

Housing data sheet

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Produced by: Risk, Performance & Procurement

Contact: performance@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 and a higher percentage of flats and maisonettes than its geographical neighbours and lower average house prices. 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))

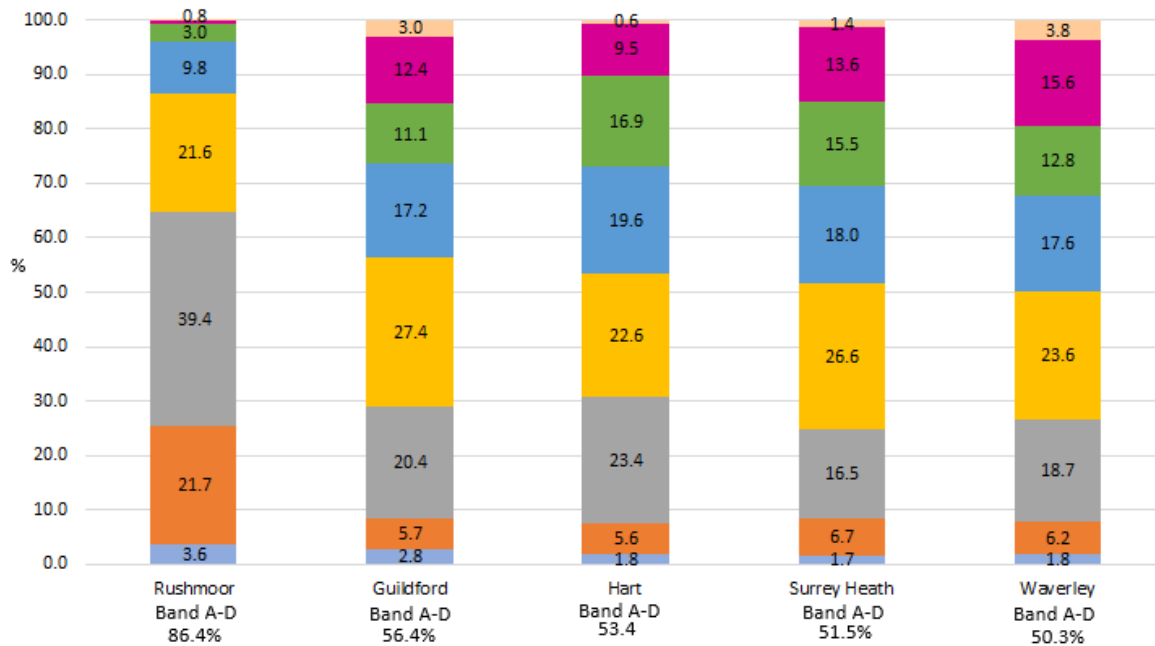
Rushmoor has lower percentages of households that own their own house and a higher percentage that rent from social landlords, than the surrounding areas. However, tenure in Rushmoor is similar to England.

Types of housing in Rushmoor

As of the 31st of March 2022 there were 41,630 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 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.

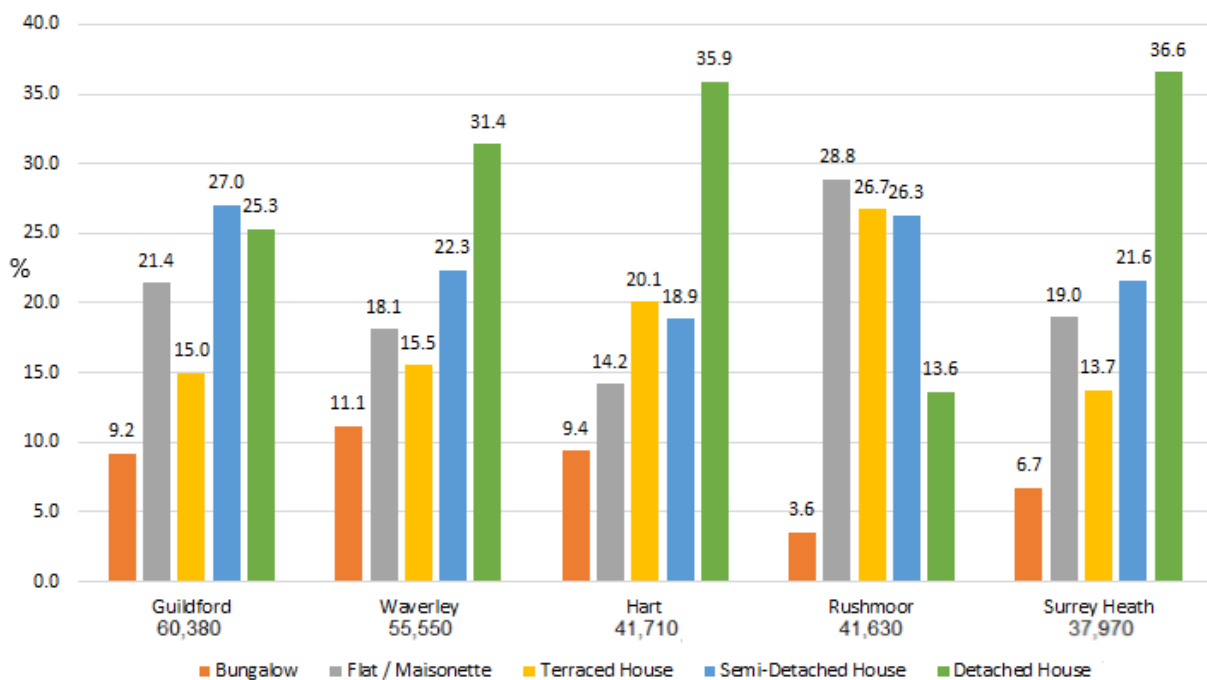
Percentage of dwellings in each Council Tax band in order of the highest to lowest percentage of band A to D properties



(Source: VOA <https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2022>)

In 2022, 86.4% 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 81.0% 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 <https://www.gov.uk/government/statistics/council-tax-stock-of-properties-2022>)

In 2022, the most common type of property in Rushmoor was flats / maisonettes (28.8%). In the surrounding areas the most common property type was detached houses in Waverley (31.4%), Hart (32.9%) and Surrey Heath (36.6%). In Guildford the most common property type was semi-detached houses (27.0%). In the South East the most common property was a terraced house (23.8%) and in England the most common property was also a terraced house (26.0%).

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 2022, it shows that the mean average house price in Rushmoor is £355,134 and the median average house price is £340,000. The data includes the sale price of detached houses, semi-detached houses, terraced houses and flats.

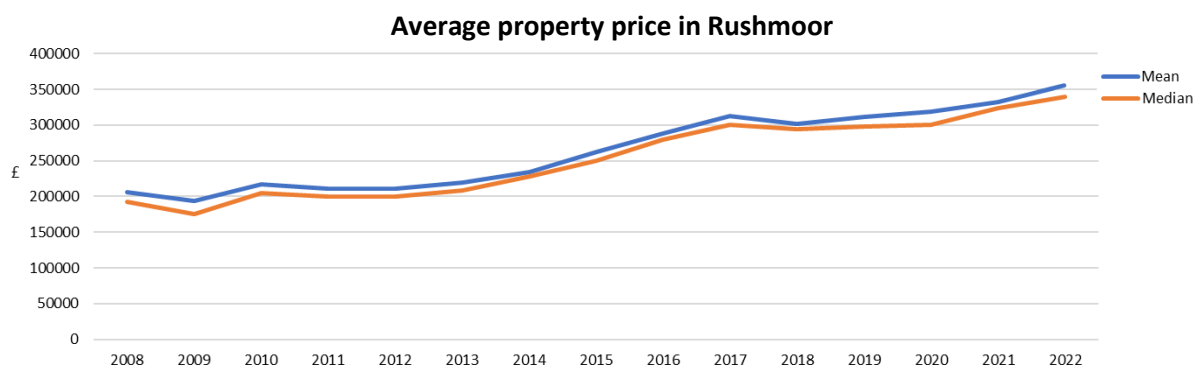
January to December 2022	Mean house price	Median house price
Rushmoor	£355,134	£340,000
Surrey Heath	£533,249	£450,000
Hart	£533,463	£460,000
Guildford	£636,081	£500,000
Waverley	£693,156	£550,000

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

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

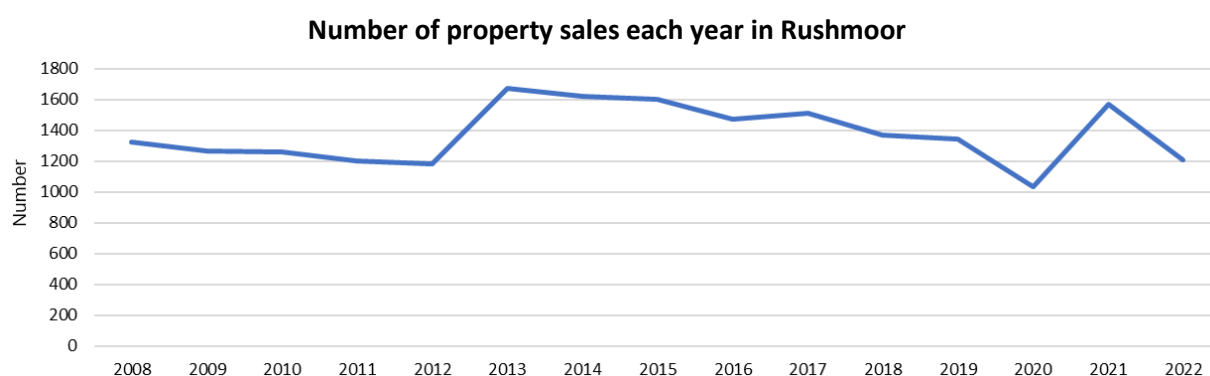
The mean average house price in Rushmoor was £355,134 in 2022, which is a 6.7% increase from £333,925 in 2021. The median average house price was £340,000 in 2022, which is an 4.9% increase from £324,000 in 2021. The following chart shows the average property price over the past 15 years.



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Number of sales

The following chart shows the number of property sales each year.



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Between 1st January 2022 and 31st December 2022 there were 1,207 sales of detached houses, semi-detached houses, terraced houses and flats in Rushmoor. This is down 23.1% from 1,569 sales in 2021. The low number in 2020 this most likely due to the pandemic. In 2022, there were 356 sales of terrace houses, 344 sales of flats, 321 sales of semi-detached houses and 186 sales of detached houses.

Type of property

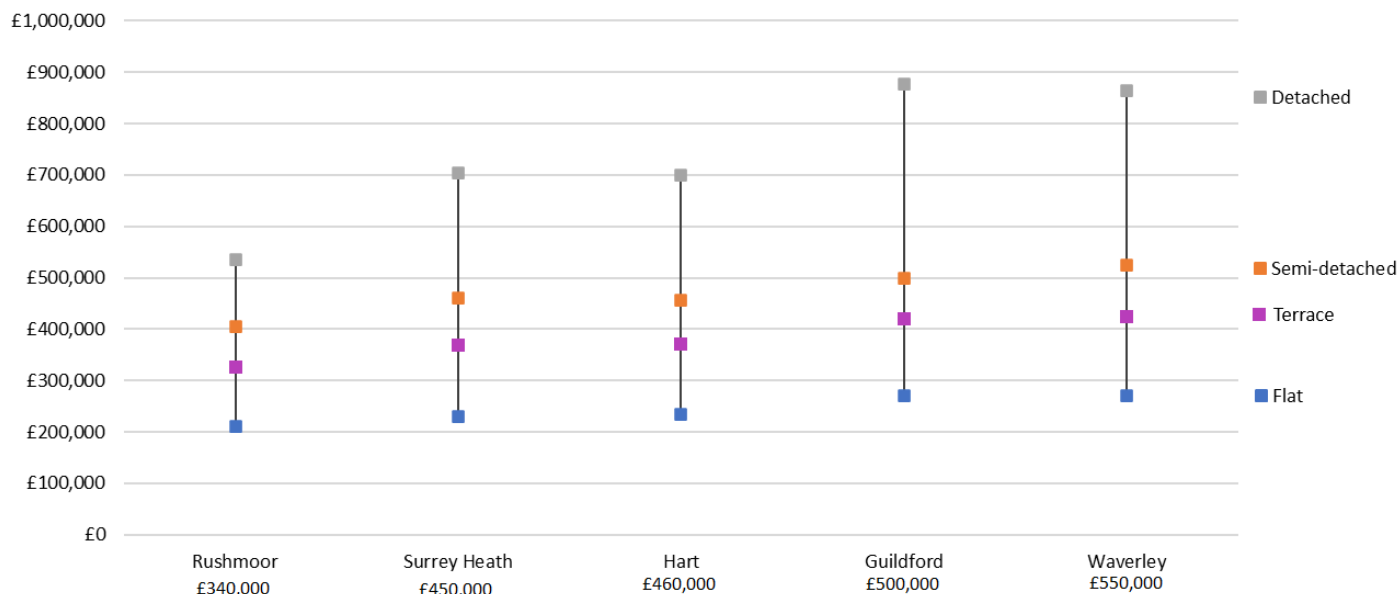
The following table shows the average price for each property type for Rushmoor and by town. Farnborough properties appear to be more expensive than Aldershot properties.

Median (Mean)	Rushmoor	Aldershot	Farnborough
Flat	£210,000 (£205,974)	£195,000 (£191,536)	£218,500 (£215,764)
Terrace	£330,000 (£339,443)	£326,000 (£334,852)	£335,000 (£342,599)
Semi-detached	£405,000 (£408,635)	£390,000 (£394,182)	£419,000 (£418,859)
Detached	£535,900 (£568,696)	£485,500 (£507,669)	£550,000 (£587,589)

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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.

2022 median house prices by type of property, in Rushmoor and the surrounding local authorities



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Affordability

The following table shows the ratio of median house price (existing dwellings) to median gross annual residence-based earnings, for Rushmoor and the surrounding local authorities as calculated by the ONS. Rushmoor appears to be slightly more affordable than the surrounding areas.

2022	Median house price (existing dwellings)	Median gross annual residence-based earnings	Ratio
Rushmoor	£339,250	£36,404	9.3
Hart	£450,000	£42,345	10.6
Surrey Heath	£453,750	£42,858	10.6
Guildford	£500,000	£42,969	11.6
Waverley	£546,000	£44,657	12.2

(Source: [House price \(existing dwellings\) to residence-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/house-price-existing-dwellings-to-residence-based-earnings-ratio))

Note: Median house price data is calculated for the year ending September 2022.

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 2021 to 30 September 2022	Room	Studio	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Summary of monthly rents
Rushmoor	£438	£675	£775	£950	£1,250	£1,698	£950
Surrey Heath	£525	£650	£825	£1,000	£1,348	£1,900	£1,050
Guildford	£595	£793	£950	£1,295	£1,610	£2,200	£1,300
Waverley	£508	£725	£880	£1,150	£1,491	£2,250	£1,155
Hart	£550	£690	£825	£1,000	£1,275	£1,785	£1,000

(Source: ONS and Valuation Office Agency)

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

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 £11,400.

The average rental price in Rushmoor in 2022 from a private registered provider of social housing is £113.91 a week, which works out at £5,923 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>)