthier they buy more housing, or larger or higher quality houses.

PUSH has recently refreshed its economic strategy for South Hampshire. PUSH continues to seek to close the economic performance gap with the South East of England, as measured by output (GVA per capita). This requires action to stimulate job growth, to boost economic activity rates and increase productivity.

FIGURE 1: PUSH ACCELERATES OUT OF RECESSION





The South Hampshire Housing Markets

Property Sales Are Recovering

Property sales remain approximately 40% lower than pre 'credit crunch' levels although they have recovered from the low of Q1 2009 in both the PUSH and South East areas. **Housing transactions in PUSH have risen by 12% between Q2 2009 and Q2 2010, compared to an increase of 17% in the South East.**

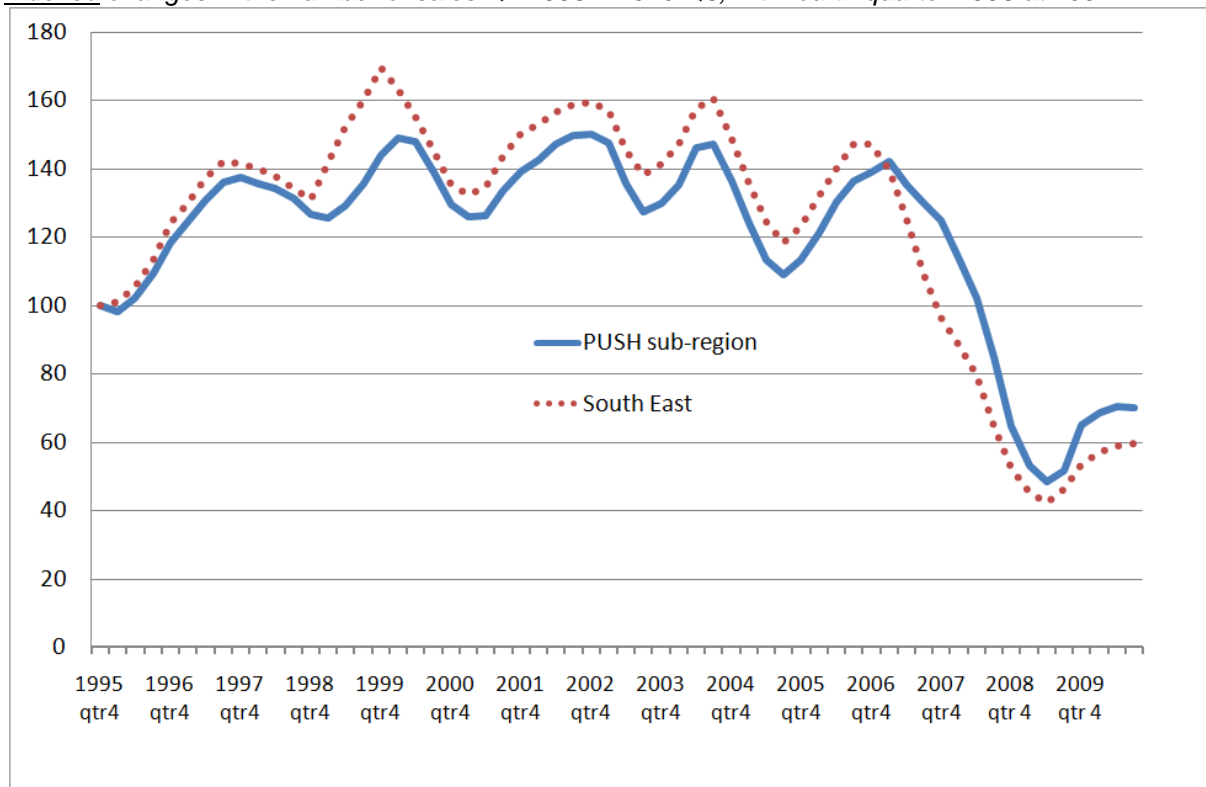
A comparison in the levels of transactions between Q2 2010 and Q2 2009 (traditionally the busiest quarter) shows a 21% increase in sales for terraced and flatted accommodation, and 3% and 9% for semi detached and detached properties respectively. This would indicate that it is the lower end of the market which has seen the greatest pick-up in demand, reflecting pent up demand and some level of enhanced mortgage lending.

Recovery in sales volumes to pre-recession levels is unlikely in the immediate future due to the limited availability of mortgages, **although there is some evidence of greater competition in the mortgage markets for FTBs, with preferential rates being offered to purchasers with a 15% deposit.** Despite this home ownership is likely to be restricted to those with incomes that enable them to save, or those with wealth and equity from other sources including family and inheritance. The age at which households become home owners will continue to rise.

While fewer households can afford to buy properties, many existing home owners have benefitted from reductions in their monthly mortgage payments because of low interest rates. **The cost of mortgage repayments as a percentage of income has actually fallen.**

Figure 2: SOUTH HANTS SALE VOLUMES ARE STILL LOW, DESPITE RECENT RISES

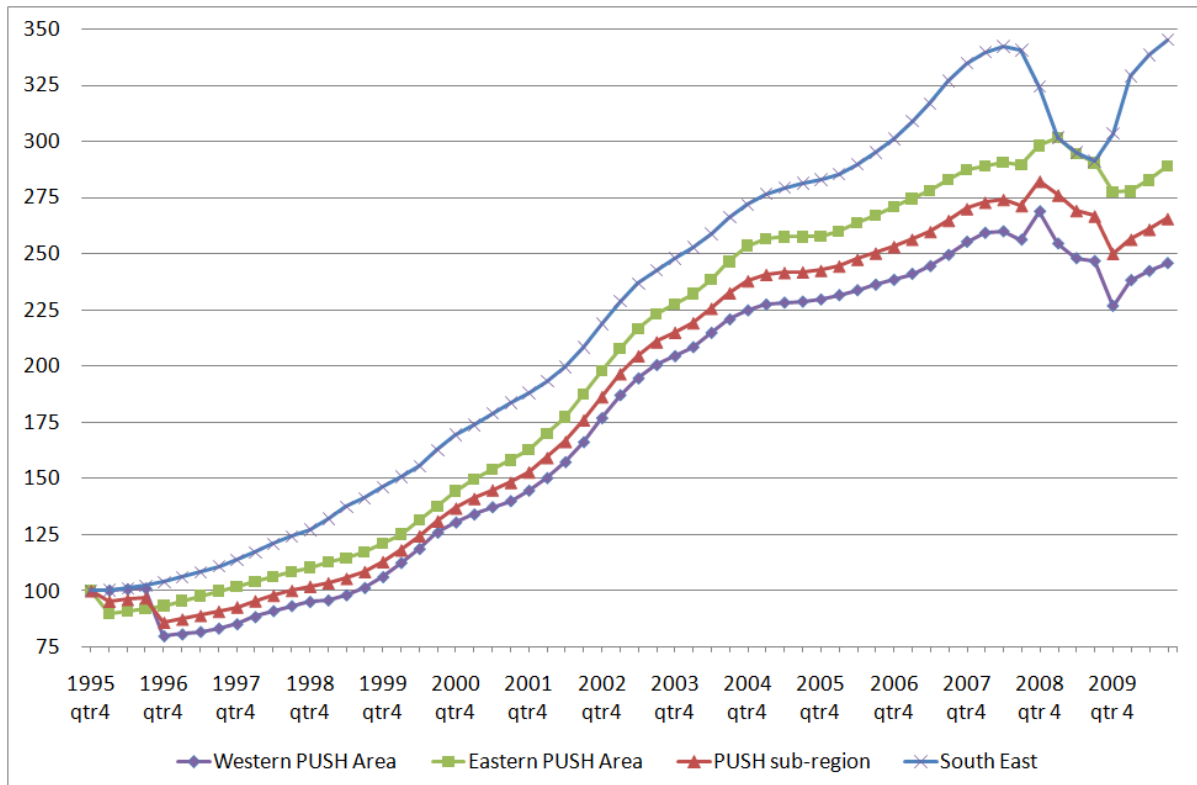
Indexed changes in the number of sales Q4 1995 – 2010 Q3, with fourth quarter 1995 at 100



Source: Land Registry

Figure 3: PEAKS AND TROUGHS IN HOUSE PRICES (6 core authorities only)

Seasonally adjusted Index of mean house prices in PUSH, 1995 Q4 - 2010 Q3, with Q1 1995 at 100



Source: Land Registry

Average house prices in South Hampshire rose across all districts and ranged from between 5 – 15% between Q2 2009 and Q2 2010 according to Land Registry data. Double digit average house price *increases* have been recorded in Havant, New Forest, Test Valley and Winchester over the last year.

Land Registry district and postcode data shows that the PUSH Eastern area has seen more rapid increases in prices than the PUSH Western area where house price growth has been weak. Prices have now recovered to 2006 levels. Generally house price increases in South Hampshire have been somewhat less than in the South East region as a whole.

One feature of the recent recovery in house prices has been that there has been considerable variation across the PUSH area. Test Valley experienced the highest average house price increase of any part of the PUSH

area with an increase of £10,900 (+15%) between Q2 2009 (£250,000) to Q2 2010 (£288,600). Gosport has experienced the weakest percentage increases in prices over the last year of just 5% and now has an average house price of £168,000.

The average house prices reported from the Land Registry reflect in part the mix of properties of different sizes in each local authority area. Examining the cost of housing per square metre (the property price divided by the internal floor area measured in sq m) allows analysis of differentials in pricing for different types of property, highlighting the premium paid for certain types of property, while stripping out the effect that some properties are larger than others. Figure 4 overleaf shows the differences in per square metre values in the PUSH area, while Figure 5 demonstrates that there has been a premium for detached housing.

Figure 4: COMPARING RESIDENTIAL VALUES IN SOUTH HAMPSHIRE

Mean House Prices per Square Metre September 2010 (MSOA = Middle Super Output Area)²

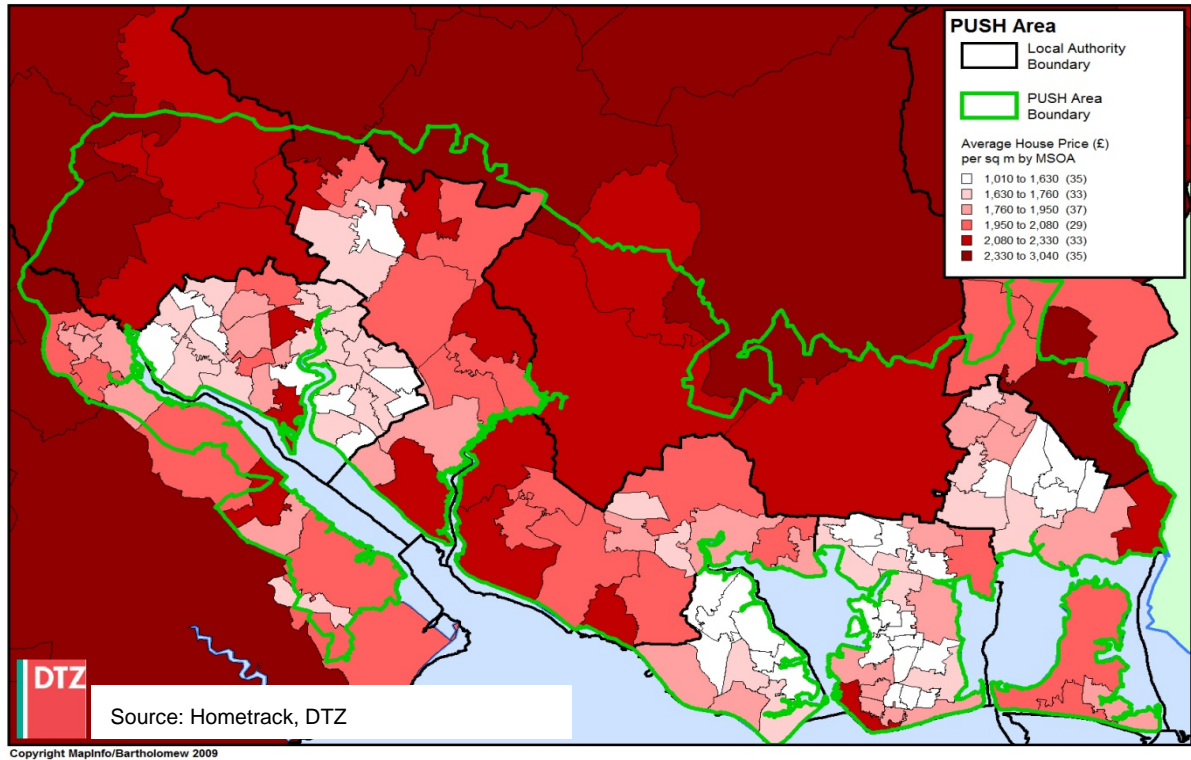


Figure 4 shows that housing measured on a per sqm basis is cheapest (white or pink) in Southampton, Portsmouth, Gosport and mainland Havant. Per sqm prices are higher in suburban areas, and still higher in the more rural areas (shaded dark red).

PUSH area has a relative shortage of family sized accommodation and therefore recommended that PUSH should seek to promote delivery of 3, 4 and 5 bedroom properties in order to meet the demand profile for future homes.

Figure 5 shows that, examined on a per sqm basis, the prices of flats have fallen over the period 2005-10, while the prices of all houses have risen, with detached houses showing the strongest price growth. This suggests that the pressure of demand is greatest for larger family homes. The 2006 Strategic Housing Market Assessment (SHMA) noted that the

Over the past two years, the price of flats has fallen by 8% compared to a decline of only 2% in the price per sq m of detached properties. The price of flats remains higher on a per sqm basis than that of terraced houses. This is likely to constrain flatted developments in the near future, since the evidence is that terraced housing is a more attractive type of property to buyers than flats.

Figure 5: CHANGES IN PER SQUARE METRE VALUES (Six core authorities only)

	Aug 2005 (£)	Aug 2010 (£)	% change
Flats	£1,974	£1,921	-3%
Terraced	£1,680	£1,788	6%
Semi Detached	£1,768	£1,890	7%
Detached	£1,968	£2,149	9%

Source: Hometrack & DTZ



Rental market remains buoyant as unintentional landlords enter the market

Letting agents³ in the PUSH area report that rents have continued to rise over the last year. However data collected in connection with the setting of Local Housing Allowances (LHA) indicate that rents have fallen slightly by 0.3% in the broad market areas of Southampton and Portsmouth but have risen 3.5% in Winchester. The LHA data is a measure of what is actually happening in the South Hampshire rental market as it reflects actual *agreed* lettings rather than *asking prices* and therefore reflects what renters are actually paying.

Figure 6 shows typical annual rental costs in the private sector, the housing association and local authority sectors. The income that would be required to afford housing in each sector, without the assistance of benefit, is calculated using the assumption that rents are affordable if they account for no more than one third of gross incomes.

The market in the sub-region is diverse, catering for would-be first time buyers, students, military personnel or those linked to the military. Families are increasingly 'breaking the chain' by selling their homes and renting

before buying their next property. Agents report an increasing number of 'unintentional' landlords. These are people who have tried to sell their property and failed to do so, or failed to secure what they regard as a reasonable price; and who have decided to move out and are now letting their property.

Agents have continued to advise **Buy-to-Let landlords to hold stock. There is no evidence of rental property coming onto the market in significant volumes.**

Repossessioned property sold at auction could represent a significant source of supply of new rented property. **Possession orders and claims for rental and mortgage arrears have fallen in every authority over the last year** (see Appendix 3.1). On average repossession activity has fallen by half. Repossessions have not reached the peaks associated with 1990-92 downturn because interest rates have remained low, and the banks have been reluctant to force through repossession. However DTZ expect that the level of repossessions will rise as unemployment increases.

Figure 6: COMPARING RENTAL COSTS

Market, Housing Association and Local Authority rental costs 2010 (based on the assumption that households can afford to spend up to 1/3 of gross income on rent - 6 Core Authorities Only)

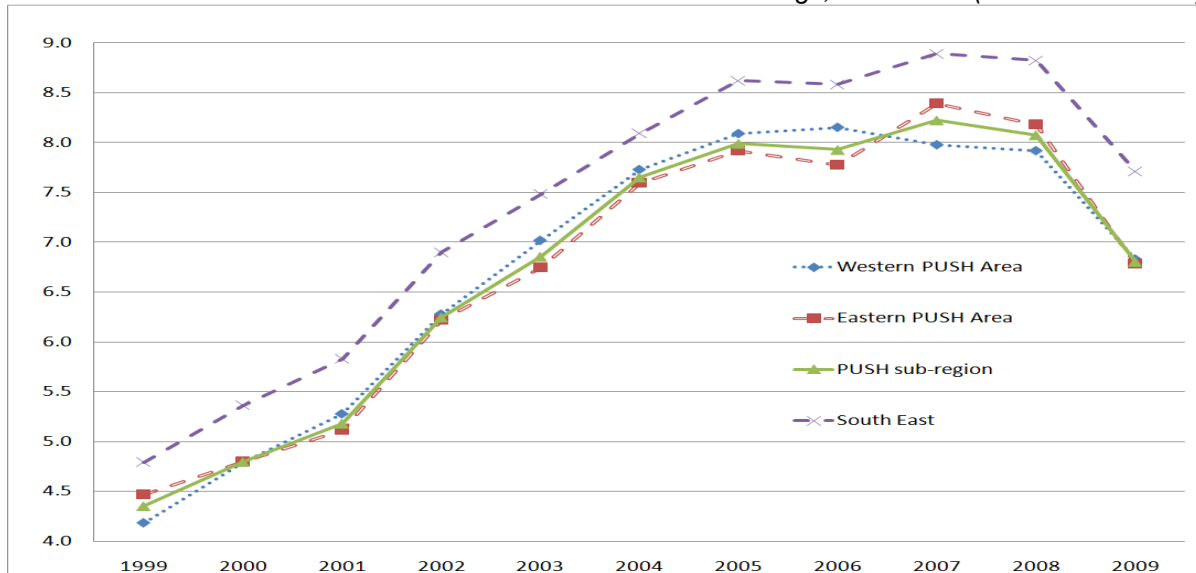
	Private Rents		Housing Association		Local Authority	
	Cost Per Annum	Income pa required	Cost Per Annum	Income pa required	Cost Per Annum	Income pa required
Western PUSH area	£8,100	£24,200	£4,600	£13,900	£3,200	£9,600
Eastern PUSH area	£7,500	£22,400	£4,600	£13,700	£3,400	£10,200
PUSH Sub-region	£7,800	£23,300	£4,600	£13,900	£3,300	£9,900
South East	£7,500	£22,600	£4,700	£14,000	£3,700	£11,100

Source: Hometrack; CLG; National Statistics ASHE

Affordability, Incomes and Housing Need

Figure 7: AFFORDABILITY IN SOUTH HANTS STILL HAS SOME WAY TO GO

Ratio of Lower Quartile House Prices to Lower Quartile Earnings, 1998-2009 (6 Core Authorities)



Source: Department for Communities and Local Government

In terms of measuring access to home ownership, the government's preferred measure of housing affordability is the ratio of lower quartile house prices to lower quartile earnings. Figure 7 shows housing affordability in the PUSH sub-region has continued to improve over the last year although ratios are still some way above 1999 levels.

The lower quartile house price to earnings ratio is now 7:1 in the PUSH area. This compares to the ratio in the South East of 8:1, so the PUSH sub-region is more affordable than the South East as a whole. Affordability has improved during 2009 due to an increase in earnings and falls in lower quartile house prices.

Gosport, Southampton and Portsmouth are the most affordable places to live within the PUSH area with ratios of 6:1 or under. East Hampshire, New Forest and Winchester are the least affordable areas with ratios of 9:1. This pattern will tend to result in first time buyers continuing to be drawn into the cities as prices continue to rise in the higher value suburban and rural locations.

The average earnings of PUSH residents grew by 27% between 2002-2009. By comparison, the earnings of the lowest 25% of earners grew by only 18%. Over time this disparity in incomes will mean that households on lower earnings will be excluded from home ownership.

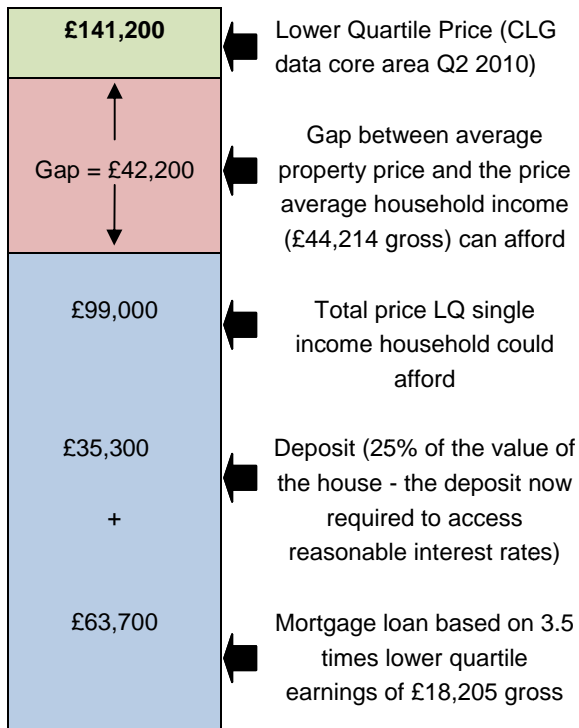
Figure 8: LOWER QUARTILE EARNINGS OF PUSH RESIDENTS

Lower Quartile Gross Weekly Individual Earnings, 2003-2009 (6 Core Authorities Only)

	Individual 2003	Individual 2008	Individual 2009	% Change (2008-09)	% Change (2003-09)
Western PUSH Area	£295	£337	£338	0%	15%
Eastern PUSH Area	£296	£324	£353	9%	20%
PUSH sub-region	£296	£329	£347	6%	18%
South East	£321	£371	£380	3%	19%

Source: ONS Annual Survey of Hours and Earnings

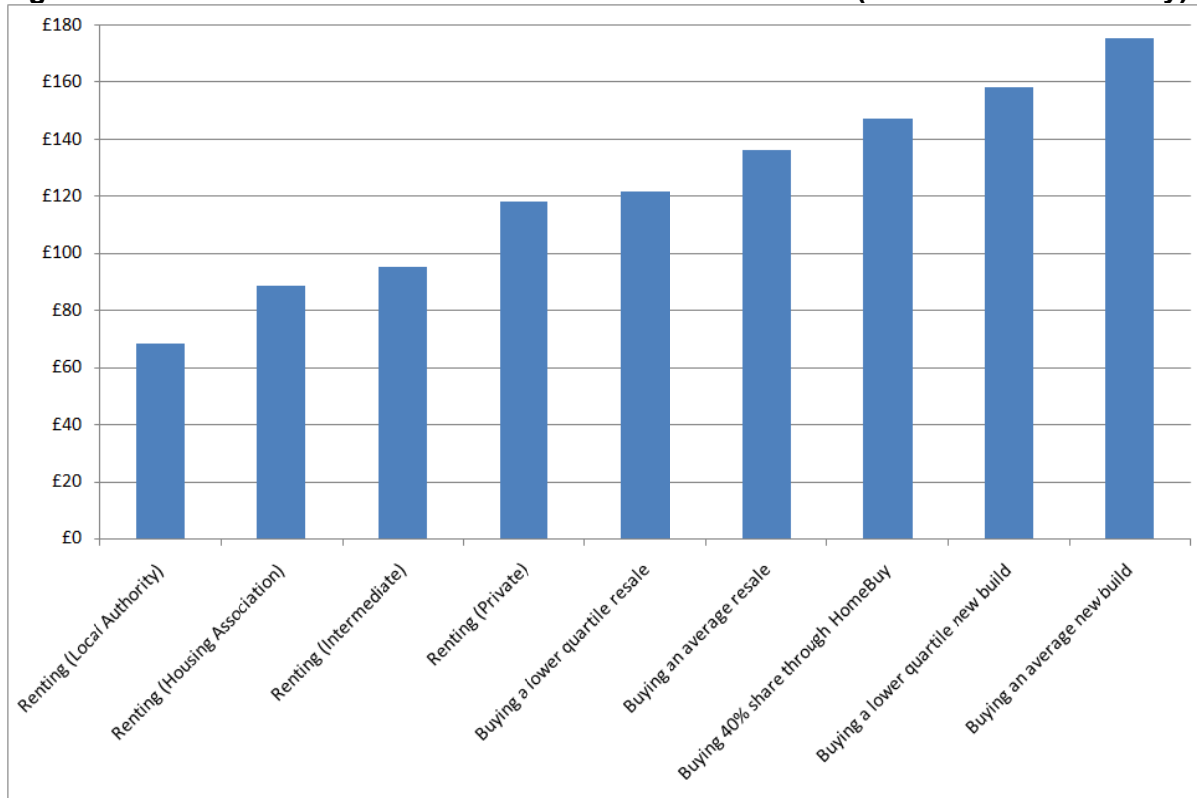
Figure 9: ILLUSTRATION OF THE SOUTH HANTS AFFORDABILITY GAP FOR 2009



The example in Figure 9 shows how those on lower earnings are priced out of home ownership. House prices are 30% too high in the PUSH area for a single income household on LQ earnings to buy. Moreover with current mortgage terms they would have to be able to muster a deposit of circa £35,000, representing almost two year's earnings.

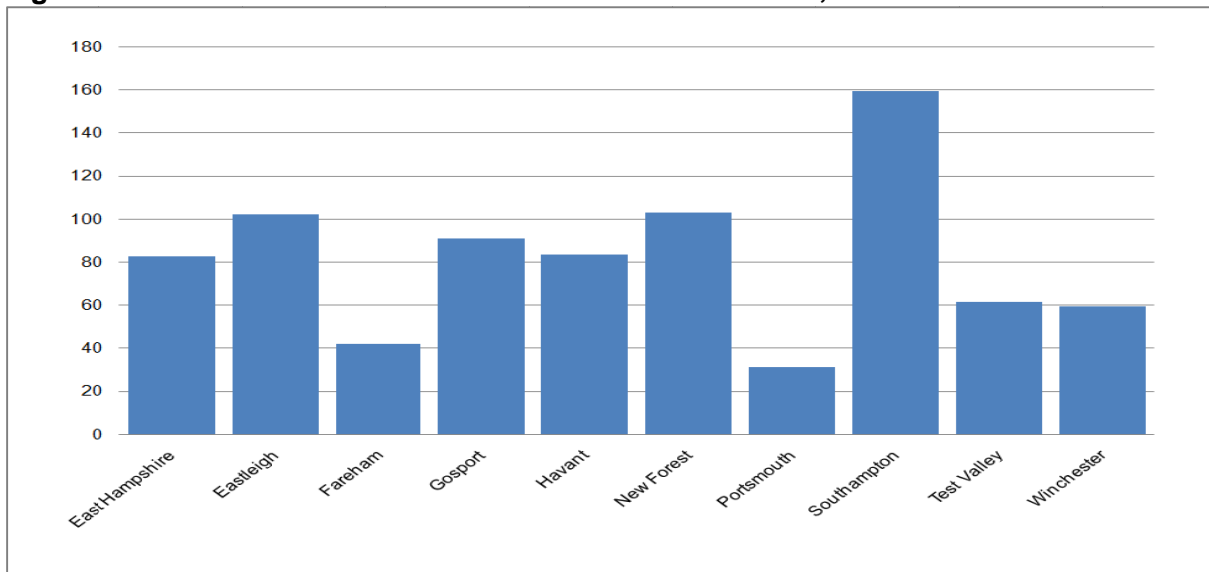
The position is different however for households with dual incomes. A household comprising of two people both on LQ earnings could afford to buy a home in the lower value areas of the PUSH sub-region. For many, however, the issue will still be the ability to build up a substantial deposit to access a mortgage at reasonable cost. If they can do this, then the weekly cost of buying a cheap property is almost identical to that of renting (see Figure 10)

Figure 10: COMPARING WEEKLY HOUSING COSTS IN PUSH (6 core authorities only)



Source: Hometrack, National Statistics ASHE

Figure 11: COMPARISON OF HOUSING REGISTERS PER 1,000 OF THE POPULATION



Source: CLG HSSA

Housing Need

Figure 11 shows the numbers of people on Housing Register per 1,000 of population by local authority. This only provides a crude indication of housing need, since authorities manage their Housing Registers in different ways, and not all those registered will be in priority need⁴.

This headline indicator can be monitored over time by each authority to track housing need, though the government plans to allow local authorities more freedom in managing their Housing Registers. This will further reduce the scope for meaningful comparison of housing need between authorities based on Housing Register data.

The number of people on Housing Registers, which includes all households wishing to rent a local authority or housing association property,

has grown by 73% over the last 10 years (see Figure 12). In South Hampshire as a whole there are 82 households per 1,000 on waiting lists (2009 80 per 1,000).

There are some 21,600 Housing Benefit claimants in the six core authorities living in the private rented accommodation, representing 31% of all Housing Benefit claimants in the area. Recently announced changes to Local Housing Allowance and funding to universities could produce quite significant changes in the use of private rented accommodation by low income groups (including students) for example expanding the demand for shared accommodation for those under 35 and reducing demand from students if more students live in the family home or study part time.

Figure 12: SUBSTANTIAL NUMBERS OF HOUSEHOLDS IN HOUSING NEED

Households on Local Authority Waiting and Transfer Lists per 1,000 Households (6 Core Authorities)

	1999	2009	2010	Change 1999 - 2010	Change 2009-10
Western PUSH Area	36	133	140	288%	5%
Eastern PUSH Area	52	48	38	-27%	-21%
PUSH sub-region	45	85	82	73%	-4%

Source: CLG HSSA



DTZ anticipate an increase in concealed households as young adults and couples find it difficult to access housing because of tighter mortgage conditions and uncertain job prospects. The possibility of rising unemployment and increasing repossessions may be another source of increased demand for social rented accommodation. However, the extent to which public sector reductions in overall employment will lead to higher unemployment is uncertain because the speed of private sector job creation is hard to predict.

The supply of new social rented properties will slow, both as overall funding for affordable housing is reduced, but as the NAHP is switched away from social rented homes to the proposed Affordable Rent programme. It remains to be seen what type of households are to be housed under the new proposals.

For the PUSH authorities it will remain a priority to maximise the provision of new affordable homes. Authorities with retained housing stock will want to consider whether the reforms to the Housing Revenue Accounts allow them to develop or fund development of new affordable homes. Other authorities may wish to explore whether prudential borrowing and land in public ownership can help deliver additional affordable homes. All of the PUSH authorities will want to ensure that s106 policies are used as effectively as possible to secure additional affordable housing.

Demand For Intermediate Products

A proportion of those on housing waiting lists have registered for low cost home ownership products (approximately 8%). There are currently around 3,600 households actively looking at intermediate affordable housing, according to Radian Housing Group (formerly Swaythling Housing Society)⁵ the Homebuy agent for the PUSH area. Three quarters of those on the register are under 40 and required one or two bedroom properties.

The number of people on the register has fallen by 400 over the last year. This decline is attributed to the withdrawal of products like Open Market Homebuy which allowed eligible purchasers the opportunity to buy an appropriate existing home of their choice. The supply of intermediate homes has halved over the last year and the range of different intermediate housing products is much reduced according to Radian.

Mortgage availability for Low Cost Home Ownership products is improving. Major lenders such as the Leeds Building Society, Halifax, Abbey and Nationwide are now lending at an 85% loan to value ratio for shared equity products. Radian now report that demand exceeds supply and that it can sell properties off plan, as they were able to do during the height of the market. The chart in Appendix 3 shows how inquiries for intermediate housing are running at a higher level than previous years.

Figure 13: DEMAND FOR LOW COST HOME OWNERSHIP IN 2010 (6 Core Authorities)

	Numbers Actively Looking	Current Tenure					
		Family/Friends	Social Rented	Owner Occupied	Shared/Ownership	Private Rented	Other
Western PUSH Area	1,964	33%	9%	7%	1%	44%	5%
Eastern PUSH Area	1,629	36%	7%	9%	1%	39%	8%
PUSH sub-region	3,593	34%	8%	8%	1%	42%	6%

Source: Radian, the HomeBuy agent responsible for marketing intermediate products in Hampshire



New Housing Supply in South Hampshire

Delivery of new dwellings has fallen significantly over the past year in the PUSH sub-region but completion rates vary quite significantly across the PUSH area (see Appendix 1). There has been a slight shift towards building larger properties.

In total some 3,400 new dwellings were completed in 2009/10 in the PUSH sub-region (2,973 net of demolitions). The overall number of completions is down 22% compared to the figure for 2008/09. PUSH has in the past set a target for completions of 4,000 new dwellings pa, but this is now subject to review.

Over two thirds (71%) of completions in 2009-10 were one and two bedroom properties, a slight decrease in the proportion delivered since last year. Fewer dwellings of every size were completed in 2009/10 than the previous year, with the exception of two bedroom properties. Around 1,000 new two bedroom properties were completed in both 2008 and 2009 by developers and housing associations, suggesting that these properties are still selling in the current market. The completion of flats has, however, fallen by around 24% over the past year.

Affordable Housing Completions

Around 940 (828 net) affordable homes were completed in 2009/10. This is 412 fewer units than in 2008/09, a fall of 30%. The output of affordable homes accounts for 28% of total completions. Social rented units account for

60% of all affordable housing completions, with 28% for shared ownership or shared equity 5% for intermediate renting (see Appendix 3 for further information).

Over the last year, completions in affordable housing in the Eastern area have fallen by 63%. In contrast the Western area has increased delivery by 27%. The proportion of all completions delivered as affordable housing varies substantially across individual districts ranging from 8 per cent in East Hampshire to 47 per cent in Southampton.

The majority (82%) of affordable completions were of one and two bedroom properties. The counterpart of this is that 18% of new affordable homes had at least three bedrooms. The PUSH authorities need to continue to monitor the need among those in priority need for family accommodation, and whether provision of more family accommodation would free up smaller properties.

DTZ expect completions of affordable housing to decline in the near future, as the output of the private sector remains depressed and as less government funding is made available for affordable housing. Reduced levels of funding will impact on the future 'pipeline' of development and result in fewer completions in the future over the coming years. The Government itself expects the provision of affordable housing nationally to fall from around 50,000 pa to 37,500 pa over the next four years.

Figure 14: NEW HOUSING COMPLETED BY TYPE OF DWELLING 2009/10⁶

PUSH Area	All Dwellings			Affordable Dwellings (AH)			
	Flat	House	Total Gross (Net)	Flat	House	Total Gross (Net)	AH as % of all completions
Western	62%	38%	1,860 (1,624)	68%	32%	660 (601)	37%
Eastern	59%	41%	1,545 (1,349)	81%	19%	278 (227)	17%
PUSH	60%	40%	3,405 (2,973)	71%	29%	938 (828)	28%

Source: Hampshire County Council

Housing Supply for an Ageing Population

The number of people over 85 within PUSH is set to increase from 93,000 to 145,000 between 2006 and 2036, an increase of 56%. This age group is the fastest growing component in the population and reflects the effect of improved health care and healthier lifestyles. However, it will also mean that there will be a significant increase in demand for social care. Independent small scale studies have suggested that social care expenditure would need to increase more than threefold (325 per cent) by 2041 to meet national demographic pressure (DCLG, 2008). So clearly the current situation is unsustainable.

In terms of housing and planning policy, it has been and remains government policy to leave planning for specialist housing provision for older people to local authorities and the private sector. At the national level the overall completion of specialist housing provision for older people has fallen dramatically over the last 10 years. DTZ anticipates that there will be a growing demand for high quality, private accommodation with different levels of care and support.

Evidence from specialist private provider of older people's accommodation McCarthy & Stone, suggest that, if the rate of new provision remains unchanged, there will be a

shortage of around 62,500 private sheltered housing units in the UK by 2020 given the demographic trends. McCarthy & Stone clearly have a vested interest in making this point. However these figures indicate potential demand for housing accommodation that is targeted at meeting the needs and aspirations of older people – which is likely to be a broader range of products than traditional sheltered housing.

There are currently only around 35,000 extra-care housing units in England (Wanless Review, 2008). So there is likely to be a significant requirement for additional provision. Given funding constraints, much of the new supply will need to be delivered with private sector funding, by a diverse range of providers, including local authorities, housing associations and private providers.

The growing requirement for older people's housing, with varying levels of care provision, calls for a strategic approach to provision. Local planning and housing authorities have an important role to play in this. PUSH is ideally placed to ensure that a strategic approach is taken to providing for the 52,000 additional people over the age of 65 that will live in the sub-region by 2031.

Figure 15 : Growth in Number of Households aged 65 and over

	Total Number of households 2006 aged over 65 (thousands)	Total number households 2031 aged over 65 (thousands)	Absolute increase over 65s (thousands)	Absolute increase all ages (thousands)	Increase in households 65+ years as percentage of total household growth
Western PUSH area	35	53	18	46	39%
Eastern PUSH area	58	92	34	57	60%
PUSH sub-region	93	145	52	103	50%
South East	926	1,541	615	978	63%

Source: DCL

Concluding Remarks

Over the period July 2009 to June 2010 the housing market in the PUSH sub-region has experienced a modest recovery. Sales volumes and prices have risen. There has also been positive news on the economy, with unemployment lower and economic activity rates up.

However the housing market remains very far from 'normal', if normal is defined as the features of the housing market in the decade to 2010. Sales volumes remain only 60% of long term averages; mortgage lending at the national level remain very depressed, and first time buyers are required to find at least a 20% deposit if they are to secure a mortgage at a competitive rate (although shared equity products are more affordable with deposits of 15%).

The mismatch between what owners can potentially afford to pay and current asking prices could well lead to increases in private rental stock coming onto the market. Proposals contained in the consultation paper *Local Decisions: a fairer future for social housing* will place the private rented sector in a more central position to meet housing needs. At the same time local authorities will have a new strategic role to develop strategic policy on tenancies. This will set out broad objectives to be taken into consideration by social landlords on the granting and reissuing of tenancies (i.e. the criteria for the use of flexible tenancies, lifetime tenancies and access to affordable rented homes). This offers the potential to plan strategically how scarce resources are used.

The economic outlook is uncertain. While the national economy is forecast to grow, with an expected reduction in 350,000 public sector jobs over the years to 2015, and significant reductions in public sector spending, the outlook for jobs and earnings is very uncertain. This uncertainty will have an impact on the housing market, affecting the confidence of potential buyers, lenders, and housebuilders.

The likely consequences for the PUSH area in the year to come are as follows:

- Unemployment to start to rise and earnings growth to fall
- Housing sales volumes to remain below their long term average
- House prices to be flat overall – though this will vary by area and type of property
- Significant numbers of first time buyers to be frozen out of the home ownership market by requirements to find a large deposit
- Growth in the number of households renting in the private sector
- Rising numbers of households in housing need
- At best a maintenance of last year's rate of housing completions, with a strong possibility of a fall in housing completions

The years ahead present challenges and opportunities for the housing and planning authorities arising from the policies of the new government. Key points to note are:

- A more than 50% reduction in the funding available per annum for affordable housing
- Launch of the 'Affordable Rent' programme, involving development of new homes to be let at a maximum of 80% of market rents, in place of development of social rented housing
- Changes to the Housing Benefit system, including changes to the basis of calculation for Local Housing Allowances, and introduction of LHA caps
- Abolition of the Regional Spatial Strategies, and launch of a new planning system which

- will require local authorities to determine their own housing targets
- Introduction of the New Homes Bonus, a payment to local authorities linked to housing completions, including empty properties brought back into use
- Reform of the Housing Revenue Account which may open up the possibility for local authorities with retained housing stock to fund development of new affordable housing

In light of these changes in the market, and the policy and funding environment DTZ would identify the following priority areas for action by PUSH and its constituent local authorities:

- The need to strive to maximise provision of affordable housing. This will entail:
 - o quickly establishing the role the Affordable Rent programme can play in meeting housing needs, and working with Registered Providers to bring forward pilot schemes
 - o for authorities with retained housing stock investigating the opportunities for developing new affordable housing created by reforms of the Housing Revenue Account
 - o for all authorities, consideration of how public land can be used to enable development of affordable housing, perhaps mixed with use of prudential borrowing powers or S.106 commuted payments
 - o ensuring that the s106 system delivers the highest level of affordable housing consistent with viability
 - o consider the use of commuted payments and New Homes Bonus payments to support affordable housing delivery by funding enabling development or providing direct finance (grant, loans or equity investment)
- Providing certainty for the housebuilding sector by establishing the new planning framework for provision of new homes. In establishing targets for local housing provision, due consideration needs to be given to the scope to secure necessary affordable housing development by enabling private sector development.
- The development environment for new housebuilding may remain difficult for many years if mortgage lending remain constrained. Authorities will need to work closely with developers if they are to achieve their housing targets. The difficult development environment needs to be reflected in the range of sites identified for residential development
- Monitoring the demand for private rented housing particularly in the light of the changes in the Housing Benefit system on housing need and rents, changes to student funding, expansion of buy to let and continued access to the housing market due to need for high deposits. With further growth in the Private Rented Sector expected over the next 5 years, local authorities need to increase their understanding of the PRS.
- Monitor the needs of housing for Older People to address the ageing population. There is scope to tie residential developments for older people into city and town centre regeneration schemes.
- Develop a common framework across the PUSH area for a strategic policy on tenancies to maximise the use of affordable housing; this reflects the new requirements being placed on local authorities set out in the CLG document 'Local Decisions: a fairer future for social housing'.

References

¹ Professor Christine Whitehead (LSE and Cambridge Centre for Housing Research) is one of a number of academics to model this relationship

² Middle Super Output Area (MSOA) - Minimum population 5,000; mean 7,200. Completed from groups of Lower Layer SOAs and constrained by the 2003 local authority boundaries used for 2001 Census outputs.

³ Lettings agents consulted in October 2010 were: Pearson, Southsea; Fry & Kent, Portsmouth; Chapplins, Havant; Cryers, Southampton; Fairhills, Gosport; Morris Dibbens, Southampton.

⁴ This is not an accurate measure of housing need since a proportion of households in the sub-region will be registered on more than one waiting list and some of those on the waiting lists will not be in priority need. Portsmouth now operate a choice based lettings system rather than a housing register, therefore these comparisons are therefore not always like for like. Housing Waiting List figures can be affected by operational changes eg the implementation of Choice Based Lettings as has happened in Portsmouth or reviews of waiting lists which can cause numbers to drop sharply before building up to previous levels. For example, re-registration occurs once every 6 months for the Low Cost Home Ownership register. Ideally re registrations of all lists would occur simultaneously every six months to allow for a consistent comparison to be made between all authorities.

⁵ The Government's agent for low cost homeownership products within Hampshire, responsible for marketing of, and access to, intermediate housing e.g. shared ownership

⁶ Note that Hampshire County Council's figures differ slightly from those on authority's HSSA returns but Hampshire County Council data is used here for consistency in comparing the figures to total completions.



Appendix 1

Individual Local Authority Profile Tables

Explaining the Terms and Sources Presented in these Appendices

INDICATOR	DESCRIPTION	SOURCE & DATE
Current Population	This is a midyear population estimate for the number of people who live in an area. Members of UK and non UK armed forces are included as well as students at their term time address, and migrants staying for more than 12 months.	ONS (Office for National Statistics, Mid Year Population Estimates) 2009
Population Growth 1998-08	1999 and 2009 data from the midyear population estimates (above) to provide absolute and percentage population growth.	ONS (Office for National Statistics, Mid Year Population Estimates) 2009
Net Migration	Number of people in 2009 who have registered to a different health authority compared to the previous year and is a proxy for net domestic (UK internal) migration. Does not capture international migration.	NHSCR (National Health Service Central Register) 2009
Main Origin of In-migrants	Records the number of people who have registered to a different health authority from one year previous. Main origin is the local authority from which the highest volume of in-migrants originated	NHSCR (National Health Service Central Register) 2009
Main Destination of Out-Migrants	Records the number of people who have registered to a different health authority from one year previous. Main destination is the local authority to which the highest volume of in-migrant move to.	NHSCR (National Health Service Central Register) 2009
Current Employment	Total number of people (residents) employed and expresses this value as a proportion of the working age population. The working age population refers to men aged 16-64 and women aged 16-59.	ONS (Office for National Statistics, Annual Population Survey) March 2010
GVA growth 1996-2006 (£m), at local authority level	Gross Value Added measures the economic performance of an area. It is the difference between the value of goods and services produced and the cost of raw materials and other inputs which are used up in production. This is measured in real terms at year 2000 prices.	DTZ Research, using ONS data. PUSH is currently investigating more up to date measurement 2006
Economic Activity Rate	The economic activity rate measures the percentage of the working age population who are employed or unemployed, and so are active in the labour market.	ONS (Office for National Statistics, Annual Population Survey) March 2010
Unemployment Rate	Records the number and proportion of the working age resident population claiming jobseekers allowance.	ONS (Office for National Statistics, Claimant Count) August 2010
Current Average Property Price	Current average property prices are calculated using sales and valuations data. The average price is calculated by using a 3 month mean rolling average.	Hometrack October 2010
Lower Quartile Property Price	This is calculated by ranking all property prices for a certain point in time in descending order. The lowest 25% per cent of prices fall into the lower quartile.	Land Registry Q2 2010
Affordability Ratio (LQ HP: LQ Earnings)	This is the Government's preferred indicator of affordability that is calculated as a ratio of Lower Quartile House Prices to Lower Quartile Earnings (individual earnings).	CLG (Communities and Local Government) 2009
Purchase Income Threshold	This is the minimum household income required to buy one of the cheapest properties in the local authority. This is calculated using the lower quartile house price and assuming that purchasers can afford an 25% deposit, and 3 times mortgage multiplier.	Hometrack and DTZ August 2010

DATA REFERS TO WHOLE AUTHORITY AREA IN EACH CASE

Explaining the Terms and Sources Presented in these Appendices

Annual Average Earnings (individual)	Obtained from an annual survey of employers conducted annually across the UK which asks for particular employee details including pay. The figures presented herein are mean averages for residents of each local authority in all jobs (full time and part time). Data presented in the 2010 report was for 2009 because up to date data was unavailable at the time. This has now been updated in this report.	ONS (Office for National Statistics, Annual Survey of Hours & Earnings) 2009
Private Market Rent - Entry Level for 2 Bed Property	This is the minimum rental level to enter the private rented sector. The measure is based on the weekly rent for a 2 bedroom property.	DataSpring and the Rent Service 2009
Number of households on Waiting Lists (as % of all households)	This is the number of households who are on housing waiting lists as a % of all households in the local authority. These lists are maintained by local authorities. The data here excludes transfer tenants (ie those already housed in social rented homes). The CLG data uses 2006 household numbers.	CLG and HSSA (Communities and Local Government - Housing Strategy Statistical Appendix) 2010
Number of Repossessions and Number per 1,000 Households	This is the number of repossession orders made in a year. The court, following a judicial hearing (or judicial involvement in accelerated procedure cases) may grant an order for possession immediately. This entitles the claimant to apply for a warrant to have the defendant evicted. 2010 figures are estimates based on Q1 data.	Ministry of Justice August 2010
Total Completions of New Homes of All Tenures	The total number of new home completions in a year. These new build housing completions are monitored through planning applications. The figures presented are gross but have been adjusted to take account of losses to produce a net figure in brackets.	Hampshire County Council 2010
Affordable Housing as % of all Completions (excl OMHB)	This is the total number of affordable homes completed as a percentage of all housing completions over a year. This measure excludes Open Market Homebuy schemes (not involving a new completion) and affordable dwellings that have been renovated.	Hampshire County Council 2010
% of Social Housing Decent	% of <i>non</i> decent housing measured by National Indicator N158 'Decent homes', calculated by using the Housing Health and Safety Rating System (HHSRS) that replaces the fitness standard as the statutory element of the Decent Home Standard. The HHSRS is a risk assessment procedure and does not set a standard. To be decent, a dwelling should be free of category 1 hazards	NI158 2010
Number of Empty Homes Brought into Use	Previously measured by BVPI 064 but since the National Indicator set replaced BVPIs not all local authorities continue to collect this data	BVPI (Best Value Performance indicator)
Average SAP Rating – Public Sector	SAP is the Government's Standard Assessment Procedure for assessing energy ratings of buildings. Buildings are rated from 0 to 100; a score of 0 indicates a very inefficient building and 100 being highly efficient.	BVPI (Best Value Performance indicator)
Average SAP Rating – Private Sector	SAP is the Government's Standard Assessment Procedure for assessing energy ratings of buildings. Buildings are rated from 0 to 100; a score of 0 indicates a very inefficient building and 100 being highly efficient.	BVPI (Best Value Performance indicator)
No. of Disabled Facilities Grants made	This records the number of Disabled Facilities Grants made by a Local Authority to individuals. These are used to adapt homes to enable disabled residents to continue to live there.	CLG and HSSA (Communities and Local Government - Housing Strategy Statistical Appendix) 2009

DATA REFERS TO WHOLE AUTHORITY AREA IN EACH CASE

EAST HAMPSHIRE						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	111,000	-	111,800	-	111,900	-
Population Growth since 1998	+2,200	2.0%	+4,100	3.8%	4,200	3.9%
Net Migration	+800	-	+500	-	100	-
Main Origin of In-migrants	London 750	-	Waverley 660	-	Waverley (520)	-
Main Destination of Out-Migrants	Havant 670	-	Havant 490	-	Havant 410	-
Current Employment	49,400	76.4%	52,600	81.4%	53,100	76.8%
GVA growth 1996-2006 (£m), at local authority level	+£770	58.3%	N/A	-	N/A	-
Economic Activity Rate	50,800	78.5%	53,800	83.2%	53,100	76.8%
Unemployment Number and Rate	705	1.1%	1,484	2.2%	1,484	2.2%
Current Average Property Price	Total		Total		Total	
1 bedroom	£132,330	-	£118,640	-	£129,510	-
2 bedroom	£199,760	-	£175,000	-	£189,440	-
3 bedroom	£260,620	-	£257,090	-	£288,210	-
4 bedroom	£464,050	-	£415,140	-	£458,450	-
% Change in House Prices Q2 2009 – Q2 2010	-	-8%	-	-5.4%	-	9.3%
Current Average Price Per Sq Metre	£2,500	-	£2,400	-	£2,520	-
- Flats	£2,300	-	£2,200	-	£2,440	-
- Terraced	£2,300	-	£2,100	-	£2,440	-
- Semi-Detached	£2,600	-	£2,200	-	£2,330	-
- Detached	£2,700	-	£2,600	-	£2,620	-
Lower Quartile Property Price	£174,970	-	£170,000	-	£207,000	-
Affordability Ratio (LQ HP: LQ Earnings)	10.4	-	12.12	-	10.48	-
Purchase Income Threshold	£53,000	-	£49,200	-	£59,100	-
Annual Average Earnings (individual)	£31,210	-	£33,260	-	£37,500	-
Private Market Entry Level Rent – 2 Bed Property	£153 p w	-	£147 p w	-	£161 p w	-
Number of Households on Waiting Lists (as % of all households)	-	4.7%	-	5.0%	-	8.3%
Number of Repossessions and Repossessions per 1,000 households	80 (1.8)	-	80 (1.6)	-	45 (1.0)	-
Total Completions of New Homes of All Tenures Gross and (Net)	596 (546)	-	628 (580)	-	716 (622)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	22.7%	-	37.1%	-	8.6%
% of social housing decent	N/A	-	N/A	-	N/A	-
Number of empty homes brought into use	36	-	2	-	N/A	-
Average SAP rating – public sector	N/A	-	N/A	-	N/A	-
Average SAP rating – private sector	55	-	55	-	55	-
No. of Disabled Facilities Grants made	151	-	158	-	46	-

EASTLEIGH						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	120,100	-	121,000	-	120,800	-
Population Growth since 1998	8,900	8.0%	9,700	8.7%	9,700	8.7%
Net Migration	800	-	400	-	-200	-
Main Origin of In-migrants	S'hampton 2,250	-	S'hampton 2,020	-	S'hampton 1,840	-
Main Destination of Out-Migrants	S'hampton 1,430	-	S'hampton 1,420	-	S'hampton 1,250	-
Current Employment	58,000	77.8%	61,000	81.0%	69,400	81.9%
GVA growth 1996-2006 (£m), at local authority level	£1,160	67.6%	N/A	N/A	N/A	N/A
Economic Activity Rate	59,200	79.3%	63,700	84.7%	79,900	87.0%
Unemployment Number and Rate	1,100	1.5%	2,020	2.7%	4,100	5.9%
Current Average Property Price	Total		Total		Total	
1 bedroom	£117,200	-	£102,160	-	£110,413	-
2 bedroom	£173,590	-	£151,120	-	£162,380	-
3 bedroom	£229,700	-	£200,100	-	£224,900	-
4 bedroom	£367,170	-	£307,970	-	£338,950	-
% Change in House Prices Q2 2009 – Q2 2010	-	-6.0%	-	12.3%	-	5.1%
Current Average Price Per Sq Metre	£2,300	-	£2,000	-	£2,210	-
Flats	£2,400	-	£1,900	-	£2,100	-
Terraced	£2,100	-	£1,900	-	£2,050	-
Semi-Detached	£2,100	-	£1,900	-	£2,020	-
Detached	£2,400	-	£2,200	-	£2,410	-
Lower Quartile Property Price	£160,560	-	£142,500	-	£166,550	-
Affordability Ratio (LQ HP: LQ Earnings)	9.5	-	9.87	-	8.2	-
Purchase Income Threshold	£47,013	-	£41,273	-	£47,600	-
Annual Average Earnings (individual)	£27,000	-	£29,980	-	£35,200	-
Private Market Entry Level Rent – 2 Bed Property	£148 p w	-	£144 p w	-	£154 p w	-
Number of Households on Waiting Lists (as % of all households)	-	11.2%	-	9.2%	-	10.2%
Number of Repossessions and Repossessions per 1,000 households	160 (3.2)	-	120 (2.4)	-	55 (1.1)	-
Total Completions of New Homes of All Tenures Gross and (Net)	462 (417)	-	646 (516)	-	508 (434)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	27.3%	-	38.7%	-	28.8%
% of social housing decent	N/A	-	N/A	-	N/A	-
Number of empty homes brought into use	46	-	70	-	N/A	-
Average SAP rating – public sector	68	-	68	-	N/A	-
Average SAP rating – private sector	58	-	59.7	-	60	-
No. of Disabled Facilities Grants made	84	-	136	-	0	-

FAREHAM						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	109,500	-	110,400	-	111,500	
Population Growth since 1998	4,400	4.2%	4,700	4.4%	5,800	5.5%
Net Migration	1,200	-	800	-	1,100	-
Main Origin of In-migrants	P'mouth 1,010	-	P'mouth 940	-	Gosport 790	-
Main Destination of Out-Migrants	Gosport 900	-	Gosport 950	-	Gosport 770	-
Current Employment	51,100	81.0%	49,500	78.6%	53,500	78.0%
GVA growth 1996-2006 (£m), at local authority level	£479	30.1%	N/A	N/A	N/A	N/A
Economic Activity Rate	52,300	82.8%	52,600	83.5%	57,200	83.3%
Unemployment Number and Rate	756	1.2%	1,451	2.2%	3,700	6.4%
Current Average Property Price	Total		Total		Total	
1 bedroom	£115,850	-	£91,970	-	£108,410	-
2 bedroom	£169,620	-	£148,980	-	£163,040	-
3 bedroom	£220,840	-	£196,710	-	£215,160	-
4 bedroom	£335,310	-	£287,140	-	£315,000	-
% Change in House Prices Q2 2009 – Q2 2010	-	-3.0%	-	-8.9%	-	0.1%
Current Average Price Per Sq Metre	£2,100	-	£2,000	-	£2,100	-
Flats	£1,900	-	£2,000	-	£2,050	-
Terraced	£2,000	-	£1,800	-	£1,990	-
Semi-Detached	£2,100	-	£2,000	-	£2,100	-
Detached	£2,300	-	£2,100	-	£2,180	-
Lower Quartile Property Price	£170,380	-	£150,000	-	£170,000	-
Affordability Ratio (LQ HP: LQ Earnings)	10.5	-	9.57	-	8.83	-
Purchase Income Threshold	£47,290	-	£42,910	-	£48,600	-
Annual Average Earnings (individual)	£24,400	-	£27,490	-	£33,100	-
Private Market Entry Level Rent – 2 Bed Property	£140 p w	-	£137 p w	-	£151 p w	-
Number of Households on Waiting Lists (as % of all households)	-	3.4%	-	3.4%	-	4.2%
Number of Repossessions and Repossessions per 1,000 households	135 (3.0)	-	80 (1.6)	-	25 (0.5)	-
Total Completions of New Homes of All Tenures Gross and (Net)	590 (548)	-	348 (320)	-	208 (188)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	14.4%	-	27.9%	-	8.0%
% of social housing decent	-	91.0%		97.3%		97.3%
Number of empty homes brought into use	69	-	73	-	20	-
Average SAP rating – public sector	78.6	-	78.6	-	N/A	-
Average SAP rating – private sector	78.6	-	60	-	57	-
No. of Disabled Facilities Grants made	63	-	67	-	0	-

GOSPORT						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	79,200	-	80,000	-	80,000	-
Population Growth since 1998	2,300	3.0%	2,900	3.8%	3,200	4.2%
Net Migration	600	-	500	-	0	-
Main Origin of In-migrants	Fareham 900	-	Fareham 950	-	Fareham 770	-
Main Destination of Out-Migrants	Fareham 870	-	Fareham 820	-	Fareham 790	-
Current Employment	39,500	85.0%	40,500	86.7%	41,800	84.1%
GVA growth 1996-2006 (£m), at local authority level	£74	6.4%	N/A	N/A	N/A	N/A
Economic Activity Rate	40,800	87.8%	41,700	89.4%	44,100	88.9%
Unemployment Number and Rate	893	1.9%	1,520	3.1%	2,400	5.4%
Current Average Property Price	Total		Total		Total	
1 bedroom	£92,720	-	£79,420	-	£86,770	-
2 bedroom	£148,370	-	£132,310	-	£128,090	-
3 bedroom	£174,640	-	£161,310	-	£168,180	-
4 bedroom	£246,230	-	£262,650	-	£276,590	-
% Change in House Prices Q2 2009 – Q2 2010	-	4.0%	-	-6.6%	-	2.6%
Current Average Price Per Sq Metre	£1,700	-	£1,600	-	£1,650	-
Flats	£1,900	-	£1,900	-	£1,680	-
Terraced	£1,600	-	£1,400	-	£1,550	-
Semi-Detached	£1,700	-	£1,600	-	£1,690	-
Detached	£2,200	-	£1,800	-	£2,000	-
Lower Quartile Property Price	£122,250	-	£112,000	-	£125,000	-
Affordability Ratio (LQ HP: LQ Earnings)	7.0	-	7.29	-	6.02	-
Purchase Income Threshold	£34,973	-	£32,800	-	£35,700	-
Annual Average Earnings (individual)	£21,720	-	£23,150	-	£27,000	-
Private Market Entry Level Rent – 2 Bed Property	£120 p w	-	£122 p w	-	£132 p w	-
Number of Households on Waiting Lists (as % of all households)	-	9.1%	-	8.5%	-	9.1%
Number of Repossessions and Repossessions per 1,000 households	180 (5.5)	-	120 (3.6)	-	35 (1)	-
Total Completions of New Homes of All Tenures Gross and (Net)	311 (277)	-	206 (201)	-	50 (24)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	27.3%	-	47.1%	-	16.7%
% of social housing decent	-	N/A	-	92.3%	-	96.0%
Number of empty homes brought into use	277	-	N/A	-	N/A	-
Average SAP rating – public sector	81	-	77	-	N/A	-
Average SAP rating – private sector	58	-	59	-	45	-
No. of Disabled Facilities Grants made	40	-	48	-	55	-

HAVANT						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	116,900	-	117,600	-	116,500	-
Population Growth since 1998	500	0.4%	700	0.6%	-500	-0.4%
Net Migration	200	-	500	-	-1100	-
Main Origin of In-migrants	P'mouth 1,790	-	P'mouth 1,830	-	P'mouth 1,470	-
Main Destination of Out-Migrants	P'mouth 1,570	-	P'mouth 1,660	-	P'mouth 1,430	-
Current Employment	52,800	78.2%	49,500	78.6%	56,100	78.1%
GVA growth 1996-2006 (£m), at local authority level	£340	21.40%	N/A	N/A	N/A	N/A
Economic Activity Rate	54,300	80.4%	52,700	78.2%	58,500	81.4%
Unemployment Number and Rate	1,510	2.2%	2,680	3.9%	2,400	4.1%
Current Average Property Price	Total		Total		Total	
1 bedroom	£115,850	-	£91,180	-	£91,980	-
2 bedroom	£169,660	-	£130,220	-	£147,720	-
3 bedroom	£220,840	-	£182,940	-	£196,980	-
4 bedroom	£335,310	-	£252,310	-	£328,610	-
% Change in House Prices Q2 2009 – Q2 2010	-	-3.0%	-	-13.8%	-	11.4%
Current Average Price Per Sq Metre	£2,000	-	£1,700	-	£1,890	-
Flats	£2,000	-	£1,500	-	£1,910	-
Terraced	£1,900	-	£1,600	-	£1,710	-
Semi-Detached	£2,000	-	£1,800	-	£1,960	-
Detached	£2,200	-	£2,000	-	£2,200	-
Lower Quartile Property Price	£142,130	-	£135,000	-	£145,000	-
Affordability Ratio (LQ HP: LQ Earnings)	9.1	-	9.22	-	7.66	-
Purchase Income Threshold	£39,630	-	£36,080	-	£41,400	-
Annual Average Earnings (individual)	£23,060	-	£23,470	-	£27,800	-
Private Market Entry Level Rent – 2 Bed Property	£139 p w	-	£136 p w	-	£137 p w	-
Number of Households on Waiting Lists (as % of all households)	-	8.3%	-	4.3%	-	8.3%
Number of Repossessions and Repossessions per 1,000 households	186 (3.7)	-	180 (3.6)	-	55 (1.5)	-
Total Completions of New Homes of All Tenures Gross and (Net)	416 (390)	-	270 (252)	-	196 (145)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	22.1%	-	27.0%	-	54.5%
% of social housing decent	N/A	-	-	95.0%	LSVT	-
Number of empty homes brought into use	14	-	N/A	-	N/A	-
Average SAP rating – public sector	65	-	65	-	N/A	-
Average SAP rating – private sector	55	-	55	-	53	-
No. of Disabled Facilities Grants made	201	-	230	-	179	-

NEW FOREST						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	174,700	-	175,300	-	176,400	-
Population Growth since 1998	6,000	3.6%	6,600	3.9%	7,900	4.7%
Net Migration	1,200	-	900	-	1100	-
Main Origin of In-migrants	S'hampton 1,040	-	S'hampton 960	-	S'hampton 1,010	-
Main Destination of Out-Migrants	S'hampton 900	-	S'hampton 750	-	S'hampton 810	-
Current Employment	74,100	76.8%	71,200	73.7%	76,200	74.8%
GVA growth 1996-2006 (£m)	£751	36.3%	N/A	N/A	N/A	N/A
Economic Activity Rate	77,400	80.2%	75,900	78.6%	80,500	79.1%
Unemployment Number and Rate	1094	1.1%	2,321	2.4%	4,400	5.4%
Current Average Property Price	Total		Total		Total	
1 bedroom	£124,680	-	£115,160	-	£116,470	-
2 bedroom	£199,660	-	£185,350	-	£195,780	-
3 bedroom	£275,700	-	£240,820	-	£268,490	-
4 bedroom	£275,890	-	£372,010	-	£438,150	-
% Change in House Prices Q2 2009 – Q2 2010	-	-5.0%	-	-14.5%	-	8.8%
Current Average Price Per Sq Metre	£2,500	-	£2,200	-	£2,460	-
Flats	£2,500	-	£2,200	-	£2,430	-
Terraced	£2,200	-	£2,000	-	£2,210	-
Semi-Detached	£2,200	-	£2,000	-	£2,370	-
Detached	£2,900	-	£2,400	-	£2,590	-
Lower Quartile Property Price	£177,250	-	£162,000	-	£186,500	-
Affordability Ratio (LQ HP: LQ Earnings)	10.9	-	10.23	-	9.63	-
Purchase Income Threshold	£49,320	-	£46,470	-	£53,300	-
Annual Average Earnings (individual)	£28,900	-	N/A	-	£33,400	-
Private Market Entry Level Rent – 2 Bed Property	£140 p w	-	£142 p w	-	£158 p w	-
Number of Households on Waiting Lists (as % of all households)	-	6.8%	-	7.0%	-	10.3%
Number of Repossessions and Repossessions per 1,000 households	155 (2.1)	-	120 (1.6)	-	50 (1)	-
Total Completions of New Homes of All Tenures Gross and (Net)	593 (435)	-	596 (529)	-	55 (22)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	12.0%	-	29.0%	-	31.1%
% of social housing decent	-	90.0%	-	95.5%	-	95.5%
Number of empty homes brought into use	91	-	91	-	89	-
Average SAP rating – public sector	72	-	71	-	N/A	-
Average SAP rating – private sector	N/A	-	71	-	51	-
No. of Disabled Facilities Grants made	45	-	124	-	14	-

PORTSMOUTH						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	197,700	-	200,100	-	203,500	-
Population Growth since 1998	8,300	4.4%	11,000	5.8%	14,400	7.6%
Net Migration	-1,200	-	-900	-	3,400	-
Main Origin of In-migrants	Havant 1,570	-	Havant 1,660	-	Havant 1,430	-
Main Destination of Out-Migrants	London 1,200	-	Havant 1,830	-	Havant 1,470	-
Current Employment	94,000	72.8%	96,000	73.5%	96,000	70.5%
GVA growth 1996-2006 (£m), at local authority level	£1,185	37.2%	N/A	N/A	N/A	N/A
Economic Activity Rate	100,200	77.6%	102,600	78.6%	103,100	75.7%
Unemployment Number and Rate	3,162	2.4%	5,413	4.1%	7,100	6.9%
Current Average Property Price	Total		Total		Total	
1 bedroom	£108,230	-	£94,970	-	£99,200	-
2 bedroom	£146,030	-	£145,610	-	£145,720	-
3 bedroom	£182,730	-	£165,010	-	£181,180	-
4 bedroom	£269,230	-	£260,840	-	£279,370	-
% Change in House Prices Q2 2009 – Q2 2010	-	-6.0%	-	-9.9%		7.6%
Current Average Price Per Sq Metre	£1,700	-	£1,600	-	£1,700	-
Flats	£1,900	-	£1,800	-	£1,870	-
Terraced	£1,600	-	£1,500	-	£1,620	-
Semi-Detached	£1,900	-	£1,700	-	£1,730	-
Detached	£2,200	-	£2,000	-	£2,120	-
Lower Quartile Property Price	£135,000	-	£120,000	-	£128,250	-
Affordability Ratio (LQ HP: LQ Earnings)	7.38	-	7.15	-	5.44	-
Purchase Income Threshold	£36,630	-	£32,800	-	£36,600	-
Annual Average Earnings (individual)	£22,680	-	£22,480	-	£28,500	-
Private Market Entry Level Rent – 2 Bed Property	£138 p w	-	£136 p w	-	£150 p w	-
Number of Households on Waiting Lists (as % of all households)	-	5.4%	-	3.9%	-	3.1%
Number of Repossessions and Repossessions per 1,000 households	495 (5.9)	-	300 (3.6)	-	55 (0.6)	-
Total Completions of New Homes of All Tenures Gross and (Net)	773 (712)	-	1,394 (1,309)	-	773 (726)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	25.4%	-	35.3%	-	44.4%
% of social housing decent	-	64.5%	-	86.0%	-	94%
Number of empty homes brought into use	47	-	44	-	74	-
Average SAP rating – public sector	71	-	71	-	73	-
Average SAP rating – private sector	51	-	51	-	51	-
No. of Disabled Facilities Grants made	203	-	165	-	348	-

SOUTHAMPTON						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	231,200	-	234,600	-	236,700	-
Population Growth since 1998	17,300	8.10%	19,000	8.80%	21,200	9.8%
Net Migration	-1,400	-	-800	-	2,100	-
Main Origin of In-migrants	Eastleigh 1,430	-	London 1,620	-	Eastleigh 1,250	-
Main Destination of Out-Migrants	Eastleigh 2,250	-	Eastleigh 2,020	-	Eastleigh 1,840	-
Current Employment	114,300	73.1%	117,900	74.6%	115,200	68.9%
GVA growth 1996-2006 (£m), at local authority level	£1,112	27.40%	N/A	N/A	N/A	N/A
Economic Activity Rate	123,100	78.8%	125,100	79.2%	125,800	75.2%
Unemployment Number and Rate	3,740	2.4%	6,800	4.3%	10,600	8.4%
Current Average Property Price	Total		Total		Total	
1 bedroom	£108,290	-	£97,830	-	£100,650	-
2 bedroom	£153,300	-	£138,960	-	£147,240	-
3 bedroom	£186,970	-	£171,030	-	£189,400	-
4 bedroom	£278,210	-	£268,320	-	£281,440	-
% Change in House Prices Q2 2009 – Q2 2010	-	-6.0%	-	-7.7%	-	8.3%
Current Average Price Per Sq Metre	£1,900	-	£1,700	-	£1,860	-
Flats	£2,100	-	£2,000	-	£2,020	-
Terraced	£1,700	-	£1,600	-	£1,810	-
Semi-Detached	£1,800	-	£1,700	-	£1,840	-
Detached	£2,100	-	£1,800	-	£1,980	-
Lower Quartile Property Price	£131,000	-	£115,000	-	£133,500	-
Affordability Ratio (LQ HP: LQ Earnings)	7.2	-	6.9	-	6.1	-
Purchase Income Threshold	£37,650	-	£34,170	-	£38,100	-
Annual Average Earnings (individual)	£21,160	-	£22,210	-	£26,600	-
Private Market Entry Level Rent – 2 Bed Property	£138 p w	-	£136 p w	-	£159 p w	-
Number of Households on Waiting Lists (as % of all households)	-	11.7%	-	15.4%	-	15.9%
Number of Repossessions and Repossessions per 1,000 households	360 (3.7)	-	220 (2.4)	-	65 (0.6)	-
Total Completions of New Homes of All Tenures Gross and (Net)	1,051 (900)	-	1,137 (1,034)	-	586 (525)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	22.1%	-	23.3%	-	47.2%
% of social housing decent	-	75.0%	-	88.0%	-	90.0%
Number of empty homes brought into use	102	-	103	-	102	-
Average SAP rating – public sector	66	-	70	-	N/A	-
Average SAP rating – private sector	51	-	51	-	51	-
No. of Disabled Facilities Grants made	109	-	146	-	1,219	-

TEST VALLEY						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	114,700	-	115,400	-	113,400	-
Population Growth since 1998	8,400	7.9%	7,100	6.6%	5,100	4.7%
Net Migration	500	-	200	-	-2,000	-
Main Origin of In-migrants	S'hampton 760	-	S'hampton 630	-	S'hampton 660	-
Main Destination of Out-Migrants	Eastleigh 500	-	Eastleigh 400	-	Wiltshire -650	-
Current Employment	61,000	88.5%	58,800	84.8%	56,700	77.4%
GVA growth 1996-2006 (£m), at local authority level	£587	32.6%	N/A	N/A	N/A	N/A
Economic Activity Rate	62,600	90.8%	59,500	85.8%	58,500	79.9%
Unemployment Number and Rate	743	1.1%	1,410	2.0%	1,900	3.2%
Current Average Property Price	Total		Total		Total	
1 bedroom	£100,950	-	£96,100	-	£111,770	-
2 bedroom	£172,880	-	£161,460	-	£176,260	-
3 bedroom	£232,290	-	£217,430	-	£236,420	-
4 bedroom	£391,160	-	£342,780	-	£412,850	-
% Change in House Prices Q2 2009 – Q2 2010	-	4.0%	-	-10.0%	-	-2.1%
Current Average Price Per Sq Metre	£2,300	-	£2,100	-	£2,260	-
Flats	£1,900	-	£1,900	-	£2,090	-
Terraced	£1,900	-	£1,900	-	£2,070	-
Semi-Detached	£2,200	-	£1,900	-	£2,190	-
Detached	£2,600	-	£2,300	-	£2,490	-
Lower Quartile Property Price	£181,750	-	£161,000	-	£180,000	-
Affordability Ratio (LQ HP: LQ Earnings)	9.7	-	9.29	-	8.7	-
Purchase Income Threshold	£49,473	-	£45,780	-	£51,400	-
Annual Average Earnings (individual)	£26,580	-	£28,230	-	£34,400	-
Private Market Entry Level Rent – 2 Bed Property	£143 p w	-	£142 p w	-	£ 154 p w	-
Number of Households on Waiting Lists (as % of all households)	-	6.3%	-	6.1%	-	6.1%
Number of Repossessions and Repossessions per 1,000 households	100 (2.1)	-	40 (0.8)	-	25 (0.5)	-
Total Completions of New Homes of All Tenures Gross and (Net)	405 (339)	-	213 (148)	-	469 (438)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	25.9%	-	14.1%	-	27.9%
% of social housing decent	-	85.0%	-	94.5%	-	LSVT
Number of empty homes brought into use	65	-	0	-	N/A	-
Average SAP rating – public sector	50	-	N/A	-	-	-
Average SAP rating – private sector	50.5	-	56	-	56	-
No. of Disabled Facilities Grants made	150	-	35	-	9	-

WINCHESTER						
INDICATOR	2008 Report		2009 Report		2010 Report	
	Number	%	Number	%	Number	%
Current Population	111,300	-	112,700	-	113,300	-
Population Growth since 1998	5,800	5.5%	5,800	5.4%	6,400	6.0%
Net Migration	1,200	-	1,100	-	600	-
Main Origin of In-migrants	Eastleigh 730	-	London 830	-	Eastleigh 650	-
Main Destination of Out-Migrants	Eastleigh 730	-	London 550	-	Eastleigh 570	-
Current Employment	52,800	81.7%	54,600	83.9%	50,900	-
GVA growth 1996-2006 (£m), at local authority level	£382	13.3%	N/A	N/A	N/A	N/A
Economic Activity Rate	54,800	84.8%	56,200	86.4%	53,900	78.2%
Unemployment Number and Rate	651	1.0%	1,305	1.9%	3,000	5.6%
Current Average Property Price	Total		Total		Total	
1 bedroom	£145,760	-	£131,540	-	£145,300	-
2 bedroom	£216,440	-	£197,750	-	£203,600	-
3 bedroom	£313,170	-	£273,570	-	£246,480	-
4 bedroom	£499,700	-	£443,640	-	£333,490	-
% Change in House Prices Q2 2009 – Q2 2010	-	-3.0%	-	-14.7%	-	13.8%
Current Average Price Per Sq Metre	£2,700	-	£2,600	-	£2,740	-
Flats	£2,700	-	£2,300	-	£2,580	-
Terraced	£2,700	-	£2,400	-	£2,770	-
Semi-Detached	£2,600	-	£2,400	-	£2,600	-
Detached	£2,800	-	£2,800	-	£2,790	-
Lower Quartile Property Price	£207,130	-	£185,000	-	£219,900	-
Affordability Ratio (LQ HP: LQ Earnings)	9.6	-	10.67	-	9.38	-
Purchase Income Threshold	£60,133	-	£53,300	-	£62,800	-
Annual Average Earnings (individual)	£31,127	-	£34,175	-	£44,100	-
Private Market Entry Level Rent – 2 Bed Property	£150 p w	-	£152 p w	-	160	-
Number of Households on Waiting Lists (as % of all households)	-	4.9%	-	6.8%	-	5.9%
Number of Repossessions and Repossessions per 1,000 households	65 (1.4)	-	40 (0.8)	-	105 (2.3)	-
Total Completions of New Homes of All Tenures Gross and (Net)	608 (562)	-	411 (359)	-	328 (286)	-
Affordable Housing as % of all Completions (excl Open Market Home Buy)	-	28.0%	-	10.9%	-	40.6%
% of social housing decent	-	99.5%	-	99.5%	-	99.5%
Number of empty homes brought into use	0	-	0	-	N/A	N/A
Average SAP rating – public sector	77.78	-	N/A	-	N/A	-
Average SAP rating – private sector	N/A	-	57	-	57	-
No. of Disabled Facilities Grants made	88	-	78	-	80	-



Appendix 2

Local Authority Data Comparison Tables

SOCIO-ECONOMICS

LOCAL AUTHORITY	POPULATION		MIGRATION			EMPLOYMENT			REPOSSESSIONS	
	Current	% growth 1999 - 2009	Net Migration	Main Origin of In-Migrants	Main Origin of Out-migrants	Total number of people employed	% of working age population employed	Unemployment rate	Total No. Mortgage possession claims	Per 1,000 households
East Hampshire	111,900	3.0%	100	Waverley (520)	Havant (410)	53,100	76.8	2.2%	45	1.0
Eastleigh	120,800	5.5%	-200	Southampton (1,840)	Southampton (1,250)	69,400	87.0	2.6%	55	1.1
Fareham	111,500	5.0%	1,100	Gosport (790)	Gosport (770)	57,200	83.3	2.1%	25	0.5
Gosport	80,000	4.7%	0	Fareham (770)	Fareham (790)	44,100	88.9	3.2%	35	1.0
Havant	116,500	-0.7%	-1,100	Portsmouth (1,470)	Portsmouth (1,430)	58,500	81.4	3.9%	55	1.5
New Forest	176,400	4.3%	1,100	Southampton (1,010)	Southampton (810)	80,500	79.1	2.4%	50	1.0
Portsmouth	203,500	8.4%	3,400	Havant (1,430)	Havant (1,470)	103,100	75.7	4.1%	55	0.6
Southampton	236,700	9.5%	2,100	Eastleigh (1,250)	Eastleigh (1,840)	125,800	75.2	4.1%	65	0.6
Test Valley	113,400	4.3%	-2,000	Southampton (660)	Wiltshire (650)	58,500	79.9	2.0%	25	0.5
Winchester	113,300	5.6%	600	Eastleigh (650)	Eastleigh (570)	53,900	78.2	1.8%	105	2.3

Sources: See definitions in Appendix 1 (Pages 18-19)

PROPERTY PRICES

LOCAL AUTHORITY	AVERAGE PROPERTY PRICE				%CHANGE IN HOUSE PRICE	AVERAGE PRICE PER SQ METRE				
	1 bedroom	2 bedroom	3 bedroom	4 bedroom		Q2 2009 – Q2 2010	Overall	Flats	Terraced	Semi – Detached
East Hampshire	£129,508	£189,435	£288,206	£458,446	9.3%	£2,523	£2,443	£2,435	£2,334	£2,620
Eastleigh	£110,413	£162,378	£224,937	£338,951	5.1%	£2,207	£2,143	£2,051	£2,018	£2,408
Fareham	£108,410	£163,044	£215,163	£315,002	10%	£2,098	£2,046	£1,989	£2,096	£2,184
Gosport	£86,771	£128,090	£168,178	£276,593	2.6%	£1,650	£1,679	£1,549	£1,688	£2,002
Havant	£91,976	£147,721	£196,976	£328,605	11.4%	£1,891	£1,910	£1,709	£1,961	£2,202
New Forest	£116,469	£195,780	£268,489	£438,145	8.8%	£2,457	£2,431	£2,213	£2,367	£2,592
Portsmouth	£99,199	£145,724	£181,183	£279,370	7.6%	£1,698	£1,872	£1,618	£1,734	£2,119
Southampton	£100,649	£147,235	£189,402	£281,435	8.3%	£1,856	£2,018	£1,813	£1,840	£1,978
Test Valley	£111,771	£176,259	£236,415	£412,854	-2.1%	£2,259	£2,093	£2,074	£2,189	£2,489
Winchester	£145,295	£203,601	£246,477	£333,493	13.8%	£2,741	£2,583	£2,772	£2,599	£2,786

Sources: See definitions in Appendix 1

EARNINGS, AFFORDABILITY AND HOUSING STOCK

LOCAL AUTHORITY	Lower Quartile Property Price	Affordability Ratio LQ HP: LQ Earnings	Purchase Income Threshold	Average Annual Earnings	Private Market Entry Level Rent – 2 bed (per week)	% of All h'holds on Waiting List	Total Completions of New Homes of All Tenures		Affordable Housing as % of all New Homes	% of LA homes that are non decent (Source CLG)	Private Sector Renewal Assistance: Total No. of disabled facilities grants
							Gross	Net			
East Hampshire	£207,000	10.48	£59,100	£37,500	£161	8.3%	716	622	8.6	LSVT	46
Eastleigh	£166,550	8.20	£47,600	£35,200	£154	10.2%	508	434	28.8	LSVT	0
Fareham	£170,000	8.83	£48,600	£33,100	£151	4.2%	208	188	8.0	3%	0
Gosport	£125,000	6.02	£35,700	£27,000	£132	9.1%	50	24	16.7	4%	55
Havant	£145,000	7.66	£41,400	£27,800	£137	8.3%	196	145	54.5	LSVT	179
New Forest	£186,500	9.63	£53,300	£33,400	£158	10.3%	55	22	31.1	5%	14
Portsmouth	£128,250	5.44	£36,600	£28,500	£150	3.1%	773	726	44.4	-	348
Southampton	£133,500	6.13	£38,100	£26,600	£159	15.9%	586	525	47.2	10%	1,219
Test Valley	£180,000	8.70	£51,400	£34,400	£154	6.1%	469	438	27.9	LSVT	9
Winchester	£219,900	9.38	£62,800	£44,100	£160	5.9%	328	286	40.6	0%	80

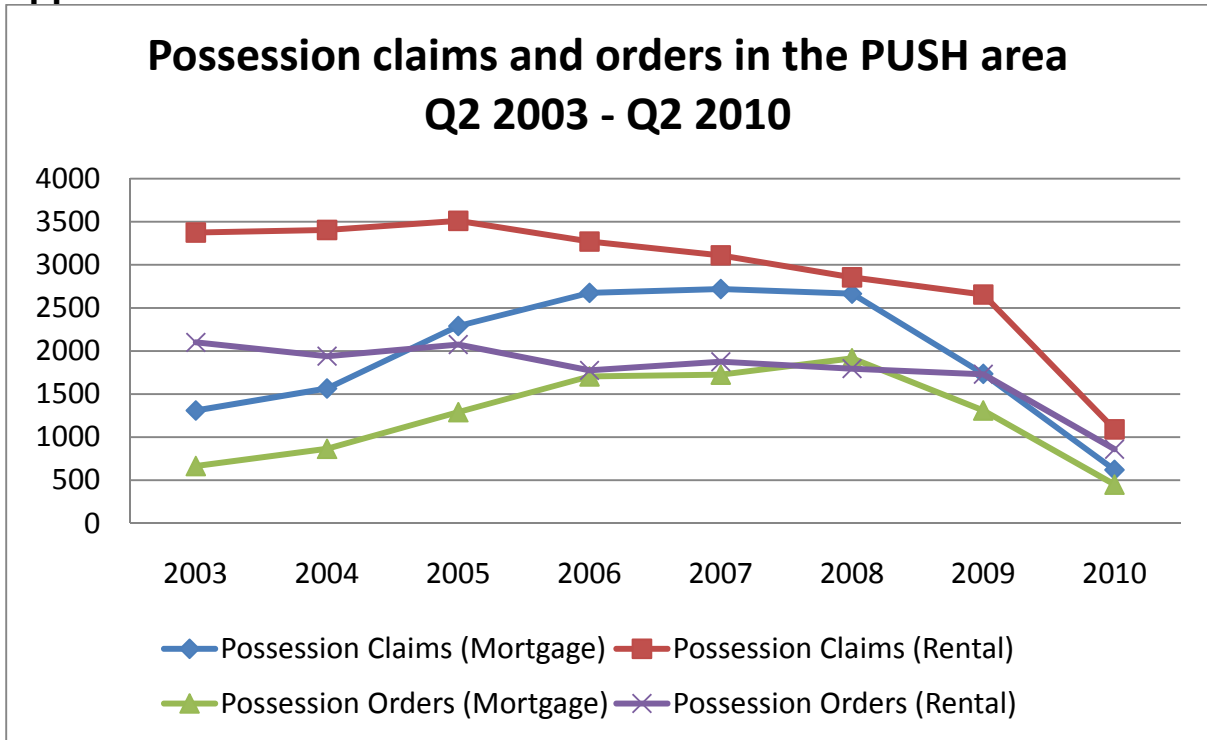
Sources: See definitions in Appendix



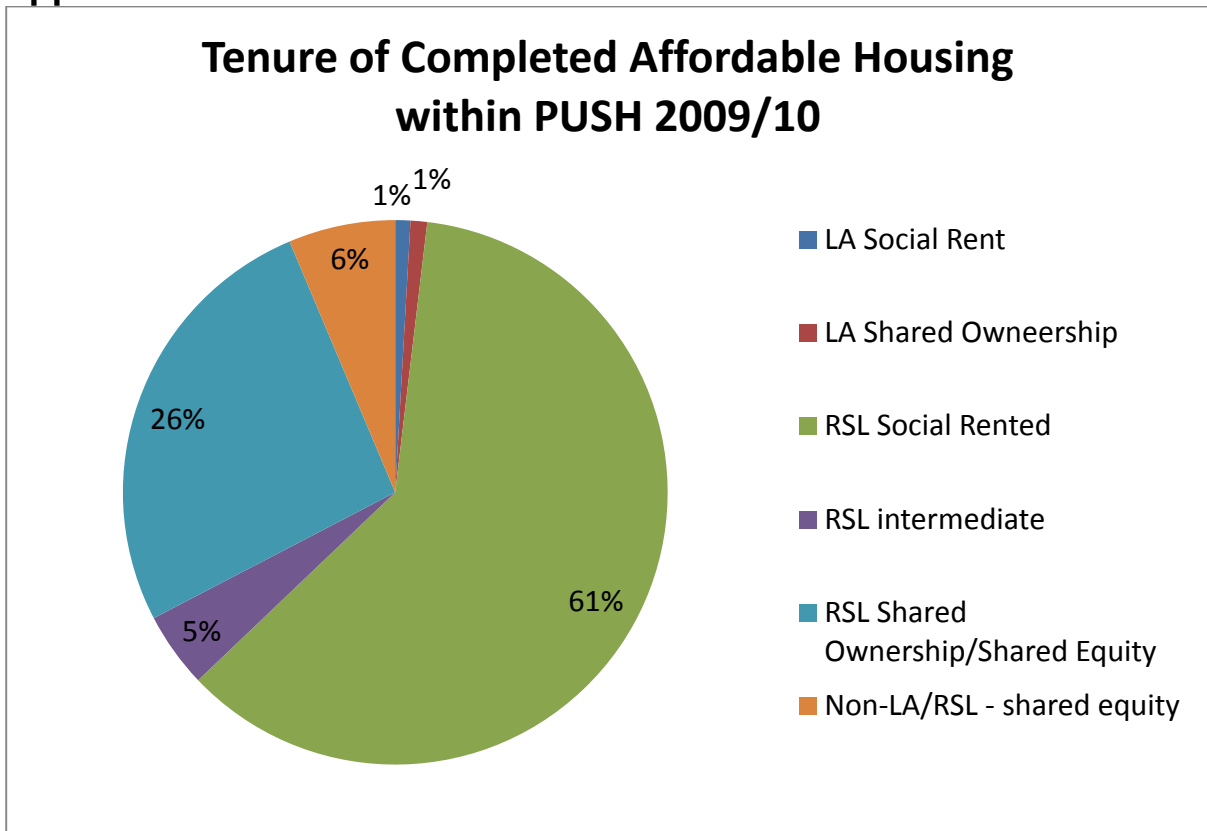
Appendix 3

Graphs and Charts

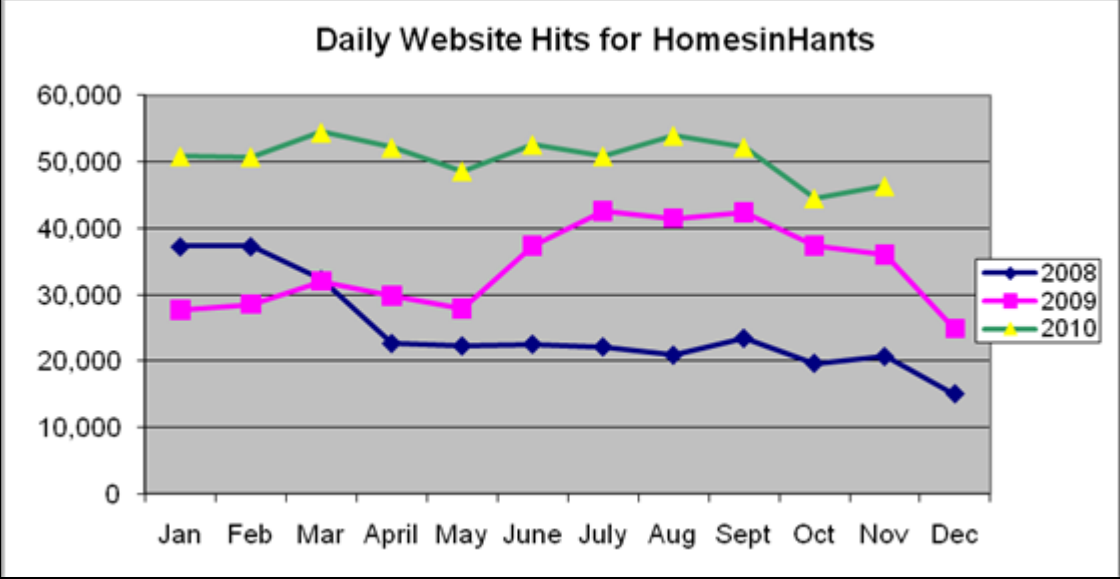
Appendix 3.1



Appendix 3.2



Appendix 3.3



Source: Radian Housing Group

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