

## 8 Housing

Indicator	Latest Data	Previous Data	Trend
Number of households in Gosport Borough	35,430 (2011 Census)	31,337 (2001 Census)	↑
Number of dwellings in Gosport Borough	36,677 (2011 Census)	31,230 (2001 Census)	↑
Households on the Housing Register for affordable housing in Gosport Borough	854 (2020)	1,491 (2014)	↓
Ratio of median house price median gross annual workplace-based earnings	7.44 (2018)	6.99 (2008)	↑
Vacant dwellings	807 dwellings (2018)	1,148 dwellings (2008)	↓
Number of unauthorised Gypsy & Traveller encampments	0 (2020)	0 (2011)	↔
Gosport Borough Housing Completions			
Net completions	1,166 or 130 per annum (2011 to 2020)	2,564 or 321 per annum (2003 to 2011)	↓
Completions (gross) on Previously Developed Land	89.8% (2011 to 2020)	99.8% (2003 to 2011)	↓
Affordable completions (gross)	27.2% (2011 to 2020)	29.9% (2003 to 2011)	↓

## Housing stock – sizes, types and tenures

In the 2011 Census, Gosport Borough had a total of 35,430 households and 36,677 dwellings. This compares to the 2001 Census, when there were 31,337 households and 31,230 dwellings.

In 2011, the most common accommodation type was ‘terraced’ (at 36.6%), accounting for a much higher proportion of housing than the average for England and the South East. The housing types reflect the development of Gosport Borough as a military town and its dense urban form on a peninsula. The split of households by the type of accommodation is shown in Figure 8.1.

Accommodation type

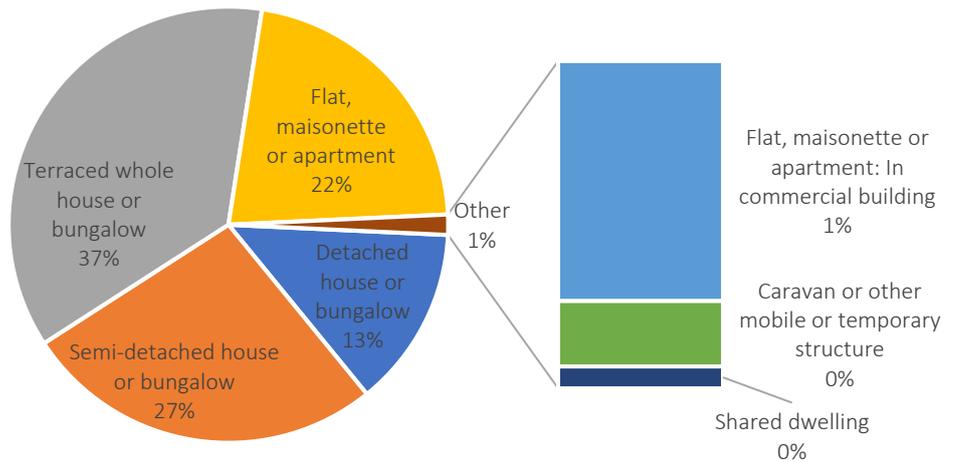


Figure 8.1: Accommodation type - Households (Census 2011)

In the 2011 Census, 65.2% of households were owned outright, below the South East average of 67.6% but above the average for England and Wales of 63.6%. Home ownership is lower than Borough’s in Hampshire such as Fareham (80.4%) and Eastleigh (73.5%) but higher than Portsmouth (54.9%) and Southampton (49.7%). The split of household tenure is shown in Figure 8.2. A comparison of tenures by the number of dwellings for both the 2001 Census and 2011 Census is shown in Figure 8.3.

Household tenure

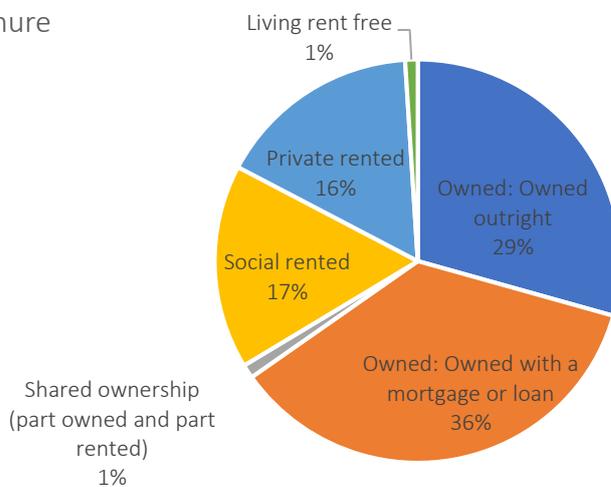


Figure 8.2: Household Tenure (Census 2011)

Property tenure has changed significantly since the 2011 Census, reflecting the changing demographic of the Borough as well as wider national trends. As the population of the Borough has aged an increasing proportion of people own their property outright. Increased house prices have led to a fall in the number of people owning a home with a mortgage, which has in turn increased the number of people in the private rented sector. The proportion of people living in the social rented sector has also decreased at the same time as Council housing stock has been sold nationally using the Right to Buy.

Dwelling tenures

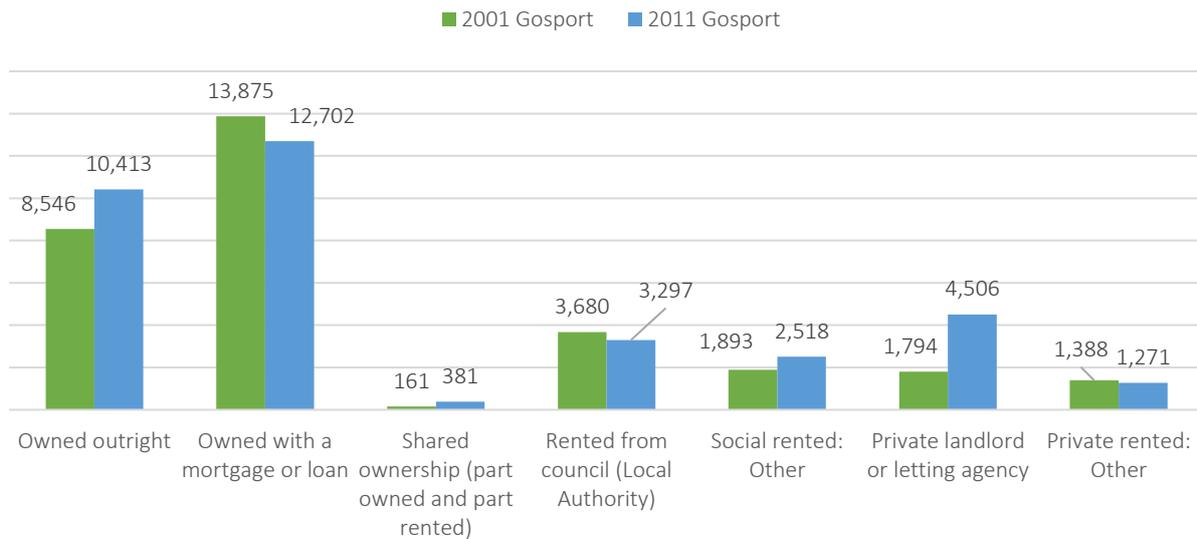


Figure 8.3: Dwelling tenures (number of dwellings) (Census 2011)

In the 2011 Census, the majority of dwellings within the Borough had either 2 or 3 bedrooms, with a smaller number of one and 4 bed properties. Compared with many areas Gosport has a large proportion of small properties and is above the average for both England and the South East. The number of bedrooms as a proportion of all dwellings is shown in Figure 8.4.

Number of bedrooms (percent)

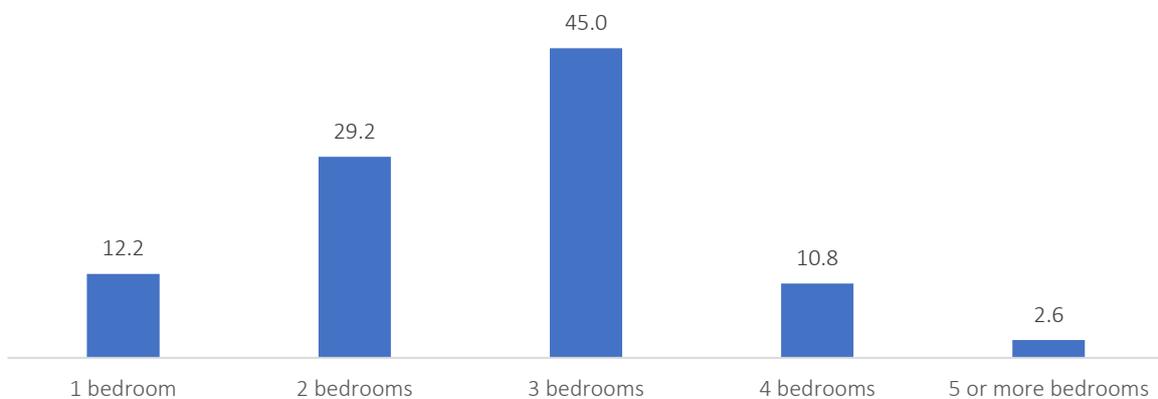


Figure 8.4: Number of bedrooms (Census 2011)

## Homelessness

### Households on the Housing Register

Between 2001 and 2011 the number of households on the register for affordable housing in Gosport Borough rose steadily with a slight decrease between 2011 and 2013. In 2014 the Government changed the methodology used to assess 'local connection' for the purposes of eligibility for the housing register, this led to a reduction in the number of households on the Register.

Year	Number of Households
2001	1,204
2002	1,375
2003	1,412
2004	1,668
2005	1,833
2006	2,013
2007	2,597
2008	3,076
2009	2,881
2010	3,110
2011	3,791
2012	3,751
2013	3,601
2014	1,491
2015	898
2016	805
2017	925
2018	1,107
2019	1,134
2020	854

*Source: Gosport Borough Council 2020*

Figure 8.5: Households on the Housing Register (GBC 2020)

### Unoccupied and unfurnished properties

The Council records the number of unfurnished and unoccupied properties in the Borough on an annual basis. The latest number of properties falling under this category is shown in Figure 8.6.

Unfurnished and Unoccupied Length of time	Number of properties
Under 2 years	488
Between 2 to 5 years	35
Over 5 years	30

Figure 8.6: Number of unoccupied and unfurnished properties (GBC 2020)

## Housing Completions

The Gosport Borough Local Plan (2011-2029) set a target of 3,060 net additional dwellings to be built between 2011 and 2029 (this equates to 170 dwellings every year). Between 1 April 2011 and 31 March 2020 there were 1,166 completions, an average of 130 per annum.

Figure 8.7 shows the net housing completions by year since 1996, and since the start of the current plan period in April 2011. The large difference between gross and net completions is due to the Alver Valley estate renewal project which saw a significant number of demolitions. The latest information on housing completions in the Borough is available in the annual Authority Monitoring Report at [www.gosport.gov.uk/amr](http://www.gosport.gov.uk/amr)

A further exploration of housing completions in the Borough since 1996 is available in ‘Gosport Borough Housing Completions’ at the end of this section. This includes an analysis of completions since 2003 on Previously Developed Land, affordable completions, bedroom types, and a comparison with other districts in Hampshire.

Net dwelling completions  
1996/97 to 2019/20

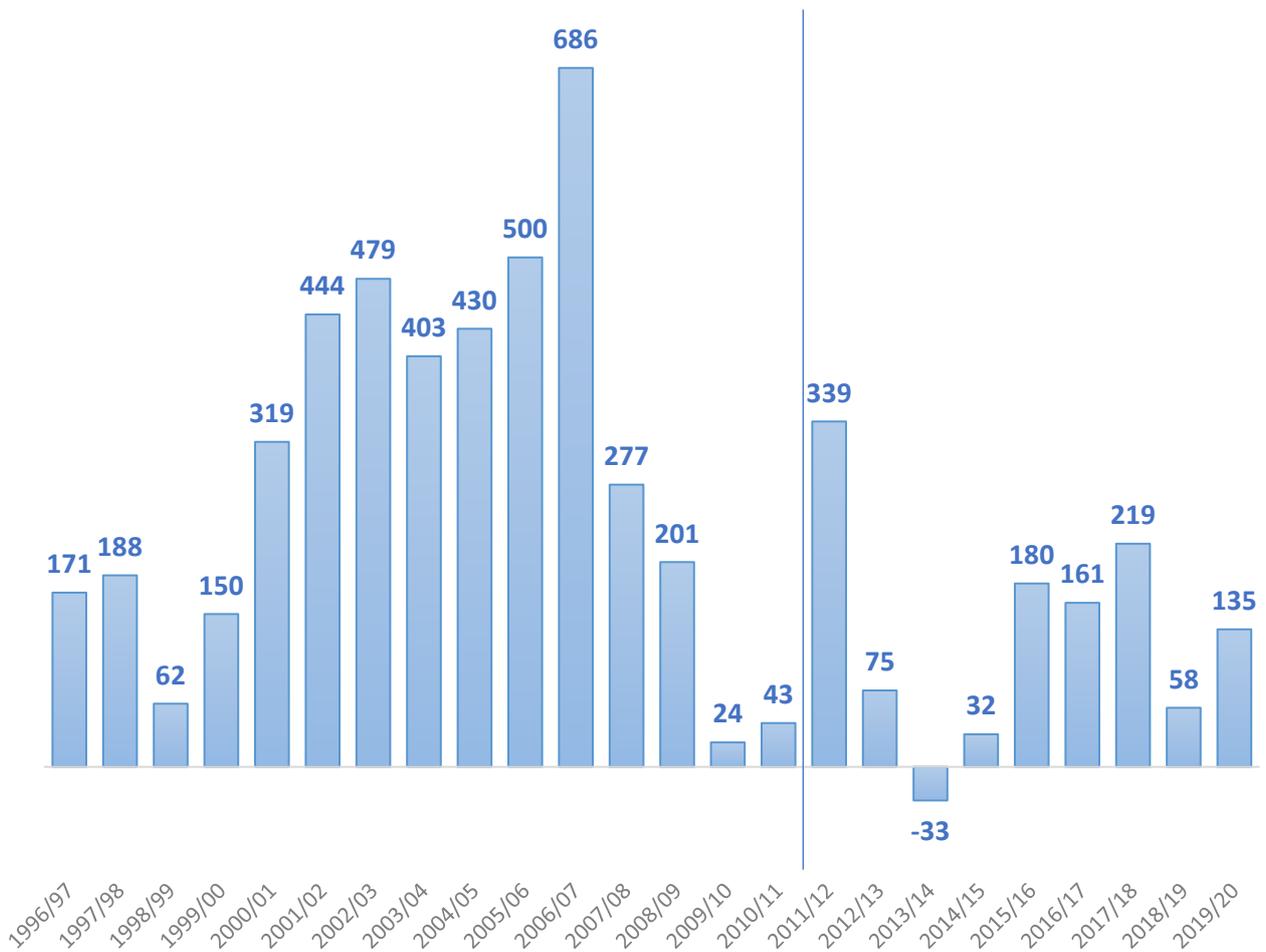


Figure 8.7: Net dwelling completions 1996 to 2020 (GBC Monitoring)

## House prices

In December 2019, the average house price in Gosport Borough was £211,441. Property prices rose through the 1990’s and early 2000’s with the biggest rise being around the turn of the millennium. Following the global recession in 2007/08 there was a small drop in property prices and the market remained relatively flat until 2012 when the market picked up.

Figure 8.8 shows the average house price (for all property types) in Gosport for the time period 1995 to 2019. In this time, the average property price has increased by 4.4 times, from £47,442 to £211,441.

Average price all property types



Figure 8.8: Average property prices Gosport Borough (1995 to 2019) (Land Registry)

Figure 8.9 shows the average property price (for all property types) for all Hampshire districts (and the two cities) in December 2019. Gosport has the second lowest average house price.

Hampshire (and cities): Average price all property types in December 2019

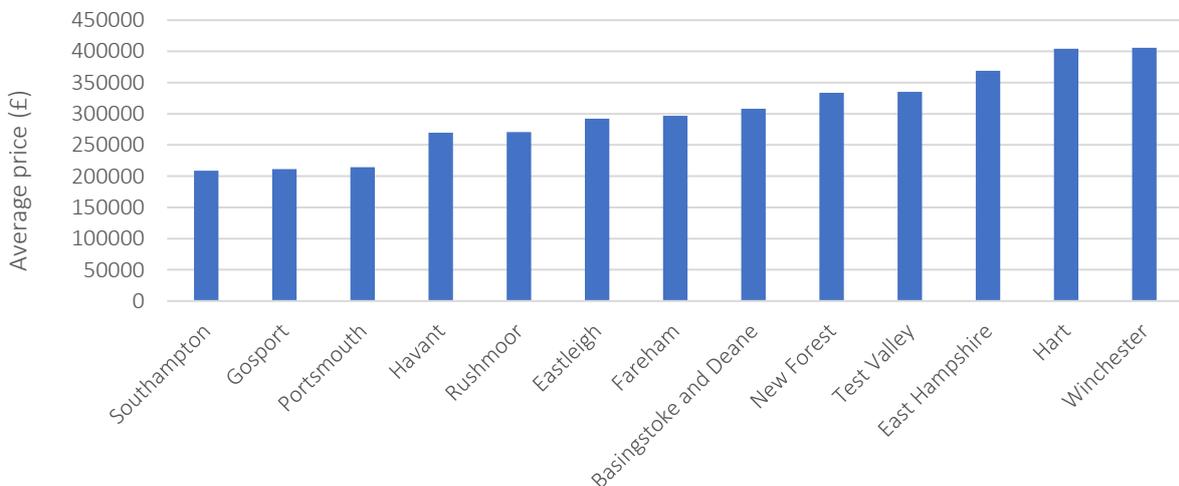


Figure 8.9: Average property prices (December 2019) (Land Registry)

## House sales

Property sales in Gosport were historically between 1000 and just over 2000 properties per year, peaking at 2553 sales in 2002. From 2008 onwards, house sales dropped significantly, with approximately 1000 less property sales every year. Between 2013 and 2015 the number of sales picked up with 47% more sales than between 2008 and 2010, nevertheless, annual sales remain well below pre-2008 averages. Figure 8.10 shows the number of annual property sales between 1995 and the end of 2018.

Annual property sales in Gosport Borough (1995 to 2018)



Figure 8.10: Annual property sales in Gosport Borough (1995 to 2018) (Land Registry)

## Housing affordability

Housing affordability estimates are calculated by the ONS by dividing house prices by gross annual workplace-based earnings to create a ratio (often called the affordability ratio). These are based on the median and lower quartiles of both house prices and earnings in England and Wales. House prices are taken from the House Price Statistics for Small Areas (HPSSAs) produced by the ONS. Earnings data is from the Annual Survey of Hours and Earnings (ASHE).

Figure 8.11 shows the affordability ratio for Gosport Borough for the period 2000 to 2018. Figure 8.12 compares the most recent affordability ratio for the Borough with the other districts in Hampshire (including the two cities).

Out of all the Hampshire districts (including the two cities), Gosport Borough is the second most affordable location to buy a home. In line with the national trend, the affordability of housing in the Borough has decreased over the past 18 years with median house prices now around 7 times the median gross earnings.

Ratio of median house price to median gross annual workplace-based earnings  
2000 to 2018

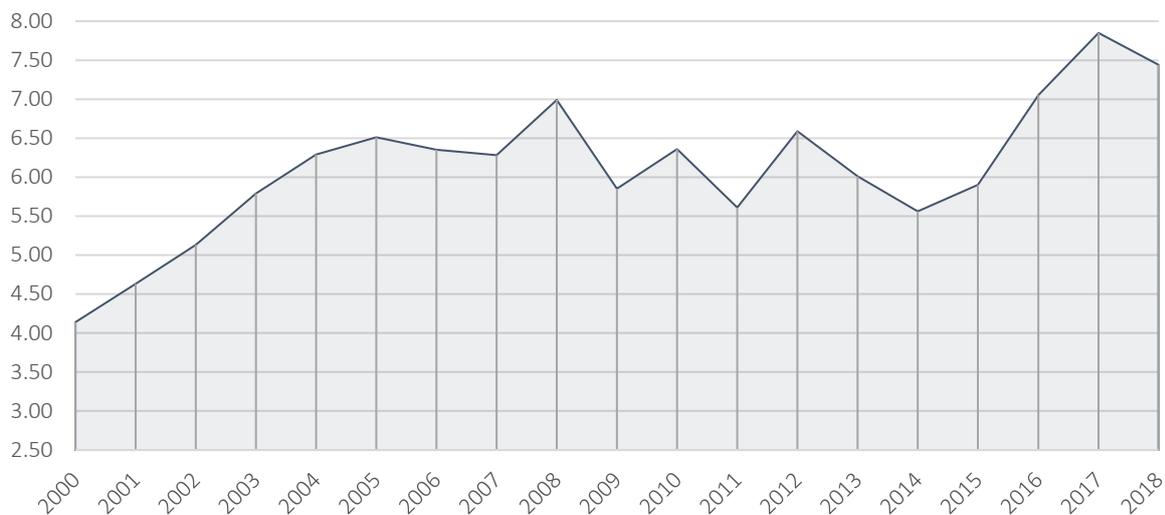


Figure 8.11: Ratio of median house price to median gross annual workplace-based earnings (ONS 2019)

Ratio of median house price to median gross annual workplace-based earnings  
2018

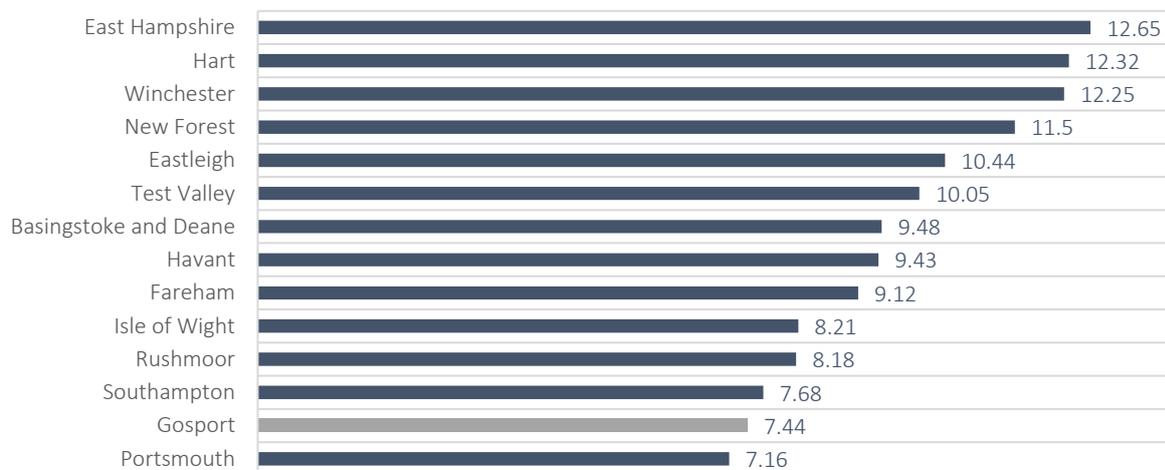


Figure 8.12: Ratio of median house price to median gross annual workplace-based earnings (ONS 2019)

## Local authority housing stock

Gosport Borough Council maintains a considerable stock of Council housing given the Borough’s small size and smaller population. Figure 8.13 shows how the Council’s housing stock has changed since 1994 with a total reduction of 1,432 dwellings. This is partly due to the Government’s Right to Buy which has seen the sale of approximately 3,190 Council homes in Gosport Borough since 1979.

Gosport Borough Council housing stock

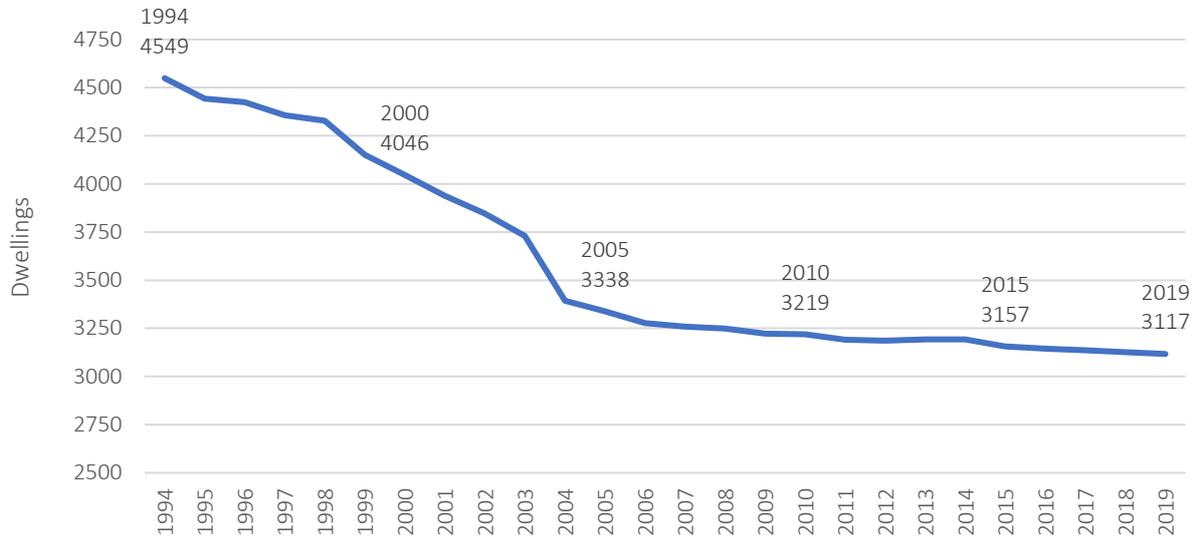


Figure 8.13: GBC Council Housing Stock 1994 to 2019 (Table 116 MHCLG)

## Vacant dwellings

The number of vacant dwellings in Gosport Borough remained reasonably steady between 2004 and 2010, peaking in 2012. As of October 2018, there were 807 vacant dwellings in the Borough. This compares to 1,148 vacant dwellings ten years prior in 2008. Figure 8.14 shows the trend in vacant dwellings for the time period 2004 to 2018.

All vacant dwellings in Gosport 2004 to 2018

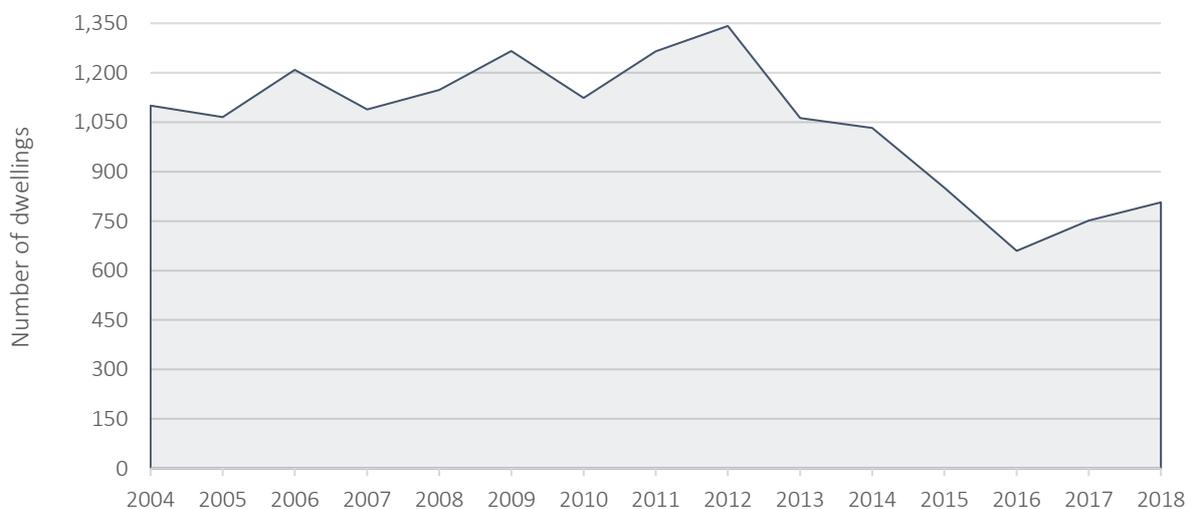


Figure 8.14: All vacant dwellings Gosport Borough (2004 to 2018) (Table 615 MHCLG, sourced from Council Tax Statistics)