

New homes for your area?

Community fact pack for
the north west of the borough



Fact pack covers: Ashmansworth, Burghclere, East Woodhay, Highclere, Newtown, Ecchinswell, Sydmonton and Bishops Green

Give us your views by Friday 14 January 2011
at www.basingstoke.gov.uk/go/newhomes



*Basingstoke
and Deane*

North Western Parishes

- The population for the North Western Parishes stood at 7,100 at the 2001 Census, the forecast population for 2010 is around 7,300
- The number of new homes completed in the period 2006 to 2010 totalled 62 dwellings for the North Western Parishes
- Average household size in the borough fell from 2.64 persons to 2.45 persons during the period 1991 to 2001
- As at August 2010, there are 6,189 households on the borough housing register and 84% of these households have some level of housing 'need' as identified by the council's points system
- There are over 800 households in the rural area on the housing register
- The percentage of the working age population claiming key out of work benefits is 4.4% across the North Western area, compared to a borough average of 7.8%

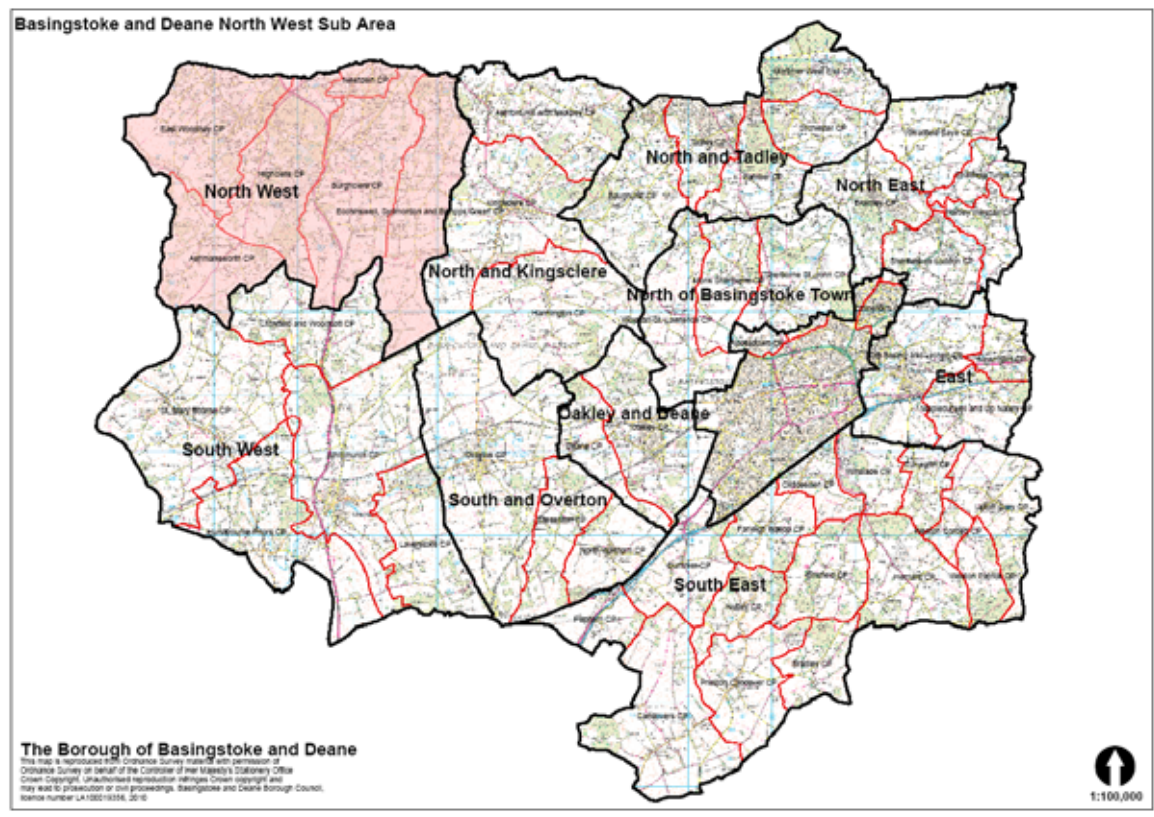
Introduction

The following data profiles the social and economic characteristics of the North Western Parishes of Basingstoke and Deane. It gives background information on a number of local socio-demographic indicators including recent population growth, age breakdown, recent housing development, recent household growth and data on employment levels, the housing register, and levels of deprivation.

This pack is one of a series covering the whole Basingstoke and Deane area, designed to provide an overall community profile to support the borough council's consultation on 'New Homes for Your Area – The Big Questions'.

The North Western Parishes area of Basingstoke and Deane includes:

North Western Parishes	
Ashmansworth	Ecchinswell, Sydmonton and Bishop's Green
Burghclere	Highclere
East Woodhay	Newtown



Population, age profile and population growth

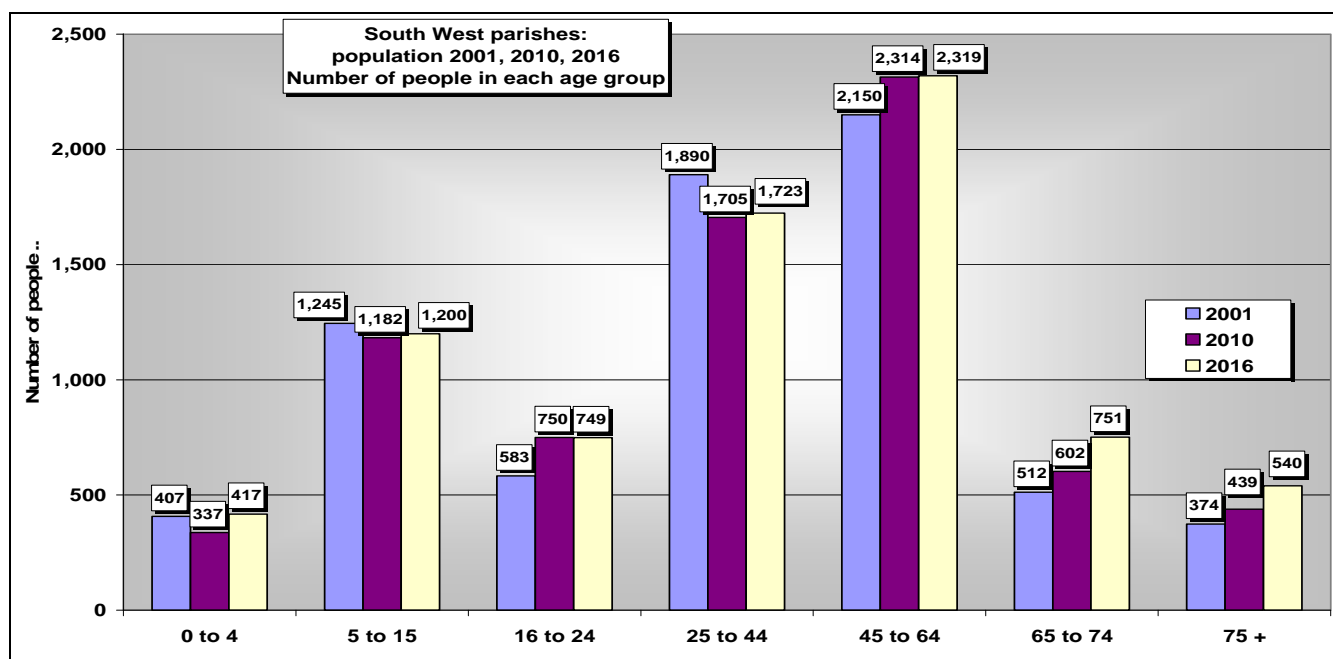
- At the time of the 2001 Census, the population stood at around 7,100.

Parish 2001	0 to 4	5 to 15	16 to 24	25 to 44	45 to 64	65 to 74	75 +	Total
Ashmansworth	11	33	12	55	80	16	8	215
Burghclere	62	186	81	273	364	112	60	1,138
East Woodhay	155	427	246	756	850	181	179	2,794
Ecchinswell, Sydmonton and Bishops Green	95	259	114	353	270	56	35	1,182
Highclere	77	246	115	366	489	124	81	1,498
Newtown	7	94	15	87	97	23	11	334
Total 2001	407	1,245	583	1,890	2,150	512	374	7,161

- Currently (2010)¹ the forecast population is around 7,300.

Parish 2010	0 to 4	5 to 15	16 to 24	25 to 44	45 to 64	65 to 74	75+	Total
Ashmansworth	10	20	22	35	72	34	12	204
Burghclere	18	169	124	217	364	102	78	1,076
East Woodhay	168	474	271	706	936	210	172	2,936
Ecchinswell, Sydmonton and Bishops Green	57	233	138	319	324	68	39	1,179
Highclere	81	211	163	355	518	162	122	1,607
Newtown	3	75	32	73	100	26	16	327
Total 2010	337	1,182	750	1,705	2,314	602	439	7,329

- The population is forecast to stand at around 7,690 by 2016.



¹ Data for 2010 and 2016 is taken from Hampshire County Council Small Area Population Forecast (2009-based) <http://www3.hants.gov.uk/planning/factsandfigures/population-statistics/small-area-pop-stats.htm>

Population changes and housing

The following sets out the main population trends which are relevant to consider.

Over the past decade, births within Basingstoke and Deane have increased from about 1,800 per annum to 2,100 in 2008/09, while deaths have remained relatively stable between 1,100 and 1,200 per annum. The difference between the level of births and the level of deaths (currently about 900 people per annum in the Borough) is referred to as “natural change”. So using this trend as a starting point, we would have 900 additional people to accommodate every year.

For at least half a century, people have been changing their living patterns to the extent that the average size of a household (average number of people living in a home) has continued to decline, both nationally and locally. Between 1951 and 2001, the average household size within Hampshire decreased from 3.23 persons to 2.39 – one additional home for every four existing homes was needed to house the same population – without any allowance for natural change or migration. Likewise, within Basingstoke and Deane, the average household size fell from 2.64 persons to 2.45 in the decade from 1991 to 2001. Within just 10 years this reduction resulted in the formation of 4,265 additional households in the Borough. When combined with natural change, this means that a total of 7,300 extra households were created within the Borough without counting any net in-migration (i.e. people moving into the borough).

Housing growth

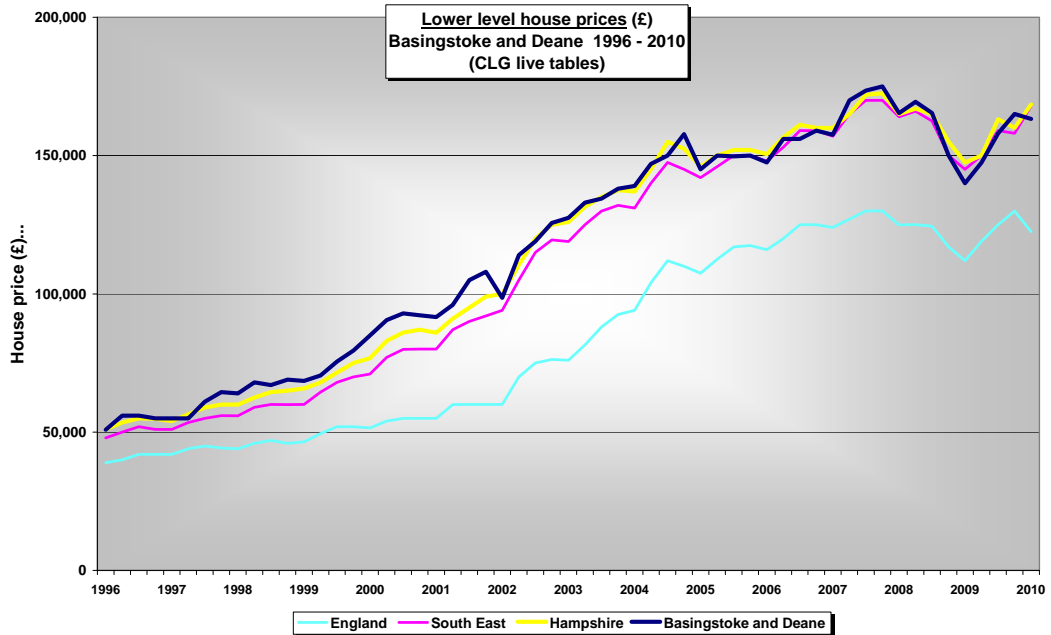
The following table shows how housing stock has changed in the borough over the recent past. The source is Hampshire County Council Small Area Population Forecasts (2006 and 2009 based)².

Homes in Basingstoke and Deane	Dwelling stock by area: 2006 and 2010		
	2006	2010	Change in dwelling stock 2006-2010
South East	1,440	1,470	30
East	3,449	3,569	120
North East	2,304	2,514	210
North & Tadley	7,570	7,681	111
North & Kingsclere	2,136	2,209	73
North West	2,840	2,902	62
South West	2,984	3,140	156
South & Overton	2,164	2,335	171
Oakley & Deane	2,234	2,256	22
North of Basingstoke town	940	961	21
Basingstoke town	38,923	42,684	3,761
Total	66,984	71,721	4,737

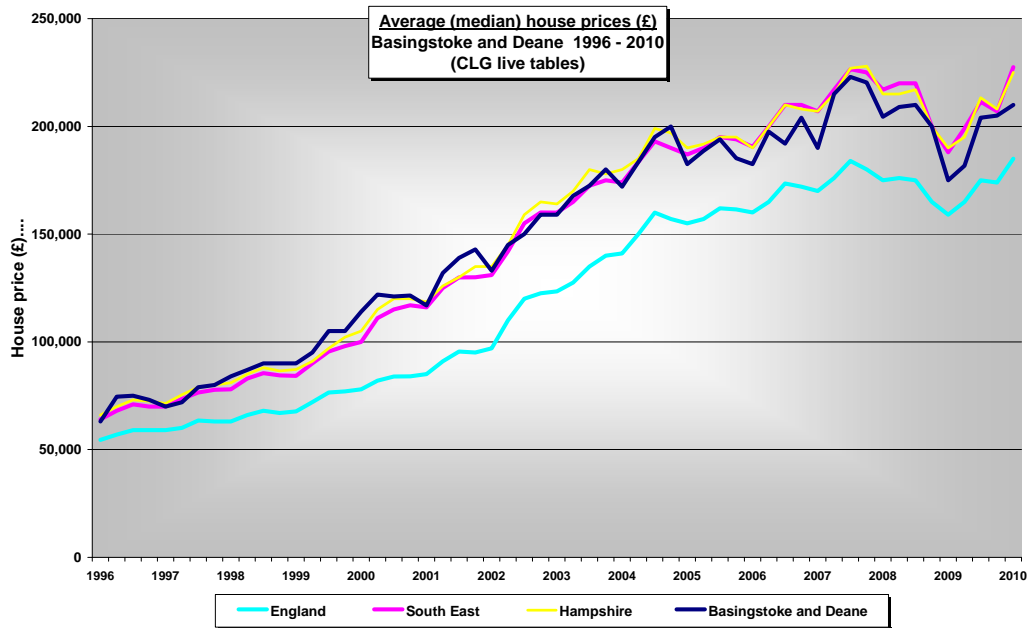
² Dwellings supply information includes all large and small sites with planning permission or allocated in Local Plans at 1st April 2009 based on phasing agreed with district councils.

House prices & affordability³

- Following a down turn in house prices in 2008/9, house prices in the borough have increased once more.
- The least expensive (lower quartile) homes/house prices are just over £160,000 (£163,250) having risen from £84,961 (1st quarter 2000) over the last decade.

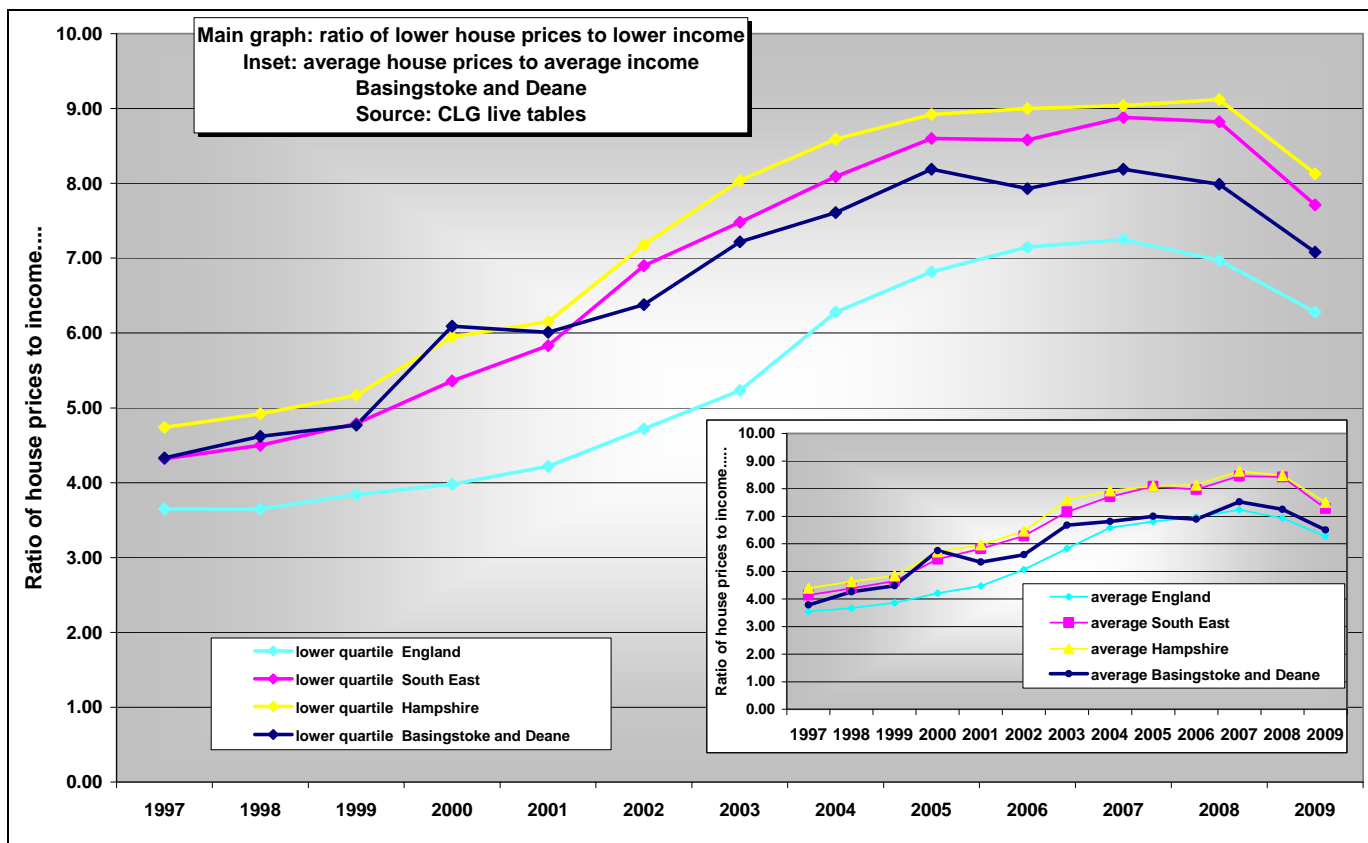


- Average (median) house prices in Basingstoke and Deane stand at around £210,000 (1st quarter 2010) and have increased from £114,000 (1st quarter 2000) in the last decade.



³ Data for borough level only. House price data relates to 2010 (Quarter 1). Average is defined as median; "Lower" house prices and income are lower quartile. Data is taken from CLG Live Tables (582 & 583) at: <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/>

- House prices in the borough are, on average, slightly lower than those for neighbouring districts - however, housing affordability remains an issue and home ownership is financially out of reach for many people.
- Essentially, the “house price to income ratio”⁴ for the borough, indicates that on average across the borough, even lower quartile (the lowest 25%) house prices are as much as seven times higher than the earnings of those people paid a lower quartile wage. This has increased from a ratio of 4.8 times a decade ago. This ratio can be used as a general indicator of affordability and the lower quartile house price gives an entry price to owner occupation.
- The median house price to income ratio has increased from 4.5 to 6.5 over the last decade – average house prices are therefore 6.5 times higher than average earnings levels locally.

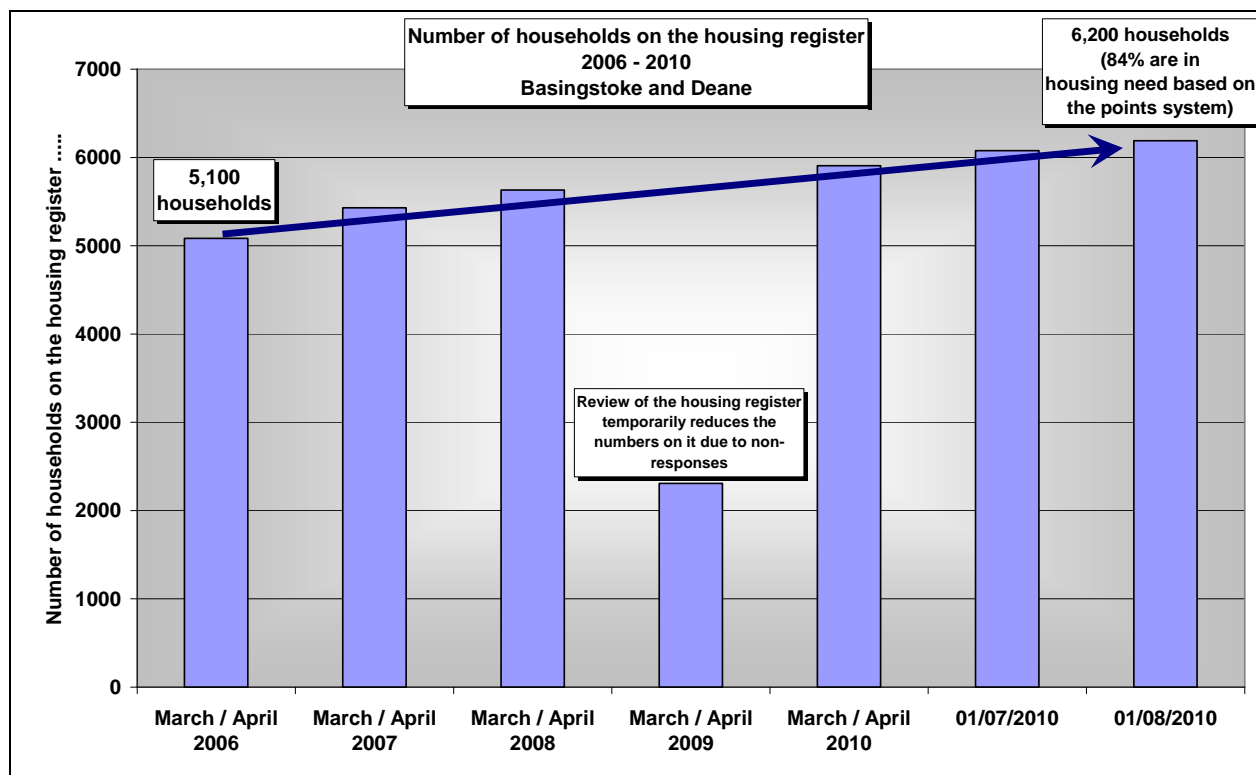


⁴ Data for borough level only. Affordability data relates to 2009. Income is taken from Annual Survey of Hours and Earning (ASHE) and is based on full time workplace based earnings. Data taken from CLG live tables (576 & 577) at: <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/>

Affordable Housing needs

Increase in the housing register:

- The housing register overall has increased by 20% over the four year period 2006-2010 - the increase is expected to continue, particularly in the current economic climate.
- As at August 2010 there are 6,189 households on the housing register.
- There has been an increase in the percentage of households on the register with identified housing 'need' – increasing from around 60% in 2002, to 70% in 2008.
- Currently (August 2010), 84% (5,200) of households on the register have some level of housing 'need' as identified by the borough council's points system.



Profile of the housing register

- There are more than 800 households in the rural area on the housing register.
- Between 80% and 90% of housing register applicants want to live in Basingstoke town.
- In Basingstoke town, around 44% of housing register applicants are single, and 10 - 12% couples. Around 45% are families.
- In the rural area of the borough, there is a higher percentage of couples (20%) - one third of housing register applicants are single and 45% families.
- Overall, families tend to be in the higher bands for housing 'need'.
- Across the borough, around 10% of applicants on the register are waiting for sheltered accommodation or some other form of other elderly housing provision.
- The housing register profile shows that there is need for a good mix of different sized accommodation across the borough.

How affordable housing need is met

- In the rural area as a whole, existing affordable stock turnover runs at around 4.4% of all stock which equates to around 145 dwellings per year. If any further housing need is to be met then it must be from new build.
- Over the next five years, the Basingstoke and Deane Rural Housing Study (2009) identified a need for 289 affordable homes per annum in the rural area, and a need of 292 market (private sale) homes per annum.
- In Basingstoke town, the affordable stock turnover is around 7% to 8%.

- For the past three years, there has been an average of 704 lets from existing affordable stock in the borough (2007/8 – 557; 2008/9 - 706, and 849 lets in 2009/10) – but only 328 on average per year from new build, despite the increase in the housing register.
- Suggested correlations have been identified between the number of affordable homes delivered and the impact on reducing homelessness. Due in part to its success in affordable homes delivery in the past, Basingstoke and Deane has achieved almost a 100% reduction in the number of households becoming homeless and being placed into temporary accommodation - in spite of sustained levels of potential households approaching the council for advice and assistance
- By contrast some neighbouring districts, which have delivered fewer affordable homes, have seen smaller reductions in homelessness, and where affordable delivery is severely restricted, even increases in the numbers being placed into temporary accommodation.
- In the current financial climate, and with reductions in Government grant for affordable housing already taking effect, Basingstoke and Deane`s target of 40% affordable homes on larger sites may be at risk, and a sufficient supply of market housing will be increasingly required on site to support the affordable provision.

Housing need from within and outside the borough (“self containment” and “in-migration”)

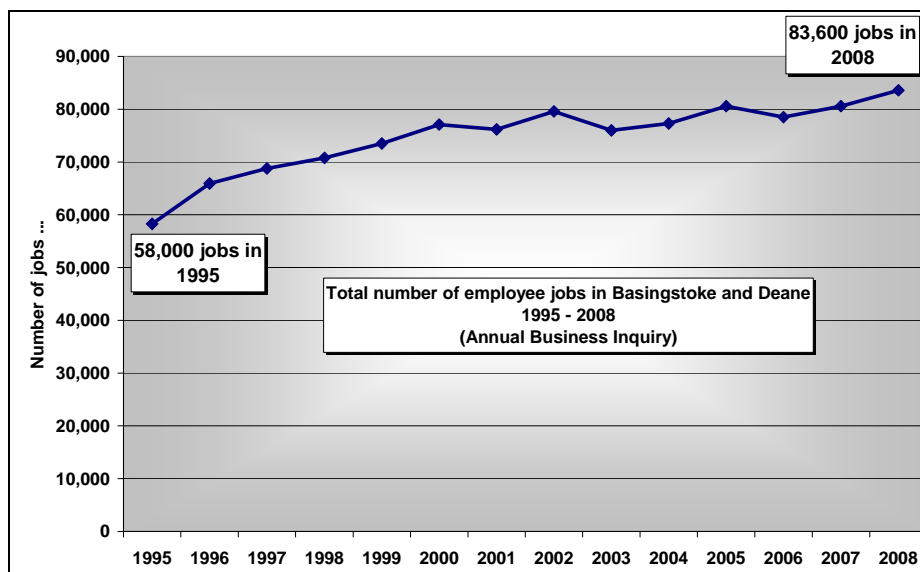
- 4.5% of applicants on the housing register are applying for housing from outside the borough – this equates to around 280 households. There are many reasons for this - for example, to be near relatives or to move here for work.
- However, 98% of households applying to move to the borough are in the lowest 2 bands for housing need. Of those applicants without “local connection”, 60% have no housing need.
- The Basingstoke and Deane Rural Housing Study (2009) found that of those households planning to move in the next three years, there was a high percentage who wanted to move to somewhere within their own parish (self containment). The table reflects those households who intended to move to either market housing or affordable housing.

Self containment: the Basingstoke and Deane Rural Housing Study 2009			
Survey respondents who intend to move within the next three years			
Parish sub-area	Total number of respondents who expressed intent to move in the next three years	Of which those who are planning to move within their own sub-area	Percentage self – containment
South East	114	103	90.4%
East	340	236	69.4%
North East	199	141	70.9%
North and Tadley	506	440	87.0%
North and Kingsclere	145	135	93.1%
North West	136	136	100.0%
South West	271	261	96.3%
South and Overton	136	128	94.1%
Oakley and Deane	190	134	70.5%
North of Basingstoke town	111	72	64.9%

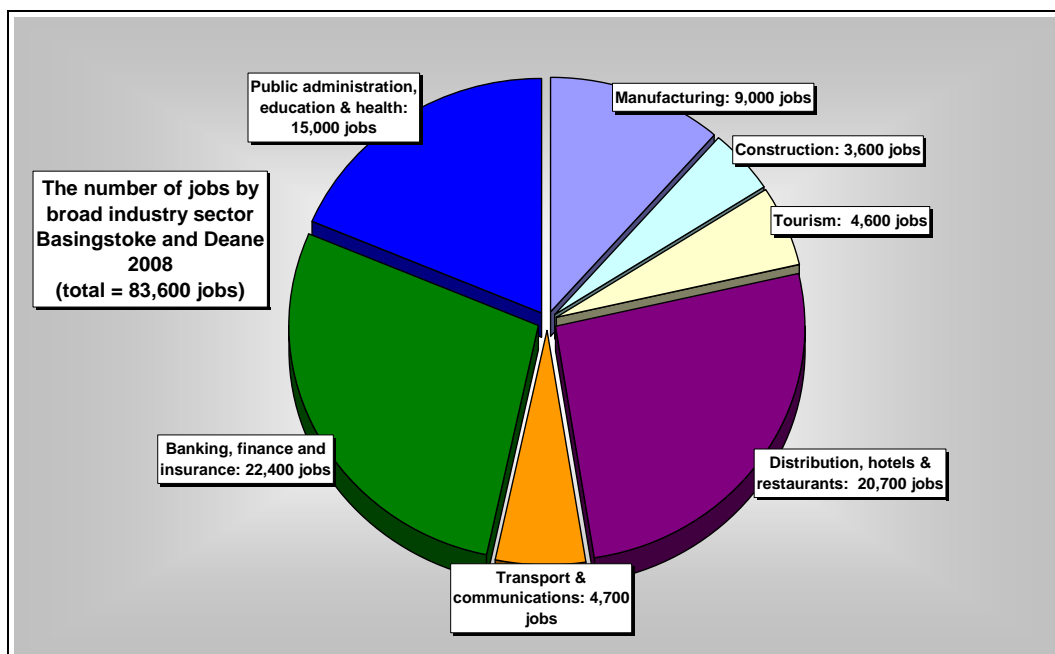
Employment, unemployment and deprivation

The borough economy

- It is estimated that there are around 83,600⁵ jobs in the borough. This has increased from 58,000 jobs in the mid 90's.



- The “banking, finance, and insurance” and “distribution, hotels and restaurants” sectors are particularly well represented (the former also includes business support). Over the last decade there has been a 35% increase in distribution, hotels and restaurants jobs, a 64% increase in jobs in the finance/IT/business support sector.
- Overall, the industrial sectoral split is well balanced – a diverse economy, where many employment and industrial sectors can thrive, being one of the borough’s strengths. The local economy therefore potentially provides jobs for people with all skills and qualifications levels.



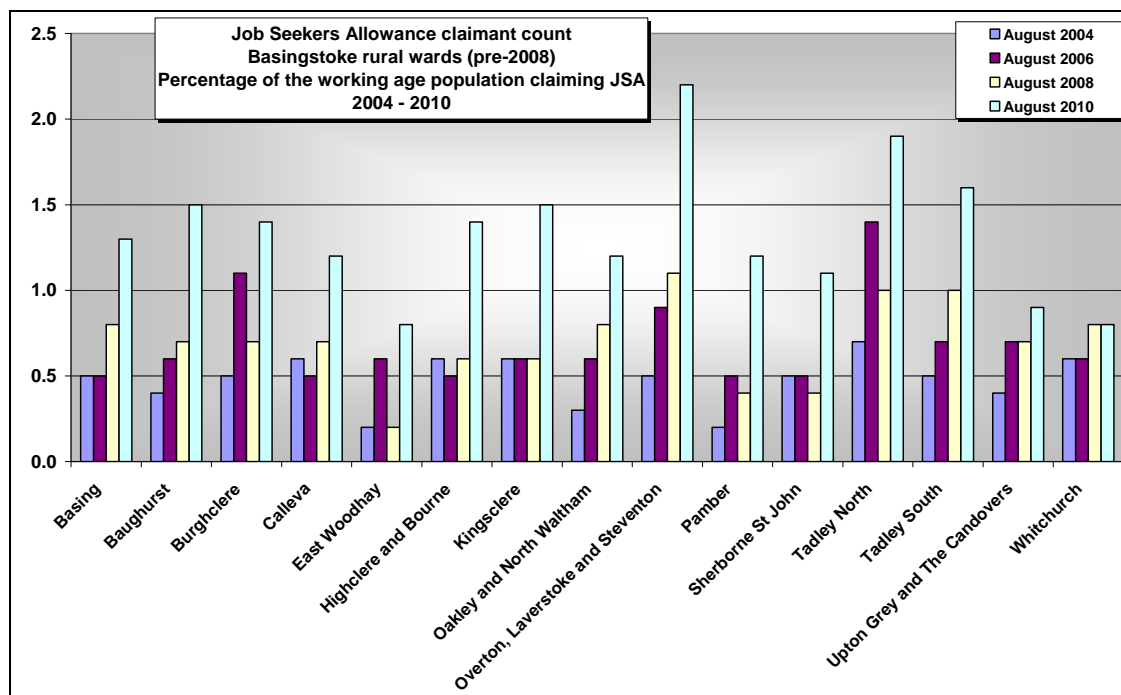
- Overall, the borough has relatively high levels of employment, with the employment rate in Basingstoke and Deane standing at 76.4% (compared to the national (GB) average of 70%⁶).

⁵ Data taken from the Annual Business Inquiry 2008

- Unemployment is relatively low – the percentage of Job Seekers Allowance⁷ claimants stands at 2.2% - compared to the South East regional average of 2.4% and GB average of 3.6%.
- Overall, in Basingstoke and Deane, 7.8% of the working age population⁸ are claiming key out of work benefits⁹. This has risen from around the more typical 5.7% to 6% since early 2008. Despite this increase, the borough rate remains below that for the South East average (9.1%) and the national (GB) average of 12.9%.

The North West Parishes

- Benefits data is available for wards based on pre-2008 ward boundaries.
- Unemployment is low with 1.4% of the working age population claiming Job Seekers Allowance (compared to the borough average of 2.2%).
- All the rural wards have seen increases in Job Seekers Allowance rate either from 2006 or 2008 as can be seen from the graph below.



- The percentage of the working age population claiming key benefits is round 4.4% which also compares well with the borough average of 7.8%.
- Overall, deprivation¹⁰ is low. Deprivation scores vary across the area with neighbourhoods ranging from just below the national average (in education, skills and training; income deprivation and the Index of Multiple Deprivation) to neighbourhoods which fall within the 10% least deprived nationally.
- Some neighbourhoods may be disadvantaged in terms of ease of access to key services, which may be further away and harder to reach, for example, shops, GP surgeries, schools, or a local post office; of, if house prices are high in the locality they can be unaffordable for local people.

⁶ Employment rate taken from the Annual Population Survey (April 2009 – March 2010): the percentage of working age people in employment (including self employment)

⁷ Job Seekers Allowance data August 2010

⁸ Working age population is all people aged 16-64

⁹ Key out of work benefits include Job Seekers Allowance, Employment Support Allowance, and Incapacity Benefit. Data relate to February 2010

¹⁰ Indices of Deprivation 2007