South Housing Market Assessment Monitoring 2008/09

Produced on behalf of the
South Housing Market Area Partnership

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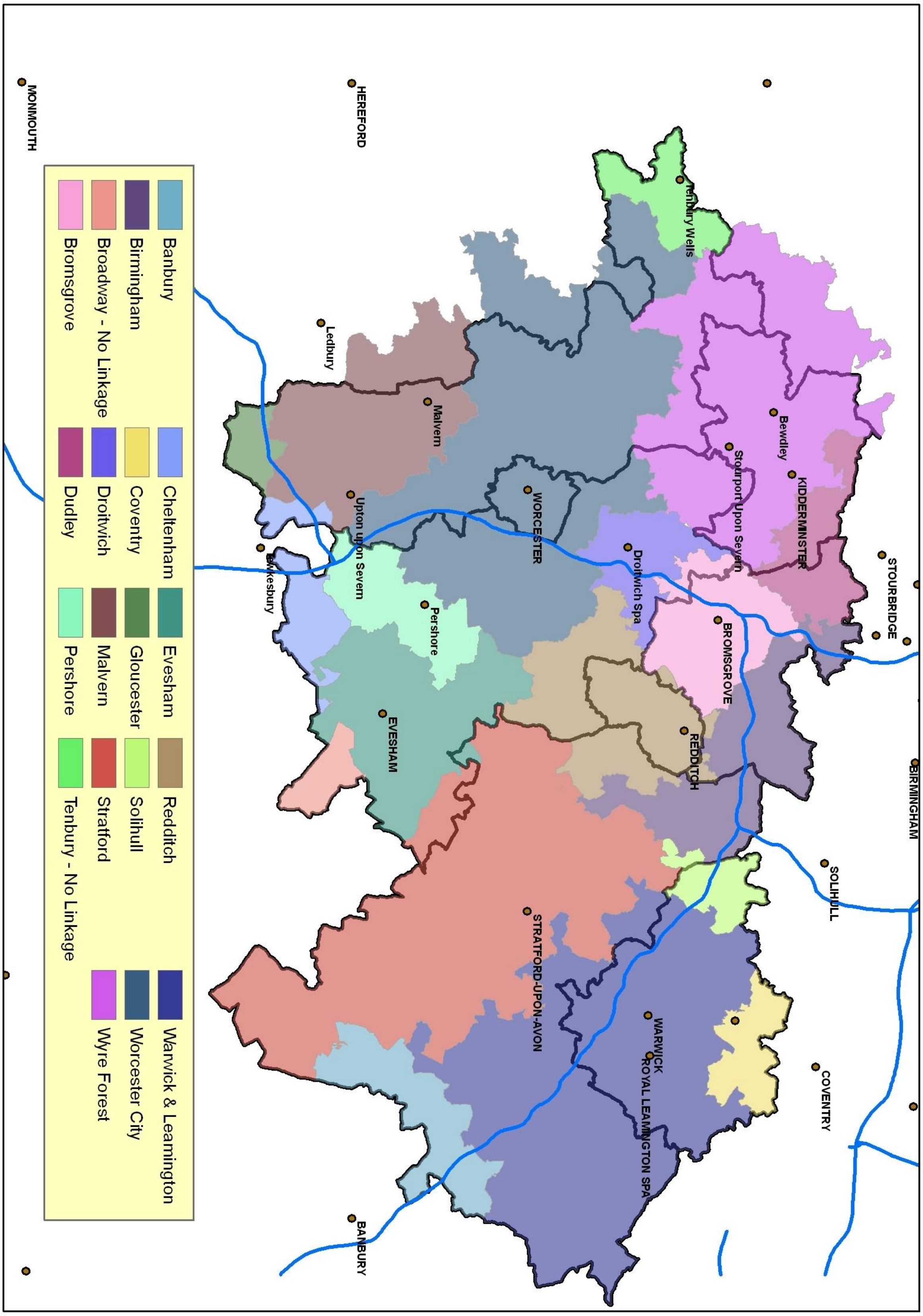
Contents

Appendix 1: Map of the Local Housing Market Areas within the South Housing Market Area



Appendix 2: Household Income

The following table presents ***mean*** household income figures for all districts across the South Housing Market Area and the year-on-year increase/decrease.

Table A2.1

District	2004	2005		2006		2007		2008		2009	
Bromsgrove	£33,280	£36,906	10.9%	£35,689	-3.3%	£37,085	3.9%	£38,685	4.3%	£39,642	2.5%
Malvern Hills	£30,889	£32,431	5.0%	£32,413	-0.1%	£33,870	4.5%	£34,729	2.5%	£35,891	3.3%
Redditch	£29,275	£31,529	7.7%	£33,155	5.2%	£34,799	5.0%	£35,449	1.9%	£35,958	1.4%
Stratford-on-Avon	£34,577	£36,055	4.3%	£36,251	0.5%	£37,605	3.7%	£38,928	3.5%	£38,463	-1.2%
Warwick	£35,233	£36,509	3.6%	£36,977	1.3%	£38,322	3.6%	£39,479	3.0%	£39,242	-0.6%
Worcester City	£28,279	£30,662	8.4%	£32,465	5.9%	£34,034	4.8%	£34,586	1.6%	£34,759	0.5%
Wychavon	£33,096	£34,824	5.2%	£34,341	-1.4%	£35,853	4.4%	£37,128	3.6%	£37,460	0.9%
Wyre Forest	£28,974	£29,666	2.4%	£31,144	5.0%	£32,629	4.8%	£33,129	1.5%	£33,754	1.9%

Source: PayCheck 2004-2009, CACI

Appendix 3: Income Requirements and Monthly Costs for 1, 2 and 3 bedroom properties in each District

Income multipliers and interest rates are as set out in 5.2 of the main report, and for rental values the single income requirement is based on rent being equal to 25% of gross income, with the same relationship between single and joint incomes as for purchase.

Table A3.1

Bromsgrove	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£78,804	£74,864	£21,390	£25,815	£463
1 bed at 75% LQ	£59,103	£56,148	£16,042	£19,361	£347
1 bed at 50% LQ	£39,402	£37,432	£10,695	£12,908	£232
1 bed rent at LQ			£18,960	£22,882	£395
2 bed at LQ	£109,292	£103,827	£29,665	£35,803	£643
2 bed at 75% LQ	£81,969	£77,871	£22,249	£26,852	£482
2 bed at 50% LQ	£54,646	£51,914	£14,832	£17,901	£321
2 bed rent at LQ			£23,760	£28,676	£495
3 bed at LQ	£137,443	£130,571	£37,306	£45,024	£808
3 bed at 75% LQ	£103,082	£97,928	£27,979	£33,768	£606
3 bed at 50% LQ	£68,722	£65,285	£18,653	£22,512	£404
3 bed rent at LQ			£26,400	£31,862	£550

Source: Property Website, April 2009

Table A3.2

Malvern Hills	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£84,871	£80,627	£23,036	£27,803	£499
1 bed at 75% LQ	£63,653	£60,471	£17,277	£20,852	£374
1 bed at 50% LQ	£42,436	£40,314	£11,518	£13,901	£249
1 bed rent at LQ			£18,960	£22,884	£395
2 bed at LQ	£129,116	£122,660	£35,046	£42,297	£759
2 bed at 75% LQ	£96,837	£91,995	£26,284	£31,722	£569
2 bed at 50% LQ	£64,558	£61,330	£17,523	£21,148	£380
2 bed rent at LQ			£23,760	£28,676	£495
3 bed at LQ	£178,734	£169,797	£48,514	£58,551	£1,051
3 bed at 75% LQ	£134,051	£127,348	£36,385	£43,913	£788
3 bed at 50% LQ	£89,367	£84,899	£24,257	£29,275	£525
3 bed rent at LQ			£31,200	£37,655	£650

Source: Property Website, April 2009

Table A3.3

Redditch	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£68,744	£65,307	£18,659	£22,520	£404
1 bed at 75% LQ	£51,558	£48,980	£13,994	£16,890	£303
1 bed at 50% LQ	£34,372	£32,653	£9,330	£11,260	£202
1 bed rent at LQ			£19,920	£24,041	£415
2 bed at LQ	£100,825	£95,784	£27,367	£33,029	£593
2 bed at 75% LQ	£75,619	£71,838	£20,525	£24,772	£445
2 bed at 50% LQ	£50,413	£47,892	£13,683	£16,514	£296
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£114,574	£108,845	£31,099	£37,533	£674
3 bed at 75% LQ	£85,931	£81,634	£23,324	£28,150	£505
3 bed at 50% LQ	£57,287	£54,423	£15,549	£18,766	£337
3 bed rent at LQ			£26,400	£31,862	£550

Source: Property Website, April 2009

Table A3.4

Stratford-on-Avon	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£100,802	£95,762	£27,361	£33,021	£593
1 bed at 75% LQ	£75,602	£71,821	£20,520	£24,766	£444
1 bed at 50% LQ	£50,401	£47,881	£13,680	£16,511	£296
1 bed rent at LQ			£21,600	£26,069	£450
2 bed at LQ	£133,641	£126,959	£36,274	£43,779	£786
2 bed at 75% LQ	£100,231	£95,219	£27,205	£32,834	£589
2 bed at 50% LQ	£66,821	£63,479	£18,137	£21,889	£393
2 bed rent at LQ			£28,560	£34,469	£595
3 bed at LQ	£176,444	£167,622	£47,892	£57,801	£1,037
3 bed at 75% LQ	£132,333	£125,716	£35,919	£43,350	£778
3 bed at 50% LQ	£88,222	£83,811	£23,946	£28,900	£519
3 bed rent at LQ			£34,800	£42,000	£725

Source: Property Website, April 2009

Table A3.5

Warwick	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£83,871	£79,677	£22,765	£27,475	£493
1 bed at 75% LQ	£62,903	£59,758	£17,074	£20,606	£370
1 bed at 50% LQ	£41,936	£39,839	£11,382	£13,737	£247
1 bed rent at LQ			£21,600	£26,069	£450
2 bed at LQ	£124,378	£118,159	£33,760	£40,745	£731
2 bed at 75% LQ	£93,284	£88,619	£25,320	£30,558	£548
2 bed at 50% LQ	£62,189	£59,080	£16,880	£20,372	£366
2 bed rent at LQ			£27,600	£33,310	£575
3 bed at LQ	£161,286	£153,222	£43,778	£52,835	£948
3 bed at 75% LQ	£120,965	£114,916	£32,833	£39,626	£711
3 bed at 50% LQ	£80,643	£76,611	£21,889	£26,418	£474
3 bed rent at LQ			£33,360	£40,262	£695

Source: Property Website, April 2009

Table A3.6

Worcester City	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£83,603	£79,423	£22,692	£27,387	£491
1 bed at 75% LQ	£62,702	£59,567	£17,019	£20,540	£369
1 bed at 50% LQ	£41,802	£39,711	£11,346	£13,694	£246
1 bed rent at LQ			£20,400	£24,621	£425
2 bed at LQ	£119,880	£113,886	£32,539	£39,271	£705
2 bed at 75% LQ	£89,910	£85,415	£24,404	£29,453	£529
2 bed at 50% LQ	£59,940	£56,943	£16,269	£19,636	£352
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£142,987	£135,838	£38,811	£46,841	£841
3 bed at 75% LQ	£107,240	£101,878	£29,108	£35,130	£630
3 bed at 50% LQ	£71,494	£67,919	£19,405	£23,420	£420
3 bed rent at LQ			£28,800	£34,759	£600

Source: Property Website, April 2009

Table A3.7

Wychavon	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£78,413	£74,492	£21,284	£25,687	£461
1 bed at 75% LQ	£58,810	£55,869	£15,963	£19,265	£346
1 bed at 50% LQ	£39,207	£37,246	£10,642	£12,844	£230
1 bed rent at LQ			£18,960	£22,883	£395
2 bed at LQ	£118,979	£113,030	£32,294	£38,976	£699
2 bed at 75% LQ	£89,234	£84,773	£24,221	£29,232	£525
2 bed at 50% LQ	£59,490	£56,515	£16,147	£19,488	£350
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£154,970	£147,222	£42,063	£50,766	£911
3 bed at 75% LQ	£116,228	£110,416	£31,547	£38,075	£683
3 bed at 50% LQ	£77,485	£73,611	£21,032	£25,383	£456
3 bed rent at LQ			£30,864	£37,250	£643

Source: Property Website, April 2009

Table A3.8

Wyre Forest	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£82,599	£78,469	£22,420	£27,058	£486
1 bed at 75% LQ	£61,949	£58,852	£16,815	£20,294	£364
1 bed at 50% LQ	£41,300	£39,235	£11,210	£13,529	£243
1 bed rent at LQ			£17,472	£21,087	£364
2 bed at LQ	£106,474	£101,150	£28,900	£34,879	£626
2 bed at 75% LQ	£79,856	£75,863	£21,675	£26,160	£469
2 bed at 50% LQ	£53,237	£50,575	£14,450	£17,440	£313
2 bed rent at LQ			£21,600	£26,069	£450
3 bed at LQ	£128,512	£122,086	£34,882	£42,099	£755
3 bed at 75% LQ	£96,384	£91,565	£26,161	£31,574	£567
3 bed at 50% LQ	£64,256	£61,043	£17,441	£21,049	£378
3 bed rent at LQ			£24,960	£30,124	£520

Source: Property Website, April 2009

Table A3.9

South HMA	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£82,479	£78,355	£22,387	£27,019	£485
1 bed at 75% LQ	£61,859	£58,766	£16,790	£20,264	£364
1 bed at 50% LQ	£41,240	£39,178	£11,194	£13,509	£242
1 bed rent at LQ			£19,200	£23,172	£400
2 bed at LQ	£118,584	£112,655	£32,187	£38,846	£697
2 bed at 75% LQ	£88,938	£84,491	£24,140	£29,135	£523
2 bed at 50% LQ	£59,292	£56,327	£16,094	£19,423	£349
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£144,888	£137,644	£39,327	£47,463	£852
3 bed at 75% LQ	£108,666	£103,233	£29,495	£35,597	£639
3 bed at 50% LQ	£72,444	£68,822	£19,663	£23,732	£426
3 bed rent at LQ			£28,800	£34,759	£600

Source: Property Website, April 2009

Appendix 4: Average Property Prices 2008/09 and Price Increases

Sales Completed in 2008/09

The Land Registry data has been tabled to show the proportion of properties of each type, by price band, sold in 2008/09. While this is not necessarily representative of the housing stock as a whole, it certainly provides a valid comparison between the different areas, especially for those house types that might be expected to make some contribution to the needs of first time buyers.

All Property Types

Table A4.1: Proportions of All Sales by Price Band – Local Housing Market Area

Local Housing Market Area	<£100k	£100-120k	£120-140k	£140-160k	>£160k	Total Sales
Bromsgrove	6.1%	9.0%	11.9%	13.5%	59.6%	512
Droitwich	7.4%	8.3%	13.1%	16.2%	55.0%	229
Evesham	5.6%	7.7%	12.1%	12.1%	62.5%	339
Malvern	4.6%	7.0%	12.0%	14.7%	61.7%	415
Pershore	1.7%	3.4%	6.8%	16.9%	71.2%	118
Redditch	10.1%	14.1%	20.4%	13.3%	42.1%	813
Stratford-on-Avon	6.3%	2.3%	6.9%	9.8%	74.6%	792
Warwick & Leamington	6.1%	5.7%	9.3%	12.6%	66.2%	1,542
Worcester	7.4%	8.9%	11.9%	15.1%	56.6%	1,508
Wyre Forest	11.4%	14.3%	17.7%	13.3%	43.3%	832
Total	**7.3%**	**8.4%**	**12.4%**	**13.4%**	**58.5%**	**7,100**

Detached Houses

Table A4.2: Proportions of Detached House Sales by Price Band – Local Housing Market Area

Local Housing Market Area	<£100k	£100-120k	£120-140k	£140-160k	>£160k	Total Sales
Bromsgrove	1.7%	1.1%	0.6%	1.1%	95.5%	177
Droitwich	0.0%	0.0%	0.0%	5.1%	94.9%	78
Evesham	1.9%	0.0%	2.9%	1.9%	93.3%	105
Malvern	1.4%	0.7%	3.4%	4.1%	90.4%	146
Pershore	0.0%	0.0%	0.0%	0.0%	100.0%	45
Redditch	0.0%	0.9%	1.7%	2.6%	94.8%	232
Stratford-on-Avon	0.4%	0.4%	0.4%	2.2%	96.7%	272
Warwick & Leamington	0.3%	1.1%	0.8%	1.9%	95.9%	370
Worcester	0.5%	0.5%	1.9%	1.6%	95.6%	429
Wyre Forest	1.2%	1.2%	3.9%	7.1%	86.7%	255
Total	**0.7%**	**0.7%**	**1.7%**	**2.8%**	**94.2%**	**2,109**

Semi-Detached Houses

Table A4.3: Proportions of Semi-Detached House Sales by Price Band – Local Housing Market Area

Local Housing Market Area	<£100k	£100-120k	£120-140k	£140-160k	>£160k	Total Sales
Bromsgrove	2.6%	7.8%	17.0%	13.7%	58.8%	153
Droitwich	5.7%	4.3%	14.3%	25.7%	50.0%	70
Evesham	2.3%	1.2%	10.5%	12.8%	73.3%	86
Malvern	3.3%	4.1%	11.4%	13.0%	68.3%	123
Pershore	0.0%	4.4%	4.4%	31.1%	60.0%	45
Redditch	5.0%	8.4%	23.1%	29.4%	34.0%	238
Stratford-on-Avon	1.4%	0.9%	6.0%	5.1%	86.6%	217
Warwick & Leamington	2.9%	3.1%	4.9%	14.3%	74.9%	491
Worcester	3.4%	5.4%	12.6%	18.4%	60.2%	445
Wyre Forest	7.7%	11.7%	23.4%	23.0%	34.3%	248
Total	**3.6%**	**5.3%**	**12.6%**	**17.5%**	**60.9%**	**2,116**

Terraced Houses

Table A4.4: Proportions of Terraced House Sales by Price Band – Local Housing Market Area

Local Housing Market Area	<£100k	£100-120k	£120-140k	£140-160k	>£160k	Total Sales
Bromsgrove	6.5%	9.8%	21.1%	34.1%	28.5%	123
Droitwich	10.9%	25.5%	23.6%	21.8%	18.2%	55
Evesham	5.8%	7.8%	14.6%	26.2%	45.6%	103
Malvern	6.3%	7.6%	25.3%	35.4%	25.3%	79
Pershore	8.7%	0.0%	17.4%	26.1%	47.8%	23
Redditch	16.2%	27.5%	30.4%	11.7%	14.2%	247
Stratford-on-Avon	3.7%	2.2%	5.1%	14.7%	74.3%	136
Warwick & Leamington	7.3%	4.6%	12.9%	18.6%	56.6%	371
Worcester	7.8%	12.3%	20.9%	27.9%	31.2%	359
Wyre Forest	19.6%	22.2%	28.0%	12.4%	17.8%	225
Total	**9.9%**	**12.9%**	**20.1%**	**21.0%**	**36.1%**	**1,721**

Flats and Maisonettes

Table A4.5: Proportions of Flats and Maisonette Sales by Price Band – Local Housing Market Area

Local Housing Market Area	<£100k	£100-120k	£120-140k	£140-160k	>£160k	Total Sales
Bromsgrove	27.1%	33.9%	13.6%	6.8%	18.6%	59
Droitwich	26.9%	7.7%	26.9%	11.5%	26.9%	26
Evesham	20.0%	37.8%	31.1%	2.2%	8.9%	45
Malvern	11.9%	25.4%	16.4%	16.4%	29.9%	67
Pershore	0.0%	40.0%	40.0%	0.0%	20.0%	5
Redditch	31.3%	26.0%	33.3%	3.1%	6.3%	96
Stratford-on-Avon	24.6%	7.2%	20.4%	24.6%	23.4%	167
Warwick & Leamington	16.8%	16.8%	22.3%	15.8%	28.4%	310
Worcester	24.4%	23.3%	14.9%	14.2%	23.3%	275
Wyre Forest	27.9%	35.6%	15.4%	7.7%	13.5%	104
Total	**22.4%**	**21.5%**	**20.3%**	**13.8%**	**22.0%**	**1,154**

Price increases

Data for 2008/09 is available for both districts and local housing market areas. Comparisons can be made for both geographical levels with last year but comparisons further than a year ago are only available by district.

The following tables provide a breakdown of price increases by property type for each district.

Detached Properties

Table A4.6: Average Prices for Detached Properties 2001-2008 by District

District	2001	2002	2003	2004	2005	2006	2007	2008	Last 3 Years Increase
Bromsgrove	£195,111	£227,852	£271,247	£301,793	£307,272	£334,556	£345,991	£355,777	15.8%
Malvern Hills	£199,145	£240,228	£269,024	£302,016	£312,600	£337,279	£359,638	£321,542	2.9%
Redditch	£148,409	£169,563	£201,589	£225,953	£238,659	£246,116	£253,917	£244,661	2.5%
Stratford-on-Avon	£238,945	£278,054	£319,405	£349,110	£354,478	£371,775	£413,456	£396,925	12.0%
Warwick	£220,235	£262,135	£303,338	£341,669	£344,628	£357,390	£374,010	£369,008	7.1%
Worcester City	£148,659	£178,589	£214,817	£228,913	£249,366	£255,787	£276,792	£261,357	4.8%
Wychavon	£193,518	£216,139	£258,934	£304,744	£316,354	£321,167	£351,874	£354,257	12.0%
Wyre Forest	£162,767	£178,376	£228,268	£244,615	£254,648	£264,666	£278,695	£276,894	8.7%
South HMA	**£193,519**	**£225,813**	**£266,515**	**£296,196**	**£307,275**	**£319,627**	**£340,946**	**£334,190**	**8.8%**
West Midlands Region	**£160,093**	**£187,859**	**£221,186**	**£247,704**	**£265,513**	**£280,980**	**£292,972**	**£290,536**	**9.4%**

Source: Land Registry Bespoke Reports

Semi-Detached Properties

Table A4.7: Average Prices for Semi-Detached Properties 2001-2008 by District

District	2001	2002	2003	2004	2005	2006	2007	2008	Last 3 Years Increase
Bromsgrove	£104,903	£126,308	£153,820	£176,280	£187,946	£195,611	£201,444	£201,432	7.2%
Malvern Hills	£105,734	£130,854	£153,264	£184,333	£193,136	£196,751	£215,216	£201,356	4.3%
Redditch	£82,589	£98,196	£122,086	£140,038	£146,739	£153,567	£159,728	£151,484	3.2%
Stratford-on-Avon	£136,092	£149,642	£185,419	£207,052	£218,992	£229,326	£238,061	£233,328	6.5%
Warwick	£123,529	£149,446	£168,523	£185,955	£203,747	£213,077	£224,857	£215,197	5.6%
Worcester City	£90,770	£112,646	£132,278	£154,410	£160,386	£170,154	£178,051	£175,215	9.2%
Wychavon	£106,432	£120,973	£154,677	£176,204	£185,009	£193,776	£207,908	£200,510	8.4%
Wyre Forest	£83,523	£98,027	£122,411	£141,964	£152,365	£153,759	£162,199	£154,031	1.1%
South HMA	**£105,679**	**£125,526**	**£150,583**	**£172,635**	**£183,106**	**£189,943**	**£200,377**	**£195,065**	**6.5%**
West Midlands Region	**£80,807**	**£95,814**	**£116,576**	**£136,654**	**£145,843**	**£155,906**	**£160,471**	**£156,883**	**7.6%**

Source: Land Registry Bespoke Reports

Terraced Properties

Table A4.8: Average Prices for Terraced Properties 2001-2008 by District

District	2001	2002	2003	2004	2005	2006	2007	2008	Last 3 Years Increase
Bromsgrove	£91,026	£105,130	£129,237	£147,599	£155,893	£165,940	£167,744	£157,944	1.3%
Malvern Hills	£87,376	£124,575	£138,085	£163,206	£165,132	£186,346	£189,477	£164,379	-0.5%
Redditch	£66,589	£79,535	£97,005	£113,363	£116,517	£125,044	£132,052	£127,787	9.7%
Stratford-on-Avon	£114,466	£136,768	£156,695	£175,733	£181,369	£196,787	£206,282	£198,764	9.6%
Warwick	£115,728	£144,155	£160,112	£181,021	£191,315	£195,402	£212,929	£205,198	7.3%
Worcester City	£79,443	£97,418	£115,832	£135,101	£141,671	£149,969	£162,952	£152,711	7.8%
Wychavon	£82,853	£103,478	£126,565	£149,774	£151,270	£160,236	£162,602	£156,920	3.7%
Wyre Forest	£70,963	£80,289	£106,511	£123,000	£128,480	£129,205	£142,600	£129,605	0.9%
South HMA	**£91,134**	**£110,051**	**£129,371**	**£148,754**	**£153,461**	**£162,633**	**£172,687**	**£164,377**	**7.1%**
West Midlands Region	**£62,256**	**£74,427**	**£90,906**	**£109,407**	**£118,115**	**£128,610**	**£131,676**	**£129,147**	**9.3%**

Source: Land Registry Bespoke Reports

Flats and Maisonettes

Table A4.9: Average Prices for Flats and Maisonettes 2001-2008 by District

District	2001	2002	2003	2004	2005	2006	2007	2008	Last 3 Years Increase
Bromsgrove	£83,803	£97,241	£122,041	£138,936	£142,145	£128,928	£138,882	£145,637	2.5%
Malvern Hills	£73,414	£96,140	£124,873	£132,194	£136,501	£147,439	£157,985	£154,263	13.0%
Redditch	£50,629	£63,576	£90,279	£91,287	£118,257	£109,943	£112,688	£108,367	-8.4%
Stratford-on-Avon	£94,660	£119,940	£129,524	£158,561	£149,108	£158,144	£174,016	£153,687	3.1%
Warwick	£98,209	£120,683	£130,509	£145,700	£161,892	£164,732	£159,968	£148,541	-8.2%
Worcester City	£59,199	£81,465	£90,764	£102,457	£125,255	£133,483	£132,549	£128,332	2.5%
Wychavon	£66,258	£86,520	£104,838	£123,770	£129,805	£137,898	£126,293	£138,067	6.4%
Wyre Forest	£49,855	£63,906	£80,101	£104,353	£111,792	£107,589	£112,057	£118,161	5.7%
South HMA	**£79,656**	**£99,467**	**£113,184**	**£131,488**	**£140,507**	**£143,131**	**£146,129**	**£139,197**	**-0.9%**
West Midlands Region	**£70,920**	**£83,748**	**£103,348**	**£117,285**	**£124,928**	**£129,252**	**£130,639**	**£123,543**	**-1.1%**

Source: Land Registry Bespoke Reports

Housing Affordability

Table A4.10: Ratio of Lower Quartile House Prices to Lower Quartile Earnings by District, from 1997

District	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Bromsgrove	4.82	4.60	5.61	5.75	6.14	8.02	8.24	9.20	9.44	9.15	9.70	9.00
Malvern Hills	6.07	5.46	5.65	5.86	6.31	8.08	9.33	9.54	9.98	10.25	11.01	10.20
Redditch	3.49	3.95	4.18	4.41	4.77	5.15	6.07	6.44	6.62	7.61	7.64	7.49
Stratford-on-Avon	5.67	5.89	6.36	6.26	6.84	8.62	8.57	8.58	10.05	9.53	9.01	8.92
Warwick	4.66	4.83	5.51	5.85	5.99	7.02	7.89	8.19	8.56	8.26	8.59	8.23
Worcester City	4.11	4.29	4.42	5.01	5.10	5.74	6.63	7.65	8.29	8.09	8.64	8.61
Wychavon	4.82	5.10	5.08	5.38	6.13	6.99	8.00	8.51	9.23	9.37	9.38	8.88
Wyre Forest	3.79	3.68	4.00	4.13	5.15	5.84	6.28	7.93	8.33	7.52	7.75	7.84

Source: Annual Survey of Hours and Earnings (ONS) and Land Registry

The ratio of lower quartile house prices to lower quartile earnings has increased steadily over time until 2008 where it has generally seen a small decrease across all Districts except Wyre Forest. The affordability ratio is highest in Malvern Hills, where the lower quartile house price is 10.2 times the lower quartile earnings. The ratio is lowest in Redditch, 7.49%.

Table A4.11: Ratio of Median House Prices to Median Earnings by District, from 1997

District	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Bromsgrove	4.55	4.84	5.26	5.85	6.04	8.85	8.30	8.70	9.46	9.50	9.78	10.00
Malvern Hills	5.59	5.41	4.78	5.78	5.90	6.99	8.07	9.32	9.35	8.97	10.54	8.82
Redditch	3.45	3.76	4.05	4.25	4.64	5.08	6.10	7.46	6.55	7.35	7.37	6.75
Stratford-on-Avon	5.01	5.14	5.66	6.18	6.49	7.91	8.43	8.12	9.27	9.50	8.83	9.05
Warwick	4.12	4.55	5.01	5.72	5.76	6.37	7.70	7.86	8.15	7.40	7.52	7.68
Worcester City	3.53	3.67	3.97	4.12	4.37	5.11	6.29	6.64	6.89	7.01	7.74	7.14
Wychavon	4.65	4.75	4.59	5.49	6.36	6.91	8.75	8.67	9.43	9.21	10.39	9.50
Wyre Forest	3.90	3.57	4.01	4.05	4.63	5.38	6.90	7.13	7.62	6.92	7.02	7.20

Source: Annual Survey of Hours and Earnings (ONS) and Land Registry

Similarly to Table A4.10, the ratio of median house prices to median earnings has increased over time up to 2007 before seeing a decline in 2008. The ratio is highest in Bromsgrove (10.00%) and lowest in Redditch (6.75%).

Appendix 5: Supply and Demand in the Social Sector

This section of the appendix provides more detail and an explanation of methodology to the data and information presented in Chapter 7.

Methodology for Assessing Demand

The number of applicants currently on the waiting list are identified by their current address and their household composition, and the household composition is translated into the size and type of property that would normally be most appropriate. This gives the number of applicants for each property type in each location. Those who are already in social rented housing are excluded, as are those who are deemed not to be currently in housing need.

The number of applicants are then compared with the number of properties of each type and in each location that were re-let in the last full year (to March 31st 2008) to establish a ratio of need to supply. This ratio is effectively the number of years that an applicant would have to wait for a suitable property at that annual rate of supply from re-lets alone.

The first letting of new or re-developed properties are excluded from the analysis, as they do not represent the rate at which vacancies can be expected to occur within the existing stock. Re-lets to existing, transferring, tenants are also excluded, as it is the property that they in turn vacate that is available for a new tenant, and to count both lettings would over-state the extent to which new tenants can be accommodated.

Where possible, the information has been collected at the level of individual parish or postcode sector, to enable a more fine-grained analysis to be carried out within any given Market Area or district. By annual updating of these records, this could be done as and when required, and also for any small group of parishes or postcode sectors, to identify the particular and up to date priorities for a proposed development.

Annual updating will also smooth out any irregularities in the rate of supply, and also identify trends that allow for more accurate forecasting of future supply. This will be particularly important for finer grained analysis where the number of properties will be quite small and irregularities more pronounced. We now have three year's worth of data in order to make comparisons between ratios, which will give a basis for predicting future years.

Methodology for Projecting Supply from Social Re-lets

A major factor in arriving at the annual shortfall of affordable housing supply is the projected level of re-lets from within the existing stock. Given the size of the existing affordable housing stock (almost all of which is social rented) in relation to the number of new affordable dwellings which are added each year, a fairly small change in the rate at which the stock turns over can be more significant than a much larger change in the rate at which the stock is added to.

Government guidance suggest that a reasonable approach would be to make the projection on the basis of the average of the last three years, but it also suggests taking account of recent trends and notes that policies might seek to reduce turnover rates. In this monitoring, the projections have been made on the basis of the last three years average. It also notes the need to take account of the effect of Right-to-Buy in reducing the level of stock and hence the level of total re-lets.

While the cumulative effect of Right-to-Buy has clearly been large over the last 25 years or so, the smaller numbers now being experienced will make a negligible additional impact to overall stock levels and turnover in the next few years, so it was felt that no adjustment was required on this account.

The annual HSSA return allows for comparison with the previous 6 years, so a 7-year picture of letting activity can be obtained with previous years data. The following tables show how the level of re-lets to new tenants is arrived at. Lettings to existing tenants, through transfers and exchanges, are excluded, to avoid double counting, and new social rented supply is deducted as these do not represent stock turnover. (Future re-lets of new stock will effectively be cancelled out by lost re-lets through Right-to-Buy sales).

These tables are applied to the District-based projections set out in Chapter 13 of the monitoring report. For the Local Housing Market Area based projections, as set out in Appendix 8, it was not possible to re-aggregate the information going back three years. Therefore the more detailed information provided for 2007/8 was compared and relative proportions applied to the district projections (Table 31) to produce local housing market area projections as shown in Table 34.

Bromsgrove District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	189	197	0	0	0	0	0
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	59	40	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	-5	-4	0	0	0	0	0
New RSL tenants	D.9	50	36	206	287	284	338	341
Less: New social rent supply	N.3	-20	-12	-17	-44	-32	-25	-68
Total re-lets to new tenants		**273**	**257**	**189**	**243**	**252**	**313**	**273**

Average re-lets to new tenants over last three years = **279**.

Malvern Hills District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	0	0	0	0	0	0	0
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	0	0	0	0	0	0	0
New RSL tenants	D.9	446	314	285	289	306	283	242
Less: New social rent supply	N.3	-70	-14	-19	-9	-17	-13	-33
Total re-lets to new tenants		**376**	**300**	**266**	**280**	**289**	**270**	**209**

Average re-lets to new tenants over last three years = **256**.

Redditch Borough

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	544	524	540	349	290	397	313
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	1	1	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	0	-49	-48	-62	-41	-37	-10
New RSL tenants	D.9	122	176	122	260	261	255	279
Less: New social rent supply	N.3	-29	-95	-40	-33	-57	-50	-9
Total re-lets to new tenants		**638**	**557**	**574**	**514**	**453**	**565**	**573**

Average re-lets to new tenants over last three years = **530**.

Stratford-on-Avon District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	0	0	0	0	0	0	0
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	0	0	0	0	0	0	0
New RSL tenants	D.9	366	400	436	404	390	300	312
Less: New social rent supply	N.3	-58	-47	-119	-135	-14	-84	-33
Total re-lets to new tenants		**308**	**353**	**317**	**269**	**376**	**216**	**279**

Average re-lets to new tenants over last three years = **290**.

Warwick District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	26	17	30	25	25	22	50
New LA tenants (introductory)	D.5	241	223	245	289	275	251	314
New LA tenants (other)	D.6	1	1	5	1	3	2	0
Less: LA lets to RSL tenants	D.7a2	-93	-19	-14	-12	-12	-25	-39
New RSL tenants	D.9	264	242	133	153	119	185	240
Less: New social rent supply	N.3	-136	-89	-49	0	-22	-61	-77
Total re-lets to new tenants		**303**	**375**	**350**	**456**	**388**	**374**	**488**

Average re-lets to new tenants over last three years = **417**.

Worcester City District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	304	322	0	0	0	0	0
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	24	48	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	0	0	0	0	0	0	0
New RSL tenants	D.9	89	192	428	502	319	298	585
Less: New social rent supply	N.3	-76	-21	-48	-55	-64	-75	-108
Total re-lets to new tenants		**341**	**541**	**380**	**447**	**255**	**223**	**477**

Average re-lets to new tenants over last three years = **318**.

Wychavon District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	0	0	0	0	0	0	0
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	0	0	0	0	0	0	0
New RSL tenants	D.9	551	516	478	470	498	480	501
Less: New social rent supply	N.3	-59	-86	-49	-88	-28	-35	-46
Total re-lets to new tenants		**492**	**430**	**429**	**382**	**470**	**445**	**455**

Average re-lets to new tenants over last three years = **457**.

Wyre Forest District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9
New LA tenants (secure)	D.4	0	0	0	0	0	0	0
New LA tenants (introductory)	D.5	0	0	0	0	0	0	0
New LA tenants (other)	D.6	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.7a2	0	0	0	0	0	0	0
New RSL tenants	D.9	816	608	559	574	398	551	484
Less: New social rent supply	N.3	-45	-6	-50	-48	-7	-83	-51
Total re-lets to new tenants		**771**	**602**	**509**	**526**	**391**	**468**	**433**

Average re-lets to new tenants over last three years = **431**.

Appendix 6: Forward Projections of Newly Arising Need 2011-2026

Local Housing Market Areas

Table A6.1: Annual Newly Arising Need by LHMA - 2011

LHMA	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	519	229	168	61	43	18	39	129
Droitwich	203	106	71	35	21	14	15	56
Evesham	346	180	122	58	35	23	25	97
Malvern	337	200	124	76	32	44	19	105
Pershore	89	46	31	15	9	6	6	25
Redditch	748	345	269	76	64	22	75	194
Stratford-on-Avon	570	336	217	119	54	65	41	175
Warwick and Leamington	1,176	590	422	168	106	62	98	324
Worcester	979	531	355	176	93	83	76	279
Wyre Forest	875	473	295	178	106	72	49	246
Total	**5,841**	**3,036**	**2,074**	**962**	**562**	**400**	**444**	**1,630**

Table A6.2: Annual Newly Arising Need by LHMA - 2016

LHMA	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	497	221	164	57	41	16	38	126
Droitwich	196	102	69	33	20	13	14	55
Evesham	334	173	118	55	33	22	24	94
Malvern	308	183	114	69	29	40	18	96
Pershore	86	44	30	14	9	5	6	24
Redditch	734	337	268	69	61	8	75	193
Stratford-on-Avon	552	327	212	115	53	62	40	172
Warwick and Leamington	1,229	615	445	170	110	60	104	340
Worcester	957	517	349	168	91	77	75	274
Wyre Forest	852	461	290	171	104	67	48	242
Total	**5,745**	**2,980**	**2,059**	**921**	**551**	**370**	**443**	**1,616**

Table A6.3: Annual Newly Arising Need by LHMA - 2021

LHMA	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	545	244	182	62	44	18	42	140
Droitwich	207	107	74	33	20	13	15	58
Evesham	354	182	126	57	34	23	26	100
Malvern	320	190	120	70	31	39	19	101
Pershore	91	47	32	14	9	5	7	26
Redditch	763	350	279	70	63	7	79	201
Stratford-on-Avon	593	351	230	121	58	63	44	186
Warwick and Leamington	1,323	661	482	179	117	62	113	369
Worcester	980	530	361	169	94	75	78	283
Wyre Forest	888	481	306	175	108	67	51	255
Total	**6,063**	**3,142**	**2,190**	**952**	**578**	**374**	**472**	**1,718**

Table A6.4: Annual Newly Arising Need by LHMA - 2026

LHMA	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	623	282	213	69	50	19	49	164
Droitwich	233	120	84	36	22	14	18	66
Evesham	398	205	143	62	38	24	30	113
Malvern	361	215	136	78	36	42	22	115
Pershore	102	52	37	16	10	6	8	29
Redditch	859	392	316	76	70	6	88	228
Stratford-on-Avon	661	390	256	134	65	69	49	207
Warwick and Leamington	1,512	754	553	201	132	69	129	424
Worcester	1,091	591	406	185	105	80	89	318
Wyre Forest	985	536	343	193	120	73	57	286
Total	**6,825**	**3,536**	**2,486**	**1,050**	**649**	**401**	**538**	**1,948**

Districts

Table A6.5: Annual Newly Arising Need by District - 2011

District	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	847	372	274	98	69	29	64	210
Malvern Hills	547	325	201	124	52	72	31	170
Redditch	650	289	233	56	54	2	68	165
Stratford-on-Avon	922	545	351	194	88	106	67	284
Warwick	1,149	552	406	146	102	44	99	307
Worcester City	726	388	264	124	68	56	60	204
Wychavon	868	452	305	147	88	59	63	242
Wyre Forest	849	458	285	173	104	69	47	238
South HMA	**6,558**	**3,381**	**2,543**	**838**	**625**	**213**	**723**	**1,820**

Table A6.6: Annual Newly Arising Need by District - 2016

District	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	812	359	267	92	66	26	62	205
Malvern Hills	499	296	185	111	47	64	29	156
Redditch	639	283	232	51	52	-1	68	164
Stratford-on-Avon	894	530	344	186	86	100	65	279
Warwick	1,223	587	436	151	108	43	107	329
Worcester City	720	384	263	121	68	53	60	203
Wychavon	839	435	296	139	84	55	61	235
Wyre Forest	828	448	281	167	102	65	46	235
South HMA	**6,454**	**3,322**	**2,304**	**1,018**	**613**	**405**	**498**	**1,806**

Table A6.7: Annual Newly Arising Need by District - 2021

District	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	890	397	297	100	72	28	68	229
Malvern Hills	519	308	194	114	50	64	30	164
Redditch	661	292	241	51	53	-2	71	170
Stratford-on-Avon	960	569	372	197	94	103	71	301
Warwick	1,317	631	473	158	114	44	116	357
Worcester City	732	391	270	121	70	51	62	208
Wychavon	887	457	315	142	86	56	65	250
Wyre Forest	863	467	296	171	106	65	49	247
South HMA	**6,829**	**3,512**	**2,458**	**1,054**	**645**	**409**	**532**	**1,926**

Table A6.8: Annual Newly Arising Need by District - 2026

District	Total New House-holds	Unable to Buy	Unable to Buy or Rent	Able to Buy at 75% LQ or Rent	Either	Rent Only	Able to Buy at 50% LQ	Unable to Buy at 50% LQ
Bromsgrove	1,018	459	347	112	82	30	80	267
Malvern Hills	586	348	221	127	58	69	35	186
Redditch	745	328	273	55	59	-4	80	193
Stratford-on-Avon	1,070	632	415	217	105	112	79	336
Warwick	1,514	724	546	178	129	49	133	413
Worcester City	811	435	303	132	78	54	70	233
Wychavon	998	513	358	155	96	59	75	283
Wyre Forest	956	520	332	188	118	70	55	277
South HMA	**7,698**	**3,959**	**2,795**	**1,164**	**725**	**439**	**607**	**2,188**

Appendix 7: Affordable Housing Requirements by LHMA

The following tables replicate those in Chapter 13, based on LHMAs rather than Districts – with the same assumptions described in footnotes to the district tables.

Table A7.1: Annual Housing Need and Supply by Tenure – Bromsgrove LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	44	87	131
Newly Forming (Table 27)	295	16	43	39	129	522
Falling Into Need (Table 29)	0	0	0	10	19	29
Annual Gross Need	**295**	**16**	**43**	**93**	**235**	**682**
Re-sales at LQ (Table 9)	128	0	0	0	0	128
Social Re-lets (Table 36)	0	0	0	0	223	223
From Falling Into Need (Table 29)	Included in re-sales	19	0	0	0	19
From Backlog Reduction (Total of 188 from waiting list x 20%)		38	0	0	0	38
Total Supply: Existing Stock	**128**	**57**	**0**	**0**	**223**	**408**
Shortfall or (Surplus)	**167**	**(41)**	**43**	**93**	**12**	**274**
Annual Need: Subsidised Affordable Housing				**105**		
Annual New Supply 2008/11 (Table 34/35)				**47**		
Annual New Supply Post 2011 (Table 34/35)				**46** (at 40%)		

Table A7.2: Annual Housing Need and Supply by Tenure – Droitwich LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	47	94	141
Newly Forming (Table 27)	98	14	21	15	56	204
Falling Into Need (Table 29)	0	0	0	7	13	20
Annual Gross Need	**98**	**14**	**21**	**69**	**163**	**365**
Re-sales at LQ (Table 9)	59	0	0	0	0	59
Social Re-lets (Table 36)	0	0	0	0	113	113
From Falling Into Need (Table 29)	Included in re-sales	13	0	0	0	13
From Backlog Reduction (Total of 47 from waiting list x 20%)		9	0	0	0	9
Total Supply: Existing Stock	**59**	**22**	**0**	**0**	**113**	**194**
Shortfall or (Surplus)	**39**	**(8)**	**21**	**69**	**50**	**171**
Annual Need: Subsidised Affordable Housing				**119**		
Annual New Supply 2008/11 (Table 34/35)				**9**		
Annual New Supply Post 2011 (Table 34/35)				**42** (at 40%)		

Table A7.3: Annual Housing Need and Supply by Tenure – Evesham LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	74	149	223
Newly Forming (Table 27)	166	24	36	25	97	348
Falling Into Need (Table 29)	0	0	0	11	23	34
Annual Gross Need	**166**	**24**	**36**	**110**	**269**	**605**
Re-sales at LQ (Table 9)	86	0	0	0	0	86
Social Re-lets (Table 36)	0	0	0	0	201	201
From Falling Into Need (Table 29)	Included in re-sales	23	0	0	0	23
From Backlog Reduction (Total of 88 from waiting list x 20%)		18	0	0	0	18
Total Supply: Existing Stock	**86**	**41**	**0**	**0**	**201**	**328**
Shortfall or (Surplus)	**80**	**(17)**	**36**	**110**	**68**	**277**
Annual Need: Subsidised Affordable Housing				**178**		
Annual New Supply 2008/11 (Table 34/35)				**15**		
Annual New Supply Post 2011 (Table 34/35)				**69** (at 40%)		

Table A7.4: Annual Housing Need and Supply by Tenure – Malvern LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	27	55	82
Newly Forming (Table 27)	142	47	33	19	107	348
Falling Into Need (Table 29)	0	0	0	7	13	20
Annual Gross Need	**142**	**47**	**33**	**53**	**175**	**450**
Re-sales at LQ (Table 9)	105	0	0	0	0	105
Social Re-lets (Table 36)	0	0	0	0	208	208
From Falling Into Need (Table 29)	Included in re-sales	13	0	0	0	13
From Backlog Reduction (Total of 139 from waiting list x 20%)		28	0	0	0	28
Total Supply: Existing Stock	**105**	**41**	**0**	**0**	**208**	**354**
Shortfall or (Surplus)	**37**	**6**	**33**	**53**	**(33)**	**96**
Annual Need: Subsidised Affordable Housing				**20**		
Annual New Supply 2008/11 (Table 34/35)				**45**		
Annual New Supply Post 2011 (Table 34/35)				**59** (at 40%)		

Table A7.5: Annual Housing Need and Supply by Tenure – Pershore LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	22	44	66
Newly Forming (Table 27)	42	7	9	6	25	89
Falling Into Need (Table 29)	0	0	0	4	7	11
Annual Gross Need	**42**	**7**	**9**	**32**	**76**	**166**
Re-sales at LQ (Table 9)	29	0	0	0	0	29
Social Re-lets (Table 36)	0	0	0	0	70	70
From Falling Into Need (Table 29)	Included in re-sales	7	0	0	0	7
From Backlog Reduction (Total of 29 from waiting list x 20%)		6	0	0	0	6
Total Supply: Existing Stock	**29**	**13**	**0**	**0**	**70**	**112**
Shortfall or (Surplus)	**13**	**(6)**	**9**	**32**	**6**	**54**
Annual Need: Subsidised Affordable Housing				**38**		
Annual New Supply 2008/11 (Table 34/35)				**5**		
Annual New Supply Post 2011 (Table 34/35)				**23** (at 40%)		

Table A7.6: Annual Housing Need and Supply by Tenure – Redditch LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	106	211	317
Newly Forming (Table 27)	411	13	65	76	196	761
Falling Into Need (Table 29)	0	0	0	33	67	100
Annual Gross Need	**411**	**13**	**65**	**215**	**474**	**1,178**
Re-sales at LQ (Table 9)	218	0	0	0	0	218
Social Re-lets (Table 36)	0	0	0	0	571	571
From Falling Into Need (Table 29)	Included in re-sales	67	0	0	0	67
From Backlog Reduction (Total of 535 from waiting list x 20%)		107	0	0	0	107
Total Supply: Existing Stock	**218**	**174**	**0**	**0**	**571**	**963**
Shortfall or (Surplus)	**193**	**(161)**	**65**	**215**	**(97)**	**215**
Annual Need: Subsidised Affordable Housing				**118**		
Annual New Supply 2008/11 (Table 34/35)				**66**		
Annual New Supply Post 2011 (Table 34/35)				**158** (at 40%)		

Table A7.7: Annual Housing Need and Supply by Tenure – Stratford-on-Avon LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	74	148	222
Newly Forming (Table 27)	236	66	54	41	175	572
Falling Into Need (Table 29)	0	0	0	27	54	81
Annual Gross Need	**236**	**66**	**54**	**142**	**377**	**875**
Re-sales at LQ (Table 9)	200	0	0	0	0	200
Social Re-lets (Table 36)	0	0	0	0	207	207
From Falling Into Need (Table 29)	Included in re-sales	54	0	0	0	54
From Backlog Reduction (Total of 524 from waiting list x 20%)		105	0	0	0	105
Total Supply: Existing Stock	**200**	**167**	**0**	**0**	**207**	**574**
Shortfall or (Surplus)	**36**	**(101)**	**54**	**142**	**170**	**301**
Annual Need: Subsidised Affordable Housing				**312**		
Annual New Supply 2008/11 (Table 34/35)				**22**		
Annual New Supply Post 2011 (Table 34/35)				**97** (at 40%)		

Table A7.8: Annual Housing Need and Supply by Tenure – Warwick & Leamington LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	90	181	271
Newly Forming (Table 27)	563	63	102	93	310	1,131
Falling Into Need (Table 29)	0	0	0	49	98	147
Annual Gross Need	**563**	**63**	**102**	**232**	**589**	**1,549**
Re-sales at LQ (Table 9)	389	0	0	0	0	389
Social Re-lets (Table 36)	0	0	0	0	440	440
From Falling Into Need (Table 29)	Included in re-sales	98	0	0	0	98
From Backlog Reduction (Total of 248 from waiting list x 20%)		50	0	0	0	50
Total Supply: Existing Stock	**389**	**148**	**0**	**0**	**440**	**977**
Shortfall or (Surplus)	**174**	**(85)**	**102**	**232**	**149**	**572**
Annual Need: Subsidised Affordable Housing				**381**		
Annual New Supply 2008/11 (Table 34/35)				**33**		
Annual New Supply Post 2011 (Table 34/35)				**213** (at 40%)		

Table A7.9: Annual Housing Need and Supply by Tenure – Worcester LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	118	236	354
Newly Forming (Table 27)	460	87	94	78	284	1,003
Falling Into Need (Table 29)	0	0	0	79	159	238
Annual Gross Need	**460**	**87**	**94**	**275**	**679**	**1,595**
Re-sales at LQ (Table 9)	377	0	0	0	0	377
Social Re-lets (Table 36)	0	0	0	0	352	352
From Falling Into Need (Table 29)	Included in re-sales	159	0	0	0	159
From Backlog Reduction (Total of 673 from waiting list x 20%)		135	0	0	0	135
Total Supply: Existing Stock	**377**	**294**	**0**	**0**	**352**	**1,023**
Shortfall or (Surplus)	**83**	**(207)**	**94**	**275**	**327**	**572**
Annual Need: Subsidised Affordable Housing				**602**		
Annual New Supply 2008/11 (Table 34/35)				**70**		
Annual New Supply Post 2011 (Table 34/35)				**273** (at 40%)		

Table A7.10: Annual Housing Need and Supply by Tenure – Wyre Forest LHMA

Source	Buy at 100% LQ	Private Rent	Buy at 75% LQ	Buy at 50% LQ	Social Rent	Total
Backlog Reduction (Table 31)	0	0	0	103	206	309
Newly Forming (Table 27)	411	74	109	49	250	893
Falling Into Need (Table 29)	0	0	0	52	105	157
Annual Gross Need	**411**	**74**	**109**	**204**	**561**	**1,359**
Re-sales at LQ (Table 9)	210	0	0	0	0	210
Social Re-lets (Table 36)	0	0	0	0	451	451
From Falling Into Need (Table 29)	Included in re-sales	105	0	0	0	105
From Backlog Reduction (Total of 545 from waiting list x 20%)		109	0	0	0	109
Total Supply: Existing Stock	**210**	**214**	**0**	**0**	**451**	**875**
Shortfall or (Surplus)	**101**	**(140)**	**109**	**204**	**110**	**484**
Annual Need: Subsidised Affordable Housing				**314**		
Annual New Supply 2008/11 (Table 34/35)				**63**		
Annual New Supply Post 2011 (Table 34/35)				**88** (at 40%)		