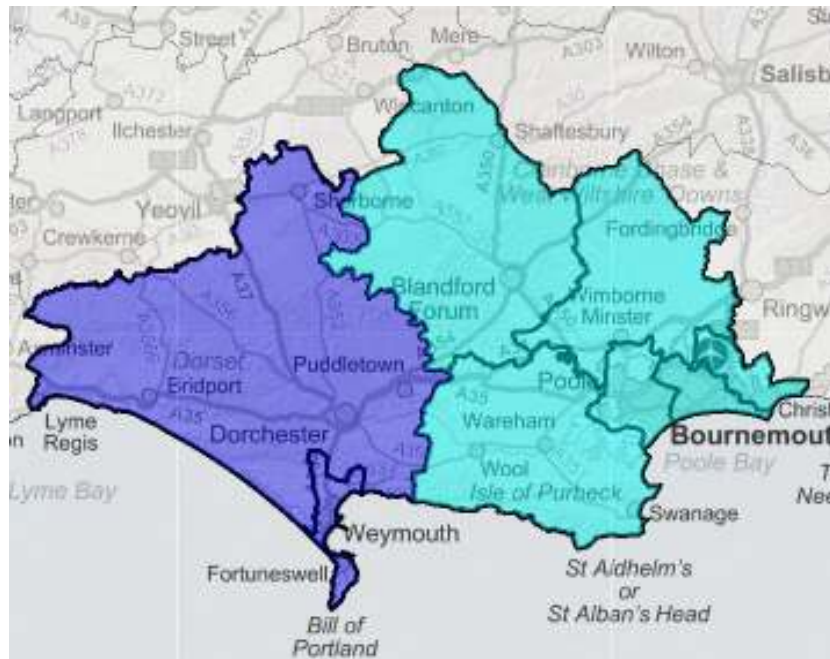




WEYMOUTH & PORTLAND
Borough Council

DORSET SURVEY OF HOUSING NEED AND DEMAND

Local Authority report for:
WEYMOUTH AND PORTLAND
BOROUGH COUNCIL



June 2008



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Executive Summary

Introduction

- S1. This Survey of Housing Need and Demand forms part of a wider Strategic Housing Market Assessment being conducted by a partnership involving all nine local authorities in Bournemouth, Poole and Dorset, as well as a number of other stakeholders. The broad aim of this project was to provide the primary research at household level to understand the need and demand for different forms of housing. Ultimately the findings from this study will be fed into the wider SHMA research and used to evidence revised, local, affordable housing policies and strategies. This report presents the findings for the Weymouth & Portland Borough.
- S2. Where relevant the report follows government advice given in PPS3: Housing (Nov 2006) and its Practice Guidance (published in March and August 2007). The former provides the formal requirements for assessment, and the latter provides detailed suggestions as to how to produce the requirements. The report therefore provides policy relevant outputs which can sensibly be translated into a range of strategies and will be an important input to both the Regional Spatial Strategy (RSS) and Local Development Framework (LDF) process.
- S3. In particular this report concentrates on the need for affordable housing and the supply and demand for housing across all tenure groups. Essentially it provides the three key requirements of PPS3 (para 22): which are to provide the market/affordable split, and the type and amount of affordable housing required (along with the types of household requiring market housing).

Data collection

- S4. A major part of the study process was the completion of the primary data collection via postal questionnaires with local households. In total 1,891 households took part in the survey. The questionnaire covered a wide range of issues including questions about:
- Current housing circumstances
 - Past moves
 - Future housing intentions
 - The requirements of newly forming households
 - Income levels

- S5. Information from the questionnaire survey was used throughout the report (along with secondary information) to make estimates about the future housing requirements in the Borough. The number of responses provided sufficient data to allow complete, accurate and detailed analysis of needs across the Borough and geographical breakdowns for fifteen sub-areas.
- S6. Overall the survey estimated that there are around 28,700 households in the Borough, of these around 73% are currently owner-occupiers with 13% living in the social rented sector and around 14% in the private rented sector.

Table S1 Number of households in each tenure group				
Tenure	Total number of households	% of households	Number of returns	% of returns
Owner-occupied (no mortgage)	10,356	36.1%	795	42.0%
Owner-occupied (with mortgage)	10,566	36.8%	705	37.3%
RSL	3,860	13.4%	197	10.4%
Private rented	3,918	13.7%	194	10.3%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

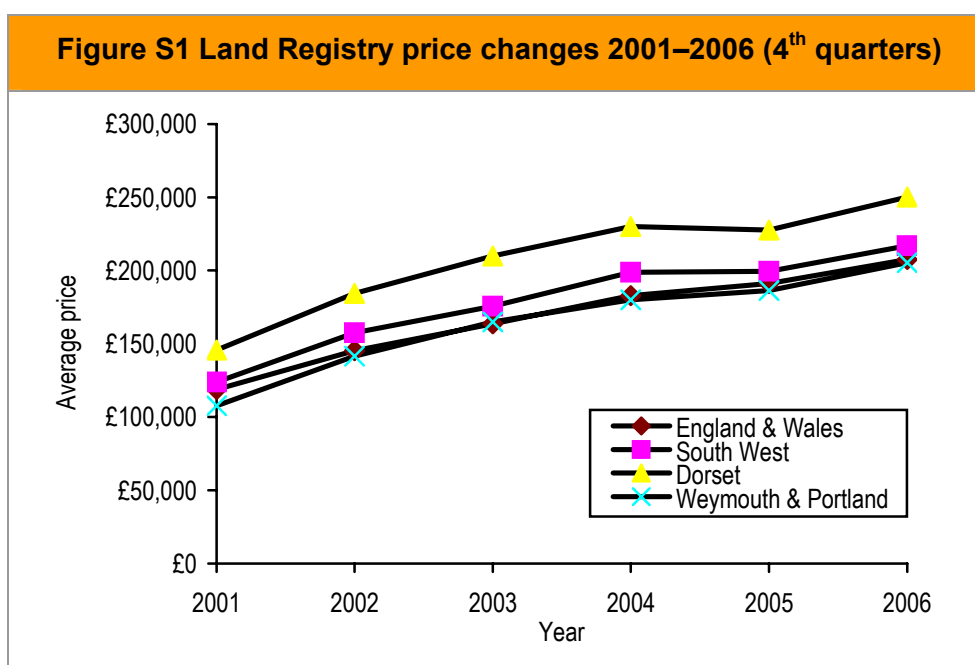
Population and household mobility

- S7. Dorset has a moderate level of self-containment (60.3%) with a substantial net inflow of people. According to the 2001 Census, a total of 30,994 people moved into Dorset from domestic sources, 10,314 more households moved into Dorset than moved out.
- S8. New Forest has the largest gross in and outflows with Dorset, other noticeable flows are from South Somerset and Salisbury. It is also notable that people from west London Boroughs show distinct flows to the county: London has a long tradition of radial migration movements outwards from it.
- S9. Weymouth and Portland has a relatively high level of self containment, the highest of all the Dorset districts. 68.3% of households that have moved in the last two years have actually moved within the district.
- S10. The flows between Weymouth and Portland and West Dorset are significant ones, 6.3% of all moves into West Dorset came from Weymouth and Portland, and 9.2% of households moving from Weymouth and Portland expect to move to West Dorset.

- S11. There is a strong net in-migration to the county, especially through Bournemouth. The working status profile suggests that in-migrant households are more likely to be retired, with out-migrant households more likely to be in employment. This would again accord with the overall attractiveness of the county, and the relative lack of major centres of employment, making it a net retirement location.

The Local Housing Market

- S12. A key part of the project was an assessment of the local housing market. Information was drawn from a range of sources including the Land Registry, internet searches and face-to-face interviews with local estate and letting agents. Separate and detailed reports for the whole of Dorset have been completed: in this report we provide the key findings in relation to Weymouth & Portland.
- S13. Latest Land Registry data suggests that the average property price in Weymouth & Portland (at £205,422) is around 1% lower than the average for England and Wales and also below the average for the whole of Dorset (around £250,000). The rate of increase in property prices in the Borough over the past few years has been significant, information from the Land Registry shows that between the 4th Quarter of 2001 and the 4th quarter of 2006 average property prices in Weymouth & Portland rose by 91.0% - this is above the average increase for both England and Wales and Dorset as a whole.



S14. A survey of local estate and letting agents identified estimates of the minimum costs of housing to both buy and rent in the Borough. Overall, the survey suggested that prices started at around £103,000 for one bedroom properties with private rental costs starting from around £400 per month.

Table S2 Minimum property prices/rent in Weymouth & Portland		
Property size	Minimum price	Minimum rent (per month)
1 bedroom	£103,000	£400
2 bedrooms	£141,000	£500
3 bedrooms	£173,000	£600
4 bedrooms	£232,000	£750

Source: Weymouth & Portland HNDS Fordham Research 2007

S15. The information about minimum prices and rents was used along with financial information collected in the survey to make estimates of households' ability to afford market housing (without the need for subsidy).

Key Survey Findings

S16. Using data from the household survey it is possible to provide a detailed picture of the profile of local households and their dwellings. The nature of the current stock is an important consideration in identifying gaps in the market and for providing information about potential future requirements. Below we highlight some key findings from the household survey:

- The stock of housing in Weymouth & Portland is concentrated towards semi-detached and terraced houses and bungalows. An estimated 53.5% of households live in semi-detached or terraced. In addition, an estimated 20.8% of households live in flatted accommodation, a figure which is significantly higher than the regional average (12%) and also higher than the latest national estimate (of 17%)
- Around 28% of households in Weymouth & Portland are pensioner only households (slightly higher than the most recent national estimate of around 24%), whilst just under a quarter of households contain children (around 5% of all households are lone parent households). Further analysis shows that over half of outright owners are pensioner-only households.

- Around 20% of households had lived in their current accommodation for less than two years. Although a large proportion of moves involved the private rented sector, a key finding was the significant number of in-migrating older person households – the vast majority of such households moved to owner-occupied dwellings and shows the desirability of the area for retirement
- Overcrowding does not appear to be a significant issue in the Borough, with only 1.6% of households estimated to be overcrowded (using the bedroom standard). This figure is significantly below the latest national estimate of around 2.5%

Future Movers

- S17. Another important aspect of the survey (in relation to future demand for housing) was an assessment of households who need or are likely to move home in the future. The study looked at the future aspirations and expectations of both existing households and potential newly forming households.
- S18. The table below shows that around 19.0% of existing households need or are likely to move home in the next two years. Households in the private rented sector are most likely to be future movers although nearly half of all moving households are currently owner-occupiers.

Table S3 Households who need or are likely to move in next two years by tenure

Tenure	Number who need/likely to move	Total number of households	% need/likely to move
Owner-occupied (no mortgage)	1,089	10,356	10.5%
Owner-occupied (with mortgage)	1,606	10,566	15.2%
Social rented	776	3,860	20.1%
Private rented	1,976	3,918	50.4%
Total	5,448	28,700	19.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

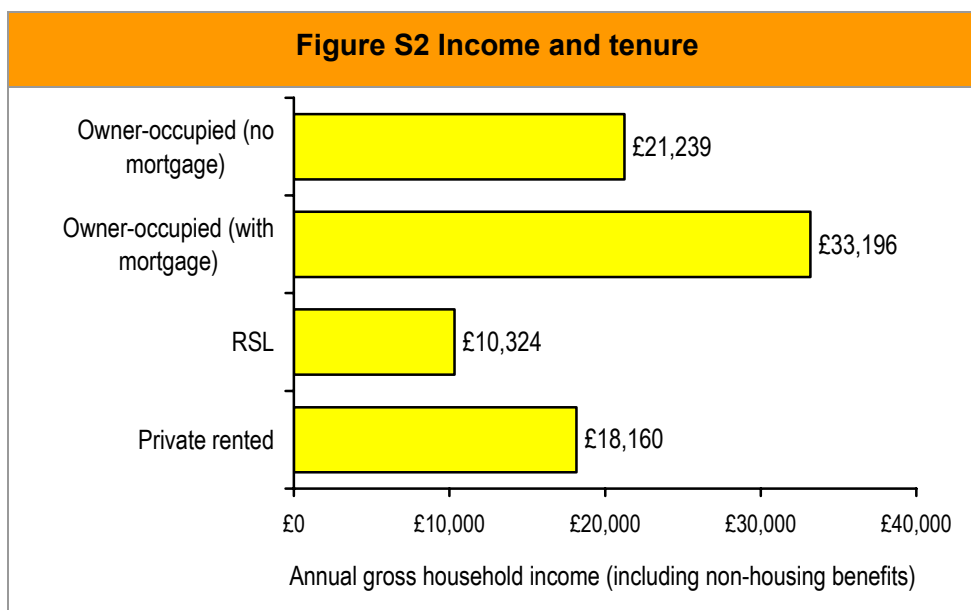
- S19. In addition to the 5,448 existing households who need or are likely to move the survey also estimates there will be around 1,948 households who need or are likely to form from households currently resident in the Borough over the next two years. Other key findings in relation to these moving households include:
- Some 74.2% of existing households would like to remain in Weymouth & Portland and a similar proportion expect to do so. Newly forming households are slightly less likely to either want or expect to remain in the Borough

- Significantly more moving households would like owner-occupied accommodation than expect it (this finding is particularly notable for newly forming households). Similarly more moving households would like a detached home than expect it.
- For both groups (existing and newly forming) the potential need for specialist housing (e.g. sheltered accommodation) is limited with well over 90% of both groups both wanting and expecting to secure ‘ordinary’ residential accommodation.

Financial Information

S20. A key part of the housing needs and demand survey is an assessment of the financial situation of households. Data was therefore collected in the survey looking at a range of financial information (including incomes, savings and equity).

S21. Survey results for household income in Weymouth & Portland estimate the average (mean) gross household income level to be £23,753 per annum. The median income is noticeably lower than the mean (at £19,068 per annum). There were, however, wide variations by tenure; with households living in social rented housing having particularly low income levels.



Source: Weymouth & Portland HNDS Fordham Research 2007

S22. The survey also collected data about households’ savings and equity levels. It is estimated that the median level of savings for all households is around £3,000 whilst the median equity level is £164,034.

Housing Need - background

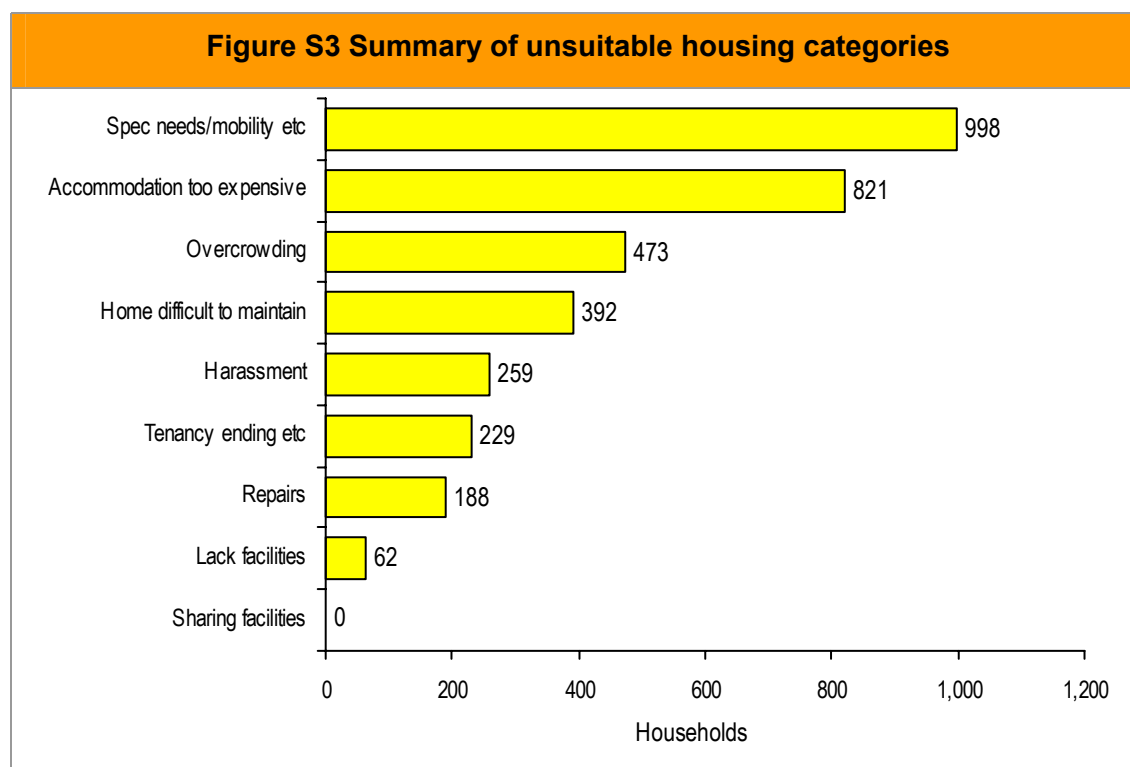
S23. A key part of the study was to look at affordable housing requirements. To do this the report has closely followed guidance set out by CLG (Strategic Housing Market Assessments: Practice Guide March 2007). The guide sets out methods for looking at both the backlog of need and future need and in this report both have been addressed separately.

S24. In broad terms the assessment of need (which takes account of both the need for and supply of affordable housing) can be split into the following four categories for analysis:

- Current (backlog) need
- Available stock to offset need
- Newly arising (future) need
- Future supply of affordable units

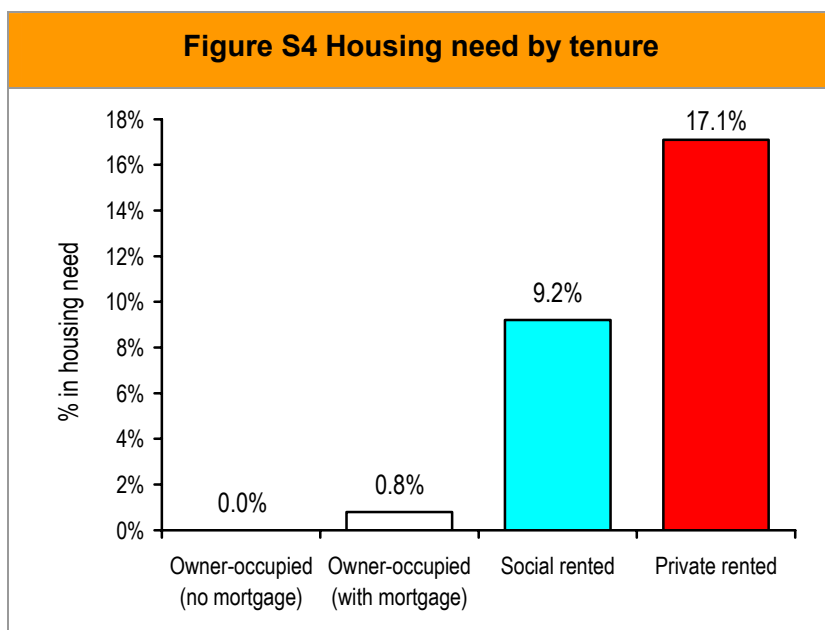
Current need

S25. Survey data suggests that around 2,574 households in the Borough are currently living in unsuitable housing - the main reason being special needs and/or mobility problems, followed by accommodation too expensive.



Source: Weymouth & Portland HNDS Fordham Research 2007

- S26. The number of households in unsuitable housing whose needs could be met within their own accommodation were then considered (i.e. in-situ solutions). Overall, it was estimated that 1,532 of the 2,574 households would need to move home to find a solution to the unsuitability.
- S27. Of these 1,532 households, an estimated 73% cannot afford a suitable solution in the housing market without some form of subsidy and are hence considered to be in housing need (1,111 households). Household in the private rented sector were most likely to be in housing need, followed by households in the social rented sector.



Source: Weymouth & Portland HNDS Fordham Research 2007

- S28. Taking into account a small number of homeless households who would not have been picked up by the household-based survey (7 additional households) makes for a total backlog need of 1,118 households.
- S29. It is estimated that at the time of the survey there was a current stock of affordable housing of around 552 which could be used to meet this need (including dwellings becoming available as households in the social rented sector move to different dwellings). Hence it was estimated that the net backlog of need for affordable housing is around 566 units (1,118-552). Annualised over 5 years (as recommended in the Practice Guidance) this becomes 113 households (566/5).

Future need

- S30. The future need for affordable housing has been based on survey information about past household behaviour in terms of moves to different accommodation. The future need for affordable housing is split into two categories:
- New households formation (× proportion unable to buy or rent in market)
 - Existing households falling into need
- S31. The data suggests that on an annual basis there will be 316 newly forming households requiring affordable housing and a further 617 existing households. The total future need for affordable housing is therefore estimated to be 933 units per annum.
- S32. The supply of affordable housing to meet this need has also been estimated from past trend data. This data suggests that the current stock of affordable housing is likely to provide around 246 units (241 social rented and 5 intermediate units (i.e. shared ownership)). Hence it is estimated that the net annual need for additional affordable housing is in the region of 687 units (933-246).
- S33. The total net housing need in Weymouth and Portland is calculated by adding the net current need to the difference between the future need and supply. The total net annual housing need in Weymouth and Portland is therefore 800 units (113+993-246)

Balancing Housing Markets

- S34. The previous analysis looked at the need for affordable housing in isolation. However, as mentioned it is the case that there is a significant overlap between affordable housing and market housing (e.g. with the private rented sector). Therefore a further analysis has been carried out which looks at future demands across the whole housing market.
- S35. The 'Balancing Housing Markets' (BHM) assessment looks at the whole local housing market, considering the extent to which supply and demand are 'balanced' across tenure and property size. It works at the simplest level by establishing the likely demand for housing of particular types by the expected supply arising from vacancies in the existing stock so as to provide a broad indications of the shortages (and in some cases surpluses) of particular types of dwelling.
- S36. The BHM model is not a purely technical assessment of housing requirements and combines a technical assessment of certain aspects (e.g. affordability) with a reasoned judgement of how exactly the housing market operates (e.g. the fact that the private rented sector is often used to meet some affordable needs through the use of Housing Benefit).

- S37. In addition the model looks at both households’ aspirations and their expectations to provide an indication of the most likely housing solution in the particular market. The model is essentially based upon the stated move expectations of the respondents, which have had the ‘aspiration’ element removed by asking about them first. The questionnaire says ‘*what would you like*’, and then ‘*what would you expect*’. Although these do not contain a formal means test (in other words no arithmetic check has been made to see whether they can afford their stated preference) our experience suggests that expectations are quite reliable as a guide. Indeed ‘expectations’ of households planning to move are likely in some ways to be more reliable than a formal means test, as no questionnaire survey can expect to discover all means of finance available to households. The stated expectations do, therefore, contain an implicit means test.
- S38. The expectations should therefore be regarded as moves which, if suitable supply of housing is available, are capable of being fulfilled. Thus the BHM analysis, which seeks to reconcile the ‘demands’ of movers with the supply of vacant dwellings, works by repeated iterations through the stock, taking account of what properties would be made vacant by moves, and then matching them with the sizes/types of dwelling stated by expected movers. The table below shows the overall results of the BHM analysis.

Table S4 Balancing Housing Markets results for Weymouth & Portland (per annum)					
Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	46	97	26	51	220
Private rented	20	47	-54	-35	-22
Intermediate	65	47	31	0	143
Social rented	48	55	36	-1	139
TOTAL	180	246	40	15	480

Source: Weymouth & Portland HNDS Fordham Research 2007

- S39. The table shows that overall there is expected to be a greater demand for housing than the current stock of housing can meet. Overall, across all tenures there is an apparent shortfall of 480 dwellings per annum (excess demand over supply) of which 59% is for affordable housing. The above table also looks at demand shortfall and surpluses by tenure and it is worthwhile to briefly describe the findings in each of these groups.
- S40. There are two comments to make on the general interpretation of this table:

- i) **Private rented sector.** Where the figures show a surplus they do not imply that there will be empty rented flats. What the figures imply is that even viewed in terms of expectations, most people do not want the private rented sector. Viewed through the perspective of 'aspirations' very few want it. Many more expect it, but yet more will be obliged in practice to accept it. Household expectations are a realistic way to view the future market, but nothing is certain about the future, and as we have a much more detailed database on stock supply and turnover than any household is likely to have, this analysis can establish the 'true' position on overall supply and demand. A surplus shown for a particular size of private rented dwelling will only very rarely result in vacant private rented stock. In practice some households expecting to buy may be frustrated in achieving this. Such households will end up in private rented accommodation thus creating an overall demand for the sector. Similarly, but at the other end of the financial capacity range, some households only able to afford social rented housing will be unable to secure it as expected, and will enter the private rented sector on Housing Benefit.
- ii) **Social rented vs. intermediate housing.** Since there is only a very limited supply of intermediate housing at present, the 'expectations' of households are not often directed towards this tenure. As a result we have taken those aspiring to something more than social renting and applied a means test to them. In this respect, the general approach to the BHM of using expectations is replaced by analysis of the ability to afford. Thus the numbers of households indicated to be in the intermediate band are those unable to afford market housing, but who can afford the mid-point of the intermediate range. The mid-point is taken because it represents the 'average' weekly cost of intermediate housing types.

S41. The following examines the results.

Housing tenure outcomes

Owner-occupation

S42. In the owner-occupied sector there is an apparent shortfall of 220 units per annum (46%) of the overall shortfall. The greatest shortfall is for two bedroom homes although shortages of all sizes of accommodation are shown. Around a quarter (23%) of the owner-occupied shortfall is for four bedroom accommodation.

Private rented sector

S43. Overall the private rented sector appears to be roughly in balance. The potential demand for this type of accommodation is roughly in line with the overall supply. However, by size of

dwelling we find that there are potential shortages of one and two bedroom homes and surpluses of three and four bedroom accommodation.

Intermediate housing

S44. The requirement for intermediate housing makes up around 30% of the net shortfall of housing in the Borough and there are shortages shown for all sizes of accommodation (other than four bedrooms). The main shortfalls are for one and two bedroom homes. However it should be borne in mind that the results may not reflect households' actual ability to pay for this type of accommodation.

Social rented housing

S45. The shortage of social rented housing makes up around 29% of the total shortfall of housing in the Borough. Most of the net requirement for social rented housing is for one and two bedroom units although the results also suggest a shortage of three bedroom social rented homes.

Mix of new market housing

- S46. PPS3 (para 22) requires, in the second of its three key outputs from SHMA's, indication of the likely profile of households requiring market housing, by the typology set out below. The tabulation covers all of (historic) Dorset as the comparisons between areas can be helpful.
- S47. The following table shows the gross demand by four types of household. They do not overlap, so that if a household consists of 2 pensioners it is listed as 'older persons' and not also as 'multi-adult'.

Table S5: Gross demand for market housing (per annum by household type)					
<i>Area</i>	<i>Older persons</i>	<i>Single non-pensioner</i>	<i>Multi adult</i>	<i>Households with children</i>	<i>TOTAL</i>
Bournemouth	930 15.8%	1,477 25.1%	2,375 40.3%	1,111 18.9%	5,892 100.0%
Christchurch	482 30.5%	245 15.5%	545 34.5%	310 19.6%	1,582 100.0%
East Dorset	594 22.5%	299 11.3%	1,018 38.5%	733 27.7%	2,643 100.0%
North Dorset	403 20.4%	299 15.1%	772 39.0%	505 25.5%	1,980 100.0%
Poole	663 15.9%	778 18.7%	1,832 44.0%	889 21.4%	4,162 100.0%
Purbeck	158 13.0%	162 13.4%	530 43.7%	363 29.9%	1,213 100.0%
West Dorset	712 25.5%	462 16.6%	946 33.9%	670 24.0%	2,790 100.0%
Weymouth & Portland	310 17.7%	382 21.8%	581 33.1%	482 27.4%	1,756 100.0%
DORSET	4,252 19.3%	4,104 18.6%	8,599 39.1%	5,063 23.0%	22,018 100.0%
Bournemouth/Poole HMA	3,230 18.5%	3,260 18.7%	7,072 40.5%	3,911 22.4%	17,472 100.0%
Dorchester/Weymouth HMA	1,022 22.5%	844 18.6%	1,527 33.6%	1,152 25.3%	4,546 100.0%
DORSET	4,252 19.3%	4,104 18.6%	8,599 39.1%	5,063 23.0%	22,018 100.0%

Source: This appears as Table 13.6 of the main text

S48. The results show a range of patterns, summarised below:

- i) About 40% of the gross demand is from multi-adult households (Dorset wide). It is the biggest group in all the districts, although the average for the Dorchester/Weymouth HMA is a bit lower: a third rather than 40%.
- ii) The next biggest group is households with children, at county and both HMA levels, although this pattern varies slightly among the districts. The exception is Bournemouth, where the gross demand is higher for 'single non-pensioner' than for families, although both areas of demand are substantial.

- iii) The demand from single-non pensioners is joint third with older persons. This may seem odd, given that household projections show increasing numbers of single people. However a single person household, whether pensioner or not, can arise through the death or departure of a spouse, without any house move at all. That helps to explain this finding.
- iv) The gross demand from older persons is about a fifth, at the county level, but a bit higher in the Dorchester/Weymouth HMA than in the Bournemouth/Poole one. By far the highest demand figure from older persons is in Christchurch, which entirely agrees with the character of that borough as being highly attractive to older people.

S49. The outputs shown here fulfil the requirement of the middle part of Para 22 of PPS3.

The Needs of Particular Groups

S50. In addition to the main analyses of housing need and housing demand the study addressed particular client groups that may have specific housing requirements. Although such groups do not necessarily represent households in need as defined by the CLG Guide, it is important for the Council to have information on them in order to inform specific policies and service provision.

S51. For example, the frail elderly may not be in housing need in the sense of not being able to afford market housing, but many of them are liable to require extra care in the future, whether directly, or via aids and adaptations in the home. Key findings from analysis of a range of different groups include:

- There are an estimated 6,049 households in the Weymouth & Portland area with one or more members in an identified special needs group, which represents 22.3% of all households. These households were most likely to state a requirement for more support services
- Over a quarter of households in Weymouth & Portland contain only older people (28.4%). These are almost all comprised of one or two persons, however over half reside in accommodation with three or more bedrooms. Within the social rented sector there are 217 older person households living in properties with at least three bedrooms indicating an opportunity to reduce under-occupation.
- The survey estimates that 3,240 households in Weymouth & Portland are headed by a key worker. Key worker households are more likely than average to be resident in owner-occupation. They also record higher average incomes than other households in employment.

- The survey records that there are 8,472 people between 21 and 35 in Weymouth & Portland. Nearly four-fifths of these young people are employed and 31.1% live with their parents.
- The average age of recent first-time buyers is 35.7 years and they required household incomes significantly above the Borough average to get onto the property ladder. Some 41.4% of these households spend over a quarter of their gross household income on their mortgage.
- Weymouth & Portland Borough is largely urban although around a fifth of households are classified as living in rural areas (mainly locations described as 'town and fringe' areas). Comparisons between households in the urban and 'rural' parts of the Borough did not suggest any significant differences between households living in the two different types of location.

Implications for affordable housing policy

- S52. Affordable housing policy, based on rigorous Housing Needs Assessment, has been an important part of housing strategy and planning policy ever since 1991. However no Government body has provided any clear mechanism for establishing an affordable housing target.
- S53. Following the CLG Guidance the net annual housing need in Weymouth and Portland is estimated to be 800. This represents an index of 28 (the average for 350 or so Fordham Research studies of this kind is about 16, so that it is high).
- S54. In reality a number of households are likely to find solutions in the private sector (e.g. by spending a greater proportion of their income on housing than is recommended by the guidance) and the requirement for affordable housing will be lower, although still much higher than what is likely to be possible to achieve.
- S55. Due to the lack of instruction from government, targets are set by the prevailing practice: what other councils with similar levels of housing need have proposed, and after examination by Planning Inspectors, adopted. The RSS Panel report for the South West suggested a minimum target of 35%. Clearly the situation in Weymouth & Portland is more serious than the minimum. Other authorities with a high level of need are pursuing targets of 50%. These are subject to 'deliverability' as specified in PPS3.
- S56. PPS3 also requires this target to be split between intermediate and social rented housing. We have studied the requirement for intermediate housing through the balancing housing markets (BHM) model. This model suggests that around 51% of all additional affordable housing should be intermediate housing (i.e. priced around midway between social rents and the entry-level cost of private sector housing (generally private rented housing)).

- S57. However there is little housing that can be truly labelled 'intermediate': for example shared ownership is typically more expensive than market entry and is therefore 'low cost market' housing in practice. There is scope in Weymouth and Portland for a Housing Corporation product called 'intermediate rent': this could meet some 31% of Weymouth and Portland's annual need. Hence this would appear to indicate a more appropriate target for the intermediate band.
- S58. The final chapter in this report presents a set of weekly costs for different sizes and tenures of housing which, if updated according to the instructions provided, will ensure that newbuild housing fits whatever tenure/size descriptions are in accordance with future policies.

SECTION A: CONTEXT

1. Introduction

Introduction

- 1.1 This Survey of Housing Need and Demand forms part of a wider Strategic Housing Market Assessment being conducted by a partnership involving all nine local authorities in Bournemouth, Poole and Dorset, as well as a number of other stakeholders. The broad aim of this project was to provide the primary research at household level to understand the need and demand for different forms of housing. Ultimately the findings from this study will be fed into the wider SHMA research and used to evidence revised, local, affordable housing policies and strategies.
- 1.2 This report presents the results for the Weymouth & Portland Borough. Equivalent reports have been produced for the seven other authority areas within Dorset.
- 1.3 The following table summarises key terms used in this report.

Table 1.1 Key terms used in the Reports	
<i>Key term or reference</i>	<i>Acronym</i>
Housing need/demand study	HNDS
Strategic Housing Market Assessment	SHMA
Housing Market Area	HMA
Planning Policy Statement 3: Housing (Nov 2006)	PPS3
Practice Guidance on PPS3 (March and August 2007)	The Guide
Local Development Framework	LDF
Regional Spatial Strategy	RSS

Source: Fordham Research 2007

The Dorset-wide Strategic Housing Market Assessment (SHMA)

- 1.4 The Dorset-wide SHMA is already well advanced and a number of documents have been produced along with a series of consultation days (facilitated by the County Council). The main aims of the SHMA can be summarised as being to:
- Analyse primary and secondary data to produce a detailed understanding of the local housing market and sub-markets in the sub-region
 - Enable the development of strategic views on the need and demand for both market and affordable housing across the County

- Provide evidence to support both RSS and LDF policies to enable the development of mixed and balanced communities
- Inform decisions about housing requirements in areas with different characteristics (e.g. urban vs. rural areas)
- Identify the particular situation of different groups of the population (e.g. key workers, households with disabilities and older persons)
- Provide an understanding of the linkages between the housing market and the local economy

1.5 Whilst this project does not cover all of the key areas highlighted for the SHMA the data collected and analysed will provide an important source of information for many of the bullet points mentioned above.

Key outputs from this document

- 1.6 This document is designed to provide information in relation to many of the key outputs required for the Dorset-wide SHMA. In particular the survey outputs look at household and dwelling characteristics (putting these in a regional and national context), households' current financial circumstances (e.g. income, savings, equity) and future housing demands (from both current and new households).
- 1.7 This report also assesses current prices and rents in the local area (this topic is subject to a separate report) to help provide a background to the affordability of local housing.
- 1.8 Key outputs from the report also include an assessment of the need for affordable housing and a separate analysis of imbalances in the housing stock (comparing housing supply and demand across all sectors (i.e. affordable and market).
- 1.9 Finally, the report studies the particular situation of a range of specific household groups (such as special needs households and key workers).
- 1.10 Where possible, all information has been provided at ward level to assist in the understanding of differences in the local housing market and to potentially inform policies for different parts of the Borough and housing market area.

Government guidance

- 1.11 Although this report is only providing information which is to feed into the Dorset-wide SHMA it is important to briefly summarise key points from Government guidance which are relevant to this assessment. The documents are of particular importance:

- Planning Policy Statement 3 (Housing) – PPS3 (November 2006)
- Strategic Housing Market Assessments Practice Guidance – The Guide (March 2007)

1.12 PPS3 sets out a number of key definitions relevant to this project (including affordable housing, intermediate housing and housing need). In addition the PPS is clear about the outputs required from a Strategic Housing Market Assessment. Paragraph 22 of PPS summarises the requirements nicely:

Based upon the findings of the Strategic Housing Market Assessment and other local evidence, Local Planning Authorities should set out in Local Development Documents

- *The likely overall proportions of households that require market or affordable housing*
- *The likely profile of household types requiring market housing*
- *The size and type of affordable housing required*

1.13 The Guide provides details about the whole process of conducting a Strategic Housing Market Assessment. Whilst much of this information is not relevant to this project there are a number of areas within guidance which are important for this particular study. The most important aspect of the Guide for this study is the information about measuring housing need.

1.14 The Guide sets out a series of steps to be followed when assessing affordable housing requirements and also sets out some key definitions for particular aspects of analysis (such as the measurement of housing suitability and a detailed discussion of measuring affordability).

1.15 As far as is possible (and relevant) this project has sought to follow the requirements of both PPS3 and The Guide

Summary

1.16 This report details the findings of a survey of housing need and demand carried out across Dorset. The results of this survey will be fed into the wider Dorset-wide Strategic Housing Market Assessment work. This report presents the findings for Weymouth & Portland Borough.

1.17 In particular this report concentrates on the need for affordable housing and the supply and demand for housing across all tenure groups.

- 1.18 Where relevant the report follows government advice given in PPS3 and The Guide and therefore provides policy relevant outputs which can sensibly be translated into a range of strategies and will be an important input to both the RSS and LDF process.

2. Data Collection

Introduction

- 2.1 The primary data was collected using postal questionnaires. The same questionnaire was distributed across the whole of Dorset to ensure the results produced are comparable. A copy of the questionnaire is provided in Appendix A4. The sample for the survey was drawn, at random, from the Council Tax Register covering all areas and tenures groups in the Borough.
- 2.2 In total 1,891 postal questionnaires were returned. The number of responses provides sufficient data to allow complete, accurate and detailed analysis of needs across the Borough and down to ward level. The sample size of 1,891 gives a maximum margin of error borough-wide of 2.2% at the 95% confidence interval.
- 2.3 Although the response represents only a small percentage of the total household population, this does not undermine the validity of the survey as paragraph 18 of Strategic Housing Market Assessment Practice Guidance Annex C states:

“A common misconception when sampling is that it should be based on a certain percentage of the population being studied. In fact, it is the total number of cases sampled which is important. As the number of cases increase, the results become more reliable but at a decreasing rate... Approximately 1500 responses should allow a reasonable level of analysis for a local authority area.”

- 2.4 Prior to analysis, data must be weighted in order to take account of any measurable bias. The procedure for doing this to the main dataset is presented in the following section.

Base household figures and weighting procedures

- 2.5 Firstly, the total number of households is estimated. This is necessary in order to gross up the data to represent the entire household population. A number of different sources were consulted, primarily the Council's Housing Strategy Statistical Appendix (HSSA) (2006), the Council Tax Register and CLG household projection information. Using this information, it is estimated that the number of households resident in the Borough at the time of the survey was 28,700.

2.6 The table below shows an estimate of the current tenure split in Weymouth & Portland along with the sample achieved in each group. The data shows that around 73% of households were owner occupiers with 13% in the social rented sector and the remaining 14% in the private rented sector. The private rented sector includes those living in tied accommodation and those living in accommodation owned by relatives or friends.

Table 2.1 Number of households in each tenure group				
Tenure	Total number of households	% of households	Number of returns	% of returns
Owner-occupied (no mortgage)	10,356	36.1%	795	42.0%
Owner-occupied (with mortgage)	10,566	36.8%	705	37.3%
Social rented	3,860	13.4%	197	10.4%
Private rented	3,918	13.7%	194	10.3%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

2.7 Survey data was weighted to match the suggested tenure profile shown above. An important aspect of preparing data for analysis is ‘weighting’ it. As can be seen from the table above, social survey responses never exactly match the estimated population totals. As a result it is necessary to ‘rebalance’ the data to correctly represent the population being analysed via weighting. Weighting is recognised by the Strategic Housing Market Assessment Guidance as being a way of compensating for low response amongst certain groups. Although response rates were lower amongst certain groups of the population (private rented in the table above) the application of a sophisticated weighting process, as has been used in this survey, removes any bias.

2.8 In keeping with this discussion it is necessary to ‘rebalance’ the data to correctly represent the population being analysed. Data was also weighted to be in line with the estimated number of households in each of various groups (detailed below). Further information on this process is presented in Appendix A2.

- Fifteen wards
- Council Tax band
- Number of people in household
- Household type
- Accommodation type
- Car ownership

2.9 In addition, throughout this report information is provided for three geographical areas within the Borough (sub-areas). These have been made up from groups of wards. The table below shows the sub-areas used for analysis and the wards within each of these sub-areas. Appendix A1 also provides additional sub-area detail for all 15 wards in the Borough.

Table 2.2 Wards contained within each sub-area

Sub-area	Wards in sub-area
North Weymouth & Preston	Preston, Radipole, Wey Valley, Littlemoor, Upwey & Broadway
Central Weymouth & Westham	Melcombe Regis, Weymouth East, Westham West, Westham North, Westham East
Portland & Wyke Regis	Wyke Regis, Weymouth West, Tophill East, Tophill West, Underhill

2.10 The table below shows the estimated number of households in each of these three sub-areas and the sample size achieved. The data shows that the largest sub-area in terms of household numbers is Central Weymouth & Westham (estimated 9,971 households) whilst the North Weymouth & Preston sub-area has the largest sample size (653).

Table 2.3 Number of households in each sub-area and sample size

Sub-area	Number of households	% of households	Sample size	% of sample
North Weymouth & Preston	8,872	30.9%	653	34.5%
Central Weymouth & Westham	9,971	34.7%	588	31.1%
Portland & Wyke Regis	9,857	34.3%	650	34.4%
Total	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Rounding

2.11 Figures presented in the analytical text and tables of this report have been rounded and discrepancies may occur between the sums of the component items and totals. Percentages are calculated prior to rounding and therefore discrepancies may also exist between these percentages and those calculated from the rounded figures.

Summary

2.12 This Survey of Housing Need and Demand in Weymouth & Portland is based on primary survey data collected via a postal questionnaire from 1,891 households. The survey data was grossed up to an estimated total of 28,700 households and weighted according to key characteristics so as to be representative of the Borough's household population.

3. Population and household mobility

Introduction

- 3.1 This chapter helps to set the scene for the study by providing context on people's mobility. Further analysis of household mobility will be found in the context of turnover rates in Chapter 5, and in terms of tenure and future movement in Chapter 9. This introductory chapter is intended to provide context.
- 3.2 The analysis begins with 2001 Census information (based on people not households), firstly showing the relationship of Dorset with the outside world, and then the dynamics of movement within Dorset. This is followed by a parallel analysis within Dorset using the primary data. This cannot of course provide the wider focus outside the (historic) county as it was limited to Dorset, but can provide extra insights, for example through future movement plans.

Movements of population between Dorset and the outside world: Census

- 3.3 The tables below show the overall migration statistics for Dorset, taken from the 2001 Census. The selection of places outside Dorset is based on examination of the locations most frequently involved in movements of population into and out of the county.
- 3.4 The net inflow from domestic sources in Dorset is a significant one. 10,314 more people coming into Dorset from within the UK than we find leaving to elsewhere in the UK will have a significant impact upon the housing market. A total of 4,240 people arrived from international sources in the year before the Census; however since outflows are not recorded from the UK, no net figure can be calculated.
- 3.5 Dorset has a moderate level of self-containment in terms of migration; there were more people moving into homes in Dorset from within the County (60.3%) as there were from outside the County (39.7%).

Table 3.1 Dorset : Total Migration, Domestic and International			
	Inflow	Outflow	Net Flow
Domestic	30,994	20,680	10,314
International	4,240	?	?
TOTAL	35,234	?	?
Internal Flow	53,624	53,624	n/a
Self-containment	60.3%	(72.2%)	n/a

Source: 2001 Census

- 3.6 Table 3.1 is not a complete count of all migrating households, as the analyses excludes partly moving households, defined by NOMIS as including households where no household member had a usual address one year ago. The inflow also excludes households who previously did not have a usual address and did not live within the area.
- 3.7 The table below provides a more detailed view of the inflows and outflows to/from Dorset (from local authorities outside of Dorset). A large selection of areas has been included, from both authorities neighbouring the study area and from authorities from further a field. International moves have been excluded from the table.
- 3.8 New Forest in Hampshire records the largest gross in and outflows with Dorset. New Forest borders both East Dorset and Christchurch. In terms of net migration Test Valley shows the largest inflow to Dorset, with Southampton recorded as taking the largest outflow. To the west and north of the county there are relatively large flows between South Somerset and Dorset and smaller flows between East Devon and Dorset, in both cases these result in net out- migration from the County.

Table 3.2 Dorset Migration Data (LA's outside of the study area)

	Into Dorset	Out of Dorset	Net Migration
Basingstoke and Deane	280	138	142
Birmingham	211	207	4
Bristol, City of	284	299	-15
Ealing	212	109	103
East Devon	262	302	-40
Eastleigh	195	145	50
Hillingdon	247	107	140
Hounslow	249	115	134
Isle of Wight	218	213	5
New Forest	1,394	1,267	127
Plymouth	198	262	-64
Portsmouth	239	234	5
Richmond upon Thames	192	89	103
Salisbury	725	725	0
South Somerset	941	1,035	-94
Southampton	427	570	-143
Test Valley	329	127	202
Wandsworth	206	234	-28
Winchester	283	282	1
Wokingham	229	96	133

Source: 2001 Census

Movements within Dorset: Census

- 3.9 This analysis will continue with further analysis of Census data, looking at the movements to and within Dorset (from the year previous to Census day 2001). We have then conducted the same analysis using more recent data from the household survey. Of particular interest may be the final two tables in this section where we analyse expected future movers for households in each of the districts.

Current location	Previous location									TOTAL
	Bourne-mouth	Christ-church	East Dorset	Poole	Pur-beck	North Dorset	West Dorset	Weymouth & Portland	Outside Dorset	
Bournemouth	12,594	679	667	1,954	140	104	93	73	10,377	26,681
Christchurch	776	1,919	96	115	21	17	15	0	1,796	4,755
East Dorset	695	105	3,082	878	137	118	34	36	3,128	8,213
Poole	1,831	115	712	7,494	475	116	78	71	5,106	15,998
Purbeck	156	3	117	435	2,148	55	99	46	2,115	5,174
North Dorset	131	6	170	148	83	3,222	172	59	4,809	8,800
West Dorset	63	12	70	104	164	264	4,915	525	4,803	10,920
Weymouth & Portland	41	3	21	42	59	48	584	4,419	3,100	8,317
TOTAL	16,287	2,842	4,935	11,170	3,227	3,944	5,990	5,229	35,234	88,858

Source: 2001 Census

Table 3.4 Movement to and within Dorset (row percentages) (Census)

Current location	Previous location									TOTAL
	Bourne-mouth	Christ-church	East Dorset	Poole	Pur-beck	North Dorset	West Dorset	Weymouth & Portland	Outside Dorset	
Bournemouth	47.2%	2.5%	2.5%	7.3%	0.5%	0.4%	0.3%	0.3%	38.9%	100.0%
Christchurch	16.3%	40.4%	2.0%	2.4%	0.4%	0.4%	0.3%	0.0%	37.8%	100.0%
East Dorset	8.5%	1.3%	37.5%	10.7%	1.7%	1.4%	0.4%	0.4%	38.1%	100.0%
Poole	11.4%	0.7%	4.5%	46.8%	3.0%	0.7%	0.5%	0.4%	31.9%	100.0%
Purbeck	3.0%	0.1%	2.3%	8.4%	41.5%	1.1%	1.9%	0.9%	40.9%	100.0%
North Dorset	1.5%	0.1%	1.9%	1.7%	0.9%	36.6%	2.0%	0.7%	54.6%	100.0%
West Dorset	0.6%	0.1%	0.6%	1.0%	1.5%	2.4%	45.0%	4.8%	44.0%	100.0%
Weymouth & Portland	0.5%	0.0%	0.3%	0.5%	0.7%	0.6%	7.0%	53.1%	37.3%	100.0%
TOTAL	18.3%	3.2%	5.6%	12.6%	3.6%	4.4%	6.7%	5.9%	39.7%	100.0%

Source: 2001 Census

3.10 The tables above show varying levels of self containment for each of the districts, more than half of the moves from Weymouth and Portland are from within the district whereas just over a third of the moves into North Dorset come from within the district. It is interesting to note the large number, and proportion, of people moving into Dorset from outside the area, 35,234 (39.7% of all movers). Bournemouth has a high level of self containment but because of its size is the most likely destination for people moving in from outside, nearly 30% of people moving into Dorset move to Bournemouth.

Movements within Dorset: Survey based

3.11 The tables below show the movement patterns for households who have moved to their current accommodation within the past two years (from survey data). The following figures are based on households, unlike the Census data above, which is numbers of people.

3.12 These again are displayed in gross numbers and percentages of all moves. The gross numbers for the following tables are not comparable with the Census tables from above as these figures are based over a two year period and are based on households as opposed to population. However it is interesting to compare the percentage tables when considering potential changes since the 2001 Census.

Current location	Previous location									TOTAL
	Bourne-mouth	Christ-church	East Dorset	Poole	Pur-beck	North Dorset	West Dorset	Weymouth h & Portland	Outside Dorset	
Bournemouth	11,925	661	531	1,040	122	151	0	0	4,716	19,146
Christchurch	514	1,604	43	109	54	0	29	0	1,270	3,622
East Dorset	635	191	2,537	531	50	150	43	0	1,727	5,864
Poole	1,064	232	614	6,371	368	101	85	30	2,752	11,617
Purbeck	123	11	71	367	1,816	46	109	22	995	3,559
North Dorset	87	15	224	193	126	3,162	159	33	2,185	6,184
West Dorset	104	38	34	41	92	251	4,081	507	2,935	8,083
Weymouth & Portland	37	14	36	57	17	14	360	3,953	1,301	5,788
TOTAL	14,490	2,765	4,089	8,709	2,645	3,877	4,865	4,545	17,880	63,864

Source: Weymouth and Portland HNDS Fordham Research 2007

Table 3.6 Household movement to and within Dorset (row percentages) (Survey)

Current location	Previous location									TOTAL
	Bourne-mouth	Christ-church	East Dorset	Poole	Pur-beck	North Dorset	West Dorset	Weymouth & Portland	Outside Dorset	
Bournemouth	62.3%	3.5%	2.8%	5.4%	0.6%	0.8%	0.0%	0.0%	24.6%	100.0%
Christchurch	14.2%	44.3%	1.2%	3.0%	1.5%	0.0%	0.8%	0.0%	35.1%	100.0%
East Dorset	10.8%	3.3%	43.3%	9.1%	0.9%	2.6%	0.7%	0.0%	29.4%	100.0%
Poole	9.2%	2.0%	5.3%	54.8%	3.2%	0.9%	0.7%	0.3%	23.7%	100.0%
Purbeck	3.4%	0.3%	2.0%	10.3%	51.0%	1.3%	3.1%	0.6%	27.9%	100.0%
North Dorset	1.4%	0.2%	3.6%	3.1%	2.0%	51.1%	2.6%	0.5%	35.3%	100.0%
West Dorset	1.3%	0.5%	0.4%	0.5%	1.1%	3.1%	50.5%	6.3%	36.3%	100.0%
Weymouth & Portland	0.6%	0.2%	0.6%	1.0%	0.3%	0.2%	6.2%	68.3%	22.5%	100.0%
TOTAL	22.7%	4.3%	6.4%	13.6%	4.1%	6.1%	7.6%	7.1%	28.0%	100.0%

Source: Weymouth and Portland HNDS Fordham Research 2007

- 3.13 The first thing that is noticeable in the percentage table above, when compared with the internal movements recorded in 2001 by the Census is how much higher they are. The ‘within district’ historic movements from the survey are about 10% higher across the many districts in Dorset. This suggests a degree of systematic change, which may have to do with the higher prices that now prevail.
- 3.14 Similarly, however, to the reported in migration of people shown by the Census data, household data from the survey shows a substantial proportion of households moving into Dorset from outside the area. 17,880 households accounting for 28% of all moves have come from outside of the study area.
- 3.15 For the sake of comparability, the following table shows the Census data household position compared with the 2007 survey data equivalents:

Table 3.7: % Self containment by Local Authority				
Local Authority	2001 Census - population	2001 Census - households	2007 HNS - households	Difference between 2001 households and 2007 HNS
Bournemouth	47.2	55.2	62.3	7.1
Poole	41.5	52.3	51.0	-1.3
Christchurch	40.4	44.0	44.3	0.3
East Dorset	37.5	40.6	43.3	2.7
North Dorset	46.8	46.3	54.8	8.5
Purbeck	36.6	45.9	51.1	5.2
West Dorset	45.0	48.9	50.5	1.6
Weymouth and Portland	53.1	59.6	68.3	8.7

Source: Weymouth and Portland HNDS Fordham Research 2007: combined 2001 Census and survey data

- 3.16 The margins of accuracy are naturally smaller for the Census than for the survey, but on the face of these figures self-containment would appear to have risen in Weymouth and Portland, North Dorset and Bournemouth, and to a lesser extent Purbeck. The other differences are not large enough to be regarded as meaningful given the sample size difference.

3.17 Aside from the high level of self containment shown in the data for Weymouth and Portland, the migration relationship with West Dorset is also of interest. Households moving from West Dorset into Weymouth and Portland account for 6.2% of all moves into the area. The migration relationship is also significant for households moving out of Weymouth and Portland into West Dorset. This is partly as a result of main parts of the built-up area of Weymouth (such as Chickerell, and parts of Littlemoor) being in West Dorset's administrative area. Weymouth's main industrial estate and a senior school are also located in West Dorset.

Future expected movement patterns: survey based

3.18 The tables below show the expected future moves of households moving in the next two years.

Table 3.7 Future household movement from and within Dorset (households) (Survey)

Current location	Future location									TOTAL
	Bourne-mouth	Christ-church	East Dorset	Poole	Pur-beck	North Dorset	West Dorset	Weymouth & Portland	Outside Dorset	
Bournemouth	13,158	463	248	1,982	180	321	121	0	2,934	19,407
Christchurch	382	2,360	90	54	29	0	55	0	501	3,470
East Dorset	257	109	3,418	544	138	135	100	14	1,260	5,975
Poole	802	99	583	8,459	130	125	24	33	1,699	11,953
Purbeck	51	16	60	424	2,136	68	129	17	498	3,399
North Dorset	101	49	145	201	57	3,148	160	49	1,204	5,113
West Dorset	71	7	31	86	53	156	5,047	255	1,328	7,034
Weymouth & Portland	15	9	68	38	37	52	501	4,003	725	5,448
TOTAL	14,838	3,112	4,643	11,787	2,761	4,003	6,135	4,371	10,148	61,799

Source: Weymouth and Portland HNDS Fordham Research 2007

Current location	Future location									TOTAL
	Bourne- mouth	Christ- church	East Dorset	Poole	Pur- beck	North Dorset	West Dorset	Weymout h & Portland	Outside Dorset	
Bournemouth	67.8%	2.4%	1.3%	10.2%	0.9%	1.7%	0.6%	0.0%	15.1%	100.0%
Christchurch	11.0%	68.0%	2.6%	1.6%	0.8%	0.0%	1.6%	0.0%	14.4%	100.0%
East Dorset	4.3%	1.8%	57.2%	9.1%	2.3%	2.3%	1.7%	0.2%	21.1%	100.0%
Poole	6.7%	0.8%	4.9%	70.8%	1.1%	1.0%	0.2%	0.3%	14.2%	100.0%
Purbeck	1.5%	0.5%	1.8%	12.5%	62.8%	2.0%	3.8%	0.5%	14.6%	100.0%
North Dorset	2.0%	0.9%	2.8%	3.9%	1.1%	61.6%	3.1%	1.0%	23.5%	100.0%
West Dorset	1.0%	0.1%	0.4%	1.2%	0.8%	2.2%	71.8%	3.6%	18.9%	100.0%
Weymouth & Portland	0.3%	0.2%	1.2%	0.7%	0.7%	0.9%	9.2%	73.5%	13.3%	100.0%
TOTAL	24.0%	5.0%	7.5%	19.1%	4.5%	6.5%	9.9%	7.1%	16.4%	100.0%

Source: Weymouth and Portland HNDS Fordham Research 2007

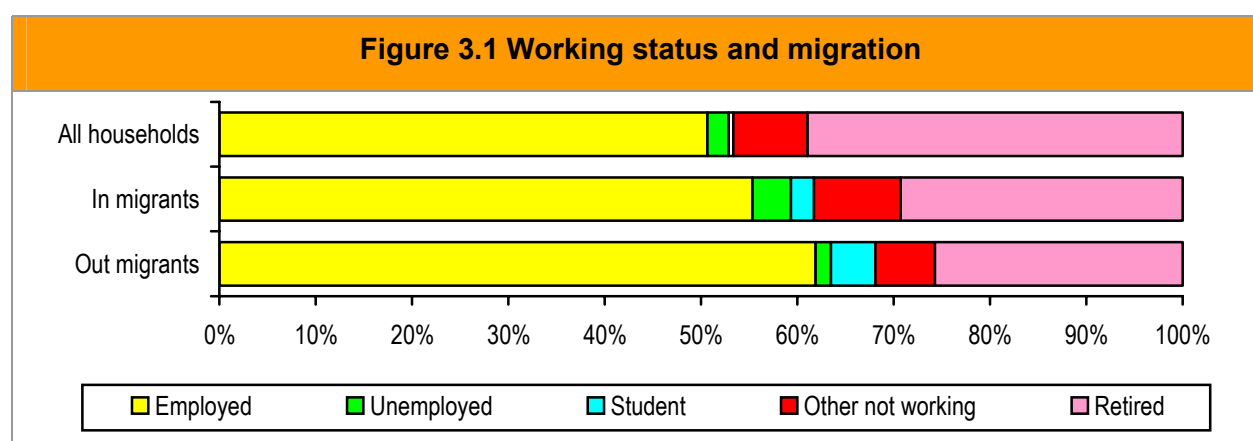
- 3.19 As can be seen from the percentage table immediately above, this shows higher levels of internal movement within the districts, just like the past survey based moves, and distinctly higher than the Census 2001 figures.
- 3.20 Of the 61,799 households that expect to move in the next two years just 16.4% expect to move outside of Dorset, this compares to 28.0% who have moved into Dorset from outside the area in the previous two years. If you were to look at taking a net figure from the gross inflow and expected gross outflow it comes to 7,732 households coming into Dorset over a two year period. Although we are not comparing like with like in this situation and it is too simplistic to rely upon this as an accurate number, it is however informative and of interest.
- 3.21 It is also interesting to note that generally higher proportions of households expect to move within their district than actually achieve it. For example of all households in Christchurch that moved within the last two years into another Dorset authority, just 58.0% moved into a dwelling in Christchurch (the majority of the remainder moved to Bournemouth). When looking at households in Christchurch looking to move in the next two years within Dorset, we find that 79.5% expect to move within Christchurch.
- 3.22 The migration flow from Weymouth and Portland into West Dorset is again evident with 9.2% of all Weymouth and Portland's expected future movers expecting to move to West Dorset. Again a proportion of these will remain within the built up area of Weymouth if they expect to move to Chickerell or parts of Littlemoor that are within West Dorset District. A high proportion (73.5%) of households expecting to move from Weymouth and Portland expect to remain in the area.

Working status and migration (survey)

3.23 The table and figure below show the working status (in numbers and percentages) of in-migrant households (households who have moved into the area in the previous two years) and out-migrant households (households looking to move in the next two years), these are shown against the working status of survey respondents existing in the area.

Table 3.9 Working status and migration			
Working status (survey respondent)	All households	In migrants	Out migrants
Employed	160,178	9,907	6,278
Unemployed	7,004	716	159
Student	1,669	421	471
Retired	123,177	5,231	2,612
Other not working	24,518	1,604	627
Total	316,545	17,880	10,148

Source: Weymouth and Portland HNDS Fordham Research 2007



Source: Weymouth and Portland HNDS Fordham Research 2007

3.24 It is interesting to note the differences between the in-migrant and out-migrant households in terms of working status. Out migrant households tend to be employed, whereas in-migrant households have a higher proportion of retired households. Although the differences are not very large, the results would suggest that the in-migrants into Dorset are often wealthy households, retired or looking to retire.

Summary

3.25 Dorset has a moderate level of self-containment (60.3%) with a substantial net inflow of people. According to the 2001 Census, a total of 30,994 people moved into Dorset from domestic sources, 10,314 more households moved into Dorset than moved out.

- 3.26 New Forest has the largest gross in and outflows with Dorset, other noticeable flows are from South Somerset and Salisbury. It is also notable that people from west London Boroughs show distinct flows to the county: London has a long tradition of radial migration movements outwards from it.
- 3.27 Weymouth and Portland has a relatively high level of self containment, the highest of all the Dorset districts. 68.3% of households that have moved in the last two years have actually moved within the district.
- 3.28 The flows between Weymouth and Portland and West Dorset are significant ones, 6.3% of all moves into West Dorset came from Weymouth and Portland, and 9.2% of households moving from Weymouth and Portland expect to move to West Dorset.
- 3.29 There is a strong net in-migration to the county, especially through Bournemouth. The working status profile suggests that in-migrant households are more likely to be retired, with out-migrant households more likely to be in employment. This would again accord with the overall attractiveness of the county, and the relative lack of major centres of employment, making it a net retirement location.

4. The Local Housing Market

Introduction

- 4.1 This chapter uses information extracted from the supplementary report on the Dorset housing market to briefly describe the housing market in Weymouth & Portland. It uses data from the Land Registry to compare the Weymouth & Portland area with the sub-regional market and summarises information from a survey of estate and letting agents on the entry-level costs to the market.

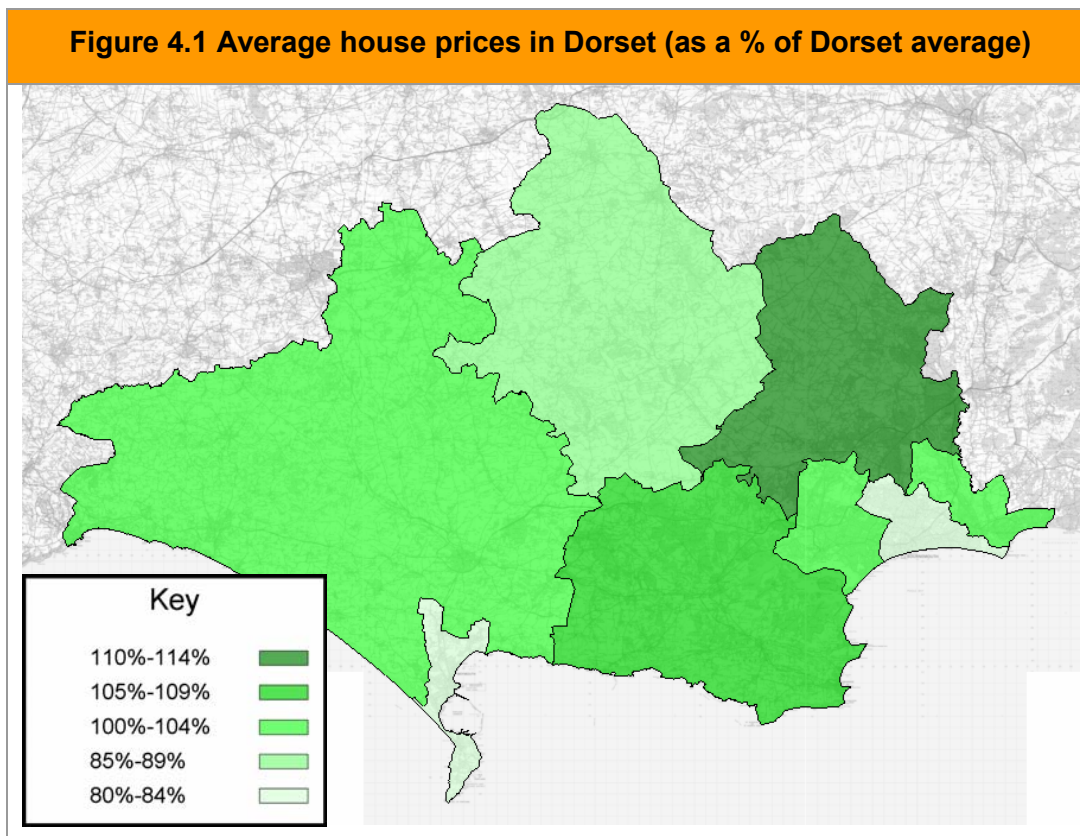
Sub-regional market position

- 4.2 The table below shows average prices in the fourth quarter of 2006 for each of England and Wales, the South West, Dorset and Weymouth & Portland. The table shows that average prices in Weymouth & Portland are virtually the same as the average for England and Wales and lower than the average for both the South West region and Dorset as a whole.

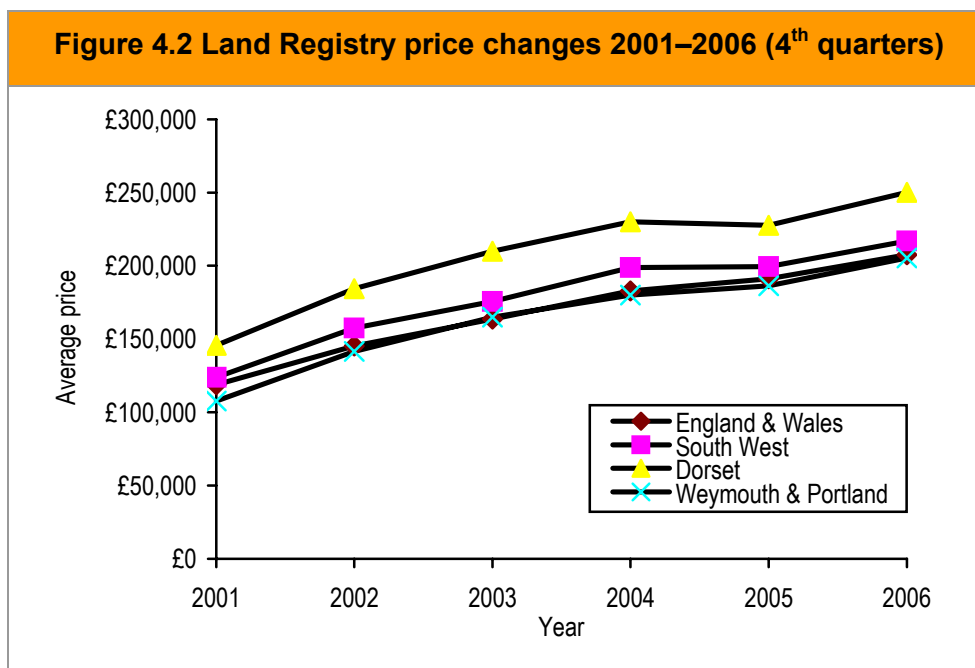
Table 4.1 Land Registry average prices (4th quarter 2006)		
Area	Average price	As % of E & W
England & Wales	£207,573	100.0%
South West	£216,998	104.5%
Dorset	£250,092	120.5%
Weymouth & Portland	£205,422	99.0%

Source: Land Registry – 2006

- 4.3 The figure below shows the average property price in each Local Authority area in Dorset as a percentage of the average property price in Dorset as a whole. This clearly shows the areas of high and low property prices. The figure shows that Weymouth & Portland records the lowest average property price in the County.



- 4.4 The figure below shows how the average house prices in Weymouth & Portland have changed since 2001 compared with the averages for Dorset, the South West and England and Wales. The data shows that Weymouth & Portland recorded a high increase in average property prices at 91.0% compared to 71.6% for Dorset, 75.1% for the South West and 74.7% across England and Wales.
- 4.5 The figure shows that whilst average property prices in Weymouth & Portland were below those of England and Wales in 2001/2002 the gap has since closed to a negligible level.



Source: Land Registry

- 4.6 The information presented so far suggests that average property prices in Weymouth & Portland are relatively low for the County but are increasing at a quicker rate. However, it is important to ensure that the lower prices are not a result of a different profile of properties being sold. The table below therefore shows average house prices of Dorset and Weymouth & Portland by dwelling type.
- 4.7 It indicates that average prices for each dwelling type are lower for Weymouth & Portland than for Dorset as a whole (with the exception of the semi-detached category where the difference is negligible). The table also indicates that Weymouth & Portland shows a smaller proportion of sales of detached and semi-detached properties and higher proportions of terraced dwellings and flats/maisonettes.

Table 4.2 Land Registry average prices and sales (4th quarter 2006)

Dwelling type	Weymouth & Portland		Dorset (historic county)	
	Average price	% of sales	Average price	% of sales
Detached	£308,080	20.0%	£332,595	36.4%
Semi-detached	£222,102	14.0%	£212,888	17.4%
Terraced	£181,690	41.6%	£190,365	18.2%
Flat/maisonette	£152,387	24.4%	£175,772	27.9%
All dwellings	£205,422	100.0%	£242,037	100.0%

Source: Land Registry

Entry-level market costs

- 4.8 Interviews were conducted with estate and letting agents across the County to gain more information on the main characteristics of the housing market. House prices in Weymouth and Portland tend to be relatively cheap compared with Dorset as a whole. Nonetheless, estate agents in both areas stated that recent house price inflation had led to decreasing housing affordability. Estate agents in Weymouth stated that housing affordability housing is an important issue with young people finding it increasingly difficult to get on the housing ladder. Similarly, Portland estate agents are seeing fewer first-time buyers and younger buyers are more likely to rely on parents for a deposit. There is a lack of smaller, affordable properties in both areas.
- 4.9 In terms of the lettings market, rents in Weymouth are generally slighter lower in comparison to neighbouring areas. The rental market in both areas is being driven by a range of factors including younger people renting rather than buying, holiday lets and employee relocations. The market for second homes and buy-to-lets has become particularly buoyant in recent years. Lastly, the status of Weymouth and Portland as a venue for the 2012 Olympic Games is helping to drive demand for housing within the area. A more extensive discussion of the estate agents views is presented in the supplementary housing market report.
- 4.10 The table below shows the cost of entry-level market housing in Weymouth & Portland as derived from discussions with estate and letting agents. The entry-level cost equates the cheapest cost of housing in good repair of which there is a reasonable supply.

Table 4.3 Entry-level market costs in Weymouth & Portland		
Property size	Home to purchase	Cost to rent (per week)
1 bedroom	£103,000	£92
2 bedrooms	£141,000	£115
3 bedrooms	£173,000	£138
4 bedrooms	£232,000	£173

Source: Survey of estate and letting agents 2006

- 4.11 The table shows that estimated entry-level prices ranged from £103,000 for a one bedroom property up to £232,000 for four bedrooms. Entry-level weekly rents varied from £92 (one bed) to £173 (four beds). These entry-level prices are used to assess whether or not a household is able to access the housing market as described in Chapter 7.

Affordable housing

- 4.12 To complete the housing cost profile in the local market it is appropriate to present information on the cost of social rented housing. The cost of social rented properties by dwelling size can be obtained from CORE (the Continuous Recording System) and these are presented in the table below. As can be seen the costs are significantly below those for private rented housing indicating a significant potential gap between the social rented and market sectors.

Table 4.4 Social rented costs in Weymouth & Portland	
Property size	Social rent costs (per week)
1 bedroom	£54
2 bedrooms	£64
3+ bedrooms	£71

Source: CORE data

Summary

- 4.13 Information from the Land Registry indicates that average property prices in Weymouth & Portland are lower than the average for Dorset, the South West region and England and Wales as a whole. The average property price currently stands at around £205,000. Interviews with estate and letting agents established the cost of entry-level accommodation in the Borough. It was found that entry-level prices ranged from £103,000 for a one bedroom property up to £232,000 for four bedrooms. Entry-level weekly rents varied from £92 (one bed) to £173 (four beds).

5. Key Survey Findings

Introduction

- 5.1 This chapter sets out some of the main findings from the survey of local households. Throughout the analysis tabulations are made along with tenure. Where possible figures are compared with information at a national and regional level from the Survey of English Housing (SEH).
- 5.2 The first table below shows the survey tenure breakdown in each of the three sub-areas. The results show significant differences in the tenure profile of households in different locations within the Borough. The proportion of owner-occupiers without a mortgage varies from 31.8% in Central Weymouth & Westham to 42.5% in North Weymouth & Preston whilst the proportion of owners with a mortgage varies from 31.9% in Central Weymouth & Westham to 40.8% in Portland & Wyke Regis. In the rented sector the range of social renting tenants varies from 10.1% in North Weymouth & Preston to 15.9% in Central Weymouth & Westham whilst the private rented sector varies in proportion from 9.5% in North Weymouth & Preston to 20.4% in Central Weymouth & Westham.

Table 5.1 Tenure by sub-area

Sub-area	Owner-occupied (no mortgage)		Owner-occupied (with mortgage)		Social rented		Private rented		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	3,770	42.5%	3,365	37.9%	895	10.1%	843	9.5%	8,872	100.0%
Central Weymouth & Westham	3,169	31.8%	3,181	31.9%	1,583	15.9%	2,037	20.4%	9,971	100.0%
Portland & Wyke Regis	3,417	34.7%	4,020	40.8%	1,382	14.0%	1,038	10.5%	9,857	100.0%
Total	10,356	36.1%	10,566	36.8%	3,860	13.4%	3,918	13.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Type of housing

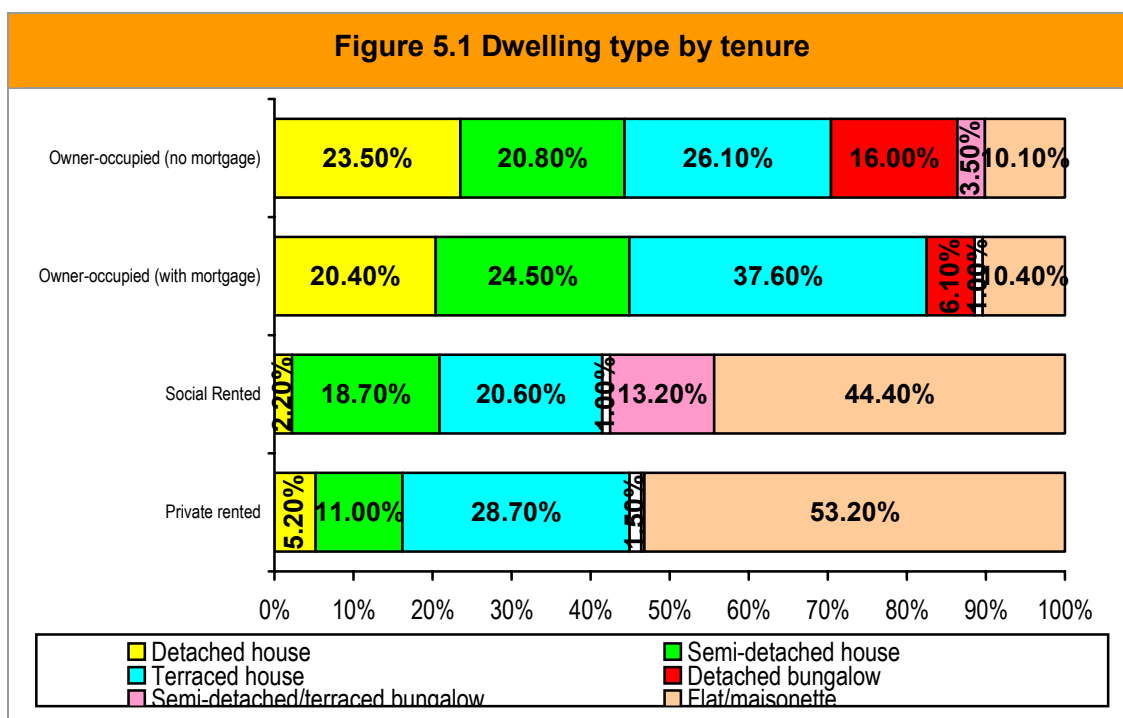
- 5.3 The table below shows current accommodation types in the Borough. The table shows that the largest proportion of households live in terraced houses (30.0%) and that a significant proportion live in flatted accommodation (20.8%). The latest SEH suggests that nationally around 17% of households live in flats whilst the figure for the South West region is around 12% - the figure for Weymouth & Portland is therefore above both of these comparative figures.

Dwelling type	Number of households	% of households
Detached house	4,876	17.0%
Semi detached house	5,894	20.5%
Terraced house	8,600	30.0%
Detached bungalow	2,394	8.3%
Semi or terraced bungalow	870	3.0%
Purpose-built flat	3,949	13.8%
Converted flat or shared house	1,711	6.0%
Flat in commercial building	279	1.0%
Caravan or temporary	127	0.4%
TOTAL	28,700	100.0%

Note: In this analysis 'caravan' and 'mobile home' are taken to be the same

Source: Weymouth & Portland HNDS Fordham Research 2007

5.4 By tenure a clear trend emerges with households living in owner occupation particularly likely to live in houses/bungalows and particularly likely to be in detached homes. There are relatively few detached homes outside of the owner-occupied tenure group. The social and private rented sectors have a high proportion of flats/maisonettes (over half of all private tenants live in flatted accommodation). For the purposes of this analysis the three flat categories have been merged into one whilst mobile homes are merged with detached bungalows.



- 5.5 The tables below show how the type of accommodation in each sub-area varies across the Borough. The results indicate that the proportion of detached houses varies from 9.2% in Central Weymouth & Westham to 30.0% in North Weymouth & Preston. Central Weymouth & Westham records the highest proportion of flats at 34.2%, whilst the lowest proportion was found in Portland & Wyke Regis (at 13.3%).

Table 5.3 Dwelling type by sub-area (households)

Sub-area	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total
North Weymouth & Preston	2,660	1,656	1,913	1,224	206	1,213	8,872
Central Weymouth & Westham	922	1,963	2,734	507	434	3,411	9,971
Portland & Wyke Regis	1,294	2,275	3,953	662	357	1,316	9,857
Total	4,876	5,894	8,600	2,394	997	5,939	28,700

Source: Weymouth & Portland HNDS Fordham Research 2007

Table 5.4 Dwelling type by sub-area (percentages)

Sub-area	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total
North Weymouth & Preston	30.0%	18.7%	21.6%	13.8%	2.3%	13.7%	100.0%
Central Weymouth & Westham	9.2%	19.7%	27.4%	5.1%	4.4%	34.2%	100.0%
Portland & Wyke Regis	13.1%	23.1%	40.1%	6.7%	3.6%	13.3%	100.0%
Total	17.0%	20.5%	30.0%	8.3%	3.5%	20.7%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

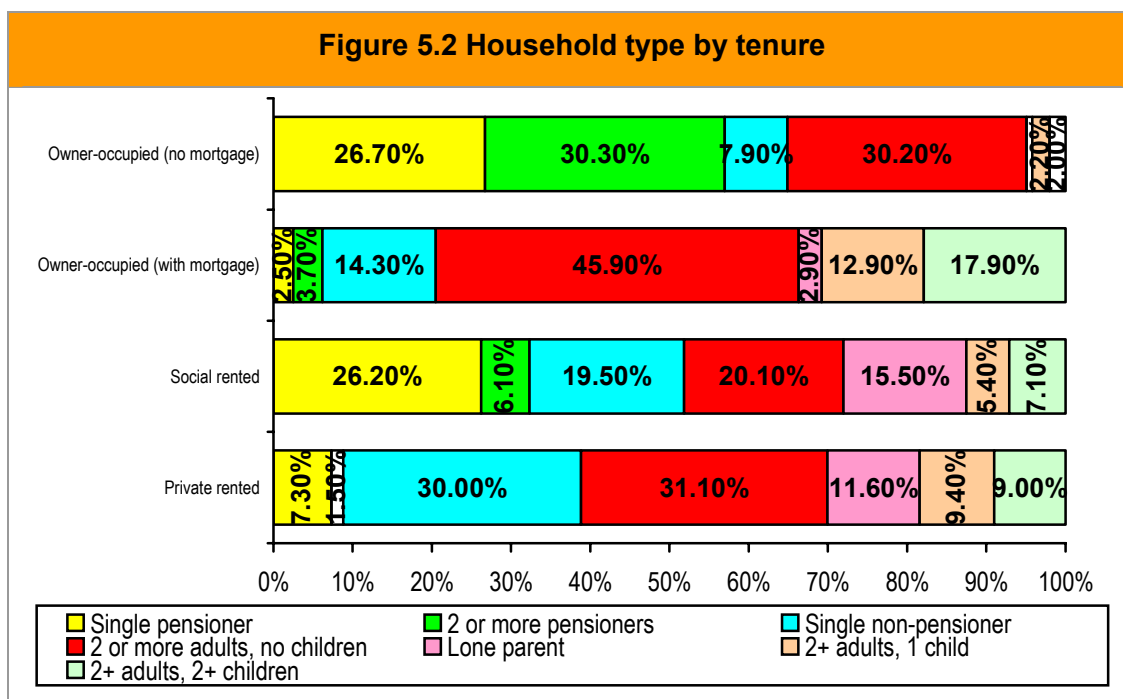
Household type and size

- 5.6 The table below shows the household type breakdown in the Borough. The survey estimates that over a third (28.4%) of households are pensioner only and that under a quarter (22.1%) of households contain children. Around 5% of households are lone parent households. Direct comparisons with the SEH are not possible for household types due to the different definitions used, however 2001 Census data suggests that nationally around 24% of households were pensioner only with an equivalent figure of 27% in the South West region.

Household type	Number of households	% of households
Single pensioner	4,321	15.1%
2 or more pensioners	3,823	13.3%
Single non-pensioner	4,253	14.8%
2 or more adults, no children	9,976	34.8%
Lone parent	1,437	5.0%
2+ adults, 1 child	2,171	7.6%
2+ adults, 2+ children	2,719	9.5%
TOTAL	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

5.7 The figure below shows household type by tenure. As with dwelling type there are clear differences between the tenure groups. The owner-occupied (no mortgage) sector contains a large proportion of pensioner households whilst lone parent households appear to be concentrated in the social and private rented sectors. The owner-occupied (with mortgage) sector has the largest proportion of households with children.



Source: Weymouth & Portland HNDS Fordham Research 2007

5.8 The tables below show the variation in the type of household resident in each sub-area. The tables show that the proportion of pensioner households varies from 27.0% in Portland & Wyke Regis to 29.4% in Central Weymouth & Westham, whilst the proportion of households containing children varies from 19.1% in Central Weymouth & Westham to 25.1% in Portland & Wyke Regis.

Table 5.6 Household type by sub-area (households)

Sub-area	Single pensioners	2 or more pensioners	Single non-pensioners	2 or more adults - no children	Lone parent	2+ adults 1 child	2+ adults 2+ children	Total
North Weymouth & Preston	1,228	1,326	1,316	3,053	331	872	745	8,872
Central Weymouth & Westham	1,617	1,317	1,781	3,348	553	555	801	9,971
Portland & Wyke Regis	1,475	1,180	1,156	3,575	553	745	1,173	9,857
Total	4,321	3,823	4,253	9,976	1,437	2,171	2,719	28,700

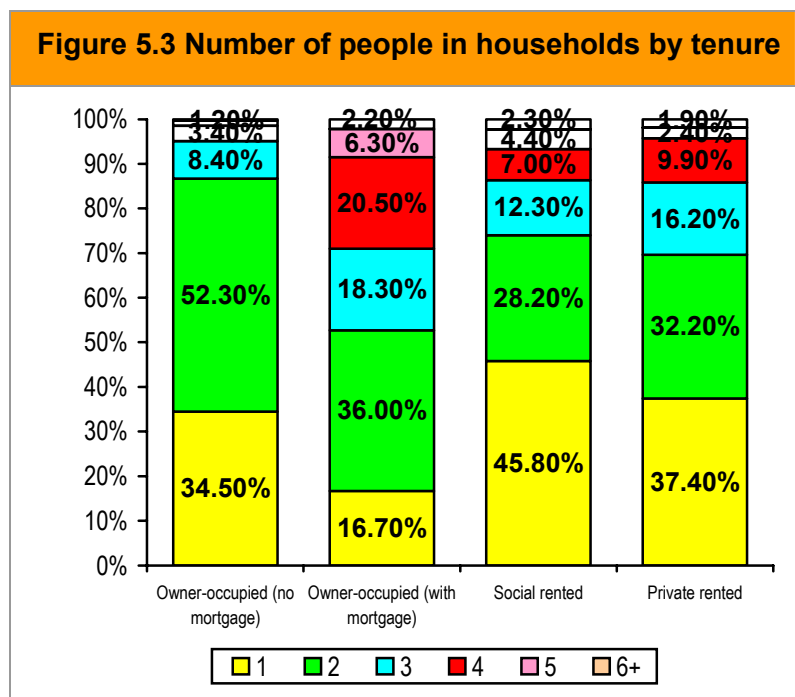
Source: Weymouth & Portland HNDS Fordham Research 2007

Table 5.7 Household type by sub-area (percentages)

Sub-area	Single pensioners	2 or more pensioners	Single non-pensioners	2 or more adults - no children	Lone parent	2+ adults 1 child	2+ adults 2+ children	Total
North Weymouth & Preston	13.8%	14.9%	14.8%	34.4%	3.7%	9.8%	8.4%	100.0%
Central Weymouth & Westham	16.2%	13.2%	17.9%	33.6%	5.5%	5.6%	8.0%	100.0%
Portland & Wyke Regis	15.0%	12.0%	11.7%	36.3%	5.6%	7.6%	11.9%	100.0%
Total	15.1%	13.3%	14.8%	34.8%	5.0%	7.6%	9.5%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

5.9 The average household size in Weymouth & Portland was estimated from the survey to be 2.2. This figure is below the most recent national estimates of around 2.4 persons per household. By tenure the largest households were those buying with a mortgage (average 2.7) whilst the smallest were outright owners (average 1.9). The figure below shows the number of people in households by tenure.



Source: Weymouth & Portland HNDS Fordham Research 2007

5.10 One-person households were more common than households of any other size amongst social and private renters. Amongst owner-occupiers, two-person households were the most common. Nearly two-fifths of owners with a mortgage are three or four person households compared with around 12% of outright owners and 19% of social housing tenants. These differences tend to reflect the large proportion of older persons in the social sector and the greater concentration of people with families who are owner-occupiers repaying a mortgage.

5.11 The table below shows the variation in the size of household resident in each sub-area. The table shows that the proportion of one person households varies from 26.7% in Portland & Wyke Regis to 34.1% in Central Weymouth & Westham, whilst the proportion of households containing four or more people varies from 14.2% in Central Weymouth & Westham to 19.1% in Portland & Wyke Regis.

Table 5.8 Household size by sub-area

Sub-area	One person		Two people		Three people		Four or more people		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	2,545	28.7%	3,532	39.8%	1,438	16.2%	1,357	15.3%	8,872	100.0%
Central Weymouth & Westham	3,398	34.1%	4,129	41.4%	1,032	10.3%	1,413	14.2%	9,971	100.0%
Portland & Wyke Regis	2,631	26.7%	3,902	39.6%	1,441	14.6%	1,883	19.1%	9,857	100.0%
Total	8,573	29.9%	11,563	40.3%	3,910	13.6%	4,653	16.2%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Length of residence and recent movers

- 5.12 At the time of the survey an estimated 5,788 of households (20.2%) had been resident at their current address for less than two years. This figure is broadly in line with the most recent SEH data which suggests that 10% of households at a point in time will have been resident at their address for less than one year.
- 5.13 Of the households moving in the past two years, 34% are private renters, 52% owner-occupiers and 14% in the social rented sector. An estimated 49.5% of private renters had moved home in the past two years, compared to only 21.7% of social renters and 14.4% of owner-occupiers. Private tenants are therefore much more mobile than social renters or owner-occupiers. The least mobile group are outright owners, only 8.4% of whom moved in the previous two years.
- 5.14 Over three-fifths of all households have lived in their home for more than five years. In the case of outright owners, over four-fifths (81.8%) have lived in their home for more than five years – this compares with only 25.5% of private tenants.

Table 5.9 Length of residence of household by tenure

Tenure	Length of residence				Total
	Less than 1 year	1 to 2 years	3 to 5 years	Over 5 years	
Owner-occupied (no mortgage)	353	521	1,015	8,467	10,356
Owner-occupied (with mortgage)	1,021	1,117	2,137	6,291	10,566
Social rented	399	437	835	2,189	3,860
Private rented	1,086	855	977	1,000	3,918
Total	2,859	2,930	4,963	17,948	28,700
Owner-occupied (no mortgage)	3.4%	5.0%	9.8%	81.8%	100.0%
Owner-occupied (with mortgage)	9.7%	10.6%	20.2%	59.5%	100.0%
Social rented	10.3%	11.3%	21.6%	56.7%	100.0%
Private rented	27.7%	21.8%	24.9%	25.5%	100.0%
Total	10.0%	10.2%	17.3%	62.5%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

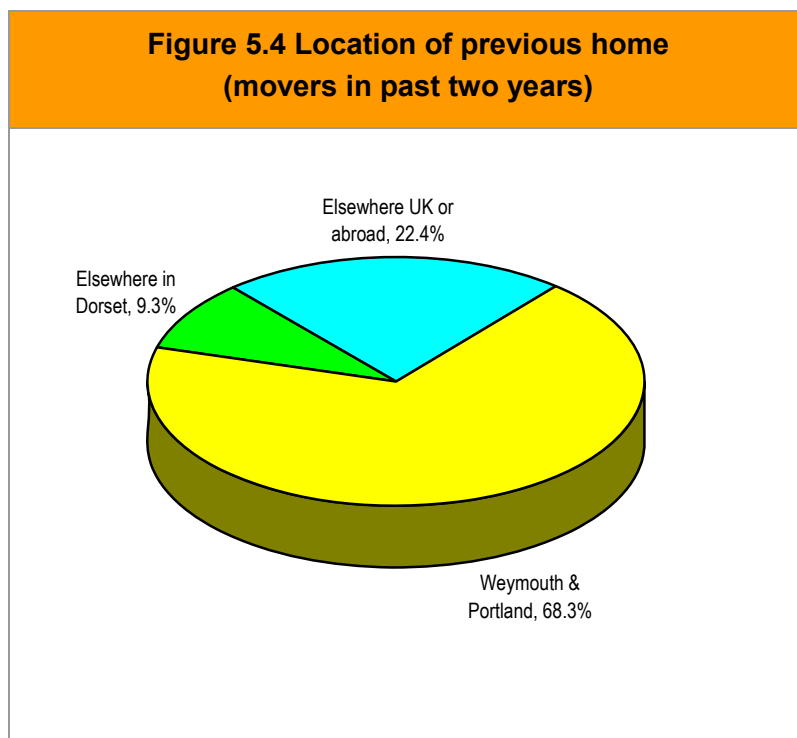
- 5.15 In terms of tenure mobility, the most common types of move were from one owner-occupied property to another (2,063 households) followed by moves within the private rented sector. There was also a fair degree of movement within the social rented sector. Overall, movement within sectors was more common than movement between them.

- 5.16 Around 45% of all moves involved the private rented sector – households moving into it, out of it or within it – showing how important the sector is in providing mobility in the housing market. The private rented sector shows the highest turnover of any tenure in most local authorities: it is the ‘gateway’ to other tenures. Overall it is estimated that around 13.7% of all households currently live in the private rented sector.
- 5.17 Around 37% of newly-formed households moved into owner-occupation and a further 49% into private rented accommodation. Therefore around 15% of newly forming households moved into a socially rented dwelling (a figure noticeably lower than the national average of around 23%). This is clearly related to the relatively low proportion of social rented stock generally found in Dorset.

Table 5.10 Previous tenure by current tenure (households moving in past two years)					
Tenure	Previous tenure				Total
	Newly formed household	Owner-occupied	Social rented	Private rented	
Owner-occupied (no mortgage)	95	731	14	34	874
Owner-occupied (with mortgage)	301	1,332	26	478	2,138
Social rented	159	92	452	133	836
Private rented	525	305	261	849	1,941
Total	1,080	2,461	754	1,493	5,788
Owner-occupied (no mortgage)	10.9%	83.7%	1.6%	3.9%	100.0%
Owner-occupied (with mortgage)	14.1%	62.3%	1.2%	22.4%	100.0%
Social rented	19.0%	11.0%	54.1%	15.9%	100.0%
Private rented	27.1%	15.7%	13.5%	43.7%	100.0%
Total	18.7%	42.5%	13.0%	25.8%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

- 5.18 It is also possible to look at the previous locations of households who have moved home in the past two years – this is shown in the figure below. The figure shows a fairly high level of self-containment within the Borough with 68.3% of all households having previously lived at an address in the Borough.



Source: Weymouth & Portland HNDS Fordham Research 2007

- 5.19 It is therefore of interest to look briefly at the characteristics of households moving into the Borough. The table below shows the tenures secured by in-migrant households and a broad household type profile (older and non-older persons). These figures are contrasted with figures for households moving within the Borough.

Table 5.11 Tenure and household characteristics of in-migrant households

Tenure	Total moves	% of moves from outside borough	% of older person in-migrants	% of older person internal movers
Owner-occupied (no mortgage)	874	53.4%	65.5%	75.3%
Owner-occupied (with mortgage)	2,138	30.8%	4.1%	6.1%
Social rented	836	9.1%	22.5%	30.4%
Private rented	1,941	32.6%	11.8%	4.5%
Total	5,788	31.7%	23.2%	17.4%

Source: Weymouth & Portland HNDS Fordham Research 2007

5.20 The table shows some interesting findings. Of the owner-occupiers (no mortgage) who moved to their dwelling in the past two years over half (53.4%) were previously resident outside the Borough, this compares with only 9.1% of social tenants. The data also shows that around two-thirds (65.5%) of in-migrant outright owners contain an older person. Overall, 23.2% of all in-migrant households contain an older person, compared with 17.4% of internal movers. These findings would suggest that a high proportion of households are moving to the area for retirement purposes.

5.21 The table below shows household’s length of residence in their current accommodation by sub-area. Central Weymouth & Westham stands out as having a particularly mobile population with 24.3% of households having lived at their current address for less than two years. In contrast only 17.4% of households in North Weymouth & Preston moved to their current address in the past two years.

Table 5.12 Length of residence by sub-area

Sub-area	Less than 1 year		1 to 2 years		3 to 5 years		Over 5 years		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	729	8.2%	819	9.2%	1,413	15.9%	5,911	66.6%	8,872	100.0%
Central Weymouth & Westham	1,300	13.0%	1,126	11.3%	1,847	18.5%	5,698	57.1%	9,971	100.0%
Portland & Wyke Regis	830	8.4%	985	10.0%	1,703	17.3%	6,340	64.3%	9,857	100.0%
Total	2,859	10.0%	2,930	10.2%	4,963	17.3%	17,948	62.5%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Car ownership

5.22 A further question asked in the survey was car ownership/availability. Although not directly linked to housing, this is a useful variable as it can provide some indication of wealth. The table below shows the number of cars households have available for use by tenure.

5.23 Over three-fifths (61.3%) of all households in social rented housing have no access to a car or van, this compares with only 7.8% of owner-occupied (with mortgage) households. The average household has 1.10 cars/vans; this figure varies from 0.48 in the social rented sector to 1.49 for owner-occupiers with a mortgage.

Table 5.13 Car ownership and tenure					
Tenure	Number of cars/vans available for use				Average number of cars/vans
	0	1	2	3+	
Owner-occupied (no mortgage)	21.3%	58.1%	16.5%	4.1%	1.03
Owner-occupied (with mortgage)	7.8%	44.1%	39.6%	8.6%	1.49
Social rented	61.3%	29.8%	8.9%	0.0%	0.48
Private rented	36.7%	48.8%	11.4%	3.1%	0.81
TOTAL	23.8%	47.9%	23.3%	5.0%	1.10

Source: Weymouth & Portland HNDS Fordham Research 2007

5.24 The table below considers variations in car ownership by sub-area. Households with no car were more likely to be found in Central Weymouth & Westham where 41.8% of households questioned had no car, in contrast only 15.9% of households in Portland & Wyke Regis had no use of a car or van. Multiple car ownership was most frequent in Portland & Wyke Regis, where 29.0% of households had more than one car.

Table 5.14 Car ownership by sub-area										
Sub-area	None		One		Two		Three or more		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	456	25.6%	862	48.4%	408	22.9%	54	3.0%	1,780	100.0%
Central Weymouth & Westham	1,120	41.8%	1,169	43.6%	325	12.1%	67	2.5%	2,681	100.0%
Portland & Wyke Regis	373	15.9%	1,291	55.1%	594	25.3%	86	3.7%	2,344	100.0%
Total	6,829	23.8%	13,737	47.9%	6,687	23.3%	1,447	5.0%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Ethnicity

5.25 The population of Weymouth & Portland is predominantly White and survey data suggests that only around 1% of households are non-White (survey respondent or their partner non-White). This figure is broadly in-line with 2001 Census estimates and suggests that BME groups are adequately represented in the sample.

5.26 As only 18 survey forms were returned from non-White households it is not statistically possible to conduct any detailed analysis of such households. However, the data that does exist does show some trends which might be expected – namely that non-White households are generally larger households and are less likely than White households to contain older persons.

Overcrowding and under-occupation

5.27 Levels of overcrowding are measured using the ‘bedroom standard’ (see Glossary for definition). Essentially this is the difference between the number of bedrooms needed to avoid undesirable sharing and the number of bedrooms actually available to the household. Using the same standard it is also possible to study under-occupation – in this study it is assumed that any household with more than one spare bedroom is under-occupying their dwelling.

5.28 The table below shows a comparison between the numbers of bedrooms in each home against the number of bedrooms required for all households.

Table 5.15 Overcrowding and under-occupation					
Number of bedrooms required	Number of bedrooms in home				TOTAL
	1	2	3	4+	
1 bedroom	3,097	6,331	7,148	2,138	18,715
2 bedrooms	126	1,957	3,176	1,361	6,620
3 bedrooms	0	176	1,696	1,017	2,889
4+ bedrooms	0	0	158	318	476
TOTAL	3,223	8,463	12,179	4,835	28,700

KEY: Overcrowded households Under-occupied households

Note: The bottom two cells of the 4+ bedroom column contain some households that are either overcrowded or under-occupied – for example they may require three bedrooms but live in a five bedroom property or may require a five bedroom property but are currently occupying a four bedroom property.

Source: Weymouth & Portland HNDS Fordham Research 2007

5.29 The estimated number of overcrowded and under-occupied households is as follows:

- **Overcrowded:** 1.6% of households = 473 households
- **Under-occupied:** 38.1% of households = 10,928 households

- 5.30 The latest SEH data on overcrowding suggests that nationally around 2.5% of households are overcrowded with the figure for the South West being 1.6%. The sample size of overcrowded households is relatively small and so further detailed analysis is not possible. However the data does suggest that overcrowded households are more likely to be living in rented accommodation (particularly in the social rented sector) and that a large proportion of overcrowded households state a need or likelihood of moving home over the next two years.
- 5.31 The table below shows overcrowding and under-occupation by sub-area. It can be seen that overcrowding is relatively uncommon in Weymouth & Portland, and therefore figures for the number of overcrowded households should be treated with caution. The highest proportions of overcrowded households were in Central Weymouth & Westham (at 2.0%). Under-occupation was much more common; with households in North Weymouth & Preston showing particularly high levels of under-occupancy. Under-occupation was notably less common in Central Weymouth & Westham.

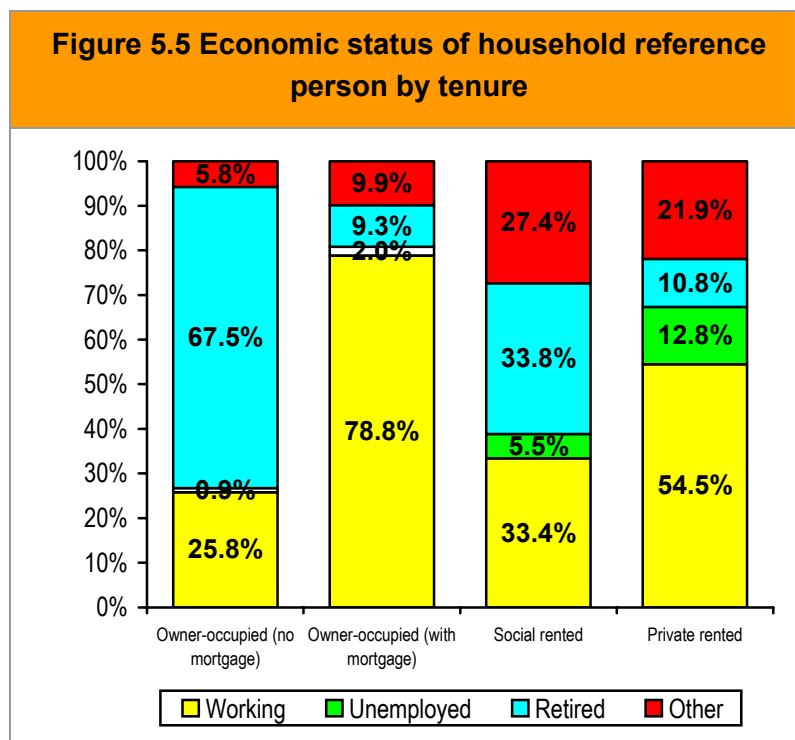
Table 5.16 Overcrowding/under-occupation by sub-area

Sub-area	Overcrowded		OK		Under-occupied		Total	
	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	115	1.3%	4,437	50.0%	4,320	48.7%	8,872	115
Central Weymouth & Westham	198	2.0%	6,950	69.7%	2,823	28.3%	9,971	198
Portland & Wyke Regis	160	1.6%	5,912	60.0%	3,785	38.4%	9,857	160
Total	473	1.6%	17,299	60.3%	10,928	38.1%	28,700	473

Source: Weymouth & Portland HNDS Fordham Research 2007

Economic status

- 5.32 For the purposes of analysis of economic status the status of the survey respondent is taken to represent the household reference person. At the time of the survey, 78.8% of those buying with a mortgage were working. For private renters the figure was 54.5%, and for social renters the percentage was 33.4%. For outright owners, only 25.8% were working and 67.5% were retired. Overall, some 33.8% of household reference persons were retired with the lowest percentage for households buying with a mortgage.
- 5.33 The figure below summarises economic status by tenure. Although direct comparisons are not possible with the SEH (due to a different definition of household reference person) the main trends shown by tenure are in-line with the situation nationally.



Source: Weymouth & Portland HNDS Fordham Research 2007

5.34 Around a third of the ‘other’ category were renting in the social rented sector and the percentage of persons who are economically inactive but not retired is higher than other tenures. This finding is reflected by a high proportion of people in the social rented sector who have classified themselves as permanently sick or disabled (10.3% of social tenants). Around 3% of all other tenure groups together are classified as sick/disabled.

5.35 The table below shows economic status by sub-area; the proportion of household heads in work was highest in Portland & Wyke Regis (51.9%) although all three areas showed a similar proportion. The proportion of retired household heads was also similar across the three sub-areas. Unemployment figures were relatively low, but unemployment was highest in Central Weymouth & Westham (5.9%), more than double the figure for either of the other sub-areas.

Table 5.17 Economic status of household head by sub-area

Sub-area	Working		Unemployed		Retired		Other		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	4,461	50.3%	149	1.7%	3,081	34.7%	1,181	13.3%	8,872	100.0%
Central Weymouth & Westham	4,841	48.6%	586	5.9%	3,376	33.9%	1,168	11.7%	9,971	100.0%
Portland & Wyke Regis	5,119	51.9%	287	2.9%	3,242	32.9%	1,209	12.3%	9,857	100.0%
Total	14,421	50.2%	1,022	3.6%	9,700	33.8%	3,558	12.4%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Housing costs

5.36 The survey asked a series of questions about how much households currently pay for their housing. The table below shows estimates of the amount of rent/mortgage paid by households by tenure (figures exclude households where there are no housing costs such as outright owners and some households in tied accommodation).

5.37 The table shows that households in the private rented sector and those buying with a mortgage have the highest housing costs. The average private tenant pays £119 per week, this compares with £66 for RSL tenants.

Table 5.18 Housing costs by tenure

Weekly housing cost	Owner-occupied (with mortgage)	Social rented	Private rented	TOTAL
Under £30	6.2%	8.4%	2.8%	5.9%
£30-£59	10.5%	27.5%	2.7%	12.5%
£60-£89	15.8%	53.6%	13.6%	23.3%
£90-£119	20.7%	7.2%	36.0%	21.1%
£120-£149	16.7%	1.4%	26.8%	15.6%
£150-£179	11.7%	1.6%	11.6%	9.5%
£180-£209	7.2%	0.0%	1.6%	4.5%
£210-£239	4.0%	0.0%	2.1%	2.8%
£240-£269	2.4%	0.5%	1.5%	1.8%
£270 or more	4.9%	0.0%	1.2%	3.1%
TOTAL	100.0%	100.0%	100.0%	100.0%
Average cost	£124	£66	£119	£111

Source: Weymouth & Portland HNDS Fordham Research 2007

Summary

5.38 The household survey collected a significant amount of data about the resident household population. Some of the main findings were:

- In total 53.5% of households live in semi-detached or terraced houses/bungalows, whilst 20.8% live in flatted accommodation. Households living in rented housing are more likely to live in flats whilst those in owner-occupation are more likely to live in detached houses than other tenures.
- Over a quarter of all households are 'pensioner-only' and just under a quarter contain children. Lone parent households were found to be concentrated in the rented sectors.
- Analysis of household moves in the last two years shows that private rented tenants are the most mobile. An estimated 49.5% of private renters had moved home in the past two years, compared to only 21.7% of social renters and 14.4% of owner-occupiers. There were more moves recorded within tenures than between them.
- Car ownership data suggests that there is an average of 1.10 cars per household in the Borough. There are however large differences by tenure with owner-occupiers (with mortgage) having an average of 1.49 cars per household. Over 60% of all households in social rented accommodation have no use of a car or van.
- The population of Weymouth & Portland is predominantly White and survey data suggests that only around 1% of households are non-White
- The level of overcrowding recorded in Weymouth & Portland at 1.6% is lower than the national average
- The proportion of employed household heads varied significantly across the tenures. Some 78.8% of households buying with a mortgage are headed by an employed person compared to 54.5% in the private rented sector and 33.4% for social tenants.
- Households in the private rented sector and those buying with a mortgage have the highest housing costs, households in the social rented sector the lowest.

SECTION B: HOUSING NEED

6. Guidance

Introduction

- 6.1 The two chapters following this one study the need for affordable housing in the Borough (both in terms of a backlog of need and likely future needs). This initial chapter sets out some key definitions which are central to both of the following chapters. Where appropriate definitions have been drawn from the CLG Strategic Housing Market Assessment Guidance of March 2007 and PPS3.

Housing need

- 6.2 Housing need is defined as the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.
- 6.3 In this assessment we have fully followed the Guide's definition of unsuitable housing. In addition we have considered those types of unsuitability which will require a move to a different dwelling prior to applying the affordability test.

Newly arising need

- 6.4 Newly arising (or future) need is a measure of the number households who are expected to have an affordable housing need at some point in the future (measured annually). In this assessment we have used survey data about past household moves (along with affordability) to estimate future needs. In line with the Guide we have split future needs into two groups – newly forming households and existing households.
- 6.5 An estimate of the likely future supply of affordable housing is also made (drawing on secondary data sources about past lettings). The future supply of affordable housing is subtracted from the future need to make an assessment of the net future need for affordable housing. In this report we have also estimated the likely supply of Housing Benefit supported private rented housing so as to provide an alternative output regarding suggested future provision.

Affordability

6.6 Affordability is assessed using survey data regarding the full range of financial information available along with an estimate of a household's size requirements and the cost of suitable market housing (to either buy or rent). Separate tests are applied for home ownership and private renting and are summarised below (both tests are fully in line with the advice given in the Guide):

- **Assessing whether a household can afford home ownership** - A household is considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households. Allowance is also made for any access to capital that can be used towards home ownership (e.g. savings or equity).
- **Assessing whether a household can afford market renting** - A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 25% of gross income.

Affordable housing

6.7 Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should be at a cost which is below the costs of housing typically available in the open market and be available at a sub-market price in perpetuity (although there are some exceptions to this such as the Right-to-Acquire and staircasing in shared-ownership properties).

Summary

6.8 A key element of this report is an assessment of both current and future affordable housing needs. There are a number of definitions which are central to making estimates of need (such as definitions of housing need, affordability and affordable housing). All definitions used in this report are consistent with guidance given in the CLG Strategic Housing Market Assessment Guidance of March 2007 and PPS3 and the following two chapters look at the analysis of housing need.

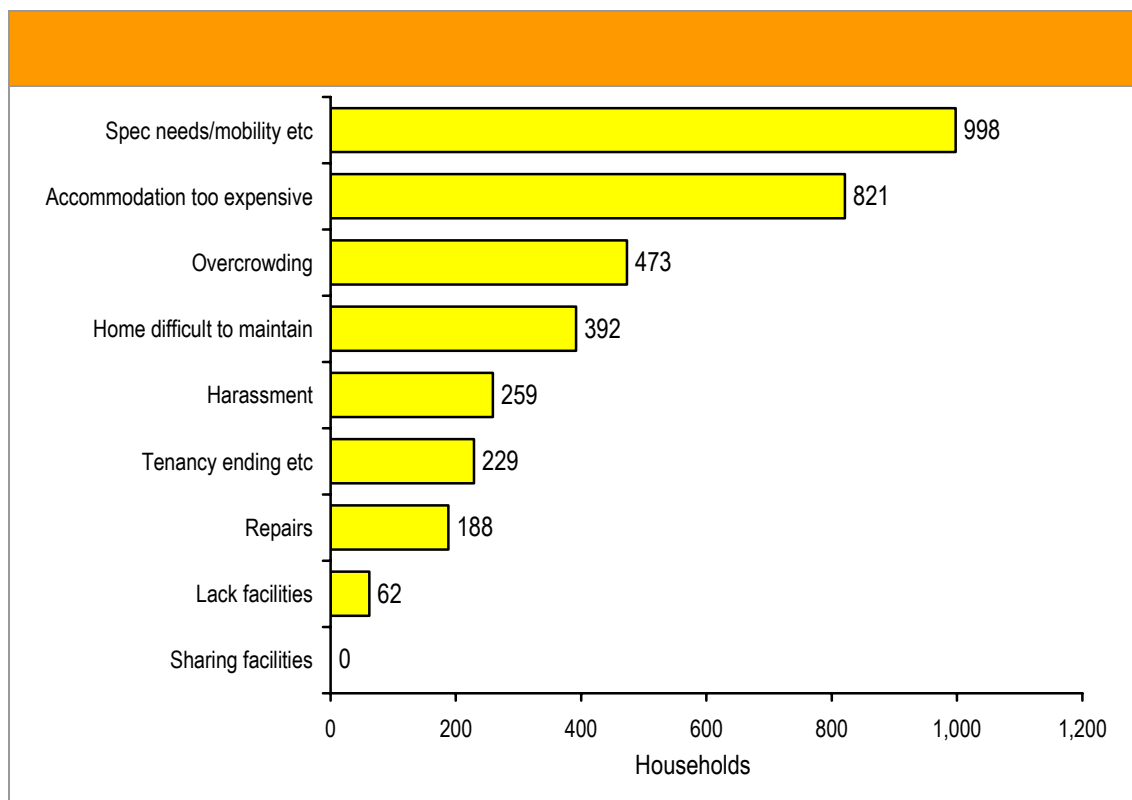
7. Current Need

Introduction

- 7.1 This chapter of the report assesses the first two stages of the needs assessment model – Current Need. This begins with an assessment of housing suitability and affordability and also considers homeless households before arriving at a total current need estimate (gross). An assessment of the stock available to offset this need follows, which then enables the net current need estimate to be calculated.

Unsuitable housing

- 7.2 A key element of housing need is an assessment of the suitability of a household's current housing. The CLG guide sets out a series of nine criteria for unsuitable housing - which has been followed in this report. It is estimated that a total of 2,574 households are living in unsuitable housing. This represents 9.0% of all households in the Borough.
- 7.3 The figure below shows a summary of the numbers of households living in unsuitable housing (ordered by the number of households in each category).
- 7.4 The main reason for unsuitable housing is special needs and/or mobility problems, followed by accommodation too expensive.



Source: Weymouth & Portland HNDS Fordham Research 2007

7.5 The table below shows unsuitable housing by tenure. The patterns emerging suggest that households living in rented accommodation are more likely to be in unsuitable housing than owner-occupiers. Some 25.1% of households in private rented accommodation and 15.1% of households in the social rented sector are estimated to be living in unsuitable housing. This compares with 4.5% and 5.1% of households in owner-occupied (no mortgage) and owner-occupied (with mortgage) tenures respectively.

Table 7.1 Unsuitable housing and tenure

Tenure	Unsuitable housing				
	In unsuitable housing	Not in unsuitable housing	Number of h'holds in Borough	% of total h'holds in unsuitable housing	% of those in unsuitable housing
Owner-occupied (no mortgage)	464	9,892	10,356	4.5%	18.0%
Owner-occupied (with mortgage)	541	10,025	10,566	5.1%	21.0%
Social rented	584	3,276	3,860	15.1%	22.7%
Private rented	985	2,933	3,918	25.1%	38.3%
TOTAL	2,574	26,126	28,700	9.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

- 7.6 The table below shows the location of unsuitably housed households in Weymouth & Portland. The table indicates that the level of unsuitable housing varies from 8.2% in Portland & Wyke Regis to 10.0% in Central Weymouth & Westham.

Table 7.2 Location of households in unsuitable housing						
Sub-area	In unsuitable housing		Not in unsuitable housing		Total	
	No.	%	No.	%	No.	%
North Weymouth & Preston	772	8.7%	8,100	91.3%	8,872	100.0%
Central Weymouth & Westham	993	10.0%	8,978	90.0%	9,971	100.0%
Portland & Wyke Regis	808	8.2%	9,049	91.8%	9,857	100.0%
Total	2,574	9.0%	26,126	91.0%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

'In-situ' solutions

- 7.7 The survey has highlighted that 2,574 households are in unsuitable housing. However it is most probable that some of the unsuitability can be resolved in the households' current accommodation. Households living in housing deemed unsuitable for the following reasons were not considered to have an in-situ solution: end of tenancy, accommodation too expensive, overcrowding, sharing facilities, harassment.
- 7.8 The survey data therefore estimates that of the 2,574 households in unsuitable housing, 1,532 (or 59.5%) do not have an in-situ solution and therefore require a move to alternative accommodation.

Affordability

- 7.9 Using the affordability methodology set out in the previous chapter it is estimated that there are 1,111 existing households that cannot afford market housing and are living in unsuitable housing (and require a move to alternative accommodation). This represents 3.9% of all existing households in the Borough.
- 7.10 The table below shows the tenure of the 1,111 households currently estimated to be in housing need. The results show that private rented tenants are most likely to be in housing need – 17.1% of households in the private rented sector are in housing need. Of all households in need, 32.1% currently live in social rented accommodation and 60.4% in private rented housing.

Tenure	Housing need				
	In need	Not in need	Number of h'holds in Borough	% of total h'holds in need	% of those in need
Owner-occupied (no mortgage)	0	10,356	10,356	0.0%	0.0%
Owner-occupied (with mortgage)	83	10,483	10,566	0.8%	7.5%
Social rented	357	3,503	3,860	9.2%	32.1%
Private rented	672	3,246	3,918	17.1%	60.4%
TOTAL	1,111	27,589	28,700	3.9%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

7.11 For the purposes of the housing needs assessment, households considered to be in housing need have been split into two categories: current occupiers of affordable housing in need (this includes occupiers of social rented and shared ownership accommodation), and households from other tenures in need. Some 369 households fall into the former category and 742 into the latter category.

7.12 The table below shows the location of households currently in need in Weymouth & Portland. The table indicates that there is some housing need in all three sub-areas. The highest level of housing need was estimated to be in Central Weymouth & Westham (4.3% of households).

Table 7.4 Location of households currently in need

Sub-area	In need		Not in need		Total	
	No.	%	No.	%	No.	%
North Weymouth & Preston	330	3.7%	8,541	96.3%	8,872	100.0%
Central Weymouth & Westham	427	4.3%	9,544	95.7%	9,971	100.0%
Portland & Wyke Regis	354	3.6%	9,504	96.4%	9,857	100.0%
Total	1,111	3.9%	27,589	96.1%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Homeless households

- 7.13 The Housing Needs Assessment is a 'snapshot' survey that assesses housing need at a particular point in time. There will, in addition to the existing households in need, be some homeless households who were in need at the time of the survey and should also be included within any assessment of backlog need.
- 7.14 Such households will include those in temporary accommodation which would not have formed part of the survey sampling frame (i.e. in an address not registered on the residential Council Tax Register). In Weymouth & Portland the number of such cases is low and the 2006 HSSA suggested as of April 2006 around 7 households were living in bed and breakfast style accommodation. This number is added to our total estimated backlog of need

Total current need

- 7.15 The table below summarises the first stage of the overall assessment of housing need as set out by the CLG. The data shows that there are an estimated 1,118 households in need.

Table 7.5 Backlog of housing need		
Step	Notes	Output
1.1 Homeless households and those in temporary accommodation		7
1.2 Overcrowding and concealed households	Two steps	1,111
1.3 Other groups	taken together	
1.4 equals Total current housing need (gross)	1.1+1.2+1.3	1,118

Source: Weymouth & Portland HNDS Fordham Research 2007

Available stock to offset need

- 7.16 The next stage in the backlog considers the stock available to offset the current need. This includes stock from current occupiers of affordable housing in need, surplus stock from vacant properties and committed supply of new affordable units. Units to be taken out of management are removed from the calculation.
- 7.17 Firstly, it is important when considering net need levels to discount households already living in affordable housing. This is because the movement of such households within affordable housing will have an overall nil effect in terms of housing need. The figure to be used in this section is therefore 369 (as presented earlier in this chapter).

Surplus stock

- 7.18 A certain level of vacant dwellings is normal as this allows for transfers and for work on properties to be carried out. The CLG draft guide suggests that if the vacancy rate in the affordable stock is in excess of 3% then these should be considered as surplus stock which can be included within the supply to offset needs. Weymouth & Portland records a vacancy rate in the social rented sector of less than 2%; therefore no adjustment needs to be made to the figures.

Committed supply of new affordable units

- 7.19 The CLG draft guide recommends that this part of the assessment includes 'new social rented and intermediate housing which are committed to be built over the period of the assessment'. For the purposes of analysis we have taken HSSA data showing the number of planned and proposed affordable units for the period 2006-2008 as a guide to new provision.
- 7.20 Overall the 2006 HSSA data suggests that there are 183 affordable dwellings planned or proposed for this two year period.

Units to be taken out of management

- 7.21 The draft guide states that this stage 'involves estimating the numbers of social rented or intermediate units that will be taken out of management'. The main component of this step will be properties which are expected to be demolished (or replacement schemes that lead to net losses of stock). At the time of reporting the proposed number of affordable dwellings expected to be 'taken out of management' in the future was unknown and hence a figure of zero has been used in this step of the model.

Total available stock to offset need

- 7.22 Having been through a number of detailed stages in order to assess the total available stock to offset need in the Borough we shall now bring together all pieces of data to complete this part of the needs assessment. The data (in the table below) shows that there are an estimated 552 properties available to offset the current need.

Table 7.6 Current supply of affordable housing

Step	Notes	Output
3.1 Affordable dwellings occupied by households in need		369
3.2 Surplus stock		0
3.3 Committed supply of affordable housing		183
3.4 Units to be taken out of management		0
3.5 Total affordable housing stock available	3.1+3.2+3.3+3.4	552

Source: Weymouth & Portland HNDS Fordham Research 2007

Total backlog need

7.23 In the tables above it is estimated that there is a current need to provide 1,118 units of affordable housing to meet the backlog of need. Current sources are estimated to be able to provide 552 of these units leaving an estimated shortfall of around 566 units of affordable housing.

Summary

7.24 Survey data suggests that around 2,574 households in the Borough are currently living in unsuitable housing. In addition, it was estimated that 1,532 of the 2,574 households would need to move home to find a solution to the unsuitability.

7.25 Of these 1,532 households, an estimated 73% cannot afford a suitable solution in the housing market without some form of subsidy and are hence considered to be in housing need (1,111 households). Household in the private rented sector were most likely to be in housing need, followed by households in the social rented sector.

7.26 Taking into account a small number of homeless households who would not have been picked up by the household-based survey (7 additional households) makes for a total backlog need of 1,118 households.

7.27 It is estimated that at the time of the survey there was a current stock of affordable housing of around 552 which could be used to meet this need (including dwellings becoming available as households in the social rented sector move to different dwellings). Hence it was estimated that the net backlog of need for affordable housing is around 566 units (1,118-552).

8. Future Need

Introduction

8.1 In addition to the current needs discussed so far in this report there will be future need. This is split, as per CLG guidance, into two main categories. These are as follows:

- New households formation (× proportion unable to buy or rent in market)
- Existing households falling into need

8.2 There will be a flow of affordable housing to meet this need. Calculation of the future supply of affordable units follows this analysis; this consists of the annual supply of social re-lets and intermediate housing. The following sections deal with these points in detail.

New household formation

8.3 The estimate of the number of newly forming households in need of affordable housing is based on an assessment of households that have formed over the past two years. Such an approach is preferred to studying households stating likely future intentions as it provides more detailed information on the characteristics of these households contributing to this element of newly arising need.

8.4 The table below shows details of the derivation of new household formation. The table begins by establishing the number of newly forming households over the past two years – an affordability test is then applied.

Table 8.1 Derivation of newly arising need from new household formation		
Aspect of calculation	Number	Sub-total
Number of households moving in past two years	5,788	
Minus households NOT forming in previous move	-4,708	1,080
Times proportion unable to afford	58.5%	
ESTIMATE OF NEWLY ARISING NEED	631	
ANNUAL ESTIMATE OF NEWLY ARISING NEED	316	

Source: Weymouth & Portland HNDS Fordham Research 2007

8.5 The table above shows that an estimated 1,080 households are newly formed within the Borough over the past two years (540 per annum). Of these it is estimated that 316 (per annum) are unable to afford market housing without some form of subsidy – this represents the annual estimate of the number of newly forming households falling into need.

Existing households falling into need

8.6 This is an estimate of the number of existing households who will fall into housing need over the next two years (and then annualised). The basic information for this is households who have moved home within the last two years and affordability. A household will fall into need if it has to move home and is unable to afford to do this within the private sector (examples of such a move will be because of the end of a tenancy agreement). A household unable to afford market rent prices but moving to private rented accommodation may have to either claim Housing Benefit or spend more than a quarter of their gross income on housing, which is considered unaffordable (or indeed a combination of both).

8.7 Households previously living with parents, relatives or friends are excluded as these will double-count with the newly forming households already considered in the previous table. The data also excludes moves between social rented properties. Households falling into need in the social rented sector have their needs met through a transfer to another social rented property, hence releasing a social rented property for someone else in need. The number of households falling into need in the social rented sector should therefore, over a period of time, roughly equal the supply of ‘transfers’ and so the additional needs arising from within the social rented stock will be net zero.

8.8 The table below shows the derivation of existing households falling into need.

Table 8.2 Derivation of Newly Arising Need from existing households		
Aspect of calculation	Number	Sub-total
Number of households moving in past two years	5,788	
Minus households forming in previous move	-1,080	4,708
Minus households transferring within affordable housing	-426	4,282
Times proportion unable to afford	28.8%	
ESTIMATE OF NEWLY ARISING NEED	1,235	
ANNUAL ESTIMATE OF NEWLY ARISING NEED	617	

Source: Weymouth & Portland HNDS Fordham Research 2007

- 8.9 The table above shows that a total of 4,282 existing households are considered as potentially in need (2,141 per annum). Using the standard affordability test for existing households it is estimated that 28.8% of these households cannot afford market housing. Therefore our estimate of the number of households falling into need excluding transfers is 1,235 households ($4,282 \times 0.288$) over the two-year period. Annualised this is 617 households per annum.

Total newly arising need

- 8.10 The data from each of the above sources can now be put into the needs assessment table below. It indicates that additional need will arise from a total of 1,001 households per annum.

Table 8.3 Future need (per annum)		
Step	Notes	Output
2.1 New household formation (gross per year)		540
2.2 Proportion of new households unable to buy or rent in the market	Leaves 316	58.5%
2.3 Existing households falling into need		617
2.4 Total newly arising housing need (gross per year)	2.1x2.2+2.3	933

Source: Weymouth & Portland HNDS Fordham Research 2007

- 8.11 The table below shows the location of households likely to be in need in the future. The figures are annualised. The table indicates that the highest level of future need is estimated to be in Central Weymouth & Westham where the future gross need per annum is estimated to be equivalent to 4.4% of the current number of households.

Table 8.4 Location of households in future need (annual)						
Sub-area	In need		Not in need		Total	
	No.	%	No.	%	No.	%
North Weymouth & Preston	218	2.5%	8,654	97.5%	8,872	100.0%
Central Weymouth & Westham	435	4.4%	9,535	95.6%	9,971	100.0%
Portland & Wyke Regis	280	2.8%	9,578	97.2%	9,857	100.0%
Total	933	3.3%	27,767	96.7%	28,700	100.0%

Source: West Dorset HNDS Fordham Research 2007

The future supply of social rented housing

- 8.12 The table below shows an estimate of the supply of lettings from RSL stock (excluding RSL to RSL transfers) over the past 2 years, using HSSA data. The average for the two-year period is 241 per annum.

Table 8.5 Analysis of past housing supply – (RSL sector)

	2004/5	2005/6	Average
HSSA data	198	284	241

Source: Weymouth & Portland HNDS Fordham Research 2007

Intermediate supply

- 8.13 In most local authorities the amount of intermediate housing (mostly shared ownership) available in the stock is fairly limited (as is the case in Weymouth & Portland). However, it is still important to consider to what extent the current supply may be able to help those in need of affordable housing.
- 8.14 Therefore we include an estimate of the number of shared ownership units that become available each year. Based on survey data it is estimated that around 5 units of shared ownership housing will become available to meet housing needs from the existing stock of such housing.

Total future supply

- 8.15 The total future supply is estimated to be 246, comprised of 241 units of social re-lets and 5 units of shared ownership. This is shown in the below table.

Table 8.6 Future supply of affordable housing (per annum)

Step	Notes	Output
3.6 Annual supply of social re-lets (net)		241
3.7 Annual supply of intermediate housing available for re-let or resale at sub-market levels		5
3.8 Annual supply of affordable housing	4.1+4.2	246

Source: Weymouth & Portland HNDS Fordham Research 2007

Net annual need estimate

- 8.16 The table below shows how all of these 16 steps fit into the overall needs assessment model.

Table 8.7 Housing needs assessment model for Weymouth & Portland		
Stage and step in calculation	Notes	Output
STAGE 1: CURRENT NEED (Gross)		
1.1 Homeless households and those in temporary accommodation		7
1.2 Overcrowding and concealed households	Two steps taken together	1,111
1.3 Other groups		
1.4 equals Total current housing need (gross)	1.1+1.2+1.3	1,118
STAGE 2: FUTURE NEED		
2.1 New household formation (gross per year)		540
2.2 Proportion of new households unable to buy or rent in the market		58.5%
2.3 Existing households falling into need		617
2.4 Total newly arising housing need (gross per year)	(2.1x2.2)+2.3	933
STAGE 3: AFFORDABLE HOUSING SUPPLY		
3.1 Affordable dwellings occupied by households in need		369
3.2 Surplus stock		0
3.3 Committed supply of affordable housing		183
3.4 Units to be taken out of management		0
3.5 Total affordable housing stock available	3.1+3.2+3.3-3.4	552
3.6 Annual supply of social re-lets (net)		241
3.7 Annual supply of intermediate housing available for re-let or resale at sub-market levels		5
3.8 Annual supply of affordable housing	3.6+3.7	246

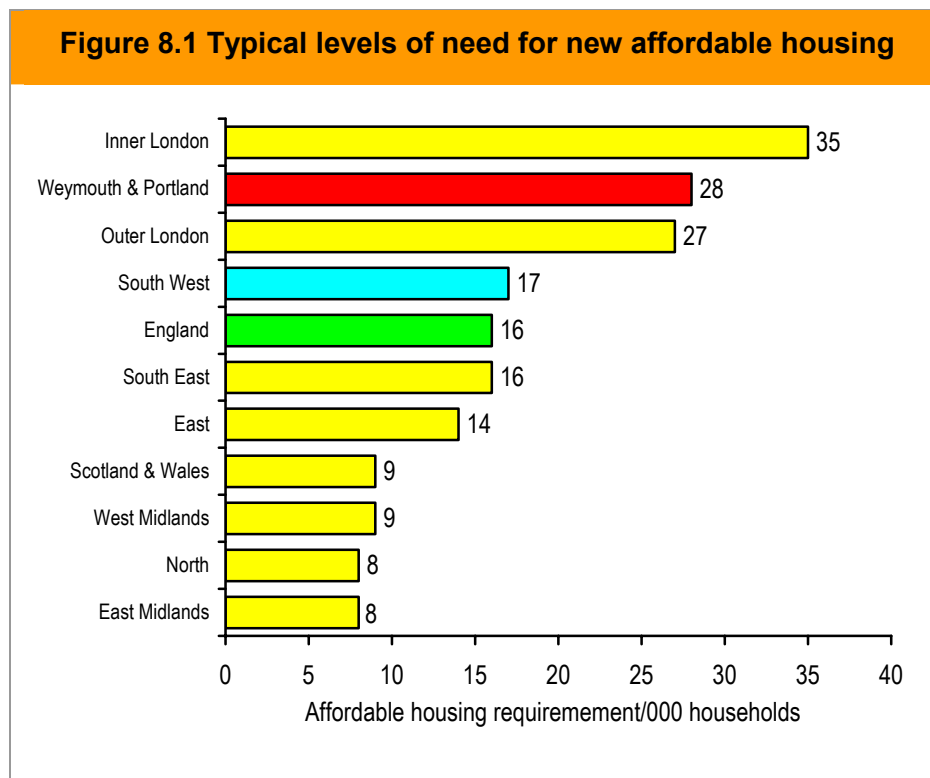
Source: Weymouth & Portland HNDS Fordham Research 2007

- 8.17 The guide states that these figures need to be annualised to establish an overall estimate of net housing need. The first step in this process is to calculate the net current need. This is derived by subtracting the estimated total stock of affordable housing available of 552 (step 3.5) from the gross current need of 1,118 (step 1.4). This produces a net current need figure of 566.
- 8.18 The second step is to convert this net backlog need figure into an annual flow. The guide acknowledges that this backlog can be addressed over any length of time although a period of less than five years should be avoided. For the purposes of this study the quota of five years proposed in the guide will be used. Therefore to annualise the net current need figure it will be divided by five. This calculation results in a net annual quota of households who should have their needs addressed of 113 (566/5).
- 8.19 The final step is to sum the net annual quota of households who should have their needs addressed with the total newly arising housing need (step 2.4) and subtract the future annual supply of affordable housing (step 3.8). This leads to a total net annual housing need in Weymouth & Portland of 800 (113+933-246).

Findings in context

8.20 The net shortfall of 800 can be related to the Fordham Research Affordable Housing Index, which is the result of standardising the finding by dividing it by the number of thousands of households in the Local Authority area:

$$(800/28,700) \times 1,000 = 28$$



Source: Weymouth & Portland HNDS Fordham Research 2007

8.21 This Index figure is significantly higher than the national average (of 16) and the figure for the South West (of 17).

8.22 While this measure gives an indication of the scale of the affordability problem it may hide important issues such as the difficulties particular types of household have in affording property in an area.

The private rented sector

- 8.23 The Strategic Housing Market Assessment Guidance requires the extent of the private rented sector to be estimated to meet the requirements of households in need (through the Housing Benefit system). Survey data suggests that over the past two years around 692 new lets of Housing Benefit supported private rented housing have been made (346 per annum).
- 8.24 It is not however appropriate to consider this supply of housing from the overall annual housing needs estimate of 800 in Weymouth & Portland as there is significant evidence that this is not a secure tenure. Survey data reveals that over half of households in the private rented sector have moved in the last two years and households leaving this tenure are a notable source of homelessness in Weymouth & Portland. Whilst the private rented sector can provide accommodation (through the Housing Benefit system) for those in housing need it also creates housing need and it cannot therefore be considered part of the supply of homes to meet housing need.

Summary

- 8.25 The future need for affordable housing has been based on survey information about past household behaviour in terms of moves to different accommodation. The data suggests that on an annual basis there will be 316 newly forming households requiring affordable housing and a further 617 existing households. The total future need for affordable housing is therefore estimated to be 933 units per annum.
- 8.26 The supply of affordable housing to meet this need has also been estimated from past trend data. This data suggests that the current stock of affordable housing is likely to provide around 246 units (241 social rented and 5 intermediate units (i.e. shared ownership)).
- 8.27 The total net annual housing need in Weymouth & Portland is calculated by annualising the net current need and adding this to the difference between the future need and supply. The total net annual housing need in Weymouth & Portland is therefore 800 (113+933-246).

SECTION C: CHARACTERISTICS OF THE HOUSING MARKET

9. Household mobility

Introduction

9.1 An important part of the survey is an analysis of the future demand for housing and the survey questionnaire collected information about households' future needs, expectations and aspirations. Information was collected about both existing households and newly forming households. This information is particularly important in the 'Balancing Housing Markets' exercise carried out later in this report.

Future moves – existing households

9.2 The table below shows estimates of the number and proportion of households who would consider themselves to need or expect to move home per annum over the next two years by tenure. The data shows that around 19.0% of households state a need or likelihood of moving home over the next two years. Households living in the private rented sector are particularly likely to be future movers.

Table 9.1 Households who need or are likely to move in next two years by tenure

Tenure	Number who need/likely to move	Total number of households	% need/likely to move
Owner-occupied (no mortgage)	1,089	10,356	10.5%
Owner-occupied (with mortgage)	1,606	10,566	15.2%
Social rented	776	3,860	20.1%
Private rented	1,976	3,918	50.4%
Total	5,448	28,700	19.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

9.3 The table below shows the number and proportion of households who need or expect to move home in the next two years by sub-area. Households living in Central Weymouth & Westham are particularly likely to be future movers with 22.6% of households in this area stating that they need or are likely to move in the next two years. At the other end of the scale the figure for Portland & Wyke Regis is only 16.1%.

Table 9.2 Moving intentions of existing households by sub-area

Sub-area	Now		Within a year		1 to 2 years		Not moving with 2 years		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
North Weymouth & Preston	426	4.8%	595	6.7%	588	6.6%	7,264	81.9%	8,872	100.0%
Central Weymouth & Westham	534	5.4%	823	8.3%	901	9.0%	7,713	77.4%	9,971	100.0%
Portland & Wyke Regis	397	4.0%	631	6.4%	555	5.6%	8,275	83.9%	9,857	100.0%
Total	1,357	4.7%	2,048	7.1%	2,043	7.1%	23,252	81.0%	28,700	100.0%

Source: West Dorset HNDS Fordham Research 2007

9.4 The survey moved on to look at where households would both like and expect to move. The results of this analysis are shown in the table below. The table suggests that 74.2% of households would like to remain in the Borough whilst a similar proportion actually expect to remain (73.5%). A greater proportion of households would expect to move from Dorset completely than would like to.

Table 9.3 Where households would like and expect to move

Location of next home	Like	Expect
Weymouth & Portland	74.2%	73.5%
Elsewhere in Dorset	15.3%	13.2%
Elsewhere in UK or abroad	10.5%	13.3%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

9.5 Households were similarly asked about what tenure they would both like and expect to move to; the results are shown below. The results suggest that the majority (69.3%) of all households would like to move to owner-occupation; however, only 52.9% expect to secure this type of accommodation. More households expect to rent (both social and private rented housing) than would like to.

Table 9.4 Housing tenure aspirations and expectations

Tenure	Like	Expect
Buy own home	69.3%	52.9%
Social rented	28.0%	29.3%
Private rented	2.6%	17.9%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

- 9.6 The tables below show cross-tabulations between current tenure and future tenure preference as well as future tenure expectations.
- 9.7 The first table shows that generally households would like to remain in the same tenure as they currently live. The exception to this is the private rented sector. The majority of households in this sector want to move to either owner-occupation or the social rented sector.
- 9.8 In terms of expectations (second table below) we find that the main difference is the greater number of private tenants who expect to remain in the sector when they would prefer owner-occupation. In total, 59.9% of private tenant movers would like to become owners but only 22.6% expect to do so.

Table 9.5 Current tenure and tenure preference				
	Tenure preference			Total
	Owner-occupied	Social rented	Private rented	
Owner-occupied (no mortgage)	978	86	25	1,089
Owner-occupied (with mortgage)	1,480	77	48	1,606
Social rented	135	641	0	776
Private rented	1,184	723	69	1,976
Total	3,778	1,527	143	5,448

Source: Weymouth & Portland HNDS Fordham Research 2007

Table 9.6 Current tenure and tenure expectations				
	Tenure preference			Total
	Owner-occupied	Social rented	Private rented	
Owner-occupied (no mortgage)	977	101	11	1,089
Owner-occupied (with mortgage)	1,386	68	152	1,606
Social rented	71	685	21	776
Private rented	446	740	790	1,976
Total	2,881	1,594	973	5,448

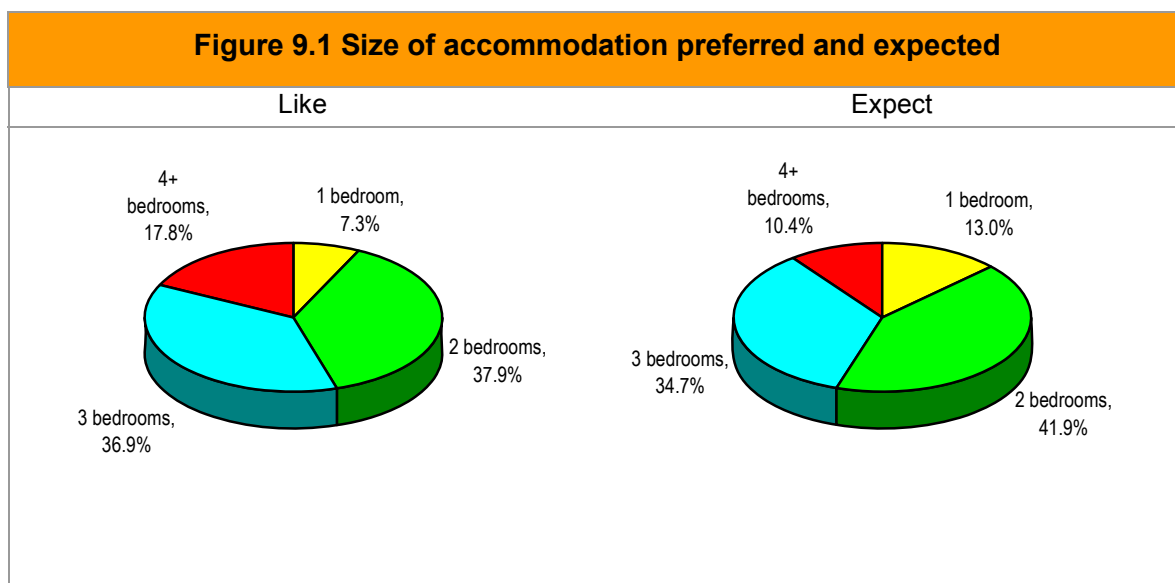
Source: Weymouth & Portland HNDS Fordham Research 2007

- 9.9 The table below shows the type of dwellings households would like and expect to move to. Unsurprisingly a large proportion of households would like detached accommodation (55.8%) but a much smaller proportion would expect to move to such accommodation (28.3%). Overall more households expect to move to all other dwelling types than is their preference (e.g. whilst 7.6% of households would like a flat more than double this proportion would expect to move to that type of accommodation).

Table 9.7 Housing type aspirations and expectations		
Type of home	Like	Expect
Detached house	43.1%	18.0%
Semi-detached house	21.0%	23.6%
Terraced house	8.5%	21.2%
Detached bungalow	12.7%	10.3%
Semi-detached/terraced bungalow	6.9%	7.8%
Flat/maisonette	7.6%	19.0%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

9.10 In terms of the sizes of accommodation required we find that the largest proportion of households would like two-bedroom accommodation (37.9%), closely followed by three bedrooms (36.9%). In addition just under a fifth (17.8%) would like a four or more bedroom home. In terms of expectations we find that the largest group is still two bedroom homes (41.9%) and only 10.4% expect to secure four or more bedrooms. Around 13% of households expect to secure a one bedroom home but only around 7% would like this size of accommodation.



Source: Weymouth & Portland HNDS Fordham Research 2007

9.11 In addition, households were asked if they would like or expected to move to specialist accommodation. The vast majority of households would either like (91.8%) or expect (90.9%) ordinary residential accommodation. Where households have indicated either a preference or expectation for specialist accommodation the main form is sheltered housing with a warden.

Future moves – newly forming households

9.12 A similar analysis can be carried out for newly forming households. The survey estimates that there are 1,948 households who need or are likely to form from households in the Borough over the next two years.

9.13 The table below shows the rate of intended future household formation by sub-area. It shows the highest rate was recorded in North Weymouth & Preston (4.0%) and the lowest in Central Weymouth & Westham Rural (3.0%).

Table 9.8 Rate of new household formation by sub-area			
Sub-area	Number of households intending to form in the next two years	Number of existing households	Annual rate of household formation
North Weymouth & Preston	704	8,872	4.0%
Central Weymouth & Westham	607	9,971	3.0%
Portland & Wyke Regis	636	9,857	3.2%
Total	1,948	28,700	3.4%

Source: Weymouth & Portland HNDS Fordham Research 2007

9.14 The table below suggests that newly forming households are slightly less likely to want to remain in the area than existing households. In total 71.8% of potential households would like to remain in the area but only 65.2% expect to. A greater proportion of newly forming households expect to move away from Dorset than would like to.

Table 9.9 Where potential households would like and expect to move		
Location of next home	Like	Expect
Weymouth & Portland	71.8%	65.2%
Elsewhere in Dorset	5.5%	5.1%
Elsewhere in UK or abroad	22.7%	29.7%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

9.15 In terms of tenure preferences and expectations, the table below shows some interesting results. In total an estimated 67.1% of potential households would like to move to owner-occupied accommodation, however, less than a third expect to secure such accommodation (30.0%). Around 22% would like social rented housing but 28% expect to secure it. In total only 11.4% want to move to private rented accommodation but over two-fifths (41.6%) expect to do so.

Table 9.10 Housing tenure aspirations and expectations – newly forming households

Tenure	Like	Expect
Buy own home	67.1%	30.0%
Social rented	21.5%	28.4%
Private rented	11.4%	41.6%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

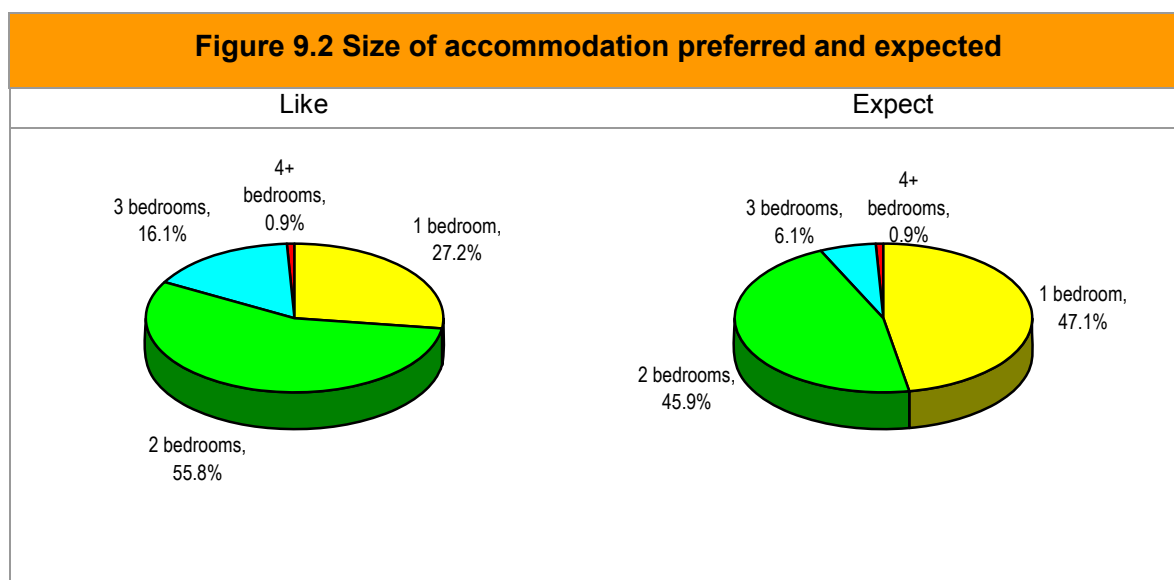
9.16 The table below shows the type of dwellings newly forming households would like and expect to move to. Compared with the results for existing households the figures show that there is a greater preference and expectation of flatted accommodation amongst newly forming households. In total 40.4% of newly forming households would like a flat (compared with 7.6% of existing households) whilst around two-thirds (67.0%) expect to secure this type of accommodation.

Table 9.11 Housing type aspirations and expectations of newly forming households

Type of home	Like	Expect
Detached house	19.8%	6.9%
Semi-detached house	12.6%	5.6%
Terraced house	26.7%	19.5%
Detached bungalow	0.5%	0.8%
Semi-detached/terraced bungalow	0.0%	0.3%
Flat/maisonette	40.4%	67.0%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

9.17 In terms of the sizes of accommodation required we find that the largest proportion of households would like two-bedroom accommodation (55.8%). In addition just over a quarter (27.2%) would like a one bedroom home. In terms of expectations we find that the largest group is one bedroom homes (47.1%) a figure significantly higher than the equivalent figure for preferences.



Source: Weymouth & Portland HNDS Fordham Research 2007

9.18 In addition, newly forming households were asked if they would like or expected to move to specialist accommodation. The vast majority of households would either like (99.3%) or expect (99.7%) ordinary residential accommodation.

Summary

9.19 This chapter presented information on the future housing intentions of households in Weymouth & Portland. The main findings were:

- Overall almost a fifth (19.0%) of existing households state a need or likelihood of moving home over the next two years.
- Some 74.2% of these households would like to remain in Weymouth & Portland with a similar proportion expecting to do so.
- Significantly more moving households would like owner-occupied accommodation than expect it. Similarly notably more moving households would like a detached home than expect it
- The survey estimates that there are 1,948 households who need or are likely to form from households in the Borough over the next two years
- In total an estimated 67.1% of potential households would like to move to owner-occupied accommodation, however, less than a third expect to secure such accommodation (30.0%).

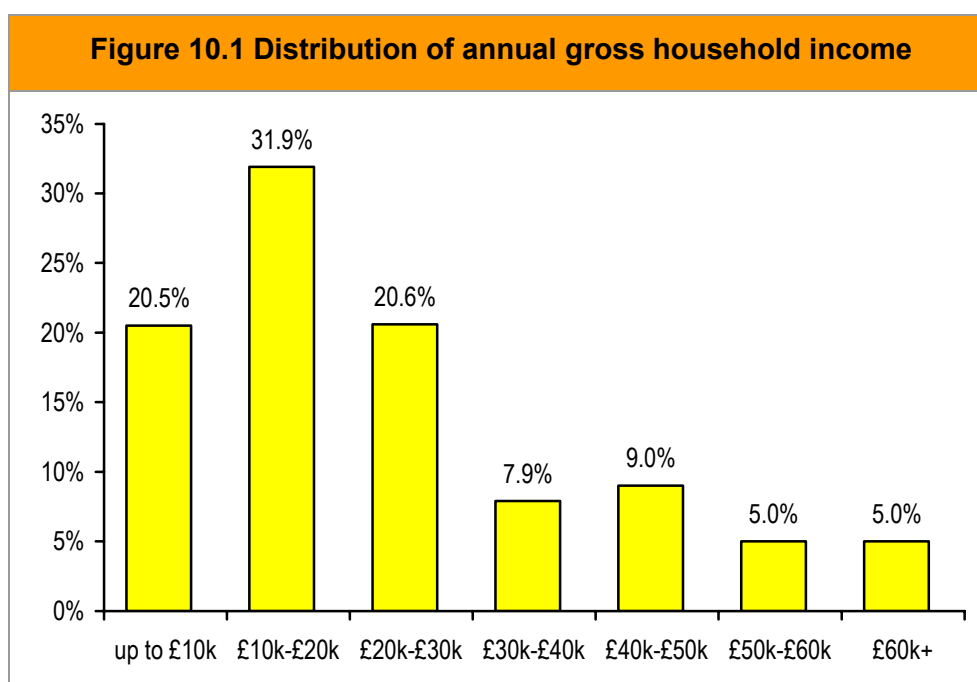
10. Financial Information

Introduction

10.1 A key part of the housing needs and demand survey is an assessment of the financial situation of households. Data was therefore collected in the survey looking at a range of financial information (including incomes, savings and equity). This chapter contains the analysis of the survey results with regard to household's financial situation.

Household income

10.2 The response to the survey income question was good with 84.6% of respondents answering this question. Survey results for household income in Weymouth & Portland estimate the average (mean) gross household income level to be £23,753 per annum. The median income is noticeably lower than the mean (at £19,068 per annum). The figure below shows the distribution of income in the Borough.

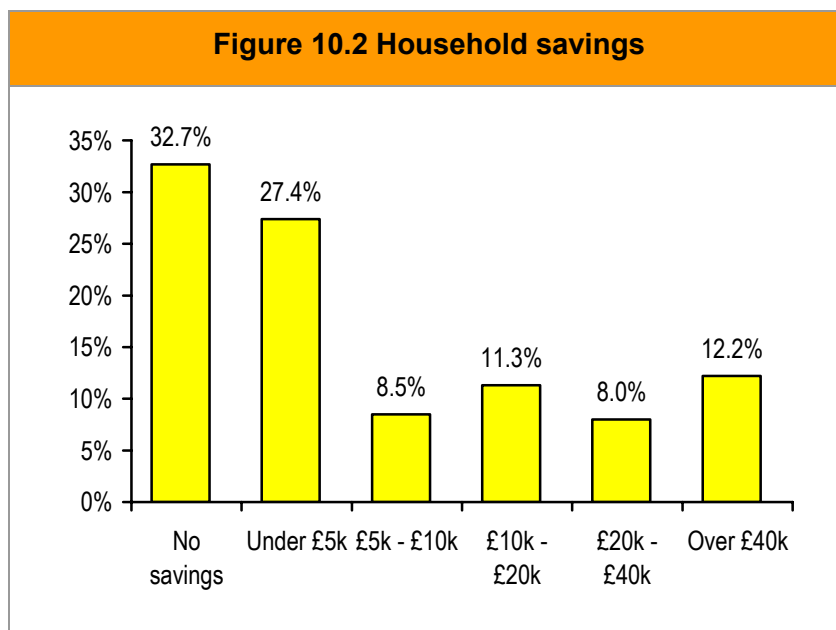


Source: Weymouth & Portland HNDS Fordham Research 2007

Household Savings and Equity

10.3 The response to the survey savings question was also good with 84.1% of respondents answering this question. The average (mean) household has £24,058 in savings (median of £2,882). The figure below shows the distribution of savings in the Borough.

10.4 An estimated 60.1% of households had less than £5,000 in savings whilst 12.2% had savings of over £40,000. Households with no savings also include those in debt.



Source: Weymouth & Portland HNDS Fordham Research 2007

10.5 The survey also collected information about the amount of equity owner-occupiers have in their property. For both owner occupier groups together (with and without mortgages) the average (mean) amount of equity was estimated to be £178,785 (median of £164,034). It is estimated that 0.1% of owner-occupiers (18 households) are in negative equity: this estimate is clearly subject to error due to the small sample, but the main point is that there is hardly any negative equity. Negative equity is a 'yes/no' question in the questionnaire and so the exact amount is not determined. Based on general experience in other surveys, an assumption of -£5,000 is made where a respondent indicates negative equity.

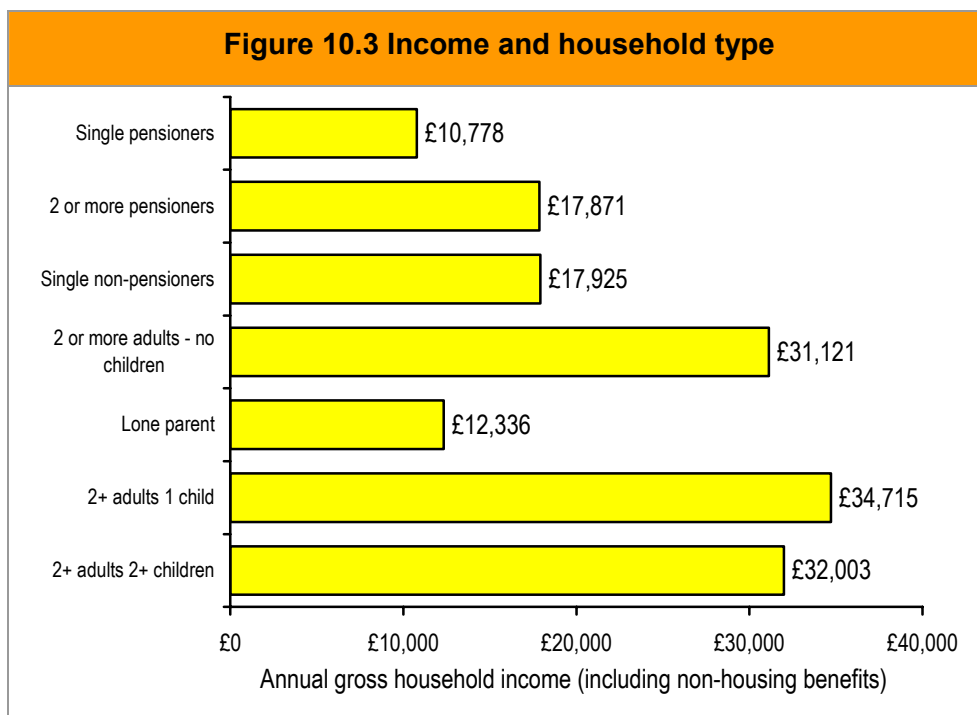
Household characteristics and income

- 10.6 The table below shows average income, savings and equity by tenure. As might be expected, the households with the lowest average incomes (and savings) are those in the social rented sector. Whilst owner-occupiers with no mortgage have an average household income considerably lower than those with a mortgage, this group contains many older people who are not working but have redeemed their mortgages. These households therefore have much higher levels of savings and equity.
- 10.7 The income figures in each tenure group are noticeably below the latest national estimates (from SEH 2005/06). The latest national figures are: outright owners - £24,522, owners with a mortgage - £40,910, Social renters - £12,185 and private tenants - £24,833.

Table 10.1 Financial information by tenure			
Tenure	Average annual gross household income	Average savings	Average equity
Owner-occupied (no mortgage)	£21,239	£50,675	£227,661
Owner-occupied (with mortgage)	£33,196	£10,813	£130,880
Social rented	£10,324	£6,245	-
Private rented	£18,160	£6,975	-
AVERAGE	£23,753	£24,058	£178,785

Source: Weymouth & Portland HNDS Fordham Research 2007

- 10.8 The figure below looks at income levels by household type. Single pensioner and lone parent households show average incomes considerably below the Borough average. Households with two or more adults and children show the highest average incomes.



Source: Weymouth & Portland HNDS Fordham Research 2007

10.9 Household incomes and savings varied significantly between the three sub-areas. The lowest average income was found in Central Weymouth & Westham (at £20,769). The sub-area with the highest income, 32% higher than the lowest at £27,516, was North Weymouth & Preston.

Sub-area	Average annual gross household income	Average savings
North Weymouth & Preston	£27,516	£32,307
Central Weymouth & Westham	£20,769	£21,710
Portland & Wyke Regis	£23,384	£19,009
Average	£23,753	£24,058

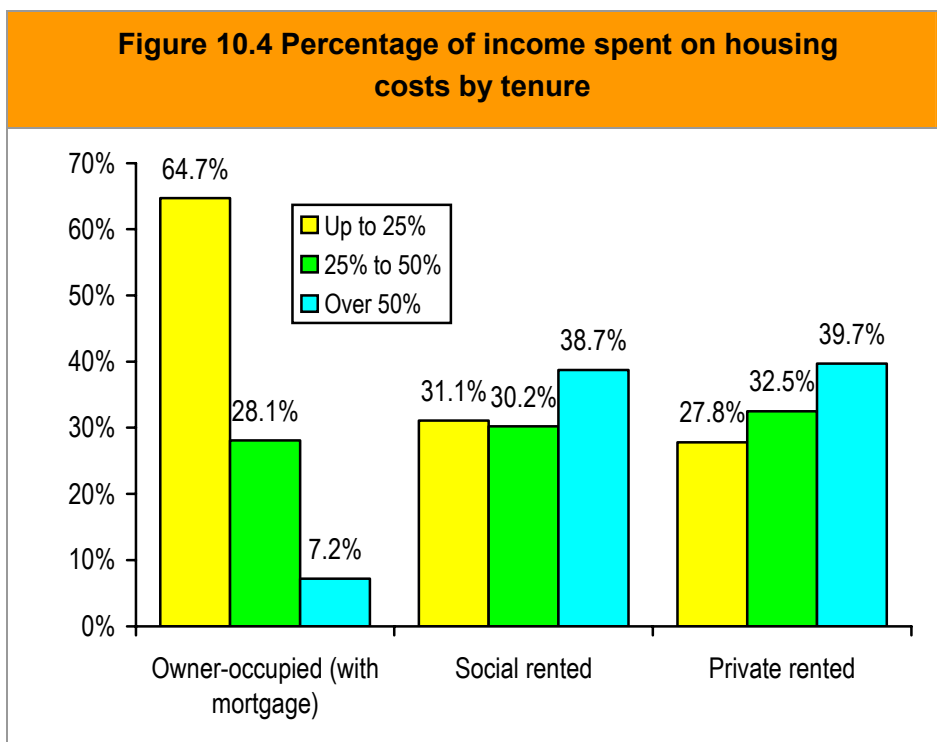
Source: Weymouth & Portland HNDS Fordham Research 2007

Other financial information

- 10.10 In addition to the information collected about income, savings and equity the survey form asked households whether they had access to any other financial resources which might be able to be used towards a deposit on a property (and if so – how much). The vast majority of households (89.5%) stated that they had no further access to financial resources other than those already analysed.
- 10.11 Despite the majority having no access to financial resources, the minority that do (eg borrowing from relatives) raise the overall average extra funding to around £800 from sources other than savings and equity. Therefore some of this 10% remainder have access to quite large amounts of funding. It is therefore possible that such additional funds will be able to help a small number of households to afford suitable market housing without the need for any subsidy.

Relationship of income to housing costs

- 10.12 It is of interest to study the amount of income that households are spending on their housing costs (whether rent or mortgage). The figure below shows the number of households in each tenure group by what proportion of income is spent on housing. The figure shows that there are a significant number of households spending over 25% and in many cases in excess of 50% - this is particularly the case in the social and private rented sectors.



Source: Weymouth & Portland HNDS Fordham Research 2007

10.13 The above analysis does not however take account of the fact that many households will be in receipt of Housing Benefit (or income support in the case of owners) which will be helping them to afford housing. The table below investigates the receipt of benefits towards housing costs. The table clearly shows that the greater the proportion of income spent on housing the greater the number of households who are claiming assistance.

10.14 For example, of all households paying up to 25% of income on housing costs some 8.1% are also claiming Housing Benefit, for households spending over 50% this figure rises to 65.6%. Whilst this finding shows that to a certain extent that the benefit system is meeting the needs of low income households the data does suggest that a notable number of households are spending large proportions of their income on housing and receiving no subsidy to help with the costs.

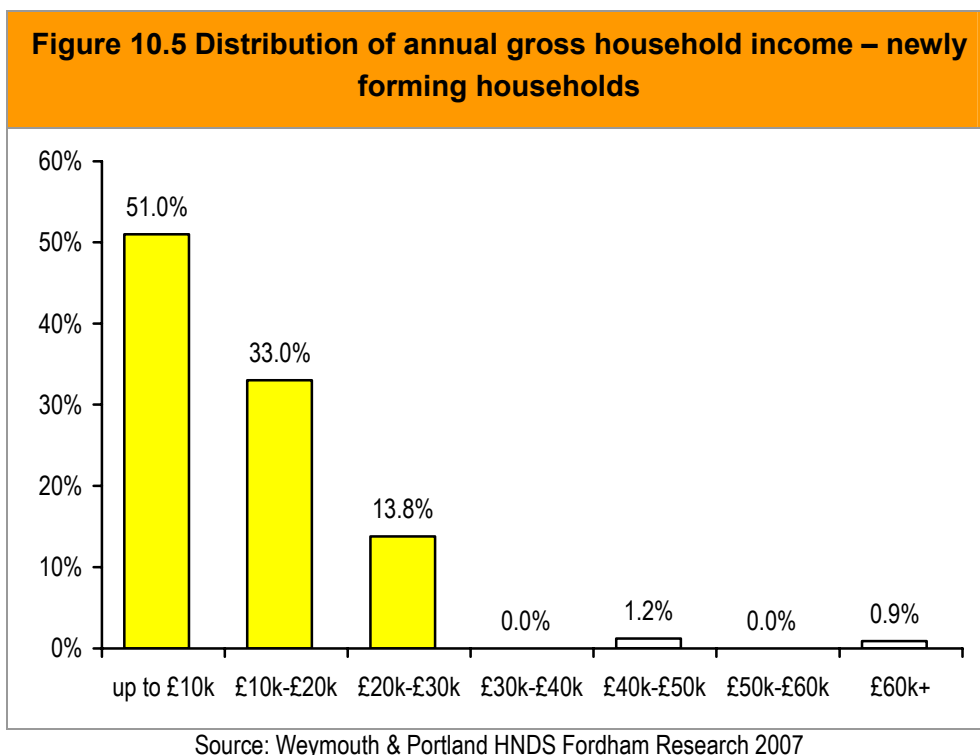
Table 10.3 Percentage of households receiving Housing Benefit (income support) by tenure and proportion of income spent on housing

	Owner-occupied (with mortgage)	Social rented	Private rented	Total
Spend up to 25%	1.5%	40.5%	13.8%	8.1%
Spend 25%-50%	6.4%	63.1%	25.5%	23.1%
Spend over 50%	18.7%	83.9%	71.3%	65.6%
Total	4.1%	64.1%	40.4%	24.4%

Source: Weymouth & Portland HNDS Fordham Research 2007

Newly forming households financial situation

- 10.15 The previous chapter highlighted that there are an estimated 1,948 households who need or are likely to form over the next two years. The housing preferences and expectations of these households (in terms of location, tenure and type of dwelling) have also been studied. In addition to the future preferences and expectations of newly forming households the survey form collected a series of data about these households financial situation (including income and savings data) which is presented below.
- 10.16 The table below shows estimated income levels for newly forming households. The table shows that income distribution is heavily concentrated in the lower income brackets with 51.0% having an income of below £10,000 and 84.0% an income below £20,000. The average (mean) income of newly forming households is estimated to be £10,692 – significantly below the figure for all households of around £24,000.



- 10.17 In addition, newly forming households were asked about any financial resources which might be available for a deposit/bond when buying or renting a home. Separate answers were sought for the newly forming household's own finances (e.g. savings) and other finance (e.g. money from parents).
- 10.18 Taking these two categories together it is estimated that the average newly forming household will have access to around £4,873 – just over two-thirds (68.2%) would be from sources other than the households' own savings. There is however a considerable difference between different households in terms of likely financial resources available with 52.9% stating that they have no money to use as a deposit/bond and 6.5% having more than £20,000.
- 10.19 Given the level of income and savings shown for newly forming households from the survey data it is clear that many will have difficulty accessing the housing market without some form of subsidy. However, it is widely recognised that this group of households can have rapidly changing financial situations (for example households who have actually formed over the past two years show an average income of £18,349 per annum) and therefore to rely solely on the information provided here may not properly reflect the affordability of this important group.
- 10.20 Therefore the survey form also asked a 'subjective' question about future affordability. In response to this question 58.5% of newly forming households stated that they would not be able to afford market housing without some sort of subsidy (e.g. Housing Benefit).

Summary

10.21 The collection of financial information is a fundamental part of any assessment of housing need and future housing demand. The survey estimates that mean annual gross household income (including non-Housing Benefits) in Weymouth & Portland is £23,753. The average conceals wide variations among different tenure groups with households in social rented housing showing average incomes significantly below the Borough average. When income is compared with housing costs the data reveals that many households spend more than a quarter of their income on their housing costs.

11. Balancing Housing Markets

Introduction

- 11.1 A 'Balancing Housing Markets' (BHM) assessment looks at the whole local housing market, considering the extent to which supply and demand are 'balanced' across tenure and property size. It works at the simplest level by establishing the likely demand for housing of particular types by the expected supply arising from vacancies in the existing stock so as to provide a broad indications of the shortages (and in some cases surpluses) of particular types of dwelling.
- 11.2 The BHM model is not a purely technical assessment of housing requirements and combines a technical assessment of certain aspects (e.g. affordability) with a reasoned judgement about how exactly the housing market operates (e.g. the fact that the private rented sector is often used to meet some affordable needs through the use of Housing Benefit).
- 11.3 In addition the model looks at both household's aspirations and their expectations to provide an indication of the most likely housing solution in the particular market.

Methodology

- 11.4 There are six stages of analysis in the Balancing Housing Markets Model (three for supply and three related to demand). The six stages in detail are:
- **Stage 1. Supply from household dissolution:** Assessing the size, type and tenure of dwellings likely to become available from household dissolution (using national mortality rates).
 - **Stage 2. Supply from out-migrant households:** Assessing the size, type and tenure of dwellings existing households moving away from the Borough are going to make available.
 - **Stage 3. Supply from existing households:** Assessing the size, type and tenure of housing that existing households moving within the Borough are going to make available.
 - **Stage 4. Demand from in-migrant households:** Assessing the size, type and tenure of accommodation secured by households that recently moved into the Borough.

- **Stage 5. Demand from newly forming households:** Assessing the likely sizes, types and tenures of housing required by newly forming households moving to a property within the Borough.
- **Stage 6. Demand from existing households:** Assessing the likely sizes, types and tenure of accommodation required by existing households moving from one property in the Borough to another.

Relationship with the CLG housing need model

- 11.5 The CLG Needs Model produces a number for the annual amount of extra affordable housing which would, after a period, mean that there is no further need for affordable housing in an area. The presence of households living in unsuitable housing, or in the private rented sector on Housing Benefit would stop. Since in most parts of Britain it is clear that housing need will exist for many decades (at the present rate of production of new affordable housing) it can be seen that this model is geared to an ideal state of affairs and not the current reality.
- 11.6 One particular assumption that affects the estimates is that no more than 25% of income should be spent on housing. However the reality is that many households will be spending more like 50% of their income on housing (whether low or high income), sometimes because they are forced to, but sometimes because they prefer to achieve a particular type or location of housing and are prepared to make sacrifices to achieve it
- 11.7 Many households will be found in the private rented sector who cannot afford market rents at 25% of income on housing. Of these a proportion will be on Housing Benefit, but a substantial proportion will not be. In both cases, the private rented sector on shorthold does not provide affordable housing in the CLG definition, and does not provide long term security for often vulnerable households.
- 11.8 The CLG model is an important part of Guidance and so the calculation must be done as part of any HNS. In order to provide realistic outputs for the three key PPS3 requirements it is necessary to use a different and more pragmatic approach to analysing the housing market.
- 11.9 The Balancing Housing Markets model is therefore produced to provide the outputs required by PPS3 and to better reflect the current local practices across the whole housing market (in terms of amount of income used on housing and the decisions made when moving within the local market). It does this by containing a sensitivity that would not be appropriate within the CLG model.

- 11.10 The BHM model looks at both household 'aspirations and their expectations to provide an indication of the most likely housing solution in the particular market. The model is essentially based upon the stated move expectations of the respondents, which have had the 'aspiration' element removed by asking about them first. The questionnaire says '*what would you like*', and then '*what would you expect*'. Although these do not contain a formal means test (in other words no arithmetic check has been made to see whether they can afford their stated preference) our experience suggests that expectations are quite reliable as a guide. Indeed 'expectations' of households planning to move are likely in some ways to be more reliable than a formal means test, as no questionnaire survey can expect to discover all means of finance available to households. The stated expectations do, therefore, contain an implicit means test.
- 11.11 The expectations should therefore be regarded as moves which, if suitable supply of housing is available, are capable of being fulfilled. Thus the BHM analysis, which seeks to reconcile the 'demands' of movers with the supply of vacant dwellings, works by repeated iterations through the stock, taking account of what properties would be made vacant by moves, and then matching them with the sizes/types of dwelling stated by expected movers. The table below shows the overall results of the BHM analysis.
- 11.12 The process of arriving at an allocation of sizes and tenures of housing, matching supply with demand, is complex. It typically involves upwards of 20 iterations. The combination of technical analysis and judgement involved is informed by qualitative research, principally with estate agents, and by secondary data on the area. However the process cannot, if it is to be a reliable guide to that market, be based on a simple formula. The nature of the interactions between supply and demand across four sub-groups of tenures and 4 sizes of dwelling cannot be made into a mechanical analysis without losing practical relevance to the market(s) in question.
- 11.13 The combination of quantitative and qualitative analysis in one calculation process is a novel one. It is prompted by the complexity of the task. As a result of its origin, the process cannot be made completely transparent (as can an arithmetic calculation) but enough cross checking can be done to reassure a detached observer. In most cases the obvious cross-check for the affordable sector is the CLG Needs Model discussed above. The market sector of the calculation is more easily checked against qualitative evidence.

Results

11.14 A summary table bringing together all of the demand and supply information is presented below (the full results for each of the six stages of analysis can be found in Appendix A3). The table shows that overall there is expected to be a greater demand for housing than the current stock of housing can meet. Overall, across all tenures there is an apparent shortfall of 480 dwellings per annum (excess demand over supply).

Table 11.1 Balancing Housing Markets results for Weymouth & Portland (per annum)					
Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	46	97	26	51	220
Private rented	20	47	-54	-35	-22
Intermediate	65	47	31	0	143
Social rented	48	55	36	-1	139
TOTAL	180	246	40	15	480

Source: Weymouth & Portland HNDS Fordham Research 2007

11.15 There are two comments to make on the general interpretation of this table:

- i) **Private rented sector.** Where the figures show a surplus they do not imply that there will be empty rented flats. What the figures imply is that even viewed in terms of expectations, most people do not want the private rented sector. Viewed through the perspective of 'aspirations' very few want it. Many more expect it, but yet more will be obliged in practice to accept it. Household expectations are a realistic way to view the future market, but nothing is certain about the future, and as we have a much more detailed database on stock supply and turnover than any household is likely to have, this analysis can establish the 'true' position on overall supply and demand. A surplus shown for a particular size of private rented dwelling will only very rarely result in vacant private rented stock. In practice some households expecting to buy may be frustrated in achieving this. Such households will end up in private rented accommodation thus creating an overall demand for the sector. Similarly, but at the other end of the financial capacity range, some households only able to afford social rented housing will be unable to secure it as expected, and will enter the private rented sector on Housing Benefit.

- ii) **Social rented vs. intermediate housing.** Since there is only a very limited supply of intermediate housing at present, the 'expectations' of households are not often directed towards this tenure. As a result we have taken those aspiring to something more than social renting and applied a means test to them. In this respect, the general approach to the BHM of using expectations is replaced by analysis of the ability to afford. Thus the numbers of households indicated to be in the intermediate band are those unable to afford market housing, but who can afford the mid-point of the intermediate range. The mid-point is taken because it represents the 'average' weekly cost of intermediate housing types.

11.16 The following section examines the results.

Housing tenure outcomes

Owner-occupation

11.17 In the owner-occupied sector there is an apparent shortfall of 220 units per annum (46%) of the overall shortfall. The greatest shortfall is for two-bedroom homes although shortages of all sizes of accommodation are shown. Around a quarter (23%) of the owner-occupied shortfall is for four bedroom accommodation.

Private rented sector

11.18 Overall the private rented sector appears to be roughly in balance. The potential demand for this type of accommodation is roughly in line with the overall supply. However, by size of dwelling we find that there are potential shortages of one- and two-bedroom homes and surpluses of three- and four- bedroom accommodation.

Affordable housing

11.19 The CLG Needs model set out in Chapter 8 showed a very high level of need (an Index of 28, and an annual need for 800 dwellings). This represents the CLG based assessment and is the main indicator of need. However the practical value lies with the BHM, since it reflects what is more likely to happen in the market, although this too does not take into account a households' ability to pay for the type of housing they are seeking. The BHM model indicates a demand for some 282 new affordable dwellings per annum, 35% of the CLG level. This is still beyond the likely level of feasible provision, but is less than half the CLG Needs estimate. This reflects the reality that many households in need will find a home in the private rented sector on Housing Benefit, which is the main alternative to affordable housing. It is by no means an adequate substitute in many cases, as it is both of poorer physical condition in many instances, and also does not provide security of tenure (six month shorthold). Nevertheless, this is the reality for many households in housing need. It is of note that 59% of the demand in Weymouth and Portland is for affordable housing. However both the CLG and BHM estimates indicate annual affordable housing needs well beyond the likely level of provision of all housing (market and affordable) in the Borough. Future housing target up to 2026, for the Borough, will be determined through the Regional Spatial Strategy (RSS) and set out in the Local Authority's forthcoming Core Strategy. The Draft RSS sets out that Weymouth and Portland's annualised strategic housing requirement (both market and affordable) will be 280 dwellings per annum; it is anticipated that the RSS will be formally adopted in 2008. The policy implications of these figures are discussed in more detail in Section E.

Intermediate housing

11.20 The BHM analysis indicates that the requirement for intermediate housing makes up around 30% of the net shortfall of housing in the Borough and there are shortages shown for all sizes of accommodation (other than four bedrooms). The main shortfalls are for one and two bedroom homes.

Social rented housing

11.21 The shortage of social rented housing makes up around 29% of the total shortfall of housing in the Borough. Most of the net requirement for social rented housing is for one and two bedroom units although the results also suggest a shortage of three bedroom social rented homes.

Summary

11.22 A 'Balancing Housing Markets' (BHM) assessment looks at the whole local housing market, considering the extent to which supply and demand are 'balanced' across tenure and property size. The analysis reveals that there is an ongoing requirement for owner-occupied accommodation and a potentially large requirement for social rent and affordable housing. In terms of the size of property required, the methodology shows the main shortfall is for two bedroom properties with notable shortfalls also recorded for one and three bedroom accommodation.

SECTION D: PARTICULAR GROUPS

12. The Needs of Particular Groups

Introduction

12.1 This section addresses particular client groups that may have specific housing requirements. Although such groups do not necessarily represent households in need as defined by the CLG Guide, it is important for the Council to have information on them in order to inform specific policies and service provision.

12.2 For example, the frail elderly may not be in housing need in the sense of not being able to afford market housing, but many of them are liable to require extra care in the future, whether directly, or via aids and adaptations in the home.

12.3 This section covers the following groups:

- Households with special needs
- Older person households
- Key workers
- Young people (including first-time buyers)
- Households in rural areas
- Families with children

Households with special needs

12.4 Information collected through the survey enables us to identify whether any household members have a particular special need. Information about the characteristics of these households can inform the Council's Supporting People strategy.

12.5 The survey looked at whether household members fell into one or more of a range of groups. Whilst these represent the larger client groups covered in Supporting People Strategy, they are not exhaustive. There are, for example, many groups for which it would not be possible to obtain results through the questionnaire type approach (either due to the small numbers or because of the nature of the special need).

12.6 It should also be noted that the finding of a household with a special need does not necessarily mean that the household needs to move to alternative accommodation. In many cases the special need can be catered for within the household's current home whilst for others the issue may be the need for support rather than any specific type of accommodation.

12.7 The groups covered were:

- Frail elderly
- Persons with a physical disability
- Persons with a learning disability
- Persons with a mental health problem
- Persons with a severe sensory disability
- Persons with a medical condition
- Persons with another need

12.8 Some special needs are uncommon, while others are numerous. The accuracy of each figure will of course vary according to the size of the group involved.

Special needs groups: overview

12.9 Overall there are an estimated 6,049 households in the Weymouth & Portland area with one or more members in an identified special needs group. This represents 22.3% of all households, which is higher than the average Fordham Research has found nationally (13-14%). The table below shows the numbers of households with different types of special needs. The numbers of households in each category exceed the total number of special needs households because people can have more than one category of special need.

12.10 Households with a *'medical condition'* are the predominant group. There are 3,575 households containing a person with a medical condition. The next largest group is *'physically disabled'*, with 2,979 households having a member in this category. These two categories represent 55.8% and 46.5% of all special needs households respectively.

Table 12.1 Special needs categories			
Category	Number of households	% of all households	% of special needs households
Frail elderly	2,519	8.8%	39.3%
Physical disability	2,979	10.4%	46.5%
Learning difficulty	634	2.2%	9.9%
Mental health problem	1,209	4.2%	18.9%
Severe sensory disability	597	2.1%	9.3%
Medical Condition	3,575	12.5%	55.8%
Other	275	1.0%	4.3%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.11 The table below shows the location of special needs households in the Borough. The table indicates that the proportion of special needs households does not vary significantly across the Borough. The proportion of households with special needs varies from 21.6% in Central Weymouth & Westham to 23.1% in Portland & Wyke Regis.

Table 12.2 Location of special needs households						
Sub-area	Special needs		Non-special needs		Total	
	No.	%	No.	%	No.	%
North Weymouth & Preston	1,987	22.4%	6,885	77.6%	8,872	100.0%
Central Weymouth & Westham	2,150	21.6%	7,821	78.4%	9,971	100.0%
Portland & Wyke Regis	2,272	23.1%	7,585	76.9%	9,857	100.0%
Total	6,409	22.3%	22,291	77.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.12 The tables below show the characteristics of special needs households in terms of age, tenure and unsuitable housing.

Table 12.3 Special needs households with and without older people					
Age group	Special needs households				
	Special needs	No special needs	Number of h'holds	% of total h'holds with special needs	% of those with a special need
No older people	2,899	15,029	17,928	16.2%	45.2%
Both older & non older people	838	1,789	2,627	31.9%	13.1%
Older people only	2,672	5,472	8,144	32.8%	41.7%
TOTAL	6,409	22,290	28,699	22.3%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.13 The survey data shows that special needs households are also more likely to contain older persons.

12.14 The table below indicates that special needs households are more likely to be living in social rented housing. Some 37.1% of RSL households contain a special needs member. Additionally, 23.7% of owner-occupied (no mortgage) households contain a special needs member.

Table 12.4 Special needs households and tenure

Tenure	Special needs households				
	Special needs	No special needs	Number of h'holds	% of total h'holds with special needs	% of those with a special need
Owner-occupied (no mortgage)	2,451	7,905	10,356	23.7%	38.2%
Owner-occupied (with mortgage)	1,646	8,920	10,566	15.6%	25.7%
RSL	1,431	2,429	3,860	37.1%	22.3%
Private rented	881	3,037	3,918	22.5%	13.7%
TOTAL	6,409	22,291	28,700	22.3%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.15 The table below indicates that special needs households are more than three times as likely to be living in unsuitable housing as non-special needs households. Some 20.0% of all special needs households are living in unsuitable housing, which compares with 9.0% of all households and 5.8% of all non-special needs households.

Table 12.5 Special needs households and unsuitable housing

Special needs	Unsuitable housing				
	In unsuitable housing	Not in unsuitable housing	Number of h'holds	% of total h'holds in unsuitable housing	% of those in unsuitable housing
Special needs	1,279	5,130	6,409	20.0%	49.7%
No special needs	1,295	20,996	22,291	5.8%	50.3%
TOTAL	2,574	26,126	28,700	9.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.16 The figure below shows the average income and savings levels for special needs households in comparison to other households in the Borough. The figure shows that special needs groups have average income and savings levels noticeably below the average for non-special needs households.

Table 12.6 Income and savings levels of special needs households

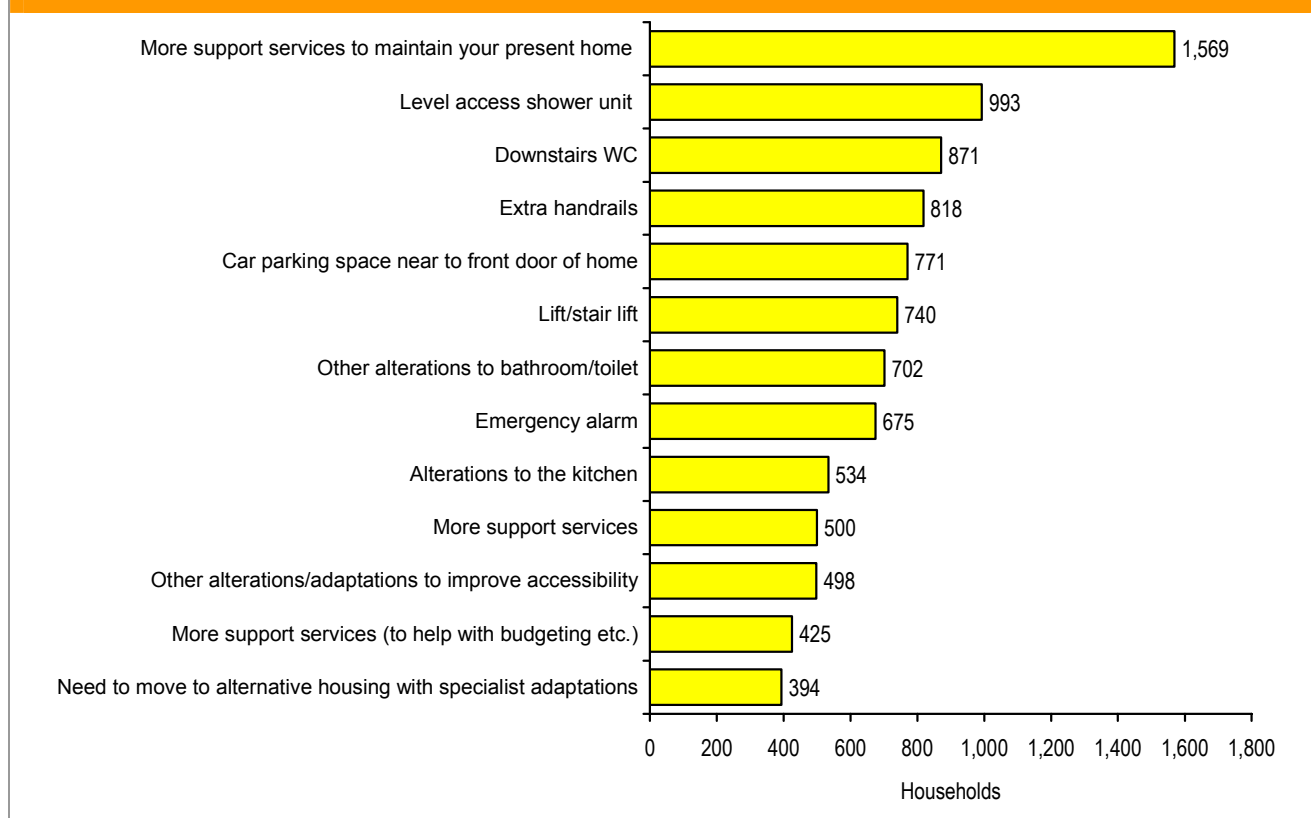
Special needs	Annual gross household income	Average household savings
Special needs	£16,773	£18,896
No special needs	£25,760	£25,542

Source: Weymouth & Portland HNDS Fordham Research 2007

Requirements of special needs households

12.17 Those households with a member with special needs were asked to indicate if there was a need for improvements to their current accommodation and/or services. The responses are detailed in the figure below.

Figure 12.1 Special needs households: improvements to accommodation & services



Source: Weymouth & Portland HNDS Fordham Research 2007

12.18 The results show requirements for a wide range of adaptations and improvements across the special needs households. The most commonly-sought improvements needed were:

- More support services (1,569 households – 24.5% of all special needs households)
- Shower Unit (993 households – 15.5% of all special needs households)
- Downstairs WC (871 households – 13.6% of all special needs households)

Older person households

12.19 Older people are defined as those over the state pension eligibility age (currently 65 for men, 60 for women). For the purpose of this chapter, households have been divided into three categories:

- Households without older persons
- Households with both older and non-older persons
- Households with only older persons

12.20 Over a quarter of all households in Weymouth & Portland contain only older people (28.4%) and a further 9.2% contain both older and non-older people. The table below shows the number and percentage of households in each group.

Categories	Number of households	% of all households
Households without older persons	17,929	62.5%
Households with both older and non-older persons	2,627	9.2%
Households with older persons only	8,144	28.4%
TOTAL	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.21 The table below shows the location of older person only households in Weymouth and Portland. The table indicates that the proportion of older person only households varies from 26.9% in Portland & Wyke Regis to 29.4% in Central Weymouth & Westham.

Table 12.8 Location of older person only households

Sub-area	Older person only households		Other households		Total	
	No.	%	No.	%	No.	%
North Weymouth & Preston	2,554	28.8%	6,317	71.2%	8,872	100.0%
Central Weymouth & Westham	2,934	29.4%	7,036	70.6%	9,971	100.0%
Portland & Wyke Regis	2,655	26.9%	7,202	73.1%	9,857	100.0%
Total	8,144	28.4%	20,556	71.6%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Characteristics of older person households

12.22 The number of occupants in older person households is shown in the table below. The data suggests that almost all households containing older persons only are comprised of one or two persons only – there are only nine older person households containing three or more people. Over half (50.4%) of all single person households are older person households.

Table 12.9 Size of older person only households

Number of persons in household	Age group				
	Older persons only	Other h'holds	Number of h'holds	% of total h'holds with older persons	% of those with older persons
One	4,321	4,253	8,574	50.4%	53.1%
Two	3,814	7,749	11,563	33.0%	46.8%
Three	9	3,901	3,910	0.2%	0.1%
Four	0	3,171	3,171	0.0%	0.0%
Five	0	1,055	1,055	0.0%	0.0%
Six or more	0	427	427	0.0%	0.0%
TOTAL	8,144	20,556	28,700	28.4%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.23 The table below shows the housing tenures of households with older persons. Over three quarters of older person only households are owner-occupiers. The overwhelming majority of these do not have a mortgage. This finding suggests that the potential for equity release schemes in Weymouth & Portland is quite high.

12.24 Another significant finding is the relatively high proportion of social rented accommodation containing older people only. Nearly a third of RSL dwellings contain only older people. This may have implications for future supply of specialised social rented accommodation.

Table 12.10 Older person only households and tenure

Tenure	Age group				
	Older persons only	Other h'holds	Number of h'holds	% of total h'holds with older persons	% of those with older persons
Owner-occupied (no mortgage)	5,901	4,455	10,356	57.0%	72.5%
Owner-occupied (with mortgage)	649	9,917	10,566	6.1%	8.0%
Social Rented	1,247	2,613	3,860	32.3%	15.3%
Private rented	346	3,572	3,918	8.8%	4.2%
TOTAL	8,143	20,557	28,700	28.4%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.25 The table below shows that older person only households are more likely than non-older person households in the Weymouth & Portland area to be living in one- and two-bedroom properties. However, the results also show that more than half of all older person households are in three or four bedroom dwellings. Given that previous information has shown that all older person only households are comprised of almost only one or two persons, this finding suggests that there could be potential scope to free up larger units for younger families if the older households chose to move into suitable smaller units.

Table 12.11 Size of dwellings (number of bedrooms) for older person only households		
Number of bedrooms	% of older person households	% of non-older person households
1 bedroom	13.6%	10.3%
2 bedrooms	35.6%	27.1%
3 bedrooms	38.9%	43.8%
4+ bedrooms	11.9%	18.8%
TOTAL	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.26 This information can be further broken down by tenure (for older person households) and this is shown in the table below. The table indicates that whilst the majority of large (3+ bedroom) properties are in the owner-occupied sector there are 217 properties in the social rented sector which may therefore present some opportunity to reduce under-occupation.

Table 12.12 Older person only households size of accommodation and tenure					
Tenure	Size of accommodation				TOTAL
	1 bed	2 bed	3 bed	4+ bed	
Owner-occupied (no mortgage)	226	2,138	2,663	875	5,902
Owner-occupied (with mortgage)	18	249	314	68	649
Social rented	698	332	190	27	1,247
Private rented	166	180	0	0	346
TOTAL	1,108	2,899	3,167	970	8,144

Source: Weymouth & Portland HNDS Fordham Research 2007

Key worker households

12.27 For the purposes of analysis key workers were defined as people working in any one of 6 categories. These were:

- Nurses and Other NHS staff
- Prison/Probation staff

- Teacher
- Junior and retained fire fighter
- Police Officer
- Social worker, educational physiologist, therapists

12.28 The nature of this study means that the key workers identified within the survey are those that are resident in the district. The data, therefore, includes key workers resident in the Borough who work outside its boundaries and excludes key workers who work in Weymouth & Portland but live outside. The analysis of key workers concentrates on their current housing situation, future demands for housing and affordability.

12.29 In total it is estimated that 3,240 households are headed by a key worker (head of household taken as survey respondent). These households are subject to further analysis in the section below.

12.30 The table below shows the location of households headed by a key worker in the Borough. The table shows that the proportion of key worker households varies from 10.3% in Central Weymouth & Westham to 12.1% in Portland & Wyke Regis.

Table 12.13 Location of key worker households						
Sub-area	Key worker households		Non-key worker households		Total	
	No.	%	No.	%	No.	%
North Weymouth & Preston	1,016	11.4%	7,856	88.6%	8,872	100.0%
Central Weymouth & Westham	1,027	10.3%	8,944	89.7%	9,971	100.0%
Portland & Wyke Regis	1,197	12.1%	8,660	87.9%	9,857	100.0%
Total	3,240	11.3%	25,460	88.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.31 The table below shows the tenure of key worker households. The results indicate that the majority of key worker households (83.1%) are currently living in owner-occupied accommodation and are more likely to be owner-occupiers than non-key workers (74.2%). Key worker households are less likely than non-key worker households to be living in the social rented sector, and also the private rented sector.

Table 12.14 Tenure of Key worker households

Tenure	Key worker household		Not key worker household	
	Number of households	% of households	Number of households	% of households
Owner-occupied (no mortgage)	736	22.7%	1,936	17.3%
Owner-occupied (with mortgage)	1,958	60.4%	6,366	56.9%
Social Rented	117	3.6%	1,172	10.5%
Private rented	429	13.2%	1,706	15.3%
TOTAL	3,240	100.0%	11,180	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Income and affordability of key worker households

12.32 The table below shows a comparison of income and savings levels for key worker and non-key worker households.

12.33 The figure for non-key worker households has been split depending on whether the head of household is in employment or not. Figures shown are for annual gross income (including non-Housing Benefits). The table suggests that generally key worker households have significantly higher income levels than non-key worker households (those in employment). Key worker households have slightly lower levels of savings than non-key worker households. In comparison with all households, income levels for both key worker and non-key worker households are above the Borough average although savings levels are below. This reflects the fact that the Borough-wide figures include retired households who have no earned income but much higher levels of savings.

Table 12.15 Income and savings levels of key worker households

Category	Annual gross household income (including non-Housing Benefits)	Average household savings
All key worker household	£37,779	£15,141
All non-key worker (in employment)	£29,472	£16,508
All other households (no-one working)	£16,092	£31,993
All households	£23,753	£24,058

Source: Weymouth & Portland HNDS Fordham Research 2007

12.34 It is possible to consider the ability of key worker households to afford both minimum market prices and intermediate forms of housing and this is presented in the table below for all key worker households.

Table 12.16 Key worker households and ability to afford housing

Category	Number of households	% of households
Afford market housing	2,941	90.8%
Afford intermediate housing	40	1.2%
Social rent only	259	8.0%
Total	3,240	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.35 The table indicates that 90.8% of all key worker households are able to afford entry-level prices in the market. It is interesting to note that of the 299 households unable to afford minimum market prices, 86.6% can only afford social rented housing, whilst 13.4% can afford intermediate housing.

Situation of younger people

12.36 For the purpose of this study younger people are defined as those aged between 21 and 35. The survey records that there are 8,472 younger people in Weymouth & Portland.

12.37 The table below presents the working status of younger people in the Borough. The table indicates that nearly four-fifths of younger people are employed, with the overwhelming majority of these in full-time employment. However there are some 4.8% of younger people that are unemployed.

Table 12.17 Working status of younger people

Working status	Number of people	% of all people
Full-time employment	4,925	58.1%
Part-time employment	1,205	14.2%
Self-employed	628	7.4%
Unemployed	408	4.8%
Full-time student	249	2.9%
Looking after home/family	658	7.8%
Permanently sick/disabled	210	2.5%
Other	190	2.2%
TOTAL	8,472	100.0%

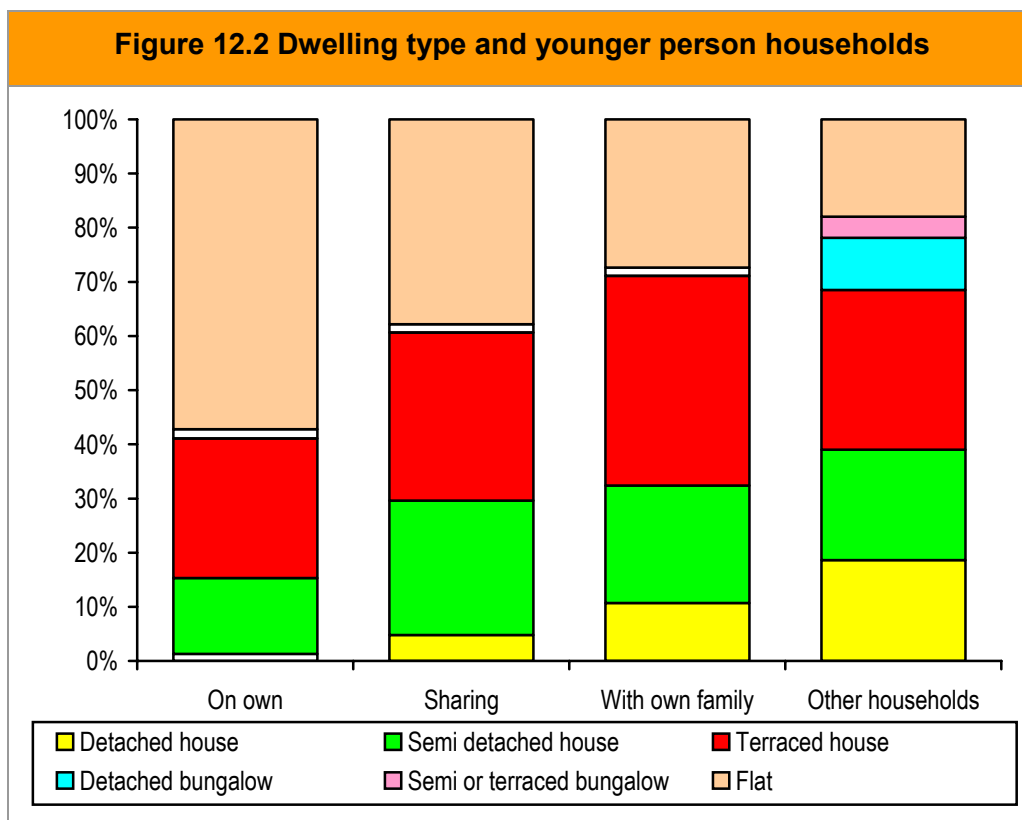
Source: Weymouth & Portland HNDS Fordham Research 2007

12.38 The table below indicates the type of households these younger people live in. The table shows that around 30% of younger people live in a home as a family with their own children, a similar proportion share their home with other younger people, 9.9% live alone and 31.1% live with their parents or others.

Table 12.18 Type of household younger people reside in		
Type of household	Number of people	% of all people
On own	838	9.9%
Sharing house with others the same age	2,577	30.4%
Live in family with own children	2,418	28.5%
Live with parents/others	2,638	31.1%
TOTAL	8,472	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

- 12.39 It is possible to examine the housing circumstances of the three clearly defined groupings of younger households; those living on their own, those sharing with other younger people and those living with their own family. This is presented in the following section. The housing implications of the young people living with parents/others are discussed in the section on first-time buyers.
- 12.40 The figure below shows the type of properties in which the three groups of younger households live. The equivalent information is presented for all other households in the Borough for comparison. The figure indicates that younger households are less likely than other households in the Borough to live in detached houses or bungalows and are more likely to live in terraced houses or flats. Over half of young people living on their own reside in a flat.



Source: Weymouth & Portland HNDS Fordham Research 2007

12.41 The table below shows the size of accommodation in which the three groups of younger households live. Again the equivalent information is presented for all other households for comparison. The data suggests young single households are particularly likely to live in one bedroom accommodation with approaching half resident in a home this size. All younger households are less likely to live in accommodation with four or more bedrooms than other households in Weymouth & Portland.

Table 12.19 Size of dwellings (number of bedrooms) and young person households

Number of bedrooms	Household type			
	Young on own	Young sharing	Young with own family	Other households
1 bedroom	45.3%	19.6%	3.3%	10.1%
2 bedrooms	25.5%	39.0%	48.0%	27.8%
3 bedrooms	27.8%	30.0%	34.1%	44.2%
4+ bedrooms	1.3%	11.4%	14.5%	17.8%
TOTAL	100.0%	100.0%	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.42 The table below shows the tenure of the three groups of younger households. The data indicates that all three groups of younger households are less likely than average to own their own home and are more likely than average to be resident in private rented accommodation. Younger persons living with their own family and young single households are more likely than average to live in the social rented sector.

Table 12.20 Tenure of younger households				
Tenure	Household type			
	Young on own	Young sharing	Young with own family	Other households
Owner-occupied (no mortgage)	7.7%	5.9%	0.0%	41.2%
Owner-occupied (with mortgage)	53.4%	61.9%	34.7%	35.0%
Social rented	14.8%	5.5%	37.0%	12.2%
Private rented	24.1%	26.6%	28.3%	11.6%
TOTAL	100.0%	100.0%	100.0%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

First time buyers

12.43 The rapid increase in house prices that has been witnessed across most of Britain in the last decade or so has made it harder for households to become owner-occupiers, the most common tenure of choice. This has particularly affected younger people, who are attempting to access the housing market at a time when house price to income ratios are some of the highest in history and they have not had time to accumulate significant savings.

12.44 This section considers the characteristics of recent first-time buyers in the Borough using past-trend information from the survey. It then looks in more detail at those younger households (the typical age bracket that first-time buyers come from in a balanced housing market) looking to purchase their first home in the next two years.

Characteristics of recent first-time buyers

12.45 The survey identifies households that have moved into owner-occupied accommodation from a different tenure in the last two years. It is assumed that all of these households are first-time buyers although a few may have owned a home at some stage previously before a spell of renting.

12.46 The survey records that there are 897 households that have become first-time buyers in Weymouth & Portland in the last two years. The table below shows the age of the respondent in first-time buyer households. It shows that 44.3% of respondents are between 20 and 29, whilst 24.5% are between 30 and 39. The average (median) age of respondents in first-time buyer households is 32.1 years.

Table 12.21 Age of respondent in first-time buyer households		
Respondent age	Number of households	% of all households
Up to 20	0	0.0%
20-29	397	44.3%
30-39	220	24.5%
40-49	167	18.6%
50 and over	113	12.6%
TOTAL	897	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

12.47 The average annual income of first-time buyer households is £30,921 which is significantly higher than the average for the Borough of £23,753. The financial situation of those households that have become first-time buyers suggests that households have to be on a high income before they can access owner-occupation and implies that the number of first-time buyers in Weymouth & Portland is maybe being restricted by the cost of housing.

12.48 Finally the survey indicates that some 41.4% of first-time buyers are using a higher proportion of their income to pay for their housing costs than is recommended by CLG guidance. This indicates that many first-time buyer households are prepared to spend a significant proportion of their income to allow them to enter the property ladder.

Existing younger households aspiring to own

12.49 Although the level of owner-occupation amongst young households is quite high there are likely to be many more younger households that aspire to become owners. The survey indicates that amongst the three groups of younger households analysed above, there are 588 households that would like to become owner-occupiers in the next two years.

12.50 The survey suggests that these 588 households have an average annual income of £24,380 and average savings of £1,823. Whilst the income figure is slightly above the Borough average the savings figure is significantly below.

12.51 The ability of these potential first-time buyer households to afford owner-occupation in Weymouth & Portland is now examined. The data suggest that just 127 (21.6%) of these households would be able to purchase an appropriately sized home if they were to move now.

Concealed younger households aspiring to own

12.52 The survey data reveals that 1,270 younger households currently living with a host household (commonly parents/relatives) are likely to form within Weymouth & Portland in the next two years. Some 796 of these households would like to become owner-occupiers in the next two years.

12.53 The survey indicates that these 796 concealed households have an average annual income of £14,535, which is significantly below the average across the Borough. Further analysis reveals that on the basis of the current financial information available from these households that only 5.7% would be able to afford to purchase a home in Weymouth & Portland if they were to move now.

Rural households

12.54 In order to produce a meaningful database for analysis the Borough was subdivided. This was done by assigning each household with an urban or rural classification, based on the National Statistics Rural and Urban Classification of Output Areas (July 2004). Households were assigned one of four categories based on their postcode. The postcode is considered to be 'Urban' when the majority of the Output Area live within settlements with a population of 10,000 or more. The remaining three categories comprise the rural area, which is divided into 'Towns and Fringes', 'Villages' and 'Hamlets'; the latter includes isolated dwellings.

12.55 The table below indicates the urban and rural classification that each household in Weymouth & Portland is recorded in. The data shows that over 80% of households in the Borough are living in urban areas, with less than 20% in rural areas.

Table 12.22 Population urban/rural (based on 4 categories)		
Classification	Number of households	Percentage of households
Urban	23,263	81.1%
Town and Fringe	4,514	15.7%
Village	576	2.0%
Hamlet	347	1.2%
Total	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

- 12.56 The National Statistics Rural and Urban Classification indicates that all classifications listed above other than urban can be considered rural. The sample of households resident in village and hamlet areas is insufficient for these to be analysed separately, so for the purposes of this section they will be grouped. This section therefore compares the nature of the urban, town and fringe and other rural populations.
- 12.57 The table below shows the variation in the tenure profile of households by area type. The data indicates that households resident in other rural area are the most likely to be owner-occupiers, whilst the town and fringe area records the highest proportion of social rented households. The urban area displays the highest proportion of private rented households.

Table 12.23 Rurality of area and tenure			
Tenure	Urban	Town and fringe	Other rural
Owner-occupied (no mortgage)	36.6%	31.3%	46.3%
Owner-occupied (with mortgage)	35.6%	41.0%	46.0%
Social Rented	13.3%	16.9%	0.0%
Private rented	14.4%	10.8%	7.7%
TOTAL	100.0%	100.0%	100.0%
TOTAL HOUSEHOLDS	23,263	4,514	923

Source: Weymouth & Portland HNDS Fordham Research 2007

- 12.58 The table below shows the differences between household types. The table indicates that the area classified as town and fringe records the lowest proportion of pensioner households, and the highest proportion of households with children.

Table 12.24 Rurality of area and household type			
Household type	Urban	Town and fringe	Other rural
Single pensioners	15.2%	14.5%	15.0%
2 or more pensioners	14.2%	8.8%	14.1%
Single non-pensioners	15.6%	12.1%	8.0%
2 or more adults - no children	34.0%	37.6%	40.7%
Lone parent	4.7%	6.7%	3.1%
2+ adults 1 child	7.4%	8.7%	4.9%
2+ adults 2+ children	8.9%	11.6%	14.2%
TOTAL	100.0%	100.0%	100.0%
TOTAL HOUSEHOLDS	23,263	4,514	923

Source: Weymouth & Portland HNDS Fordham Research 2007

12.59 The table below compares the incomes and savings levels of households in the three areas. The data shows that households in the other rural area record the highest average income and savings levels whilst those resident in the area classified as town and fringe record the lowest average levels.

Table 12.25 Rurality of area and household income and savings		
Categories	Annual gross household income	Average household savings
Urban	£24,094	£25,484
Town and fringe	£21,184	£14,873
Other rural	£27,711	£33,037

Source: Weymouth & Portland HNDS Fordham Research 2007

Accessibility in rural areas

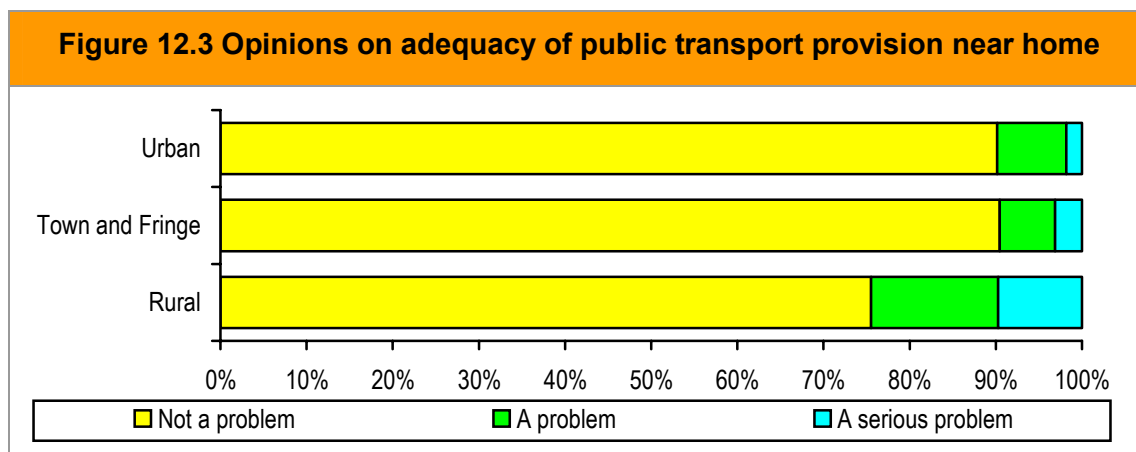
12.60 A further question asked in the Weymouth & Portland survey was car ownership/availability. Although not directly linked to housing, it influences the ability of household's to access necessary services.

12.61 Just under a quarter of all households in the urban area have no access to a car or van, this compares with 9.2% of other rural households. The average household has 1.10 cars; this figure varies from 1.06 for households in the town and fringe area to 1.41 for rural households.

Table 12.26 Rurality of area and car ownership			
	Urban	Town and fringe	Other rural
0	24.5%	23.3%	9.2%
1	47.2%	51.7%	47.0%
2	23.2%	20.7%	37.9%
3+	5.2%	4.3%	6.0%
TOTAL	100.0%	100.0%	100.0%
Average number of cars/vans	1.09	1.06	1.41

Source: Weymouth & Portland HNDS Fordham Research 2007

12.62 The survey asked households whether public transport provision near their home was adequate for the household's needs. The responses received are presented in the figure below. The figure indicates that other rural households were more likely to record public transport provision as being a problem/serious problem than households in the other two areas.



Source: Weymouth & Portland HNDS Fordham Research 2007

Families with children

Introduction

12.63 PPS3 acknowledges the importance of providing suitable housing for families, especially those with children, to ensure that communities are appropriately mixed. This chapter will briefly consider the current housing situation of families with children in Weymouth and Portland before considering the future housing requirements of this group. This will enable the Council to assess whether the type of new accommodation at a particular site is likely to attract families with children and generate the desired mix.

12.64 For the purposes of this analysis children are defined as those aged under 16 and the chapter will focus on any household with at least one child in it. To provide more detail on what is a large sub-section of the population three different groups of households with children will be analysed. These are lone parent households, households with young children and households with older children. Households with young children are those where the children's age is under nine or the average age of the children is under nine. Households with older children are those where the children's age is nine or over or the average age of the children is 9 or over.

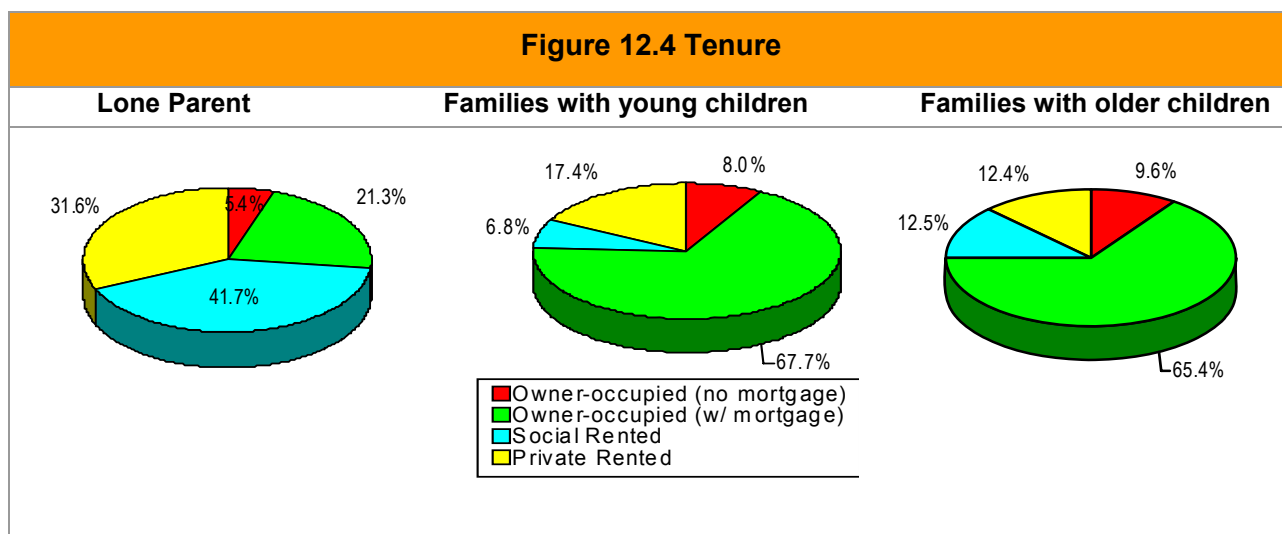
12.65 The table below shows the number of each type of household with children. The survey estimates that there are 6,327 households with children in Weymouth and Portland. Of this 6,327 households 22.7% are lone parents, 41.5% are families with older children with the remaining 35.8% families with younger children.

Table 12.27 Number of families with children		
Households with children	Number of households	Percentage of households
Lone parent families	1,437	5.0%
Families with older children	2,627	9.2%
Families with young children	2,263	7.9%
Other households	22,372	78.0%
Total	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Housing circumstances of families with children

12.66 The figure below shows the tenure of the three groups of family households. The results suggest that lone parents are more likely to be living in social rented and private rented accommodation. There is little difference between households containing families with young children and those with older children, although families with older children are slightly more likely to be owner occupiers without a mortgage.



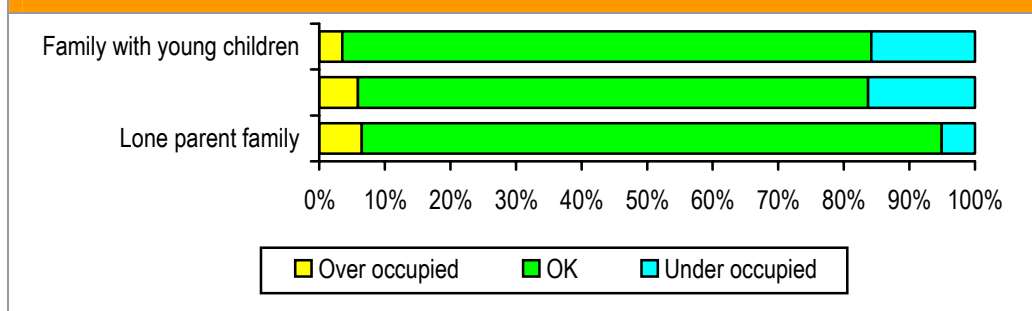
12.67 The table below presents the proportion of families with children living in unsuitable housing. The table indicates that lone parent families are significantly more likely than other family types to be living in unsuitable housing.

Table 12.28 Families with children in unsuitable housing

Unsuitable housing	Households with children		
	Lone parent families	Families with older children	Families with young children
In unsuitable housing	21.6%	12.6%	8.9%
Not in unsuitable housing	78.4%	87.4%	91.1%
TOTAL	100.0%	100.0%	100.0%
Total count	1,437	2,627	2,263

Source: Weymouth & Portland HNDS Fordham Research 2007

12.68 The table below presents the level of overcrowding and under-occupation for families. The table shows lone parent families are very slightly more likely to be overcrowded although less likely to be under occupying their property.

Figure 12.5 Overcrowded and under-occupying families with children

Source: Weymouth & Portland HNDS Fordham Research 2007

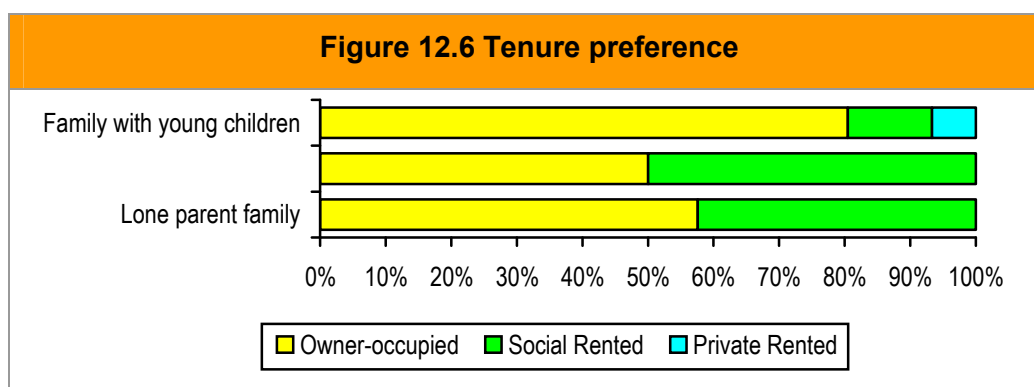
Housing preferences of families with children

12.69 The table below indicates that a larger proportion of lone parent families are the most likely to need or to be likely to move within the next two years. The results suggest that families with older children are the content to stay in the property for the long term.

Table 12.29 Moving intentions of families with children			
When need/likely to move	Households with children		
	Lone parent families	Families with older children	Families with young children
Now	10.4%	10.9%	7.0%
Within a year	14.7%	7.0%	9.0%
1 to 2 years	13.8%	3.4%	11.7%
2 to 5 years	19.8%	12.6%	13.9%
No need/not likely to move	41.3%	66.2%	58.3%
TOTAL	100.0%	100.0%	100.0%
Total count	1,437	2,627	2,263

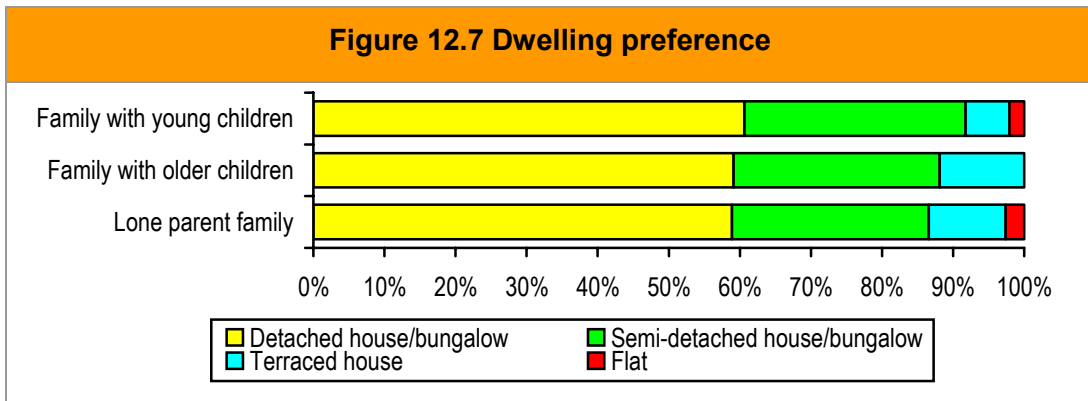
Source: Weymouth & Portland HNDS Fordham Research 2007

12.70 The housing preferences of families with children who stated they were likely or would need to move within the next two years (in terms of tenure, type and size) are presented in the figures below.



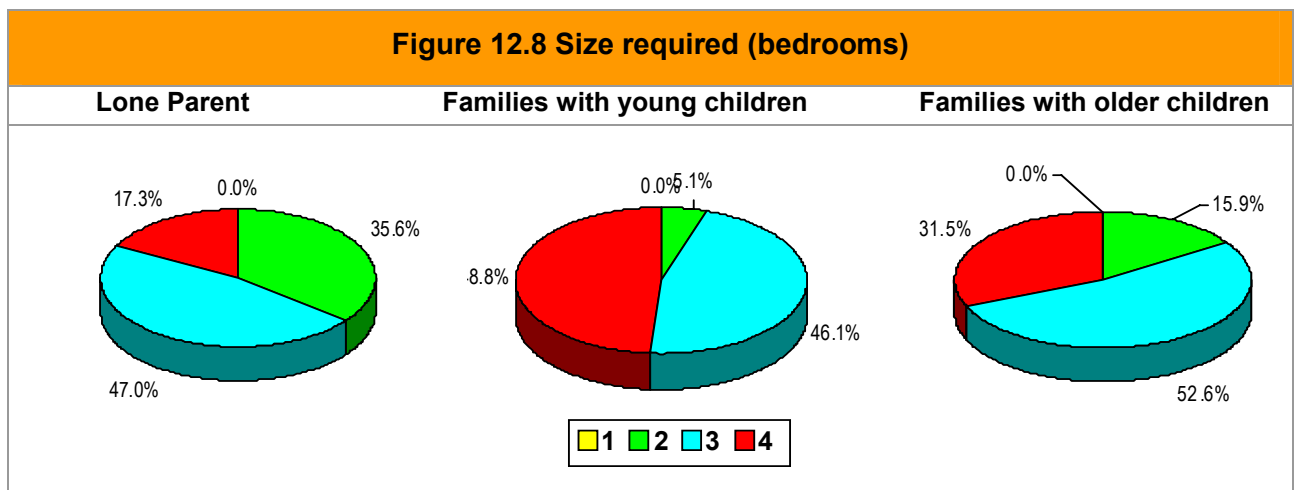
Source: Weymouth & Portland HNDS Fordham Research 2007

12.71 The figure above clearly shows that families with young children (moving in the next two years) are the most likely to prefer owner occupation, with lone parent families the most likely to prefer social renting.



Source: Weymouth & Portland HNDS Fordham Research 2007

12.72 The figure above shows the dwelling type preferences of families with children. There are very little differences between the family types in terms of dwelling preference.



12.73 The figure above shows the number of bedrooms preferred by family households. Two parent families are much more likely to prefer larger properties, with little demand for smaller units. Lone parent families are more likely to prefer smaller dwellings, although the largest proportion prefer a three bedroom unit.

Summary

12.74 This chapter focused on particular groups of interest to the Council within the population. It showed that:

- There are an estimated 6,049 households in the Weymouth & Portland area with one or more members in an identified special needs group, which represents 22.3% of all households. These households were most likely to state a requirement for more support services
- Over a quarter of households in Weymouth & Portland contain only older people (28.4%). These are almost all comprised of one or two persons, however over half reside in accommodation with three or more bedrooms. Within the social rented sector there are 217 older person households living in properties with at least three bedrooms indicating an opportunity to reduce under-occupation.
- The survey estimates that 3,240 households in Weymouth & Portland are headed by a key worker. Key worker households are more likely than average to be resident in owner-occupation. They also record higher average incomes than other households in employment.
- The survey records that there are 8,472 people between 21 and 35 in Weymouth & Portland. Nearly four-fifths of these young people are employed and 31.1% live with their parents.
- The average age of recent first-time buyers is 35.7 years and they required household incomes significantly above the Borough average to get onto the property ladder. Some 41.4% of these households spend over a quarter of their gross household income on their mortgage.
- Weymouth & Portland Borough is largely urban although around a fifth of households are classified as living in rural areas (mainly locations described as 'town and fringe' areas). Comparisons between households in the urban, town and fringe and other rural parts of the Borough indicated that the other rural area is the most affluent and that the town and fringe area shares many of the characteristics of the urban area.
- There are 6,327 households containing families in Weymouth and Portland. Lone parent families generally differ in terms of housing situation and preferences from families with younger children and families with older children. Two parent families are more likely to require owner occupied larger dwellings, often detached.

SECTION E: IMPLICATIONS OF THE ANALYSIS

This section analyses the housing market gaps revealed, and considers what may fill them, and also provides guidance on updating the results

13. Housing market gaps and how to fill them

Introduction

- 13.1 It has been a concern of Government for at least two decades that there should be a well functioning 'housing ladder' so that newly forming households could enter the market, and 'climb' towards home ownership, and then move as appropriate up the size scale. This public concern has grown more acute as house prices have risen rapidly especially over the last decade.
- 13.2 This has led to many initiatives to encourage access to the market, and in particular the owner occupied market. Some two decades of evolution of 'low cost' home ownership and partial ownership (where typically a Registered Social Landlord owns part and the occupant owns the rest) have produced the present structure of tenures encouraged by the Housing Corporation (particularly Open Market HomeBuy and New Build HomeBuy).
- 13.3 This chapter examines the cost of different types and tenures of housing. This is done to provide an updateable benchmark for assessing the affordability of new housing schemes. In order to decide, for instance, whether a new shared ownership (HomeBuy) scheme is intermediate housing or Low cost market housing, it is simply necessary to compare the weekly equivalent cost of the proposed scheme with a (suitably updated for inflation etc) figure from the graph and table below.

Variations in prices/rents across the HMA

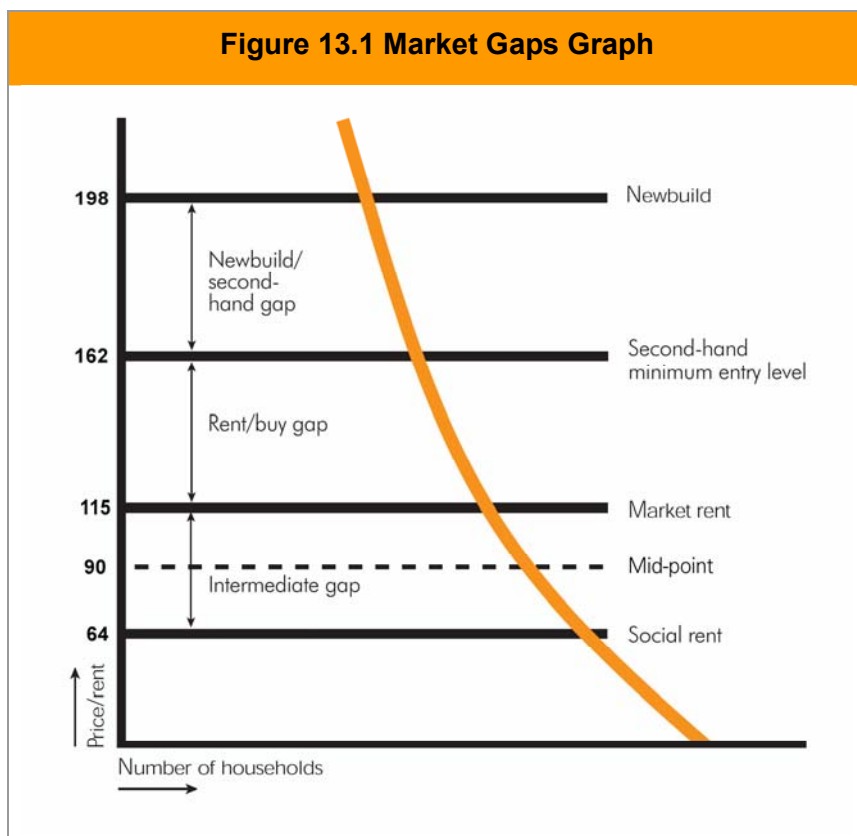
- 13.4 There are clearly variations in the housing market within the HMA. For the purposes of this discussion average prices are assumed, which clearly do not represent all the submarket variations that actually exist. The prices/rents used here are minimum ones. That is because the general purpose of this analysis is to examine what housing ladder exists for households in the HMA to 'climb'. Since the underlying problem is one of inability to afford, the important point is the cheapest one at which a given type of housing (to rent, part buy or buy for instance) can be accessed.

- 13.5 This may seem unrealistic, as a household may be long established in a given area (especially if that area is rural) and not easily accept the idea of a move to any other place, let alone across the entire market area. However that is not the practical likelihood. Any additional housing, whether market or affordable, will be a very small addition to the existing stock. It will help to relieve pressure in its locality, both directly and indirectly by meeting a local demand/need, which will therefore cease to put pressure on supply there and elsewhere. In that way new housing stock, even if not put where the demand/need is greatest, will help in a small way to reduce the overall pressure.
- 13.6 The fact that in practice households may, for instance, choose to private rent in an area they come from, rather than move even a few miles to a place where they could afford a new shared ownership scheme, is not something which analysis in a SHMA can affect. Each district is the housing and planning authority for the whole of that district, and will have its own policy focus.
- 13.7 It would however be an impossible task to ensure that housing in all parts of a district is equally affordable. It is necessary to assume that households who find affordability a problem will be able to move a little way if the only solution is a new supply.

Housing market gaps

- 13.8 Housing market gaps analysis has been developed by Fordham Research to allow easy comparisons of the costs of the tenure range, in order to facilitate the testing of different newbuild proposals, and to show generally the nature of the housing ladder in a particular locality.
- 13.9 The following figures show a stylized graph designed to illustrate the nature of the housing market gaps in each sub-area. The figures are based on:
- i) Plotting the weekly cost of housing for each tenure group (on the vertical y-axis, against the notional numbers of households (illustrated only figuratively by the orange curve) along the horizontal x-axis
 - ii) This is done for two-bed dwellings only (the weekly costs for the full range of dwelling sizes is shown in Table 13.2 below)
 - iii) The bars on the gap graphs show key tenure distinctions:
 - Newbuild to buy
 - Second-hand to buy
 - Private rental

- Inferred mid-point of intermediate band
 - Social rent
- iv) Between each of the bars is a gap. The main two gaps of interest are:
- The rent/buy gap: households in this gap can afford market rent without the need for Housing Benefit, but cannot afford to buy outright. Hence they are potentially candidates for partial equity forms of housing: shared ownership
 - The intermediate gap: intermediate housing is defined in PPS3 as housing at between a social rent and market rent. Although technically intermediate housing begins at £1 or so below market rent level, housing at such a weekly cost would clearly not be of much use to households in housing need. We put the mid-point on the graph and infer the weekly costs. This normally addresses the needs of rather less than half of those in intermediate housing need, but that is a difficult enough task, as it is difficult to produce newbuild housing at this level of weekly cost.
- v) To enable comparisons, the capital cost of buying new and second hand housing is expressed as a weekly cost (by analogy like a mortgage payment). The technicalities of doing this are shown in the final chapter which explains how to update the base data shown in Table 13.2)
- vi) Table 13.1 below then shows the key gaps: intermediate and rent/buy in terms of their relative size.



Source: Weymouth & Portland HNDS Fordham Research 2007

13.10 As can be seen from the graphs, there are some major gaps. This discussion ignores the gaps within the owner occupied market, as they are less problematic than those below the owner occupation level. The overall level of owner occupation in England has been about 70% for several decades, despite great efforts by Government, assisted by the house building industry and local authorities to increase this proportion. The analysis in this report will have shown the difficulties that are faced: the low financial capacity of many non-owner households, who are very far from being able to buy any equity. In the case of those who could afford some equity there is currently some difficulty with Government Guidance, which has not yet clarified what low cost market housing (mentioned as market housing in PPS3) is in specific terms.

13.11 The following table therefore looks only at the intermediate and rent/buy gaps. Above and below that is relatively quite simple!

Table 13.1 Scale of key housing market gaps in Weymouth & Portland			
Area	Social rent/market entry private rent gap	Rent/buy gap	Social rent/newbuild gap
Weymouth & Portland	179%	141%	309%

Source: Weymouth & Portland HNDS Fordham Research 2007

Note that these percentages are calculated from the table below for 2-bed dwellings.

13.12 The gaps shown in the table are clearly very large, and it is hard to see how households could easily climb the ladder implied by them. This puts extra pressure on the need to find newbuild housing variants which fill the gaps, rather than appear at each extreme, as discussed below.

13.13 The following table provides figures for the full range of sizes and tenures. This table is extremely important for two main reasons:

- i) It provides a test for any newbuild housing that might seek to provide housing in the intermediate or rent/buy gaps, as to whether it actually does.
- ii) It provides the basis for updating and monitoring, techniques for which are discussed later in this section.

Table 13.2 Comparative outgoings by tenure					
Dwelling size	Tenure				
	Social rent	<i>Mid-point</i>	Private rent	Owner-occupation	Newbuild
	Cost per week	<i>Minimum cost per week</i>	Minimum cost per week	Minimum cost per week	Approx min. cost per week
1 bedroom	£54	<i>£73</i>	£92	£119	£148
2 bedrooms	£64	<i>£90</i>	£115	£162	£198
3 bedrooms	£71	<i>£105</i>	£138	£199	£235
4 bedrooms	£79	<i>£126</i>	£173	£267	£307

Sources: CORE, survey of estate and letting agents, Rightmove and other websites. Intermediate costs are imputed (being halfway between social rent and market entry) and shown in italics to distinguish them from prices derived from surveys.

How to fill the market gaps

13.14 The housing market gaps in Weymouth and Portland are not the largest in the country, but still daunting. It is all the more so when it is considered that newbuild housing, on a significant scale, is provided mainly in the form of:

- Newbuild housing to buy
- Social rented housing

- 13.15 In other words newbuild tends to be concentrated at the top and the bottom of the ladder. This has for long been the pattern, and clearly it does not help to reduce the significance of the gaps, as would provision of newbuild in the intermediate or rent/buy gaps. The Barker Review of 2004 demonstrated that no feasible amount of newbuild is likely to reduce prices, i.e. to diminish the existing housing market gaps. Short of a market collapse, the main possibility is the production of newbuild housing in those two gaps.
- 13.16 The main source of housing between these extremes is shared equity as mentioned above (now known as New Build HomeBuy). Although this form of housing is often seen as filling the intermediate gap illustrated in the graph above, it is commonly too expensive for that, and lies instead in the rent/buy gap. This does not remove its value: it can be of use in providing a step in equity ownership towards full scale home ownership, but only on a limited scale.
- 13.17 Discount for sale housing would, based upon the information in Figure 13.1 above, have to be provided with at least a 42% discount to be affordable housing (based on two-bed types). In practice the sorts of discount available are 20-30% at most, and so it is most unlikely that discount newbuild could be affordable housing in Weymouth and Portland.
- 13.18 This is confirmed by Liam Sage, an official at the CLG, who wrote (in a comment to Mansfield DC in Nottinghamshire) in January 2007 that he had not found any example of discount sale housing that was affordable:
- 'In practice I agree that discounted sale models are very unlikely to be affordable, and I have not heard of any'.*
- 13.19 The Government has, in PPS3, said that 'low cost market' housing is market housing and not affordable housing. It is not yet clear, however, at what point in the market section of the above graph low cost market housing is intended by CLG to be located. However it is clear in Weymouth and Portland that low cost market housing, to be of practical value, would need to be located in the middle of the rent buy gap to be of significant use.

Intermediate rent: a practical possibility

- 13.20 In terms of the general lack of affordable housing products to fill the very wide intermediate gap, we have considered the variant called 'intermediate rent'. This is priced at 80% of the Reference Rent (or "Local Housing Allowance" (LHA) as it will be known as from April 2008). The latter is a figure set for each district by size of dwelling as a basis for calculating Housing Benefit, the subsidy paid to enable households otherwise unable to do so to access housing.

13.21 The size range and weekly costs for the Reference Rents/LHAs closely matches the weekly market rent entry prices shown in Table 13.2 above. The following are the Reference Rents for Dorset, which vary across the county.

Table 13.3 Weekly reference rents* (Indicative LHAs) for Dorset, October 2007

BRMA** Area	Room	Number of Rooms***				
		1	2	3	4	5
Bournemouth	£63.00	£121.15	£154.62	£183.46	£253.85	£311.54
Mid Dorset	£68.31	£98.08	£126.92	£155.77	£206.54	£328.85
West Dorset	£73.00	£109.62	£135.00	£155.77	£213.46	£213.46
Yeovil	£60.00	£92.31	£125.77	£147.12	£201.92	£300.00
<p>“Bournemouth” BRMA area covers the LA areas of Bournemouth, Poole, Christchurch, the southern fringe of East Dorset (Wimborne) and Purbeck as far west as Wool.</p> <p>“Mid Dorset” BRMA covers most of North Dorset district, including Shaftesbury, Gillingham, Blandford Forum and Sturminster Newton, as well as the northern part (Cranborne Chase) of East Dorset.</p> <p>“West Dorset” BRMA includes Weymouth & Portland district, the western fringes of Purbeck and North Dorset, and all of West Dorset except the Sherborne area.</p> <p>“Yeovil” BRMA includes the Sherborne area of West Dorset.</p>						

* The appropriate price level for intermediate rented housing in Dorset is stated to be 80% of these rental figures.

** BRMA = Broad Reference Market Area.

*** These figures represent different numbers of bedrooms. The "Room" column covers bedsit or single room accommodation.

Source: Rent Officer, Bournemouth (2007)

13.22 The figures shown above have been used to analyse the affordability of intermediate housing. The detailed analysis was done using the CLG model of housing need.

Table 13.4 Social rented and intermediate housing requirements in Weymouth and Portland

	Social rented	Intermediate housing	Total
Annualised current need	167	57	224
Annualised available stock	99	12	111
Annual newly arising need	727	206	933
Future annual supply	241	5	246
Net shortfall or surplus	554	246	800
% of net shortfall	69%	31%	100%
Gross annual need	894	263	1,157
Gross annual supply	340	17	357
Net annual need	554	246	800

Source: Weymouth & Portland HNDS Fordham Research 2007

13.23 As can be seen, the proportion of need in Weymouth and Portland (as measured by the CLG model) that could be met through intermediate housing at the levels suggested by the weekly reference rents is high in a Dorset context, at about 31%.

Review of how affordable housing can meet the need

13.24 The information on housing gaps can be set against the two measures of need for affordable housing discussed in this report, and against the one practical variant of intermediate housing that seems currently to exist.

13.25 The following table summarises key features of the analysis in this report.

Table 13.5 CLG Needs Model and BHM estimates of annual affordable housing requirement						
Area	CLG Needs model annual requirement	Fordham Research Index (national average: 16)	BHM model annual need for affordable housing	BHM as a fraction of CLG need	BHM proportion of need as intermediate	Proportion of CLG need which can afford intermediate rent
Bournemouth	3,015	39	718	24%	35%	5% (150 dwgs pa)
Christchurch	243	11	163	67%	48%	9% (22 dwgs pa)
East Dorset	440	12	243	55%	25%	15% (64 dwgs pa)
North Dorset	399	14	220	55%	27%	30% (119 dwgs pa)
Poole	1,199	19	815	68%	45%	13% (159 dwgs pa)
Purbeck	409	21	138	34%	50%	3% (11 dwgs pa)
West Dorset	737	17	542	74%	52%	3% (25 dwgs pa)
Weymouth & Portland	800	28	282	35%	51%	31% (246 dwgs pa)
Dorchester/Weymouth HMA	1,538	21	824	54%	51%	n/a
Bournemouth/Poole HMA	5,704	23	2,234	39%	35%	n/a

Source: Dorset Survey of Housing Need and Demand, Fordham Research 2007. Note: n/a means not available

13.26 This table provides the context for Weymouth and Portland within the overall Dorset analysis. Some general patterns can be observed:

- i) The overall level of housing need is high in most places in Dorset, in particular in the major urban centres, of which Weymouth and Portland is one, with an affordable housing index of 28.

- ii) As would be expected, the CLG needs assessment shows a much higher level of need than the BHM, but the annual requirement in both cases is far above any likely annual production of affordable housing.
- iii) In principle there is a role for intermediate housing, as defined by CLG (the range between social rent and market rent). However there are few signs of practical housing options within this gap, given that in Weymouth and Portland a discount of at least 42% on newbuild market value would be required for the resulting properties to be considered affordable, given that in Weymouth and Portland a discount of at least 42% on newbuild market value would be required for the resulting properties to be considered affordable.

13.27 The levels of social rented housing required, although high, are not a major issue when compared with the situation elsewhere: most districts in England require more new social rented housing than can be provided. The more problematic issue, from an assessment point of view, is the intermediate gap since so few new housing products fit within it. The above table does suggest a degree of light at the end of the tunnel in that intermediate rent would be an option that provides a part of the answer. Clearly it only provides an option at the top end of the intermediate range.

13.28 There is as yet no more than encouragement in PPS3 for the idea of low cost market housing that would fit between private rented and market housing. Clearly there is a considerable demand for it. However it is not yet clear what part of the rent/buy gap, or indeed any part of the gap between market entry private rent and newbuild for sale that CLG envisages to be occupied by low cost market housing.

Profile of household types requiring market housing

13.29 The middle requirement of PPS3 (para 22) can be calculated from the BHM dataset. The requirement is phrased in terms of the *'likely requirement for household types requiring market housing e.g. multi-person, including families and children, single parents and couples'* (expressed as percentages).

13.30 The analysis here is based on the expected moves of households, as set out previously in Chapter 9, when considering household mobility. This subsection uses the same household survey data on future movement expectations, but limits it to the market, and looks at household groups as mentioned in PPS3.

Table 13.6: Gross demand for market housing (per annum by household type

<i>Area</i>	<i>Older persons</i>	<i>Single non-pensioner</i>	<i>Multi adult</i>	<i>Households with children</i>	<i>TOTAL</i>
Bournemouth	930 15.8%	1,477 25.1%	2,375 40.3%	1,111 18.9%	5,892 100.0%
Christchurch	482 30.5%	245 15.5%	545 34.5%	310 19.6%	1,582 100.0%
East Dorset	594 22.5%	299 11.3%	1,018 38.5%	733 27.7%	2,643 100.0%
North Dorset	403 20.4%	299 15.1%	772 39.0%	505 25.5%	1,980 100.0%
Poole	663 15.9%	778 18.7%	1,832 44.0%	889 21.4%	4,162 100.0%
Purbeck	158 13.0%	162 13.4%	530 43.7%	363 29.9%	1,213 100.0%
West Dorset	712 25.5%	462 16.6%	946 33.9%	670 24.0%	2,790 100.0%
Weymouth & Portland	310 17.7%	382 21.8%	581 33.1%	482 27.4%	1,756 100.0%
DORSET	4,252 19.3%	4,104 18.6%	8,599 39.1%	5,063 23.0%	22,018 100.0%
Bournemouth/Poole HMA	3,230 18.5%	3,260 18.7%	7,072 40.5%	3,911 22.4%	17,472 100.0%
Dorchester/Weymouth HMA	1,022 22.5%	844 18.6%	1,527 33.6%	1,152 25.3%	4,546 100.0%
DORSET	4,252 19.3%	4,104 18.6%	8,599 39.1%	5,063 23.0%	22,018 100.0%

Source: Fordham Research 2008

13.31 It should be noted that these groups are non-overlapping. Thus if a couple are pensioners they go into the 'older persons' category, and not also into the 'multi-adult' one.

13.32 The results show a range of patterns, summarised below:

- i) About 40% of the gross demand is from multi-adult households (Dorset wide). It is the biggest group in all the districts, although the average for the Dorchester/Weymouth HMA is a bit lower: a third rather than 40%.
- ii) The next biggest group is households with children, at county and both HMA levels, although this pattern varies slightly among the districts. The exception is Bournemouth, where the gross demand is higher for 'single non-pensioner' than for families, although both areas of demand are substantial.

- iii) The demand from single-non pensioners is joint third with older persons. This may seem odd, given that household projections show increasing numbers of single people. However a single person household, whether pensioner or not, can arise through the death or departure of a spouse, without any house move at all. That helps to explain this finding.
- iv) The gross demand from older persons is about a fifth, at the county level, but a bit higher in the Dorchester/Weymouth HMA than in the Bournemouth/Poole one. By far the highest demand figure from older persons is in Christchurch, which entirely agrees with the character of that borough as being highly attractive to older people.

13.33 The outputs shown here fulfil the requirement of the middle part of Para 22 of PPS3.

Recent performance

13.34 The statistics on recent levels of house building completions in Weymouth & Portland and Dorset more widely are as follows:

Table 13.7 Housing Completions in Weymouth and Portland over stated periods							
Gross							
Year	01/02	02/03	03/04	04/05	05/06	01–06	94–06
Affordable	0	40	41	15	117	213	515
Private	271	226	335	292	276	1,400	2,761
Total	271	266	376	307	393	1,613	3,276
Net							
Affordable	0	40	41	15	115	211	506
Private	259	213	323	275	245	1,345	3,583
Total	259	253	364	290	360	1,526	3,089

Source: Dorset County Council 2007

Table 13.8 Housing Completions in Dorset (inc. Bournemouth & Poole) over stated periods

Gross						
Year	01/02	02/03	03/04	04/05	05/06	01 – 06
Affordable	347	282	476	251	816	2,172
Private	3,271	3,061	3,706	3,438	3,465	16,941
Total	3,618	3,343	4,182	3,689	4,281	19,113
Net						
Affordable	343	277	473	249	759	2,101
Private	2,959	2,663	3,258	2,971	2,973	14,824
Total	3,302	2,940	3,731	3,220	3,732	16,925

Source: Dorset County Council 2007

- 13.35 As can be seen, for the most recent year (2005/6) for Weymouth and Portland, of the 360 dwellings completed, some 115 (or 32%) were affordable although over the past 5 years (2001-2006) 14% had been affordable. The five year average is slightly higher than the Dorset norm, which is 12% for the period 2001-6, although if the level of affordable house building continues at the same rate as 2005/06 it will be significantly higher. It must be considered that new completions will include many sites that are too small to attract a target for affordable housing, and that the total will include planning permissions granted before current levels of target were introduced.
- 13.36 In relation to the overall need for affordable housing, which from Table 13.5 can be seen as at least 282 per annum (even on the BHM measure) there is still scope for improvement. It must be remembered, though, that nationally the production of new affordable housing falls well below the need, however it is measured.
- 13.37 In terms of market housing Table 11.1 shows that the overall annual requirement (for all housing) is 200 and the average for Weymouth and Portland over the past five years from the table above is 269 per annum, although it should be pointed out that owing to the relative shortfall in affordable housing provision over the same period there is not an oversupply of housing overall. Given the constraints on development in Dorset generally this is a considerable achievement.
- 13.38 These figures can also be examined in the context of the Regional Spatial Strategy targets for the area, shown below. From these and the Policy H1 information also from the RSS (June 2006) it can be seen that:
- i) In producing some 269 dwellings a year Weymouth and Portland are very close to meeting their RSS target of 280.

- ii) In terms of affordable housing the 14% achieved in the recent past is below the minimum of 35% required by the RSS although it is still a significant achievement. In addition in 2005/06 the RSS target for affordable housing was nearly met, at 32%.

Table 13.9 Regional Spatial Strategy (RSS) Table 4.1 and Policy H1

Table 4.1 Housing Market Areas, Unitary Authorities and Districts: Housing Totals and Phasing

	2006-2026 Overall Annual Average Net Dwelling Requirement	2006-2016 Annual Average Net Dwelling Requirement	2016-2026 Annual Average Net Dwelling Requirement
BOURNEMOUTH & POOLE HOUSING MARKET AREA	1,925 – 2,090	2,285	1,565 – 1,895
BOURNEMOUTH	680-780	720	640-840
POOLE	450-500	700	200-300
CHRISTCHURCH	165-180	200	130-160
EAST DORSET IN JSA	260	260	260
ELSEWHERE IN EAST DORSET DISTRICT	10	10	10
PURBECK	105	105	105
NORTH DORSET	255	290	220
WEYMOUTH & DORCHESTER HOUSING MARKET AREA	690	690	690
WEST DORSET	410	410	410
WEYMOUTH & PORTLAND	280	280	280

H1 Affordable Housing

Within the 23,060 dwellings per annum required for the region, at least 7,500 affordable homes per annum will be provided in the period to 2026. Provision will be made for at least 30% of all housing development annually across each local authority area and Housing Market Area to be affordable, with authorities specifying rates up to 60% or higher in areas of greatest need.

Source: South West of England Regional Spatial Strategy 2006

13.39 Following the Examination in Public into the Draft RSS the independent Panel of Inspectors has recommended to the Government that overall housing figures in the South west should be increased by around 23%. In Dorset it is proposed to increase housing targets in the Bournemouth/Poole HMA by around 15% and in the Dorchester/Weymouth HMA by 31%. It is also proposed that provision should be made for at least 35% of all housing development annually to be affordable housing, with authorities specifying rates of 60% or higher in areas of greatest need. While these figures have not been approved by the Secretary of

State and so hold no statutory weight, they do signify the possibility that higher housing targets will apply in the South West over the next 20 years.

Summary

- 13.40 There are substantial housing market gaps in Weymouth and Portland which mean that the local housing 'ladder' is not an easy one to climb. This is the case even though the gaps are smaller in relative terms than in many parts of the county and country.
- 13.41 At the two-bed level the overall gap in weekly costs from social rent to newbuild purchase is 309%: this gap is clearly very large.
- 13.42 Newbuild housing is mainly available as for sale and as social rent, in other words at the extreme ends of the range. There is little newbuild housing in between. Shared ownership (New Build HomeBuy in Housing Corporation terminology) is the most commonly used option nationally. The problem is that this is normally more expensive than market rental due to the newbuild purchase element. Hence it is normally to be seen as 'low cost market' housing in the rent/buy gap and not intermediate housing.
- 13.43 There is at present little prospect of any newbuild housing being made available in the intermediate band in Weymouth and Portland, since a discount of 42% or more would be required, and even less of its being 'usefully affordable' at the halfway point of that range. This provides a challenge for the future, since there is a need for it.
- 13.44 The Housing Market Gaps analysis provides a template which, suitably updated, provides a lasting basis for testing newbuild housing options in terms of their affordability to fill the various gaps. The most important are the intermediate and rent/buy gaps.
- 13.45 The need for social rented housing is clear. It is also clear that there is a large intermediate gap, and that intermediate rented housing would fill the top end of that intermediate gap.
- 13.46 When demand/need is set against recent performance in Weymouth and Portland, it is seen that the results are impressive. The building of market housing in recent years has exceeded both BHM suggested levels and RSS targets, and compared to the Dorset average, provision of affordable housing as a proportion of the total is relatively high at 14%. This does remain well below RSS targets (14% as compared to 35%), although if the progress made in the last year is typical, where 32% of new build housing was affordable, Weymouth and Portland is on track in this regard.

14. Updating

Introduction

14.1 One of the central features of the Guidance is that housing market research should be a continuing process, not just production of a report. This requirement is implied by the Local Development Framework approach and the strong emphasis on flexibility in the response to changing housing market demands (e.g. para 60 of PPS3). This emphasis is mirrored in the Practice Guidance, where Figure 1.1 gives the key outputs but is matched by Figure 1.2 which provides a checklist of the key processes. The last of these process requirements is:

'Explain how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken'

14.2 Monitoring and updating occurs at all levels from national to local. The housing needs and demand study is designed to apply mainly at local authority level, and so the comments in this chapter are directed to that level. However the principles involved apply generally.

14.3 The rapid movement of prices and rents, and the key importance of the checklist of (weekly) costs of different tenures/sizes of dwellings provided in this housing needs and demand study, makes it evident that monitoring and updating is an essential part of the process.

14.4 The key thing is to update the weekly costs: they are the key to most practical policy decisions on both planning and housing issues.

Updating weekly costs

14.5 It has been emphasised through this report that the old focus on price/income ratios is not relevant to housing market studies. A full range of financial information (income, savings and equity) is required to measure the ability to afford. However it has been emphasised that the main focus should be upon comparative prices and rents: what are the housing market gaps and how are they changing? That is what governs the issue of how fast people can 'climb the housing ladder'.

14.6 The most fundamental set of data for monitoring and updating is therefore the tabulation of weekly cost equivalents for purchase and rental. That is the main focus of the updating suggestions here, as it is both (relatively) simple and central. As a first step a couple of related issues will be addressed, followed by specific instruction on the updating process.

Why not update incomes as well as the weekly costs of housing?

14.7 The short answer is: because it is not relevant. There is no problem with updating incomes (indices exist for doing so) but it will not help with the question of affordability and policy for newbuild housing generally.

14.8 The key point to emphasise is that the issue of affordability is about the different costs to types (and tenures) of housing. Whether a household can afford social rent or outright purchase is a financial matter, but as emphasised in this report, income is only part of the answer to that question: a full range of financial information is required.

14.9 From the point of view of planning and housing policy and practice the key updating issue is the relative costs of types/tenures of housing. The housing needs and demand study has indicated the ability to afford housing in general. The policy issues which will arise from day to day are of a different type, for example:

- i) A housebuilder offers what is stated to be affordable housing of 2 bedrooms at a cost of £X per week. Is it affordable? All that needs to be done is to ensure that the costs are on a comparable and complete weekly basis, and the answer takes a few moments when comparing it with the cost table below.
- ii) An RSL proposes shared ownership homes at a given price. Again when reduced to an overall weekly cost (including management/service charges) by making the purchase element into a weekly cost, the comparison with the table will soon show if the product is indeed intermediate or low cost market.
- iii) When negotiating S106 Agreements reference to updated versions of this table will serve the purpose of ensuring that what is agreed to be housing of a given affordability really is

14.10 As can be seen, all this important operational policy information can be derived directly from the table there is no need for any elaborate calculation.

How to calculate the updated prices

14.11 Before putting the purchase and weekly rent costs on a common basis, as discussed in the next subsection, it is necessary to set out some points on the way in which a reasonable set of updated prices can be derived for a given (probably district) area. The following table sets out some guidance.

1. Prices/rents for each size of dwelling may vary substantially across a district (or Housing Market Area if different), often within short distances. It is therefore necessary to be careful in deriving district wide averages.
2. This tabulation sets out the issues to bear in mind when doing so, and should be treated as a general guide only. Each housing market has its individual characteristics which may suggest a somewhat different approach.
3. For social rents, the figures should be easily available within the Council's records. The points below concern the weekly costs of other tenure groups.
4. Using Rightmove, or similar website, enter the names of the main settlements and request one of the key groupings. In each case the data should be by size of dwelling in the four main size bands indicated in the table below.
 - (i) Market rent
 - (ii) Second hand purchase
 - (iii) Newbuild purchase (in this case there may be only a small sample in some cases, and so a degree of judgement will be necessary. For example there may be over-representation of one type/size of dwelling if there are only a few current housing schemes underway). A simple averaging may be misleading, if there are many sites in one part of a district and few or none in others.
5. Look for the 25th percentile in each case: in other words the 25th from the cheapest. Hence if there were 200 properties in a given band, the 50th would be the chosen one
6. That rent/price is the new figure for the revised table. Where it is a price, rather than a rent, it will need to be turned into a weekly cost using the table below.

Source: Fordham Research 2007

14.12 The next section describes a procedure for putting prices into a weekly cost format to enable comparison with rental information. The comparison could equally well be put into capital (ie equivalent to purchase) rather than weekly cost terms, but people are more familiar with weekly budgeting, and so weekly costs seem the more sensible approach.

Putting purchase prices on a weekly cost basis

14.13 The following table explains how to put purchase prices on a weekly basis, for insertion into the table.

Table 14.2 Turning the purchase price for a house into a weekly cost

1. Procedure

For interest only mortgage (which is preferable because it represents the cheapest method of entering the sector and therefore the entry level)

Cost of home = C

Interest rate = I

Interest to be on mortgage to be paid per year = P

Weekly Interest payment = W

Number used to derive weekly cost of owner occupation = N

$C \cdot I = P$

$P/52 = W$

$W/C = N$

2. Example of how it works

For example on a £50,000 home with an interest only mortgage rate of 5.99% the yearly payment will be £2,995, which equates to £57.60 per week.

Source: Fordham Research 2007

14.14 Once a full set of weekly costs has been obtained, this can be compared with the table below, and rates of change in different parts of the size/tenure spectrum assessed. If the local housing market is strongly differentiated, this may need to be done for several submarkets.

Table 14.4 Comparative outgoings by tenure					
Dwelling size	Tenure				
	Social rent	<i>Mid-point</i>	Private rent	Owner-occupation	Newbuild
	Cost per week	<i>Minimum cost per week</i>	Minimum cost per week	Minimum cost per week	Approx min. cost per week
1 bedroom	£54	<i>£73</i>	£92	£119	£148
2 bedrooms	£64	<i>£90</i>	£115	£162	£198
3 bedrooms	£71	<i>£105</i>	£138	£199	£235
4 bedrooms	£79	<i>£126</i>	£173	£267	£307

Sources are: CORE, survey of estate and letting agents, and Rightmove and other websites. The intermediate costs are imputed (being halfway between social rent and market entry) and put into italic to distinguish them from the observed prices in the rest of the

Policy use of the information

- 14.15 The revised table can be referred to in policy documents as a basic tool for assessing affordability. As emphasised above, it is not necessary to add income or other financial information. If the housing is cheaper than a given threshold, then it is affordable to the groups in question (those who can afford intermediate housing, or low cost market housing for example).
- 14.16 The revised table will, like that in this housing needs and demand study, represent a central policy tool both for the local authority to check the affordability of different types of housing (eg intermediate or low cost market) and for private sector bodies to check the affordability of what they are offering. This tabulation should provide a neutral basis for comparison of alternative packages whether of market or affordable housing.

Summary

- 14.17 It is a key feature of housing research that it be a continuing process, not a 'one shot' report. Updating and monitoring is therefore a key feature of that process.
- 14.18 Strategies are needed for regular monitoring and updating, and triggers may be added where rapid changes are noted.
- 14.19 Updating the primary data is not easily carried out, as it is a technical exercise. This is not a serious drawback as the structure of a housing market does not usually change fundamentally in less than about five years. As a result, most market responses are due to changes in weekly costs of housing.

14.20 The key statistic is the weekly cost of different tenures/sizes of dwelling. It is not, as is still sometimes thought], price income ratios. It is therefore essential to be able to update the key table of weekly costs in this housing needs and demand study. A simple procedure is set out for doing this.

Glossary

[This Glossary aims to define terms used in the report. Where there is an existing definition (e.g. in Government Guidance) references is made to it. Otherwise the terms are defined simply in the way used in the report]

County

This term is used to mean the historic county of Dorset in most cases in this report. The administrative County Council which leads the Steering Group that commissioned this study does not administer the separate unitary councils of Bournemouth and Poole. However the data and analysis described as being for the 'county' includes all of the historic county, including Bournemouth and Poole.

Affordability

A measure of whether households can access and sustain the cost of private sector housing. There are two main types of affordability measure: mortgage and rental. Mortgage affordability assesses whether households would be eligible for a mortgage; rental affordability measures whether a household can afford private rental. Mortgage affordability is based on conditions set by mortgage lenders – using standard lending multipliers (2.9 times joint income or 3.5 times single income (whichever the higher)). Rental affordability is defined as the rent being less than a proportion of a household's gross income (in this case 25% of gross income).

Affordable housing

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should be at a cost which is below the costs of housing typically available in the open market and be available at a sub-market price in perpetuity (although there are some exceptions to this such as the Right-to-Acquire). [There is an ambiguity in PPS3: Housing, where 'intermediate housing' is defined as being below market entry to rent, while 'affordable housing' is defined to be below the threshold to buy (normally much higher than the private rental one). But in principle the Guidance defines affordable housing as below the market threshold, and rationally speaking, that includes the private rented as well as purchase sectors].

Annual need

The combination of the net future need plus an allowance to deal progressively with part of the net current need.

Average

The term 'average' when used in this report is taken to be a mean value unless otherwise stated.

Balanced Housing Market model

A model developed by Fordham Research which examines the supply and demand for different types and sizes of housing across different areas and for specific groups.

Bedroom standard

The bedroom standard is that used by the General Household Survey, and is calculated as follows: a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over, each pair of young persons aged 10-20 of the same sex, and each pair of children under 10 (regardless of sex). Unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom. Any remaining unpaired children under 10 are also allocated a separate bedroom. The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by respondents even though they may not be in use as such.

Concealed household

A household that currently lives within another household but has a preference to live independently and is unable to afford appropriate market housing.

Current need

Households whose current housing circumstances at a point in time fall below accepted minimum standards. This would include households living in overcrowded conditions, in unfit or seriously defective housing, families sharing, and homeless people living in temporary accommodation or sharing with others.

Demand

This refers to market demand. In principle anyone who has any financial capacity at all can 'demand' something, in other words want to acquire it and be prepared to pay for it. The question is whether they can pay enough actually to obtain it. Thus many households who are unable fully to afford market housing to buy do aspire to buy it. The word 'demand' is therefore used in two senses in this report:

'demand' when used in the general text refers to the ordinary understand of 'wanting' something that has a market price

'demand' when associated with numbers (as in the Balancing Housing Markets model) refers to expressed demand: the numbers of people who can actually afford the type of housing in question

In relation to (expressed) demand mention should be made of the private rented sector where typically there are not only households who can afford to rent at market prices, but also others who are unable to access affordable housing but who are able to access the private rented sector due to the subsidy of Housing Benefit. Such households do not have a demand in the sense used here, as they can only access the private rented sector with a subsidy.

Disaggregation

Breaking a numerical assessment of housing need and supply down, either in terms of size and/or type of housing unit, or in terms of geographical sub-areas within the District.

Financial capacity

This is defined as household income+savings+equity (the value of the property owned by owner occupiers, typically the family home, net of mortgage). This provides an indication, when put on a capital basis, of the amount which the household could afford to pay for housing. Since equity is now a substantial part of the overall financial capacity of the large fraction of owner occupiers it is essential to use this measure rather than the old price/income ratio to measure the activity of a housing market.

Forecast

Either of housing needs or requirements is a prediction of numbers which would arise in future years based on a model of the determinants of those numbers and assumptions about (a) the behaviour of households and the market and (b) how the key determinants are likely to change. It involves understanding relationships and predicting behaviour in response to preferences and economic conditions.

Grossing-up

Converting the numbers of actual responses in a social survey to an estimate of the number for the whole population. This normally involves dividing the expected number in a group by the number of responses in the survey.

Headship rates

Measures the proportion of individuals in the population, in a particular age/sex/marital status group, who head a household. Projected headship rates are applied to projected populations to produce projected numbers of households.

Household

One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

Household formation

The process whereby individuals in the population form separate households. 'Gross' or 'new' household formation refers to households which form over a period of time, conventionally one year. This is equal to the number of households existing at the end of the year which did not exist as separate households at the beginning of the year (not counting 'successor' households, when the former head of household dies or departs).

(A) household living within another household

Is a household living as part of another household of which they are neither the head or the partner of the head.

Households sharing

Are households (including single people) who live in non-self-contained accommodation but do not share meals or a living room (e.g. 5 adults sharing a house like this constitute 5 one-person households).

Housing demand

The quantity of housing that households are willing and able to buy or rent.

Housing Market Area

The geographical area in which a substantial majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay. In the local context the Council areas of Weymouth and Dorchester have been designed as a housing market area, although sub-markets exist within this boundary.

Housing need

Housing need is defined as the number of households who lack their own housing or who live in unsuitable housing and who cannot afford to meet their housing needs in the market.

Housing Register

A database of all individuals or households who have applied to a local authority or RSL for a social tenancy or access to some other form of affordable housing. Housing Registers, often called Waiting Lists, may include not only people with general needs but people with support needs or requiring access because of special circumstances, including homelessness.

Housing size

Measured in terms of the number of bedrooms, habitable rooms or floorspace. This guidance uses the number of bedrooms.

Housing type

Refers to the type of dwelling, for example, flat, house, specialist accommodation.

Income

Income means gross household income unless otherwise qualified

Intermediate Housing

PPS3 defines intermediate housing as 'housing at prices and rents above those of social rent but below market prices or rents and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.'

Lending multiplier

The number of times a household's gross annual income a mortgage lender will normally be willing to lend. The most common multipliers quoted are 3.5 times income for a one-income household and 2.9 times total income for dual income households.

Lower quartile

The value below which one quarter of the cases falls. In relation to house prices, it means the price of the house that is one-quarter of the way up the ranking from the cheapest to the most expensive.

Market housing/low cost market housing

This is defined by CLG as anything not affordable. In the Housing Gaps Figure: anything above market entry. CLG has not defined 'low cost market' other than that it falls within the market range. Since this is very wide, it is not very helpful. The most useful kind of low cost market would be that which falls into the rent/buy gap on the Housing Gaps Figure. Shared ownership would provide a partial equity solution for those unable to afford second hand entry level purchase, for example.

Mean

The mean is the most common form of average used. It is calculated by dividing the sum of a distribution by the number of incidents in the distribution.

Median

The median is an alternative way of calculating the average. It is the middle value of the distribution when the distribution is sorted in ascending or descending order.

Migration

The movement of people between geographical areas, primarily defined in this context as local authority Districts. The rate of migration is usually measured as an annual number of households, living in the District at a point in time, who are not resident in that District one year earlier.

Net need

The difference between need and the expected supply of available affordable housing units (e.g. from the re-letting of existing social rented dwellings).

Newly arising need

New households which are expected to form over a period of time and are likely to require some form of assistance to gain suitable housing together with other existing households whose circumstances change over the period so as to place them in a situation of need (e.g. households losing accommodation because of loss of income, relationship breakdown, eviction, or some other emergency).

Non-self-contained accommodation

Where households share a kitchen, bathroom or toilet with another household, or they share a hall or staircase that is needed to get from one part of their accommodation to another.

Overcrowding

An overcrowded dwelling is one which is below the bedroom standard. (See 'Bedroom Standard' above).

Primary data

Information that is collected from a bespoke data collection exercise (e.g. surveys, focus groups or interviews) and analysed to produce a new set of findings.

Potential households

Adult individuals, couples or lone parent families living as part of other households of which they are neither the head nor the partner of the head and who need to live in their own separate accommodation, and/or are intending to move to separate accommodation rather than continuing to live with their 'host' household.

Projection

Either of housing needs or requirements is a calculation of numbers expected in some future year or years based on the extrapolation of existing conditions and assumptions. For example, household projections calculate the number and composition of households expected at some future date(s) given the projected number of residents, broken down by age, sex and marital status, and an extrapolation of recent trends in the propensity of different groups to form separate households.

Random sample

A sample in which each member of the population has an equal chance of selection.

Relets

Social rented housing units which are vacated during a period and become potentially available for letting to new tenants.

Rounding error

Totals in tables may differ by small amounts (typically one) due to the fact that fractions have been added together differently. Thus a table total may say 2011, and if the individual cell figures are added the total may come to 2012. This is quite normal and is a result of the computer additions made. Figures should never be taken to be absolutely accurate. No such state exists. The figures in this document are robust estimates not absolutely precise ones. The usual practice is to use the stated total (in the above case 2011) rather than the figure of 2012 to which the individual figures sum. That is because the total will have resulted from a rounding after all the fractions are taken fully into account.

Sample survey

Collects information from a known proportion of a population, normally selected at random, in order to estimate the characteristics of the population as a whole.

Sampling frame

The complete list of addresses or other population units within the survey area which are the subject of the survey.

Secondary data

Existing information that someone else has collected. Data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Census, national surveys).

Shared equity schemes

Provide housing that is available part to buy (usually at market value) and part to rent.

SHMA (Strategic Housing Market Assessment)

SHMA drives from government guidance suggesting that the 'evidence base' required for the good planning of an area should be the product of a process rather than a technical exercise.

Social rented housing

PPS3 defines social rented housing as 'rented housing owned by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime, the proposals set out in the Three Year review of Rent Restructuring (July 2004) were implemented in policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant'

Special Needs

Relating to people who have specific needs: such as those associated with a disability.

Stratified sample

A sample where the population or area is divided into a number of separate sub-sectors ('strata') according to known characteristics based, for example, on sub-areas and applying a different sampling fraction to each sub-sector.

Specialised housing

refers to specially designed housing (such as mobility or wheelchair accommodation, hostels or group homes) or housing specifically designated for particular groups (such as retirement housing).

Under-occupation

An under-occupied dwelling is one which exceeds the bedroom standard by two or more bedrooms.

Unsuitably housed households

All circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition or cost. Households can have more than one reason for being in unsuitable housing, and so care should be taken in looking at the figures: a total figure is presented for households with one or more unsuitability reason, and also totals for the numbers with each reason

Definitions

ABI - Annual Business Inquiry

BME - Black and Minority Ethnic

CBL - Choice Based Lettings

CORE - The Continuous Recording System (Housing association and local authority lettings/new tenants)

DETR - Department of the Environment, Transport and the Regions

GIS - Geographical Information Systems

HMO - Households in Multiple Occupation

HSSA - The Housing Strategy Statistical Appendix

IMD - Indices of Multiple Deprivation

LA - Local Authority

LCHO - Low Cost Home Ownership

LDF - Local Development Framework

NeSS - Neighbourhood Statistics Service

NHSCR - National Health Service Central Register

NOMIS - National On-line Manpower Information System

NROSH - National Register of Social Housing

ODPM - Office of the Deputy Prime Minister

ONS - Office for National Statistics

PPS - Planning Policy Statement

RSL - Registered Social Landlord

RSR - Regulatory and Statistical Return (Housing Corporation)

RTB - Right to Buy

SEH - Survey of English Housing

TTWA - Travel to Work Area

Appendix A1 Ward Level Data

Introduction

A1.1 This appendix provides details of the key survey findings at ward level. Although the sample sizes are generally good at ward level (and all bar one are above the suggested figure of 100 in CLG guidance) care should be taken when interpreting the results as the findings at this level are subject to a greater degree of 'error' when compared with the figures presented in the main body of the report for all households in the Borough.

Number of households and sample size

A1.2 The table below shows the estimated number of households in each area and the number of returns from the postal survey. The largest ward in household terms is Westham East (with 3,351 households) followed by Melcombe Regis. Only one of the fifteen areas has a household population of less than 1,000 (Westham North at 908). In terms of sample sizes it can be seen that these vary from 160 in Westham East to 99 in Melcombe Regis.

Table A1.1 Number of households in each ward and sample size

Ward	Number of households	% of households	Sample size	% of sample
Littlemoor	1,780	6.2%	115	6.1%
Melcombe Regis	2,681	9.3%	99	5.2%
Preston	2,309	8.0%	156	8.2%
Radipole	2,003	7.0%	123	6.5%
Tophill East	1,455	5.1%	118	6.2%
Tophill West	2,351	8.2%	145	7.7%
Underhill	1,453	5.1%	101	5.3%
Upwey & Broadwey	1,511	5.3%	134	7.1%
Westham East	3,351	11.7%	160	8.5%
Westham North	908	3.2%	111	5.9%
Westham West	1,369	4.8%	100	5.3%
Wey Valley	1,268	4.4%	125	6.6%
Weymouth East	1,663	5.8%	118	6.2%
Weymouth West	2,254	7.9%	139	7.4%
Wyke Regis	2,344	8.2%	147	7.8%
Total	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Tenure

A1.3 The table below shows the estimated tenure split in each of the 15 wards. The results show significant differences in the tenure profile of households in different locations within the Borough. The proportion of owner-occupiers without a mortgage varies from 20.1% in Littlemoor to 65.0% in Preston whilst the proportion of owners with a mortgage varies from 21.2% in Melcombe Regis to 46.9% in Tophill East. In the rented sector the range of social renting tenants varies from 0.0% in Preston and Wey Valley to 35.0% in Westham West whilst the private rented sector varies in proportion from 3.2% in Preston to 48.1% in Melcombe Regis.

Table A1.2 Tenure by ward

Ward	Owner-occupied (no mortgage)		Owner-occupied (with mortgage)		Social rented		Private rented		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Littlemoor	357	20.1%	721	40.5%	554	31.1%	148	8.3%	1,780	100.0%
Melcombe Regis	648	24.2%	567	21.2%	175	6.5%	1,290	48.1%	2,681	100.0%
Preston	1,501	65.0%	735	31.8%	0	0.0%	73	3.2%	2,309	100.0%
Radipole	641	32.0%	746	37.2%	192	9.6%	424	21.1%	2,003	100.0%
Tophill East	564	38.8%	682	46.9%	81	5.6%	128	8.8%	1,455	100.0%
Tophill West	790	33.6%	1,085	46.1%	226	9.6%	251	10.7%	2,351	100.0%
Underhill	383	26.4%	448	30.8%	457	31.5%	165	11.4%	1,453	100.0%
Upwey & Broadwey	594	39.3%	632	41.9%	148	9.8%	137	9.1%	1,511	100.0%
Westham East	960	28.7%	1,437	42.9%	600	17.9%	354	10.6%	3,351	100.0%
Westham North	518	57.0%	256	28.2%	75	8.2%	59	6.5%	908	100.0%
Westham West	357	26.1%	458	33.4%	479	35.0%	76	5.5%	1,369	100.0%
Wey Valley	676	53.4%	530	41.8%	0	0.0%	61	4.8%	1,268	100.0%
Weymouth East	686	41.3%	463	27.8%	255	15.3%	259	15.6%	1,663	100.0%
Weymouth West	628	27.9%	963	42.7%	385	17.1%	278	12.4%	2,254	100.0%
Wyke Regis	1,051	44.9%	843	36.0%	233	9.9%	216	9.2%	2,344	100.0%
Total	10,356	36.1%	10,566	36.8%	3,860	13.4%	3,918	13.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Dwelling types

A1.4 The tables below show how the type of accommodation in each ward varies across the Borough. The results indicate that the proportion of detached houses varies from 4.4% in Melcombe Regis to 45.4% in Preston. Melcombe Regis records the highest proportion of flats at 63.7%, whilst only 5.1% of dwellings in Tophill East are flats.

Table A1.3 Dwelling type by ward (households)							
Ward	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total
Littlemoor	194	474	775	0	56	281	1,780
Melcombe Regis	119	0	853	0	0	1,708	2,681
Preston	1,049	222	162	654	73	149	2,309
Radipole	526	255	481	161	51	529	2,003
Tophill East	126	279	840	25	110	74	1,455
Tophill West	250	474	1,106	157	125	240	2,351
Underhill	132	332	619	26	0	345	1,453
Upwey & Broadwey	405	405	387	205	14	95	1,511
Westham East	304	1,038	953	75	104	877	3,351
Westham North	231	89	165	277	72	74	908
Westham West	105	524	153	141	217	229	1,369
Wey Valley	487	299	109	204	11	158	1,268
Weymouth East	163	313	609	14	41	523	1,663
Weymouth West	411	540	525	274	31	472	2,254
Wyke Regis	374	650	864	180	91	184	2,344
Total	4,876	5,894	8,600	2,394	997	5,939	28,700

Source: Weymouth & Portland HNDS Fordham Research 2007

Table A1.4 Dwelling type by ward (percentages)

Ward	Detached house	Semi detached house	Terraced house	Detached bungalow	Semi or terraced bungalow	Flat	Total
Littlemoor	10.9%	26.6%	43.5%	0.0%	3.2%	15.8%	100.0%
Melcombe Regis	4.4%	0.0%	31.8%	0.0%	0.0%	63.7%	100.0%
Preston	45.4%	9.6%	7.0%	28.3%	3.2%	6.5%	100.0%
Radipole	26.3%	12.7%	24.0%	8.0%	2.5%	26.4%	100.0%
Tophill East	8.7%	19.2%	57.7%	1.7%	7.6%	5.1%	100.0%
Tophill West	10.6%	20.2%	47.0%	6.7%	5.3%	10.2%	100.0%
Underhill	9.1%	22.8%	42.6%	1.8%	0.0%	23.8%	100.0%
Upwey & Broadwey	26.8%	26.8%	25.6%	13.6%	0.9%	6.3%	100.0%
Westham East	9.1%	31.0%	28.4%	2.3%	3.1%	26.2%	100.0%
Westham North	25.4%	9.8%	18.2%	30.5%	7.9%	8.1%	100.0%
Westham West	7.7%	38.3%	11.2%	10.3%	15.9%	16.7%	100.0%
Wey Valley	38.4%	23.6%	8.6%	16.1%	0.8%	12.5%	100.0%
Weymouth East	9.8%	18.8%	36.6%	0.8%	2.5%	31.5%	100.0%
Weymouth West	18.3%	23.9%	23.3%	12.2%	1.4%	20.9%	100.0%
Wyke Regis	16.0%	27.7%	36.8%	7.7%	3.9%	7.9%	100.0%
Total	17.0%	20.5%	30.0%	8.3%	3.5%	20.7%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Household type

A1.5 The tables below show the variation in the type of household resident in each ward. The tables show that the proportion of pensioner households varies from 14.7% in Littlemoor to 44.6% in Preston, whilst the proportion of households containing children varies from 12.0% in Preston to 30.8% in Littlemoor. Melcombe Regis has the highest proportion of lone parent households (at 9.7%).

Table A1.5 Household type by ward (households)

Ward	Single pensioners	2 or more pensioners	Single non-pensioners	2 or more adults - no children	Lone parent	2+ adults 1 child	2+ adults 2+ children	Total
Littlemoor	178	83	358	613	124	228	197	1,780
Melcombe Regis	342	289	789	772	261	118	111	2,681
Preston	401	628	149	854	37	112	128	2,309
Radipole	207	203	446	609	109	273	158	2,003
Tophill East	235	178	192	496	54	145	156	1,455
Tophill West	269	237	208	1,025	149	162	302	2,351
Underhill	260	65	220	488	117	132	172	1,453
Upwey & Broadwey	241	162	181	551	43	149	183	1,511
Westham East	612	364	400	1,254	120	203	398	3,351
Westham North	191	162	52	370	19	43	69	908
Westham West	207	268	187	398	109	71	130	1,369
Wey Valley	202	250	183	425	19	110	78	1,268
Weymouth East	266	233	354	554	44	119	93	1,663
Weymouth West	321	322	250	759	178	145	278	2,254
Wyke Regis	391	378	286	807	56	162	265	2,344
Total	4,321	3,823	4,253	9,976	1,437	2,171	2,719	28,700

Source: Weymouth & Portland HNDS Fordham Research 2007

Table A1.6 Household type by ward (percentages)

Ward	Single pensioners	2 or more pensioners	Single non-pensioners	2 or more adults - no children	Lone parent	2+ adults 1 child	2+ adults 2+ children	Total
Littlemoor	10.0%	4.7%	20.1%	34.4%	6.9%	12.8%	11.1%	100.0%
Melcombe Regis	12.7%	10.8%	29.4%	28.8%	9.7%	4.4%	4.1%	100.0%
Preston	17.4%	27.2%	6.4%	37.0%	1.6%	4.9%	5.5%	100.0%
Radipole	10.3%	10.1%	22.2%	30.4%	5.4%	13.6%	7.9%	100.0%
Tophill East	16.1%	12.2%	13.2%	34.1%	3.7%	10.0%	10.7%	100.0%
Tophill West	11.4%	10.1%	8.9%	43.6%	6.3%	6.9%	12.8%	100.0%
Underhill	17.9%	4.5%	15.2%	33.6%	8.0%	9.1%	11.9%	100.0%
Upwey & Broadway	16.0%	10.7%	12.0%	36.5%	2.9%	9.9%	12.1%	100.0%
Westham East	18.3%	10.9%	11.9%	37.4%	3.6%	6.1%	11.9%	100.0%
Westham North	21.1%	17.9%	5.7%	40.8%	2.1%	4.8%	7.6%	100.0%
Westham West	15.1%	19.6%	13.6%	29.0%	8.0%	5.2%	9.5%	100.0%
Wey Valley	15.9%	19.7%	14.4%	33.6%	1.5%	8.7%	6.2%	100.0%
Weymouth East	16.0%	14.0%	21.3%	33.3%	2.6%	7.1%	5.6%	100.0%
Weymouth West	14.2%	14.3%	11.1%	33.7%	7.9%	6.4%	12.3%	100.0%
Wyke Regis	16.7%	16.1%	12.2%	34.4%	2.4%	6.9%	11.3%	100.0%
Total	15.1%	13.3%	14.8%	34.8%	5.0%	7.6%	9.5%	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Household size

A1.6 The table below shows the variation in the size of household resident in each ward. The table shows that the proportion of one person households varies from 20.3% in Tophill West to 42.2% in Melcombe Regis, whilst the proportion of households containing four or more people varies from 7.6% in Melcombe Regis to 21.9% in Underhill.

Table A1.7 Household size by ward										
Ward	One person		Two people		Three people		Four or more people		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Littlemoor	535	30.1%	643	36.1%	302	17.0%	300	16.8%	1,780	100.0%
Melcombe Regis	1,130	42.2%	1,127	42.0%	221	8.2%	203	7.6%	2,681	100.0%
Preston	550	23.8%	1,206	52.2%	335	14.5%	218	9.4%	2,309	100.0%
Radipole	652	32.6%	685	34.2%	291	14.5%	375	18.7%	2,003	100.0%
Tophill East	426	29.3%	519	35.7%	247	17.0%	262	18.0%	1,455	100.0%
Tophill West	477	20.3%	1,113	47.3%	264	11.2%	497	21.1%	2,351	100.0%
Underhill	480	33.0%	379	26.1%	276	19.0%	318	21.9%	1,453	100.0%
Upwey & Broadwey	422	27.9%	523	34.6%	265	17.6%	300	19.8%	1,511	100.0%
Westham East	1,012	30.2%	1,220	36.4%	418	12.5%	701	20.9%	3,351	100.0%
Westham North	243	26.8%	453	49.9%	83	9.2%	128	14.2%	908	100.0%
Westham West	394	28.7%	639	46.7%	140	10.2%	197	14.4%	1,369	100.0%
Wey Valley	385	30.3%	474	37.4%	245	19.3%	165	13.0%	1,268	100.0%
Weymouth East	620	37.3%	690	41.5%	169	10.2%	184	11.0%	1,663	100.0%
Weymouth West	571	25.3%	841	37.3%	406	18.0%	436	19.4%	2,254	100.0%
Wyke Regis	677	28.9%	1,049	44.8%	248	10.6%	370	15.8%	2,344	100.0%
Total	8,573	29.9%	11,563	40.3%	3,910	13.6%	4,653	16.2%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Overcrowding and under-occupation

A1.7 It can be seen in the table below that overcrowding is relatively uncommon in Weymouth & Portland, and therefore figures for the number of overcrowded households should be treated with caution. The highest proportion of overcrowded households was in Weymouth East (at 4.2%). Under-occupation was much more common; with households in Preston and Wey Valley showing particularly high levels of under-occupancy. Under-occupation was notably less common in Melcombe Regis.

Table A1.8 Overcrowding/under-occupation by ward

Ward	Overcrowded		OK		Under-occupied		Total	
	No.	%	No.	%	No.	%	No.	%
Littlemoor	33	1.8%	1,163	65.4%	584	32.8%	1,780	100.0%
Melcombe Regis	34	1.3%	2,149	80.2%	498	18.6%	2,681	100.0%
Preston	0	0.0%	705	30.5%	1,604	69.5%	2,309	100.0%
Radipole	58	2.9%	1,250	62.4%	695	34.7%	2,003	100.0%
Tophill East	12	0.8%	863	59.3%	581	39.9%	1,455	100.0%
Tophill West	22	0.9%	1,391	59.2%	938	39.9%	2,351	100.0%
Underhill	47	3.2%	995	68.5%	411	28.3%	1,453	100.0%
Upwey & Broadway	13	0.9%	808	53.5%	690	45.6%	1,511	100.0%
Westham East	95	2.8%	2,269	67.7%	987	29.4%	3,351	100.0%
Westham North	0	0.0%	556	61.3%	351	38.7%	908	100.0%
Westham West	0	0.0%	944	69.0%	425	31.0%	1,369	100.0%
Wey Valley	11	0.9%	510	40.2%	747	58.9%	1,268	100.0%
Weymouth East	69	4.2%	1,031	62.0%	562	33.8%	1,663	100.0%
Weymouth West	35	1.6%	1,437	63.8%	781	34.7%	2,254	100.0%
Wyke Regis	44	1.9%	1,226	52.3%	1,075	45.8%	2,344	100.0%
Total	473	1.6%	17,299	60.3%	10,928	38.1%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Household mobility

A1.8 The table below shows household's length of residence in their current accommodation. Melcombe Regis stands out as having a particularly mobile population with 33.5% of households having lived at their current address for less than two years. In contrast only 9.1% of households in Preston moved to their current address in the past two years. These two areas also shows the extremes when it comes to households resident for more than five years, 77.5% of households in Preston have lived in their current accommodation for more than five years; this compares with 38.4% in Melcombe Regis. The data also shows that 83.2% of households in Wey Valley have lived in their current accommodation for more than five years.

Table A1.9 Length of residence by ward

Ward	Less than 1 year		1 to 2 years		3 to 5 years		Over 5 years		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Littlemoor	168	9.5%	187	10.5%	459	25.8%	966	54.3%	1,780	100.0%
Melcombe Regis	608	22.7%	290	10.8%	753	28.1%	1,030	38.4%	2,681	100.0%
Preston	80	3.5%	130	5.6%	310	13.4%	1,789	77.5%	2,309	100.0%
Radipole	222	11.1%	327	16.3%	315	15.7%	1,140	56.9%	2,003	100.0%
Tophill East	170	11.7%	146	10.0%	307	21.1%	832	57.2%	1,455	100.0%
Tophill West	210	9.0%	236	10.0%	359	15.2%	1,547	65.8%	2,351	100.0%
Underhill	115	7.9%	226	15.6%	183	12.6%	928	63.9%	1,453	100.0%
Upwey & Broadwey	183	12.1%	121	8.0%	247	16.3%	960	63.5%	1,511	100.0%
Westham East	375	11.2%	481	14.3%	548	16.4%	1,947	58.1%	3,351	100.0%
Westham North	55	6.0%	48	5.3%	86	9.5%	718	79.1%	908	100.0%
Westham West	74	5.4%	179	13.0%	246	17.9%	871	63.6%	1,369	100.0%
Wey Valley	75	5.9%	55	4.3%	83	6.5%	1,055	83.2%	1,268	100.0%
Weymouth East	189	11.4%	127	7.7%	214	12.9%	1,132	68.1%	1,663	100.0%
Weymouth West	233	10.3%	95	4.2%	397	17.6%	1,529	67.8%	2,254	100.0%
Wyke Regis	102	4.3%	282	12.0%	457	19.5%	1,504	64.2%	2,344	100.0%
Total	2,859	10.0%	2,930	10.2%	4,963	17.3%	17,948	62.5%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Moving intentions – existing households

A1.9 The table below shows the number and proportion of households who need or expect to move home in the next two years. Households living in Melcombe Regis are particularly likely to be future movers with 39.0% of households in this area stating that they need or are likely to move in the next two years. At the other end of the scale the figure for Westham North is only 8.7%.

Table A1.10 Moving intentions of existing households by ward

Ward	Now		Within a year		1 to 2 years		Not moving with 2 years		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Littlemoor	182	10.2%	147	8.3%	163	9.1%	1,289	72.4%	1,780	100.0%
Melcombe Regis	215	8.0%	360	13.4%	471	17.6%	1,635	61.0%	2,681	100.0%
Preston	15	0.6%	102	4.4%	94	4.1%	2,098	90.9%	2,309	100.0%
Radipole	119	5.9%	153	7.6%	179	9.0%	1,552	77.5%	2,003	100.0%
Tophill East	40	2.7%	98	6.7%	83	5.7%	1,234	84.8%	1,455	100.0%
Tophill West	130	5.5%	125	5.3%	117	5.0%	1,979	84.2%	2,351	100.0%
Underhill	113	7.8%	130	8.9%	86	5.9%	1,125	77.4%	1,453	100.0%
Upwey & Broadway	50	3.3%	128	8.5%	70	4.7%	1,263	83.6%	1,511	100.0%
Westham East	86	2.6%	228	6.8%	280	8.4%	2,757	82.3%	3,351	100.0%
Westham North	0	0.0%	52	5.8%	27	3.0%	828	91.3%	908	100.0%
Westham West	113	8.2%	79	5.8%	51	3.7%	1,126	82.3%	1,369	100.0%
Wey Valley	61	4.8%	64	5.0%	81	6.4%	1,062	83.8%	1,268	100.0%
Weymouth East	120	7.2%	103	6.2%	72	4.3%	1,367	82.2%	1,663	100.0%
Weymouth West	50	2.2%	159	7.0%	123	5.4%	1,922	85.3%	2,254	100.0%
Wyke Regis	64	2.7%	119	5.1%	145	6.2%	2,015	86.0%	2,344	100.0%
Total	1,357	4.7%	2,048	7.1%	2,043	7.1%	23,252	81.0%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Newly forming households

A1.10 The table below shows the rate of intended future household formation by ward. It shows the highest rate was recorded in Radipole (5.4%) and the lowest in Wyke Regis (1.4%).

Table A1.11 Rate of new household formation by ward			
Ward	Number of households intending to form in the next two years	Number of existing households	Annual rate of household formation
Littlemoor	86	1,780	2.4%
Melcombe Regis	189	2,681	3.5%
Preston	125	2,309	2.7%
Radipole	216	2,003	5.4%
Tophill East	79	1,455	2.7%
Tophill West	179	2,351	3.8%
Underhill	142	1,453	4.9%
Upwey & Broadwey	161	1,511	5.3%
Westham East	217	3,351	3.2%
Westham North	53	908	2.9%
Westham West	64	1,369	2.3%
Wey Valley	116	1,268	4.6%
Weymouth East	83	1,663	2.5%
Weymouth West	172	2,254	3.8%
Wyke Regis	65	2,344	1.4%
Total	1,948	28,700	3.4%

Source: Weymouth & Portland HNDS Fordham Research 2007

Car ownership

A1.11 The table below considers variations in car ownership by ward. Dwellings with no car were more likely to be found in wards in town centre locations, particularly Melcombe Regis where 41.8% of households questioned had no car, only 10.5% of households in Wey Valley had no use of a car or van. Multiple car ownership was most frequent in Upwey & Broadwey, where 47.9% of households had more than one car.

Table A1.12 Car ownership by ward

Ward	None		One		Two		Three or more		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Littlemoor	456	25.6%	862	48.4%	408	22.9%	54	3.0%	1,780	100.0%
Melcombe Regis	1,120	41.8%	1,169	43.6%	325	12.1%	67	2.5%	2,681	100.0%
Preston	281	12.1%	1,071	46.4%	768	33.3%	189	8.2%	2,309	100.0%
Radipole	527	26.3%	888	44.3%	463	23.1%	125	6.3%	2,003	100.0%
Tophill East	307	21.1%	710	48.8%	351	24.1%	88	6.0%	1,455	100.0%
Tophill West	358	15.2%	1,338	56.9%	598	25.4%	57	2.4%	2,351	100.0%
Underhill	474	32.6%	640	44.0%	254	17.5%	85	5.8%	1,453	100.0%
Upwey & Broadwey	166	11.0%	622	41.2%	560	37.1%	163	10.8%	1,511	100.0%
Westham East	911	27.2%	1,703	50.8%	642	19.2%	95	2.8%	3,351	100.0%
Westham North	136	15.0%	469	51.6%	265	29.2%	38	4.1%	908	100.0%
Westham West	485	35.4%	604	44.1%	244	17.8%	35	2.6%	1,369	100.0%
Wey Valley	133	10.5%	636	50.2%	390	30.8%	109	8.6%	1,268	100.0%
Weymouth East	548	33.0%	781	46.9%	305	18.3%	29	1.7%	1,663	100.0%
Weymouth West	555	24.6%	954	42.3%	518	23.0%	227	10.1%	2,254	100.0%
Wyke Regis	373	15.9%	1,291	55.1%	594	25.3%	86	3.7%	2,344	100.0%
Total	6,829	23.8%	13,737	47.9%	6,687	23.3%	1,447	5.0%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Economic status

A1.12 Employment rates were also measured; the proportion of household heads in work was highest in Littlemoor (58.9%), and lowest in Preston (37.7%), which also had the largest proportion of retired people in the area, at 54.2% of households. Unemployment figures were low, but unemployment was highest in Melcombe Regis (9.5%).

Table A1.13 Economic status of household head by ward

Ward	Working		Unemployed		Retired		Other		Total	
	No.	%	No.	%	No.	%	No.	%	No.	%
Littlemoor	1,049	58.9%	57	3.2%	329	18.5%	345	19.4%	1,780	100.0%
Melcombe Regis	1,463	54.6%	253	9.5%	624	23.3%	340	12.7%	2,681	100.0%
Preston	871	37.7%	17	0.8%	1,253	54.2%	168	7.3%	2,309	100.0%
Radipole	1,111	55.4%	19	1.0%	490	24.5%	383	19.1%	2,003	100.0%
Tophill East	789	54.2%	39	2.7%	504	34.6%	123	8.4%	1,455	100.0%
Tophill West	1,260	53.6%	69	2.9%	671	28.5%	352	15.0%	2,351	100.0%
Underhill	688	47.3%	123	8.5%	358	24.6%	285	19.6%	1,453	100.0%
Upwey & Broadwey	852	56.4%	21	1.4%	455	30.1%	183	12.1%	1,511	100.0%
Westham East	1,605	47.9%	137	4.1%	1,170	34.9%	439	13.1%	3,351	100.0%
Westham North	415	45.7%	16	1.8%	451	49.7%	25	2.8%	908	100.0%
Westham West	608	44.4%	86	6.3%	509	37.2%	166	12.1%	1,369	100.0%
Wey Valley	578	45.6%	34	2.7%	554	43.7%	102	8.0%	1,268	100.0%
Weymouth East	750	45.1%	93	5.6%	622	37.4%	197	11.9%	1,663	100.0%
Weymouth West	1,270	56.4%	39	1.7%	744	33.0%	200	8.9%	2,254	100.0%
Wyke Regis	1,112	47.5%	16	0.7%	965	41.2%	250	10.7%	2,344	100.0%
Total	14,421	50.2%	1,022	3.6%	9,700	33.8%	3,558	12.4%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Income and savings

A1.13 Household incomes and savings varied significantly between wards. The lowest average income was found in Melcombe Regis (at £19,946) closely followed by Westham West. The ward with the highest income, 59% higher than the lowest at £31,753, was Upwey & Broadwey.

Table A1.14 Average household income and savings by ward

Ward	Average annual gross household income	Average savings
Littlemoor	£20,482	£5,356
Melcombe Regis	£19,946	£19,372
Preston	£29,068	£54,780
Radipole	£26,768	£25,189
Tophill East	£24,574	£19,498
Tophill West	£21,460	£16,551
Underhill	£20,610	£13,545
Upwey & Broadwey	£31,753	£31,464
Westham East	£21,064	£13,889
Westham North	£22,972	£33,370
Westham West	£20,209	£24,861
Wey Valley	£30,702	£41,470
Weymouth East	£20,760	£32,284
Weymouth West	£25,864	£23,679
Wyke Regis	£23,908	£20,068
Average	£23,753	£24,058

Source: Weymouth & Portland HNDS Fordham Research 2007

Unsuitable housing

A1.14 The table below shows the location of unsuitably housed households in Weymouth & Portland. The table indicates that the level of unsuitable housing varies from 2.8% in Westham North to 15.4% in Littlemoor.

Table A1.15 Location of households in unsuitable housing

Ward	In unsuitable housing		Not in unsuitable housing		Total	
	No.	%	No.	%	No.	%
Littlemoor	273	15.4%	1,507	84.6%	1,780	100.0%
Melcombe Regis	391	14.6%	2,289	85.4%	2,681	100.0%
Preston	81	3.5%	2,228	96.5%	2,309	100.0%
Radipole	224	11.2%	1,779	88.8%	2,003	100.0%
Tophill East	117	8.0%	1,339	92.0%	1,455	100.0%
Tophill West	169	7.2%	2,182	92.8%	2,351	100.0%
Underhill	188	12.9%	1,266	87.1%	1,453	100.0%
Upwey & Broadwey	118	7.8%	1,393	92.2%	1,511	100.0%
Westham East	339	10.1%	3,012	89.9%	3,351	100.0%
Westham North	25	2.8%	883	97.2%	908	100.0%
Westham West	59	4.3%	1,310	95.7%	1,369	100.0%
Wey Valley	75	5.9%	1,193	94.1%	1,268	100.0%
Weymouth East	179	10.7%	1,484	89.3%	1,663	100.0%
Weymouth West	152	6.7%	2,102	93.3%	2,254	100.0%
Wyke Regis	183	7.8%	2,161	92.2%	2,344	100.0%
Total	2,574	9.0%	26,126	91.0%	28,700	100.0%

Source: Weymouth & Portland HNSD Fordham Research 2007

Housing need

A1.15 The table below shows the location of households currently in need in Weymouth & Portland. The table indicates that there are two wards where no current need has been identified (Tophill East and Westham North). The highest level of housing need was estimated to be in Littlemoor (7.9% of households).

Table A1.16 Location of households currently in need

Ward	In need		Not in need		Total	
	No.	%	No.	%	No.	%
Littlemoor	141	7.9%	1,639	92.1%	1,780	100.0%
Melcombe Regis	154	5.7%	2,527	94.3%	2,681	100.0%
Preston	20	0.9%	2,289	99.1%	2,309	100.0%
Radipole	117	5.8%	1,886	94.2%	2,003	100.0%
Tophill East	0	0.0%	1,455	100.0%	1,455	100.0%
Tophill West	105	4.5%	2,246	95.5%	2,351	100.0%
Underhill	74	5.1%	1,379	94.9%	1,453	100.0%
Upwey & Broadwey	39	2.6%	1,472	97.4%	1,511	100.0%
Westham East	149	4.4%	3,202	95.6%	3,351	100.0%
Westham North	0	0.0%	908	100.0%	908	100.0%
Westham West	16	1.2%	1,353	98.8%	1,369	100.0%
Wey Valley	13	1.0%	1,255	99.0%	1,268	100.0%
Weymouth East	109	6.5%	1,554	93.5%	1,663	100.0%
Weymouth West	36	1.6%	2,218	98.4%	2,254	100.0%
Wyke Regis	139	5.9%	2,205	94.1%	2,344	100.0%
Total	1,111	3.9%	27,589	96.1%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Future need

A1.16 The table below shows the location of households likely to be in need in the future. The figures are annualised. The table indicates that there are four wards where the level of future need is less than 1% of the number of households. The highest level of future need is estimated to be in Melcombe Regis where the future gross need per annum is estimated to be equivalent to 9.9% of the current number of households.

Table A1.17 Location of households in future need (annual)

Ward	In need		Not in need		Total	
	No.	%	No.	%	No.	%
Littlemoor	87	4.9%	1,693	95.1%	1,780	100.0%
Melcombe Regis	266	9.9%	2,414	90.1%	2,681	100.0%
Preston	10	0.4%	2,299	99.6%	2,309	100.0%
Radipole	93	4.7%	1,910	95.3%	2,003	100.0%
Tophill East	23	1.6%	1,432	98.4%	1,455	100.0%
Tophill West	97	4.1%	2,254	95.9%	2,351	100.0%
Underhill	82	5.7%	1,371	94.3%	1,453	100.0%
Upwey & Broadwey	21	1.4%	1,491	98.6%	1,511	100.0%
Westham East	83	2.5%	3,268	97.5%	3,351	100.0%
Westham North	6	0.6%	902	99.4%	908	100.0%
Westham West	26	1.9%	1,344	98.1%	1,369	100.0%
Wey Valley	6	0.5%	1,262	99.5%	1,268	100.0%
Weymouth East	55	3.3%	1,607	96.7%	1,663	100.0%
Weymouth West	20	0.9%	2,234	99.1%	2,254	100.0%
Wyke Regis	57	2.5%	2,286	97.5%	2,344	100.0%
Total	933	3.3%	27,767	96.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Special needs households

A1.17 The table below shows the location of special needs households in Weymouth & Portland. The table indicates that the proportion of special needs households varies from 15.8% in Wey Valley to 30.4% in Underhill.

Table A1.18 Location of special needs households

Ward	Special needs		Non-special needs		Total	
	No.	%	No.	%	No.	%
Littlemoor	458	25.7%	1,322	74.3%	1,780	100.0%
Melcombe Regis	533	19.9%	2,148	80.1%	2,681	100.0%
Preston	486	21.0%	1,824	79.0%	2,309	100.0%
Radipole	542	27.1%	1,461	72.9%	2,003	100.0%
Tophill East	295	20.3%	1,160	79.7%	1,455	100.0%
Tophill West	573	24.4%	1,778	75.6%	2,351	100.0%
Underhill	442	30.4%	1,011	69.6%	1,453	100.0%
Upwey & Broadwey	301	19.9%	1,210	80.1%	1,511	100.0%
Westham East	599	17.9%	2,751	82.1%	3,351	100.0%
Westham North	187	20.6%	720	79.4%	908	100.0%
Westham West	395	28.9%	974	71.1%	1,369	100.0%
Wey Valley	201	15.8%	1,067	84.2%	1,268	100.0%
Weymouth East	435	26.2%	1,227	73.8%	1,663	100.0%
Weymouth West	475	21.1%	1,779	78.9%	2,254	100.0%
Wyke Regis	487	20.8%	1,857	79.2%	2,344	100.0%
Total	6,409	22.3%	22,291	77.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Older person households

A1.18 The table below shows the location of older person only households in Weymouth & Portland. The table indicates that the proportion of older person only households varies from 14.7% in Littlemoor to 44.6% in Preston.

Table A1.19 Location of older person only households

Ward	Older person only households		Other households		Total	
	No.	%	No.	%	No.	%
Littlemoor	261	14.7%	1,519	85.3%	1,780	100.0%
Melcombe Regis	631	23.5%	2,050	76.5%	2,681	100.0%
Preston	1,029	44.6%	1,280	55.4%	2,309	100.0%
Radipole	409	20.4%	1,594	79.6%	2,003	100.0%
Tophill East	413	28.4%	1,043	71.6%	1,455	100.0%
Tophill West	506	21.5%	1,845	78.5%	2,351	100.0%
Underhill	324	22.3%	1,129	77.7%	1,453	100.0%
Upwey & Broadwey	403	26.7%	1,108	73.3%	1,511	100.0%
Westham East	975	29.1%	2,375	70.9%	3,351	100.0%
Westham North	354	39.0%	554	61.0%	908	100.0%
Westham West	475	34.7%	894	65.3%	1,369	100.0%
Wey Valley	452	35.7%	816	64.3%	1,268	100.0%
Weymouth East	499	30.0%	1,163	70.0%	1,663	100.0%
Weymouth West	643	28.5%	1,611	71.5%	2,254	100.0%
Wyke Regis	769	32.8%	1,575	67.2%	2,344	100.0%
Total	8,144	28.4%	20,556	71.6%	28,700	100.0%

Source: Weymouth & Portland HNSD Fordham Research 2007

Key workers

A1.19 The table below shows the location of households headed by a key worker in Weymouth & Portland. The table shows that the proportion of key worker households varies from 5.2% in Westham West to 15.6% in Wey Valley.

Table A1.20 Location of key worker households

Ward	Key worker households		Non-key worker households		Total	
	No.	%	No.	%	No.	%
Littlemoor	209	11.7%	1,571	88.3%	1,780	100.0%
Melcombe Regis	240	9.0%	2,440	91.0%	2,681	100.0%
Preston	173	7.5%	2,136	92.5%	2,309	100.0%
Radipole	226	11.3%	1,777	88.7%	2,003	100.0%
Tophill East	161	11.0%	1,295	89.0%	1,455	100.0%
Tophill West	320	13.6%	2,031	86.4%	2,351	100.0%
Underhill	214	14.8%	1,239	85.2%	1,453	100.0%
Upwey & Broadwey	209	13.8%	1,302	86.2%	1,511	100.0%
Westham East	488	14.6%	2,863	85.4%	3,351	100.0%
Westham North	116	12.8%	791	87.2%	908	100.0%
Westham West	71	5.2%	1,298	94.8%	1,369	100.0%
Wey Valley	198	15.6%	1,070	84.4%	1,268	100.0%
Weymouth East	112	6.7%	1,551	93.3%	1,663	100.0%
Weymouth West	262	11.6%	1,992	88.4%	2,254	100.0%
Wyke Regis	240	10.2%	2,104	89.8%	2,344	100.0%
Total	3,240	11.3%	25,460	88.7%	28,700	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Appendix A2 Supporting Information

Non-response and missing data

A2.1 Missing data is a feature of all housing surveys: mainly due to a respondent's refusal to answer a particular question (e.g. income). For all missing data in the survey imputation procedures were applied. In general, throughout the survey the level of missing data was minimal. The main exception to this was in relation to financial information, where there was an appreciable (although typical) level of non-response.

A2.2 Non-response can cause a number of problems:

- The sample size is effectively reduced so that applying the calculated weight will not give estimates for the whole population
- Variables which are derived from the combination of a number of responses each of which may be affected by item non-response (e.g. collecting both respondent and their partners income separately) may exhibit high levels of non-response
- If the amount of non-response substantially varies across sub-groups of the population this may lead to a bias of the results

A2.3 To overcome these problems missing data was 'imputed'. Imputation involves substituting for the missing value, a value given by a suitably defined 'similar' household, where the definition of similar varies depending on the actual item being imputed.

A2.4 The specific method used was to divide the sample into sub-groups based on relevant characteristics and then 'Probability Match' where a value selected from those with a similar predicted value was imputed. The main sub-groups used were tenure, household size and age of respondent.

Weighting data

A2.5 The survey data was weighted to estimated profiles of households based on various secondary sources of information. The tables below show the final estimates of the number of households in each group (for five different variables) along with the number of actual survey responses (data for tenure can be found in Chapter 2 and data for ward can be found in Appendix A1). Although in some cases it is clear that the proportion of survey responses is close to the 'expected' situation there are others where it is clear that the weighting of data was necessary to ensure that the results as presented are reflective of the household population of Weymouth & Portland.

Table A2.1 Accommodation type profile

Accommodation type	Estimated households	% of households	Number of returns	% of returns
Detached house/bungalow	7,397	25.8%	563	29.8%
Semi-detached house/bungalow	15,364	53.5%	1,006	53.2%
Flat	5,939	20.7%	322	17.0%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Table A2.2 Car ownership

Cars owned	Estimated households	% of households	Number of returns	% of returns
None	6,829	23.8%	383	20.3%
One	13,737	47.9%	908	48.0%
Two	6,687	23.3%	491	26.0%
Three or more	1,447	5.0%	109	5.8%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Table A2.3 Household type profile

Household type	Estimated households	% of households	Number of returns	% of returns
Single pensioner	4,321	15.1%	279	14.8%
2 or more pensioners	3,823	13.3%	288	15.2%
Single non-pensioner	4,253	14.8%	260	13.7%
Other households	16,303	56.8%	1,064	56.3%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Table A2.4 Household size

Number of people in household	Estimated households	% of households	Number of returns	% of returns
One	8,573	29.9%	539	28.5%
Two	11,563	40.3%	808	42.7%
Three	3,910	13.6%	250	13.2%
Four	3,171	11.1%	201	10.6%
Five	1,055	3.7%	65	3.4%
Six or more	427	1.5%	28	1.5%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Table A2.5 Council Tax Band

Council Tax Band	Estimated households	% of households	Number of returns	% of returns
A	6,664	23.2%	351	18.6%
B	8,724	30.4%	547	28.9%
C	5,568	19.4%	392	20.7%
D	4,445	15.5%	333	17.6%
E	2,183	7.6%	178	9.4%
F	789	2.7%	65	3.4%
G and H	327	1.1%	25	1.3%
TOTAL	28,700	100.0%	1,891	100.0%

Source: Weymouth & Portland HNDS Fordham Research 2007

Appendix A3 Balancing Housing Markets Analysis

Introduction

A3.1 The following tables show the detailed analysis for the six components contributing to the Balancing Housing Market Analysis presented in Chapter 11 of this report.

Analysis of Weymouth & Portland data

A3.2 The first table shows an estimate of the housing requirements of potential households. The table is based on the number of potential households who need or expect to form over the next two years within the Borough along with estimates about affordability and stated size requirement. Any potential households who would both like and expect to move from the Borough are excluded from this analysis. Figures are annualised.

Table A3.1 Demand I: Household formation by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	20	87	48	9	164
Private rented	139	101	0	0	240
Intermediate	66	47	0	0	112
Social rented	52	49	0	0	101
TOTAL	276	284	48	9	617

Source: Weymouth & Portland HNDS Fordham Research 2007

A3.3 The table below shows the estimated demand from in-migrant households. This is based on the profile of households who have moved into the Borough over the past two years (in terms of affordability and size/type of accommodation secured). Figures are again annualised.

Table A3.2 Demand II: Demand from in-migrants by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+bedrooms	
Owner-occupation	25	155	286	97	563
Private rented	28	151	109	29	317
Intermediate	9	0	0	0	9
Social rented	19	0	10	0	29
TOTAL	81	306	406	126	918

Source: Weymouth & Portland HNDS Fordham Research 2007

A3.4 The table below shows estimated future demand from existing households. The figures are based on what tenure and size of accommodation households would like or expect to move to in the future (next two years) along with considerations of affordability. Figures are again annualised.

Table A3.3 Demand III: Demand from existing households by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+bedrooms	
Owner-occupation	64	348	383	234	1,029
Private rented	80	261	104	7	452
Intermediate	0	0	31	0	31
Social rented	83	232	160	14	490
TOTAL	228	840	679	255	2,002

Source: Weymouth & Portland HNDS Fordham Research 2007

A3.5 The table below is an overall summary of the demand situation and is calculated as the sum of the three previous tables.

Table A3.4 Demand IV: Total demand by tenure and size required

Tenure	Size requirement				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+bedrooms	
Owner-occupation	109	590	717	340	1,756
Private rented	247	513	214	35	1,009
Intermediate	75	47	31	0	152
Social rented	154	281	170	14	619
TOTAL	585	1,430	1,132	390	3,537

Source: Weymouth & Portland HNDS Fordham Research 2007

- A3.6 The table below provides an estimate of the likely future supply of accommodation (by tenure and size) from household dissolutions (i.e. death). The table is based on applying age specific national mortality statistics (2001) to the local population to estimate the proportion of households who are likely to wholly dissolve each year.

Table A3.5 Supply I: Supply from household dissolution					
Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	7	67	67	20	161
Private rented	7	7	1	0	15
Intermediate	0	0	0	0	0
Social rented	67	8	3	5	84
TOTAL	82	82	71	26	260

Source: Weymouth & Portland HNDS Fordham Research 2007

- A3.7 The table below shows an estimate of the supply of housing that would be released when households who would like and expect to move from the Borough do so. For example a household out-migrating from a four bedroom owner-occupied dwelling is assumed to free-up a four bedroom owner-occupied dwelling for use by another household. The data is annualised and based on moves over the next two years.

Table A3.6 Supply II: Supply from out-migrant households					
Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Owner-occupation	0	145	281	125	551
Private rented	37	90	62	6	194
Intermediate	0	0	0	0	0
Social rented	26	8	16	0	50
TOTAL	63	243	358	131	795

Source: Weymouth & Portland HNDS Fordham Research 2007

- A3.8 The table below shows estimated future supply from existing households. As with the above data the figures are based on the type and size of accommodation that would become available if a household moved to alternative accommodation. Figures are annualised from data for two years.

Table A3.7 Supply III: Supply from existing households

Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+bedrooms	
Owner-occupation	55	281	344	144	824
Private rented	183	369	206	65	823
Intermediate	9	0	0	0	9
Social rented	12	210	115	10	347
TOTAL	260	859	664	219	2,002

Source: Weymouth & Portland HNDS Fordham Research 2007

A3.9 The table below is the sum of the three previous tables and shows the overall estimated annual supply for each tenure and size group.

Table A3.8 Supply IV: Total supply

Tenure	Size released				TOTAL
	1 bedroom	2 bedrooms	3 bedrooms	4+bedrooms	
Owner-occupation	63	493	691	290	1,536
Private rented	227	465	268	71	1,031
Intermediate	9	0	0	0	9
Social rented	106	226	134	15	481
TOTAL	405	1,184	1,092	375	3,057

Source: Weymouth & Portland HNDS Fordham Research 2007

Appendix A4 Inference of housing need at ward level

Introduction

A4.1 This appendix expands on the information on the location of housing need presented in Appendix A1 by providing an annual estimate of housing need at ward level alongside data on the distribution of the social rented stock. The purpose is to provide indicative information on levels of need for affordable housing at the detailed local level. The gross needs figures are subject to wider margins of error than those at district level, due to the smaller samples, but generally provide reasonable indications of relative gross need. If desired, wards can be grouped, and this will clearly improve the accuracy of the estimates.

Inferred housing need at ward level

A4.2 The table below presents the information that can be used to estimate the relative housing need in each ward. It presents the annualised level of gross need in each ward, which is calculated by annualising the current need and adding it to the future need. This allows the propensity of need in each ward to be calculated, alongside the distribution of need across the District.

A4.3 The distribution of supply cannot be reliably modelled from the survey; therefore the estimated affordable housing stock in each ward is presented. This is based on the distribution recorded by the Census, applied pro-rata to the estimated size of the affordable stock in Weymouth & Portland currently.

A4.4 In order to infer a net housing need figure it is necessary to make assumptions about the turnover of the affordable stock listed in the last column. This will vary from ward to ward. Typically turnover rates are lower in rural than in urban areas. The current national level of turnover is 6.6%, and the general range is fairly closely around this figure. In the national scale, affordable housing shows higher turnover than owner occupied housing although, apart from poor quality urban estates, normally lower turnover rates than the private rented sector. Due to the general shortage of affordable housing in Dorset, plus the rural factor, turnover rates are relatively low. These points should be considered whilst inferring net housing needs figures at the ward, or groups of wards, level.

A4.5 It is also important to be aware that it is not normally feasible, and often not desirable to meet housing need exactly where it arises. The wider strategic context of site allocation, access to services and many other factors are involved in decisions about where to put both market and affordable housing. Hence it would be wrong to apply these figures mechanistically.

Inferred housing need in Weymouth & Portland

A4.6 The table provides gross annual figures for housing need (first column) and estimated size of affordable housing stock (last column). By applying a turnover rate, inferences can be made about the net affordable housing requirement in each ward. The overall turnover of relets in the affordable stock (including shared ownership accommodation) in Weymouth & Portland is $(246/3,935) \times 100 = 6.3\%$.

Table A4.1 Location of households in need and affordable housing stock

Ward	Number of households in need (annually)	Total Number of h'holds	% of h'hold in ward in need	As a % of those in need	Estimated size of affordable sector
Littlemoor	115	1,780	6.5%	10.0%	598
Melcombe Regis	297	2,681	11.1%	25.7%	260
Preston	14	2,309	0.6%	1.2%	24
Radipole	116	2,003	5.8%	10.0%	122
Tophill East	23	1,455	1.6%	2.0%	53
Tophill West	118	2,351	5.0%	10.2%	210
Underhill	97	1,453	6.7%	8.4%	423
Upwey & Broadwey	29	1,511	1.9%	2.5%	211
Westham East	113	3,351	3.4%	9.8%	198
Westham North	6	908	0.7%	0.5%	581
Westham West	29	1,369	2.1%	2.5%	328
Wey Valley	9	1,268	0.7%	0.8%	19
Weymouth East	77	1,663	4.6%	6.7%	274
Weymouth West	27	2,254	1.2%	2.3%	346
Wyke Regis	85	2,344	3.6%	7.4%	309
Total	1,155	28,700	4.0%	100.0%	3,955

Source: Fordham Research Dorset HNA 2007

Summary

A4.7 The table shows sharp variations in both the gross level of need (first column) and the amount of social housing stock (last column). It must always be considered, however, that it is normally impossible, and often undesirable to meet need where it arises.

A4.8 Hence it is important to look at the detailed figures provided here, in the context of wider local knowledge of each area in coming to a policy view on where new affordable housing should be put.

Appendix A5 Survey Questionnaire

