

# Housing data sheet

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Summary – A higher percentage of people rent in Rushmoor than in the surrounding areas. Rushmoor has a higher percentage of lower Council Tax band properties and a higher percentage of flats and maisonettes than its geographical neighbours and lower average house prices. The number of house sales and house prices dropped from 2022 to 2023. On average, it is cheaper to buy and rent in Rushmoor than in the surrounding local authority areas.

## Tenure

In 2021, the Census showed that Rushmoor had 39,303 households. 60.5% of these households owned their home, 16.2% were rented from social landlords (Housing Associations), 16.6% were privately rented and 4.9% were other private rented. Also, 1.7% of households were living in shared ownership properties (part owned and part rented) and 0.1% of households were living rent free. The following table shows the tenure of households in Rushmoor and the surrounding areas.

2021 Census	Rushmoor	England	Surrey Heath	Guildford	Waverley	Hart
Number of households	39,303		36,008	55,760	52,448	39,965
Owned	60.5%	61.3%	74.0%	66.3%	71.8%	75.7%
Shared ownership	1.7%	1.0%	1.0%	1.3%	1.2%	1.9%
Social rented	16.2%	17.1%	9.6%	12.7%	12.3%	8.8%
Private rented: Private landlord or letting agency	16.6%	18.2%	12.8%	17.1%	12.4%	11.1%
Private rented: Other private rented	4.9%	2.2%	2.6%	2.5%	2.3%	2.5%
Lives rent free	0.1%	0.1%	0.0%	0.1%	0.1%	0.0%

(Source: Office for National Statistics 2021 Census - [Housing: Census 2021 in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing/census2021))

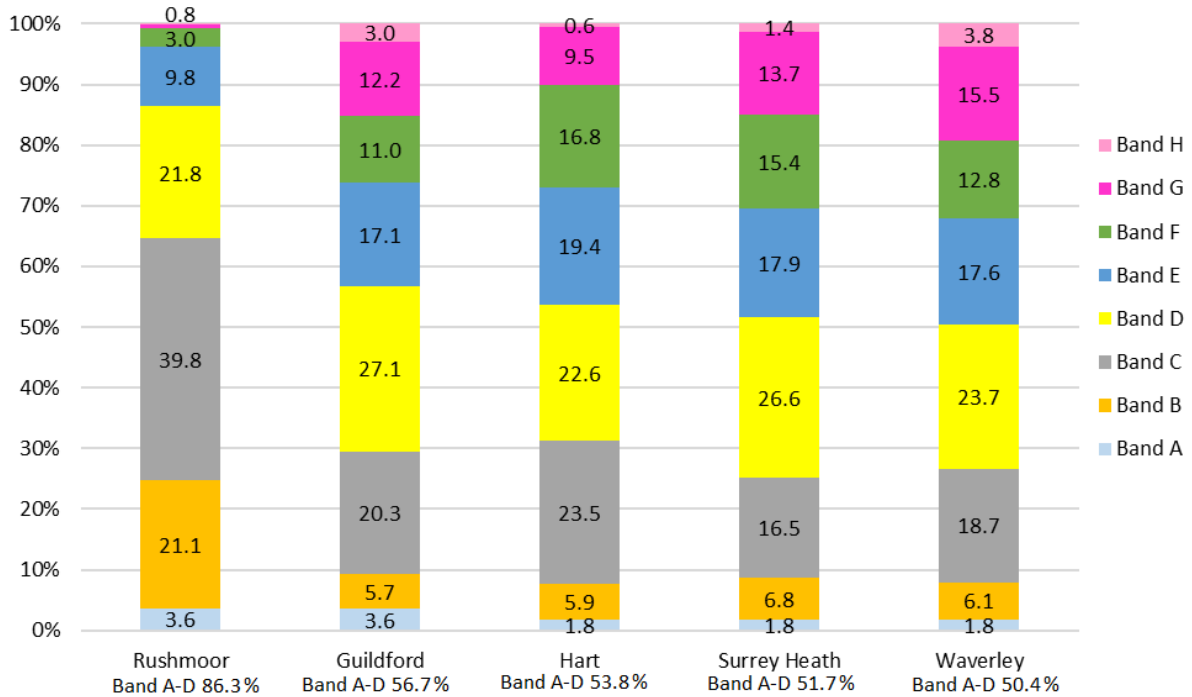
Rushmoor has lower percentages of households that own their own house and a higher percentage that rent from social landlords, than the surrounding areas. However, tenure in Rushmoor is similar to England.

## Types of housing in Rushmoor

As of the 31 of March 2023 there were 42,410 Council Tax properties in Rushmoor. The following chart shows the percentage of dwellings in each Council Tax band for Rushmoor

and Rushmoor’s surrounding local authority areas, in order of the highest percent of band A to D properties. Band D is the base at which Council Tax in an area is set, the amount reduces towards band A and increased towards band H.

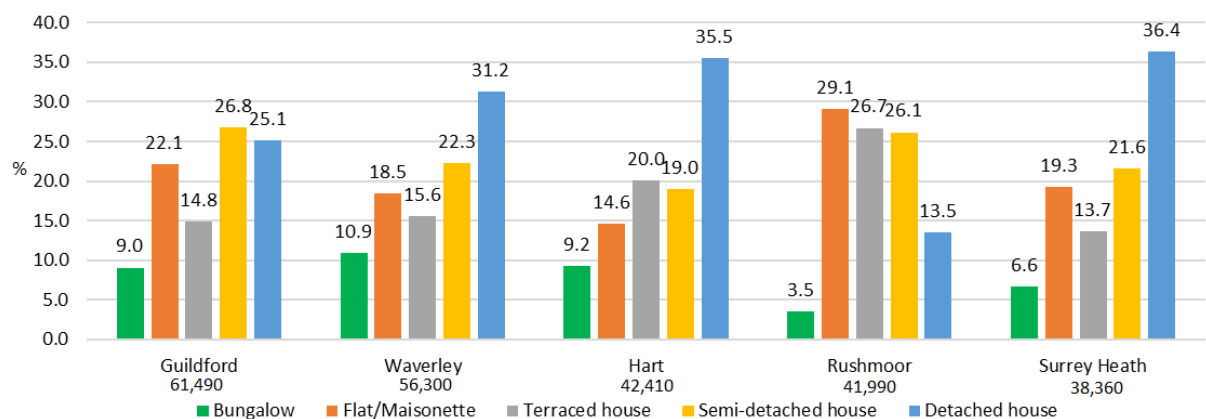
**Percentage of dwellings in each Council Tax band in order of the highest to lowest percentage of band A to D properties**



(Source: VOA [Council Tax: stock of properties, 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/council-tax-stock-of-properties))

In 2023, 86.3% of Rushmoor properties were in band A to D. This is a higher percentage than the South East (which is 71.4% band A to D), and a higher percentage than England as a whole (which is 80.9% band A to D).

**Percentage of property type in each area order of the highest number of Council Tax properties to the lowest number**



(Source: VOA [Council Tax: stock of properties, 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/council-tax-stock-of-properties))

In 2023, the most common type of property in Rushmoor was flats / maisonettes (29.1%). In the surrounding areas the most common property type was detached houses in Waverley

(31.2%), Hart (35.5%) and Surrey Heath (36.4%). In Guildford the most common property type was semi-detached houses (26.8%). In the South East the most common property was a terraced house (23.7%) and in England the most common property was also a terraced house (25.9%).

The charts above clearly shows that Rushmoor has a higher percentage of lower band dwellings (band A to D) and a higher percentage of flats and maisonettes than the surrounding local authorities.

## House prices

The following table shows the average house prices for Rushmoor and the surrounding areas. The data is the price paid data from the Land Registry for 2023 (as of May 2024), it shows that the average house price in Rushmoor is £354,889.

*Note: it can take a few months for property sales to be registered with the Land Registry so the standard report data for 2023 was not fully complete by May 2024. The following house price and sales data will be updated when the complete 2023 data is published.*

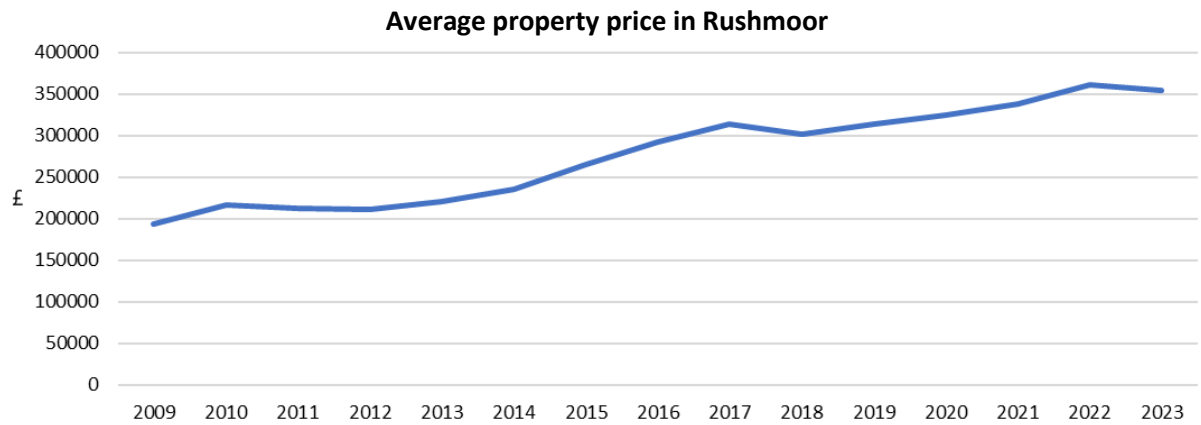
January to December 2023	Average price
Rushmoor	£354,889
Surrey Heath	£545,821
Hart	£532,667
Guildford	£635,760
Waverley	£689,288

(Source: Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0 - [HM Land Registry Open Data](#))

The average house price is lower in Rushmoor than in the surrounding areas, this may reflect the higher percentage of properties in lower Council Tax Bands in Rushmoor.

## Average price over time

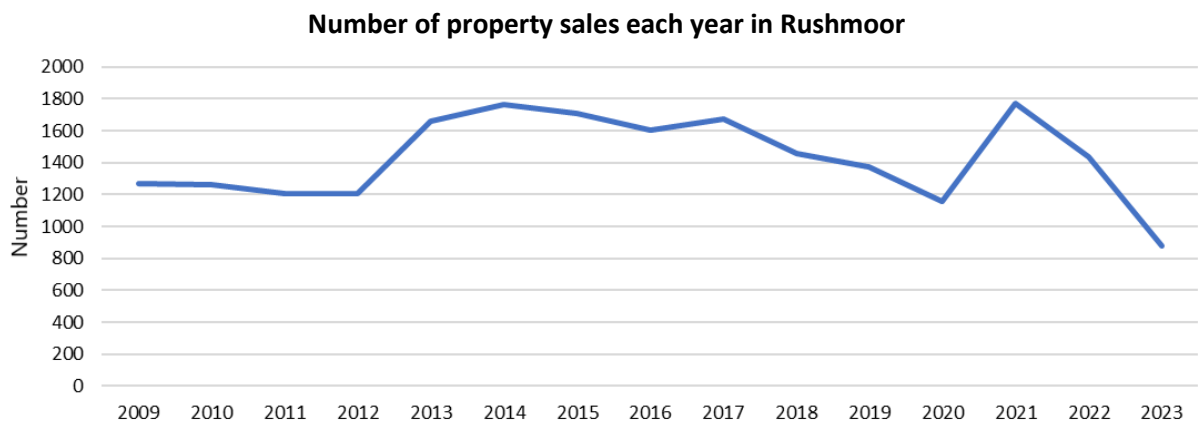
The average house price in Rushmoor was £354,889 in 2023, which is a 1.7% decrease from £361,106 in 2022. The following chart shows the average property price over the past 15 years.



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## Number of sales

The following chart shows the number of property sales each year. Between 1 January 2023 and 31 December 2023 there were 876 housing property sales. This is down 39% from 1,435 sales in 2022. This percentage drop in sales is similar to our surrounding local authorities, the South East and in England and Wales.

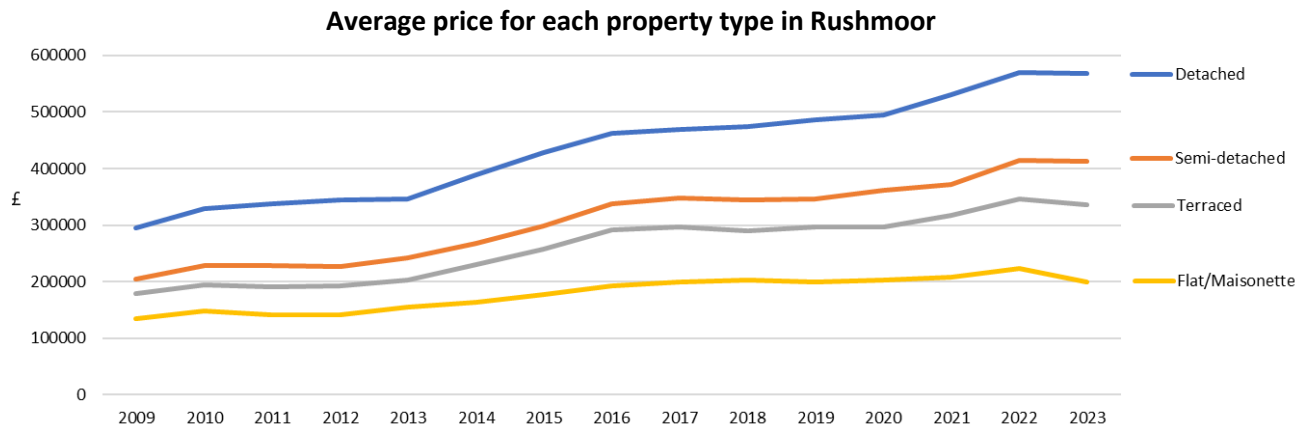


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In 2023, there were 261 sales of terrace houses, 258 sales of semi-detached houses, 233 sales of flats, and 124 sales of detached houses.

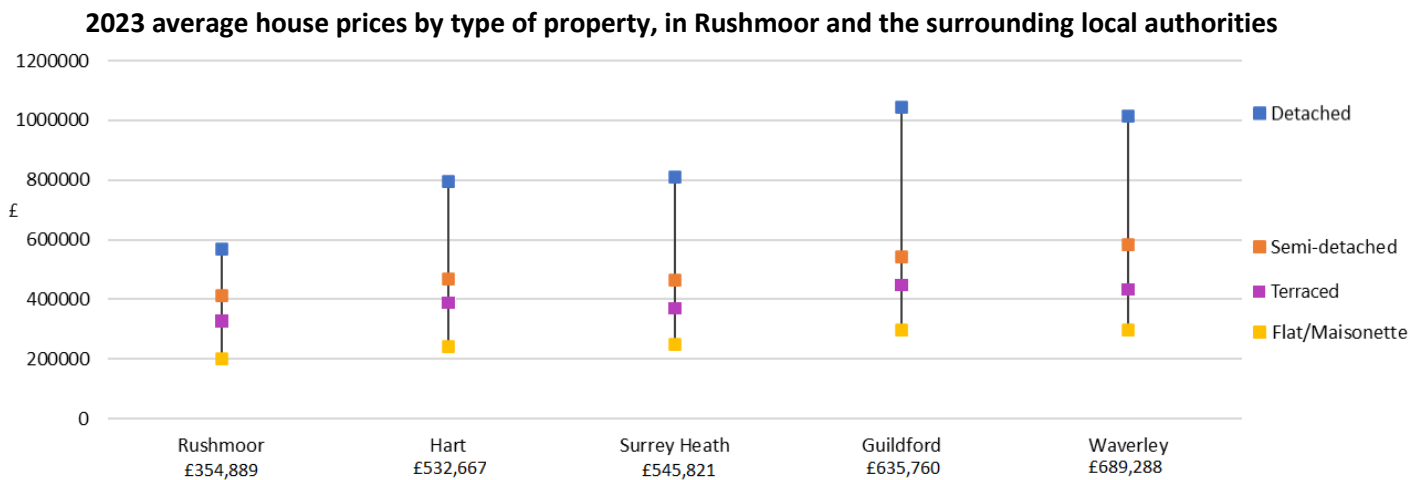
## Type of property

In 2023 the average price for a detached house was £567,346 (down 0.5% from 2022), £412,137 for semi-detached house (down 0.5% from 2022), £336,300 for a terraced house (down 2.6% from 2022) and £199,252 for a flat or maisonette (down 10.6% from 2022). The following table chart shows the average price for each property type in Rushmoor over the past 15 years.



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The following chart shows the median house price by property type, in Rushmoor and the surrounding local authorities. The largest difference in house price is for detached properties, there is much less of a difference in the average price of flats.



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## Property prices by town

Looking at the 2023 Price Paid data by town, Farnborough properties appear to be more expensive than Aldershot properties.

Median (Mean)*	Aldershot	Farnborough
Flat	£185,000 (£189,153)	£229,500 (£215,625)
Terrace	£325,000 (£329,676)	£340,000 (£343,006)
Semi-detached	£380,000 (£380,428)	£425,000 (£426,166)
Detached	£520,00 (£528,300)	£550,000 (£578,517)
Overall average	£320,000 (£314,285)	£350,000 (£369,054)

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\*These averages are calculated differently from the Land Registry's standard report data.

## Affordability

The following table shows the ratio of median house price to median gross annual residence-based earnings, for Rushmoor and the surrounding local authorities as calculated by the Office for National Statistics. Rushmoor and Hart appears to be slightly more affordable to their residents than the other surrounding areas. For reference, in 2023 the ratio for England was 8.3 and the ratio for the South East was 10.2.

2023	Median house price	Median gross annual residence-based earnings	Ratio
Rushmoor	£350,000	£35,565	9.8
Hart	£467,000	£47,083	9.9
Surrey Heath	£452,500	£44,148	10.3
Guildford	£510,000	£40,142	12.7
Waverley	£575,000	£46,689	12.3

(Source: [House price to residence-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/housing/rental/rentalmarkets/summarystatisticsinengland))

Note: Median house price data is calculated for the year ending September 2023.

## Average rental prices

The table below shows the average median monthly rental prices for residential properties in Rushmoor and the surrounding local authority areas.

1 October 2022 to 30 September 2023	Room	Studio	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Summary of monthly rents
Rushmoor	£433	£712	£840	£1,050	£1,350	£1,800	£1,000
Surrey Heath	£613	-	£900	£1,150	£1,500	£2,175	£1,200
Guildford	£600	£840	£1,000	£1,325	£1,575	£2,250	£1,317
Waverley	£550	£750	£900	£1,200	£1,600	£2,215	£1,198
Hart	-	£700	£875	£1,100	£1,418	£2,000	£1,103

(Source: ONS and Valuation Office Agency)

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/privaterentalmarketssummarystatisticsinengland>

On average, it is cheaper to rent in Rushmoor than in the surrounding local authority areas. If the average rental price was calculated for a whole year, the data would show that the average yearly cost of renting a property in Rushmoor is £12,000.

The average rental price in Rushmoor in 2022/23 from a private registered provider of social housing is £118.42 a week, which works out at £6,158 a year.

(Source: Department for Levelling Up, Housing and Local Communities <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>)