

**GOSPORT BOROUGH**

**HOUSING NEEDS  
ASSESSMENT**

**FINAL REPORT  
2007**



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# 1 EXECUTIVE SUMMARY

## 1.1 Local Housing Survey

1.1.1 Gosport Borough Council formally commissioned DCA in February 2007 to carry out a Borough-wide Local Housing Needs Assessment Study.

1.1.2 In this summary you will find the main findings from a study undertaken through:-

- A postal questionnaire to 3,500 households across 4 ward grouped sub-areas;
- A housing market survey utilising the Land Registry and Halifax House Price databases of areas within the Borough. A telephone survey of estate agents on the supply and cost of private rented housing in the Borough was also undertaken;
- Secondary data analysis drawing upon HSSA and Housing Register data on the need and flow of social stock, the 2001 Census, household and population projections and other national research.

## 1.2 Population Change

1.2.1 An important feature in measuring housing needs is to forecast what is likely to happen over the next decade or so in order that provision for new housing can be planned. Population change in an area results from a range of factors, the numbers of births and deaths, how the population is ageing and migration into and out of the area.

### 1.2.2 What about the future?

1.2.3 The population forecasts to 2026 have been provided by Hampshire County Council. The 2001 Census data has been taken into consideration in the production of these population projections.

1.2.4 The forecast data produces a pattern which is generally common in the majority of local authority Boroughs nationally e.g. a fall in the number of people aged up to 45, a growth in the middle aged group and more significantly a rise in people over the age of 65. This pattern will only be changed by a level of in-migration to the Borough from younger households, broadly people aged 20-45 years of age.

1.2.5 The population of the Borough is projected to increase between 2001 and 2026, 76,400 in 2001 to 77,050 in 2026, increasing by 0.9%; a total of 650 people.

1.2.6 Numbers reduce in the 25-44 years of age group and this will have an impact on the housing market, reducing numbers in this moving group within the population.

1.2.7 Growth in the population is concentrated in the older age groups, with the 45-64 age group (+1,040) and the 65+ age group (+6,090) showing the biggest increase. The retired population will increase by 49.3% by 2026. There is an inextricable link between ageing and disability and 38.7% of those with a disability are over the age of 60.

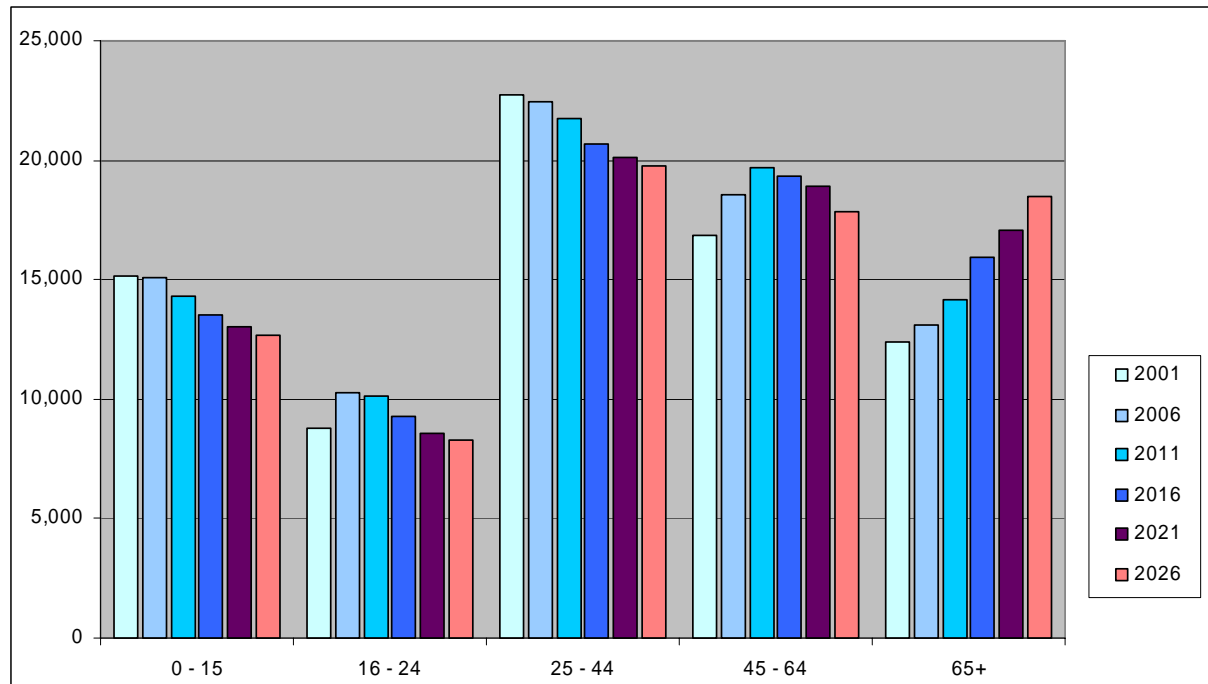
1.2.8 Migration within the housing market has an impact on population balance. 43.1% (4,046 implied) of households who had moved in the last 3 years were in-migrants from outside the Borough.

1.2.9 36.1% (2,390 implied) of existing households who had plans to move in the next 3 years were planning to move out of the Borough. In addition 561 (8.6%) new forming households were planning to leave the Borough. Of those 61.5% were leaving for employment reasons.

1.2.10 The key features of population change impacting on the housing market are:

- Out-migration of younger and economically active households;
- An ageing population with increasing care and support needs.

**Figure 1-1 Population Age Band Forecast, Gosport Borough, 2001 – 2026**



## 1.3 The Economic Climate

1.3.1 The economic climate, changes in national and regional economic policy, alongside labour market trends and local income trends sets the context in which households make decisions about their housing needs and preferences.

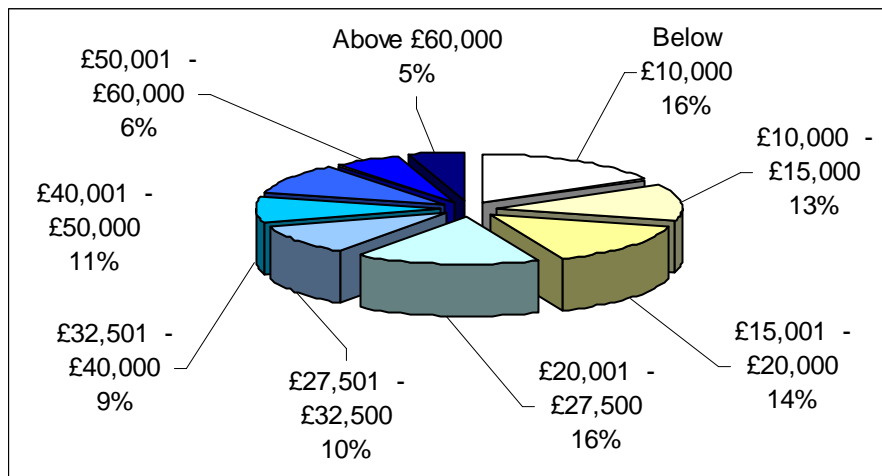
1.3.2 House prices in the fourth quarter of 2006 have increased by 4.2% according to Land Registry data, compared to the third quarter where a change of 5.7% was reported. The overall sound UK economic background and the lowest mortgage rates since the 1950s have boosted housing demand for a sustained period but turnover has reduced substantially. Prices stabilised during 2004 and some property types reduced but have again continued a pattern of increase since January 2005.

1.3.3 At a local level, educational attainment, employment and income trends will influence housing choices:-

- 50.9% of those in employment are in managerial / technical or professional occupations; 10.5% are unskilled. 43.6% of those in employment work within Gosport Borough;
- 30.2% of the population are retired;

- 57.3% of all households had less than £5,000 savings and a further 13.0% had less than £10,000. 16.1% had savings of over £30,000. Of the homeowners responding to the question, 18.0% of owner occupiers without a mortgage had an equity holding of over £250,000 as compared with 3.5% of owner occupiers with a mortgage;
- 16.9% of households had incomes below £10,000 (excluding benefits / allowances); below the corresponding UK figure (20.3%). 59.8% of households in the Borough had incomes below £27,500, below the national figure (62.3%); a further 19.0% had incomes below £40,000. 2.9% of households had an income of over £75,000;

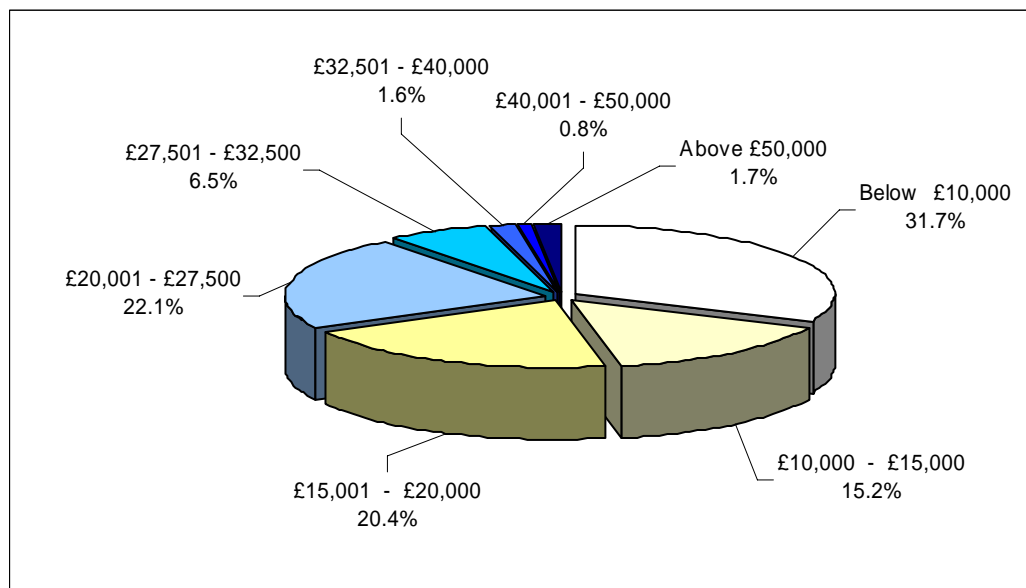
**Figure 1-2 Income Distribution of Existing Households**



- 33.6% of households were in receipt of financial support (12,126 implied), of whom 39.1% (4,736 implied) were in receipt of Housing Benefit.

#### 1.3.4 Key factors relating to concealed households' ability to meet housing costs are that:-

- A total of 55.7% had less than £1,000 savings. A further 16.0% had less than £5,000. 28.3% had savings of over £5,000;
- 31.7% had household incomes below £10,000 per annum, 15.2% earned between £10,000 and £15,000, 20.4% between £15,001 and £20,000 and a further 22.1% earned between £20,001 and £27,500, giving a total of 89.4% with an income below £27,500;
- Only 10.6% of concealed households earned above the national average income of £27,500.

**Figure 1-3 Income Distribution of Concealed Households**

### 1.3.5 Black and Minority Ethnic Households (BME)

1.3.6 Incomes of BME households are similar income levels compared to the all households' income in the sample. 18.0% of BME households had incomes below £10,000, compared to 16.9% in the whole population. 39.4% of BME households had incomes above £27,500, compared to 40.2% in the whole population.

## 1.4 Current Housing in the Borough

1.4.1 The key features of the existing housing stock are that:-

- The property type profile is skewed towards flats and terraced houses;
- Based on a calculation of occupants to bedroom numbers, under-occupation affects approximately 32.5% of all households and over-occupation affects 1.7% of all existing households, similar to the national average of 2.1%. Over-occupation levels were low and similar across the owner occupied with a mortgage sector and the main rented tenures;
- 90.3% of respondents to the household survey said their home was adequate for their needs; 9.7% considered their home inadequate. Levels of adequacy were lowest in the HA rented sector stock.

### 1.4.2 The Cost of Accessing the Housing Market

1.4.3 The housing market is the context against which all the housing needs of the area are set. In particular, house price information is the basis on which the "affordability" of housing is measured for low-income households. In essence, analysis of the data seeks to establish who cannot afford to enter into the market. This data is then related to the problems faced by the "concealed households" in the area, i.e. households living with friends and relatives seeking to gain access to the housing market.

- 1.4.4 The evaluation of the market in Gosport Borough is based on specially prepared information taken directly from the Land Registry database for the year ending 31<sup>st</sup> December 2006 and an analysis of local estate agency sales looking at entry level properties, i.e. the lowest quartile stock.
- 1.4.5 The Land Registry recorded the average price for all dwellings in the Borough at £166,820. Terraced properties and flat prices have risen by 22.5% and 28.5% respectively between 2003 (the timing of the previous Housing Needs Survey) and 2006. Access to owner occupation is restricted by high and rising prices, with house price increases exceeding local income inflation.
- 1.4.6 The data indicates strongly that there is an affordability problem arising from the relationship between local incomes and the realistic supply of the cheapest stock available. Incomes needed to buy in locations across the Borough are shown in Table 1-1 below.
- 1.4.7 The following table shows the annual household income needed to buy entry-level stock by area in the Borough, based on a 95% mortgage availability and a 3.5 times gross income to lending ratio, the 2000 Good Practice Guidance recommended levels.
- 1.4.8 An income of £27,000 is required to buy a one bedroom flat in Elson / Hardway / Forton / Brockhurst. A two bedroom flat requires an income of £30,200 in Bridgemary / Peel Common / Rowner & Holbrook and up to £45,900 in Lee. Terraced properties require an income of £36,200 in Privett / Alverstoke / Anglesey and £45,900 in Lee.

**Table 1-1 Annual Household Income Required to Purchase by Area**

Sub-Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Bridgemary / Peel Common / Rowner and Holbrook	27,800	30,200	37,500
Lee	27,700	45,900	45,900*
Grange	-nd-	-nd-	-nd-
Elson / Hardway / Forton / Brockhurst	27,000	31,400	37,900
Leesland / Christchurch / Gosport Town	29,100	33,600	38,200
Privett / Alverstoke / Anglesey	-nd-	-nd-	36,200

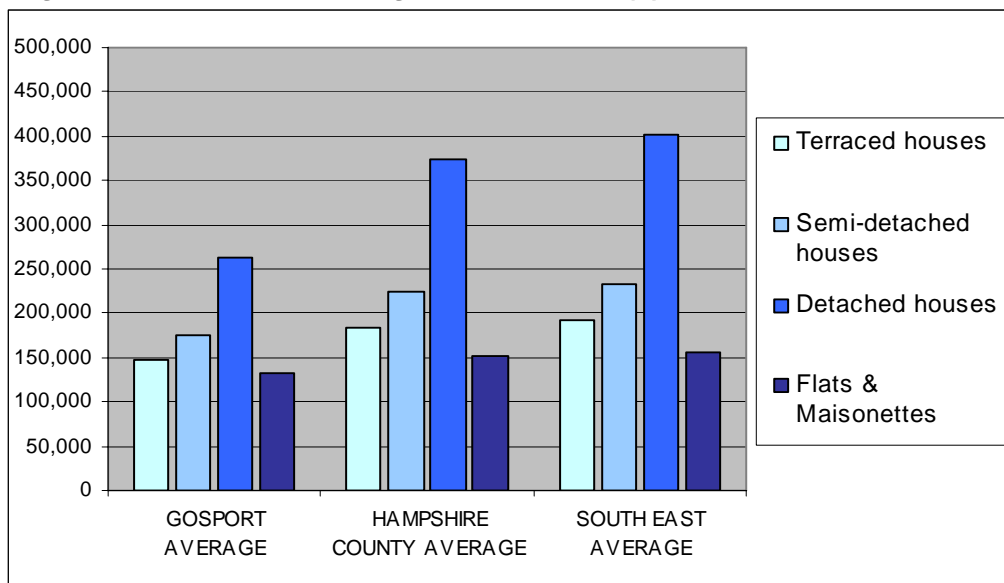
\* Low volume of data nd – No data available

- 1.4.9 Although the average price of terraced properties in Gosport according to the Land Registry survey is £147,310, the entry sales levels data obtained from the estate agency search showed that prices vary cross the Borough with the lowest entry prices, starting at around £114,333 in Privett / Alverstoke and Anglesey, rising to £145,000 in Lee for a 2-bed terraced property, as can be seen in the table above. 3-bed terraced properties start at £114,995 in Privett / Alverstoke and Anglesey rising to £152,648 in Lee for a 3-bed terraced property.



- 1.4.10 The survey findings indicate that income levels of around 39% of the new households who formed in the past year are below the level necessary to be able to buy, and 36% are unable to access the private rented sector in the Borough. These income levels are higher than those of concealed households about to form this year but are those used in the Assessment Model calculations.
- 1.4.11 Terraced properties are assessed to be the main entry level for first time buyers in view of their relatively lower cost and volume of sales. The ability of concealed households to access the market is very limited. Only 10.6% of newly formed households have incomes above £27,500, the national average. The cheapest 1 bed flat / maisonettes in the Borough require an income of £27,000 and 67% of newly formed households earn below this level.

**Figure 1-4 2006 Average House Prices (£)**



- 1.4.12 Access to the owner occupied and private rented sector is restricted by cost. 80.6% could afford a weekly rent of no more than £100 (£430 pcm); 96.7% no more than £150 (£650 pcm). Access rents for one bed flats are £400 per calendar month and £495 for terraced houses.

## 1.5 Balancing the Market Housing Stock

### 1.5.1 Small Housing Units

- 1.5.2 Important differences exist between the levels of preference expressed for property types and their stock supply levels, especially the higher need and preference for flats / maisonettes at 22.9%, nearly three times the sales level and even compared to terraced houses where demand is less than half the sales level.

- 1.5.3 Small units, flats and terraced houses are only 26.9% of existing stock for market housing, a very low level in urban and national average terms (45%). All site briefs and regeneration projects should promote the house types which are under represented in the stock in line with the principles in PPS3 and future demographic and household formation change. In the medium to long term there is a requirement for more small units to create a more balanced housing stock

**Table 1-2 All Households Market Demand by Type v. Stock and Turnover**

Type	Existing Households		Concealed Households		All Moving Households		Market Housing Stock	Sales
	%	Nos.	%	Nos.	%	Nos.	%	%
Flat	10.3	497	46.7	1,194	22.9	1,691	14.6	24.3
Terraced	12.6	609	18.6	476	14.7	1,085	39.0	38.7
Semi-detached	46.4	2,241	28.0	716	40.0	2,957	25.6	22.4

1.5.4 There is a much higher level of preference at all life stages, from new forming singles and couples to retired people for two bedroom rather than one bedroom units. The total demand for one and two bedroom properties however is 52.8% of all demand, double the current stock level of 26.5%.

1.5.5 Although the turnover of 3 bedroom units is normally slower the total demand is only half of the supply level suggesting that the existing stock is more capable of meeting future demand from turnover.

**Table 1-3 All Households Market Demand by Size v. Current Stock**

Type	Existing Households		Concealed Households		Total Households		Stock of Market Housing
	%	Nos.	%	Nos.	%	Nos.	%
One bed	3.7	179	32.9	841	13.8	1,020	5.3
Two bed	31.8	1,536	52.6	1,345	39.0	2,881	21.2
Three bed	39.5	1,908	10.0	256	29.3	2,164	59.9

### 1.5.6 Market Housing Stock Balance

1.5.7 It is an accepted norm that 90% of all housing requirements should be met by the turnover of the existing stock. The nature and turnover of the existing housing stock is therefore vitally important in meeting current and future housing demand in all tenures.

1.5.8 There are low proportions of both small units and detached houses in the market sector which should be addressed to provide a more balanced range of market housing to meet the needs of new forming households and families.

1.5.9 The private sector market should in our view deliver 60% two bedroom flats and terraced houses and 40% three and four bedroom units to improve the balance in the housing market and to address longer term demographic change.

## 1.6 The Private Rented Sector

1.6.1 An effective and good quality private rented sector is important to an efficient overall housing market. This is also important in determining the need for affordable housing. The test of eligibility is that a household cannot afford to buy or rent in the private market, which because of lower monthly cost, is almost always based on ability to rent privately. Growth in the buy-to-let sector is needed to improve market access locally.

- 1.6.2 The private rented sector has a significant supply shortfall to meet demand from existing, in-migrant and new forming households. In practice it does not address any of the need from new households trying to enter the private market and strategy should promote the growth of this sector.
- 1.6.3 There is expected to be a continuing growth in the buy to let market which should provide higher quality properties in this sector. There is also clearly an ongoing need to improve the quality of existing older stock in this sector and to achieve long term improvement through an Accredited Landlords Scheme.

## **1.7 The Need for Affordable Housing**

- 1.7.1 The total annual level of outstanding affordable need is 852 units, after allowing for current re-let and new unit supply assumed at 138 units a year. Total annual affordable need before new unit delivery is 990 units. Despite the evidence of the scale of need from existing and concealed households, there are wider issues to consider when setting targets for delivery of affordable housing from new developments. Primarily there is a need to build viable, sustainable developments.
- 1.7.2 Affordable Target**
- 1.7.3 Based on the evidence found in this assessment, the Local Development Framework should consider an overall affordable housing target of 40% of new units from the total of all suitable sites.
- 1.7.4 In view of the scale of need, subsidised affordable units should be negotiated on all suitable sites, the target for each site taking into account existing supply, survey demand and other regeneration, planning, sustainability and economic factors. Targets may vary above and below this level both in total and by tenure on a site by site basis.
- 1.7.5 Tenure Mix**
- 1.7.6 The current social rented stock in the Borough at 14.1% is below the national but equal to the regional average and provides 328 units annually from the flow of the existing stock.
- 1.7.7 The average increases in entry-level house prices since 2003, 28.5% for terraced houses and 22.5% for flats, have excluded many 'first-time buyers' from the owner occupied market.
- 1.7.8 This overall target includes both housing for social rent (65%) and intermediate housing (35%) to meet the needs of low income households and those on average incomes unable to purchase, provided it is delivered at a cost below the cheapest entry level costs in the general market and would be available on a similar basis to subsequent purchasers.
- 1.7.9 The tenure balance recommended is only in terms of the total delivery and will need to be assessed for individual sites to take account of the existing flow of re-lets from the rental stock and other area / neighbourhood priorities.
- 1.7.10 Housing strategy also needs to consider the needs of both new forming and existing households for social housing. This need must be assessed in the context of a market which is increasingly beyond the reach of low income existing and new forming households.

### **1.7.11 Affordable Stock Size Targets**

- 1.7.12 PPS3 requires that targets are set for affordable units by size. Generally, around 80% to 90% of social stock turnover is from 1 and 2-bedroom units, similar to the proportions of waiting list need for these unit types.
- 1.7.13 However, although these are the highest need in terms of unit numbers, other factors need to be considered in determining targets by size, which clearly also influences property type. Small units, mainly flats, turn over significantly more regularly in the existing stock than family units.
- 1.7.14 Waiting list registration, particularly for one bedroom properties, will contain a large number of households who have very low priority or may be older households registering for sheltered housing as insurance for a future potential need. Addressing the needs of families and overcrowded households with greater housing priorities will require a more strategically balanced approach.
- 1.7.15 In view of the scale of likely annual new provision, it would be reasonable overall to consider target stock size levels of 55% one bedroom, 35% two bedroom and 10% three or four bedroom units in the social sector.
- 1.7.16 In addition to the scale of affordable housing to meet general household requirements, there are specific needs which should also be addressed. These are highlighted in the following sections.

## **1.8 Sheltered Housing**

- 1.8.1 Over the next 3 years the data suggests a combined requirement for sheltered accommodation from older people currently living in the Borough (329 households) and those who may in-migrate to be beside their family (289 households) of 618 units, 438 in the affordable sector and 180 in the private sector.
- 1.8.2 Some of this requirement will be addressed by flow of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new delivery.
- 1.8.3 The significantly higher level of elderly accommodation for people moving into the Borough is common to other DCA surveys and is a new factor in the housing market. Generally, the forecast is being made by their children who assist in the moving process. Conversely the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible and actual migration should be monitored annually.

## **1.9 Extra Care Housing**

- 1.9.1 The significant levels of growth in the older population in future will have a direct impact on the nature of specialist accommodation requirements for older people.
- 1.9.2 Extra Care accommodation is housing which offers self-contained accommodation together with communal facilities and where care, as well as support services, is provided from a team based on a site.
- 1.9.3 This survey identified a need for 85 units of extra care accommodation over the next three years. The need is likely to be greater than this level and an audit of existing sheltered housing schemes should be undertaken as part of the development of an Older Persons Housing Strategy.

## **1.10 Supported Housing and Support Issues**

- 1.10.1 The Survey identified a need over the next three years for: -
- 167 units of independent general accommodation with external support;
  - 329 units of Council / HA sheltered housing units.
- 1.10.2 19.2% of households in the Borough contain somebody with a disability (6,588 households implied), of which 16.2% had two members affected. 69.0% of all household members were over 60, including 38.7% over 75.
- 1.10.3 The largest group affected by a named disability were those with a walking difficulty, representing 51.4% of those with a support need.
- 1.10.4 7.4% of these households contained someone who was a wheelchair user, suggesting around 511 in Gosport as a whole.
- 1.10.5 Some 19.9% (567 implied of household members with support needs) felt they needed care or support which is not currently provided.
- 1.10.6 9.7% of all dwellings have been adapted to meet the needs of a disabled person. 50.9% have access to property adaptations, 56.6% have handrails / grabrails and 38.2% have a ground floor toilet.

## **1.11 Recommendations**

### **1.11.1 Balancing the Housing Market**

- To meet the needs of both new and existing households, address stock imbalance and the impact of future demographic and household formation change, future new development should provide :-
  - In the private sector market, a balance of 60% two bedroom flats and terraced houses and around 40% three and four bedroom units.
  - in the social sector, 55% one bedroom, 35% two bedroom and 10% three or four bedroom units.
- Based on the evidence in this assessment the LDF Core Strategy should maintain an overall affordable housing target of 40% of the total of all suitable private sector sites coming forward for planning consent over the period of the Local Development Framework..
- The rise in house prices in excess of inflation is resulting in greater difficulty in entering the local housing market. Within the overall target a broad balance of 65% for social rent and 35% as intermediate housing should be considered, provided it is delivered at a cost below the cheapest entry level costs in the general market and would be available on a similar basis to subsequent purchasers.
- Both the affordable housing target and the tenure balance within it may vary on a site by site basis.
- The Development Plan should promote the lowest threshold considered viable and which will deliver additional affordable units from smaller sites.

### **1.11.2 Older Persons Housing Needs**

- Complete the development of the Older Persons Housing Strategy to address the current and future growth in older people and frail older households across all tenures, and their related care and support needs to:-
  - ◆ assess and prioritise the need for support services and adaptation required to keep people in their own home;
  - ◆ re-assess existing sheltered stock in meeting today's housing standards and preferences;
  - ◆ assess the need for 'extra care' accommodation for the growing frail elderly population.

### **1.11.3 Disabled Persons Housing Needs**

- Continue to promote disabled adaptations in order to improve the ratio of suitably adapted properties for disabled people.
- Continue to develop a register of adapted property and disabled people needing adapted accommodation in order to facilitate better matching.
- Consider strengthening Policy RH9 to deliver Lifetime Homes standards for all new housing.

## 2 METHODOLOGY

### 2.1 Purpose, Aims and Objectives

- 2.1.1 Gosport Borough Council formally commissioned DCA in February 2007 to carry out a Borough-wide Local Housing Needs Survey.
- 2.1.2 The purpose of the study was to undertake a comprehensive and robust housing needs assessment, to obtain high quality information about current and future housing needs at a local authority level, and to inform the development of policies and underpin local housing strategies.
- 2.1.3 The aims of the Housing Needs element of the survey were to establish an up-to-date and comprehensive understanding of housing needs across all tenures and client groups.
- 2.1.4 The objective of the project was to provide a robust and comprehensive analysis and evidence base to:-
- support future housing strategy to meet the criteria set out by the CLG in its good practice guidance and the Housing Strategy Guidance and to prioritise investment decisions;
  - co-ordinate housing and community care strategies;
  - support the affordable housing policies in the Local Development Framework and assist in setting targets, thresholds and tenure balance and for negotiation in accordance with PPS3.

### 2.2 Methodology

- 2.2.1 The study consisted of the following elements:-
- A postal questionnaire to 3,500 households structured to achieve statistically valid samples in each of 4 sub-areas, across 17 wards, detailed in Table 2-1;
  - A housing market survey utilising the Land Registry and Halifax databases and a telephone survey of estate agents on the cost of access level property and on the supply and cost of private rented housing;
  - Secondary data analysis drawing upon Housing Strategy Statistical Appendix (HSSA) and Housing Register data on the flow of social stock and need, 2001 Census, household and population projections and other national research.
- 2.2.2 The questionnaire was designed in consultation with officers of Gosport Borough Council and based upon tried and tested questionnaires used in previous comparable assessments.
- 2.2.3 A large-scale postal survey is the most cost-effective means of identifying the general needs, aspirations and intentions of the population at ward level. Nearly all the housing needs studies undertaken by DCA have utilised postal questionnaire surveys as a means of primary data collection.
- 2.2.4 The questionnaire was designed to gather a comprehensive range of information on existing and new forming households and was structured in three parts.

- 2.2.5 Part One sought information about the existing housing situation including:-
- household composition by gender, age and ethnicity;
  - house type and number of bedrooms;
  - adequacy of current housing to meet the households needs;
  - property repair and improvement requirements;
  - forms of heating and energy efficiency facilities;
  - housing costs and income;
  - employment and travel to work;
  - support and adaptation needs.
- 2.2.6 Part Two of the questionnaire collected information on the existing household's future moving intentions and Part Three on the moving intentions of new forming or concealed households. Questions in these two sections included:-
- when people expect to move;
  - who is forming new households;
  - how much they can afford, the household savings and income;
  - preferred tenure, type, size and location of the housing they require;
  - supported housing and support service requirements.
- 2.2.7 The survey questionnaire is provided as Appendix II to this report.

## 2.3 Sampling

- 2.3.1 Sample size depends on two key factors, the degree of accuracy required for the sample and the extent to which there is variation in the population with regard to key characteristics. The most important points to note about these issues are:-
- Beyond a certain sample size, there is no benefit in a bigger sample in terms of accuracy;
  - The size of the population is largely irrelevant for the accuracy of the sample. It is the absolute size of the sample that is important.
- 2.3.2 The Survey was structured to achieve a 95% confidence rate and to ensure that the results reflect the population. Using simple random sampling, the confidence interval with a sample size of 2,000 households is in the region of 2% at Borough level.
- 2.3.3 This means, for example, that if 53% of respondents in a survey do not have central heating then we can be 95% confident that 53% of households plus or minus 2% do not have central heating (i.e. 51% - 55%).
- 2.3.4 The postal sample was stratified into 17 wards in the Borough and selected by random probability from the Council Tax Register.
- 2.3.5 The sample was 11.2% of resident households, determined to ensure statistical validity within each sub area. As shown in Table 2-1 overleaf, based on a 4 sub-area structure a level of  $\pm 3.16\%$  was achieved in this survey.



## 2.4 Promotion

2.4.1 A comprehensive promotion campaign of posters and local press coverage was agreed with the Council to create awareness of the survey, and its importance to the Council. All councillors in the Borough were contacted to inform them of the survey and enlist their assistance in publicising the survey and maximising the response rate.

## 2.5 Postal Survey Process and Response

2.5.1 The sample of questionnaires was dispatched for delivery on the 13<sup>th</sup> April 2007. The return deadline was 24<sup>th</sup> April 2007 allowing respondents a period of ten days including two weekends for completion and return. The final postal response of 1,002 questionnaires (28.6%) returned provides a robust sample for analysis.

2.5.2 All 4 sub areas reached response levels based on household numbers adequate to ensure statistical validity at a confidence level of 95%. The confidence interval ranged from  $\pm 5.29$  to  $\pm 8.03$  at sub-area level and was  $\pm 3.16\%$  at Borough level.

2.5.3 3.2% of all households in Gosport Borough took part in the Survey. The response rate analysis by ward is detailed in Table 2-1 below.

**Table 2-1 Response Rate by Ward**

Ward	Resident Households (2001 Census)	Postal Sample	Total Responses by ward	Total Responses by sub-area	Response Rate %	Sub Area Confidence Interval $\pm$ %
Bridgemary North	1,839	200	50	265	25.0	<b>6.14</b>
Peel Common	1,883	200	59		29.5	
Bridgemary South	1,913	200	58		29.0	
Rowner & Holbrook	1,865	200	38		19.0	
Grange	2,205	300	60		20.0	
Lee West	1,830	200	86	377	43.0	<b>5.29</b>
Lee East	1,343	200	75		37.5	
Privett	1,786	200	63		31.5	
Alverstoke	1,815	200	72		36.0	
Anglesey	1,466	200	61		30.5	
Elson	1,889	200	55	225	27.5	<b>6.67</b>
Hardway	1,681	200	56		28.0	
Forton	1,838	200	54		27.0	
Brockhurst	2,204	200	60		30.0	
Leesland	2,017	200	55	155	27.5	<b>8.03</b>
Christchurch	1,678	200	48		24.0	
Town	2,136	200	52		26.0	
<b>Total</b>	<b>31,338</b>	<b>3,500</b>	<b>1,002</b>	<b>1,002</b>	<b>28.6</b>	<b>3.16</b>

## 2.6 Survey Weighting

- 2.6.1 The data file was checked against the 2001 Census tenure and house type data and the Council's Housing Strategy Statistical Appendix for bias and re-weighted where necessary. A copy of the weighting carried out in this survey is provided with the Survey Data Tables.
- 2.6.2 Given the nature of the random sample of households within agreed sub-areas embodied in the postal survey, tenure and house type are expected to provide the main validation that the sample is representative of the whole population.
- 2.6.3 The data set out below on household population and tenure is based on the Council Tax number of resident households. Private sector tenure has been re-weighted to be in line with the 2001 Census data, with allowance for four further years development. The social housing stock has been weighted to the number of units in the HSSA Statistical Appendix at March 2006 by ward area.
- 2.6.4 The overall data set is therefore representative of the Borough population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance.

**Table 2-2 Tenure of Present Households**

Question 2

Tenure	2007 Survey %	N <sup>os.</sup> implied	Local Area Census 2001 *
Owner occupier - mortgage	46.8	16,890	44.3
Owner occupier - outright	28.2	10,176	27.3
Private rented / Rent free	8.5	3,065	7.8
Council Rented	8.9	3,210	11.7
HA Rented	5.2	1,889	6.0
Shared ownership	0.3	117	0.5
Tied to employment / Other	2.1	777	2.4
<b>Total</b>	<b>100.0</b>	<b>36,124</b>	<b>100.0</b>

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- 2.6.5 The private rented sector constitutes 7.8% of households, slightly lower than the national level. This group includes those renting from a private landlord or from a friend or relative. It is important to recognise that the 2001 Census identified 461 households, nearly 18.9% of those in private rent, live rent free.

## 2.7 Guidance Model

- 2.7.1 The 2003 Housing Needs Study was undertaken in line with the 2000 DETR (now CLG) research Local Housing Needs Assessment: A Guide to Good Practice in assessing people's preferences as well as their needs.

## 2.8 Definitions

- 2.8.1 DCA work to a definition of housing requirements that encompasses demand, need and preferences. Households that can enter the general market without intervention of any sort can be defined as demand, whereas those households that are unable to enter the general market without some form of intervention can be defined as having a housing need. Our methodology enables us to identify this distinction by asking for both a household's characteristics in terms of size, current property condition and income and a household's views on suitability of current housing and preferences for moving or modification.
- 2.8.2 Affordability in DCA's view is defined by the relationship between local incomes and the local general housing market. The PPS3 definition of affordable housing is as follows:-
- "Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market"*
- 2.8.3 The issue of affordability is central to DCA's approach. Within the project a range of data on actual incomes and costs of housing and the likely level of incomes and the accessible costs of housing is captured for moving or newly forming households. DCA also examine secondary data on incomes, house prices and rent levels. Thus a reliable indicator of affordability is derived that leads towards the identification of real options for meeting housing need.

## 2.9 Survey Household Data

- 2.9.1 It should be noted that the "numbers implied" column inserted in some of the tables is DCA's assessment of the total numbers to be derived after applying the appropriate weighting factor based on Ward location and tenure responses to that Ward household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
- 2.9.2 Where multiple choice questions are involved, two percentage columns are shown. The first percentage column relates each heading to the total number of actual responses. Those responses are set out at sub-area level in the accompanying data tables and are the basis of the 'numbers implied' column in the report. The second percentage column relates the same numbers to the number of households, which in the case of a multiple choice question is likely to give a total in excess of 100% depending on the level of multiple choice made.
- 2.9.3 All tables included in this report are extracted from the DCA Housing Survey data for the Borough of Gosport, unless otherwise indicated. A comparison is also provided for many results throughout this Report to the average of over 200 DCA Housing Assessment Surveys nationally.

### 3 ECONOMIC ANALYSIS

#### Key Findings

- 50.9% of those in employment are in managerial / technical or professional occupations; 34.9% are in manual, unskilled or partly skilled occupations;
- 43.6% of those in employment work within the Borough, a further 18.8% work in Fareham;
- 30.2% of the population are retired;
- The income and savings data in relation to concealed households showed a generally lower income profile than for existing households, as would be expected and that many will have difficulty accessing the local housing market;
- 18.0% of BME households had incomes below £10,000, compared to 16.9% in the whole population, below the corresponding UK figure (20.3%). 34.9% of BME households, on the basis of the survey data, had incomes above £27,500 compared to 40.2% in the whole population.

#### Strategic Implications

- 30.2% of heads of households are currently retired, and population projections show this figure will increase further up to 2026. The data suggests a need for a strategic approach to the accommodation needs of older people in the Borough;
- Although incomes are similar to the national average and 33.6% of households receive financial support there is also a relatively high level of wealth, based on equity held in owner occupation. Many retired people will have their own resources for housing and care;
- Occupation types are skewed slightly towards professional, managerial and technical (50.9%) suggesting a housing market weighted towards the upper / middle end;
- The needs of concealed / new forming households need to be addressed. Incomes in this group are lower than the population as a whole and housing choices are consequently more limited with around 67.5% of new forming households being unable to afford to buy in the owner occupied market;
- Migration outflows in this group are heavily influenced by employment choices and education and new households are likely to remain mobile.

#### 3.1 Introduction

- 3.1.1 This section draws together findings from both primary and secondary data sources to present an overview of the current economic climate and the impact on housing need and demand in Gosport Borough.
- 3.1.2 The economic climate, changes in national and regional economic policy, alongside labour market trends and local income trends sets the context in which households make decisions about their housing needs and preferences.

## 3.2 Local Trends

- 3.2.1 The character of Gosport is greatly influenced by its geography and its position as a peninsula, surrounded by the Solent and Portsmouth Harbour. With a strong defence and maritime history and the natural habitats of the peninsula, the Borough Council has been anxious to ensure the conservation of historic buildings. There are now no fewer than fifteen Conservation Areas in Gosport.

## 3.3 Employment, Occupation and Work Place Data

- 3.3.1 The survey of households in the Borough focused three questions on the employment status, occupation type, and work place of households. Further questions probed for more information on the location of the work place and travel to work patterns.

**Table 3-1 Employment Status of Head of Household**  
Question 15e

Status	%	N <sup>os</sup> . implied
Full time employee (> 30 hours)	42.1	13,780
Wholly retired from work	30.2	9,887
Part time employee (< 30 hours)	13.3	4,345
Self-employed	3.7	1,217
Looking after the home	5.2	1,716
Permanently sick / disabled	3.4	1,100
Unemployed & available for work	1.3	411
On Government Training Scheme	0.3	100
Full-time education (age 16+)	0.6	183
<b>Total</b>	<b>100.0</b>	<b>32,739</b>

- 3.3.2 90.6% of Heads of Households responded to the question on employment. 59.1% (33,122 implied) of Heads of Household indicated that they were in employment, as compared with the 60% average identified for Heads of Household in the Survey of English Housing 2001 / 02. 30.2% were retired – higher than the average in recent DCA survey experience. 1.3% indicated that they were unemployed and available for work, similar to recent DCA survey experience in which the average has been between 1 to 2%.

**Table 3-2 Occupation Type of Head of Household**  
Question 15f

Occupation	%	N <sup>os</sup> . implied
Professional	34.2	7,451
Managerial & Technical	16.7	3,645
Other	14.1	3,064
Unskilled	10.5	2,280
Skilled, manual	10.4	2,244
Partially skilled	7.1	1,557
Skilled, non-manual	7.0	1,531
<b>Total</b>	<b>100.0</b>	<b>21,772</b>

- 3.3.3 In the case of occupation type there were 21,772 implied responses from heads of households in work as compared with the implied responses from those in work referred to at Table 3-2 above, suggesting 60.2% in employment. Of those, 50.9% described themselves as professional or management / technical, 10.5% were unskilled.

**Table 3-3 Workplace of Head of Household**

Question 15h

<b>Workplace</b>	<b>%</b>	<b>N<sup>os.</sup> implied</b>
Within Gosport Borough	43.6	8,609
Fareham	18.8	3,702
Portsmouth	14.4	2,833
Elsewhere in Hampshire	10.4	2,050
Elsewhere in South East	4.5	897
Elsewhere in UK	3.3	657
Eastleigh	2.8	548
Havant	1.9	370
Abroad	0.4	72
<b>Total</b>	<b>100.0</b>	<b>19,738</b>

- 3.3.4 90.6% of those in work responding to the question on occupation also responded to a further question on the location of their workplace. 43.6% of heads of household worked within the Borough, a further 18.8% worked in Fareham and 14.4% worked in Portsmouth.
- 3.3.5 The following question asked heads of household how they travel to work. Based on responses from 90.2% of those indicating their occupation in Table 3-2 above, 67.0% travel to work by car.

**Table 3-4 Travel to Work (Head of Household)**

Question 15i

<b>Travel to work</b>	<b>%</b>	<b>N<sup>os.</sup> implied</b>
Car	67.0	13,164
Bus	4.3	852
Train	1.6	310
Cycle	12.0	2,363
Walk	10.3	2,031
Other	4.7	914
<b>Total</b>	<b>100.0</b>	<b>19,634</b>

### 3.4 Incomes and Housing Costs

- 3.4.1 Income is a core factor in the assessment of the scale of housing need and in determining affordability in the local housing market. The DETR 2000 Good Practice Guidance states:-

*“An accurate estimate of household income is one of the most important pieces of information that has to be obtained from a housing needs survey, but it is often the topic that causes the most controversy. Experience from Government surveys (e.g. SEH) has shown that by asking the right questions and using good interviewing technique it is possible to get a high response rate and reasonably accurate answers. The decision of the Government not to include an income question in the 2001 Census is one reason why HN surveys, including income questions, will continue to be valuable.”*

- 3.4.2 The availability of good secondary data has not improved and the 2005 Draft Practice Guidance on Housing Market Assessments states:-

*“Ideally, income data should be linked to house price data to assess affordability but data on household incomes is poor. Consequently, information on household incomes obtained from a robust household survey with a high response rate can be better than secondary income data.”*

- 3.4.3 The 2000 Good Practice Guidance (page 62) presents a conflict in that having said it is important for surveys to gather income data it then suggests “it is difficult to estimate the incomes of future newly forming households”. New households at this point may have circumstances which change quickly. It suggests therefore that the incomes of households who recently formed should be examined, although even this is not without difficulty.
- 3.4.4 Particularly in areas where there are shortages of affordable housing and with high house prices, households who accessed the market are only those with adequate income or financial support from parents or family.
- 3.4.5 As the guide states (page 25) “these are likely to be more reliable, although even here care is needed. Some potential households may not have been able to form owing to lack of suitable, affordable accommodation.”

### 3.5 Existing Households

- 3.5.1 The following group of tables relate to savings, equity and income of existing households, beginning with a question on savings held which was answered by 82.9% of households (38,357 implied).

**Table 3-5 Household Savings**

Question 16a

Savings	%	Cum %
Below £ 5,000	57.3	57.3
£ 5,000 - £10,000	13.0	70.3
£10,001 - £15,000	6.7	77.0
£15,001 - £20,000	3.1	80.1
£20,001 - £30,000	3.8	83.9
Above £30,000	16.1	100.0

3.5.2 The table indicates that 57.3% of the sample had less than £5,000 in savings. However, 16.1% had savings in excess of £30,000.

3.5.3 The percentage breakdown of savings for the four main tenures was as follows:-

**Table 3-6 Savings Level / Tenure (%)**  
Question 16a by Question 2

Savings	Owner Occupied with Mortgage	Owner Occupied with No Mortgage	Private Rented	Council Rented	Shared Ownership	HA Rented
Below £ 5,000	65.0	25.4	76.7	77.1	100.0	73.8
£ 5,000 - £10,000	14.8	10.2	8.0	16.1	0.0	16.7
£10,001 - £15,000	6.9	8.4	5.9	5.3	0.0	4.7
£15,001 - £20,000	2.1	6.2	1.5	1.5	0.0	0.0
£20,001 - £30,000	3.9	7.0	0.0	0.0	0.0	0.0
Above £30,000	7.3	42.8	7.9	0.0	0.0	4.8
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

3.5.4 Generally, the breakdown produced the results which might be expected with 73.8% of HA housing tenants holding savings below £5,000 as compared with 25.4% of owner occupiers without mortgage, of whom 42.8% had savings above £30,000. However, the savings of 65.0% of owner occupiers with mortgage were also below £5,000. Highest levels of savings were found among owner occupiers without a mortgage and a significant proportion of retired households will have some capital to support their housing and care needs.

**Table 3-7 Level of Equity in Present Accommodation**  
Question 16b

Level of Equity	%	Cum %
Below - £ 10,000	9.0	9.0
£10,000 - £ 30,000	12.7	21.7
£30,001 - £ 50,000	7.1	28.8
£50,001 - £ 75,000	9.8	38.6
£75,001 - £100,000	12.6	51.2
£100,001 - £200,000	32.7	83.9
£200,001 - £250,000	7.7	91.6
Above £250,000	8.4	100.0

3.5.5 8.4% of this group of respondents indicated equity ownership of over £250,000. Cross-tabulation indicated that 18.0% of owner occupiers without a mortgage had an equity holding of over £250,000 as compared with 3.5% of owner occupiers with a mortgage.



**Table 3-8 Gross Annual Income of all Existing Households**  
Question 16c

Annual income	All Existing Households		Excluding Retired Households	
	%	Cum %	%	Cum %
Below £10,000	16.9	16.9	7.8	7.8
£10,000 - £15,000	12.6	29.5	6.8	14.6
£15,001 - £20,000	14.1	43.6	12.7	27.3
£20,001 - £27,500	16.2	59.8	19.0	46.3
£27,501 - £32,500	10.4	70.2	13.7	60.0
£32,501 - £40,000	8.6	78.8	11.2	71.2
£40,001 - £50,000	10.5	89.3	14.2	85.4
£50,001 - £60,000	5.7	95.0	8.0	93.4
£60,001 - £75,000	2.1	97.1	2.8	96.2
Above £75,000	2.9	100.0	3.8	100.0

Note: Excluding benefits / allowances

- 3.5.6 The response rate to the income question was 76.6% and should give a good picture of the income levels in the Borough. The table shows that 16.9% of households had incomes below £10,000. The total proportion in the Borough earning below the approximate national average household income of £27,500 per annum was 59.8%, below the average for the UK as a whole (62.3%) according to the Department for Work and Pensions (DWP) Family Resources Survey 2003 – 2004. 21.2% of the households in the Borough on the basis of the survey data had incomes above £40,000 per annum.
- 3.5.7 When retired households were excluded, gross annual household income was found to be higher with 46.3% of households in work earning below £27,500, compared to 59.8% for the whole household population.
- 3.5.8 Cross-tabulation produced the following split of income levels by tenure for the four main tenure types.

**Table 3-9 Annual Income by Tenure**  
Question 16c by Question 2

Annual income	Owner Occupier with Mort.	Owner Occupier no Mort.	Private Rented	Council Rented	Shared Ownership	HA rented
Below £10,000	5.7	23.8	29.3	58.0	12.8	60.3
£10,000 - £15,000	8.0	22.2	12.2	16.3	29.1	14.1
£15,001 - £20,000	13.7	16.4	14.7	12.5	8.6	20.2
£20,001 - £27,500	16.2	17.8	25.8	8.0	35.5	5.5
£27,501 - £32,500	15.0	3.9	8.6	3.4	4.0	0.0
£32,501 - £40,000	13.1	5.0	0.0	1.8	10.0	0.0
£40,001 - £50,000	11.6	6.1	7.0	0.0	0.0	0.0
£50,001 - £60,000	9.3	2.1	0.0	0.0	0.0	0.0
£60,001 - £75,000	3.5	0.4	2.3	0.0	0.0	0.0
Above £75,000	4.1	2.3	0.0	0.0	0.0	0.0

- 3.5.9 The profiles were largely as would be expected as between owner-occupiers and renters, especially bearing in mind that a significant proportion of owner-occupiers without a mortgage would be people with limited pension income. HA rented sector incomes were concentrated, all below the national average of £27,500 with 60.3% having household incomes below £10,000 per annum. 58.0% of Council rented incomes were below £10,000 and 94.8% below £27,500.
- 3.5.10 Private rented sector incomes were higher than HA rented sector incomes, with 5.2% having incomes above £27,500, compared to none in the HA rented sector.
- 3.5.11 The findings are also broadly consistent with the findings of the Family Spending Review 2000/01. The review found the average gross income of owners without a mortgage to be £21,944 compared to £36,712 for those with a mortgage. Lowest incomes were found among local authority tenants (£12,168) and housing association tenants (£13,468). 54.8% of households with incomes in the lowest income group (up to £5,564 per year) were social housing tenants; 24.4% were outright owners.
- 3.5.12 33.6% of households were in receipt of financial support (12,126 implied), higher than the average found in recent DCA surveys (around 26%). The results from those responding to a multiple-choice question are set out in Table 3-10 below. On average, each respondent indicated around two forms of financial support.

**Table 3-10 Financial Support**

Question 16d

Support	Responses %	Households %	N <sup>os</sup> . Implied (all choices)
Housing Benefit	19.6	39.1	4,736
Income Support	9.2	18.4	2,229
Job Seekers Allowance	1.0	2.1	253
Working Family Tax Credit	12.2	24.2	2,939
Pension Credits	12.3	24.5	2,967
Disability Allowance	9.5	18.9	2,287
Council Tax Benefit	24.8	49.4	5,989
Other	11.4	22.4	2,721
<b>Total</b>	<b>100.0</b>		<b>24,121</b>

- 3.5.13 49.4% of households received Council Tax benefit and 39.1% of households responding were in receipt of Housing Benefit (4,736 implied).

### 3.6 Black and Minority Ethnic (BME) Households

- 3.6.1 3.2% of households in the survey were from BME communities. The incomes of these households are compared with the whole population below.

**Table 3-11 Gross Annual Income of BME Households**  
Question 16c

Annual income	%	Cumulative %	All households cumulative %
Below £10,000	18.0	18.0	16.9
£10,000 - £15,000	0.0	18.0	29.5
£15,001 - £20,000	11.5	29.5	43.6
£20,001 - £27,500	31.1	60.6	59.8
£27,501 - £32,500	13.5	74.1	70.2
£32,501 - £40,000	9.6	83.7	78.8
£40,001 - £50,000	5.2	88.9	89.3
£50,001 - £60,000	2.6	91.5	95.0
£60,001 - £75,000	0.0	91.5	97.1
Above £75,000	8.5	<b>100.0</b>	<b>100.0</b>

- 3.6.2 The response rate to the income question from BME households was 74.8% (867 implied households). The table shows that the incomes of BME households are similar to those of all households in the sample. 39.4% of BME households earn above the national average income of £27,500, compared to 40.2% of all households.
- 3.6.3 18.0% of BME households had incomes below £10,000, compared to 16.9% in the whole population, below the corresponding UK figure (20.3%).

### 3.7 Existing Moving Households

**Table 3-12 Gross Annual Income of Existing Households Moving Within the Borough**  
Question 16c

Annual income	%	Cumulative %	All households cumulative %
Below £10,000	12.8	12.8	16.9
£10,000 - £15,000	9.4	22.2	29.5
£15,001 - £20,000	17.3	39.5	43.6
£20,001 - £27,500	17.4	56.9	59.8
£27,501 - £32,500	10.8	67.7	70.2
£32,501 - £40,000	14.2	81.9	78.8
£40,001 - £50,000	6.5	88.4	89.3
£50,001 - £60,000	4.5	92.9	95.0
£60,001 - £75,000	2.2	95.1	97.1
Above £75,000	4.9	<b>100.0</b>	<b>100.0</b>

- 3.7.1 The incomes of existing households moving within Gosport Borough were slightly higher than the population as a whole. 12.8% had incomes below £10,000 compared to 16.9% in the general population.

### 3.8 Concealed Households

- 3.8.1 The incomes of concealed households were, as would be expected, significantly lower than those for existing households in the Borough. Low incomes, coupled with a low level of savings will hinder access to the market for new forming households.

**Table 3-13 Annual Income of Concealed Households**

Question 37d

Annual Income	All concealed households forming 2006-2008			New Households formed 2005-2006		Existing households Cum %
	%	Cum %	N <sup>os.</sup> implied	%	Cum %	
Below £10,000	31.7	31.7	853	12.1	12.1	16.9
£10,000 - £15,000	15.2	46.9	409	3.3	15.4	29.5
£15,001 - £20,000	20.4	67.3	548	18.0	33.4	43.6
£20,001 - £27,500	22.1	89.4	593	5.8	39.2	59.8
£27,501 - £32,500	6.5	95.9	176	0.0	39.2	70.2
£32,501 - £40,000	1.6	97.5	44	7.7	46.9	78.8
£40,001 - £50,000	0.8	98.3	22	53.1	100.0	89.3
£50,001 - £55,000	0.0	98.3	0	0.0		95.0
£55,001 - £60,000	0.0	98.3	0			100.0
Above £60,000	1.7	100.0	44			100.0

- 3.8.2 Generally incomes of new households who formed in the last year are higher than those about to form over the next three years.
- 3.8.3 The proportion of concealed households with annual incomes above the approximate average UK annual household income of £27,500 was 10.6%, lower than the average in recent DCA surveys (around 18%). 60.8% of households who formed in the Borough over the last year earned above £27,500 compared to 10.6% of households about to form, reflecting therefore a greater ability to access the housing market.
- 3.8.4 Even though these households are up to a year more mature in career and household formation, their income levels are those used in the Assessment Model calculation.
- 3.8.5 Access to the owner-occupied market in the Borough through the cheapest 1-bed flat, requires an income of at least £27,000, and the proportion of new forming households who could not afford to owner occupy in the Borough was around 65%.
- 3.8.6 All concealed households moving responded to a question asking about the level of savings available to meet deposit, stamp duty and legal costs on their new home. 55.7% had less than £1,000 savings, adequate only to meet a rent deposit and first months rent in the private sector.

- 3.8.7 Only 12.6% had over £10,000 savings, the minimum level needed to purchase one and two bedroom units.

**Table 3-14 Savings of 'Concealed' Households**

Question 37b

Savings	All concealed households moving	
	%	Cum %
Under £1,000	55.7	55.7
£1,000 - £5,000	16.0	71.7
£5,001 - £10,000	11.3	83.0
£10,001 - £15,000	3.2	86.2
£15,001 - £20,000	1.2	87.4
Above £20,000	12.6	100.0

- 3.8.8 21.1% of concealed households moving (441 implied) would be likely to claim Housing Benefit. Around 14% has been the average in recent DCA surveys.

## 4 THE CURRENT HOUSING STOCK

### Key Findings

- The property type profile is skewed towards smaller units of flats and terraced properties (59.8%). The stock of bed-sits / flats / maisonettes is close to the national average, with the majority being in the social rented sector.
- Over-occupation is higher in the Council rented sector than the owner occupied sector, with 5.9% of Council rented homes in the household survey over-occupied.
- Nearly 9%, 285 units in the Council rented sector are under-occupied. and there is potential to free up family accommodation currently occupied by a single person or a couple without children.
- There is a reasonable level of access to basic facilities for heating and insulation, with lower levels found in the private rented sector.
- 90.3% of respondents to the household survey said their home was adequate for their needs; 9.7% consider their home inadequate.

### Strategic Implications

- The property type profile in Gosport Borough shows a slightly different profile compared with the national levels with 39.7% of properties either detached or semi-detached (England 55%). Smaller units, terraced houses are 38.5% and flats 21.3% a combined level of 59.8% compared to 45% nationally.
- Changing demographic and household formation patterns will increase the need for small units and there will be a longer term need to address a relative shortage of detached units to provide a better stock balance to meet the requirements of the current and future population.
- In relation to house condition, increasing access to basic heating and insulation facilities should be a priority for the Private Sector Renewal Strategy and the Social Housing Investment Programme.
- 9.7% of households felt their home was inadequate and problems with repairs and improvements should be addressed through the Private Sector Renewal Strategy. Resources should be focused on inspection and grants, as well as information and support to both landlords and tenants to improve standards within the sector. Home Improvement Agency Services should be encouraged to give extra support to older and vulnerable households.
- Owner occupation is clearly the tenure of choice for the majority of both existing moving and concealed households. House prices in Gosport Borough are lower than in neighbouring areas, but further rises in house prices locally and sub-regionally will create significant problems for lower income and new forming households trying to access the market. This problem is escalating as house prices continue to rise in excess of local income growth.

## 4.1 Current Housing in Gosport Borough

4.1.1 This section sets the scene for later examination of the housing market, outlining current housing circumstances in the Borough. The household survey asked a range of questions about the current housing circumstances of people living in Gosport.

4.1.2 Table 4-1 below indicates the type of accommodation occupied by existing households responding to the question.

**Table 4-1 Type of Accommodation**  
Question 1

Type	2007 Survey %	N <sup>os.</sup> implied	Local Area Census 2001*
Whole House or Bungalow (Detached)	12.7	4,588	12.3
Whole House or Bungalow (Semi-detached)	28.5	10,304	27.4
Whole House or Bungalow (Terraced)	39.2	14,151	38.5
Flat / maisonette / bed-sit	19.3	7,000	21.3
Houseboat / Caravan / Mobile home	0.2	81	0.5
<b>Total</b>	<b>100.0</b>	<b>36,124</b>	<b>100.0</b>

\* © Crown Copyright (Census)

4.1.3 The dwelling type structure shows a sufficiently close match to the 2001 Local Area Census not to require additional weighting, particularly as tenure is the main validation that the sample is representative of the whole population.

4.1.4 The proportion of semi-detached and detached houses and bungalows at 39.7% was lower than the national level of 55%. Flats / maisonettes represent around 21% of the existing stock.

**Table 4-2 Property Type by Tenure (%)**  
Question 2 by Question 1

Tenure	Detached	Semi-detached	Terraced	Bungalows	Bedsit/ Flat / Mais	House-boat / Caravan / Mobile Home	Total
Owner Occupied with Mortgage	10.9	28.6	47.1	4.5	8.0	0.0	<b>100.0</b>
Owner Occupied no Mortgage	14.8	24.4	29.3	18.1	12.6	0.8	<b>100.0</b>
Council Rented	0.8	14.2	21.0	18.8	45.2	0.0	<b>100.0</b>
Private Rented	0.9	9.2	31.4	6.0	52.4	0.2	<b>100.0</b>
HA Rented	0.0	5.4	30.0	14.6	50.0	0.0	<b>100.0</b>
Shared Ownership	0.0	0.0	92.1	0.0	7.9	0.0	<b>100.0</b>
Tied to employment / rent free	0.0	22.0	11.6	31.8	34.6	0.0	<b>100.0</b>

- 4.1.5 A cross-tabulation relating property type to form of tenure shows that the majority of the owner occupied sector relates to houses. The majority of flats / maisonettes are in the rented sector.

**Table 4-3 Number of Bedrooms**

Question 3

Bedrooms	%	N <sup>os</sup> . implied
Bed-sit	0.5	162
One	11.5	4,109
Two	32.6	11,608
Three	43.4	15,478
Four	10.0	3,578
Five or more	1.9	694
<b>Total</b>	<b>100.0</b>	<b>35,629</b>

- 4.1.6 The average number of bedrooms across the stock in the Borough was 2.6, similar to the average found in other recent DCA surveys (2.8). The breakdown of size by number of bedrooms in percentage terms between the ownership and rental sectors was assessed by cross-tabulation with the following results.

**Table 4-4 Number of Bedrooms by Tenure**

Question 3 by Question 2

Tenure	Bed-sit	One	Two	Three	Four	Five+	Total
Owner Occupied	0.0	4.6	29.3	51.2	12.3	2.6	<b>100.0</b>
Council Rented	2.3	54.2	20.8	22.6	0.0	0.0	<b>100.0</b>
Private Rented	1.4	14.1	70.6	11.6	2.3	0.0	<b>100.0</b>
HA Rented	2.8	29.6	43.8	22.7	1.1	0.0	<b>100.0</b>
Shared Ownership	0.0	0.0	62.0	38.0	0.0	0.0	<b>100.0</b>
Living Rent Free / Tied to Employment	0.0	22.6	32.1	27.6	17.7	0.0	<b>100.0</b>

- 4.1.7 The proportion of small units, 1 and 2-bed properties (33.9%), is low in the owner occupied sector but only 14.9% of this sector are 4+ bedroom units. The private rented sector in the Borough is small but probably not significantly different as a proportion of local stock when compared with other recent DCA surveys. 13.9% of these properties are 3-bed or larger. The proportion of 3-bed properties in the Council and HA rented sector is 22.7%.
- 4.1.8 A broad assessment of 'under-occupation' and 'over-occupation' was conducted based on a detailed analysis of the family composition data. The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the 'bedroom standard'. In the case of over-occupation any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. In the case of under-occupation, any dwelling with more than one 'spare' bedroom above requirement has been categorised as under-occupied.



- 4.1.9 The overall over-occupation level of 1.7%, 616 implied households, was below the average UK level indicated by the Survey of English Housing 2001/2 (3%). There is no comparable data against which to measure the overall under-occupation figure of 32.5% but it was below the average found in recent DCA surveys (around 40%).
- 4.1.10 The assessment of under / over occupation by tenure revealed some disparity between tenure types as indicated at below.

**Table 4-5 Under / Over Occupation by Tenure**

Question 15a by Question 3 & Question 2

Tenure	% under occupied	% over occupied
Owner occupied with mortgage	36.5	1.7
Owner occupied no mortgage	49.8	0.4
Council Rented	8.9	5.9
Private Rented	3.3	2.8
HA Rented	2.2	1.9
HA Shared Ownership*	3.9	0.0
Living Rent Free*	0.0	0.0
Tied to employment *	11.9	0.0

\* Low volume of data

- 4.1.11 The levels of over-occupation were significantly higher in the rented sector than in the owner occupied sector. Under occupation within the owner occupied no mortgage sector (49.8%), which will include a higher proportion of elderly households, was below the level of around 61% found in recent DCA surveys. Under-occupation in the social housing sector was low in comparison to the all tenure average and the owner occupied forms of tenure.

**Table 4-6 Access to Basic Heating and Insulation Facilities**

Question 6 by Question 1

H/IF	All tenures %	Owner occupied with mortgage	Owner occupied no mortgage	Council Rented	Private Rented	HA Rented	Shared Ownership *	Living Rent Free *	Tied to Employment *
CH-F	77.3	79.0	75.4	75.8	67.2	84.3	100.0	54.0	100.0
CH-P	12.7	11.7	14.1	18.3	17.0	3.0	0.0	17.5	0.0
DG-F	84.4	85.2	85.8	83.1	65.5	93.7	100.0	75.7	97.9
DG-P	9.7	10.2	9.8	7.5	20.6	0.0	0.0	0.0	0.0
HWTJ	42.7	39.7	57.2	26.2	36.0	39.9	31.5	33.1	23.5
CWI	36.1	36.7	49.9	23.4	18.8	18.0	51.5	28.1	0.0
LI	64.7	70.4	77.8	41.4	32.7	39.0	63.8	45.7	49.6
DP	15.7	14.3	20.0	21.7	8.6	8.5	12.3	23.2	3.2
WPI	26.6	29.9	37.3	6.0	11.2	12.4	35.3	0.0	0.0
RH	18.4	12.8	23.0	16.8	39.3	21.3	0.0	36.1	0.0

\* Low volume of data

Heating / Insulation facilities:-

CH-F (central heating -full), CH-P (central heating -partial), DG-F (double glazing -full), DG-P (double glazing-partial), LI (loft insulation); HWTJ (hot water tank jacket), WPI (water pipes insulated); DP (draught proofing); CWI (cavity wall insulation), RH (Room Heaters)

- 4.1.12 Households with some form of central heating at 90.0% were below the national average in the 2001 Census (91.5%).
- 4.1.13 In the case of Council rented accommodation alone, 94.1% had some form of central heating, higher than the all tenure average, with 75.8% having full central heating. The Council rented sector was significantly below the all tenure average for water pipe insulation, loft insulation and cavity wall insulation.
- 4.1.14 One significant pattern to emerge from the cross tenure analysis was that private rented units had a lower level of access to many of the nominated facilities than the all tenure average. Full central heating was available in 67.2% of properties; full double glazing in only 65.5% of properties.

## 4.2 Adequacy of Present Dwelling / Improvement Required

- 4.2.1 Respondents were asked if their current accommodation was adequate for their needs. A level in the region of 89% adequacy has been a typical result in recent DCA surveys. In the Borough 90.3% indicated that their accommodation was adequate; 9.7% (3,345 implied) that it was inadequate, however 3,748 households went on to provide information on the reasons for inadequacy, and this number is used in the Needs Assessment Model. The Guidance test of inadequacy causing a housing need is based on those households in this situation actually needing to move to another dwelling. Some households may technically need to move but decide not to do so.
- 4.2.2 Some variation was evident in satisfaction by tenure. The satisfaction level for Council rented units (84.9%) was slightly above the average emerging for social rented units from recent DCA surveys (around 82%). Satisfaction in the private rented sector (73.6%) was below the all tenure average of 90.3%.

**Table 4-7 Adequacy by Tenure**

Question 8a by Question 1

Tenure	% adequate
Owner occupied with mortgage	91.6
Owner occupied no mortgage	97.4
Council Rented	84.9
Private Rented	73.6
HA Rented	71.6
Shared ownership *	100.0
Tied to employment *	79.9

\* Low volume of data

- 4.2.3 Responses on the reason for inadequacy were invited on two bases - 'in-house' solutions (improvements / repairs or cost of heating) and other solutions. Respondents could reply in both categories on a multiple-choice basis.
- 4.2.4 28.6% of responses (2,597 implied) indicated an 'in-house' solution. The results in response to a multiple choice question are shown in the table below. 39.6% of households selected a need for repair or improvement.

**Table 4-8 Reason For Inadequacy**

Question 8b

<b>Reasons (In Situ)</b>	<b>% responses</b>	<b>% households</b>	<b>N<sup>os.</sup> implied (all choices)</b>
Needs improvements / repairs	19.9	39.6	1,598
Too costly to heat	8.7	17.3	699
Inadequate facilities	5.3	10.5	425
No heating	1.5	2.9	117
Other	7.5	15.0	605
<b>Sub Total</b>			<b>3,444</b>
<b>Reasons (Need to Move)</b>	<b>% responses</b>	<b>% households</b>	<b>N<sup>os.</sup> Implied (all choices)</b>
Too large	2.8	5.5	222
Too small	19.6	39.0	1,572
Insufficient no. of bedrooms	14.8	29.5	1,189
Housing affecting health	2.6	5.3	212
Rent / mortgage too expensive	9.7	19.4	782
Tenancy insecure	1.6	3.1	126
Suffering Harassment	6.0	11.9	481
<b>Sub Total</b>			<b>4,584</b>
<b>Overall Total</b>	<b>100.0</b>		<b>8,028</b>

- 4.2.5 57.1% of responses (4,584 implied) indicated a solution requiring a move. The largest single issue in this group was that the home was too small, referred to by 39.0% of households indicating a solution likely to require a move, and implying 1,572 cases. These households were tested on whether they are actually overcrowded by the national bedroom standard and there are around 616 households in this situation, much lower than those stated their home was too small (1,572).
- 4.2.6 This suggests that around 956 households (1,572 implied households that said their accommodation was too small minus 616 households that have been calculated as overcrowded) may well be expecting additional children or perhaps have an elderly parent coming to live with them which would make their house too small in their view, but equally it could be a desire for more space in general.
- 4.2.7 Although some of them could become overcrowded they have been eliminated from the calculations of those needing to move for this reason in the CLG model leaving a net figure of 1,148 households who need to move for this reason only.
- 4.2.8 Overall 53.9% said that a move was necessary to resolve any inadequacy (90.3% in the case of those in private rented units) but 67.1% indicated that they could not afford a home of suitable size in the Borough.

4.2.9 The reasons for inadequacy broken down by Council Rented and HA Rented stock are shown below

**Table 4-9 Reason For Inadequacy (Council & HA Rented Stock)**  
Question 8b

<b>Reasons (In Situ)</b>	<b>Council Rented responses (%)</b>	<b>Council Rented households (%)</b>	<b>HA Rented responses (%)</b>	<b>HA Rented households (%)</b>
Needs improvements / repairs	16.1	36.4	15.9	27.0
Too costly to heat	7.2	16.5	13.8	23.5
Inadequate facilities	12.4	28.0	0.0	0.0
No heating	0.0	0.0	0.0	0.0
Other	6.7	15.2	19.9	34.0
<b>Reasons (Need to Move)</b>	<b>% responses</b>	<b>% households</b>	<b>% responses</b>	<b>% households</b>
Too large	4.4	10.1	0.0	0.0
Too small	19.9	45.2	21.4	36.5
Insufficient no. of bedrooms	12.9	29.3	12.5	21.2
Housing affecting health	5.8	13.1	0.0	0.0
Rent / mortgage too expensive	7.8	17.5	7.5	12.7
Tenancy insecure	0.0	0.0	5.5	9.4
Suffering Harassment	6.8	15.1	3.5	5.9
<b>Overall Total</b>	<b>100.0</b>		<b>100.0</b>	

4.2.10 Arguably, the main finding from the basic question on adequacy is the high degree of satisfaction expressed but some caveat has to be drawn in relation to the degree to which respondents may be reluctant to describe their accommodation as unsuitable.

## 5 THE GOSPORT BOROUGH HOUSING MARKET

### Key Findings and Strategic Implications

- Average house prices in Gosport Borough are lower than the Hampshire sub-regional average, and have risen by 23.1% between 2003 and 2006. Access to owner occupation is restricted by rising prices especially for flats and terraces, with house price increases outstripping local income inflation.
- The ability of concealed households to access the owner occupied market is very limited. 10.6% of concealed households have incomes above £27,500; only 2.5% have incomes above £40,000. The cheapest 1 bed flats in the Borough require an income threshold of £27,000. 67.5% of concealed households are denied access to the market, based on the incomes of recently formed households.
- Owner occupation is clearly the tenure of choice for the majority of both existing moving and concealed households forming. Rising house prices locally and sub-regionally create significant problems for lower income and new forming households trying to access the market. This problem is escalating as house prices continue to rise faster than local incomes.
- Access to the private rented housing market is restricted by cost. 80.6% of all new forming households can afford to pay no more than £430 pcm rent. Access rents are around £430 pcm.
- Housing and planning strategy needs a greater focus on the need for intermediate market housing for concealed households.

### 5.1 Housing Market Analysis

- 5.1.1 Three data searches were commissioned to provide information on house price and sales volumes across the Borough:-
- from the Halifax, as the largest mortgage lender, analysing lending in the Region;
  - from the Land Registry, providing data on all sales in the area for the past year;
  - Estate Agency survey to assess entry prices for new households in each sub-area.
- 5.1.2 The records include house price information by categories of dwellings, also included in the analysis is information about the volumes of sales of each type of dwelling.
- 5.1.3 These indices are not absolutely comparable. Land Registry increase levels tend to be lower because they include cash transactions but they are less reliable on a quarterly basis because they only calculate actual transactions and the figures are affected by changes in the mix of properties between the current and previous periods. Halifax data measures a constant mix of properties by type and size which removes the changing mix factor but does not of course include lower price cash transactions.
- 5.1.4 This information sets the context for the key issue of the affordability of housing in the area, and in particular the analysis can be related to the problems of low income evaluated through the household postal survey.

## 5.2 National Picture

- 5.2.1 Land Registry data indicates that property prices in the fourth quarter of 2006 have increased by 4.2%, compared to the third quarter where an increase of 5.7% was reported. The overall sound UK economic background and the lowest mortgage rates since the 1950s have boosted housing demand for a sustained period but turnover has reduced substantially. Prices stabilised during 2004 and some property types reduced but have again continued a pattern of increase since January 2005.
- 5.2.2 England & Wales annual house price inflation for the year ending 31st December 2006 was recorded by the Halifax Index at 9.9% and by the Land Registry at 8.3%.
- 5.2.3 The Halifax First-Time Buyer Annual Reviews of 2005 and 2006 indicate that the average price paid by first-time buyers increased from £131,024 in 2004 to £137,122 in 2005 (4.7%) and from £112,541 to £131,024 (16.4%) the previous year.
- 5.2.4 The affordability difficulties confronting first time buyers have significantly reduced the number entering the market. This is reflected in the Halifax First Time Buyer Annual Review which shows an estimated total of 320,440 first-time buyers in 2005, the lowest annual total since 1981 and a 40% reduction since 2002 (532,000). The review also shows the level of first time buyers as a proportion of all buyers in the South East region is now 28%, down from 43% in 1995. The age of a first time buyer in 1995 was 31 and has increased to 33 in 2005.

## 5.3 Regional Picture

**Table 5-1 House Price Inflation**

	Change over year to 31 <sup>st</sup> December 2006 %	Change over quarter to 31 <sup>st</sup> December 2006 %
South East <sup>1</sup>	+ 6.4	+ 3.4
Hampshire <sup>2</sup>	+ 7.3	- 1.1

Source 1 - Halifax House Price Index, © Copyright HBOS plc.

Source 2 - Land Registry Data, © Crown Copyright (Land Registry)

- 5.3.1 The annual rate of house price inflation recorded in the Halifax Index for the South East Region at 31<sup>st</sup> December 2006 was 6.4%, below the UK average of 9.9%.
- 5.3.2 House prices in the South East Region show a rise, increasing by 3.4% during the fourth quarter of 2006.
- 5.3.3 House prices in Hampshire rose over the last year by 7.3%, with a fall of 1.1% being seen in the fourth quarter of 2006.

## 5.4 The Housing Market

- 5.4.1 The Regional Market is shown below, which details the prices paid for the main categories of house types for the whole of the South East with comparisons against a different source of house price index data.
- 5.4.2 The Halifax data is based on actual sales of mortgaged properties and the information is a real indication of actual prices prevailing in the purchases being made in the South East. The Land Registry data incorporates all transactions at Local Authority level.

**Table 5-2 Average South East Region House Prices - All Buyers 2006**

Property Type	South East Region		Hampshire
	Land Registry	Halifax	Land Registry
Terraced	192,084	214,292	182,767
Semi-detached	232,601	262,632	223,925
Detached	400,717	459,581	374,401
Bungalows	*	275,029	*
Flats & Maisonettes	156,695	168,638	151,937
<b>All Properties</b>	<b>248,003</b>	<b>276,034</b>	<b>247,802</b>

Source: Halifax House Price Index, © Copyright HBOS plc  
 Land Registry Residential Property Price Report, 4<sup>th</sup> Quarter 2006.  
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 \* Land Registry figures do not identify bungalows separately.

- 5.4.3 The sub-regional market is examined in the table below. Average house prices for Gosport Borough are compared to the nearby authority areas of Fareham, Portsmouth, Havant, Eastleigh and Winchester, as recorded by the Land Registry.

**Table 5-3 Land Registry Average House Prices (£) - All Buyers 2006**

Property Type	Gosport	Fareham	Portsmouth
Terraced	147,310	178,748	163,602
Semi-detached	175,273	198,353	203,471
Detached	262,683	316,595	346,010
Flats & maisonettes	132,475	146,215	130,287
<b>All properties</b>	<b>166,820</b>	<b>223,884</b>	<b>166,913</b>

Property Type	Havant	Eastleigh	Winchester
Terraced	155,278	173,425	265,405
Semi-detached	198,199	203,140	284,430
Detached	300,389	315,066	480,999
Flats & maisonettes	127,593	144,729	189,311
<b>All properties</b>	<b>202,621</b>	<b>214,422</b>	<b>330,451</b>

Source: Land Registry Residential Property Price Report, 4<sup>th</sup> Quarter 2006,  
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- 5.4.4 The average prices range from the highest in Winchester (£330,451), followed by Fareham (£223,884), to the lowest average price of £166,820 in Gosport.
- 5.4.5 Gosport has the lowest average price of terraced houses (£147,310). The highest average price for terraced houses can be found in Winchester (£265,405), which is 80.2% higher than in Gosport Borough.
- 5.4.6 The Borough has the 3rd lowest average price for flats / maisonettes (£132,475). The lowest average price of flats / maisonettes is found in Havant at a price of £127,593, 3.8% lower than in Gosport Borough.

- 5.4.7 The differences in average prices of properties, particularly in the entry level stock of terraced houses and flats is assumed to have an affect on in-migration to the Borough from the surrounding areas. For example there is likely to be a higher level of in-migration (particularly from new forming households looking for cheaper housing) from areas such as Winchester, Fareham and Eastleigh, as average price of properties is higher in these areas.
- 5.4.8 Our analysis of migration patterns of existing households shows a net in-migration from all neighbouring Boroughs, suggesting that cost is just one of a number of factors influencing decisions to move into the Borough. Table 6-2 shows that only 9.1% of movers into the area had moved to Gosport Borough to access cheaper units.
- 5.4.9 The Halifax data refers to mortgage transactions at the time they are approved rather than when they are completed. Whilst this may cover some cases which may never proceed to completion, it has the important advantage that the price information is more up-to-date as an indicator of price movements and is on a more consistent time-base than completions data (such as the CLG Index) given the variable time lags between approval and completion. The Land Registry data incorporates all sales transactions in the Region and more specifically below in the Borough.
- 5.4.10 Prices vary between the different data sources and the Land Registry figures are expected to be lower in all cases given that these figures include non-mortgaged sales.
- 5.4.11 The table below examines average house prices for the Borough recorded by the Land Registry in March 2007, against house prices in 2003 (the timing of the previous survey and the percentage change in price over the period).

**Table 5-4 Average House Prices (£) and Sales - All Buyers 2006 & 2003**

Property Type	Gosport Average Price 2006	Gosport % of Sales 2006	Gosport Average Price 2003	Change % 2003 - 2006
Terraced	147,310	38.7	114,666	28.5
Semi-detached	175,273	22.4	147,739	18.6
Detached	262,683	14.6	249,961	5.1
Flats & maisonettes	132,475	24.3	108,111	22.5
<b>All properties</b>	<b>166,820</b>	<b>100.0</b>	<b>135,515</b>	<b>23.1</b>

Source: Land Registry Residential Property Price Report, 4th Quarter 2006  
 Land Registry Residential Property Price Report 3<sup>rd</sup> Quarter 2003  
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- 5.4.12 The volume of sales in the Borough for terraced houses is 38.7% selling at an average price of £147,310. Flats / maisonettes are 24.3% of stock and sell at an average price of £132,475. Semi-detached properties average £175,273 and make up 22.4% of sales and detached houses are 14.6% of sales averaging £262,683. Terraced properties are assessed to be the main entry level properties for first time buyers in view of their level of sales and lower price levels.
- 5.4.13 Since 2003 the average price of all properties has risen by 23.1%. Entry level stock, terraced properties have increased by 28.5% and flats / maisonettes have increased by 22.5%.

## 5.5 Sub-Area Structure

- 5.5.1 In order to further analyse house prices in the area, the Borough has been divided into sub-areas. The six sub-areas analysed are:-



**Table 5-5 Sub-Areas by Ward**

Postcode	Sub-areas
PO13 0 PO13 9	Bridgemary / Peel Common / Rowner & Holbrook (Incl. Bridgemary North and South)
PO13 8 PO13 9	Lee (Includes Lee West and East)
PO13 8 PO13 9	Grange
PO12 3	Elson / Hardway / Forton / Brockhurst
PO12 1 PO12 2 PO12 3 PO12 4	Leesland / Christchurch / Gosport Town
PO12 2 PO12 3	Privett / Alverstoke / Anglesey

## 5.6 Entry Sales Levels in Gosport Borough

- 5.6.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable dwellings.
- 5.6.2 First-time buyers as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.
- 5.6.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%. The only comparison available from Land Registry data is at Borough wide level. In Gosport Borough this is £117,000 42.5% lower than the average of £166,820.
- 5.6.4 DCA have therefore undertaken an internet / telephone survey of the local estate agents to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs for sale in each of the six sub-areas. These are detailed below:-

**Table 5-6 Entry Sales Levels (£) in Gosport Borough – March 2006**

Property Type	Bridgemary / Peel Common / Rowner and Holbrook	Lee	Grange
1-Bed Flat	87,750	87,500	-nd-
2-Bed Flat	95,475	144,950	-nd-
2-Bed Terraced	118,332	145,000*	-nd-
3-Bed Terraced	127,666	152,648	-nd-

Property Type	Elson / Hardway / Forton / Brockhurst	Leesland / Christchurch / Gosport Town	Privett / Alverstoke / Anglesey	Borough - Wide
1-Bed Flat	85,246	91,854	-nd-	87,497
2-Bed Flat	99,062	106,260	-nd-	97,487
2-Bed Terraced	119,570	120,556	114,333	116,677
3-Bed Terraced	130,078	137,407	114,995	121,413

Source: DCA House Price Survey April 2007

\* Low Level of Data

- 5.6.5 Although the average price of terraced properties according to the Land Registry survey is £147,310, entry sales levels vary across the Borough with the lowest entry prices, starting at around £114,333 in Privett / Alverstoke and Anglesey, rising to £145,000 in Lee for a 2-bed terraced property, as can be seen in the table above. 3-bed terraced properties start at £114,995 in Privett / Alverstoke and Anglesey rising to £152,648 in Lee for a 3-bed terraced property.
- 5.6.6 According to the table above, entry levels for flats start at £85,246 in Elson / Hardway / Forton / Brockhurst for a 1 bed unit rising to £91,854 in Leesland / Christchurch and Gosport Town. Entry levels for 2-bed flats start at £95,475 in Bridgemary / Peel common / Rowner and Holbrook rising to £144,950 in Lee.

## 5.7 Purchase Income Thresholds

- 5.7.1 The cheapest entry levels of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and a 3x gross income lending ratio, the levels recommended in the SEERA 2004 Good Practice Guidance Table 5-7 below outlines the income ranges needed to enter the market in the six sub-areas in the Borough.

**Table 5-7 Purchase Income Thresholds – April 2007**

Area	Income Thresholds (£)		
	1-bed Flat	2-bed Flat	2-bed Terrace
Bridgemary / Peel Common / Rowner and Holbrook	27,800	30,200	37,500
Lee	27,700	45,900	45,900*
Grange	-nd-	-nd-	-nd-
Elson / Hardway / Forton / Brockhurst	27,000	31,400	37,900
Leesland / Christchurch / Gosport Town	29,100	33,600	38,200
Privett / Alverstoke / Anglesey	-nd-	-nd-	36,200

*Please note: figures are rounded to nearest hundred.*

- 5.7.2 Our survey of concealed households found that 10.6% have incomes above £27,500 and only 2.5% above £40,000. The ability of concealed households to access the market within the Borough is clearly very limited.

## 5.8 Secondary Research

### 5.8.1 Joseph Rowntree Foundation (JRF)

- 5.8.2 The JRF published the results of a study undertaken across the Country examining the ability of working households, both existing and new forming, to become homeowners. The study entitled 'Can Work – Can't Buy' conducted by Professor Steve Wilcox uses the Halifax database for House Prices of the lowest quartile prices for 4 / 5 room dwellings and calculates affordability ratios based on working household incomes from the New Earnings Survey. This study was updated in 2004 and, based on local prices for 2 and 3-bedroom dwellings and drawing on a range of data sources, provided a range of analyses of the difficulties of working households aged 20 to 39 in accessing home ownership in all areas at the end of 2003.

- 5.8.3 In 2005 the survey has been further updated to take account of local prices and increase in incomes, it broadly follows, but refines, the earlier analyses. This study named "Affordability and the Intermediate Housing Market" was conducted for the Joseph Rowntree Foundation and provides an analysis at local authority level of the capacity of younger working households to buy in their local housing market in 2004.
- 5.8.4 The Joseph Rowntree Foundation Study shows in the 2005 Report that the Borough has a house price-to-income of 3.97 to 1. The report highlights that outside London, access to home ownership is problematic throughout the South East, where average house price to gross earned income ratios average 4.55 to 1.
- 5.8.5 It should be noted that in getting to these figures an income ratio higher than what usually applies has been taken into account, as the analysis assumes a maximum mortgage of 3.75 times household income for working households with one earner, and 3.25 times household income for households with two (or more) earners.
- 5.8.6 This is compared with the previous 2003 update which stated, "All ratios should be considered in relation to the ratio of mortgage advance to household gross earned income, which rarely exceeds 3.5 to 1".
- 5.8.7 This ratio would only apply to professionals and it is more likely that the majority of local households would achieve mortgage ratios below 3.5 to 1 closer to the Council of Mortgage Lenders median for all first time buyers in 2006 of 3.21 to 1.
- 5.8.8 The table below highlights the data and house price to income ratio for Gosport Borough and the South East Region.

**Table 5-8 Purchase Income Thresholds**

Area	Working Households		
	2004 Prices £	Income £	Ratio
Gosport Borough	137,035	34,505	3.97
South East Region	188,543	41,426	4.55

Source: Joseph Rowntree Foundation 2005 Update

- 5.8.9 House price to income ratios in Hampshire range from 3.83 to 1 in Basingstoke and Deane to 5.42 to 1 in the New Forest.
- 5.8.10 The Council of Mortgage Lenders (CML) Guidance provides theoretical loan to income ratios but in practice the process is more complex and simple ratios do not apply to all households. The CML data for lending to first time buyers shows a different picture to the historic assumptions of 95% loans at a 3 time income for a single earner.
- 5.8.11 The deposit requirement has increased for the majority of households with a median of 87% loan in 2004 and rising to only 90% in 2006. The HBOS 10 Year Review shows that in 2005 the average first time buyer loan was 82% in the South East requiring a deposit of 18%, around £29,000.
- 5.8.12 Income ratios have only risen to 3.21 in 2006, still lower than the 3.5:1 assumption in Guidance. The reality for first time buyers is that the combination of high deposit requirements, lower income ratios and higher prices have made house purchase extremely difficult. The crisis in the mortgage and credit markets in September 2007 is likely to make conditions even more difficult.

## 5.9 The Private Rented Sector

- 5.9.1 The private rented sector in the Borough is 8.5% of the stock, slightly lower than the national average level. Re-let supply is therefore close to average and an assessment has been undertaken to analyse turnover relative to demand levels. The survey data suggests that around 984 units over a three year period will become available, around 328 a year. 1,313 households, 438 a year, require market rented housing, a deficit of 329 units, 110 units annually.

**Table 5-9 Supply / Demand of Private Rented Stock (3 years)**

<b>Supply</b>	<b>All Types</b>	<b>Flats / Terraced</b>
Existing Households Moving within the Borough	861	814
Out-migrating Households	123	123
<b>Total Supply</b>	<b>984</b>	<b>937</b>
<b>Demand</b>	<b>All Types</b>	<b>Flats / Terraced</b>
Existing Households Moving within the Borough	209	188
In-migrant Households	752	705
<b>Total Existing Household Demand</b>	<b>961</b>	<b>893</b>
Concealed Households Forming	352	352
<b>Total Demand</b>	<b>1,313</b>	<b>1,245</b>
<b>Net Shortfall</b>	<b>-329</b>	<b>-308</b>

- 5.9.2 The need for entry-level units, particularly for concealed households, is for flats and terraces and analysis of the data for these types only reveals that demand from existing households, in-migrants and concealed households exceeds supply by 308 units, 103 units annually.
- 5.9.3 In terms of access to the market, annual supply of entry-level stock is around 312 units a year, around 26 units a month, to meet total demand in this sector.
- 5.9.4 An effective and good quality private rented sector is important to an efficient overall housing market. This is also important in determining the need for affordable housing. The test of eligibility is that a household cannot afford to buy or rent in the private market, which because of lower monthly cost, is almost always based on ability to rent privately. Growth in the buy-to-let sector is needed to improve market access locally.
- 5.9.5 The private rented sector has a significant supply shortfall to meet demand from existing, in-migrant and new forming households. In practice it does not address any of the need from new households trying to enter the private market and strategy should promote the growth of this sector.
- 5.9.6 There is expected to be a continuing growth in the buy to let market which should provide higher quality properties in this sector. There is also clearly an ongoing need to improve the quality of existing older stock in this sector and to achieve long term improvement through an Accredited Landlords Scheme.

## 5.10 Private Sector Rent Levels

5.10.1 Some of the main private renting agencies operating in the Borough were approached to ask various questions about the rental market, and their views of the private rented market are provided. From the estate agency sources approached, the prevailing private sector rent levels are set out below.

**Table 5-10 Average and Entry Rent Levels, April (£ p/m)**

Property Type	Bridgemary / Peel Common / Rowner and Holbrook		Lee		Grange		Elson / Hardway / Forton / Brockhurst	
	Average	Entry	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	441	<b>425*</b>	481	<b>432</b>	491	<b>425*</b>	467	<b>435</b>
2-Bed Flat	477	<b>425</b>	792	<b>732</b>	510	<b>430*</b>	590	<b>544</b>
2-Bed Terraced	564	<b>550*</b>	-nd-	<b>-nd-</b>	-nd-	<b>-nd-</b>	616	<b>538*</b>
3-Bed Terraced	654	<b>625*</b>	733	<b>710</b>	665	<b>595*</b>	673	<b>560*</b>
2-Bed Semi-detached	-nd-	<b>-nd-</b>	-nd-	<b>-nd-</b>	-nd-	<b>-nd-</b>	-nd-	<b>-nd-</b>
3-Bed Semi-detached	674	<b>595*</b>	834	<b>750</b>	-nd-	<b>-nd-</b>	609	<b>575*</b>

Property Type	Leesland / Christchurch / Gosport Town		Privett / Alverstoke / Anglesey		Borough-Wide	
	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	505	<b>418</b>	456	<b>400*</b>	478	<b>422</b>
2-Bed Flat	632	<b>531</b>	506	<b>443*</b>	593	<b>517</b>
2-Bed Terraced	588	<b>538*</b>	552	<b>495*</b>	584	<b>530</b>
3-Bed Terraced	686	<b>610*</b>	643	<b>625*</b>	679	<b>621</b>
2-Bed Semi-detached	-nd-	<b>-nd-</b>	-nd-	<b>-nd-</b>	-nd-	<b>-nd-</b>
3-Bed Semi-detached	704	<b>600*</b>	-nd-	<b>-nd-</b>	713	<b>630</b>

nd – No Data \* Low Level of Data

Source: DCA House Price Survey April 2007

## 5.11 Entry to Private Rent

5.11.1 Entry rental costs in the private rented sector vary by location within the Borough. The private rented sector costs £400 per month in Privett / Alverstoke / Anglesey, rising to £435 in Elson / Hardway / Forton / Brockhurst for a one bedroom flat, the smallest unit. 2-bed flat rents range from £425 in Bridgemary / Peel Common / Rowner and Holbrook to £732 in Lee.

5.11.2 In the case of 2-bed terraced houses, entry rent levels range from £495 p.m. in Privett / Alverstoke / Anglesey rising to £550 in Bridgemary / Peel Common / Rowner and Holbrook. 3-bed terraced properties can be rented from £595 p.m. in Grange, rising to £710 in Lee.

- 5.11.3 3-bed semi-detached properties can be rented from £575 in Elson / Hardway / Forton / Brockhurst rising to £750 in Lee. No rental data was available for 2-bed semi-detached properties. Concealed households in the household survey gave details of how much rent per week and mortgage they could afford to pay.

**Table 5-11 Maximum Weekly / Monthly Rent of Concealed Households**  
Question 37a

Weekly rent	All concealed households moving	
	%	Cum %
Below £50 p.w. / £215 pm	26.4	26.4
£50 - £60 p.w. / £215 - £260 pm	4.8	31.2
£61 - £70 p.w. / £261 - £300 pm	10.0	41.2
£71 - £80 p.w. / £301 - £350 pm	18.6	59.8
£81 - £100 p.w. / £351 - £430 pm	20.8	80.6
£101 - £150 p.w. / £431 - £650 pm	16.1	96.7
£151 - £200 p.w. / £651 - £865 pm	1.1	97.8
Above £200 p.w. / £865 pm	2.2	100.0

- 5.11.4 Responses were received from 98.7% (1,955 implied) of all concealed households moving. Of those, 80.6% could afford a weekly rent of no more than £100 (£430 pcm); 96.7% no more than £150 (£650 pcm).
- 5.11.5 This data was examined to see if those who had specified their preferred tenure as Private Rent could actually access the market price levels that were identified in the Estate Agents Survey.
- 5.11.6 Concealed households preference for private rented market housing is around 13.3% of immediately forming households. 20.8% could afford to pay between £351 and £430 a month which would allow them entry to the cheapest 1-bed flats and only 16.1% could afford between £431 and £650 a month allowing them access to 1 and 2-bed flats and most 2 and 3-bed terraced houses. The data indicates that 59.8% of concealed households cannot pay more than £350 pcm and are priced out of the private rental market.
- 5.11.7 There is evidence to suggest that landlords would not accommodate Housing Benefit / Income Support cases; however the decision does rest with the individual landlord concerned. A range of property types are available in the sector as a whole and are found in a variety of locations within the Borough. The difference in rent level between furnished and unfurnished property is marginal with agents indicating they do charge slightly more for furnished units, although many agencies do not deal with furnished property due to the fire regulations involved.

## 5.12 Rental Income Thresholds

- 5.12.1 The cheapest rental prices of the smallest units in the Borough were assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income (equivalent to 30% of net income). Table 5-12 below shows the income levels needed to access the private rented market in the Borough.

**Table 5-12 Rental Income Thresholds – April 2007**

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terrace
Bridgemary / Peel Common / Rowner and Holbrook	20,400*	20,400	26,400*
Lee	20,700	35,100	-nd-
Grange	20,400	20,600	-nd-
Elson / Hardway / Forton / Brockhurst	20,900	26,100	25,800*
Leesland / Christchurch / Gosport Town	20,000	25,500	25,800*
Privett / Alverstoke / Anglesey	19,200*	21,200+	23,800*

*\*Note: Figures rounded to nearest hundred.*

- 5.12.2 The cheapest property in the Privett / Alverstoke / Anglesey requires an income threshold of £19,200. Less than 63.2% of all concealed households in the survey achieved an income of this level.

## 6 MIGRATION

### 6.1 Introduction

6.1.1 This section looks at the patterns of migration for the Gosport Borough area. In the first part of the section the 8,991 implied households (24.9% of the sample) who had moved in the last 3 years were asked where they had moved from. 56.9% had previously lived within Gosport; 43.1% had moved from out of the Borough (4,046 households).

### 6.2 In-Migration to Gosport Borough

6.2.1 Of the 4,046 households which had in-migrated to the Borough over the last three years, 29.9% had moved from Fareham and 1.3% from Havant. 24.8% had moved from elsewhere in the UK.

**Table 6-1** *Location of Previous Dwelling (In-migrants)*

Question 5a

Location	%	N <sup>os.</sup> implied
Fareham	29.9	1,128
Havant	1.3	52
Portsmouth	11.1	451
Elsewhere in Hampshire	19.2	776
Elsewhere in the South East	13.7	556
Elsewhere in the UK	24.8	1,002
Abroad	2.0	81
<b>Total</b>	<b>100.0</b>	<b>4,046</b>

6.2.2 Those who had moved into the Borough within the last 3 years were then asked what the most important reason was for moving home. 88.6% (3,685 implied) of the group indicating a move responded to the question.

**Table 6-2** *Reason for Moving Within Last 3 Years, for those Moving into the Borough*

Question 5c

Reason	%	N <sup>os.</sup> implied
New job	19.4	713
Relationship / family breakdown	13.9	512
Wanted own home	13.9	511
To be near a relative	10.6	393
Wanted to buy	10.6	389
To move to a cheaper home	9.1	335
Needed more space	8.3	305
Closer / easier to commute	5.2	192
Needed less space	4.5	167
Retirement	3.4	127
Health reasons	1.1	41
<b>Total</b>	<b>100.0</b>	<b>3,685</b>



- 6.2.3 19.4% moved to the Borough due to a new job, 13.9% due to relationship / family breakdown and 13.9% due to wanting own home. Around 9.1% had moved due to a cheaper home.
- 6.2.4 70.0% of the group indicating a move into the Borough (2,829 implied) answered a further question on whether the move was to a first home as an adult. 21.4% said that it was their first home as an adult.

### 6.3 Out - Migration from Gosport Borough

- 6.3.1 Out-migration is expected to account for 36.1% of all moves for existing moving households (2,390 implied) and 8.6% of concealed households over the next 3 years (561 moves implied).
- 6.3.2 Those moving out of the Borough were asked where they were thinking of locating. In this case 2,294 implied existing households (96.0%) and 474 implied concealed households (83.0%) responded to this multiple choice question.

**Table 6-3 Location of Move for those Moving Outside the Borough**  
Question 17c

Location	Existing households		Concealed households	
	%	N <sup>os.</sup> implied	%	N <sup>os.</sup> implied
Fareham	14.7	337	14.1	67
Havant	1.9	44	0.0	0
Portsmouth	1.6	37	11.3	54
Elsewhere in Hampshire	14.0	321	25.6	121
Elsewhere in the South East	7.0	161	9.2	44
Elsewhere in the UK	38.5	883	35.2	167
Abroad	22.3	511	4.6	22
<b>Total</b>	<b>100.0</b>	<b>2,294</b>	<b>100.0</b>	<b>475</b>

- 6.3.3 In the case of existing households moving, the main single interest by far was in moving elsewhere in the UK at 38.5% with 22.3% opting for moving abroad. Fareham was the most favoured specific location at 14.7%.
- 6.3.4 In the case of concealed households moving the highest proportion were those interested in moving elsewhere in the UK (35.2%).
- 6.3.5 Those moving out of the Borough were asked their reasons for moving away. 2,390 implied existing households, all of those intending to move out of the Borough, and 515 implied concealed households, 90.1% of those intending to move outside the Borough, responded to a multiple choice question, offering around 1.4 choices in the of existing households and 1.2 choices in the case of new households.

**Table 6-4 Reason for Moving Out of the Borough**  
Question 17d

Reason	Existing Households		Concealed households	
	% households	N <sup>os</sup> . implied	% households	N <sup>os</sup> . implied
Employment / access to work	32.8	783	61.5	317
Other	28.0	668	21.0	108
Quality of neighbourhood	26.7	638	0.0	0
Family reasons	24.8	592	13.0	67
Retirement	13.5	324	0	0.0
Unable to buy	7.1	169	8.9	46
Education	5.2	125	4.4	23
Lack of affordable rented housing	2.7	64	8.9	46
<b>Total</b>		<b>3,363</b>		<b>607</b>

6.3.6 The majority reasons given for moving out of the Borough for existing households were employment / access to work (32.8%), 'Other' (28.0), quality of neighbourhood (26.7%) and family reasons (24.8%). In the case of concealed households moving, choices were more focused employment / access to work (61.5%) and 'Other' reasons (21.0%) as might be expected from a group likely to have a younger profile.

## 6.4 Migration Summary

6.4.1 The following table reflects the net migration patterns for existing Gosport households.

**Table 6-5 Net Migration Patterns**

Migration Areas	Fareham	Havant	Portsmouth	Elsewhere in Hampshire	Elsewhere in the South East	Elsewhere in UK
Moving into Gosport	1,128	52	451	776	556	1,002
Moving out of Gosport	337	44	37	321	161	883
Net Migration	<b>+ 791</b>	<b>+ 8</b>	<b>+ 414</b>	<b>+ 455</b>	<b>+ 395</b>	<b>+ 119</b>

Reasons	Retirement	Employment	Education
Moving into Gosport	127	905	0
Moving out of Gosport	324	783	125
Net Impact	<b>- 197</b>	<b>+ 122</b>	<b>- 125</b>

6.4.2 There is a positive net level of in-migration relating to employment of 122 but a negative net level due to retirement (197) and education (125).

6.4.3 There is net in-migration to Gosport Borough from all areas.

## 7 MOVING HOUSEHOLDS WITHIN THE BOROUGH

### 7.1 Moving Households within Gosport Borough

- 7.1.1 Moving intentions were tested in the survey questionnaire with an emphasis on future plans to move within the Borough for existing households and also a more focused study on concealed households who represent pent up demand for housing.
- 7.1.2 Respondents were asked to say whether they or any members of the household were currently seeking to move or will do so in the next three years. 19.1% of all households responding (6,642 implied) planned a move. A further 9.0% (3,133 implied) indicated that they wished to move but were unable to do so.
- 7.1.3 The scale of movement implied, at an average of around 6.3% per annum, was higher to that found in other recent surveys carried out by DCA in which an average annual figure of 4.9% has emerged (though this figure includes periods of up to 5 years in some cases). This proportion would rise to 9% if all those wishing to move in the period were able to do so.

### 7.2 Households Prevented from Moving

- 7.2.1 Those indicating a wish to move but an inability so to do offered the following reasons for not being able to move. Respondents offered around 1.8 choices on average. However, the number of implied households responding was 4,103, not 3,133 as indicated by the basic responses on moving referred to above.
- 7.2.2 It would seem clear from below that affordability was by far the most important factor with 64.7% of households indicating an inability to afford to buy a home as one of the reasons and 27.8% indicating that there was a lack of affordable rented housing. 41.0% indicated that they were unable to afford the cost of moving.

**Table 7-1**            **Reasons Preventing a Move**

Question 17e

Reason	% responses	% households	N <sup>os</sup> . implied
Unable to afford to buy a home	35.6	64.7	2,655
Unable to afford moving costs	22.5	41.0	1,681
Lack of affordable rented housing	15.3	27.8	1,140
Other	15.0	27.2	1,116
Family reasons	5.0	9.0	370
Location of employment	4.6	8.4	344
Local education choices	2.0	3.6	149
<b>Total</b>	<b>100.0</b>		<b>7,455</b>

### 7.3 Demand for Existing Moving Households

7.3.1 The table below shows preferred tenure for existing moving households by current tenure.

**Table 7-2 Current Tenure / Tenure Needed (Existing Households)**

Question 2 / 23

Tenure Needed	Current Tenure														Total	
	O/O with mortgage		O/O no mortgage		Private rent		Council rented		HA rent		Shared Ownership *		Tied to Employment *		N <sup>os.</sup>	
	N <sup>os.</sup>	%	N <sup>os.</sup>	%	N <sup>os.</sup>	%	N <sup>os.</sup>	%	N <sup>os.</sup>	%	N <sup>os.</sup>	%	N <sup>os.</sup>	%		
Owner occupation (inc Leaseholder)	984	69.6	346	85.6	305	34.4	0	0.0	0.0	0	0	0	0.0	0	0	<b>1,635</b>
Private rent	118	8.4	0	0.0	72	8.2	19	4.2	0.0	0	0	0	0.0	0	0.0	<b>209</b>
Tied to employment	44	3.1	0	0.0	0	0.0	0	0.0	0.0	0	0	0	0.0	0	0.0	<b>44</b>
HA rent	158	11.2	58	14.4	29	3.3	75	17.2	0.0	0	0	0.0	0	0.0	<b>320</b>	
Council Rented	109	7.7	0	0.0	394	44.5	343	78.6	279	83.2	0	0.0	0	0.0	<b>1,125</b>	
HA Shared Ownership	0	0.0	0	0.0	85	9.6	0	0.0	56	16.8	14	100.0	0	0.0	<b>155</b>	
<b>Total</b>	<b>1,413</b>	<b>100.0</b>	<b>404</b>	<b>100.0</b>	<b>885</b>	<b>100.0</b>	<b>437</b>	<b>100.0</b>	<b>335</b>	<b>100.0</b>	<b>14</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>3,488</b>	

\* Low sample

7.3.2 In total, **1,888** existing households require market housing. A further **1,600** existing households require affordable housing.

## 7.4 Demand for Concealed Moving Households

- 7.4.1 This section examines in detail those people living in an existing household but described as a 'concealed' household which is taken as a proxy for the extent of 'concealment' of housing need within the Borough because these households represent a pent up and unmet demand for housing.
- 7.4.2 The questionnaire allowed for up to 2 concealed households to be identified within each existing household, each intending to form a new home within the Borough. A total of **1,852** concealed households planning to form in the next 3 years were identified from an average of 1<sup>st</sup> and 2<sup>nd</sup> concealed households in the detailed data tables.
- 7.4.3 The majority (67.8%) of the total of concealed households consisted of people described as children of the household; a further 10.4% were described as a partner spouse and 10.4% as a lodger.

**Table 7-3 Person Looking to Form Concealed Households**  
Question 27

Persons forming household	%	N <sup>os.</sup> implied
Parent / Grandparent	4.4	81
Child (16+)	67.8	1,255
Partner / Spouse	10.4	193
Lodger	10.4	193
Friend	1.2	22
Other Relative	5.8	108
<b>Total</b>	<b>100.0</b>	<b>1,852</b>

**Table 7-4 Number of Children**  
Question 28d

Children	%	N <sup>os.</sup> implied
Child due	0.0	0
One	18.1	335
Two or more	0.0	0
None	81.9	1,517
<b>Total</b>	<b>100.0</b>	<b>1,852</b>

- 7.4.4 The survey found that children (under the age of 16) were present in 18.1% of all cases (335 implied). This is a much higher level than the DCA survey average of around 8%.
- 7.4.5 New households were asked whether they were being formed as a single or couple household. 29.4% (544 implied) indicated formation as a couple household.
- 7.4.6 Households indicating a couple household were also asked where their partner was currently living. In 42.0% of cases the partner was living elsewhere within Gosport resulting in a potential double count which is addressed in the CLG Assessment Model Calculation. In 35.2% of those cases the partner was living in the existing household; in 22.8% of cases outside the Borough.

**Table 7-5 Time of Move - New Forming Households**

Question 30

When required	%	N <sup>os.</sup> implied
Now	13.0	257
Within 1 year	21.7	430
1 - 2 years	21.7	429
2 - 3 years	43.6	865
<b>Total</b>	<b>100.0</b>	<b>1,981</b>

7.4.7 The Good Practice Guidance recommends that for model purposes the scale of annual new household formation is calculated as an average of the first two years numbers (1,116 / 2) identified in the survey in the table above. The annual average in Gosport is 558, utilised in the CLG model.

7.4.8 The table below shows both the tenure needed and preferred for concealed households forming within the Borough.

**Table 7-6 Concealed Households - Tenure Needed / Preferred**

Question 29a / Question 29b

	Tenure	Needed		Preferred	
		%	N <sup>os.</sup> implied	%	N <sup>os.</sup> implied
<b>MARKET</b>	Owner occupation	41.5	768	61.4	1,138
	Private rent	20.3	376	15.8	294
	Tied to employment	2.5	46	4.8	88
<b>AFFORDABLE</b>	HA rent	8.7	161	3.7	68
	Council Rented	17.9	331	3.6	66
	HA Shared Ownership	9.1	170	10.7	198
	<b>Total</b>	<b>100.0</b>	<b>1,852</b>	<b>100.0</b>	<b>1,852</b>

7.4.9 In terms of the needs of concealed households forming in the Borough, the largest proportion (41.5%) state a need for owner-occupation, followed by private rented (20.3%). Preference however shifts significantly towards owner occupation (61.4%) with fewer new forming households specifying a preference for private rent (15.8%).

7.4.10 In total, **1,190** concealed households need market housing. A further **662** concealed households require affordable housing, of which 492 state a need for social rent. This scale reduces substantially by preference to 134 households, compared to an increase in interest in shared ownership from 170 to 198 households.

## 8 DEMOGRAPHIC CHANGE

### Key Findings

- 8.1.1 The population of Gosport is projected to increase by 0.9% between 2001 and 2026;
- 8.1.2 Although there is a very small overall increase of only 650 people, significant increases are seen within the 65+ age group (6,090) and the 80+ age group (2,450). These trends are consistent with the changes recorded since the 2001 Census;
- 8.1.3 The key features of population change impacting on the housing market are:-
- Out-migration of younger economically active households;
  - Fewer young families and children of school age;
  - An ageing population with increasing care and support needs.

### Strategic Implications

- 8.1.4 Changes in the population structure may impact on demand for different house types and tenures. Falling numbers of individuals in the 25 – 44 age range to 2016, the main household forming and moving group, may impact on demand for market housing.
- 8.1.5 The significant growth in the number of people in the 65+ age group and in particular the 80+ age group may impact on demand for supported housing, support services and adaptations. Strategic housing and planning will need to take account of the changing population profile.
- 8.1.6 There is a growing requirement for smaller units for older person households. Smaller households tend to be concentrated in social housing and the owner occupied sector with no mortgage. Development plans will need to take account of the projected growth in demand in these sectors.

## 8.2 Existing Population Profile

- 8.2.1 Data on existing household profiles was collected through the household survey. The tables below provide a summary of the findings. The table is based on the categories used by the ONS to construct their 'Social Trends' statistical series but is not exactly similar due to the manner in which the different data sets are collected. The table also shows comparisons to the 2001 Census.

**Table 8-1 Family Composition**

Question 15c &amp; d

Family Composition	%	Group %	Local Area Census 2001 *
1 adult over 60	17.5	30.0	28.0
1 adult under 60	12.3		
1 adult + other	0.2		
Couple no child	34.6	61.6	65.3
Couple with children	25.6		
Couple + others	1.4		
Single parent	8.4	8.4	6.7
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

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- 8.2.2 The 2006 survey sample shows a household type distribution with very slight variation from the households to the Local Area Census 2001 (now over six years old) in relation to the split between single adult and couple households.

**Table 8-2 Population Age Groups**

Question 15

Age Group	Sample %	Local Area Census 2001 *
0 – 10	8.2	20.5
11 – 15	4.6	
16 – 24	6.1	11.4
25 – 44	28.4	29.8
45 – 59	23.3	17.6
60 – 74	19.1	13.0
75+	10.3	7.7
<b>Total</b>	<b>100.0</b>	<b>100.0</b>

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- 8.2.3 Table 8-2 shows the ages of all household members in the sample. The 2006 Survey shows a change from the 2001 Census data with higher proportion (29.4%) in the above 60 age group as compared with the 2001 Census data (20.7%). The Census is over 6 years old and the changing pattern since 2001 is consistent with population projections.



**Table 8-3**      **Number in Household**

Question 15a

Number in household	%	N <sup>os.</sup> implied
One	29.8	10,566
Two	40.4	14,286
Three	13.9	4,907
Four	11.5	4,065
Five	3.4	1,208
Six	0.8	267
Seven	0.1	39
Eight	0.1	43
Nine	0.0	0
Ten or more	0.0	0
<b>Total</b>	<b>100.0</b>	<b>35,381</b>

- 8.2.4 The profile emerging from the survey equated to 2.3 persons per household on average, close to the UK average of 2.4 (as endorsed by 2001 Census data) and below the Local Area 2001 Census figure (2.6). This suggests an increase in the number of smaller households in the six years since the Census.

**Table 8-4**      **Numbers in Household by Tenure**

Question 15a by Question 2

Tenure	N <sup>os.</sup> in household
Tied to employment *	3.4
Owner occupier with mortgage	2.5
Private rented	2.2
HA rented	2.1
Council Rented	2.0
Owner occupier no mortgage	1.8
Shared ownership *	1.7
Living rent free *	1.2

\* *Low volume of data*

- 8.2.5 The owner occupied with mortgage sector would be expected to have a relatively high proportion of families. 20.8% of the owner-occupier with mortgage households were single person households, above the average in DCA surveys (around 15%). The Council rented sector figure was similar to the average for that sector in DCA survey experience, with a 44.8% single person households compared to 45% average found in recent DCA surveys. 89.7% of the owner-occupier no mortgage households contained no more than two persons, reflecting the higher average age in this form of tenure and the fact that children will in the main have left home.

8.2.6 In the case of ethnic origin the breakdown at Table 8-5 below refers to the ethnicity of the household. 98.0% of respondents answered the ethnic origin question, of which 3.4% of household's ethnic origin fall into the other ethnic origin categories. The results largely mirrored the Census 2001 data in terms of the White British and other white proportions but showed some variation in distribution across the other ethnic groups.

**Table 8-5 Ethnic Origin of Households**  
Question 15b

Ethnic Origin		%	N <sup>os.</sup> implied	Local Area Census 2001 *
White	British	96.6	34,227	97.3
	Irish	0.7	238	0.7
	Other White	1.2	427	1.0
Mixed	White & Black Caribbean	0.1	23	0.1
	White & Black African	0.2	76	0.0
	White & Asian	0.2	68	0.1
	Other Mixed	0.1	23	0.1
Asian or Asian British	Indian	0.0	0	0.1
	Pakistani	0.0	0	0.1
	Bangladeshi	0.0	0	0.0
	Other Asian	0.0	0	0.1
Black or Black British	Caribbean	0.1	20	0.1
	African	0.3	103	0.1
	Other Black	0.1	52	0.0
Chinese	Chinese	0.2	54	0.1
Any other	Any other	0.2	76	0.1
<b>Total</b>		<b>100.0</b>	<b>35,387</b>	<b>100.0</b>

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### 8.3 Demographic Analysis

8.3.1 There are four basic components to changes in the number and composition of households. The aim of this section of the report is to highlight the issues which are relevant to the evaluation of housing needs in the Borough, particularly the changes in:-

- the age distribution of the population arising from births, deaths and ageing of the indigenous population;
- family units such as marriage, divorce and child bearing patterns;
- the number and composition of households arising from migration, particularly due to employment opportunities in the area;
- the probabilities that family units form a separate household, particularly in response to changes in incomes in the labour market area.

- 8.3.2 In local area forecasting new household formation is mainly due to responses to income and employment opportunities. New household formation is also affected by life cycle patterns. This purely demographic influence on the number of households contributes to about 40% of the growth in the number of new households at any one time (Dicks, 1988; Ermisch, 1985).
- 8.3.3 The general demographic forecasts in the tables in this section have been provided by Hampshire County and are Chelmer long-term May 2007 projections. The factors which combine to produce the population and household forecasts are:- population age-sex structures, headship rates, survival factors, infant mortality, fertility rates, base numbers of dwellings, vacancy rates, building / demolition programmes and the age-sex structure of migrants. The summary of this data is provided in the following tables with the population changes disaggregate from 2001 – 2026.

## 8.4 Population Projections

- 8.4.1 The projections below are based on the predictions made by Hampshire County Council. These figures are based on the assumptions outlined in paragraphs 8.3.1 to 8.3.3 regarding mortality, fertility and migration etc, and are contained in population projections for the Borough for the period 2001 - 2026.

**Table 8-6 Population Change, Gosport, 2001 - 2026**

	2001	2006	2011	2016	2021	2026	Change
Total Population	76,400	79,480	80,080	78,770	77,700	77,050	
Change		+3,080	+600	- 1,310	- 1,070	-650	+ 650
% Change		+ 4.0	+ 0.8	- 1.6	- 1.4	- 0.8	+ 0.9

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Figures have been rounded to the nearest 100 persons

- 8.4.2 The table shows an increase in the population of the Borough of 650 people over the forecast period. Numbers rise to 2011 and decrease to 2026, with the largest decrease occurring between 2011 and 2016 (1,310; 1.6%).

## 8.5 Age Structure Forecast 2001 – 2026

- 8.5.1 The next stage in the forecast is to disaggregate the population data into age bands because there may be changes in the population structure with significant housing implications.

**Table 8-7 Population Age Band Forecast, Gosport, 2001 - 2026**

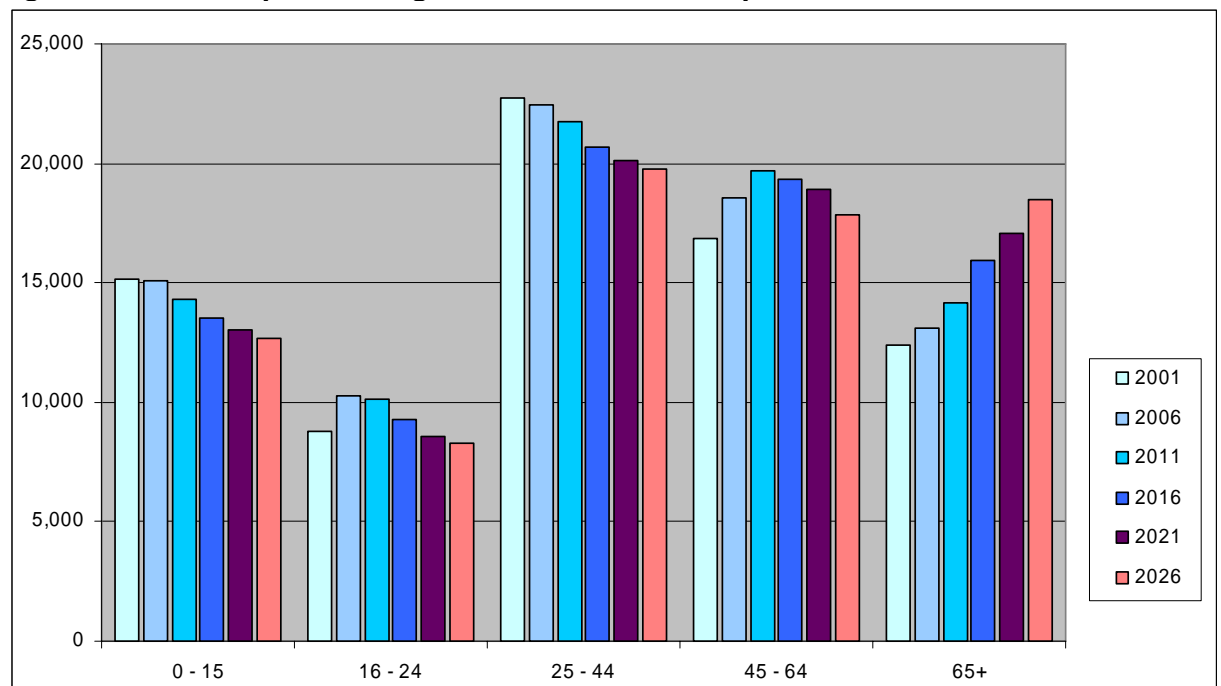
	2001	2006	2011	2016	2021	2026	Change
0 -15	15,170	15,100	14,330	13,500	13,030	12,660	- 2,510
16 - 24	8,760	10,300	10,130	9,290	8,580	8,300	- 460
25 - 44	22,740	22,420	21,740	20,660	20,080	19,770	- 2,970
45 - 64	16,830	18,580	19,690	19,350	18,940	17,870	+ 1,040
65 +	12,360	13,080	14,190	15,970	17,070	18,450	+ 6,090
<b>Total</b>	<b>76,400</b>	<b>79,480</b>	<b>80,080</b>	<b>78,770</b>	<b>77,700</b>	<b>77,050</b>	<b>+650</b>
% Change		+4.0	+0.8	-1.6	-1.4	-0.8	+0.9

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Figures are rounded to the nearest 100 persons so totals may not agree with the sum of their rounded counterparts.

- 8.5.2 Percentage change is measured between year bands, not the base population. This is a better representation of the incremental change.

**Figure 8-1 Population Age Band Forecast, Gosport, 2001-2026**



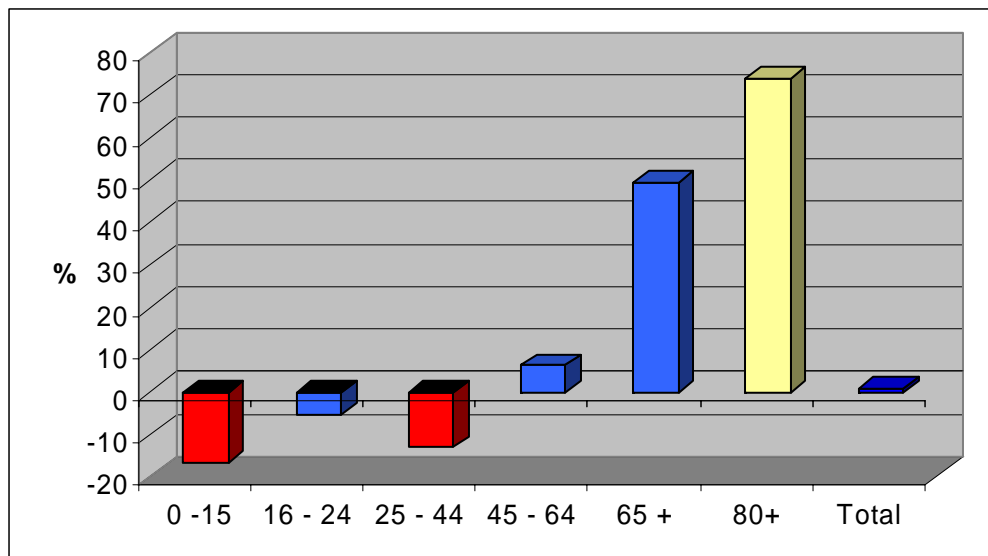
- 8.5.3 The population increases across the forecast period. There is projected to be around 650 more people in the Borough in 2026 than in 2001, a rise of 0.9%.
- 8.5.4 The 0-15 age range shows a decrease of 2,510 in the number of individuals in the population over the forecast period (16.5%). The largest fall is forecast to occur between 2011 and 2016 (830; 5.8%).
- 8.5.5 The 16-24 age range shows a decrease in numbers of 460 over the forecast period (5.3%). Numbers rise up to 2006 but then fall throughout the forecast period to 2026. The largest decrease is seen between 2011 and 2016 (840; 8.3%).
- 8.5.6 The 25-44 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. There is a large decrease overall (2,970; 13.1%) among this age band. Numbers fall throughout the forecast period with the largest fall being seen between 2011 and 2016 (1,080; 5.0%).
- 8.5.7 In the 45-64 age group there is a growth in the population. During the forecast period, numbers rise overall by 1,040 individuals (6.2%). Numbers increase to 2011 with a decrease being seen to 2026. The largest fall is between 2021 and 2026 (1,070; 5.6%).
- 8.5.8 The most significant feature here is the growth of the population in the over 65 age group. An increase of 6,090 individuals (49.3%) is seen over the forecast period, the largest increase between 2011 and 2016 (1,780; 12.5%).
- 8.5.9 Within the older population growth, there is a significant increase of 2,450 individuals within the 80+ age group (73.8%) up to 2026, with the largest rises proportionately in occurring after 2011. Given the resource demands often associated with very elderly people, these are very significant figures.

**Table 8-8 Numbers of 80+ in Gosport, 2001 – 2026**

	2001	2006	2011	2016	2021	2026	Change
80+	3,320	3,630	4,030	4,570	5,080	5,770	
Change		+310	+400	+540	+510	+690	+2,450
<b>% Change</b>		<b>+9.3</b>	<b>+11.0</b>	<b>+13.3</b>	<b>+11.2</b>	<b>+13.6</b>	<b>+73.8</b>

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8.5.10 The graph below highlights the percentage increase for each age band over the forecast period to 2026. The increase in numbers in the 65+ and 80+ age groups and the fall in the 25 to 44 and children age groups are particularly significant.

**Figure 8-2 Age Band Percentage Change, Gosport, 2001-2026**

## 8.6 Forecast Change in Households 2001-2026

8.6.1 The table below outlines the household formation forecasts for the Borough for the Borough in the 25 year period from 2001 to 2026 and is based on the statistics provided by Hampshire County Council.

8.6.2 The household forecasts show an increase in household growth. During the period the forecast change in households of 4,581 in the Borough an increase of 14.6% compared to the small population change of only 650 more people.

**Table 8-9 Forecast Change in Households in Gosport 2001 – 2026**

	2001	2006	2011	2016	2021	2026	Change
No. of Households	31,337	33,522	34,724	35,204	35,586	35,918	
Household change		+ 2,185	+1,202	+480	+382	+332	+ 4,581
<b>% Change</b>		<b>+7.0</b>	<b>+3.6</b>	<b>+1.4</b>	<b>+1.1</b>	<b>+0.9</b>	<b>+14.6</b>
Household size	2.44	2.37	2.31	2.24	2.18	2.15	

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8.6.3 Household size reduces from 2.44 at 2001 to 2.15 in 2026.

## 9 SUPPORTED AND ADAPTED HOUSING

### Key Findings

- 19.2% (6,588 implied) households in Gosport included a member with a disability.
- 51.4% of those with a disability suffered from walking difficulties; 7.4% contained a member who was a wheelchair user.
- 39.2% of people with a disability indicated that they also had a support need. Support was provided primarily by friends and family (90.6%).
- 9.7% of properties have been adapted. The survey found some mismatch between wheelchair adaptations and the properties where people with wheelchair actually live.
- Demand for supported accommodation (other than sheltered units) from existing households within Gosport is predominantly for independent units with external support.

### Strategic Recommendations

- Support services rely heavily on help provided by family and friends. Carer support networks should be recognised and used to complement rather than replace statutory provision.

### 9.1 Needs of Disabled People

- 9.1.1 Issues relating to households with one or more member affected by a disability or long-term illness were addressed through a series of questions. This section draws together the findings from these questions.
- 9.1.2 19.2% of households in the area contain somebody with a disability, suggesting 6,588 households in Gosport were affected in some way.
- 9.1.3 Assessment of the UK average for the proportion of households affected is difficult both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than households. The Department of Social Security report of 1998 (based on a 1996 / 97 survey) suggested as many as 8.6 million disabled adults in private households - around 14 - 15% of the population. However, DCA survey results have indicated a consistently higher level in the region of 20%.
- 9.1.4 The comparative figures for the various tenures were as per Table 9-1 below. The level for owner occupiers with no mortgage (35.3%) reflects the older age profile in this sector and is similar to the findings in other recent comparative surveys.

**Table 9-1 Incidence of Disability by Tenure**

Question 9 by Question 2

Tenure	Tenure in Sample %	Tenure of those with disability %	N <sup>os.</sup> implied
Owner occupied with mortgage	46.8	25.3	1,666
Owner occupied without mortgage	28.2	35.3	2,324
Council Rented	8.9	21.3	1,403
Private rented	7.5	6.7	439
HA rented	5.2	8.7	575
Shared ownership *	0.3	0.7	45
Tied to employment *	2.1	0.0	0
Living rent free*	1.0	2.1	137

\* Low level of data

- 9.1.5 On the basis of an 86.4% response rate, in 83.8% of cases only one household member had a disability; in 16.2% two members had a disability. On this basis 6,607 individuals in Gosport with a disability were identified assuming a full response in the same proportions. However, the age profile and nature of disability data suggest slightly higher totals.
- 9.1.6 Data for the age groups of all disabled household members showed 69.0% of all disabled household members were over the age of 60 including 38.7% over 75; 31.0% were under 45.
- 9.1.7 The next table shows the nature of the disability of members of the household. 11,494 implied responses were received to a multiple response question giving an average of 1.7 responses each.

**Table 9-2 Nature of Disability**

Question 10c

Disability	% responses	% households	N <sup>os.</sup> implied (all choices)
Wheelchair User	4.4	7.4	511
Walking Difficulty	30.9	51.4	3,547
Learning Disability	7.0	11.7	805
Visual / Hearing Impairment	11.5	19.2	1,326
Asthmatic Respiratory Problem	17.7	29.5	2,030
Other Physical Disability	11.7	19.5	1,344
Limiting Long-Term Illness	16.8	28.0	1,931
<b>Total</b>			<b>11,494</b>

- 9.1.8 By far the largest group of people were those with a walking difficulty (51.4%). Only 7.4% of households contained a member who was a wheelchair user suggesting 511 in Gosport as a whole.

- 9.1.9 15.2% (164 of the 1,078 at Table 9-4 below) of properties, in which people using a wheelchair lived, had been adapted, a relatively low proportion as commonly found in DCA surveys and suggesting some mismatch between houses adapted and those where wheelchair users lived. By extension, it would appear that 347 households with a wheelchair user (67.9%) did not live in suitably adapted premises (viz. 511 in Table 9-2 above less 164).

## **9.2 Support Needs**

- 9.2.1 7,105 implied household members responded to the question on need for care or support. 39.2% indicated a need for care or support (2,785 implied).
- 9.2.2 80.1% of those with a care or support need felt they were getting enough support, the data implying 19.9% (567 implied) with outstanding support needs.
- 9.2.3 Those with an outstanding care or support need were asked what types of support they needed. Responses were in fact received from 659 respondents, each making an average of 1.8 choices each.
- 9.2.4 A wide range of care and support needs was identified. 39.1% of respondents needed help with looking after the home; 35.1% with personal care, 29.5% with claiming welfare benefits / managing finances and 28.6% with establishing social contact / activities.
- 9.2.5 The Supporting People Programme was introduced in 2003 and provides housing related support to help vulnerable people to live as independently as possible in the community. Its aim is to improve the quality and effectiveness of support services at a local level. The programme came into effect when Local Authorities took over the role of planning, commissioning and monitoring functions of the programme. New services developed after April 2003 have to compete for resources with established schemes which already exist within Gosport. The local authority will need to develop plans to meet outstanding needs through the Supporting People programme.
- 9.2.6 Those who currently received sufficient care and support services were asked who provided their support. In 18.5% of cases (451 implied) support was provided by Social Services / Voluntary Body. In the majority of cases (90.6% or 2,211 implied cases), support was provided by family / friends / neighbours suggesting over 9% receive a mix of formal and informal support.

## **9.3 Adaptation**

- 9.3.1 Three questions sought information from all households in Gosport on the degree to which the home had been built or adapted to meet the needs of disabled persons.
- 9.3.2 9.7% of properties (3,248 implied) had been adapted, slightly below the average level found in other recent DCA surveys (around 10%). The split by tenure is set out in the table below.



**Table 9-3 Adaptations by Tenure**

Question 11a by Question 2

Tenure	%	N <sup>os.</sup> implied
Owner occupied with mortgage	35.4	1,148
Owner occupied no mortgage	27.4	890
Council Rented	17.4	564
Private rented	9.8	318
HA rented	10.1	327

\* Low level of data

- 9.3.3 Adaptation in the owner occupied no mortgage sector was lower than that in the owner occupied with mortgage sector. 17.4% of properties in the Council rented sector had been adapted, compared to just 9.8% in the private rented sector.
- 9.3.4 4,229 implied households actually responded to the question on which adaptations had been provided, suggesting an adaptation level of 11.7% (rather than 9.7% in 7.5.2 above). The following adaptations were identified based on responses to a multiple-option question, respondents stating around 2.2 requirements on average.
- 9.3.5 6,664 implied households responded to the question on which adaptations were needed to meet the needs of a current household member, respondents stating around 1.4 requirements on average.

**Table 9-4 Types of Adaptations Provided / Needed**

Question 11b and 12

Adaptations	Provided		Needed	
	% households	N <sup>os.</sup> implied (all choices)	% households	N <sup>os.</sup> implied (all choices)
Access to property	50.9	2,152	7.4	490
Handrails / grabrails	38.9	1,644	17.7	1,181
Ground floor toilet	38.2	1,615	11.9	790
Bathroom adaptations	37.6	1,590	33.1	2,206
Vertical lift / stair lift	27.1	1,144	17.2	1,147
Wheelchair adaptations	25.5	1,078	11.4	760
Other	6.1	260	29.9	1,995
Extension	0.5	23	13.5	897

- 9.3.6 Wheelchair adaptations at 25.5% (1,078 implied) were above the average level found in recent DCA surveys (around 15%). The data taken in conjunction with 9.1.9 above suggests that 914 adapted premises are no longer occupied by wheelchair users.
- 9.3.7 50.9% had access to property adaptations and 38.9% had hand rails / grabrails, usually the most common type of adaptation in DCA survey experience; 38.2% had a ground floor toilet and 37.6% had bathroom adaptations.
- 9.3.8 6,664 implied households responded to a further question on what facilities still needed to be provided to ensure current members of the household can remain in the property now or for the next 3 years. Respondents made 1.4 choices on average.

- 9.3.9 All the main adaptations referred to as provided featured less prominently in the list of adaptations still needed, as might be expected. Need for an extension was quite significant at 13.5%. There also remains a relatively high level of need for bathroom adaptations (33.1%). 29.9% opted for the 'other' category as one of their choices.

## 9.4 Supported Accommodation

- 9.4.1 Existing households moving were asked if they required supported housing and what type of supported housing they required in the next three years to 2009. 548 responses were received with each offering an average of 1.4 choices.

**Table 9-5**      **Type of Supported Accommodation Required**  
Question 21

Type	% responses	N <sup>os.</sup> Implied
Independent units (with external support)	30.5	167
Council / HA sheltered housing	60.0	329
Extra Care Housing	9.5	52
<b>Total</b>		<b>548</b>

*No data for other types*

- 9.4.2 Over the next three years, demand for supported units (other than sheltered units) is predominantly for Housing Association sheltered housing and independent units (with external support). The very limited data did not allow meaningful cross-tabulation to respondents with different disabilities or long-term illness.
- 9.4.3 The number of bedrooms requirement across all types of supported and sheltered housing is 47.1% for 2-bedroom; 42.3% for 1-bedroom and 10.6% for 3-bedroom properties.

## 10 THE HOUSING NEEDS OF OLDER PEOPLE

### 10.1 Strategic Implications

- 10.1.1 With the retired population (65+ age group) forecast to rise by 6,090 and the 80+ population by 2,450 people by 2026, the housing and support needs of households including one or more elderly person both now and the future must be considered at a strategic level. Development of an older person commissioning strategy and separate accommodation strategy could provide a platform for future development of accommodation and support services for older people.
- 10.1.2 The population profile outlined in Section 7.4 of this report would suggest an increasing future need for extra care provision. Although older owner occupiers may have their own capital resources to meet their accommodation needs and provision should not be exclusively in the social rented housing sector, many older people have low incomes and will need financial support to enable them to access housing support services.
- 10.1.3 Increasingly older people are occupying a “home for life”, care and support should be tailored to meet the needs of older people within their own homes across tenures. The “menu” of services available to older people should be developed to enable those with a support need to find the level of support appropriate to their needs, and to change this as their needs change rather than moving between different classes of supported accommodation.
- 10.1.4 Informal care and support should be recognised and supported by statutory agencies as making a valuable contribution to maintaining the independence of older people within the Borough.
- 10.1.5 Under occupation of traditional family accommodation is an issue within the borough, with 79.2% of older person households under-occupying their current accommodation. The data suggests that older person households are choosing to move on to smaller accommodation where this is available.
- 10.1.6 370 older person households said they would consider moving to smaller home and 83.3% (349 implied) planned to move to 2 bed accommodation.

### 10.2 Secondary Data Findings

- 10.2.1 The housing and support needs of older people in Gosport are addressed through housing, health, and social services strategies. The Gosport Older Persons Strategic Housing Group brings together a multi agency team to address the needs of older people across service areas and to provide flexible services through joint working.
- 10.2.2 Within Gosport the main supported housing provision for older people is in warden assisted sheltered housing schemes. Older people living in their own homes are supported through the community alarm or floating support service.
- 10.2.3 The Hampshire Supporting People Strategy (2005-2010) and Gosport and Fareham’s Supporting People Strategy (2004-2009) have the key objectives of supporting the development of services and appropriate accommodation for older people following recommendations by the Older Persons Housing and Support Group, Best Value Reviews and the Older Persons National Service Framework Local Implementation Team.

10.2.4 The three tasks within this objective included:

10.2.5 Developing a menu of support and care services; this is being developed around the “home for life” model of accommodation dedicated to older people.

- A jointly funded Home Support Service, providing help in the home and support to greater independence.
- Promoting access to generic floating support for older people.

### 10.3 Demographic Growth

10.3.1 Section 8 of this report outlines the demographic changes expected up to 2026. The data shows population growth of just 0.9% to 2026 with growth focused on the next few years, up to 2011, followed by population decline. However, analysis of the demographic data by age band shows that population growth in Gosport is heavily biased towards the older age bands.

10.3.2 The most significant feature is the growth of the population in the over 65 age group. An increase of 6,090 individuals (49.3%) is seen over the forecast period, the largest increase is seen between 2011 and 2016 (1,780; 12.5%).

10.3.3 There is also a very significant increase of individuals within the 80+ age group (2,450 or 73.8%) up to 2026, with the largest rise in percentage terms occurring between 2021 and 2026 (13.6%).

10.3.4 This section examines the housing and support needs of households with a member aged 60+. The survey data has been cross tabulated to draw out data specific to this group.

10.3.5 A total of 15,204 individuals were identified within the 60+ age group. 90.8% of whom were heads of households suggesting 13,798 implied households led by someone aged 60+, 997 were the spouse / partner, 313 were parents of the households and 96 were lodgers / others living within the household.

10.3.6 The tables below relate to the findings for the 13,798 households where the head of household is aged 60+.

### 10.4 Older Persons Household Profile

10.4.1 This section looks at the housing and household circumstances of older people living in Gosport. Where appropriate the data for households headed by an older person is compared to that for all households within the Borough.

**Table 10-1**      **Type of Accommodation Occupied by Older People within Gosport**  
Question 1

Type	%	N <sup>os</sup> implied	2007 Survey % all households
Whole House or Bungalow (Detached)	17.8	2,458	12.7
Whole House or Bungalow (Semi-detached)	29.9	4,125	28.5
Whole House or Bungalow (Terraced)	28.9	3,994	39.2
Flat / maisonette / bed-sit	22.8	3,144	19.3
Houseboat / Caravan / Mobile home	0.6	77	0.2
<b>Total</b>	<b>100</b>	<b>13,798</b>	<b>100.0</b>

- 10.4.2 A higher proportion of older person households were living in detached property compared to the whole household population in Gosport. 22.8% were living in flats / maisonettes / bedsits compared to 19.3% of all households.
- 10.4.3 Of heads of household aged 60+ living in detached houses 89.2% were in 3 or 4 bed accommodation. 86.3% of those living in semi-detached houses were in 3 or 4 bed accommodation.
- 10.4.4 A total of 2,694 older person households were living in bungalow accommodation, 26.4% were in one bed accommodation, 50% were in 2 bed accommodation.
- 10.4.5 The Gosport and Fareham's Supporting People Strategy (2004-2009) recognises that as older people live longer, and live longer as couple households, they prefer to remain in their family home. This means that increasingly older people with support needs are remaining in traditional accommodation.
- 10.4.6 In terms of their tenure 75.1% of older person households were owner occupiers; 17.3% rented in the social housing sector and 5.2% in the private sector.
- 10.4.7 96.5% of older person households felt their current accommodation was adequate for their needs. 3.5% (532 implied) felt their home was inadequate.
- 10.4.8 709 households gave reasons for inadequacy however, suggesting a level of inadequacy of 4.7% rather than 3.5% implied above; each respondent made an average of 1.8 choices.
- 10.4.9 The reasons given are shown in Table 10-2 below and are compared to all household respondents in Gosport. 51.4% of older person households had a need for improvement or repair, compared to 39.6% of all households in Gosport.
- 10.4.10 18.5% indicated that their home was too large, 131 households implied, compared to just 5.5% of all households in Gosport and reflecting the smaller household size and the fact that the vast majority of older person households live in traditional family accommodation (detached and semi-detached houses).
- 10.4.11 A basic under / overcrowding calculation compared the number of bedrooms in the property to the number of people in the property; allowing for the first 2 family members to share a bed and not allowing any spare bedrooms this showed 79.2% of older person households were under occupied.
- 10.4.12 The issue of under occupancy of traditional family homes has been raised in the Gosport and Fareham's Supporting People Strategy (2004 – 2009). The Strategy recommends a proactive approach, encouraging older people to move into smaller accommodation to release family homes for bigger households.

**Table 10-2 Reason For Inadequacy**  
Question 8b

Reasons	% households	Numbers implied	% all household respondents
Needs improvements / repairs	51.4	365	39.6
Too costly to heat	4.8	34	17.3
Too large	18.5	131	5.5
Too small	27.8	197	39.0
Insufficient no. of bedrooms	11.7	83	29.5
Housing affecting health	5.3	37	5.3
Rent / mortgage too expensive	18.0	127	19.4
Tenancy insecure	0	0	3.1
Suffering Harassment	5.5	39	11.9
Inadequate facilities	8.1	57	10.5
No heating	7.4	52	2.9
Other	18.4	131	15.0
<b>Total</b>		<b>1,253</b>	

- 10.4.13 280 implied older person households, 52.6% of those saying their home was inadequate for their needs, said they would have to move to resolve their difficulty. This compared to 53.9% of all households saying their home was inadequate within Gosport. Of this group 41.4% said they could afford to buy another home of a suitable size in Gosport Borough, compared to 32.9% of all households surveyed.
- 10.4.14 The higher ability to buy to resolve their housing difficulties reflects the high proportion of owner occupiers within the older persons sample and the fact that many will have equity in their homes. The survey found that 73.7% of owner occupiers within the older persons sample were the outright owners of their home with no mortgage to pay.
- 10.4.15 When asked about the level of equity in their home 8,150 heads of household responded, 78.6% of owner occupiers in the sample. The data showed a higher level of equity amongst older owner occupiers than amongst the general household population. 78.8% of older owner occupiers had over £100,000 equity in their home compared to 48.8% of all owner occupiers in Gosport.

**Table 10-3 Level of Equity in Present Accommodation**  
Question 16b

Level of Equity	Older persons households %	All household respondents%
Below - £ 10,000	0.6	9.0
£10,000 - £ 30,000	2.3	12.7
£30,001 - £ 50,000	2.5	7.1
£50,001 - £ 75,000	4.7	9.8
£75,001 - £100,000	11.1	12.6
£100,001 - £200,000	49.8	32.7
£200,001 - £250,000	14.1	7.7
Above £250,000	14.9	8.4

- 10.4.16 Although equity was higher than the general population, levels of income were lower amongst older owner occupiers than in the general household population. Just 16.7% of older owner occupiers had incomes above the average (£27,500), compared to 29.8% of all households in the Borough.
- 10.4.17 Generally income levels for older people were low in comparison to all households in the Borough. 55.9% of older person households had incomes below £15,000.

**Table 10-4 Gross Annual Income of all Existing Households**

Question 16c

Annual income	Older persons households		All Existing Households	
	%	Cum %	%	Cum %
Below £10,000	33.0	33.0	16.9	16.9
£10,000 - £15,000	22.9	55.9	12.6	29.5
£15,001 - £20,000	16.1	72.0	14.1	43.6
£20,001 - £27,500	13.9	85.9	16.2	59.8
£27,501 - £32,500	5.5	91.4	10.4	70.2
£32,501 - £40,000	3.8	95.2	8.6	78.8
£40,001 - £50,000	3.1	98.3	10.5	89.3
£50,001 - £60,000	0.2	98.5	5.7	95.0
£60,001 - £75,000	0.6	99.1	2.1	97.1
Above £75,000	0.9	100.0	2.9	100.0

- 10.4.18 37.2% of older person households were in receipt of financial support; of this group 51.7% were receiving pension credits. 48.9% received housing benefit: 88.8% of Council tenants and 82.5% of private tenants were in receipt of Housing Benefit.
- 10.4.19 Those who do not own their own homes may be both capital and revenue poor; there were no older persons households within the rented sector with incomes above the average (£27,500), and a higher level of benefit dependency was found within the rented sector. A high proportion of older person households living in the rented sector have neither the capital or revenue resources to pay for their own housing and care needs.

## 10.5 Disability and Support Needs

- 10.5.1 6,588 households within Gosport included a disabled member 59.8% of whom included a member aged 60+ (3,944).
- 10.5.2 31.5% of older person households included a member with a disability (3,944 implied), this compares to 19.2% within the whole household population and suggests, as would be expected, a higher proportion of households with a disabled member amongst older person households.
- 10.5.3 4,144 people aged 60+ were identified with a disability (27.5% of the 60+ population). This included 3,944 heads of households, 121 spouse / partner, 79 parents.
- 10.5.4 Table 10-5 below shows the nature of the disability for all household members, based on 4,144 people implied household respondents making an average of 1.7 choices each.

**Table 10-5 Nature of Disability**

Question 10c

Disability	% households	N <sup>os.</sup> Implied	% all households
Wheelchair user	9.1	377	7.4
Walking difficulty (not in a wheelchair)	59.4	2,462	51.5
Learning disability	4.7	195	11.7
Drug / alcohol abuse	0.0	0	0.0
Visual / hearing impairment	23.2	961	19.2
Asthmatic / respiratory problems	29.4	1,218	29.5
Other physical disability	19.3	800	19.5
Limiting long term illness	27.2	1,127	28.0
<b>Total</b>		<b>7,140</b>	

- 10.5.5 As with all households in the survey the biggest problem among older person households was walking difficulty: 59.4% of older people suffered from walking difficulties compared to 51.5% amongst all households. There was also a higher proportion of wheelchair users (9.1%) and older people with visual / hearing impairments (23.2%) compared to the whole household sample.
- 10.5.6 The level of wheelchair users and those with visual / hearing impairment increased significantly with age. 6.3% of those aged 60-74 were wheelchair users compared to 14.9% of those aged 75+. 22.1% of individuals aged 60-75 had visual / hearing impairment compared to 32.3% of those aged 75+.
- 10.5.7 Of older people with a disability 44.8% needed support (1,857 individuals implied), 66.7% of all households with a support need were older person households.
- 10.5.8 Of those with a support need 87.2% (1,619 implied) were receiving sufficient support, implying that 238 older person households had an outstanding need for support.
- 10.5.9 The following types of support were identified for those with an outstanding need. The table shows figures for all older persons households and is split between the 60-74 and 75+ age groups.

**Table 10-6 Support Needed**

Question 10g

Support	% households	N <sup>os.</sup> Implied	60-74	75+
Claiming welfare benefits / managing finance	50.7	138	53.2	48.7
Someone to act for you	24.9	68	0.0	44.9
Establishing social contacts / activities	18.9	52	0.0	34.1
Personal care	37.3	101	46.8	29.7
Establishing personal safety / security	16.5	45	0.0	29.7
Looking after your home	45.0	122	0.0	81.0
<b>Total</b>		<b>526</b>		



- 10.5.10 50.7% of households with an outstanding need needed help claiming benefits / managing finance; 37.3% needed help with personal care. This compared to 35.1% of all household respondents with an outstanding care need who needed help with personal care and 29.5% needing help managing finance.
- 10.5.11 48.5% of those with an outstanding care need were aged 60 – 74; 51.5% were aged 75+. The outstanding care need of the older group were more varied, spread across all the options while the needs of those in the 60 – 74 age group focused on personal care and managing finance.
- 10.5.12 Those households who felt they were currently receiving sufficient care and support were asked who provided that support. In 87.4% of cases support for older people was provided by family / friend / neighbour, this is close to the rate for all household respondents in the sample (90.6%).
- 10.5.13 Older person households had a slightly higher level of access to formal support services (Social Services / voluntary body) than did all households within the sample. 19% of older person households had support from Social Services / voluntary body compared to 18.5% of all household respondents. However 20.7% of those aged 75+ were receiving support from Social Services / Voluntary body, suggesting that the very elderly have better access to formal support services.

## 10.6 Adaptations

- 10.6.1 9.7% of properties (3,248 implied) in Gosport had been adapted, of those 2,497 (78.9%) were occupied by older person households. The nature of the adaptations provided in properties occupied by older people and the adaptations still required are shown in Table 10-7 below.

**Table 10-7** *Types of Adaptations Provided / Needed*  
Question 11b and Q12

Adaptations	Provided		Needed	
	% households	N <sup>os</sup> . implied (all choices)	% households	N <sup>os</sup> . implied (all choices)
Access to property	41.0	1,025	6.7	206
Handrails / grabrails	48.5	1,212	23.7	727
Ground floor toilet	28.2	705	14.3	439
Bathroom adaptations	51.3	1,281	51.1	1,567
Vertical lift / stair lift	39.2	979	25.4	780
Wheelchair adaptations	23.6	590	14.7	450
Other	7.4	186	13.2	405
Extension	0.0	0	0.0	0

- 10.6.2 The adaptations provided were well spread across the options offered with 51.3% having bathroom adaptations, 48.5% having handrails / grab rails and 41.0% having access to the property. 23.6% had wheelchair adaptations. Compared to all households in the sample older person households had a higher level of provision of stair lifts / vertical lifts, bathroom adaptations, and hand rails / grab rails.
- 10.6.3 In terms of the adaptations still needed, there was still a high demand for bathroom adaptations (51.1%), levels of need in the other categories were generally lower, reflecting the work already done. Compared to all households in the sample older people had a higher level of outstanding need for vertical lifts / stair lifts, bathroom adaptations, ground floor toilets and hand rails / grab rails.

## 10.7 Moving Patterns

- 10.7.1 The level of housing needs for older people is affected by both the needs of existing older person households within the borough, the growth in the number of older persons households predicted over the next few years and in and out-migration of older people.
- 10.7.2 852 older persons households had moved into Gosport in the last 3 years, 21% of all in-migrating households were elderly person households.
- 10.7.3 Older in-migrating households had the same moving patterns as all households with 28.8% having moved from Fareham to Gosport, 28.3% from elsewhere in the UK and 21.9% from elsewhere in the south east. The reasons for moving were somewhat different however, with more focus on moving to be close to a relative (28.8%) and because they needed less space (29.8%).
- 10.7.4 470 existing older person households plan to move out of Gosport in the next 3 years. 19.7% of all existing households planning to move out of Gosport are older person households. The areas of choice for out migrating older persons households were similar to those for all households with 34.8% planning to move elsewhere in the UK and 27% planning to go abroad. 17.1% plan to move elsewhere in Hampshire and 9.5% to Fareham and 3.5% to Portsmouth.
- 10.7.5 The reasons for moving amongst older persons households were quite different to those for all existing moving households, as shown in Table 10-8 below. As might be expected there was more emphasis on retirement and family reasons compared to all existing households.

**Table 10-8 Reason for Moving Out of the Borough**

Question 17d

	% older person households	% All existing moving households
Employment / access to work	12.5	32.8
Other	16.7	28.0
Quality of neighbourhood	30.1	26.7
Family reasons	36.5	24.8
Retirement	30.7	13.5
Unable to buy	0	7.1
Education	7.4	5.2
Lack of affordable rented housing	4.1	2.7

## 10.8 Future Housing Needs of Older People

- 10.8.1 The future housing needs of older people is calculated from the moving intentions of existing older person households within the borough and the needs of older people who may move into Gosport to live close to their relatives.
- 10.8.2 884 heads of households aged 60+ indicated that they or a member of their household planned to move in the next 3 years.

- 10.8.3 464 households wished to move but were unable to do so. Of those who were unable to move 48.2% said they were unable to afford to buy a home locally, 31.8% said they were unable to afford moving costs and 23.6% said there was a lack of affordable rented housing locally. Cost and affordability are clearly key factors restricting the moving patterns of older people within Gosport.
- 10.8.4 The paragraphs below summarise the moving plans of older person households planning to move within the Borough.
- 10.8.5 40.2% of older moving households within Gosport would like to move to a bungalow (185 implied) a further 19.4% (89 implied) would prefer a flat. Demand for traditional family accommodation from older person households was limited with just 9.3% looking for a semi-detached house and 10.5% for a detached house.
- 10.8.6 242 households expressed an interest in supported housing, of whom 31.4% (76 implied) would like independent accommodation with external support; 21.4% (52 implied) would prefer extra care housing, and 47.2% (114 implied) would prefer Council / Housing Association sheltered housing. The table above suggested that a total of 329 households would like to move to affordable sheltered housing, the data suggests that just 34.6% of this group are currently aged 60+.
- 10.8.7 All those with a preference for independent accommodation with external support were currently owner occupiers, as were all those with a preference for extra care housing. Demand for Council / Housing Association sheltered housing was 51.2% from tenants currently living in private rented accommodation, 16.2% from Council tenants and 32.7% from owner occupiers.
- 10.8.8 Preference in terms of tenure was split between owner occupied (42.8%) and social rented (44.4%). All those who planned to move to owner occupied housing were already owners. All the Council tenants and private tenants in the sample of older moving households planned to move to Council rented accommodation.
- 10.8.9 83.3% of households (349 implied) planned to move to 2 bed accommodation. However, 370 older person households said they would consider moving to smaller home. Under occupation of traditional family accommodation is an issue within the borough, with 79.2% of older person households under-occupying their current accommodation. The data suggests that older person households are choosing to move on to smaller accommodation where this is available.
- 10.8.10 In terms of preferred areas 42.5% of older persons households wanted to live in Gosport town; 35.25 would prefer Alverstoke and 26.3% would prefer to live in Lee-on-the-Solent.
- 10.8.11 Their reasons for choosing a particular location were well spread across the options offered with 33% having always living in the area and a further 14.7% moving to be close to family. The most popular reason however was simply based on the quality of the neighbourhood: 61.3% of older moving households made this one of their choices. 27.2% were moving to access cheaper housing.
- 10.8.12 Based on a 95.1% response, 3.2% of all existing households in the Borough-wide sample (1,091 implied) indicated that they had older relatives (over 60) who may need to move to Gosport in the next three years. 1,110 implied households responded to a further multiple-choice question on the type of units required, each respondent making 1.4 choices on average.

**Table 10-9 Accommodation Required by Older Relatives in Next 3 Years**  
Question 13b

	% responses	N <sup>os</sup> . implied
Live with respondent (need extension / adaptation)	17.8	198
Private sheltered housing	16.2	180
Residential care / nursing home	32.7	363
Private housing	18.5	205
Extra Care housing	2.1	33
Council / HA sheltered housing	9.8	109
Live with respondent (existing) home adequate	23.9	265
Council / Housing Association Property	15.6	173
<b>Total</b>		<b>1,526</b>

- 10.8.13 Demand for this group was predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents in DCA surveys.
- 10.8.14 As shown above DCA experience shows that older people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of older parents tend to predict the need for supported housing. In this survey, 16.2% of demand was for private sheltered housing; 9.8% for Council/ HA sheltered housing. 32.7% of demand was for residential / nursing home accommodation.
- 10.8.15 41.7% (463 households implied) indicated that their relative could live with them but in 42.8% of those cases (198 implied) the home would need adaptation or extension to accommodate an older relative.
- 10.8.16 The combined requirement for sheltered housing in both sectors from existing households living in Gosport and in-migrating parents / relatives is shown below.

**Table 10-10 Sheltered Housing Demand**

	Private Market	Affordable Sector	All Sectors
Existing Households	0	329	329
In-migrant Households	180	109	289
<b>Total</b>	<b>180</b>	<b>438</b>	<b>618</b>

*N.B. Figures exclude extra care units*

- 10.8.17 The high level of demand for older people moving into Gosport is common to other DCA Surveys. As discussed in Section 10.8.13 above generally, the forecast is being made by their children who assist in the moving process. Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible.
- 10.8.18 In total, the data suggests a combined requirement for sheltered units from older people currently living in Gosport (329 households) and those who may in-migrate to be beside their family (289 households) of 618 units, 438 in the affordable sector and 180 in the private sector.

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

## **10.9 Extra Care Accommodation**

- 10.9.1 The level of need expressed for extra care units is 33 households in-migrating to live closer to their relatives in the next 3 years, and 52 existing moving older person households. A total of 85 units of extra care accommodation are needed over the next 3 years. Projecting the need over a 10 year period highlights a requirement of 283 units for elderly residents.
- 10.9.2 This sector of the older persons housing market is relatively new and the population projections over the next decade to 2016 of those over 80 years of age is likely to increase demand for this type of unit. Gosport is currently developing a 50 bed-space extra care scheme for rent in partnership with an RSL and Hampshire County Council.

## 11 CLG NEEDS ASSESSMENT MODEL

### 11.1 Model Structure

11.1.1 The model is structured on a 'flows' basis, taking account of recent experience over the previous three years and examining projections over the next two years. It has to be assumed that this 'annualised' data will occur each year to 2016. The primary data gathering will of course be undertaken again before 2016, but unless there are major changes in house prices and incomes it is unlikely that there will be much variation in the overall situation.

### 11.2 Affordable Housing Needs Assessment Model

11.2.1 The overall assessment of housing need is calculated using the CLG Basic Needs Assessment Model, which is structured from the survey data to take account of the key demand sources, households requiring subsidised housing, homeless households not assessed in the survey, households living in unsuitable housing whose needs can only be resolved in a different dwelling and concealed household formation emanating from demographic change.

### 11.3 Income Requirement Assumptions

11.3.1 Each category has been adjusted to ensure that proper account is taken of households who can buy the lowest quartile stock in the owner occupied market without assistance (income > £27,000 / £45,900) subject to location. The private rent sector costs are estimated at an access cost of £400 / £531 per month for the vast majority of households in this sector, requiring an annual income of at least £19,200 / £35,100 per annum, subject to location.

### 11.4 Basic Model Structure

11.4.1 There are a total of 18 'stages' in the needs assessment model, combined into three distinct sections assessing:-

- B - The Backlog of Existing Housing Need;
- N - Newly Arising Need;
- S - Supply of Affordable Units;
- **(B + N) – S = Overall annual net shortfall (or surplus) of affordable housing.**

### 11.5 B – The Backlog of Existing Housing Need

11.5.1 The first stage of the backlog calculation identifies existing households living in accommodation unsuitable for their needs who need to move to resolve their difficulty. **Stage 1** identifies the number of households who specified one or more reasons why their accommodation was inadequate. 3,748 households gave a total of 7,421 reasons for inadequacy, relating either to property size, condition, heating, housing affecting health, cost or insecurity of tenure.

11.5.2 Households who stated their accommodation was too small, without specifying any other reason, were tested against the CLG 'Bedroom Standard' to determine whether they are actually overcrowded and only those households who are overcrowded are assessed to be in inadequate housing. A group of 1,148 households gave "Too Small" as their only reason for inadequacy.

- 11.5.3 A separate group of 616 households are overcrowded by the national Bedroom Standard, 21 of whom are moving to a new home outside the Borough. This leaves a figure of 595 overcrowded households (616 minus 21), of whom 175 have other reasons than "Too Small" and are overcrowded and are already included in the total household number. This leaves a net figure of 3,020 households assessed as living in inadequate housing.

**Table 11-1 Inadequate Households Test**

Households specifying unsuitability issues		3,748
MINUS Reason "Too Small" <u>only</u>	1,148	2,600
PLUS Technically 'overcrowded'	595	3,195
MINUS Duplication	175	3,020
<b>Assessed in inadequate housing</b>		<b>3,020</b>

- 11.5.4 The net figure of 3,020 is used in Stage 1 of the model.
- 11.5.5 The second stage of the unsuitability assessment removes Council / HA rented tenants from the calculation of those in inadequate housing, because any move would release a unit of affordable housing, and it is therefore assumed that there would be no overall net effect on the annual flow model. The only exception to this are Council / HA rented households whose overcrowding issue could not be resolved by the stock flow.
- 11.5.6 There are 602 Council / HA rented households living in unsuitable accommodation. Of these there are 72 who are technically overcrowded by the 'bedroom standard'. 34 of these households contain a new household about to form which will resolve the overcrowding situation.

**Table 11-2 Council / HA Rented Inadequacy**

Council / HA Rented Unsuitable & Overcrowded	72
MINUS – New Forming Solution	34
MINUS – Moving & Overcrowding Resolved by Stock Flow	38
<b>Net unresolved need (4+ bedroom)</b>	<b>0</b>

- 11.5.7 Therefore 602 of the Council / HA households living in unsuitable accommodation can expect to have their issues resolved by the normal process of stock turnover, as there is no net unresolved 4+ bedroom need. This figure is applied in the model at **Stage 2**.
- 11.5.8 The next stage of the unsuitability assessment removes from the total those households whose unsuitability can be resolved 'in situ' (i.e. in their current accommodation). This is derived from HNS data, testing the reason for inadequacy of those households who stated their accommodation was inadequate, mainly relating to repairs or improvements to the home.
- 11.5.9 Households who are overcrowded, were suffering harassment, those whose rent / mortgage was too expensive, housing was affecting their health, whose tenancy was insecure or whose home was too large are all assessed to require a move.
- 11.5.10 The calculation results in a total of 1,084 cases where an 'in situ' solution is most appropriate and this figure is also applied at **Stage 2**, giving a total of 1,686 households who need to be removed from the unsuitability calculation at this stage.

- 11.5.11 The final stage of the unsuitability assessment takes the sub-total calculated above (**Stage 1 MINUS Stage 2**) and applies to the proportion of households unable to afford to buy or rent a home of a suitable size in order to resolve their difficulty.
- 11.5.12 The 2000 Guidance states that “for existing owner occupiers in unsuitable housing it is important to take account of the existing equity owned” as this would assist a move to suitable accommodation. The 2004 SEERA Guidance however acknowledges that this is extremely complex and the data gathered might not be very accurate and suggests that best practice is to ask the specific question asked in this survey that if the household needs to move to resolve their difficulty, could they afford a home of a suitable size within the Borough.
- 11.5.13 The best practice recommendation is that if they say they can they should be excluded. The question was asked of the 972 households in unsuitable housing who need to move living in the private sector, owners and tenants. The result showed that 32.5% of these households could afford to buy or rent a home of a suitable size in the Borough. The figure of 67.5% who could not do so is therefore applied at **Stage 3**.
- 11.5.14 Homeless households are counted in Newly Arising Need and in the Backlog of Need although it is ensured that they are not double counted. Although the number of those accepted as homeless is much higher over a year, it is important to test how many households at the timing of the survey are in accommodation where they could be included in the household survey.
- 11.5.15 Council records at March 2007 show that 330 households are in temporary accommodation, but only 38 are in a hostel, refuge or Bed & Breakfast. Those “homeless at home” or in other Council, HA or general stock should be captured in the survey. 38 is therefore the figure applied at **Stage 4**.
- 11.5.16 The total resultant calculated backlog having taken into account unsuitability, homeless and potential households is then multiplied by a 20% quota at Stage 6 to progressively eliminate the backlog calculated over a five year period, in accordance with Government Guidance, although the Council can make a Policy decision to eliminate the backlog over a longer period (e.g. 10 years or years to the end of the LDF period).
- 11.5.17 It is important to recognise that the ‘backlog’ is not a finite group of households. Household circumstances change constantly and even if the needs of the 939 households were met through a range of initiatives, they will be replaced by different households at the next main assessment by new households whose housing has become inadequate or they have become homeless. The number will almost certainly be different but it will not be zero.



**Table 11-3 Backlog of Need – Basic Needs Assessment Model**

<b>B - BACKLOG OF NEED</b>		
1.	Households in unsuitable housing	3,020
2.	MINUS – Council / HA tenants	602
	MINUS – in-situ solution most appropriate or leaving Borough	1,084
		1,686
	<i>Households in unsuitable housing and need to move</i>	<u>1,334</u>
3.	TIMES - Proportion unable to afford to buy or rent	67.5%
4.	PLUS - Backlog - homeless households	38
<b>5.</b>	<b>TOTAL BACKLOG NEED</b>	<b>939</b>
6.	TIMES - Quota to progressively reduce backlog	(20%)
<b>7.</b>	<b>ANNUAL NEED TO REDUCE BACKLOG</b>	<b>188</b>

## 11.6 N – Newly Arising Need

11.6.1 The first calculation involved in assessing newly arising need is to establish how many new households intend to form each year, then determine how many of these households have insufficient income to buy or rent in the market and therefore fall into need.

11.6.2 Good Practice Guidance recommends that the total of concealed households identified in the survey is annualised at the average level of those forming in the next two years.

**Table 11-4 Time of Move – Concealed Households**

<b>Time of Move</b>	<b>Nos. implied</b>	<b>Annual Average</b>
Now / Within 1 year	687	<b>558</b>
1 - 2 years	429	

11.6.3 The table shows that the annual average new household formation level is 558 households per annum.

11.6.4 In order to avoid double counting due to two-person household formation, duplication is removed. 29.4% of concealed households forming over the next three years specified formation as a couple, but 35.2% of these were with a partner who lived separately elsewhere in the Borough, which would cause a double count.

11.6.5 However data on recently formed households suggests that couple formation might increase to 72.9% and the 35.2% has therefore been removed from this higher level in the table below ( $72.9\% \times 35.2\% = 25.7\%$ ).

**Table 11-5 Double Counting Removal**

New household formation (gross p.a.)	558
MINUS - Two person formation (25.7%) x 0.5	72
<b>Total</b>	<b>486</b>

11.6.6 This results in an annual average formation level of 486 households per annum, used at **Stage 8** of the model.

- 11.6.7 The income of recently formed households has been used to test future concealed households ability to both purchase in the lower quartile stock and access the private market to buy or rent 1, 2 and in some cases 3 bedroom units suitable for their requirements. Based on these income levels, 39% of concealed households are considered to be unable to purchase in the market, with 36% unable to rent.
- 11.6.8 Detailed analysis of the private rented sector in Section 5.10 shows a level of supply, particularly of small units, inadequate to address any new formation households. Despite this, the rental sector proportion of 36% is used in **Stage 9** of the Model even though there may be a supply issue and that those who could not buy but could rent in the private sector may not wish to do so.
- 11.6.9 The data on recently formed households' income was based on responses from those who formed their first home in the Borough over the last year. It is likely that income levels of this group at the point of actual access to the market may be lower in some cases than it is now, and the proportion used is therefore an under-estimate of those who cannot access housing without assistance.
- 11.6.10 No data was available on ex-institutional households moving into community. This is a common situation and a figure of zero is used at **Stage 10** of the Model.
- 11.6.11 **Stage 11** of the model identifies households who fell into priority need during the last year. Priority need is those households whose circumstances need to be addressed quickly and usually these households are homeless, in high medical need, suffering harassment, living accommodation which is unfit or in high levels of disrepair or have insecure tenancies.
- 11.6.12 Detailed data from the Council's administration systems on priority need and information on homeless households has been used as the basis for the calculation. 125 homeless households were accepted in priority need in 2006 / 07. The Council assessed that 640 households with high priority need were registered and the total of 765 has been used as the annual level at **Stage 11**.
- 11.6.13 The survey data identified 376 in-migrant households in the last three years who live in social rented accommodation (125 annually). Additionally there was an annual average over the last three years of 251 in-migrant households living in the private rented sector, of which 83 were in receipt of housing benefit. An average annual figure of 208 (125 + 83) households unable to afford market housing is used at **Stage 12**.

**Table 11-6 Newly Arising Need – Basic Needs Assessment Model**

<b>N - NEWLY ARISING NEED</b>		
8.	New household formation	486
9.	TIMES Proportion unable to access private market	(36%) 175
10.	PLUS - Ex-institutional population moving into community	0
11.	Existing households falling into priority need	765
12.	In-migrant households unable to afford market housing	<u>208</u>
<b>13.</b>	<b>TOTAL NEWLY ARISING NEED</b>	<b>1,148</b>

## 11.7 S – Supply of Affordable Units

11.7.1 The annual supply of affordable units over the last three years is used in the model as a prediction for future annual affordable housing supply which is likely to arise.

11.7.2 It is important firstly to establish the average stock re-let level and data from both the HSSA returns and CORE has been studied for the three years to 31/03/2007, which shows the following:-

**Table 11-7 2005 to 2007 Affordable Council Housing Supply (HSSA)**

Council Re-lets	2004 / 05	2005 / 06	2006 / 07	Average
HSSA Return	220	190	210	<b>207</b>

11.7.3 The overall average re-let figure for the Council stock for the three year period in the HSSA return is 207 units per annum.

**Table 11-8 2005 to 2007 Affordable Housing Supply (HSSA & CORE)**

HA Re-lets	2004 / 05	2005 / 06	2006 / 07	Average
HSSA Return	98	42	113	<b>84</b>
CORE Data *	144	117	102	<b>121</b>

\* © CORE, Housing Corporation

11.7.4 When examining re-lets in the Housing Association stock, the CORE data appears consistent and has therefore been used, an average of 121 units per annum, added to the 207 Council re-lets to make a total of 328 at **Stage 14** of the needs model.

11.7.5 Shared ownership units are estimated at 335, based on 2001 Census numbers of 160 plus 175 units built up to March 2007. Assuming a resale rate based at 6.4%, the same as social stock re-lets, 21 units would become available each year and this number is also incorporated at **Stage 14**.

11.7.6 **Stage 15** of the needs model involves assessing how increased vacancies and units taken out of management will have an effect on the annual flow of affordable housing. The calculation takes the average annual right to buy level, multiplied by the average re-let rate of the stock. The table below shows the right to buy and demolition levels from Council data for the three years to 31/03/2007.

**Table 11-9 2005 to 2007 Right to Buy & Demolition Levels**

	2004 / 05	2005 / 06	2006 / 07	Average
Right to Buy & Demolition	62	31	47	<b>47</b>

11.7.7 The average loss of units through demolition and annual right to buy is 47 units per annum. There is an average stock re-let rate of 6.4% per annum in the rental stock and applied to Shared Ownership re-sales, leads to a total of 3 units per annum, applied at **Stage 15**.

- 11.7.8 **Stage 16** of the needs model takes account of the annual new affordable housing supply. The HSSA returns for the three years to 31/03/2007 show the following recent new unit trends:-

**Table 11-10 2005 to 2007 New Affordable Housing Supply (HSSA)**

Supply	2004 / 05	2005 / 06	2006 / 07	Average
New HA Supply	95	90	209	131
Other New Supply	<u>18</u>	<u>0</u>	<u>4</u>	<u>7</u>
<b>Total</b>	<b>113</b>	<b>90</b>	<b>213</b>	<b>138</b>

- 11.7.9 If there is a consistent level of recent and immediate future new delivery it is normal practice to take account of the average annual level.
- 11.7.10 The average annual new supply total is 138 units per annum and this figure has been applied to **Stage 16** of the model as the predicted annual new affordable supply.
- 11.7.11 Future new delivery over the next year is expected to be 78 units in 2007 / 08 and 114 in 2008 / 09, and in view of the variation in supply in the past, it will be important to monitor actual delivery levels in future annual updates.

**Table 11-11 Supply of Affordable Units – Basic Needs Assessment Model**

<b>S - SUPPLY OF AFFORDABLE UNITS</b>	
14. Supply of social re-lets (328) and Shared Ownership re-sales (21)	349
15. MINUS Increased vacancies (if applicable) and units taken out of management. Right to Buy	<u>3</u>
<i>Net social re-lets</i>	346
16. PLUS - Committed units of new affordable supply	138
<b>17. AFFORDABLE SUPPLY</b>	<b>484</b>

## 11.8 Affordable Housing Needs Assessment Model

<b>B - BACKLOG OF NEED</b>		
1.	Households in unsuitable housing	3,020
2.	MINUS – Council / HA tenants	602
	MINUS – in-situ solution most appropriate or leaving Borough	1,084
		1,686
	<i>Households in unsuitable housing and need to move</i>	<u>1,334</u>
3.	TIMES - Proportion unable to afford to buy or rent	67.5%
4.	PLUS - Backlog - homeless households	38
<b>5.</b>	<b>TOTAL BACKLOG NEED</b>	<b>939</b>
6.	TIMES - Quota to progressively reduce backlog	(20%)
<b>7.</b>	<b>ANNUAL NEED TO REDUCE BACKLOG</b>	<b>188</b>
<b>N - NEWLY ARISING NEED</b>		
8.	New household formation	486
9.	TIMES Proportion unable to access private market	(36%)
10.	PLUS - Ex-institutional population moving into community	0
11.	Existing households falling into priority need	765
12.	In-migrant households unable to afford market housing	<u>208</u>
<b>13.</b>	<b>TOTAL NEWLY ARISING NEED</b>	<b>1,148</b>
<b>S - SUPPLY OF AFFORDABLE UNITS</b>		
14.	Supply of social re-lets (328) and Shared Ownership re-sales (21)	349
15.	MINUS Increased vacancies (if applicable) and units taken out of management. Right to Buy	<u>3</u>
	<i>Net social re-lets</i>	346
16.	PLUS - Committed units of new affordable supply	138
<b>17.</b>	<b>AFFORDABLE SUPPLY</b>	<b>484</b>
	Annual need to reduce backlog (B)	188
	Newly arising need (N)	<u>1,148</u>
	<b>TOTAL AFFORDABLE NEED (B + N)</b>	<b>1,336</b>
	Affordable supply (S)	<u>484</u>
<b>18.</b>	<b>OVERALL ANNUAL SHORTFALL (B + N) - S</b>	<b><u>852</u></b>

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

## **11.9 Needs Assessment**

- 11.9.1 The total affordable housing need annually is for 1,336 units. Net re-lets of the existing social stock, after Right to Buy (RTB) impact, average 328 units and are the major means of addressing the scale of need identified.
- 11.9.2 After allowing for existing stock net re-let and new unit supply, there will still be a total annual affordable housing shortfall of 991 units (852 shortfall + an assumed new delivery of 138 units p.a.). The total affordable need is therefore 990 units, 9,900 units in total over the ten years to 2017.
- 11.9.3 Based on the average new unit supply of around 138 units over the last 3 years, this level of annual need is over seven times the number of units able to be provided from new delivery and conversions resulting in growing levels of unmet need each year. Around 192 units are planned over the two years to 2009, an average of 96 a year and it will be important to monitor actual delivery levels in annual updates.
- 11.9.4 Additionally, 64 existing households and 46 concealed households intend to leave the Borough over the next three years because of a lack of affordable rented housing. These are not included in the needs assessment calculation, although this could be justified.

## 12 PLANNING AND DELIVERY

### 12.1 Land and Affordable Housing Delivery

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

### 12.2 Affordable Housing

- 12.2.1 The PPS3 definition of affordable housing is:-
- 12.2.2 "Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market"
- 12.2.3 Basically all affordable housing is subsidised in some way and it is important to clarify what subsidy is because it has been wrongly attributed to public sector grant only in the past. Subsidy includes not only public funding but also the provision of service land by developers either free or at a substantial discount.
- 12.2.4 The types of affordable housing comply with the definition and which DCA have used for over 5 years are as follows:-

#### **Social Rent**

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

#### **Intermediate Housing**

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

- 12.2.5 The policy guidance gives the Council the power to negotiate with developers on all new permissions, subject to the ability to provide defensible data to justify need following a rigorous and up to date assessment provided in this survey.

## 12.3 Low Cost Market Housing

12.3.1 Low cost market housing units which are provided without subsidy to meet the needs of households with income levels just adequate to access the housing market are 'starter' homes. These are part of the general housing market and an important contributor to the need for small units in the stock, but are not affordable housing within a planning definition.

12.3.2 The new Planning Policy Statement (PPS3) Housing, states for the first time since the introduction of low cost market housing into Guidance in 1996 that:-

*"Intermediate Housing differs from low cost market housing (which Government does not consider to be affordable housing)*

12.3.3 A household able to buy a house-builders cheapest new unit is not included in our calculation of affordable housing need because they could buy market re-sales and do not qualify for affordable housing.

12.3.4 It is recommended that to avoid any confusion in future Development Documents the phrase "low cost housing for sale" should not be used within the supporting text for affordable housing policy.

## 12.4 Perpetuity

12.4.1 PPS3 confirms that additional affordable housing units provided through acquisition, conversion or new delivery add to the available affordable stock in the long term. Many past initiatives have provided subsidy which has been of benefit to the first occupier only and perpetuity providing control of the subsidy element, whether provided by free land, grant or discount is vital if the benefit is to be passed to subsequent occupiers for as long as it is needed.

## 12.5 Site Thresholds

12.5.1 The national indicative minimum threshold level in PPS3 is set at 15 units. In all areas across the Borough DCA believe that the significant level of need identified is unlikely to be met even at the threshold of 15 units in the Local Plan and the new Guidance.

12.5.2 The annual scale of affordable need is over six times the average annual new unit delivery over the last three years and justifies an exceptional case for a lower threshold. However it is critical to test the level of increased supply which any threshold level below 15 dwellings would generate from a Strategic Land Availability Assessment taking viability into account.

12.5.3 Individual authorities should examine the need to prepare LDF policies which set out site size thresholds (above which affordable housing requirements are applied) below 15 dwellings.



## 12.6 Overall Target Levels

- 12.6.1 The annual level of outstanding affordable need of 853 units, after allowing for current re-let and new supply is clearly not economically deliverable or sustainable, bearing in mind new supply levels averaging 96 units each year over the next 2 years to 2009.
- 12.6.2 Despite the evidence of the scale of need from existing and concealed households, there are wider issues to consider when setting targets for delivery of affordable housing from new developments. Primarily there is a need to build viable, sustainable developments.
- 12.6.3 The South East Plan allocation for Gosport is 2,500 units from 2006 to 2026 (an average of 125 a year). Not all of these will be on qualifying sites, nor does this total take account of completions or outline consents. However the total affordable need of 991 is over seven times the full annual allocation. Clearly, this is not feasible and targets can only therefore be set by a professional judgement based on experience of what is sustainable, feasible and deliverable.
- 12.6.4 Policy H4 of the South East Plan suggests an overall regional target of 35%, with a tenure split of 25% social rent and 10% intermediate market housing. However this is a regional overall target and it is the responsibility of local authorities to set targets to address local need identified in an assessment.
- 12.6.5 No two authorities are alike and there are varying existing tenure balances, house prices, incomes and social stock supply across the region. The 2006 PUSH SHMA study concluded that a target of 40% should be set for the authorities in South Hampshire. This 40% target level already applies in the Local Plan, a justifiable level also now applying in other authorities both in the County and elsewhere nationally. In some cases this has been subject to detailed viability assessment.
- 12.6.6 The Housing Needs Assessment is not the only basis for the Council decision on target levels, but it is the major element and it has identified a scale of affordable need which justifies a target requirement in the Borough.
- 12.6.7 In view of the scale of need, subsidised affordable units should be negotiated on all suitable sites taking into account existing supply, survey demand and other regeneration, planning, sustainability and economic factors.
- 12.6.8 Based on the evidence found in this assessment, the Council could consider a higher overall affordable housing target. However regeneration and viability factors suggest retaining the current target level which is that found in areas in the South East with lower social stock levels and much higher house prices.
- 12.6.9 Each site will need to be assessed individually, targets being subject to wider planning and economic viability factors. Borough regeneration and sustainability considerations will require a flexible approach to specific site negotiation on the scale and tenure mix within the Borough.
- 12.6.10 Meeting the total need for affordable housing involves a range of initiatives making best use of the existing stock, by bringing empty houses back into use, bringing social sector stock up to Decent Homes Standard, conversions of existing buildings and new delivery through the planning system.

## 12.7 Future Affordable Housing Delivery

### 12.7.1 Tenure Mix

12.7.2 The tenure balance of new affordable delivery over the last three years has averaged around 60% social rented (83 units) and 40% (55 units) intermediate housing and a slightly higher level of intermediate units at 43% is planned for the next two years to 2009 although from a lower annual average of 96 units.

12.7.3 The social rented stock in the Borough at 17.7% is just below the national average of 19.3%, but well above the regional average of 14.0%. It does not, however, provide adequate turnover to meet the scale of need identified. In determining the balance of tenure mix, the number of households who would be able to enter the market through intermediate housing but cannot afford private rent has to be taken into account.

12.7.4 The scale of need could justify the whole allocation as rented units but the existing stock provides over 15 times the scale of re-lets (328) compared to shared ownership re-sales (21) a balanced approach is now the core of Government strategy although the majority of units are still required for social rent.

12.7.5 The increase in house prices over the last five years have excluded many 'first-time buyers' from the owner occupied market. DCA believe therefore that the proportion of affordable housing provided on new sites should encompass more subsidised intermediate market housing than would have been the case five years ago when it was a more marginal element of affordable need.

12.7.6 PPS3 requires that within the overall target the Council has also to consider inclusion of a tenure mix within affordable housing provision of 40%. There is no simple arithmetic process which can determine the rental to intermediate balance but evidence in the assessment suggests that the Council could adopt the PUSH SHMA recommendation of 65% social rent and 35% intermediate housing to meet the needs of low income households and those on average incomes now unable to purchase.

### 12.7.7 Affordable Stock Size Targets

12.7.8 PPS3 also requires that targets are set for affordable units by size. These could be based on District percentages but the area data should be used when dealing with individual sites.

**Table 12-1 Future Affordable Unit Bedroom Size**

	Number of Bedrooms								
	1	%	2	%	3	%	4	%	Total
<b>Total</b>	<b>1,082</b>	<b>53.6</b>	<b>742</b>	<b>36.7</b>	<b>195</b>	<b>9.7</b>	<b>2</b>	<b>0.0</b>	<b>2,021</b>

12.7.9 The unit and percentage requirements are based on the shortfalls of affordable stock, after allowing for re-let turnover. It may be appropriate to round the percentage requirements.

## 12.8 Intermediate Housing

12.8.1 Concealed households forming express a need (41.5%) or preference (61.4%) for owner occupation but generally around 39% of them have incomes inadequate to be able to purchase. The sustained period of high house price inflation has impacted on concealed households' ability to buy and requires a supply of intermediate housing to assist those on middle incomes including key workers who previously would have purchased without assistance.

12.8.2 There is an expressed preference for 85 shared ownership units a year, from concealed (33) and existing households (52). This is nearly the scale of expected new total affordable housing delivery of 96 units a year to 2009 and is therefore, a very significant level.

## 12.9 Shared Ownership

12.9.1 Shared ownership supply from stock turnover is low relative to preference expressed by existing and concealed households over the next 3 years of 254 units (155 existing households and 99 concealed households), 85 per year. At the 2001 Census there were 160 units, plus 175 units built up to March 2006, which generate re-sales of around 21 units per annum (i.e. around 2 per month).

12.9.2 To assess the scale of viability of intermediate housing, recent examples of new build HA shared ownership schemes in the Borough were studied, outlined in Table 12-2. The household income data of moving households has been checked against the market values of 1, 2 and 3-bed units in these developments.

**Table 12-2 Shared Ownership Cost Examples in the Borough**

Property Type	Full Sale Price £	Share price	Monthly Cost				Income Required
			Rent	Mortgage **	Service Charge	Total	
1-bed Flat	78,000	39,000 (50%)	£142.62	£169.80	£31.70	£344.12	£13,625
1-bed Flat	110,000	27,500 (25%)	£138.00	£119.74	£56.00	£313.74	£12,425
1-bed Flat	92,500	46,250 (50%)	£129.72	£201.38	£99.12	£430.22	£17,000
2-bed House	130,667	98,000 (75%)	£102.41	£447.18	£14.58	£564.17	£22,341
2-bed House	145,000	72,500 (50%)	£216.15	£330.83	£39.76	£586.74	£23,234
3-bed House	140,000	70,000 (50%)	£160.42	£319.42	£2.30	£482.14	£19,093

\* Based on a 95% interest only mortgage at 5.5% interest rate over 25 years

12.9.3 Generally the income levels required to purchase on a shared ownership basis are below the levels needed to access the private rented market.

12.9.4 54.5% of concealed households earn £12,425 per year, or above, and could achieve access to shared ownership in the above examples of recent projects in the Borough.

12.9.5 Additionally 56 households currently live in the social rented sector but express a need for shared ownership who could be assisted through New Build or Open Market Homebuy, potentially freeing up 19 rented units a year over the next three years.

12.9.6 The following analysis is based from an income band viewpoint to identify those who qualify for intermediate housing i.e. earning above social but below market rents.

**Table 12-3 Social Rented Income Required vs. Private Rent Income Required**

	Cost Per Week			Income Required (rounded to nearest £100)		
	1-bed	2-bed	3-bed	1-bed	2-bed	3-bed
Council Rent *	£45.49	£55.01	£59.69	£9,500	£11,400	£12,400
HA Rent *	£57.69	£73.48	£84.51	£12,000	£15,300	£17,600
Private Rent **	£92.31	£98.08	£129.23	£19,200	£20,400	£26,900

\* Source: CORE (2006), includes new lettings in both the HA and LA Sectors

\*\* Source: DCA Housing Market Survey (2006)

- 12.9.7 Table 12-3 shows the average cost per week and income required for social rented (Council and HA) units in the Borough and for entry-level private rented housing, the cheapest market access.
- 12.9.8 Those needing 1-bed units require an income of between £9,500 and £19,200 to qualify for intermediate housing. Households needing 2-bed units require between £11,400 and £20,400 to qualify, while for 3-bed units the income band is £12,400 to £26,900.
- 12.9.9 However it is clear from the practical cost of new housing delivery in the area that a greater proportion of households in these categories could be assisted at 25% equity purchase levels. However, those in the lower half of these income bands are unlikely to be able to be assisted for any property size through intermediate housing except at very marginal levels of equity purchase.

## 12.10 Shared Equity

- 12.10.1 This type of housing is very straight forward, does not require management and can be controlled by a simple covenant ensuring that the property is available for subsequent purchase on the same basis. There is no right to buy as no public funds are involved and it should form a significant option within the future delivery of intermediate housing.
- 12.10.2 As the table shows, an income of £22,000 is required for outright purchase of a new flat and £28,500 for an average priced terraced property within the lowest quartile stock in Gosport.

**Table 12-4 Owner Occupation Costs and Income Thresholds**

	Average Flat (£110,000)	Average Terraced (£145,000)
<b>FULL PURCHASE</b>		
Assumed Deposit	£ 5,500	£ 7,250
Monthly Mortgage	£478.96	£631.35
Monthly Service Charge	£ 56.00	£ 39.76
Total Monthly Costs	£534.96	£671.11
<b>Income Required</b>	<b>£22,000</b>	<b>£28,500</b>

**Table 12-5 Shared Equity Examples**

<b>70% SHARED EQUITY</b>	<b>£77,000</b>	<b>£101,500</b>
Assumed Deposit	£ 3,975	£ 5,077
Monthly Mortgage	£335.27	£441.95
Monthly Service Charge	£ 56.00	£ 39.76
Total Monthly Costs	£391.27	£481.81
<b>Income Required</b>	<b>£17,000</b>	<b>£21,000</b>

\* Based on a 95% interest only mortgage at 5.5% interest rate at 3.5 x income

- 12.10.3 These examples show the benefit of no rental charge on the non-purchased element, reducing the access income levels to £17,000 to £21,000.
- 12.10.4 The income requirement is very similar to that required for a 50% shared ownership purchase and would therefore assist the same group of households.

## 12.11 Discounted Market Rent

- 12.11.1 Around 70 existing households and 125 new households, 195 in total express a need for private rental per annum. Initiatives to deliver discounted market rent could well assist households, including key workers unable to afford full market costs. This is also an option for new unit delivery without grant support.
- 12.11.2 Discounted market rented housing can only be delivered provided that there is an adequate cost margin between social rent and market rent. Given that average private sector rents across the Borough are £422 to £530 per month for 1 and 2 bedroom stock there does appear to be some limited potential to deliver intermediate housing in this way, increasing access to the rental sector. This should be examined in detail as an element of future intermediate housing delivery.
- 12.11.3 The private rented sector is around 8% of the housing stock but an increase in higher quality housing provided in this sector could also address the short term needs of key worker and other middle income households expressing interest in shared ownership, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.

## 12.12 Affordable Rented Accommodation

- 12.12.1 The local relationship between house prices and incomes is such that around 39% of concealed households are unable to purchase in their own right depending on location. The availability of rented stock through re-lets is marginally low relative to the expectation that existing stock flows should address 90% of all need.
- 12.12.2 The largest proportion of affordable units is required as social rented properties, both for concealed households and existing families. However in stock availability from turnover, the social rented sector provides over 15 times the scale of units (328) to those from shared ownership (21) each year.
- 12.12.3 The survey data however suggests a total demand for social rent from both existing and concealed households of 1,935 units compared to 254 for intermediate housing, a ratio of 8 to 1 compared to supply of 15 to 1. There is no obvious solution to improved access to the market other than a severe market crash or significant increases in incomes above inflation to solve access to the market for people on average incomes in Gosport. There is therefore a need to deliver an increased level of intermediate housing.

## 12.13 Needs Distribution by Sub-Area, Tenure, Type, and Size

- 12.13.1 There will be variance at local level between demand and existing stock supply and the localised balancing housing markets report will be valuable in setting site targets, both to address affordable housing and in particular by house type and size.
- 12.13.2 The survey data disks contain a breakdown of the whole of the future housing needs section of the questionnaire, which can be used by officers to identify specific needs by sub-area by cross-tabulation.
- 12.13.3 The data tables provided give a localised breakdown of each question, analysed both by existing households planning to move and the "concealed" households and facilitates the preparation of localised housing type and size requirements.

12.13.4 Appendix I contains a detailed analysis from the survey data of the type and size of units required by both existing and concealed households over the next three years analysed by tenure and location. This data provides a clear picture of need and demand but it does not take account of the impact of supply from the turnover of the existing stock.

### 12.13.5 Market Housing

12.13.6 PPS3 requires that authorities should be aware of the *'overall balance of different household types to be provided for across the plan area, to ensure housing provision is made for example for family, single person, and multi-person households. In planning at site level, it is important that a broad mix of housing suitable for different household types is provided on larger sites. For smaller sites, the mix of housing should contribute to the creation of mixed communities'*.

12.13.7 PPS3 does not however, indicate a requirement for specific targets for different types or sizes of market dwellings, but it must be of value both to authority policy makers and developers to use the assessment data to achieve more balanced stock and communities.

12.13.8 Local Development Documents therefore need to provide indications of the type and size of dwellings to be provided to meet household demand in the private sector, although it is clear that prescriptive targets are not to be set for different types of dwelling, as this would undermine the responsiveness of the market to demand.

12.13.9 The following table shows the market stock flow shortfalls only, after allowing for stock turnover of each size of property.

	Market housing Bedroom Size Net Demand								
	1	%	2	%	3	%	4	%	Total
<b>Gosport</b>	<b>60</b>	<b>3.1</b>	<b>1,230</b>	<b>64</b>	<b>632</b>	<b>32.9</b>	<b>0</b>	<b>0</b>	<b>1,922</b>

12.13.10 Authorities should provide a strategic assessment of where there are gaps within current housing provision and identify in broad terms the relative priority to be accorded to development of different types of dwelling.

12.13.11 Despite this data finding, there are low proportions of small units and detached houses in the market sector which should be addressed to provide a more balanced range of market housing to meet the needs of new forming households and families.

12.13.12 The data suggests broadly a 2 to 1 split of 2 bedroom to three bedroom units but in our view private sector market should deliver mainly two bedroom flats and terraced houses (60%), but with a smaller need for around 40% three and four bedroom units.

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## **APPENDIX I**

### **TYPE, SIZE & TENURE REQUIREMENTS FOR MOVING HOUSEHOLDS BY SUB-AREA**



**BRIDGEMARY****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to Employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	37	0	37
2 Bed Bungalows	0	0	0	0
2 Bed Houses	23	0	0	23
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	0	0	0	0
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	0	0	0	0
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>23</b>	<b>37</b>	<b>0</b>	<b>60</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	13	0	15	28
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	28	0	0	28
2 Bed Bungalows	32	0	0	32
2 Bed Houses	30	0	0	30
3+ Bed Flats	0	0	0	0
3+ Bed Bungalows	0	0	0	0
3+ Bed Houses	17	0	32	49
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	0	0	0	0
<b>Total</b>	<b>120</b>	<b>0</b>	<b>47</b>	<b>167</b>

**PEEL COMMON****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	19	0	19
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	28	0	28
2 Bed Bungalows	78	0	0	78
2 Bed Houses	60	0	0	60
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	64	0	0	64
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	0	0	0	0
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>202</b>	<b>47</b>	<b>0</b>	<b>249</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	15	0	15
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	0	0	0	0
3+ Bed Flats	0	0	0	0
3+ Bed Bungalows	0	0	0	0
3+ Bed Houses	0	0	32	32
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	18	0	0	18
<b>Total</b>	<b>18</b>	<b>15</b>	<b>32</b>	<b>65</b>

**HOLBROOK / NORTH ROWNER****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	0	0	0	0
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	0	0	0	0
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	17	0	0	17
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	17	0	0	17
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Houses	18	0	0	18
<b>Total</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>52</b>

**GRANGE (SOUTH ROWNER)****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	56	0	56
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	0	0	0	0
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	0	0	0	0
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>56</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	13	0	13
1 Bed Bungalows	0	0	0	0
1 Bed Houses	30	0	0	30
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	46	0	0	46
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	0	0	0	0
<b>Total</b>	<b>76</b>	<b>13</b>	<b>0</b>	<b>89</b>

**LEE-ON-THE-SOLENT****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	20	75	0	95
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	19	0	19
2 Bed Flats	32	28	0	60
2 Bed Bungalows	65	0	0	65
2 Bed Houses	132	0	0	132
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	183	0	0	183
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	19	0	0	19
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>451</b>	<b>122</b>	<b>0</b>	<b>573</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	43	11	54
1 Bed Bungalows	20	0	0	20
1 Bed Houses	30	0	0	30
2 Bed Flats	26	24	0	50
2 Bed Bungalows	0	0	0	0
2 Bed Houses	30	0	0	30
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	62	0	26	88
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	18	0	0	18
<b>Total</b>	<b>186</b>	<b>67</b>	<b>37</b>	<b>290</b>

**ELSON / HARDWAY****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	20	33	40	<b>93</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	78	57	0	<b>135</b>
2 Bed Bungalows	0	0	0	<b>0</b>
2 Bed Houses	87	31	0	<b>118</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	119	0	0	<b>119</b>
4 Bed Flats	0	0	0	<b>0</b>
4 Bed Bungalows	0	0	0	<b>0</b>
4 Bed Houses	0	0	0	<b>0</b>
5+ Bed Flats	0	0	0	<b>0</b>
5+ Bed Bungalows	0	0	0	<b>0</b>
5+ Bed Houses	0	0	0	<b>0</b>
<b>Total</b>	<b>304</b>	<b>121</b>	<b>40</b>	<b>465</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	9	13	15	<b>37</b>
1 Bed Bungalows	17	0	0	<b>17</b>
1 Bed Houses	0	0	11	<b>11</b>
2 Bed Flats	41	0	0	<b>41</b>
2 Bed Bungalows	32	0	0	<b>32</b>
2 Bed Houses	33	0	0	<b>33</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	18	0	52	<b>70</b>
4+ Bed Flats	0	0	0	<b>0</b>
4+ Bed Bungalows	0	0	0	<b>0</b>
4+ Bed Houses	18	19	0	<b>37</b>
<b>Total</b>	<b>168</b>	<b>32</b>	<b>78</b>	<b>278</b>

**FORTON****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	20	0	40	<b>60</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	53	0	0	<b>53</b>
2 Bed Bungalows	0	0	0	<b>0</b>
2 Bed Houses	49	0	0	<b>49</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	0	0	0	<b>0</b>
4 Bed Flats	0	0	0	<b>0</b>
4 Bed Bungalows	0	0	0	<b>0</b>
4 Bed Houses	0	0	0	<b>0</b>
5+ Bed Flats	0	0	0	<b>0</b>
5+ Bed Bungalows	0	0	0	<b>0</b>
5+ Bed Houses	0	0	0	<b>0</b>
<b>Total</b>	<b>122</b>	<b>0</b>	<b>40</b>	<b>162</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	15	0	<b>15</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	16	0	0	<b>16</b>
2 Bed Bungalows	0	0	0	<b>0</b>
2 Bed Houses	0	0	0	<b>0</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	0	0	0	<b>0</b>
4+ Bed Flats	0	0	0	<b>0</b>
4+ Bed Bungalows	0	0	0	<b>0</b>
4+ Bed Houses	18	0	0	<b>18</b>
<b>Total</b>	<b>34</b>	<b>15</b>	<b>0</b>	<b>49</b>

**BROCKHURST****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	40	<b>40</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	0	0	0	<b>0</b>
2 Bed Bungalows	0	0	0	<b>0</b>
2 Bed Houses	0	0	0	<b>0</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	0	0	0	<b>0</b>
4 Bed Flats	0	0	0	<b>0</b>
4 Bed Bungalows	0	0	0	<b>0</b>
4 Bed Houses	0	0	0	<b>0</b>
5+ Bed Flats	0	0	0	<b>0</b>
5+ Bed Bungalows	0	0	0	<b>0</b>
5+ Bed Houses	0	0	0	<b>0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	24	15	0	<b>39</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	0	43	0	<b>43</b>
2 Bed Bungalows	0	0	0	<b>0</b>
2 Bed Houses	0	0	0	<b>0</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	0	0	26	<b>26</b>
4+ Bed Flats	0	0	0	<b>0</b>
4+ Bed Bungalows	0	0	0	<b>0</b>
4+ Bed Houses	18	0	0	<b>18</b>
<b>Total</b>	<b>42</b>	<b>58</b>	<b>26</b>	<b>126</b>



**LEESLAND****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	108	0	<b>108</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	0	0	0	<b>0</b>
2 Bed Bungalows	18	0	0	<b>18</b>
2 Bed Houses	75	0	0	<b>75</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	0	0	0	<b>0</b>
4 Bed Flats	0	0	0	<b>0</b>
4 Bed Bungalows	0	0	0	<b>0</b>
4 Bed Houses	45	0	0	<b>45</b>
5+ Bed Flats	0	0	0	<b>0</b>
5+ Bed Bungalows	0	0	0	<b>0</b>
5+ Bed Houses	0	0	0	<b>0</b>
<b>Total</b>	<b>138</b>	<b>108</b>	<b>0</b>	<b>246</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	10	15	0	<b>25</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	0	0	0	<b>0</b>
2 Bed Bungalows	27	0	0	<b>27</b>
2 Bed Houses	0	0	0	<b>0</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	16	0	26	<b>42</b>
4+ Bed Flats	0	0	0	<b>0</b>
4+ Bed Bungalows	0	0	0	<b>0</b>
4+ Bed Houses	18	0	0	<b>18</b>
<b>Total</b>	<b>71</b>	<b>15</b>	<b>26</b>	<b>112</b>

**CHRISTCHURCH (STOKE ROAD AREA)****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	18	0	0	18
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	33	0	0	33
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	45	0	0	45
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>96</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	15	0	15
1 Bed Bungalows	17	0	0	17
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	30	0	0	30
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	0	0	0	0
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	9	0	0	9
<b>Total</b>	<b>56</b>	<b>15</b>	<b>0</b>	<b>71</b>

**GOSPORT TOWN****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	20	64	0	<b>84</b>
1 Bed Bungalows	0	0	0	<b>0</b>
1 Bed Houses	0	0	0	<b>0</b>
2 Bed Flats	84	91	0	<b>175</b>
2 Bed Bungalows	38	0	0	<b>38</b>
2 Bed Houses	132	48	0	<b>180</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	141	0	0	<b>141</b>
4 Bed Flats	0	0	0	<b>0</b>
4 Bed Bungalows	0	0	0	<b>0</b>
4 Bed Houses	45	0	0	<b>45</b>
5+ Bed Flats	0	0	0	<b>0</b>
5+ Bed Bungalows	0	0	0	<b>0</b>
5+ Bed Houses	0	0	0	<b>0</b>
<b>Total</b>	<b>460</b>	<b>203</b>	<b>0</b>	<b>663</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	35	15	21	<b>71</b>
1 Bed Bungalows	53	0	0	<b>53</b>
1 Bed Houses	0	0	11	<b>11</b>
2 Bed Flats	0	43	0	<b>43</b>
2 Bed Bungalows	26	17	0	<b>43</b>
2 Bed Houses	30	0	0	<b>30</b>
3 Bed Flats	0	0	0	<b>0</b>
3 Bed Bungalows	0	0	0	<b>0</b>
3 Bed Houses	38	0	65	<b>103</b>
4+ Bed Flats	0	0	0	<b>0</b>
4+ Bed Bungalows	0	0	0	<b>0</b>
4+ Bed Houses	27	0	0	<b>27</b>
<b>Total</b>	<b>209</b>	<b>75</b>	<b>97</b>	<b>381</b>

**PRIVETT****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	18	0	0	18
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	92	0	0	92
2 Bed Houses	37	0	0	37
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	91	0	0	91
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	0	0	0	0
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>238</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	15	0	15
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	16	0	0	16
2 Bed Bungalows	0	0	0	0
2 Bed Houses	30	0	0	30
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	0	0	0	0
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	18	0	0	18
<b>Total</b>	<b>64</b>	<b>15</b>	<b>0</b>	<b>79</b>

**ALVERSTOKE****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	18	19	0	37
1 Bed Bungalows	29	0	0	29
1 Bed Houses	0	19	0	19
2 Bed Flats	32	0	0	32
2 Bed Bungalows	84	0	0	84
2 Bed Houses	304	17	0	321
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	533	0	0	533
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	97	0	0	97
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>1,097</b>	<b>55</b>	<b>0</b>	<b>1,152</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	15	10	25
1 Bed Bungalows	16	0	0	16
1 Bed Houses	0	0	0	0
2 Bed Flats	0	13	0	13
2 Bed Bungalows	0	17	0	17
2 Bed Houses	17	0	0	17
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	20	0	39	59
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	18	0	0	18
<b>Total</b>	<b>71</b>	<b>45</b>	<b>49</b>	<b>165</b>

**ANGLESEY****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	0	0	0
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	18	0	0	18
2 Bed Houses	18	0	0	18
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	78	0	0	78
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	19	0	0	19
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>133</b>	<b>0</b>	<b>0</b>	<b>133</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	0	15	0	15
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	20	0	0	20
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	18	0	0	18
<b>Total</b>	<b>38</b>	<b>15</b>	<b>0</b>	<b>53</b>

**BOROUGH / DISTRICT / CITY-WIDE****Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	98	355	120	573
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	19	0	19
2 Bed Flats	247	241	0	488
2 Bed Bungalows	311	0	0	311
2 Bed Houses	594	79	0	673
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	630	0	0	630
4 Bed Flats	0	0	0	0
4 Bed Bungalows	0	0	0	0
4 Bed Houses	155	0	0	155
5+ Bed Flats	0	0	0	0
5+ Bed Bungalows	0	0	0	0
5+ Bed Houses	0	0	0	0
<b>Total</b>	<b>2,035</b>	<b>694</b>	<b>120</b>	<b>2,849</b>

**Affordable Sector Type / Size Required for All Households Moving**

Property Type / Size	Council Rent	HA Rent	HA Shared Ownership	Total
	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>	N <sup>os</sup>
1 Bed Flats	90	177	62	329
1 Bed Bungalows	106	0	0	106
1 Bed Houses	59	0	21	80
2 Bed Flats	127	109	0	236
2 Bed Bungalows	117	17	0	134
2 Bed Houses	198	0	0	198
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	215	0	259	474
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	181	19	0	200
<b>Total</b>	<b>1,093</b>	<b>322</b>	<b>342</b>	<b>1,757</b>

## **APPENDIX II**

### **SURVEY QUESTIONNAIRE**



# GOSPORT HOUSING SURVEY



Dear Householder

I am writing to ask for your help with an important survey which is being carried out in Gosport. Households are being asked to take part in this survey which will help Gosport Borough Council develop its housing and planning policies to meet the needs of people in the coming years. It will also help provide evidence to back the Council's bids for government funding.

The Council have appointed **DCA**, independent consultants, to carry out the study. 3,500 randomly selected residents have been sent the attached questionnaire and we would be grateful if you could spare a few moments to fill it in. Whether you own or rent your home, live in a large or a small property, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**.

I would like to assure you that the survey **is confidential** and no name or address is required, although the form is coded to identify your area of residency. None of the completed questionnaires will be seen by Gosport Borough Council. The data will be seen by the Council only in generalised statistical form and will be used for research and planning purposes on an area basis.

If you have any queries or need help or advice in completing the form, please contact Donna Moore (Housing Enabling Officer) on 02392 545567 or Alan Leonard (Strategy Officer) on 02392 545679 at **Gosport Borough Council**. Alternatively contact the **DCA Research Team free on 0800 169 7865**.

We would be most grateful for your assistance and a pre-paid envelope is provided for your reply. **PLEASE RETURN THE COMPLETED FORM BY TUESDAY 24<sup>TH</sup> APRIL 2007.**

Yours sincerely

A handwritten signature in black ink, appearing to read "O. T. Hickson".

Oona Hickson  
Head of Housing Strategic Services



# TO BE COMPLETED BY THE HOUSEHOLDER

9428347243

Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).

Cross one box only for each question unless instructed otherwise, using a black pen. e.g.

## A: ABOUT YOUR EXISTING HOUSING

### 1 What type of property is your home?

- Detached house <sup>1</sup>      Semi - Detached house <sup>2</sup>      Terraced house <sup>3</sup>  
Detached bungalow <sup>4</sup>      Semi - Detached bungalow <sup>5</sup>      Terraced bungalow <sup>6</sup>  
Flat / Maisonette <sup>7</sup>      Bed-sit / Studio / Room Only <sup>8</sup>      Houseboat / Caravan / Mobile home <sup>9</sup>




### 2 Is your present home :-

- Owner occupied (paying mortgage) <sup>1</sup>      Owner occupied (no mortgage) <sup>2</sup>      Council rented <sup>3</sup>  
Private rented <sup>4</sup>      HA rented <sup>5</sup>      Shared Ownership (part rent / part buy) <sup>6</sup>  
Living rent free <sup>7</sup>      Tied to your employment <sup>8</sup>

### 3 How many bedrooms are in your current home?

- Bed-sit <sup>1</sup>      One <sup>2</sup>      Two <sup>3</sup>      Three <sup>4</sup>      Four <sup>5</sup>      Five or more <sup>6</sup>

### 4 How long have you lived at your present address?

- Less than 1 year <sup>1</sup>      Between 1 and 2 years <sup>2</sup>      Between 2 and 3 years <sup>3</sup>      Between 3 and 5 years <sup>4</sup>      Between 5 and 10 years <sup>5</sup>      Over 10 years <sup>6</sup>  
 **GO TO 6**       **GO TO 6**       **GO TO 6**

### 5a If you have moved in the last three years, where did you previously live?

- Within Gosport Borough <sup>1</sup>      Fareham <sup>2</sup>      Havant <sup>3</sup>      Portsmouth <sup>4</sup>  
Elsewhere in Hampshire <sup>5</sup>      Elsewhere in the South East <sup>6</sup>      Elsewhere in the UK <sup>7</sup>      Abroad <sup>8</sup>

### 5b If you have moved in the last three years, was this your first home of your own as an adult?

- Yes <sup>1</sup>      No <sup>2</sup>

### 5c If you have moved in the last three years, what was the most important reason for moving? (please cross one box)

- New job <sup>1</sup>      Closer / easier to commute <sup>2</sup>      To be near a relative <sup>3</sup>      Education <sup>4</sup>      Needed more space <sup>5</sup>      Needed less space <sup>6</sup>  
Relationship / family break down <sup>7</sup>      Retirement <sup>8</sup>      Wanted own home <sup>9</sup>      To move to a cheaper home <sup>10</sup>      Wanted to buy <sup>11</sup>      Health reasons <sup>12</sup>

### 6 Does your home have any of the following? Please cross all that apply

- Central heating (all rooms) <sup>1</sup>      Central heating (partial) <sup>2</sup>      Double glazing (all rooms) <sup>3</sup>      Double glazing (partial) <sup>4</sup>      Hot water tank jacket <sup>5</sup>  
Cavity wall insulation <sup>6</sup>      Loft insulation <sup>7</sup>      Draught proofing <sup>8</sup>      Water pipes insulated <sup>9</sup>      Room heaters <sup>10</sup>

### 7 What facilities, if any, do you share with people not in your household? Please cross all that apply

- Toilet <sup>1</sup>      Bath / Shower <sup>2</sup>      Kitchen <sup>3</sup>      Eating area <sup>4</sup>      Living room <sup>5</sup>      None <sup>6</sup>

### 8a In your opinion, is your present accommodation adequate for your household's needs?

- Yes <sup>1</sup>      No <sup>2</sup>

 **GO TO 9** **GO TO 8b**

### 8b If in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

Please cross all that apply

- Needs improvements / repairs <sup>1</sup>      Too costly to heat <sup>2</sup>      Too large <sup>3</sup>      Too small <sup>4</sup>      Insufficient no. of bedrooms <sup>5</sup>      Housing affecting health of any household member <sup>6</sup>  
Rent / mortgage too expensive <sup>7</sup>      Tenancy insecure <sup>8</sup>      Suffering harassment <sup>9</sup>      Inadequate facilities <sup>10</sup>      No heating <sup>11</sup>      Other <sup>12</sup>

8c If your present accommodation is not adequate for your needs, do you need to move to resolve the difficulty?

Yes  <sup>1</sup> No  <sup>2</sup>  
👉 GO TO 8d 👉 GO TO 9

8d If yes, could you afford a home of a suitable size in Gosport Borough?

Yes  <sup>1</sup> No  <sup>2</sup>

9 Does any member of your existing household have a disability or a limiting long term illness?

Yes  <sup>1</sup> No  <sup>2</sup>  
👉 GO TO 10a 👉 GO TO 11a

10a If yes, how many members of your household have a disability or have a limiting long-term illness?

One  <sup>1</sup> Two  <sup>2</sup>

10b What age groups are they?

Member 1 0 - 15  <sup>1</sup> 16 - 24  <sup>2</sup> 25 - 44  <sup>3</sup> 45 - 59  <sup>4</sup> 60 - 74  <sup>5</sup> 75+  <sup>6</sup>  
Member 2 0 - 15  <sup>1</sup> 16 - 24  <sup>2</sup> 25 - 44  <sup>3</sup> 45 - 59  <sup>4</sup> 60 - 74  <sup>5</sup> 75+  <sup>6</sup>

10c What is the nature of the disability or limiting long-term illness? Please cross **all** that apply

Member 1 Member 2 Member 1 Member 2 Member 1 Member 2 Member 1 Member 2  
Wheelchair User  <sup>1</sup>  <sup>2</sup> Walking difficulty (not in wheelchair)  <sup>3</sup>  <sup>4</sup> Learning Disability / Mental health problem  <sup>5</sup>  <sup>6</sup> Drug & Alcohol abuse  <sup>7</sup>  <sup>8</sup>  
Visual / hearing impairment  <sup>9</sup>  <sup>10</sup> Asthmatic / respiratory problem  <sup>11</sup>  <sup>12</sup> Other physical disability  <sup>13</sup>  <sup>14</sup> Limiting long-term illness  <sup>15</sup>  <sup>16</sup>

10d Do any members of the household require care / support?

Yes  <sup>1</sup>  <sup>2</sup> No  <sup>3</sup>  <sup>4</sup>  
👉 GO TO 11a

10e If yes, are they currently receiving sufficient care / support?

Yes  <sup>1</sup>  <sup>2</sup> No  <sup>3</sup>  <sup>4</sup>

10f If they are currently receiving sufficient care / support, who provides it?

Social Services / voluntary body  <sup>1</sup>  <sup>2</sup> Family / neighbour / friend  <sup>3</sup>  <sup>4</sup>

10g If they are not receiving sufficient care / support, which of the following do you / they require help with: Please cross **all** that apply

Member 1 Member 2 Member 1 Member 2 Member 1 Member 2 Member 1 Member 2  
Claiming welfare benefit / managing finances  <sup>1</sup>  <sup>2</sup> Someone to act for you  <sup>3</sup>  <sup>4</sup> Establishing social contact / activities  <sup>5</sup>  <sup>6</sup> Personal care  <sup>7</sup>  <sup>8</sup>  
Establishing personal safety / security  <sup>9</sup>  <sup>10</sup> Looking after your home  <sup>11</sup>  <sup>12</sup> Accessing training / employment  <sup>13</sup>  <sup>14</sup>

11a Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident?

Yes  <sup>1</sup> No  <sup>2</sup>  
👉 GO TO 11b 👉 GO TO 12

11b If yes, what facilities have been provided? Please cross **all** that apply

Wheelchair adaptations  <sup>1</sup> Access to property  <sup>2</sup> Vertical lift / stair lift  <sup>3</sup> Bathroom adaptations  <sup>4</sup>  
Extension  <sup>5</sup> Ground floor toilet  <sup>6</sup> Handrails / grabrails  <sup>7</sup> Other  <sup>8</sup>

12 What facilities, if any, need to be provided to ensure **current** members of your household can remain in your property, now or in the next three years?

Please cross **all** that apply

Wheelchair adaptations  <sup>1</sup> Access to property  <sup>2</sup> Vertical lift / stair lift  <sup>3</sup> Bathroom adaptations  <sup>4</sup>  
Extension  <sup>5</sup> Ground floor toilet  <sup>6</sup> Handrails / grabrails  <sup>7</sup> Other  <sup>8</sup>

13a Do you have elderly relatives who may need to move to Gosport Borough within the next three years?

Yes  <sup>1</sup> No  <sup>2</sup>  
👉 GO TO 13b 👉 GO TO 14

13b If yes, what kind of accommodation might they need? Please cross **all** that apply

Live with you (existing home adequate)  <sup>1</sup> Live with you (need extension / adaptation)  <sup>2</sup> Private sheltered housing  <sup>3</sup> Council / HA sheltered housing  <sup>4</sup>  
Residential care / nursing home  <sup>5</sup> Private housing  <sup>6</sup> Council / Housing Association property  <sup>7</sup> Extra Care housing (for frail elderly people)  <sup>8</sup>

14 How many cars do you have available within the household?

One  <sup>1</sup> Two  <sup>2</sup> Three or more  <sup>3</sup> None  <sup>4</sup>

15a How many people live in your home (including yourself)? Please put number.

--	--

e.g. 

0	3
---	---

15b Which of these categories best describes the ethnic origin of your household? Please **cross** the appropriate box

- |   |  |  |  |   |
|---|--|--|--|---|
| <p><b>White</b></p> <p>British <input type="checkbox"/><sup>1</sup>    Irish <input type="checkbox"/><sup>2</sup>    Other White <input type="checkbox"/><sup>3</sup></p> | <p><b>Mixed</b></p> <p>White &amp; Black Caribbean <input type="checkbox"/><sup>4</sup>    White &amp; Black African <input type="checkbox"/><sup>5</sup>    White &amp; Asian <input type="checkbox"/><sup>6</sup>    Other Mixed Background <input type="checkbox"/><sup>7</sup></p> | <p><b>Asian or Asian British</b></p> <p>Indian <input type="checkbox"/><sup>8</sup>    Pakistani <input type="checkbox"/><sup>9</sup>    Bangladeshi <input type="checkbox"/><sup>10</sup>    Other Asian Background <input type="checkbox"/><sup>11</sup></p> | <p><b>Black or Black British</b></p> <p>Caribbean <input type="checkbox"/><sup>12</sup>    African <input type="checkbox"/><sup>13</sup>    Other Black Background <input type="checkbox"/><sup>14</sup></p> | <p><b>Other Ethnic</b></p> <p>Chinese <input type="checkbox"/><sup>15</sup>    Gypsy / Traveller <input type="checkbox"/><sup>16</sup>    Any other <input type="checkbox"/><sup>17</sup></p> |
|---|--|--|--|---|

**PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.**

Household Member	C Gender		D Age							E Employment	F Occupation	G Key worker	H Work Place	I Travel to work
	M	F	0-10	11-15	16-24	25-44	45-59	60-74	75+					
<b>EXAMPLE</b>	<input type="checkbox"/> <sup>1</sup>	<input checked="" type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input checked="" type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Self	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Spouse/Partner	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Child 1	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Child 2	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Child 3	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Child 4	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Partner of Child	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Grandchild 1	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Grandchild 2	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Parent 1	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Parent 2	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Lodger 1	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Lodger 2	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>
Other	<input type="checkbox"/> <sup>1</sup>	<input type="checkbox"/> <sup>2</sup>	<input type="checkbox"/> <sup>3</sup>	<input type="checkbox"/> <sup>4</sup>	<input type="checkbox"/> <sup>5</sup>	<input type="checkbox"/> <sup>6</sup>	<input type="checkbox"/> <sup>7</sup>	<input type="checkbox"/> <sup>8</sup>	<input type="checkbox"/> <sup>9</sup>	<input type="checkbox"/> <sup>10</sup>	<input type="checkbox"/> <sup>11</sup>	<input type="checkbox"/> <sup>12</sup>	<input type="checkbox"/> <sup>13</sup>	<input type="checkbox"/> <sup>14</sup>

**Column C (Gender)** Please **cross** the appropriate box

**Column D (Age)** Please **cross** the appropriate box

**Column E (Employment)** Please write the number which best describes each member's employment type from the following list

- |   |  |  |
|---|--|--|
| Full time employee (30+ hours) <b>1</b> | Part time employee (up to 30 hours) <b>2</b> | Self - employed <b>3</b>                 |
| On Government Training Scheme <b>4</b>  | Full time education (age 16+) <b>5</b>       | Unemployed & available for work <b>6</b> |
| Permanently sick / disabled <b>7</b>    | Wholly retired from work <b>8</b>            | Looking after the home <b>9</b>          |

**Column F (Occupation)** Please write the number which best describes each member's occupation type from the following list

- |                            |                                 |                              |                          |
|----------------------------|---------------------------------|------------------------------|--------------------------|
| Professional <b>1</b>      | Managerial & Technical <b>2</b> | Skilled, non-manual <b>3</b> | Skilled, manual <b>4</b> |
| Partially skilled <b>5</b> | Unskilled <b>6</b>              | Other <b>7</b>               |                          |

**Column G (Key Worker)** If a household member works in the Public Sector, please write the number which describes the area of employment from the following list

- |   |  |  |
|---|--|--|
| Unitary / County / Local Authority <b>1</b> | Nurses & Other NHS Clinical Staff <b>2</b> | School / FE / College Teacher <b>3</b> |
| Police Officer <b>4</b>                     | Fire Fighter <b>5</b>                      |  |

**Column H (Location Of Place Of Work)** Please write the number which best describes each member's place of work from the following list

- |                                 |                                  |                              |                     |                    |
|---------------------------------|----------------------------------|------------------------------|---------------------|--------------------|
| Within Gosport Borough <b>1</b> | Fareham <b>2</b>                 | Havant <b>3</b>              | Portsmouth <b>4</b> | Eastleigh <b>5</b> |
| Elsewhere in Hampshire <b>6</b> | Elsewhere in South East <b>7</b> | Elsewhere in the UK <b>8</b> | Abroad <b>9</b>     |                    |

**Column I (Travel to Work)** Please write the number which best describes how each member of the household travels to work / college from the following list

- |              |              |                |                |               |                |
|--------------|--------------|----------------|----------------|---------------|----------------|
| Car <b>1</b> | Bus <b>2</b> | Train <b>3</b> | Cycle <b>4</b> | Walk <b>5</b> | Other <b>6</b> |
|--------------|--------------|----------------|----------------|---------------|----------------|

**HOUSE PRICES ARE A RECOGNISED ISSUE IN GOSPORT BOROUGH AND WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTION(S) ON SAVINGS AND INCOME. THE INFORMATION PROVIDED IS CONFIDENTIAL AND CANNOT BE LINKED TO ANY INDIVIDUAL HOUSEHOLD.**

**16 Please advise what savings and equity your household has by completing columns A, B and C**

**a) How much does your household have in savings? (please estimate)**

- Under £5,000  <sup>1</sup>
- £5,000 - £10,000  <sup>2</sup>
- £10,001 - £15,000  <sup>3</sup>
- £15,001 - £20,000  <sup>4</sup>
- £20,001 - £30,000  <sup>5</sup>
- Above £30,000  <sup>6</sup>

**b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)**

- Under £10,000  <sup>1</sup>
- £10,000 - £30,000  <sup>2</sup>
- £30,001 - £50,000  <sup>3</sup>
- £50,001 - £75,000  <sup>4</sup>
- £75,001 - £100,000  <sup>5</sup>
- £100,001 - £200,000  <sup>6</sup>
- £200,001 - £250,000  <sup>7</sup>
- Above £250,000  <sup>8</sup>

**c) Please give total annual income of combined self & partner only (before tax and deductions, but not including benefits / allowances).**

- Under £10,000  <sup>1</sup>
- £10,000 - £15,000  <sup>2</sup>
- £15,001 - £20,000  <sup>3</sup>
- £20,001 - £27,500  <sup>4</sup>
- £27,501 - £32,500  <sup>5</sup>
- £32,501 - £40,000  <sup>6</sup>
- £40,001 - £50,000  <sup>7</sup>
- £50,001 - £60,000  <sup>8</sup>
- £60,001 - £75,000  <sup>9</sup>
- Above £75,000  <sup>10</sup>

**16d If your household receives any financial support, please indicate what type:-**

Please cross **all** that apply

- Housing Benefit  <sup>1</sup>
- Income Support  <sup>2</sup>
- Job Seekers Allowance  <sup>3</sup>
- Working Family Tax Credit  <sup>4</sup>
- Pension Credits  <sup>5</sup>
- Disability Allowance  <sup>6</sup>
- Council Tax Benefit  <sup>7</sup>
- Other  <sup>8</sup>

**WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD**

**17a Are you intending to move, or is any member of your household currently, or likely to require their own accommodation over the next three years?**

- Yes  <sup>1</sup> **GO TO 17b**
- Wish to move but cannot  <sup>2</sup> **GO TO 17e**
- No  <sup>3</sup> **THANK YOU FOR COMPLETING THE QUESTIONNAIRE PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

**17b If YES, please cross the appropriate box(es) below:-**

**Moving within Gosport Borough**

- The existing household is moving  <sup>1</sup> **GO TO SECTION B ON PAGE 5**
- Of those currently living with you a member is forming a new home  <sup>2</sup> **GO TO SECTION C ON PAGE 6**

**Moving outside Gosport Borough**

- The existing household is moving  <sup>3</sup> **GO TO 17 c+d**
- Of those currently living with you a member is forming a new home  <sup>4</sup> **GO TO 17 c+d**

**17c If moving outside Gosport Borough, where are you thinking of moving to?**

- Within Gosport Borough  <sup>1</sup>
- Fareham  <sup>2</sup>
- Havant  <sup>3</sup>
- Portsmouth  <sup>4</sup>
- Elsewhere in Hampshire  <sup>5</sup>
- Elsewhere in the South East  <sup>6</sup>
- Elsewhere in the UK  <sup>7</sup>
- Abroad  <sup>8</sup>

**17d If moving outside Gosport Borough, please indicate your reasons for moving away:-**

Please cross **all** that apply

- Family reasons  <sup>1</sup>
- Employment / access to work  <sup>2</sup>
- Education  <sup>3</sup>
- Retirement  <sup>4</sup>
- Lack of affordable rented housing  <sup>5</sup>
- Unable to buy  <sup>6</sup>
- Quality of Neighbourhood  <sup>7</sup>
- Other  <sup>8</sup>

**THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

**17e If you wish to move, but cannot do so, which of the following reasons are preventing you? Please cross all that apply**

- Unable to afford to buy a home  <sup>1</sup>
- Unable to afford moving costs  <sup>2</sup>
- Local education choices  <sup>3</sup>
- Family reasons  <sup>4</sup>
- Location of employment  <sup>5</sup>
- Lack of affordable rented housing  <sup>6</sup>
- Other  <sup>7</sup>

**THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

## B: EXISTING HOUSEHOLD MOVING

**Complete this section ONLY if your existing household intends to move WITHIN Gosport Borough in the next three years**

**18 When do you plan to move?**

Now <sup>1</sup>

Within 1 year <sup>2</sup>

Between 1 and 2 years <sup>3</sup>

Between 2 and 3 years <sup>4</sup>

**19 If you are aged 60 years or above, would you consider moving to a smaller property?**

Yes <sup>1</sup>

No <sup>2</sup>

**20 What type of accommodation is required?**

Semi - Detached house <sup>1</sup>

Detached house <sup>2</sup>

Terraced house <sup>3</sup>

Flat / maisonette <sup>4</sup>

Bungalow <sup>5</sup>

Bed-sit / studio / room only <sup>6</sup>

Houseboat / Caravan / mobile home (permanently sited) <sup>7</sup>

Supported housing (including sheltered) <sup>8</sup>

**21 If you require supported housing, which of the following types do you require?**

Please cross **all** that apply

Independent accommodation with external support <sup>1</sup>

Independent accommodation with live-in carer <sup>2</sup>

Residential / nursing home <sup>3</sup>

Extra care housing (self contained units with facilities and 24hr support) <sup>4</sup>

Private sheltered housing <sup>5</sup>

Council / Housing Association sheltered housing <sup>6</sup>

**22 How many bedrooms are required?**

One <sup>1</sup>

Two <sup>2</sup>

Three <sup>3</sup>

Four <sup>4</sup>

Five or more <sup>5</sup>

**23 What tenure is preferred?**

Owner occupation (inc. Leaseholder) <sup>1</sup>

Private rent <sup>2</sup>

Council rent <sup>3</sup>

Housing Association rent <sup>4</sup>

Housing Association shared ownership (part rent / part buy) <sup>5</sup>

Tied to employment <sup>6</sup>

**24 Are you registered on any of the following Housing Waiting Lists?** Please cross **all** that apply

Gosport Borough Council (Gosport Choice) <sup>1</sup>

Housing Association <sup>2</sup>

Another Council <sup>3</sup>

**25 Where is accommodation required?** Please cross **up to two** boxes only

Bridgemary <sup>1</sup>

Peel Common <sup>2</sup>

Holbrook / North Rowner <sup>3</sup>

Grange (South Rowner) <sup>4</sup>

Lee-on-the-Solent <sup>5</sup>

Elson / Hardway <sup>6</sup>

Forton <sup>7</sup>

Brockhurst <sup>8</sup>

Leesland <sup>9</sup>

Christchurch (Stoke Road Area) <sup>10</sup>

Gosport Town <sup>11</sup>

Privett <sup>12</sup>

Alverstoke <sup>13</sup>

Anglesey <sup>14</sup>

**26 Why are the above locations preferred?**

Please cross **all** that apply

Always lived here <sup>1</sup>

Nearer family <sup>2</sup>

Employment / closer to work <sup>3</sup>

Nearer / better shopping / leisure facilities <sup>4</sup>

Greater availability of cheaper housing <sup>5</sup>

Better / nearer schools and colleges <sup>6</sup>

Better public transport <sup>7</sup>

Quality of neighbourhood <sup>8</sup>

**IF A NEW HOUSEHOLD IS ALSO FORMING, GO TO SECTION C ON PAGE 6**

**OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

# C: NEW FORMING HOUSEHOLDS

If a member, or members, of your household intend to set up a home of their own WITHIN Gosport Borough within the next three years, please provide details for up to two "new" households likely to form. The shaded boxes are provided for a second household forming, if required.

**27 Who is looking / likely to look for accommodation in the next three years?**

	Household	
	1	2
Parent / Grandparent.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Child (16+).....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Partner / Spouse.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Lodger.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Friend.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Other Relative.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>

**28a Is the "new" household being formed as a single person or with a partner?**

	Household	
	1	2
Single.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Couple.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

**28b If a couple household is being formed, is the partner currently living :-**

	Household	
	1	2
In your existing household.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Elsewhere within Gosport Borough .....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Outside Gosport Borough .....	3 <input type="checkbox"/>	2 <input type="checkbox"/>

**28c What is the age of each adult in each "new" household**

	Household 1		Household 2	
	Adult 1	Adult 2	Adult 1	Adult 2
16 - 19.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
20 - 24.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
25 - 44.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
45 - 59.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
60 - 74.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
75+.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>

**28d How many children under 16 will be in each "new" household?**

	Household	
	1	2
Child due.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
One.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Two or more.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
None.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

**29 What tenure is a) needed, and b) preferred for each "new" household?**

	Needed		Preferred	
	1	2	1	2
Owner occupation (inc. Leaseholder)...	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Private rent.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Council rent.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Association rent.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Assoc. shared ownership (part rent / part buy).....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Tied to employment.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>

**30 When will each "new" household need their home?**

	Household	
	1	2
Now.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Within 1 year.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 1 and 2 years.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 2 and 3 years.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

**31 What type of accommodation is a) needed, and b) preferred for each "new" household?**

	Needed		Preferred	
	1	2	1	2
Semi - Detached house.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Detached house.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Terraced house.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Flat / Maisonette.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Bed-sit / Studio / Room Only.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Bungalow.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>
Supported housing (including sheltered).....	7 <input type="checkbox"/>	2 <input type="checkbox"/>	7 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Sheltered Housing.....	8 <input type="checkbox"/>	2 <input type="checkbox"/>	8 <input type="checkbox"/>	2 <input type="checkbox"/>
Houseboat / Caravan / Mobile home (permanently sited).....	9 <input type="checkbox"/>	2 <input type="checkbox"/>	9 <input type="checkbox"/>	2 <input type="checkbox"/>

**32 How many bedrooms are a) needed, and b) preferred for each "new" household?**

	Needed		Preferred	
	1	2	1	2
One.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Two.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Three.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Four or more.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>

**33 Where is accommodation required?**

Please cross up to two locations for each household

	Household	
	1	2
Bridgemaury .....	<input type="checkbox"/>	<input type="checkbox"/>
Peel Common .....	<input type="checkbox"/>	<input type="checkbox"/>
Holbrook / North Rowner .....	<input type="checkbox"/>	<input type="checkbox"/>
Grange (South Rowner) .....	<input type="checkbox"/>	<input type="checkbox"/>
Lee-on-the-Solent .....	<input type="checkbox"/>	<input type="checkbox"/>
Elson / Hardway .....	<input type="checkbox"/>	<input type="checkbox"/>
Forton .....	<input type="checkbox"/>	<input type="checkbox"/>
Brockhurst .....	<input type="checkbox"/>	<input type="checkbox"/>
Leesland .....	<input type="checkbox"/>	<input type="checkbox"/>
Christchurch (Stoke Road Area) .....	<input type="checkbox"/>	<input type="checkbox"/>
Gosport Town .....	<input type="checkbox"/>	<input type="checkbox"/>
Privett .....	<input type="checkbox"/>	<input type="checkbox"/>
Alverstoke .....	<input type="checkbox"/>	<input type="checkbox"/>
Anglesey .....	<input type="checkbox"/>	<input type="checkbox"/>

**34 Why are the locations above preferred?**

Please cross all that apply

	Household	
	1	2
Always lived here.....	<input type="checkbox"/>	<input type="checkbox"/>
Nearer family.....	<input type="checkbox"/>	<input type="checkbox"/>
Employment / closer to work.....	<input type="checkbox"/>	<input type="checkbox"/>
Nearer / better shopping / leisure facilities.....	<input type="checkbox"/>	<input type="checkbox"/>
Greater availability of cheaper housing.....	<input type="checkbox"/>	<input type="checkbox"/>
Better / nearer schools and colleges.....	<input type="checkbox"/>	<input type="checkbox"/>
Better public transport.....	<input type="checkbox"/>	<input type="checkbox"/>
Greater availability of smaller houses.....	<input type="checkbox"/>	<input type="checkbox"/>
Quality of neighbourhood.....	<input type="checkbox"/>	<input type="checkbox"/>

**35 Is the "new" household registered on any Housing Waiting Lists?**

Please cross all that apply

	Household	
	1	2
Gosport Borough Council (Gosport Choice).....	<input type="checkbox"/>	<input type="checkbox"/>
Housing Association.....	<input type="checkbox"/>	<input type="checkbox"/>
Another Council.....	<input type="checkbox"/>	<input type="checkbox"/>

**36 Is the "new" household likely to be claiming Housing Benefit?**

	Household	
	1	2
Yes.....	<input type="checkbox"/>	<input type="checkbox"/>
No.....	<input type="checkbox"/>	<input type="checkbox"/>

**37a How much would each "new" household be able and willing to pay in rent and mortgage costs per month?**

	Household	
	1	2
Below £50 pw / £215 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£50 - £60 pw / £215 - £260 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£61 - £70 pw / £261 - £300 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£71 - £80 pw / £301 - £350 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£81 - £100 pw / £351 - £430 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£101 - £150 pw / £431 - £650 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£151 - £200 pw / £651 - £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £200 pw / £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>

**37b What savings does each household have to meet a deposit and legal costs?**

	Household	
	1	2
Under £1,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£1,000 - £5,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 - £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 - £15,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Over £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>

**37c Will each "new" household get help with a deposit from parents / relatives?**

	Household	
	1	2
By a loan.....	<input type="checkbox"/>	<input type="checkbox"/>
By a gift.....	<input type="checkbox"/>	<input type="checkbox"/>
No need.....	<input type="checkbox"/>	<input type="checkbox"/>

**37d Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)**

	Household	
	1	2
Under £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,000 - £15,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 - £27,500.....	<input type="checkbox"/>	<input type="checkbox"/>
£27,501 - £32,500.....	<input type="checkbox"/>	<input type="checkbox"/>
£32,501 - £40,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£40,001 - £50,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 - £55,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£55,001 - £60,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £60,000.....	<input type="checkbox"/>	<input type="checkbox"/>

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED TO:

DAVID COUTTIE ASSOCIATES  
 FREEPOST HF2416  
 HUDDERSFIELD  
 HD1 2XY



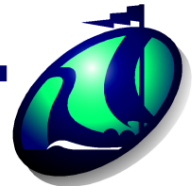


## **APPENDIX III**

### **PROMOTIONAL POSTER**

# Housing Survey

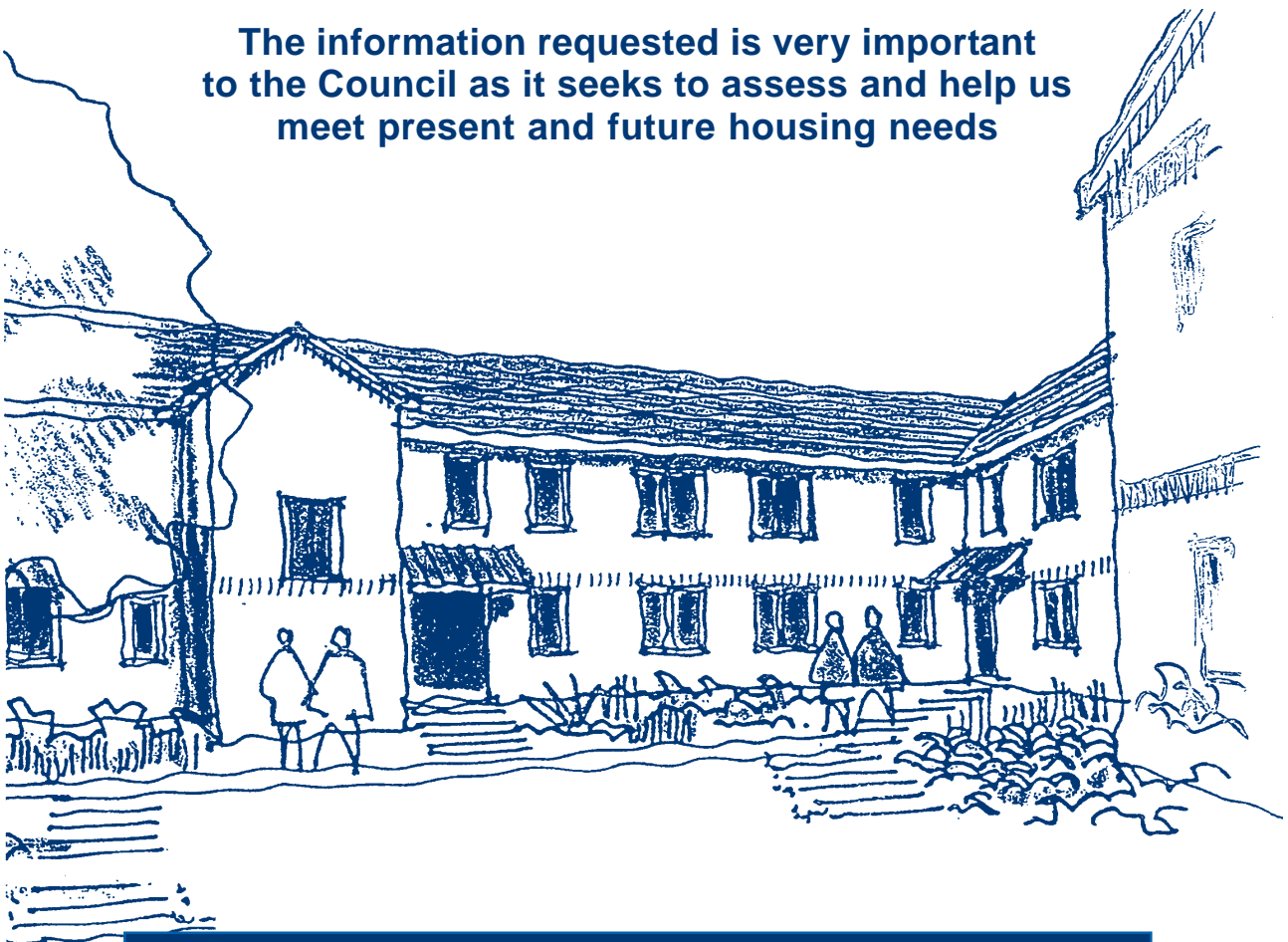
**GOSPORT**  
BOROUGH COUNCIL



## We Need Your Help!

We are sending questionnaires to 3,500 households  
in the Borough during April 2007

The information requested is very important  
to the Council as it seeks to assess and help us  
meet present and future housing needs



Completed forms need to be  
returned by 24th April 2007

Thank you for your support

## **APPENDIX IV**

### **LAND REGISTRY DATA**

## LAND REGISTRY HOUSE PRICE DATA

### House Price Inflation Gosport

% change in prices for the period Oct - Dec 2005 to Oct - Dec 2006 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Oct - Dec 2005	£276,118	-4.9%	£162,490	+ 7.9%	£137,187	+ 7.4%	£124,519	+ 6.4%	£157,032	+ 6.2%
Oct - Dec 2006	£262,683		£175,273		£147,310		£132,475		£166,821	

Source: Land Registry, © Crown Copyright

### House Price Inflation Hampshire

% change in prices for the period Oct - Dec 2005 to Oct - Dec 2006 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Oct - Dec 2005	£346,872	+ 7.9%	£205,782	+ 8.8%	£176,759	+ 3.4%	£145,977	+ 4.1%	£230,925	+ 7.3%
Oct - Dec 2006	£374,401		£223,925		£182,767		£151,937		£247,803	

Source: Land Registry, © Crown Copyright

### House Price Inflation South East

% change in prices for the period Oct - Dec 2005 to Oct - Dec 2006 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Oct - Dec 2005	£370,024	+ 8.3%	£215,417	+ 8.0%	£180,670	+ 6.3%	£154,086	+ 3.6%	£228,795	+ 8.4%
Oct - Dec 2006	£400,717		£232,601		£192,084		£159,695		£248,003	

Source: Land Registry, © Crown Copyright

### House Price Inflation England & Wales

% change in prices for the period Oct - Dec 2005 to Oct - Dec 2006 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Oct - Dec 2005	£293,284	+ 6.8%	£174,919	+ 7.3%	£151,288	+ 8.2%	£175,413	+ 8.1%	£191,722	+ 8.3%
Oct - Dec 2006	£313,144		£187,716		£163,748		£189,693		£207,572	

Source: Land Registry, © Crown Copyright

### Average House Prices by Property Type Gosport

Oct - Dec 2006

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£262,683	86	£175,273	132	£147,310	228	£132,475	143	£166,821	589

Source: Land Registry, © Crown Copyright

### Average House Prices by Property Type Hampshire

Oct - Dec 2006

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£374,401	2,498	£223,925	1,945	£182,767	2,132	£151,937	1,368	£247,803	7,943

Source: Land Registry, © Crown Copyright

### Average House Prices by Property Type South East

Oct - Dec 2006

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£400,717	17,432	£232,601	18,941	£192,084	19,483	£159,695	14,505	£248,003	70,361

Source: Land Registry, © Crown Copyright

## **APPENDIX V**

### **GLOSSARY OF TERMS**

# GLOSSARY

<b>ADP – Approved Development Programme</b>	This is the Housing Corporation's total capital programme in any one year. It is normally broken down into rented housing, shared ownership and other home ownership initiatives. This is now called the National Affordable Housing Programme.
<b>Affordability</b>	<p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.</p>
<b>Affordable Housing</b>	Affordable housing is that provided, with subsidy <sup>1</sup> , for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.
<b>Bedroom Standard<sup>2</sup></b>	<p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p>
<b>BME</b>	Black and Minority Ethnic Households
<b>CML</b>	Council of Mortgage Lenders
<b>Concealed Household</b>	A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
<b>Cost rented housing</b>	Housing let at rents which are set to cover development and management costs only, i.e. not for profit. Cost rents are above the Housing Corporation's rent caps but below market rents.
<b>Data Entry Checks</b>	Checks on errors in keying survey data into computer systems.

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<sup>1</sup> This subsidy is not always public subsidy.

<sup>2</sup> This definition is taken from the Survey of English Housing, DCLG.

<b>Data Processing and Analysis</b>	The process by which the responses on a questionnaire are converted into numbers or categories. These are then used to produce outputs such as tables and charts.
<b>DCA</b>	David Coultie Associates
<b>DCLG</b>	Department for Communities and Local Government. DCLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR and ODPM.
<b>DETR</b>	Government body superseded by DCLG. (See <b>DCLG</b> )
<b>Discounted Market Rented Housing</b>	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
<b>Existing Household</b>	An existing household encompasses the household in its entirety.
<b>Existing Household In Unsuitable Accommodation</b>	Refers to all circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition, security or cost.
<b>Focus Group</b>	A type of <b>qualitative research</b> in which the views of <b>respondents</b> are sought and recorded in a group setting. Also known as a 'group discussion'.
<b>HA</b>	Housing Association
<b>HBOS</b>	Halifax Bank of Scotland
<b>HNS</b>	Housing Needs Survey
<b>HSSA</b>	Housing Strategy Statistical Appendix
<b>Homeless Household</b>	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
<b>Household</b>	The Census definition of a household is:- <i>"A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room."</i>
<b>Households In Unregistered Need</b>	Households in unregistered need are those households that are in need but not registered on the Council's Waiting or Transfer List.
<b>Housing Demand</b>	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.

<b>Housing Need</b>	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
<b>Housing Register</b>	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.
<b>Inadequate Housing</b>	Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.
<b>Intermediate Housing</b>	Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting.
<b>JRF</b>	Joseph Rowntree Foundation
<b>Key Worker</b> <sup>3</sup>	A Key Worker is a key worker is someone: <ul style="list-style-type: none"> <li>- employed by the public sector</li> <li>- in a frontline role delivering an essential public service</li> <li>- in a sector where there are serious recruitment and retention problems.</li> </ul>
<b>LDF</b>	Local Development Framework
<b>ODPM</b>	Government body superseded by DCLG. (See <b>DCLG</b> )
<b>ONS</b>	Office for National Statistics.
<b>Over Occupation</b>	Over occupation occurs when, using the <b>bedroom standard</b> , there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.
<b>PUSH</b>	Partnership for Urban South Hampshire.
<b>Qualitative Research</b>	A type of research designed to reveal a full range of views and circumstances of the population under study, giving an in-depth picture. Examples of this approach are <b>depth interviews</b> and <b>focus groups</b> . It differs from <b>quantitative research</b> in not providing statistically reliable numerical data.

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<sup>3</sup> Source: DCLG



<b>Quantitative Research</b>	Research designed to provide numerical information about a topic which is statistically reliable. If carried out using adequate methodology, quantitative data from a sample of the population can be extrapolated to assume that the results apply to the population as a whole, to greater or lesser degrees of reliability. Data is usually collected by post, telephone or by face-to face interview.
<b>RTB</b>	Right to Buy
<b>RSL – Registered Social Landlords</b>	A Housing Association or a not-for-profit company, registered by the Housing Corporation, providing social housing.
<b>Random Sample</b>	A sample where no member of the target population has a greater chance of being of being chosen than any other. Also known as <b>Simple Random Sampling</b> .
<b>Relets</b>	Local Authority or RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.
<b>SEERA</b>	South East England Regional Assembly
<b>SEH</b>	Survey of English Housing
<b>SHMA</b>	Strategic Housing Market Assessment
<b>SO – Shared Ownership</b>	Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it.
<b>SDS – Scheme Development Standards</b>	A set of standards published by the Housing Corporation setting out the essential and desirable standards for SHG-funded property acquired or developed as affordable housing.
<b>SHG – Social Housing Grant</b>	Capital provided by the Housing Corporation, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996.
<b>Section 106 sites (S106 of the Town and County Planning Act 1990)</b>	A general term to describe a housing site which is large enough to require a developer to contribute affordable housing as part of a development scheme. S106 of the Act allows Planning Authorities to negotiate planning obligations as part of a development and could include, among other things, a proportion of affordable housing.
<b>Transfer List</b>	A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists.

## **Under Occupation**

A household is under-occupying if more than one spare bedroom is available, using the **bedroom standard** as a test.

Under-occupation is common in the private sector.