

# Housing data sheet

Last updated: February 2019

Produced by: Strategy, Performance and Partnerships

Contact: [policy@rushmoor.gov.uk](mailto:policy@rushmoor.gov.uk)

**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 than its geographical neighbours and lower average house prices. In 2018, the mean average house price in Rushmoor was £301,724, which is a 3.5% decrease from £312,644 in 2017. The median average house price was £295,000 in 2018, which is a 1.7% decrease from £300,000 in 2017. On average, it is cheaper to rent in Rushmoor than in the surrounding local authority areas.**

## Tenure

In 2011, the Census showed that Rushmoor had 36,344 households. 63.5% of these households owned their home, 16.3% were rented from social landlords (Housing Associations) and 17.6% were privately rented. Also, 1.8% of households were living in shared ownership properties (part owned and part rented) and 0.8% of households were living rent free. The following table shows the tenure of households in Rushmoor and the surrounding areas.

2011 Census	Rushmoor	England	Surrey Heath	Guildford	Waverley	Hart
Number of households	36,344	-	33,546	53,973	49,280	35,510
Owned	63.5%	63.3%	76.8%	68.8%	73.7%	78.1%
Rented privately	17.6%	16.8%	12.1%	15.8%	11.3%	12.1%
Rented from social landlords	16.3%	17.7%	9.2%	12.8%	12.3%	7.7%
Shared ownership	1.8%	0.8%	0.8%	1.3%	1.0%	1.1%
Living rent free	0.8%	1.3%	1.0%	1.3%	1.75	1.0%

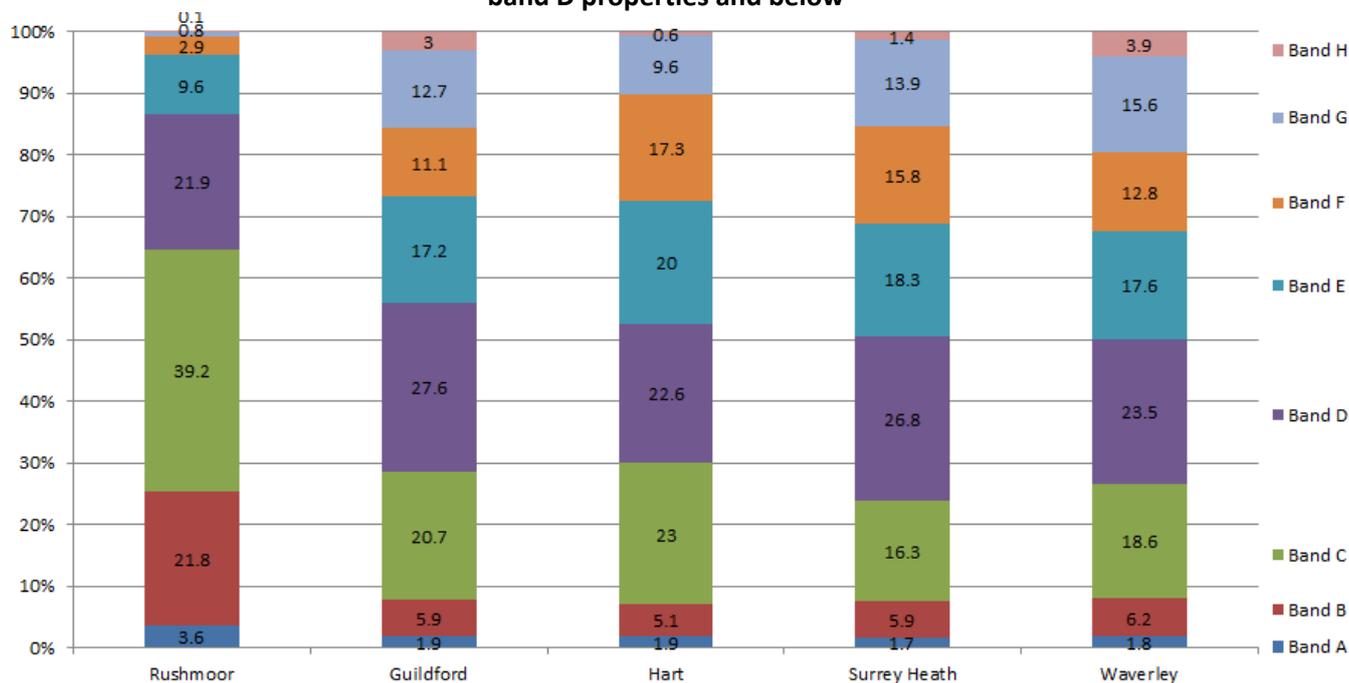
(Source: Office for National Statistics 2011 Census)

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<sup>st</sup> of March 2018 there were 40,050 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 D properties and below. 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. A higher percentage of housing in Rushmoor is at the lower end of the property market.

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



(Source: VOA <https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2018>)

In 2018, 86.5% of Rushmoor properties were in band D or below. This is a higher percentage than the South East (which is 71.5% band D and below), and a higher percentage than England as a whole (which is 81.3% band D and below). The table above clearly shows that Rushmoor has a higher percentage of lower band dwellings (band A to D) than its surrounding local authorities, suggesting a higher percentage of smaller dwellings.

### 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 2018, it shows that the mean average house price in Rushmoor is £301,724 and the median average house price is £295,000. The data includes the sale price of shared ownership properties, which are a lower amount as they are a percentage of the total price.

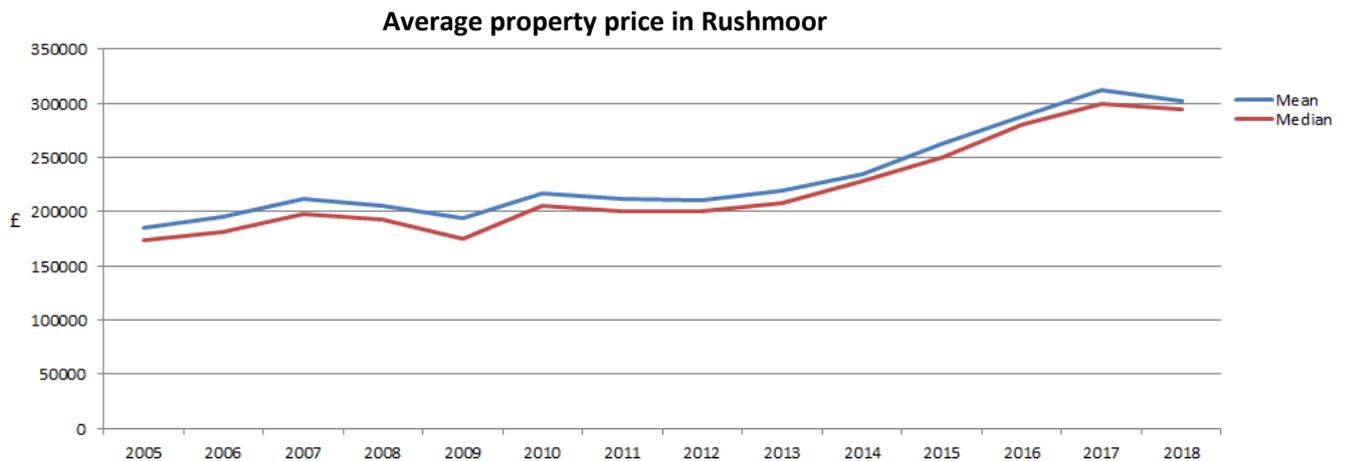
January to December 2018	Mean house price	Median house price
Rushmoor	£301,724	£295,000
Surrey Heath	£463,414	£405,000
Guildford	£547,818	£441,000
Waverley	£571,745	£480,000
Hart	£445,942	£399,950

(Source: Contains HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0. <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads> )

The mean and the median house price is lower in Rushmoor than in the surrounding areas, this reflects the higher percentage of properties in lower Council Tax Bands in Rushmoor.

### Average price over time

The mean average house price in Rushmoor was £301,724 in 2018, which is a 3.5% decrease from £312,644 in 2017. The median average house price was £295,000 in 2018, which is a 1.7% decrease from £300,000 in 2017. The following chart shows the average property price over the past 13 years, clearly showing the impact of the recession on house prices in 2009.

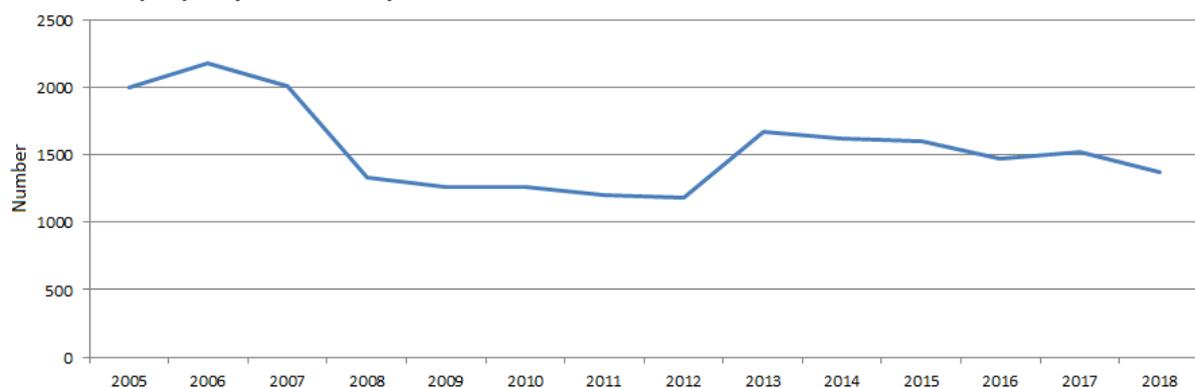


(Source: Contains HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0. <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads> )

### Number of sales

The following chart shows the number of property sales each year, again clearly showing the impact of the recession on the number of house sales.

#### Number of property sales each year in Rushmoor



(Source: Contains HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0. <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads> )

Between 1<sup>st</sup> January 2018 and 31<sup>st</sup> December 2018 there were 1,372 houses sales, comprising of 415 sales of flats, 395 sales of terrace houses, 367 sales of semi-detached houses and 195 sales of detached houses.

## Type of property

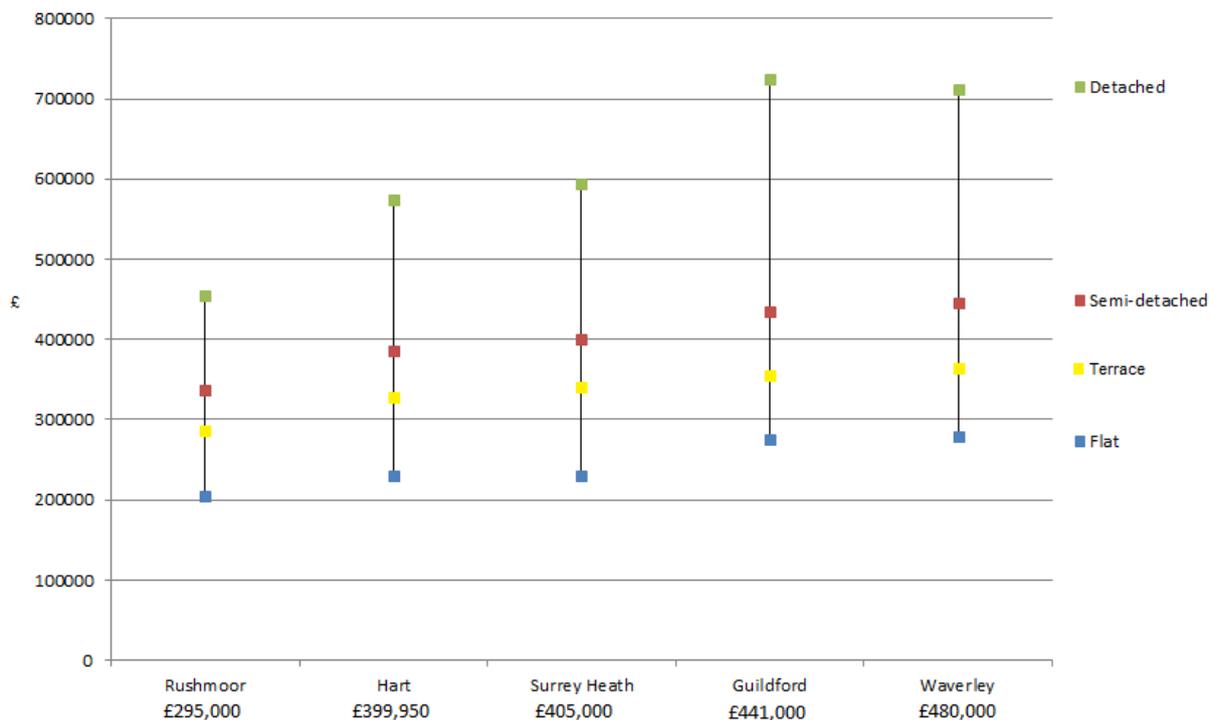
The following table shows the average price for each property type for Rushmoor and by town. Farnborough properties appear to be slightly more expensive than Aldershot properties, except for detached properties. Interestingly, 36.5% of the detached properties sold in Aldershot in 2018 were on the Wellesley development.

Median (Mean)	Rushmoor	Aldershot	Farnborough
Flat	£205,000 (£200,530)	£187,500 (£188,168)	£215,000 (£209,472)
Terrace	£285,000 (£287,493)	£280,000 (£284,763)	£287,500 (£289,128)
Semi-detached	£337,000 (£341,663)	£325,000 (£330,462)	£344,000 (£349,146)
Detached	£455,000 (£473,171)	£480,000 (£471,253)	£450,000 (£474,094)

(Source: Contains HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0. <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads> )

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.

### 2018 median house prices by type of property, in Rushmoor and the surrounding local authorities



(Source: Contains HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0. <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads> )

## Affordability

The following table shows the ratio between the median house price (price paid) January – December 2018, and the median work based earning and the median resident based earnings.

2016 Ratio	Using resident based earnings	Using work based earnings
Rushmoor	9.3	8.2
Surrey Heath	10.5	13.4
Guildford	11.7	12.4
Waverley	12.9	17.2
Hart	11.5	12.4

(Source: NOMIS <http://www.nomisweb.co.uk/reports/lmp/la/1946157308/report.aspx?town=rushmoor> and Contains HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence v3.0. <https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads> )

Rushmoor appears more affordable than surrounding authorities using the work based earnings but there is not much difference in the affordability using the resident based earnings. Rushmoor's work based earnings are the third highest in the South East.

## 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 Oct 2017 to 30 September 2018	Room	Studio	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Summary of monthly rents
Rushmoor	£433	£625	£725	£895	£1,150	£1,495	£795
Surrey Heath	£500	-	£800	£985	£1,238	£1,898	£1,000
Guildford	£555	£763	£925	£1,290	£1,550	£2,400	£1,300
Waverley	£520	£650	£795	£998	£1,350	£2,225	£995
Hart	£550	-	£750	£950	£1,250	£1,675	£975

Statistics derived from fewer than 10 observations have been suppressed and denoted by '-'.

(Source: Valuation Office Agency <https://www.gov.uk/government/collections/private-rental-market-statistics>)

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 £9,540.

The average rental price in Rushmoor in 2018, from a private registered provider of social housing is £111.56 a week, which works out at £5,801 a year.

(Source: Department of Communities and Local Government <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>)