

# **Worcestershire Housing Market Assessment Monitoring 2009/10**

**Produced on behalf of the  
Worcestershire District Councils**

**Technical Appendices: December 2010**

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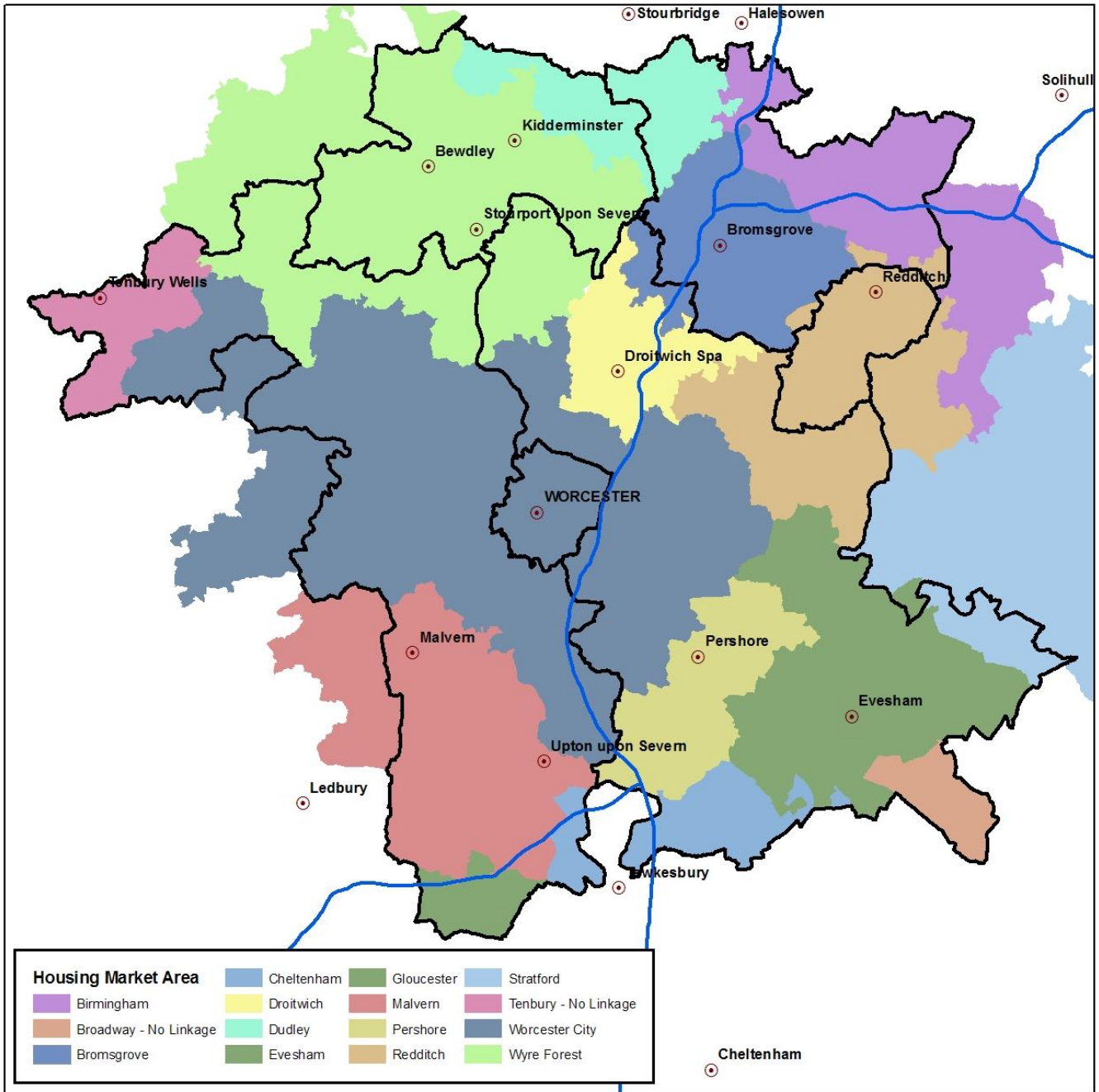
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# Appendix 1: Map of the Local Housing Market Areas within the Worcestershire Housing Market Area



## Appendix 2: Household Income

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

**Table A2.1**

District	2005		2006		2007		2008		2009		2010	
Bromsgrove	£36,906	10.9%	£35,689	-3.3%	£37,085	3.9%	£38,685	4.3%	£39,642	2.5%	£40,896	3.2%
Malvern Hills	£32,431	5.0%	£32,413	-0.1%	£33,870	4.5%	£34,729	2.5%	£35,891	3.3%	£36,121	0.6%
Redditch	£31,529	7.7%	£33,155	5.2%	£34,799	5.0%	£35,449	1.9%	£35,958	1.4%	£36,675	2.0%
Worcester City	£30,662	8.4%	£32,465	5.9%	£34,034	4.8%	£34,586	1.6%	£34,759	0.5%	£35,119	1.0%
Wychavon	£34,824	5.2%	£34,341	-1.4%	£35,853	4.4%	£37,128	3.6%	£37,460	0.9%	£37,935	1.3%
Wyre Forest	£29,666	2.4%	£31,144	5.0%	£32,629	4.8%	£33,129	1.5%	£33,754	1.9%	£33,790	0.1%
Worcestershire	£32,699	6.6%	£33,228	1.6%	£34,737	4.5%	£35,656	2.6%	£36,251	1.7%	£36,758	1.4%
West Midlands							£32,713	-	£33,165	1.4%	£33,121	-0.1%
UK							£34,382	-	£34,999	1.8%	£35,294	0.8%

Source: PayCheck 2005-2010, 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**

<b>Bromsgrove</b>	<b>Price</b>	<b>95% Mortgage</b>	<b>Single Income</b>	<b>Joint Income</b>	<b>Monthly Cost</b>
1 bed at LQ	£68,163	£64,755	£18,501	£22,329	£352
1 bed at 75% LQ	£51,122	£48,566	£13,876	£16,747	£264
1 bed at 50% LQ	£34,082	£32,377	£9,251	£11,165	£176
1 bed rent at LQ			£18,000	£21,724	£375
2 bed at LQ	£101,808	£96,718	£27,634	£33,351	£526
2 bed at 75% LQ	£76,356	£72,538	£20,725	£25,013	£394
2 bed at 50% LQ	£50,904	£48,359	£13,817	£16,675	£263
2 bed rent at LQ			£24,000	£28,966	£500
3 bed at LQ	£127,215	£120,854	£34,530	£41,674	£657
3 bed at 75% LQ	£95,411	£90,641	£25,897	£31,255	£493
3 bed at 50% LQ	£63,608	£60,427	£17,265	£20,837	£328
3 bed rent at LQ			£26,400	£31,862	£550

Source: Property Website, April 2010

**Table A3.2**

<b>Malvern Hills</b>	<b>Price</b>	<b>95% Mortgage</b>	<b>Single Income</b>	<b>Joint Income</b>	<b>Monthly Cost</b>
1 bed at LQ	£84,707	£80,472	£22,992	£27,749	£437
1 bed at 75% LQ	£63,530	£60,354	£17,244	£20,812	£328
1 bed at 50% LQ	£42,354	£40,236	£11,496	£13,874	£219
1 bed rent at LQ			£17,424	£21,029	£363
2 bed at LQ	£123,660	£117,477	£33,565	£40,509	£639
2 bed at 75% LQ	£92,745	£88,108	£25,174	£30,382	£479
2 bed at 50% LQ	£61,830	£58,739	£16,782	£20,255	£319
2 bed rent at LQ			£23,424	£28,270	£488
3 bed at LQ	£169,459	£160,986	£45,996	£55,512	£875
3 bed at 75% LQ	£127,094	£120,740	£34,497	£41,634	£656
3 bed at 50% LQ	£84,730	£80,493	£22,998	£27,756	£438
3 bed rent at LQ			£31,200	£37,655	£650

Source: Property Website, April 2010

**Table A3.3**

<b>Redditch</b>	<b>Price</b>	<b>95% Mortgage</b>	<b>Single Income</b>	<b>Joint Income</b>	<b>Monthly Cost</b>
1 bed at LQ	£90,855	£86,312	£24,661	£29,763	£469
1 bed at 75% LQ	£68,141	£64,734	£18,495	£22,322	£352
1 bed at 50% LQ	£45,428	£43,156	£12,330	£14,881	£235
1 bed rent at LQ			£20,400	£24,621	£425
2 bed at LQ	£103,581	£98,402	£28,115	£33,932	£535
2 bed at 75% LQ	£77,686	£73,801	£21,086	£25,449	£401
2 bed at 50% LQ	£51,791	£49,201	£14,057	£16,966	£267
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£104,490	£99,266	£28,362	£34,229	£540
3 bed at 75% LQ	£78,368	£74,449	£21,271	£25,672	£405
3 bed at 50% LQ	£52,245	£49,633	£14,181	£17,115	£270
3 bed rent at LQ			£26,400	£31,862	£550

Source: Property Website, April 2010

**Table A3.4**

<b>Worcester City</b>	<b>Price</b>	<b>95% Mortgage</b>	<b>Single Income</b>	<b>Joint Income</b>	<b>Monthly Cost</b>
1 bed at LQ	£82,394	£78,274	£22,364	£26,991	£426
1 bed at 75% LQ	£61,796	£58,706	£16,773	£20,243	£319
1 bed at 50% LQ	£41,197	£39,137	£11,182	£13,496	£213
1 bed rent at LQ			£18,960	£22,883	£395
2 bed at LQ	£123,511	£117,335	£33,524	£40,461	£638
2 bed at 75% LQ	£92,633	£88,002	£25,143	£30,345	£478
2 bed at 50% LQ	£61,756	£58,668	£16,762	£20,230	£319
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£146,514	£139,188	£39,768	£47,996	£757
3 bed at 75% LQ	£109,886	£104,391	£29,826	£35,997	£568
3 bed at 50% LQ	£73,257	£69,594	£19,884	£23,998	£378
3 bed rent at LQ			£31,200	£37,655	£650

Source: Property Website, April 2010

**Table A3.5**

<b>Wychavon</b>	<b>Price</b>	<b>95% Mortgage</b>	<b>Single Income</b>	<b>Joint Income</b>	<b>Monthly Cost</b>
1 bed at LQ	£72,994	£69,344	£19,813	£23,912	£377
1 bed at 75% LQ	£54,746	£52,008	£14,859	£17,934	£283
1 bed at 50% LQ	£36,497	£34,672	£9,906	£11,956	£188
1 bed rent at LQ			£18,960	£22,883	£395
2 bed at LQ	£119,034	£113,082	£32,309	£38,994	£615
2 bed at 75% LQ	£89,276	£84,812	£24,232	£29,245	£461
2 bed at 50% LQ	£59,517	£56,541	£16,155	£19,497	£307
2 bed rent at LQ			£25,584	£30,877	£533
3 bed at LQ	£153,842	£146,150	£41,757	£50,397	£795
3 bed at 75% LQ	£115,382	£109,612	£31,318	£37,797	£596
3 bed at 50% LQ	£76,921	£73,075	£20,879	£25,198	£397
3 bed rent at LQ			£32,112	£38,756	£669

Source: Property Website, April 2010

**Table A3.6**

Wyre Forest	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£75,715	£71,929	£20,551	£24,803	£391
1 bed at 75% LQ	£56,786	£53,947	£15,413	£18,602	£293
1 bed at 50% LQ	£37,858	£35,965	£10,276	£12,402	£196
1 bed rent at LQ			£17,424	£21,029	£363
2 bed at LQ	£109,275	£103,811	£29,660	£35,797	£564
2 bed at 75% LQ	£81,956	£77,858	£22,245	£26,848	£423
2 bed at 50% LQ	£54,638	£51,906	£14,830	£17,898	£282
2 bed rent at LQ			£22,944	£27,691	£478
3 bed at LQ	£127,540	£121,163	£34,618	£41,780	£659
3 bed at 75% LQ	£95,655	£90,872	£25,964	£31,335	£494
3 bed at 50% LQ	£63,770	£60,582	£17,309	£20,890	£329
3 bed rent at LQ			£25,488	£30,761	£531

Source: Property Website, April 2010

**Table A3.7**

Worcestershire	Price	95% Mortgage	Single Income	Joint Income	Monthly Cost
1 bed at LQ	£77,389	£73,520	£21,006	£25,352	£400
1 bed at 75% LQ	£58,042	£55,140	£15,754	£19,014	£300
1 bed at 50% LQ	£38,695	£36,760	£10,503	£12,676	£200
1 bed rent at LQ			£18,960	£22,883	£395
2 bed at LQ	£109,874	£104,380	£29,823	£35,993	£567
2 bed at 75% LQ	£82,406	£78,285	£22,367	£26,995	£426
2 bed at 50% LQ	£54,937	£52,190	£14,911	£17,997	£284
2 bed rent at LQ			£25,200	£30,414	£525
3 bed at LQ	£134,783	£128,044	£36,584	£44,153	£696
3 bed at 75% LQ	£101,087	£96,033	£27,438	£33,115	£522
3 bed at 50% LQ	£67,392	£64,022	£18,292	£22,077	£348
3 bed rent at LQ			£28,560	£34,469	£595

Source: Property Website, April 2010

## Appendix 4: Average Property Prices 2009/10 and Price Increases

### Sales Completed in 2009/10

The Land Registry data has been tabled to show the proportion of properties of each type, by price band, sold in 2009/10. 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	6.7%	8.8%	15.7%	13.2%	55.6%	657
Droitwich	11.0%	8.6%	10.7%	14.1%	55.5%	326
Evesham	8.3%	5.5%	11.4%	13.2%	61.6%	492
Malvern	5.6%	4.5%	11.1%	11.1%	67.7%	603
Pershore	7.9%	7.2%	12.2%	10.1%	62.6%	139
Redditch	14.8%	14.0%	15.0%	12.4%	43.8%	898
Worcester	7.6%	8.0%	14.4%	15.1%	55.0%	1,651
Wyre Forest	13.8%	12.6%	15.4%	16.6%	41.5%	961
<b>Total</b>	<b>9.7%</b>	<b>9.2%</b>	<b>13.9%</b>	<b>14.0%</b>	<b>53.2%</b>	<b>5,727</b>

### 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	0.9%	0.9%	1.7%	2.2%	94.3%	229
Droitwich	0.0%	1.6%	0.0%	4.7%	93.8%	128
Evesham	1.6%	0.0%	0.5%	1.6%	96.2%	185
Malvern	0.9%	0.0%	2.3%	2.7%	94.1%	219
Pershore	0.0%	0.0%	0.0%	1.8%	98.2%	56
Redditch	0.3%	0.3%	2.1%	6.6%	90.7%	290
Worcester	0.2%	0.4%	0.7%	4.1%	94.6%	540
Wyre Forest	0.3%	1.6%	2.9%	10.1%	85.1%	308
<b>Total</b>	<b>0.5%</b>	<b>0.6%</b>	<b>1.5%</b>	<b>4.8%</b>	<b>92.6%</b>	<b>1,955</b>



## 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	2.4%	7.7%	20.6%	21.5%	47.8%	209
Droitwich	3.5%	1.2%	8.1%	33.7%	53.5%	86
Evesham	3.1%	2.5%	13.1%	23.1%	58.1%	160
Malvern	1.1%	1.1%	8.3%	19.3%	70.2%	181
Pershore	2.2%	11.1%	15.6%	20.0%	51.1%	45
Redditch	6.5%	12.6%	27.8%	22.7%	30.3%	277
Worcester	4.5%	6.6%	18.5%	21.7%	48.7%	530
Wyre Forest	8.0%	13.5%	26.0%	26.9%	25.7%	327
<b>Total</b>	<b>4.6%</b>	<b>7.8%</b>	<b>19.4%</b>	<b>23.2%</b>	<b>44.9%</b>	<b>1,815</b>

## 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	11.0%	14.6%	25.6%	19.5%	29.3%	164
Droitwich	24.3%	22.9%	27.1%	8.6%	17.1%	70
Evesham	10.4%	13.2%	28.3%	21.7%	26.4%	106
Malvern	5.0%	9.9%	30.7%	20.8%	33.7%	101
Pershore	18.5%	3.7%	29.6%	14.8%	33.3%	27
Redditch	24.2%	29.8%	16.3%	11.5%	18.3%	252
Worcester	6.7%	16.0%	25.9%	22.9%	28.4%	401
Wyre Forest	29.0%	16.7%	19.5%	14.5%	20.4%	221
<b>Total</b>	<b>15.5%</b>	<b>18.0%</b>	<b>23.7%</b>	<b>17.8%</b>	<b>25.0%</b>	<b>1,342</b>

## Flats and Maisonettes

**Table A4.5: Proportions of Flat 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	34.5%	29.1%	25.5%	9.1%	1.8%	55
Droitwich	38.1%	21.4%	21.4%	11.9%	7.1%	42
Evesham	53.7%	22.0%	9.8%	4.9%	9.8%	41
Malvern	24.5%	14.7%	15.7%	4.9%	40.2%	102
Pershore	45.5%	36.4%	18.2%	0.0%	0.0%	11
Redditch	67.1%	19.0%	13.9%	0.0%	0.0%	79
Worcester	40.6%	17.2%	17.2%	11.1%	13.9%	180
Wyre Forest	40.0%	33.3%	10.5%	8.6%	7.6%	105
<b>Total</b>	<b>41.5%</b>	<b>21.8%</b>	<b>15.9%</b>	<b>7.5%</b>	<b>13.3%</b>	<b>615</b>

## Price increases

Data for 2009/10 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 2001-2009 by District**

District	2001	2002	2003	2004	2005	2006	2007	2008	2009	Last 3 Years Change
Bromsgrove	£195,111	£227,852	£271,247	£301,793	£307,272	£336,072	£346,590	£355,501	£324,440	-3.5%
Malvern Hills	£199,145	£240,228	£269,024	£302,016	£312,600	£339,667	£359,747	£329,135	£307,354	-9.5%
Redditch	£148,409	£169,563	£201,589	£225,953	£238,659	£246,915	£255,954	£244,928	£218,579	-11.5%
Worcester City	£148,659	£178,589	£214,817	£228,913	£249,366	£256,954	£275,140	£258,858	£228,779	-11.0%
Wychavon	£193,518	£216,139	£258,934	£304,744	£316,354	£322,607	£353,839	£350,779	£302,204	-6.3%
Wyre Forest	£162,767	£178,376	£228,268	£244,615	£254,648	£265,138	£281,145	£279,611	£247,740	-6.6%
<b>Worcestershire</b>	<b>£178,310</b>	<b>£205,550</b>	<b>£244,765</b>	<b>£272,969</b>	<b>£287,179</b>	<b>£299,958</b>	<b>£319,120</b>	<b>£312,004</b>	<b>£280,274</b>	<b>-6.6%</b>

Source: Land Registry Bespoke Reports

### Semi-Detached Properties

**Table A4.7: Average Prices for Semi-Detached Properties 2001-2009 by District**

District	2001	2002	2003	2004	2005	2006	2007	2008	2009	Last 3 Years Change
Bromsgrove	£104,903	£126,308	£153,820	£176,280	£187,946	£197,678	£202,279	£201,639	£185,398	-6.2%
Malvern Hills	£105,734	£130,854	£153,264	£184,333	£193,136	£199,162	£216,458	£202,651	£188,533	-5.3%
Redditch	£82,589	£98,196	£122,086	£140,038	£146,739	£154,260	£159,931	£151,907	£143,696	-6.8%
Worcester City	£90,770	£112,646	£132,278	£154,410	£160,386	£170,173	£177,257	£174,418	£158,796	-6.7%
Wychavon	£106,432	£120,973	£154,677	£176,204	£185,009	£194,803	£208,416	£201,162	£183,500	-5.8%
Wyre Forest	£83,523	£98,027	£122,411	£141,964	£152,365	£153,934	£163,014	£154,155	£142,362	-7.5%
<b>Worcestershire</b>	<b>£95,021</b>	<b>£113,575</b>	<b>£138,804</b>	<b>£160,831</b>	<b>£169,946</b>	<b>£176,448</b>	<b>£186,090</b>	<b>£180,776</b>	<b>£168,767</b>	<b>-4.4%</b>

Source: Land Registry Bespoke Reports

## Terraced Properties

**Table A4.8: Average Prices for Terraced Properties 2001-2009 by District**

District	2001	2002	2003	2004	2005	2006	2007	2008	2009	Last 3 Years Change
Bromsgrove	£91,026	£105,130	£129,237	£147,599	£155,893	£167,894	£167,273	£158,480	£158,210	-5.8%
Malvern Hills	£87,376	£124,575	£138,085	£163,206	£165,132	£188,769	£191,114	£164,985	£164,346	-12.9%
Redditch	£66,589	£79,535	£97,005	£113,363	£116,517	£125,321	£131,974	£127,829	£121,417	-3.1%
Worcester City	£79,443	£97,418	£115,832	£135,101	£141,671	£149,677	£163,278	£153,646	£142,405	-4.9%
Wychavon	£82,853	£103,478	£126,565	£149,774	£151,270	£160,774	£165,328	£155,409	£148,184	-7.8%
Wyre Forest	£70,963	£80,289	£106,511	£123,000	£128,480	£130,375	£142,836	£131,388	£128,965	-1.1%
<b>Worcestershire</b>	<b>£78,623</b>	<b>£94,058</b>	<b>£115,305</b>	<b>£134,443</b>	<b>£138,976</b>	<b>£148,488</b>	<b>£155,450</b>	<b>£146,545</b>	<b>£142,700</b>	<b>-3.9%</b>

Source: Land Registry Bespoke Reports

## Flats and Maisonettes

**Table A4.9: Average Prices for Flats and Maisonettes 2001-2009 by District**

District	2001	2002	2003	2004	2005	2006	2007	2008	2009	Last 3 Years Change
Bromsgrove	£83,803	£97,241	£122,041	£138,936	£142,145	£130,510	£139,315	£143,290	£120,930	-7.3%
Malvern Hills	£73,414	£96,140	£124,873	£132,194	£136,501	£148,303	£159,258	£155,588	£157,557	6.2%
Redditch	£50,629	£63,576	£90,279	£91,287	£118,257	£110,411	£113,124	£105,421	£88,944	-19.4%
Worcester City	£59,199	£81,465	£90,764	£102,457	£125,255	£134,281	£132,160	£127,531	£112,688	-16.1%
Wychavon	£66,258	£86,520	£104,838	£123,770	£129,805	£138,193	£129,699	£136,863	£124,636	-9.8%
Wyre Forest	£49,855	£63,906	£80,101	£104,353	£111,792	£109,396	£111,794	£120,827	£107,730	-1.5%
<b>Worcestershire</b>	<b>£63,040</b>	<b>£81,874</b>	<b>£100,529</b>	<b>£116,079</b>	<b>£126,604</b>	<b>£128,514</b>	<b>£130,161</b>	<b>£131,486</b>	<b>£118,889</b>	<b>-7.5%</b>

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	2009
Bromsgrove	4.82	4.60	5.61	5.75	6.14	8.02	8.24	9.18	9.45	9.14	9.90	9.65	8.52
Malvern Hills	6.07	5.46	5.65	5.86	6.31	8.08	9.33	10.09	10.05	10.25	10.84	10.12	7.98
Redditch	3.49	3.95	4.18	4.41	4.77	5.15	6.07	6.44	6.97	7.54	7.89	7.46	6.42
Worcester City	4.11	4.29	4.42	5.01	5.10	5.74	6.63	7.65	8.26	8.27	8.66	8.38	7.22
Wychavon	4.82	5.10	5.08	5.38	6.13	6.99	8.00	8.48	9.22	9.35	9.35	9.40	7.36
Wyre Forest	3.79	3.68	4.00	4.13	5.15	5.84	6.28	7.93	8.37	7.59	7.74	7.72	6.94
<b>Worcestershire</b>	<b>4.36</b>	<b>4.42</b>	<b>4.66</b>	<b>4.82</b>	<b>5.49</b>	<b>6.28</b>	<b>7.05</b>	<b>7.98</b>	<b>8.34</b>	<b>8.27</b>	<b>8.44</b>	<b>8.25</b>	<b>7.27</b>

Source: Annual Survey of Hours and Earnings (ONS) and Land Registry, 2010

The ratio of lower quartile house prices to lower quartile earnings has increased steadily over time until 2008 onwards where it has decreased in all districts and the county as a whole. The affordability ratio is highest in Malvern Hills, where the lower quartile house price is 7.98 times the lower quartile earnings. The ratio is lowest in Redditch, 6.42.

**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	2009
Bromsgrove	4.55	4.84	5.26	5.85	6.04	8.85	8.30	8.67	9.46	9.50	9.94	10.19	8.04
Malvern Hills	5.59	5.41	4.78	5.78	5.90	6.99	8.07	9.51	9.60	8.97	10.47	8.83	7.71
Redditch	3.45	3.76	4.05	4.25	4.64	5.08	6.10	7.46	6.73	7.30	7.60	6.74	6.21
Worcester City	3.53	3.67	3.97	4.12	4.37	5.11	6.29	6.64	6.94	7.08	7.74	7.27	6.66
Wychavon	4.65	4.75	4.59	5.49	6.36	6.91	8.75	8.64	9.43	9.26	10.35	9.50	7.87
Wyre Forest	3.90	3.57	4.01	4.05	4.63	5.38	6.90	7.13	7.63	7.11	6.96	7.18	6.51
<b>Worcestershire</b>	<b>4.18</b>	<b>4.10</b>	<b>4.37</b>	<b>4.68</b>	<b>5.13</b>	<b>6.05</b>	<b>7.14</b>	<b>7.73</b>	<b>8.00</b>	<b>8.00</b>	<b>8.33</b>	<b>8.03</b>	<b>7.12</b>

Source: Annual Survey of Hours and Earnings (ONS) and Land Registry, 2010

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 (8.04) and lowest in Redditch (6.21).

## **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 31<sup>st</sup> 2010) 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 Local Housing 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 suggests 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 7 years, so a 8-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, it was not possible to re-aggregate the information going back three years. Therefore the more detailed information provided for 2009/10 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	2009/10
New LA tenants (secure)	D.5a	189	197	0	0	0	0	0	0
New LA tenants (introductory)	D.6a	0	0	0	0	0	0	0	0
New LA tenants (other)		59	40	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.3a	-5	-4	0	0	0	0	0	0
New RSL tenants	D.11a	50	36	206	287	284	338	341	321
Less: New social rent supply	N.3	-20	-12	-17	-44	-32	-25	-68	-70
<b>Total re-lets to new tenants</b>		<b>273</b>	<b>257</b>	<b>189</b>	<b>243</b>	<b>252</b>	<b>313</b>	<b>273</b>	<b>251</b>

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	2009/10
New LA tenants (secure)	D.5a	0	0	0	0	0	0	0	0
New LA tenants (introductory)	D.6a	0	0	0	0	0	0	0	0
New LA tenants (other)		0	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.3a	0	0	0	0	0	0	0	0
New RSL tenants	D.11a	446	314	285	289	306	283	242	358
Less: New social rent supply	N.3	-70	-14	-19	-9	-17	-13	-33	-46
<b>Total re-lets to new tenants</b>		<b>376</b>	<b>300</b>	<b>266</b>	<b>280</b>	<b>289</b>	<b>270</b>	<b>209</b>	<b>312</b>

Average re-lets to new tenants over last three years = **264**.

### Redditch Borough

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
New LA tenants (secure)	D.5a	544	524	540	349	290	397	313	278
New LA tenants (introductory)	D.6a	0	0	0	0	0	0	0	80
New LA tenants (other)		1	1	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.3a	0	-49	-48	-62	-41	-37	-10	-11
New RSL tenants	D.11a	122	176	122	260	261	255	279	207
Less: New social rent supply	N.3	-29	-95	-40	-33	-57	-50	-9	-73
<b>Total re-lets to new tenants</b>		<b>638</b>	<b>557</b>	<b>574</b>	<b>514</b>	<b>453</b>	<b>565</b>	<b>573</b>	<b>481</b>

Average re-lets to new tenants over last three years = **540**.

### Worcester City District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
New LA tenants (secure)	D.5a	304	322	0	0	0	0	0	0
New LA tenants (introductory)	D.6a	0	0	0	0	0	0	0	0
New LA tenants (other)		24	48	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.3a	0	0	0	0	0	0	0	0
New RSL tenants	D.11a	89	192	428	502	319	298	585	643
Less: New social rent supply	N.3	-76	-21	-48	-55	-64	-75	-108	-70
<b>Total re-lets to new tenants</b>		<b>341</b>	<b>541</b>	<b>380</b>	<b>447</b>	<b>255</b>	<b>223</b>	<b>477</b>	<b>573</b>

Average re-lets to new tenants over last three years = **424**.

### Wychavon District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
New LA tenants (secure)	D.5a	0	0	0	0	0	0	0	0
New LA tenants (introductory)	D.6a	0	0	0	0	0	0	0	0
New LA tenants (other)		0	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.3a	0	0	0	0	0	0	0	0
New RSL tenants	D.11a	551	516	478	470	498	480	501	505
Less: New social rent supply	N.3	-59	-86	-49	-88	-28	-35	-46	-36
<b>Total re-lets to new tenants</b>		<b>492</b>	<b>430</b>	<b>429</b>	<b>382</b>	<b>470</b>	<b>445</b>	<b>455</b>	<b>469</b>

Average re-lets to new tenants over last three years = **456**.

### Wyre Forest District

Category of Letting	HIP Cell	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10
New LA tenants (secure)	D.5a	0	0	0	0	0	0	0	0
New LA tenants (introductory)	D.6a	0	0	0	0	0	0	0	0
New LA tenants (other)		0	0	0	0	0	0	0	0
Less: LA lets to RSL tenants	D.3a	0	0	0	0	0	0	0	0
New RSL tenants	D.11a	816	608	559	574	398	551	484	436
Less: New social rent supply	N.3	-45	-6	-50	-48	-7	-83	-51	-60
<b>Total re-lets to new tenants</b>		<b>771</b>	<b>602</b>	<b>509</b>	<b>526</b>	<b>391</b>	<b>468</b>	<b>433</b>	<b>376</b>

Average re-lets to new tenants over last three years = **426**.



## 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 Households	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	199	157	42	38	4	75	82
Droitwich	203	105	69	36	23	13	16	53
Evesham	345	179	118	61	39	22	27	91
Malvern	337	193	117	76	31	45	19	97
Pershore	89	46	30	16	10	6	7	23
Redditch	681	333	234	99	89	10	67	168
Worcester	979	532	339	193	89	104	68	271
Wyre Forest	875	456	291	165	98	67	57	234
<b>Total</b>	<b>4,027</b>	<b>2,043</b>	<b>1,356</b>	<b>687</b>	<b>417</b>	<b>270</b>	<b>336</b>	<b>1,019</b>

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

LHMA	Total New Households	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	192	152	40	37	3	73	80
Droitwich	196	101	67	34	22	12	16	52
Evesham	333	172	115	57	37	20	27	88
Malvern	308	176	107	69	29	40	17	89
Pershore	86	44	29	15	9	5	7	23
Redditch	669	328	232	96	87	9	66	166
Worcester	957	518	333	185	86	99	67	266
Wyre Forest	852	441	285	156	92	64	56	230
<b>Total</b>	<b>3,897</b>	<b>1,972</b>	<b>1,321</b>	<b>651</b>	<b>399</b>	<b>251</b>	<b>328</b>	<b>993</b>

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

LHMA	Total New Households	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	212	169	43	40	3	81	89
Droitwich	207	106	72	35	23	12	17	55
Evesham	352	181	122	59	39	20	29	93
Malvern	320	183	112	71	30	41	19	93
Pershore	91	46	31	15	10	5	7	24
Redditch	692	340	242	98	89	9	68	174
Worcester	980	530	343	187	89	98	69	274
Wyre Forest	888	459	300	159	95	64	59	241
<b>Total</b>	<b>4,075</b>	<b>2,057</b>	<b>1,391</b>	<b>666</b>	<b>415</b>	<b>251</b>	<b>347</b>	<b>1,043</b>

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

LHMA	Total New Households	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	245	196	48	46	3	93	103
Droitwich	233	119	81	38	25	13	19	62
Evesham	396	203	138	65	43	22	33	106
Malvern	361	206	127	79	35	44	21	106
Pershore	102	52	36	17	11	6	8	27
Redditch	780	384	273	110	101	10	76	197
Worcester	1091	591	386	205	99	106	78	308
Wyre Forest	985	509	336	173	105	68	67	269
<b>Total</b>	<b>4,571</b>	<b>2,309</b>	<b>1,574</b>	<b>735</b>	<b>464</b>	<b>271</b>	<b>396</b>	<b>1,178</b>

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

District	Total New Households	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	322	255	67	62	5	124	131
Malvern Hills	547	313	189	124	51	73	31	158
Redditch	650	318	224	94	86	8	64	160
Worcester City	726	393	252	141	63	78	51	201
Wychavon	868	450	297	153	98	55	69	228
Wyre Forest	849	441	282	159	95	64	55	227
<b>Worcestershire</b>	<b>4,486</b>	<b>2,237</b>	<b>1,499</b>	<b>738</b>	<b>455</b>	<b>283</b>	<b>394</b>	<b>1,105</b>

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

District	Total New Households	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	311	248	63	59	4	120	128
Malvern Hills	499	285	173	112	47	65	28	145
Redditch	639	313	222	91	84	7	63	159
Worcester City	720	388	251	137	62	75	51	200
Wychavon	839	433	289	144	93	51	68	221
Wyre Forest	828	428	277	151	90	61	54	223
<b>Worcestershire</b>	<b>4,336</b>	<b>2,158</b>	<b>1,460</b>	<b>698</b>	<b>435</b>	<b>263</b>	<b>384</b>	<b>1,076</b>

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

District	Total New Households	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	344	276	68	65	3	133	143
Malvern Hills	519	296	181	115	49	66	30	151
Redditch	661	324	231	93	86	7	65	166
Worcester City	732	395	257	138	64	74	52	205
Wychavon	887	455	307	148	97	51	72	235
Wyre Forest	863	445	291	154	93	61	57	234
<b>Worcestershire</b>	<b>4,552</b>	<b>2,259</b>	<b>1,543</b>	<b>716</b>	<b>454</b>	<b>262</b>	<b>409</b>	<b>1,134</b>

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

District	Total New Households	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	1018	397	320	77	74	3	154	166
Malvern Hills	586	334	206	128	56	72	34	172
Redditch	745	366	261	105	97	8	73	188
Worcester City	811	439	288	151	71	80	59	229
Wychavon	998	511	348	163	108	55	82	266
Wyre Forest	956	493	326	167	102	65	65	261
<b>Worcestershire</b>	<b>5,114</b>	<b>2,540</b>	<b>1,749</b>	<b>791</b>	<b>508</b>	<b>283</b>	<b>467</b>	<b>1,282</b>

## Appendix 7: Affordable Housing Requirements by LHMA

The following tables replicate those in Chapter 13, based on LHMA's 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 29)	0	0	0	34	68	102
Newly Forming (Table 25)	320	4	38	75	82	519
Falling Into Need (Table 27)	0	0	0	12	25	37
<b>Annual Gross Need</b>	<b>320</b>	<b>4</b>	<b>38</b>	<b>121</b>	<b>175</b>	<b>658</b>
Re-sales at LQ (Table 7)	167	0	0	0	0	167
Social Re-lets (Table 34)	0	0	0	0	222	222
From Falling Into Need (Table 27)	Included in re-sales	25	0	0	0	25
From Backlog Reduction (Total of 46 from waiting list x 20%)		9	0	0	0	9
<b>Total Supply: Existing Stock</b>	<b>167</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>222</b>	<b>425</b>
<b>Shortfall or (Surplus)</b>	<b>153</b>	<b>(32)</b>	<b>38</b>	<b>121</b>	<b>(47)</b>	<b>233</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>74</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>35</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>46</b> (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 29)	0	0	0	35	71	106
Newly Forming (Table 25)	98	13	23	16	53	203
Falling Into Need (Table 27)	0	0	0	6	11	17
<b>Annual Gross Need</b>	<b>98</b>	<b>13</b>	<b>23</b>	<b>57</b>	<b>135</b>	<b>326</b>
Re-sales at LQ (Table 7)	82	0	0	0	0	82
Social Re-lets (Table 34)	0	0	0	0	143	143
From Falling Into Need (Table 27)	Included in re-sales	11	0	0	0	11
From Backlog Reduction (Total of 13 from waiting list x 20%)		3	0	0	0	3
<b>Total Supply: Existing Stock</b>	<b>82</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>239</b>
<b>Shortfall or (Surplus)</b>	<b>16</b>	<b>(1)</b>	<b>23</b>	<b>57</b>	<b>(8)</b>	<b>87</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>49</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>24</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>42</b> (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 29)	0	0	0	60	120	180
Newly Forming (Table 25)	166	22	39	27	91	345
Falling Into Need (Table 27)	0	0	0	9	19	28
<b>Annual Gross Need</b>	<b>166</b>	<b>22</b>	<b>39</b>	<b>96</b>	<b>230</b>	<b>553</b>
Re-sales at LQ (Table 7)	123	0	0	0	0	123
Social Re-lets (Table 34)	0	0	0	0	168	168
From Falling Into Need (Table 27)	Included in re-sales	19	0	0	0	19
From Backlog Reduction (Total of 48 from waiting list x 20%)		10	0	0	0	10
<b>Total Supply: Existing Stock</b>	<b>123</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>320</b>
<b>Shortfall or (Surplus)</b>	<b>43</b>	<b>(7)</b>	<b>39</b>	<b>96</b>	<b>62</b>	<b>233</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>158</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>39</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>69</b> (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 29)	0	0	0	25	51	76
Newly Forming (Table 25)	147	46	32	20	99	344
Falling Into Need (Table 27)	0	0	0	8	17	25
<b>Annual Gross Need</b>	<b>147</b>	<b>46</b>	<b>32</b>	<b>53</b>	<b>167</b>	<b>445</b>
Re-sales at LQ (Table 7)	151	0	0	0	0	151
Social Re-lets (Table 34)	0	0	0	0	204	204
From Falling Into Need (Table 27)	Included in re-sales	17	0	0	0	17
From Backlog Reduction (Total of 63 from waiting list x 20%)		13	0	0	0	13
<b>Total Supply: Existing Stock</b>	<b>151</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>204</b>	<b>385</b>
<b>Shortfall or (Surplus)</b>	<b>(4)</b>	<b>16</b>	<b>32</b>	<b>53</b>	<b>(37)</b>	<b>60</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>16</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>47</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>59</b> (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 29)	0	0	0	16	31	47
Newly Forming (Table 25)	43	6	10	7	23	89
Falling Into Need (Table 27)	0	0	0	3	6	9
<b>Annual Gross Need</b>	<b>43</b>	<b>6</b>	<b>10</b>	<b>26</b>	<b>60</b>	<b>145</b>
Re-sales at LQ (Table 7)	36	0	0	0	0	36
Social Re-lets (Table 34)	0	0	0	0	56	56
From Falling Into Need (Table 27)	Included in re-sales	6	0	0	0	6
From Backlog Reduction (Total of 11 from waiting list x 20%)		2	0	0	0	2
<b>Total Supply: Existing Stock</b>	<b>36</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>100</b>
<b>Shortfall or (Surplus)</b>	<b>7</b>	<b>(2)</b>	<b>10</b>	<b>26</b>	<b>4</b>	<b>45</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>30</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>13</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>23</b> (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 29)	0	0	0	106	211	317
Newly Forming (Table 25)	351	9	90	69	168	687
Falling Into Need (Table 27)	0	0	0	11	23	34
<b>Annual Gross Need</b>	<b>351</b>	<b>9</b>	<b>90</b>	<b>186</b>	<b>402</b>	<b>1,038</b>
Re-sales at LQ (Table 7)	229	0	0	0	0	229
Social Re-lets (Table 34)	0	0	0	0	548	548
From Falling Into Need (Table 27)	Included in re-sales	23	0	0	0	23
From Backlog Reduction (Total of 524 from waiting list x 20%)		105	0	0	0	105
<b>Total Supply: Existing Stock</b>	<b>229</b>	<b>128</b>	<b>0</b>	<b>0</b>	<b>548</b>	<b>905</b>
<b>Shortfall or (Surplus)</b>	<b>122</b>	<b>(119)</b>	<b>90</b>	<b>186</b>	<b>(146)</b>	<b>133</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>40</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>68</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>158</b> (at 40%)		

**Table A7.7: 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 29)	0	0	0	94	189	283
Newly Forming (Table 25)	450	106	89	68	274	987
Falling Into Need (Table 27)	0	0	0	104	209	313
<b>Annual Gross Need</b>	<b>450</b>	<b>106</b>	<b>89</b>	<b>266</b>	<b>672</b>	<b>1,583</b>
Re-sales at LQ (Table 7)	414	0	0	0	0	414
Social Re-lets (Table 34)	0	0	0	0	484	484
From Falling Into Need (Table 27)	Included in re-sales	209	0	0	0	209
From Backlog Reduction (Total of 230 from waiting list x 20%)		46	0	0	0	46
<b>Total Supply: Existing Stock</b>	<b>414</b>	<b>255</b>	<b>0</b>	<b>0</b>	<b>484</b>	<b>1,153</b>
<b>Shortfall or (Surplus)</b>	<b>36</b>	<b>(149)</b>	<b>89</b>	<b>266</b>	<b>188</b>	<b>430</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>454</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>147</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>273 (at 40%)</b>		

**Table A7.8: 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 29)	0	0	0	67	135	202
Newly Forming (Table 25)	425	68	99	58	237	887
Falling Into Need (Table 27)	0	0	0	63	126	189
<b>Annual Gross Need</b>	<b>425</b>	<b>68</b>	<b>99</b>	<b>188</b>	<b>498</b>	<b>1,278</b>
Re-sales at LQ (Table 7)	242	0	0	0	0	242
Social Re-lets (Table 34)	0	0	0	0	479	479
From Falling Into Need (Table 27)	Included in re-sales	126	0	0	0	126
From Backlog Reduction (Total of 151 from waiting list x 20%)		30	0	0	0	30
<b>Total Supply: Existing Stock</b>	<b>242</b>	<b>156</b>	<b>0</b>	<b>0</b>	<b>479</b>	<b>877</b>
<b>Shortfall or (Surplus)</b>	<b>183</b>	<b>(88)</b>	<b>99</b>	<b>188</b>	<b>19</b>	<b>401</b>
<b>Annual Need: Subsidised Affordable Housing</b>				<b>207</b>		
<b>Annual New Supply 2010/11 (Table 33/34)</b>				<b>49</b>		
<b>Annual New Supply Post 2011 (Table 33/34)</b>				<b>88 (at 40%)</b>		

## Appendix 8: Social Housing Stock by Parish and Ward

**Table 8.1: Social Housing Stock by Property Use by Parish, 2009/10**

Parish	Total General Needs	Total Sheltered	Total
Abberley	8	0	8
Aldington	2	0	2
Alfrick	23	0	23
Alvechurch	130	73	203
Ashton under Hill	45	0	45
Astley and Dunley	45	0	45
Aston Somerville	8	0	8
Badsey	146	0	146
Barnt Green	2	0	2
Bayton	10	0	10
Beckford	35	0	35
Belbroughton	58	23	81
Bentley Pauncefoot	1	0	1
Beoley	12	0	12
Besford	7	0	7
Bewdley	220	18	238
Birlingham	1	0	1
Birtsmorton	6	0	6
Bishampton	12	0	12
Bransford	17	0	17
Bredon	59	15	74
Bredon's Norton	4	0	4
Bretforton	79	0	79
Bricklehampton	2	0	2
Broadheath	22	0	22
Broadwas	3	0	3
Broadway	179	24	203
Broughton Hackett	4	0	4
Bushley	7	0	7
Castlemorton	2	0	2
Catshill and North Marlbrook	419	49	468
Chaddesley Corbett	57	0	57
Charlton	9	0	9
Childswickham	35	0	35
Church Lench	14	0	14
Churchill and Blakedown	28	0	28
Cleeve Prior	26	0	26
Clent	30	0	30
Clifton upon Teme	24	0	24
Cofton Hackett	3	0	3
Cookhill	18	0	18
Cotheridge	4	0	4
Crothorne	24	0	24
Crowle	15	0	15
Defford	21	0	21
Doddenham	1	0	1
Dodderhill	136	18	154
Drakes Broughton and Wadborough	48	0	48



Droitwich Spa	1,786	375	2,161
Earl's Croome	6	0	6
Eastham	7	0	7
Eckington	57	0	57
Eldersfield	1	0	1
Elmbridge	8	0	8
Elmley Castle	33	0	33
Elmley Lovett	19	0	19
Evesham	1,459	181	1,640
Feckenham	6	6	12
Finstall	8	0	8
Fladbury	36	0	36
Frankley	1	0	1
Great Comberton	21	0	21
Great Witley	27	0	27
Grimley	6	0	6
Guarlford	1	0	1
Hadzor	12	0	12
Hagley	28	14	42
Hallow	62	27	89
Hanbury	17	14	31
Hanley Castle	56	0	56
Hanley	3	0	3
Hartlebury	117	9	126
Harvington	131	0	131
Hill and Moor	30	0	30
Hill Croome	4	0	4
Hillhampton	2	0	2
Himbleton	8	0	8
Hinton on the Green	17	0	17
Holdfast	1	0	1
Holt	26	0	26
Honeybourne	133	0	133
Hunington	5	0	5
Inkberrow	44	0	44
Kemerton	17	0	17
Kempsey	78	72	150
Kidderminster Foreign	12	0	12
Kington	10	0	10
Knighton on Teme	24	0	24
Knightwick	4	0	4
Leigh	43	0	43
Lickey End	5	0	5
Lindridge	25	0	25
Little Comberton	14	0	14
Little Witley	2	0	2
Longdon	8	0	8
Lower Sapey	3	0	3
Lulsley	7	0	7
Madresfield	4	0	4
Malvern	2,271	371	2,642
Malvern Wells	33	0	33
Mamble	7	0	7
Martley	53	27	80

Naunton Beauchamp	1	0	1
Newland	2	0	2
Non Civil Parish	15,292	3,829	19,121
North and Middle Littleton	73	0	73
North Claines	108	25	133
Norton and Lenchwick	89	0	89
Norton Juxta Kempsey	46	2	48
Offenham	78	0	78
Ombersley	48	30	78
Pebworth	52	0	52
Pendock (DET)	18	0	18
Pensax	2	0	2
Peopleton	14	0	14
Pershore	545	125	670
Pinvin	77	0	77
Pirton	5	0	5
Powick	48	39	87
Ripple	29	0	29
Rochford	1	0	1
Rock	38	0	38
Romsley	73	0	73
Rous Lench	6	0	6
Rushock	1	0	1
Rushwick	11	0	11
Salwarpe	2	0	2
Sedgeberrow	23	2	25
Severn Stoke	22	0	22
Shelsley Beauchamp	5	0	5
Shelsley Kings	5	0	5
Shelsley Walsh	3	0	3
Shrawley	2	0	2
South Littleton	53	0	53
St. Peter the Great County	51	0	51
Stanford with Orleton	1	0	1
Stock and Bradley	4	0	4
Stockton on Teme	3	0	3
Stoke Bliss	4	0	4
Stoke Prior	65	65	130
Stone	9	0	9
Stoulton	18	0	18
Stourport-on-Severn	699	43	742
Strensham	5	0	5
Suckley	32	0	32
Tenbury	196	21	217
Throckmorton	3	0	3
Tibberton	14	0	14
Tutnall and Cobley	3	0	3
Upper Arley	6	0	6
Upton Snodsbury	26	0	26
Upton-upon-Severn	235	68	303
Warndon	149	6	155
Welland	48	0	48
West Malvern	17	12	29
White Ladies Aston	8	0	8

Whittington	19	0	19
Wichenford	27	0	27
Wick	12	0	12
Wickhamford	43	0	43
Wolverley and Cookley	143	51	194
Wyre Piddle	9	0	9
Wythall	196	179	375
<b>Total</b>	<b>27,676</b>	<b>5,813</b>	<b>33,489</b>

**Table 8.2: Social Housing Stock by Property Use by Ward, 2009/10**

<b>Ward</b>	<b>Total General Needs</b>	<b>Total Sheltered</b>	<b>Total</b>
Alvechurch	142	73	215
Beacon	58	25	83
Catshill	277	12	289
Charford	769	135	904
Drakes Cross & Walkers Heath	163	105	268
Furlongs	77	0	77
Hagley	28	14	42
Hillside	5	0	5
Hollywood & Majors Green	32	74	106
Linthurst	0	0	0
Marlbrook	147	37	184
Norton	27	67	94
St. Johns	237	178	415
Sidemoor	333	119	452
Slideslow	35	0	35
Stoke Heath	31	0	31
Stoke Prior	65	65	130
Tardebigge	12	0	12
Uffdown	79	0	79
Waseley	52	0	52
Whitford	204	44	248
Woodvale	11	23	34
Wythall South	1	0	1
Alfrick & Leigh	127	0	127
Baldwin	73	0	73
Broadheath	40	0	40
Chase	332	115	447
Dyson Perrins	190	21	211
Hallow	68	27	95
Kempsey	100	72	172
Lindridge	69	0	69
Link	382	38	420
Longdon	35	0	35
Martley	80	27	107
Morton	56	0	56
Pickersleigh	1,153	163	1,316
Powick	55	39	94
Priory	68	34	102
Ripple	39	0	39
Teme Valley	51	0	51

Tenbury	201	21	222
Upton & Hanley	291	68	359
Wells	33	0	33
West - Malvern	163	12	175
Woodbury	41	0	41
Abbey	411	78	489
Astwood Bank & Feckenham	179	85	264
Batchley	989	358	1,347
Central	207	122	329
Church Hill	822	260	1,082
Crabbs Cross	118	86	204
Greenlands	845	154	999
Headless Cross & Oakenshaw	479	285	764
Lodge Park	362	139	501
Matchborough	383	150	533
West - Redditch	88	119	207
Winyates	647	136	783
Arboretum	189	55	244
Battenhall	130	0	130
Bedwardine	137	16	153
Cathedral	525	149	674
Claines	63	37	100
Gorse Hill	740	109	849
Nunnery	540	80	620
Rainbow Hill	676	81	757
St Clement	28	61	89
St. John	686	269	955
St Peter'S Parish	51	0	51
St. Stephen	160	77	237
Warndon	1,238	79	1,317
Warndon Parish North	73	6	79
Warndon Parish South	85	0	85
Badsey	148	0	148
Bengeworth	223	2	225
Bowbrook	49	0	49
Bredon	30	15	45
Bretforton And Offenham	157	0	157
Broadway & Wickhamford	257	24	281
Dodderhill	136	18	154
Drakes Broughton	71	0	71
Droitwich Central	293	69	362
Droitwich East	356	128	484
Droitwich South East	22	0	22
Droitwich South West	386	58	444
Droitwich West	729	120	849
Eckington	91	0	91
Elmley Castle & Somerville	116	2	118
Evesham North	439	137	576
Evesham South	302	42	344
Fladbury	83	0	83
Great Hampton	208	0	208
Hartlebury	117	9	126
Harvington & Norton	220	0	220
Honeybourne & Pebworth	185	0	185

Inkberrow	103	14	117
Little Hampton	287	0	287
Lovett & North Claines	137	25	162
Norton & Whittington	65	2	67
Omersley	48	30	78
Pershore	545	125	670
Pinvin	131	0	131
South Bredon Hill	130	0	130
The Littletons	152	0	152
Upton Snodsbury	63	0	63
Aggborough & Spennells	313	0	313
Areley Kings	365	0	365
Bewdley & Arley	90	18	108
Blakedown & Chaddesley	96	0	96
Broadwaters	667	22	689
Cookley	94	23	117
Franche	169	0	169
Greenhill	115	146	261
Habberley & Blakebrook	293	80	373
Lickhill	178	0	178
Mitton	156	43	199
Offmore & Comberton	446	0	446
Oldington & Foley Park	627	25	652
Rock	38	0	38
Sutton Park	269	9	278
Wolverley	50	28	78
Wribbenhall	148	0	148
<b>Total</b>	<b>27,676</b>	<b>5,813</b>	<b>33,489</b>