The Invaluable Pocket Guide to
Housing Facts & Figures
in the South East

CHARTERED INSTITUTE
OF HOUSING

In the
South East Region

& PELLINGS

FOREWORD BY

Andy Chequers,
Chair of the
South East CIH Branch

"Welcome to this little book of facts. The purpose of this pocket guide is to provide an accessible and succinct account of the housing pressures within our region. I hope that you find the contents very useful in making the case for housing in the south east.

The South East Branch of the Chartered Institute of Housing works tirelessly to promote the role of housing in the economic, social and environmental success of the region. Everyone working in housing has a vital role in improving the life chances of our customers. The contribution of the housing sector goes much further than simply 'bricks and mortar'.

The Chartered Institute of Housing is a resource for everyone with an interest in housing. If you are a member, then the Institute has many direct benefits to offer you. The Institute is also a useful starting point for MP's, councillors and others that want to know more about housing. If you work in housing and are interested in membership, call us to find out what the Institute can offer you.

If this guide has whetted your appetite to know more about the work of the South East Branch, please do make contact with us."

Andy

COMMENTARY BY

Colin Byrne,
Chair of the South East
Regional Housing Board

"This booklet of facts summarises the key points for housing professionals, students and others interested in housing in the South East and I welcome its publication by the Chartered Institute of Housing South East Branch.

The Regional Housing Strategy, published in July by the South East Regional Housing Board, sets out proposals which influence the nature of housing development in the region for the next decade. It focuses on building more affordable homes and on improving the quality of new and existing housing. The Board has a funding allocation of just over £805 million for the years 2006-08 for this task.

One of the key actions identified by the Board is the development of the housing evidence base to help identify future priorities and support future funding decisions. We also wish to ensure the dissemination of innovation and good practice.

This pocket guide makes an excellent contribution to the sharing of key information across the region, as a succinct everyday source of data for all of those with an interest in housing."

HOUSEHOLD STRUCTURE IN THE SOUTH EAST
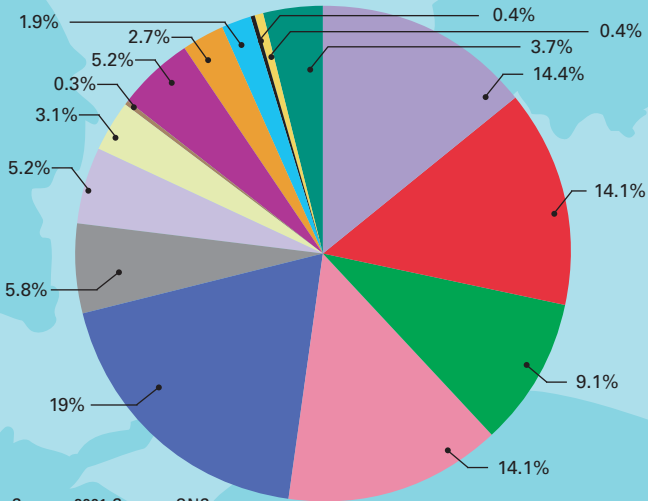
Percentage of households comprising of:

One person
- Pensioner
- Other

One family & no others
- All pensioners

Married couple
- No children
- With dependant children
- All children non-dependant

Cohabiting couple
- No children
- With dependant children
- All children non-dependant

Other households
- With dependant children
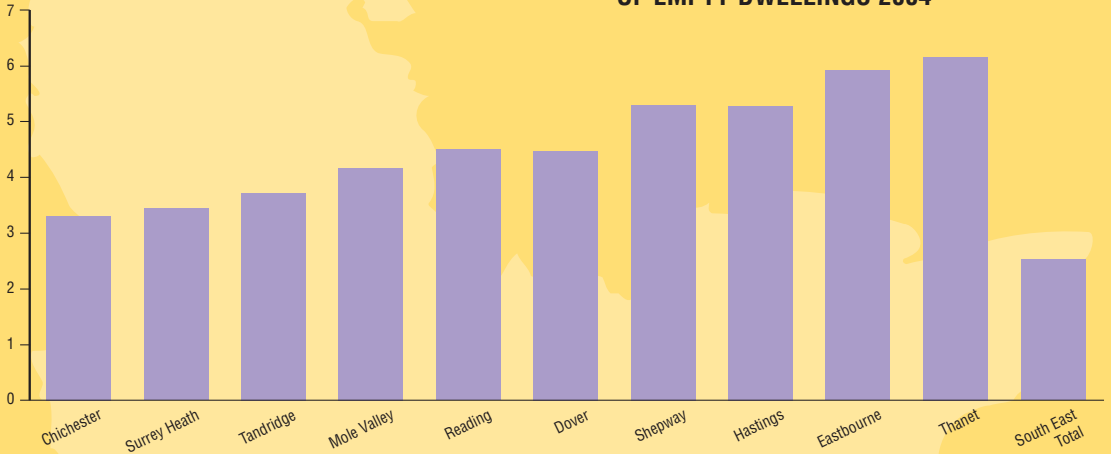- All student
- All pensioner
- Other

Lone Parent
- With dependant children
- All children non-dependant

Source: 2001 Census, ONS

Pie chart values: 0.4%, 0.4%, 3.7%, 14.4%, 14.1%, 9.1%, 14.1%, 19%, 5.8%, 5.2%, 3.1%, 5.2%, 2.7%, 1.9%

Percentage

TOP 10 AREAS WITH HIGHEST PERCENTAGE OF EMPTY DWELLINGS 2004

Chart showing percentage of empty dwellings by area: Chichester, Surrey Heath, Tandridge, Mole Valley, Reading, Dover, Shepway, Hastings, Eastbourne, Thanet, South East Total

DWELLING STOCK: YEAR BUILT BY REGION (TO MARCH 2004)

	South East	England
Before 1919	19	21
1919 to 1944	15	19
1945 to 1964	21	22
1965 to 1984	29	25
1985 to 1994	10	8
1995 or later	6	6
All (%)	100	100
All dwellings (000's)	3,466	21,613

Source: ODPM

*England column adds up to 101 due to rounding

The south east is above the national average in certain categories:

	South East	England
Households with 2 or more cars/vans	38%	29.4%
Employed	65%	60.6%
Owner occupation	74%	68.9%
But has lower under-occupation: Vacant household spaces	2.7%	3.2%
And a very comparable older population: Retired	13.4	13.6

Source: Census 2001

LOCAL AUTHORITY LETTINGS IN SOUTH EAST

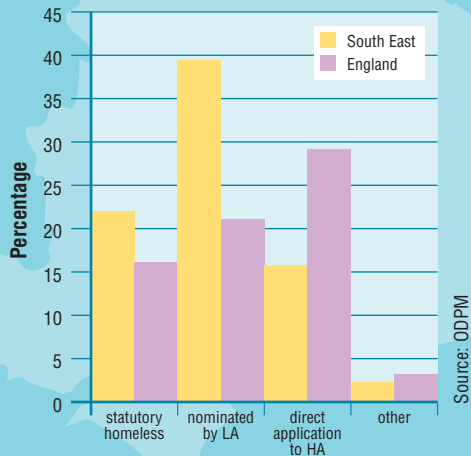|	2003/4
All	19,800
Exchanges and transfers of existing tenants	6,900
New lets to homeless	3,700
Others	9,200
Total new lets	12,900
Secure tenancies	54%
Non-secure tenancies	46%

Source: ODPM

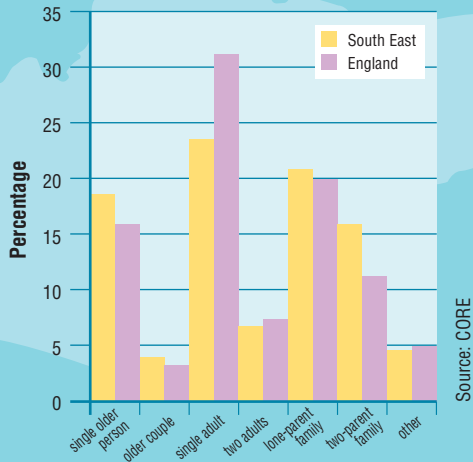## HOUSING ASSOCIATION LETTINGS IN SOUTH EAST

	2003/4
All	19,684
Number of new lets to existing LA tenants	2,459
Number of new lets to existing HA tenants	6,418
Number of new lets to other tenants	10,807

Source: ODPM

PERCENTAGE OF NEW HOUSING ASSOCIATION LETS BY CATEGORY IN SOUTH EAST 2003/04

Legend: South East, England

Y-axis: Percentage (0 to 45)

X-axis categories: statutory homeless, nominated by LA, direct application to HA, other

HOUSING ASSOCIATION LETS BY HOUSEHOLD TYPE, 2003/04

Legend: South East, England

Y-axis: Percentage (0 to 35)

X-axis categories: single older person, older couple, single adult, two adults, lone-parent family, two-parent family, other

PROPERTY TYPE OF NEW LETS, 2003/04

Property Type	South East %	England %
Flat or maisonette	54.3	52.6
Bedsit	6.9	5.1
House or bungalow	38.4	41.8
Other	0.4	0.6

Source: CORE

England column adds up to 100.1 due to rounding

CORE was launched in 1989 and is used to record information on Registered Social Landlords (RSL) lettings and sales in England. Participation in CORE is currently voluntary for local authorities: over 50 LAs joined CORE during 2004/5. This table therefore includes data on all RSL lets and data from the south east participating local authorities:
• Arun District Council   • Aylesbury Vale District Council
• Bournemouth Borough Council   • Canterbury City Council
• Dover District Council   • Gosport Borough Council
• Gravesham Borough Council   • Guildford Borough Council
• Medway Council   • Mole Valley District Council
• Shepway District Council   • Wealden District Council

Lettings to homeless households dropped from 13,888 in 1995-96, to 8,603 in 2003-04.
Source: SE Regional Housing Strategy 2006 onwards

The south east still has significant numbers of people who do not have permanent homes:
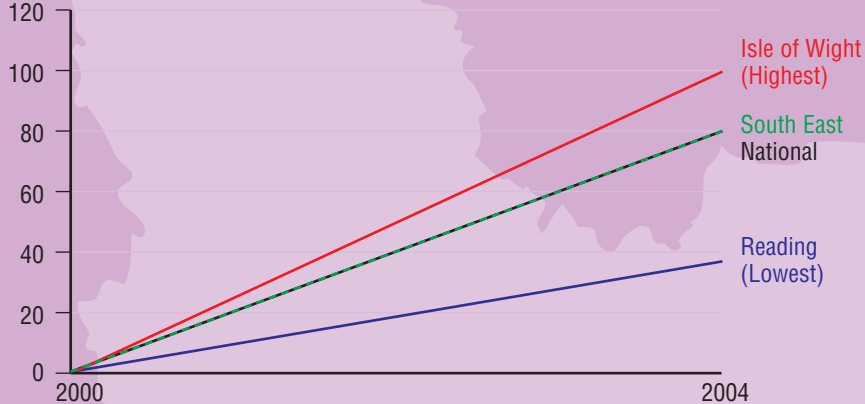
September 2003
1,500 households in bed and breakfast

September 2004
13,164 households in temporary accommodation
Source: SE Regional Housing Strategy 2006 onwards

SOUTH EAST AVERAGE HOUSE PRICE PERCENTAGE CHANGE 2000-2004

Percentage

Isle of Wight (Highest)

South East

National

Reading (Lowest)

Increases in house prices in the south east ranged from just under 40% to 100% between 2000-2004. The House Price Earnings Ratio in the south east in 2004 was 8.2, compared with 6.5 nationally.

Source: HM Land Registry Property Price Report, 2004

WELFARE BENEFITS 2000/2001

	% of population on income support (claimants)
South East	10%
UK	17%

Source: HM Land Registry Property Price Report, 2004

In the south east in 2003/04, the average weekly income of new housing association tenants was £194.48, whilst the average private sector rent was £586 per month. In contrast, the average local authority weekly rent was £59.58.

Source: CORE & ODPM

HOUSING ASSOCIATION LETS BY ECONOMIC STATUS 2003/04

Economic Status	South East %	England %
Working full-time	25.8	23.1
Working part-time	7.4	6.1
Government training/New Deal	0.1	0.3
Unemployed	7.8	14.0
Retired	23.4	21.1
Home/Not seeking work	23.8	21.5
Student	0.7	1.1
Sick or disabled	9.7	10.8
Other, aged over 16	1.3	2.0

Source: CORE

HOUSING ASSOCIATION RENT BY PROPERTY SIZE, 2004
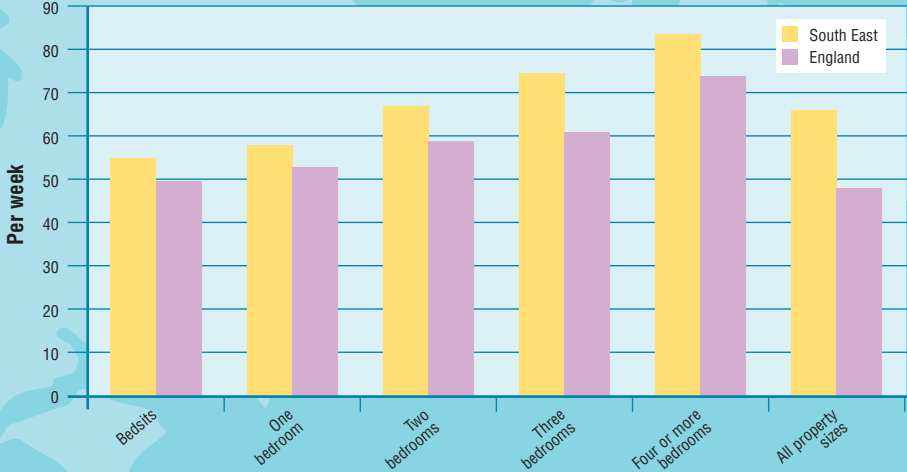
Source: Housing Corporation

ETHNICITY OF NEW LETS, HOUSING ASSOCIATIONS 2003/04

Ethnic origin	South East %	England %	Ethnic origin	South East %	England %
White: British	90.7	81.9	Asian/Asian British: Bangladeshi	0.4	0.6
White: Irish	0.9	1.2	Asian/Asian British: Other	0.4	0.9
White: Other	1.6	2.4	Black/Black British: Caribbean	0.6	2.7
Mixed: White & Black Caribbean	0.6	1.0	Black/Black British: African	1.1	3.3
Mixed: White & Black African	0.3	0.4	Black/Black British: Other	0.2	0.7
Mixed: White & Asian	0.2	0.3	Chinese/Other ethnic group: Chinese	0.1	0.2
Mixed: Other	0.4	0.6	Chinese/Other ethnic group: Other	0.2	0.5
Asian/Asian British: Indian	0.4	0.8	Refused	1.1	1.7
Asian/Asian British: Pakistani	0.7	1.0			

Source: CORE

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