

Cabinet

Wednesday, 10 September 2014

Housing Strategy 2015 – 2026 Appendix 3 – Evidence Base

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Appendix 3

Evidence Base

Swindon Housing Strategy 2014 to 2026

Supporting economic growth – increasing the quality and diversity of our housing stock

Current Demographics

According to the 2011 census Swindon has a population of 209,156, up from 180,061 in 2001 – a rise of 16.2% over the decade.

According to the Swindon Borough Core Strategy, Rural Issues Paper 2009, the urban area had an approximate population of 189,500 with the remaining 24,000 living in Swindon's rural hinterland, including Wroughton, Chiseldon and Highworth. However, Swindon is surprisingly rural, with the rural area comprising about 3/4 of the Borough's 230km² area.

The Swindon population pyramid gives a graphical representation of the age distribution within the Borough. Comparison with the UK pyramid shown below demonstrates similarities in the areas of an ageing population and a growing birth rate in the last 5 years.

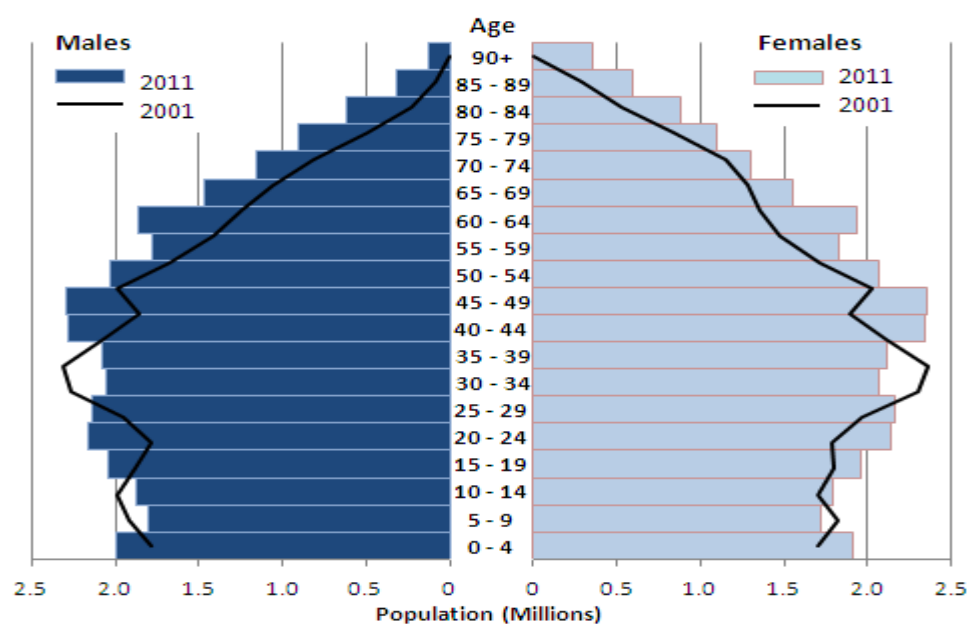


Figure 1: Swindon is an economically vibrant town, and the age profile of migrants reflects this.

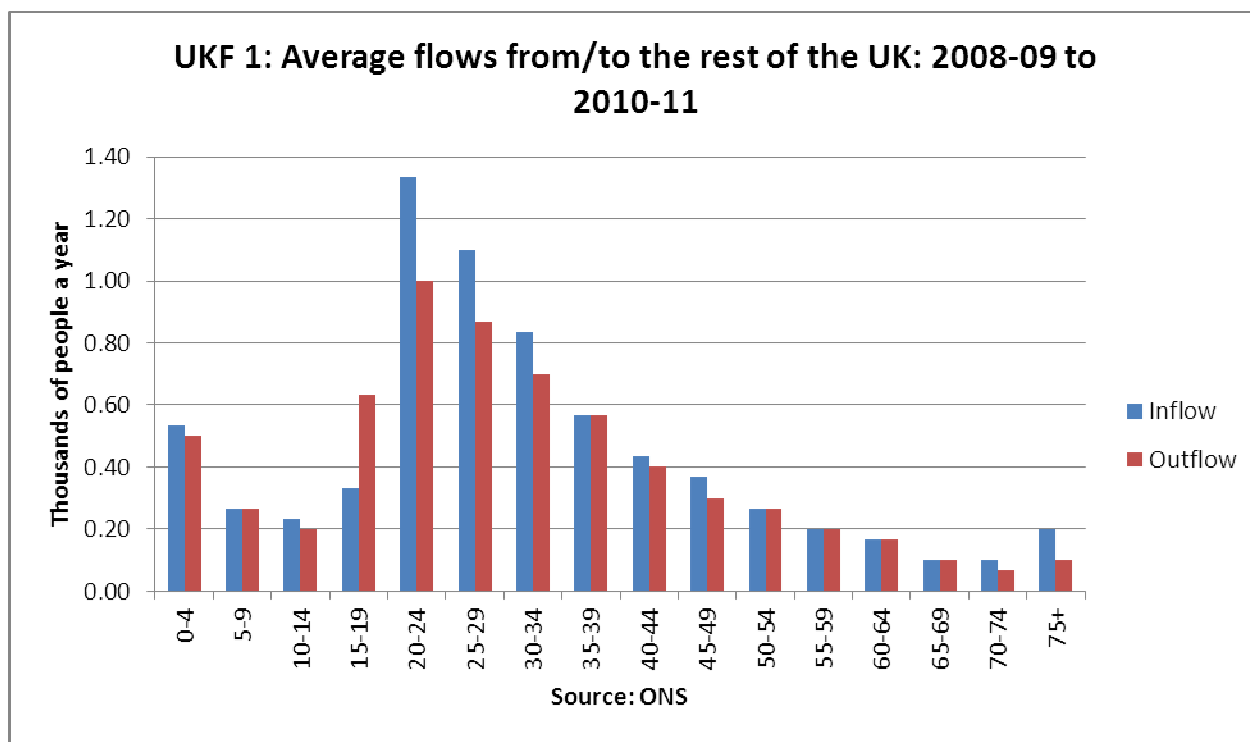


Figure 2: Population flow for Swindon (CIH What Homes Where 2012)

Unsurprisingly, the majority of migration within the UK is to neighbouring areas.

UKF6: Top flows into area	2010-11 inflow: number of	Cumulative percentage of total inflow
SWINDON UA		
Wiltshire UA	1240	17.7%
Vale of White Horse	280	21.7%
Cotswold	280	25.7%
West Berkshire UA	210	28.7%
Reading UA	190	31.4%
Bristol, City of UA	160	33.6%
Oxford	140	35.6%
South Gloucestershire UA	110	37.2%
West Oxfordshire	100	38.6%
Cardiff	100	40.1%
Birmingham	90	41.3%
Southampton UA	90	42.6%
Cornwall UA	80	43.8%
South Oxfordshire	70	44.8%
Bath and North East Somers	70	45.8%
Plymouth UA	70	46.8%
Cheltenham	70	47.8%
Leeds	60	48.6%
Wokingham UA	60	49.5%
Bournemouth UA	60	50.3%

Source: ONS

UKF7: Top flows out of area	2010-11 net flow: number of	Cumulative percentage of total inflow
SWINDON UA		
Wiltshire UA	1020	15.9%
Bristol, City of UA	200	19.0%
Cotswold	200	22.1%
Vale of White Horse	190	25.0%
Cardiff	120	26.9%
South Gloucestershire UA	110	28.6%
West Berkshire UA	100	30.2%
Cheltenham	100	31.7%
Reading UA	90	33.1%
Oxford	90	34.5%
Bournemouth UA	90	35.9%
Cornwall UA	90	37.3%
Hounslow	80	38.6%
Bath and North East Somers	80	39.8%
Plymouth UA	80	41.1%
Ealing	60	42.0%
Portsmouth UA	60	42.9%
West Oxfordshire	60	43.9%
Gloucester	60	44.8%
Stroud	60	45.7%

Figure 3: Population flow by Borough. (CIH What Homes Where 2012)

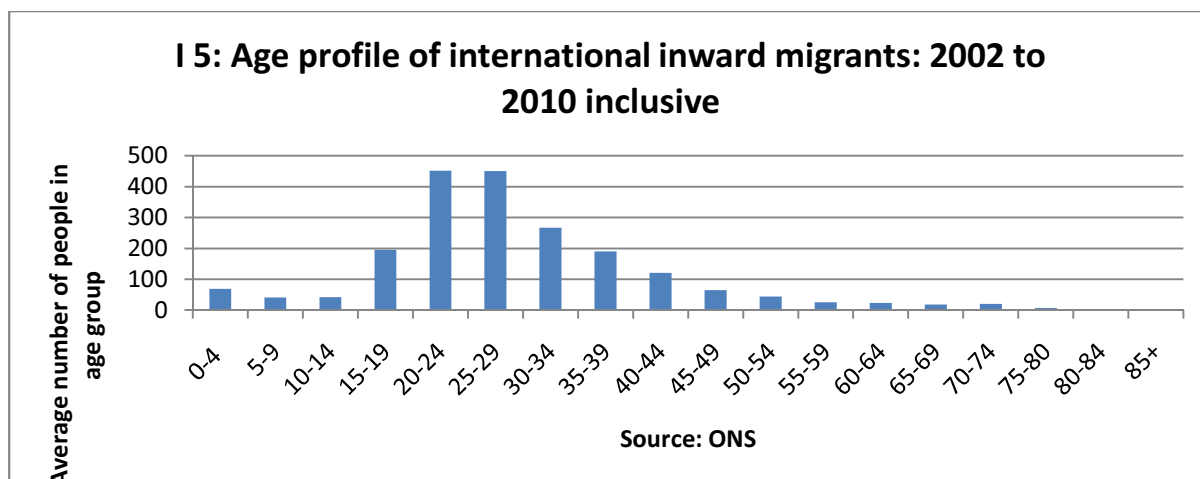


Figure 4: International migration mirrors internal migration with regard to age profile. (CIH What Homes Where 2012)

The Past Decade 2001 – 2011

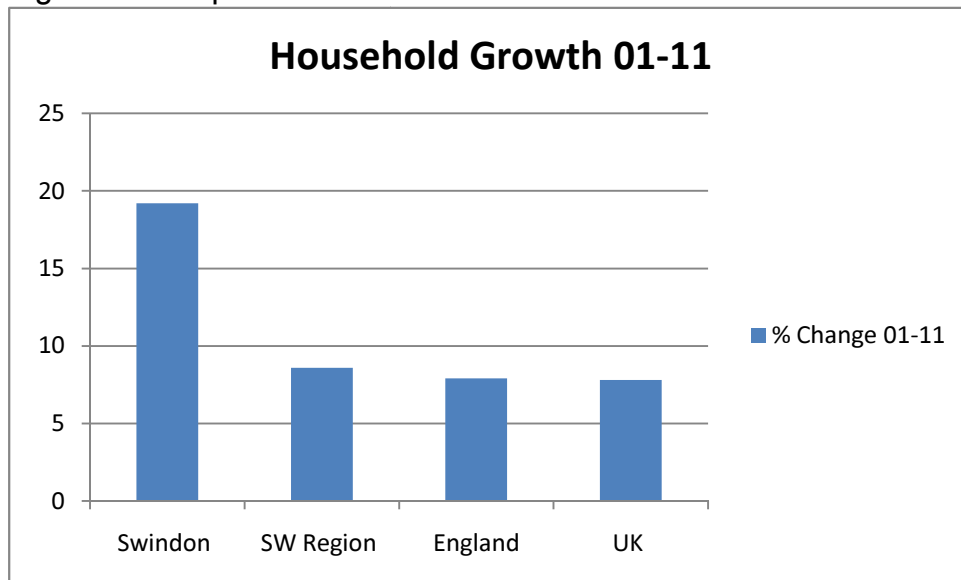
The 2011 Census revealed that was a total of 88,360 households resident within the borough, compared to a total of 75,154 in 2001. This represents an increase of some 14,200 households or 18% for the decade as a whole, making Swindon 5th among local and unitary authorities in terms of household growth.

The trend for the region and country as a whole has been much less pronounced at 9% and 8% respectively.

Figure 4: Trends in the number of households 2001 – 2011

	2001	2011	Change 01-11 Nos	Change 01 -11 %
Swindon	75,154	88, 360	13,206	17.6
SW Region	2, 085,984	2,264,641	178,657	8.6
England	20, 451,427	22,068,368	16, 169, 41	7.9
UK	24, 535, 000	26, 258, 000	19, 080, 00	7.8

Figure 5: Comparative Household Growth 2001 - 2011.



Households containing no dependent children account for approximately 70% of all households in Swindon.

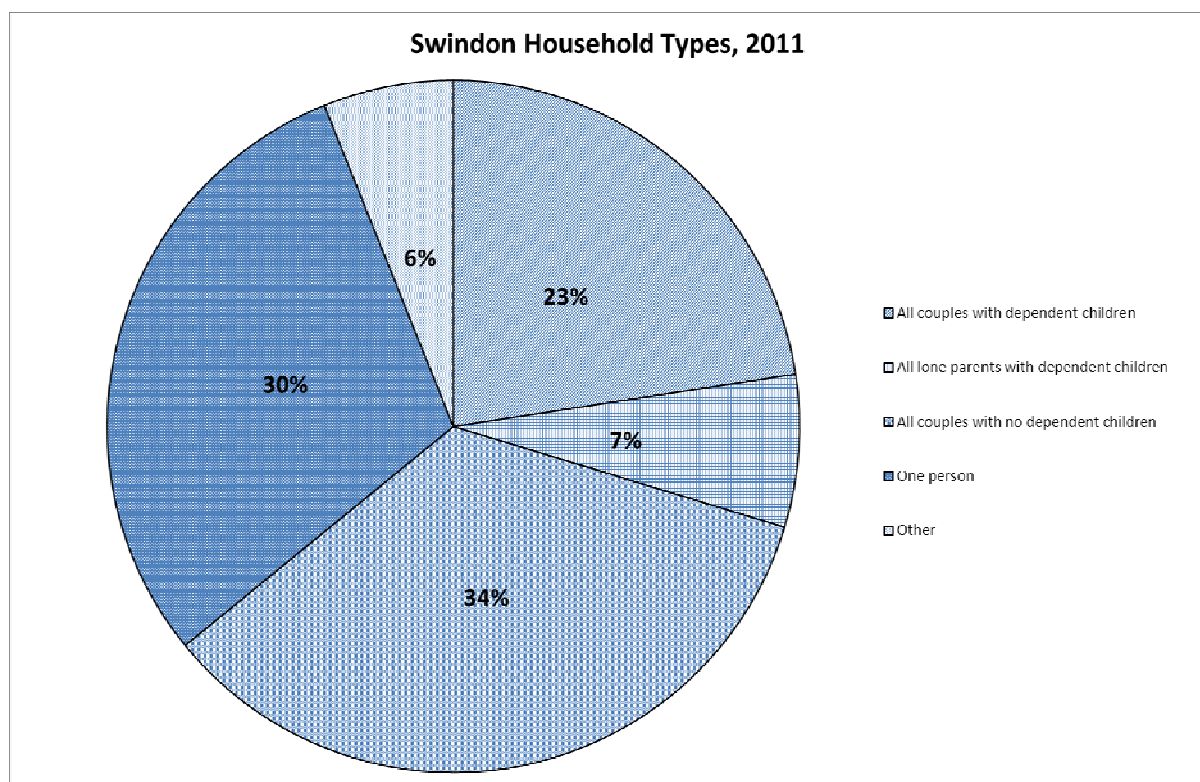


Figure 6: Swindon Household types (ONS Census Estimates)

Couples with no dependent children accounted for 34% of all households in 2011, and one-person households accounted for 30%.

The 6% of households classed as 'other', consist mainly of adults sharing, including adults with non-dependent children, and adult siblings.

67% of households with dependent children are couples, and 21% are lone- parents. The remainder have one or more other adult living in the household.

Population growth is the biggest driver of household growth, and changes in household size and composition over the decade have very much reflected the high levels of population growth experienced by the borough over the ten years.

Swindon has seen significant increases in all household types compared with the region and country as whole. Pronounced increases can be seen in lone adult households who are below pensionable age and also in single parent households.

Figure 7: 2001 – 2011 Comparative Analysis, Swindon UA, South West Region, England

	<i>Lone adults below pensionable age</i>	<i>Lone pensioner (65+)</i>	<i>1 adult with dep. children</i>	<i>1 adult with non-dep children</i>	<i>2 or more adults (no dep. children)</i>	<i>2 or more adults with dep. children</i>
<i>% Change 2001 - 2011</i>						
Swindon	<i>40.8</i>	<i>1.2</i>	33.7	26.6	12.3	13.8
SW Region	<i>26.3</i>	<i>-2.8</i>	18.7	22.5	8.1	1.7
England	<i>22.7</i>	<i>-7.3</i>	19.9	23.1	7.2	3.0

(Provisional - check table definitions of pension)

Housing Completions and Dwelling Types

Since 2008 the numbers of houses built in the Borough has fallen every year to the point that during 2012 / 2013 just 520 houses were completed in Swindon. This represents just 26% of the completion rate that was being achieved in 2007/2008

There has been a small amount Council house building during the last five years, at 42 units, and house building by housing associations has also remained at a minimal level so the bulk of new construction remains within the private sector.

Figure 8: Trends in the Stock of Housing, Swindon UA 2005 - 2013

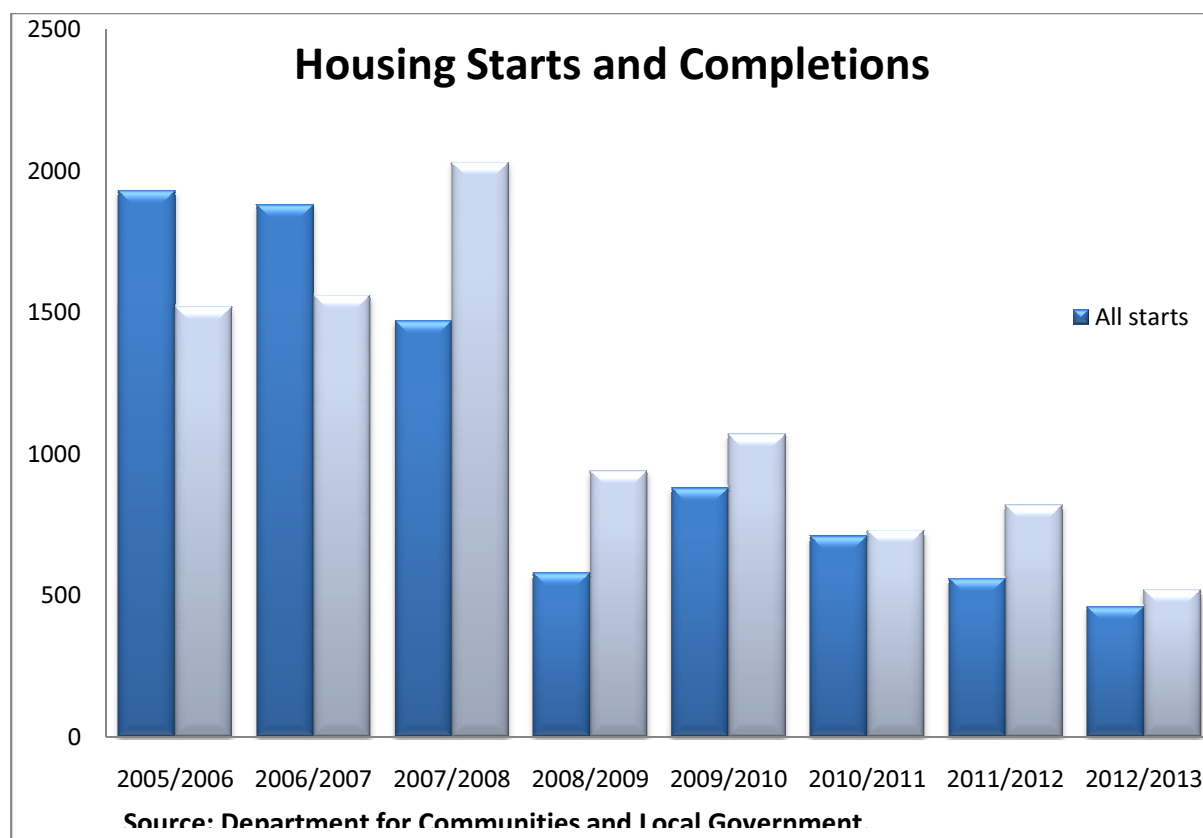


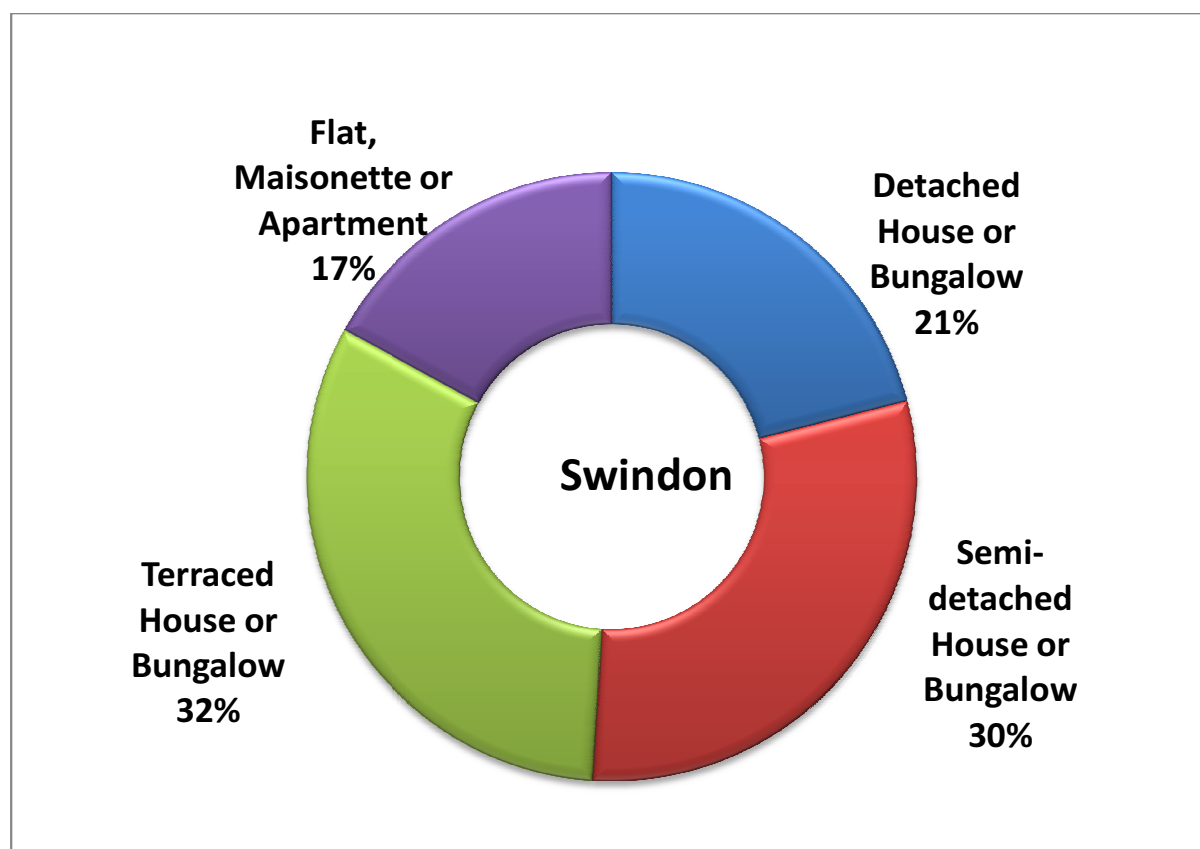
Figure 9: Trends in the Stock of Housing Swindon UA 2005 - 2013

	Private Enterprise	Housing Associations	Local Authority	All starts	Private Enterprise	Housing Associ.	Local Authority	All completions
2005/2006	1,810	120	0	1,930	1,490	30	0	1,520
2006/2007	1,740	140	0	1,880	1,500	60	0	1,560
2007/2008	1,250	220	0	1,470	1,810	230	0	2,030
2008/2009	350	230	0	580	860	80	0	940
2009/2010	680	200	0	880	770	300	0	1,070
2010/2011	710	0	42	752	730	0	0	730
2011/2012	480	80	0	560	610	200	38	858
2012/2013	380	80	0	460	460	60	4	524
Total	7,400	1,070	0	8,470	8,230	960	0	9,190
Average	925	134	0	8,470	1,029	120	0	1,149

Source: Department for Communities and Local Government, Live tables on house building,

In 2011 the Census recorded just over 91,000 household spaces in Swindon (a household space is generally defined as the accommodation available for a household). Of these household spaces 21% were detached dwellings, 30% semi-detached, 32% terraced houses and 17% purpose built flats.

Figure 10: Dwelling Types as a Percentage of all Household Spaces, Swindon UA 2011

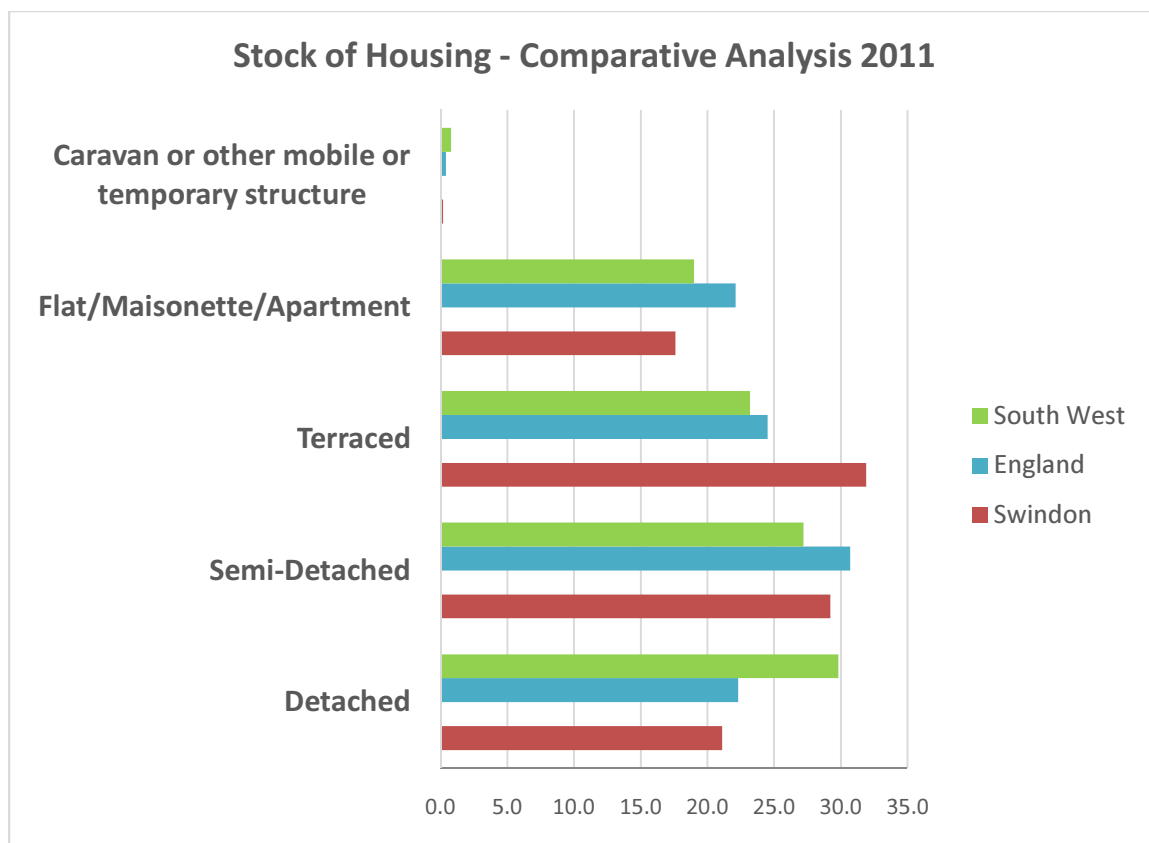


When placed in a national context, the Borough can be seen to have relatively low proportion of both detached dwellings and purpose built dwellings but a relatively high proportion of terraced houses.

The Census in 2011 showed that Swindon has 37% more terraced housing than the South West region and 30% more than England. There is also 29% fewer detached properties compared to the region and 18% more purpose built flats.

The housing stock in Swindon is relatively new, with nearly 40% of Swindon's housing stock being constructed since 1980 (Swindon Strategic Housing Market Assessment, 2012), reflecting Swindon's rapid growth.

Figure 11: Housing Stock 2011 Comparative Analysis, Swindon UA, South West Region, England



Since 2001, Swindon has outperformed the Region and England in terms of net additions to its housing stock but it has had a significantly larger growth in purpose built flats than the Region or England.

Figure 5.12 sets out where this stock has been developed within the Borough between 2001-10.

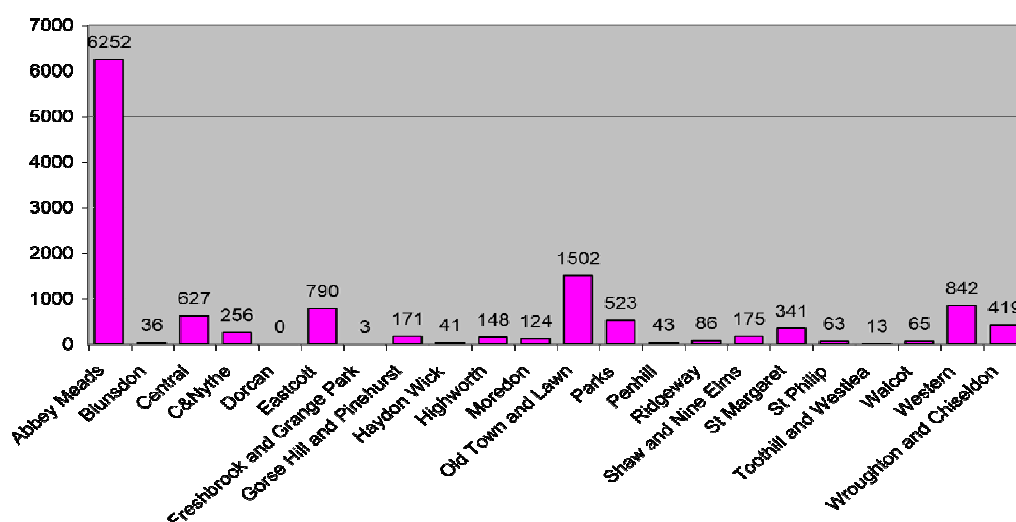


Figure 12: Housing Completions by Ward 2001-2010 (Strategic Housing Market Assessment, 2012)

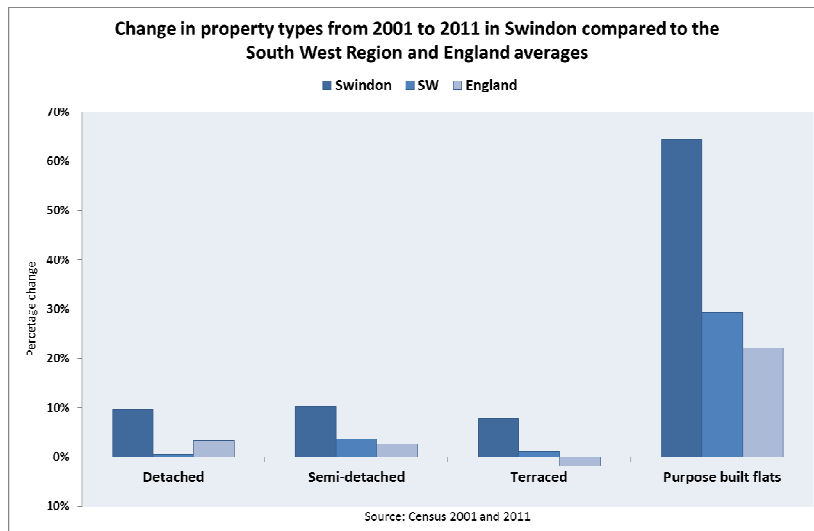
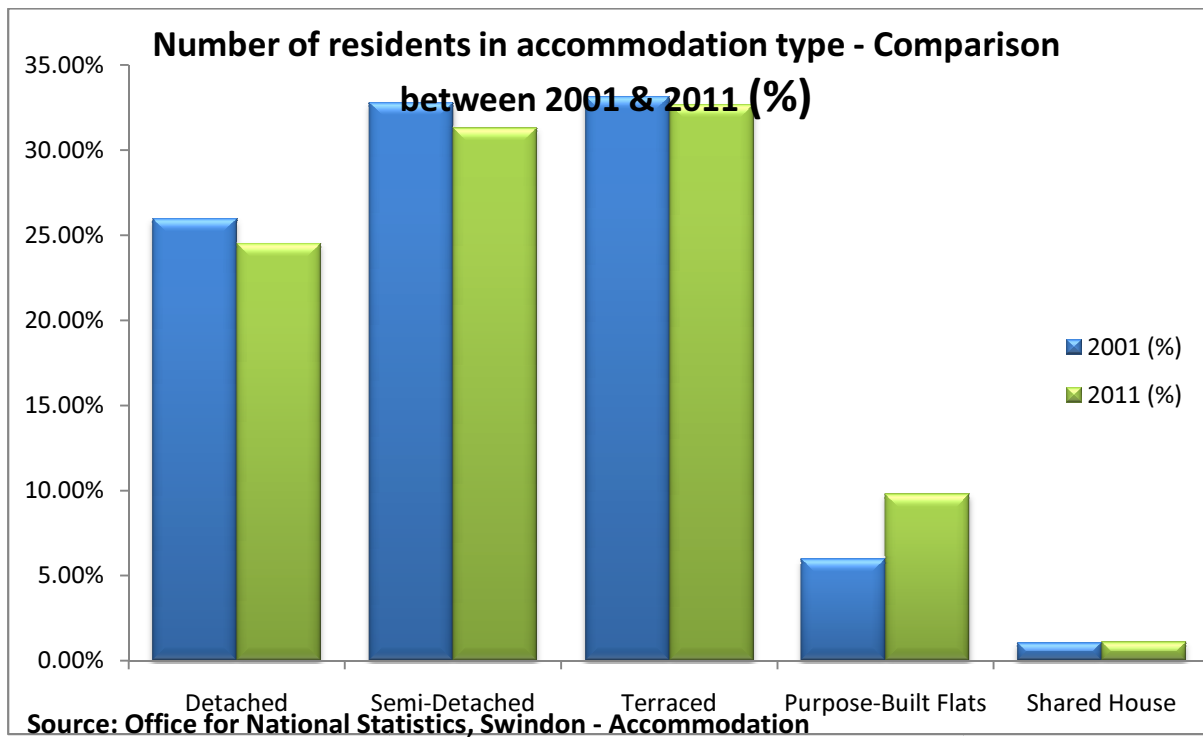


Figure 13: Change in Property Types comparison (Census, 2001 & 2002)

Figure 14: Trends in Housing 2001 - 2011 Swindon UA



Household income

Swindon is often described as a town that reflects the national picture, and is often used as a microcosm of the wider UK. This ignores some variation in the local population from the wider national population. In particular, this manifests itself in the range of households living in Swindon broken down by income typology. If Swindon was truly reflective of the national average then the following graph would all sit at 0.

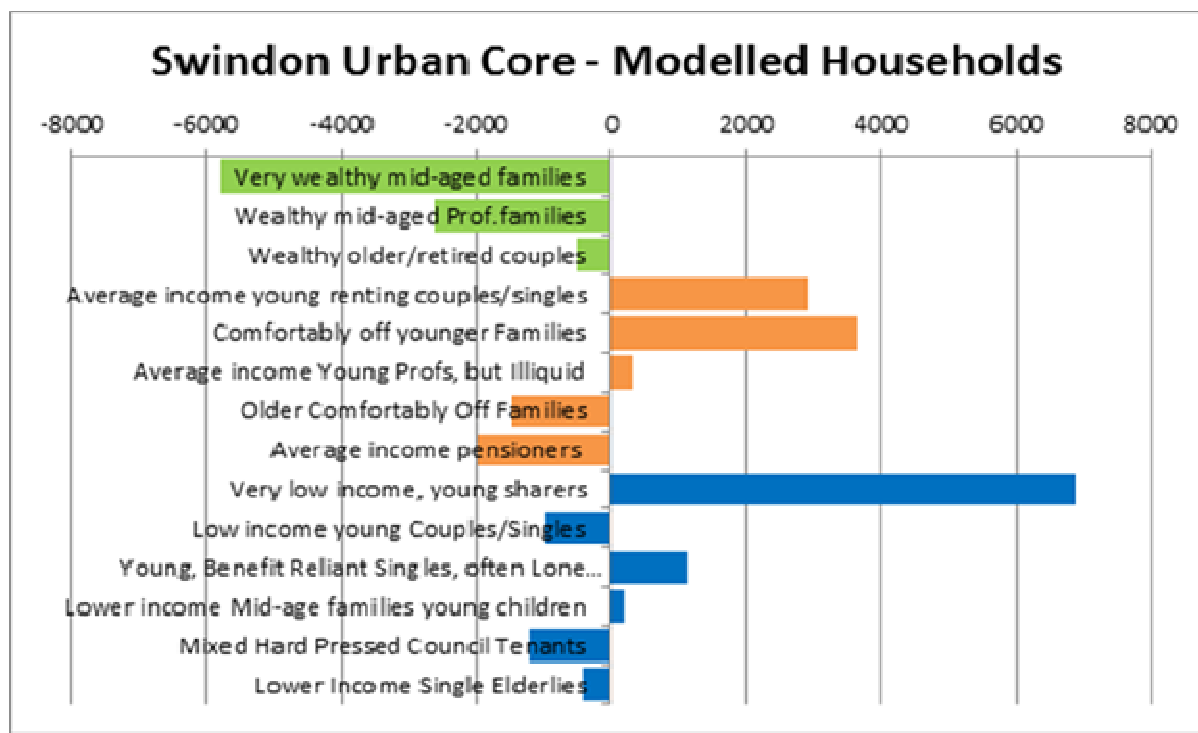


Figure 15: Comparison of Swindon household compared to national averages by wealth typology.

The population of the town of Swindon, rather than the Local Authority area, has a higher percentage of very low income, young sharers, and has a lower proportion of wealthy and very wealthy households. This is particularly relevant when considering the economic regeneration of the town centre, and the imbalance needs to be addressed.

This missing part of the population is emphasised when we look at a snapshot of the distribution of asking prices in Swindon compared to Reading, Bristol, Milton Keynes and Peterborough shows a close comparison to Peterborough:

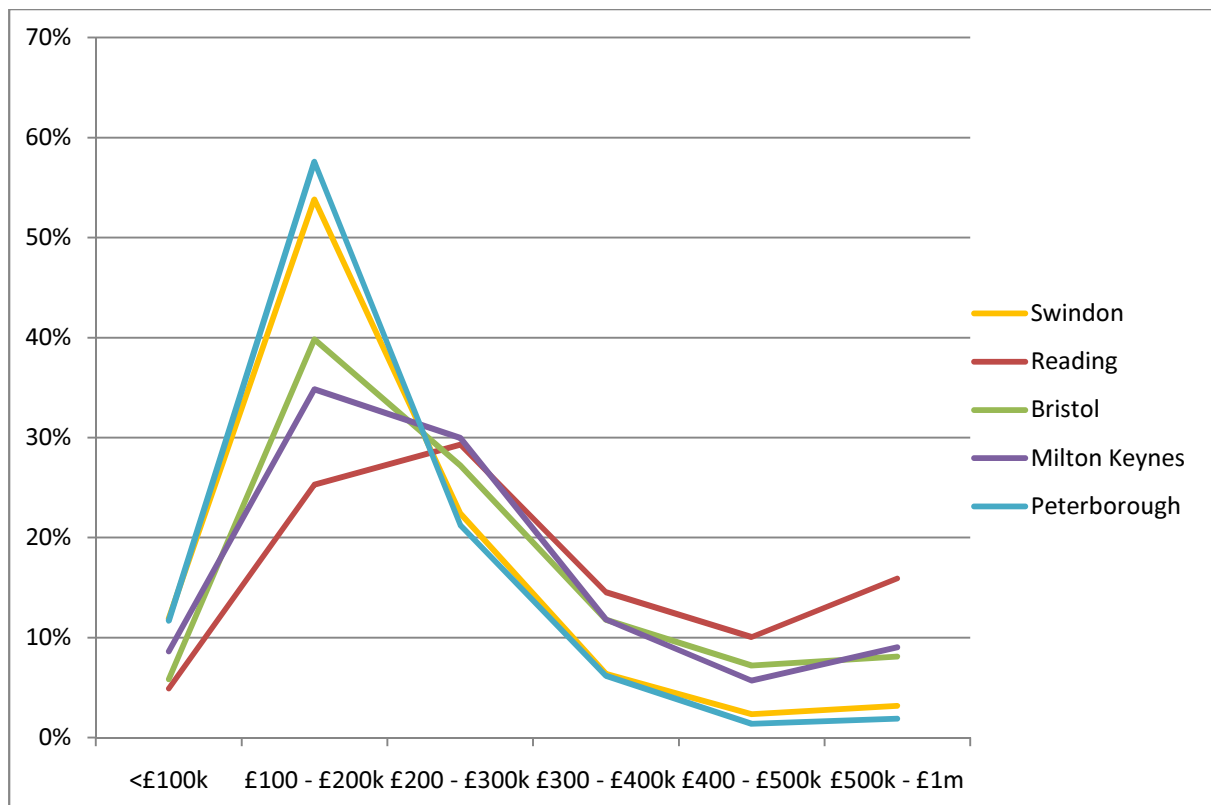


Figure 16: Distribution of asking prices by area. Source: www.home.co.uk, 27/4/14

The Swindon market is demonstrably less diverse, with less deviation from the price bracket between £100,000 and £200,000. More work will need to be done to understand the role of supply and demand side factors that drive this house price distribution.

Responding to the changing housing market – Improving standards in private rented housing

Changing Household Tenure 2001 - 2011

Housing tenure can be broken down into 3 broad groups, comprising owner occupation, social rented housing and private rented housing. There is a negligible number of households living rent free.

Findings from the 2011 Census confirm that the number of owner-occupier households has increased by just 3,700 in the ten years to 2011. However, the most dramatic increase has been in the proportion of privately rented properties. An increase of 60% (or 8,500 households) means that privately rented properties now account for some 16% of all tenures compared with 8% in 2000. This has raised the proportion of households in the private rented sector closer to averages for the region (17%) and the country as a whole (18%). This phenomenal growth means that Swindon now has more privately rented properties than social rented properties. This is not necessarily a problem, but more work should be done to understand the sector locally.

Whilst the proportion of households owning without a mortgage has been stable, there has been a fall in the proportion of owner occupiers with a mortgage, from 48% in the 2001 Census to 40% by 2011.

The rapid increase in the number of households privately renting is intuitively linked to the decline in the number of households becoming owner occupiers. This is mainly because of the increasing difficulty for first time buyers to raise deposits for a mortgage. A few possible factors contributing to this include:

- High house prices. The average house price for first time buyers increased by about 96% between 2001 and 2011. Thus larger deposits linked to house price have been required. The recent introduction of 'Help to Buy' is a direct response to this issue.
- Tighter lending requirements, especially in the wake of the recent recession meant a larger percentage of the house value was required as a deposit, as the era of near 100% mortgages came to an end.
- Declining, or stagnant wage growth and rising inflation over the period exerted pressure on household spending and eroded the value of savings. While in 2001 the average house price in England and Wales was six times the average gross wage, by 2011 the average house price was nine times larger than the average wage. This meant households needed to save for a longer period in order to provide a deposit.

The fall in people buying their homes and the subsequent rise in people privately renting has seen schemes such as 'Buy-to-Let' flourish over the decade.

Figure 17: Household Tenure 2011 Swindon UA.

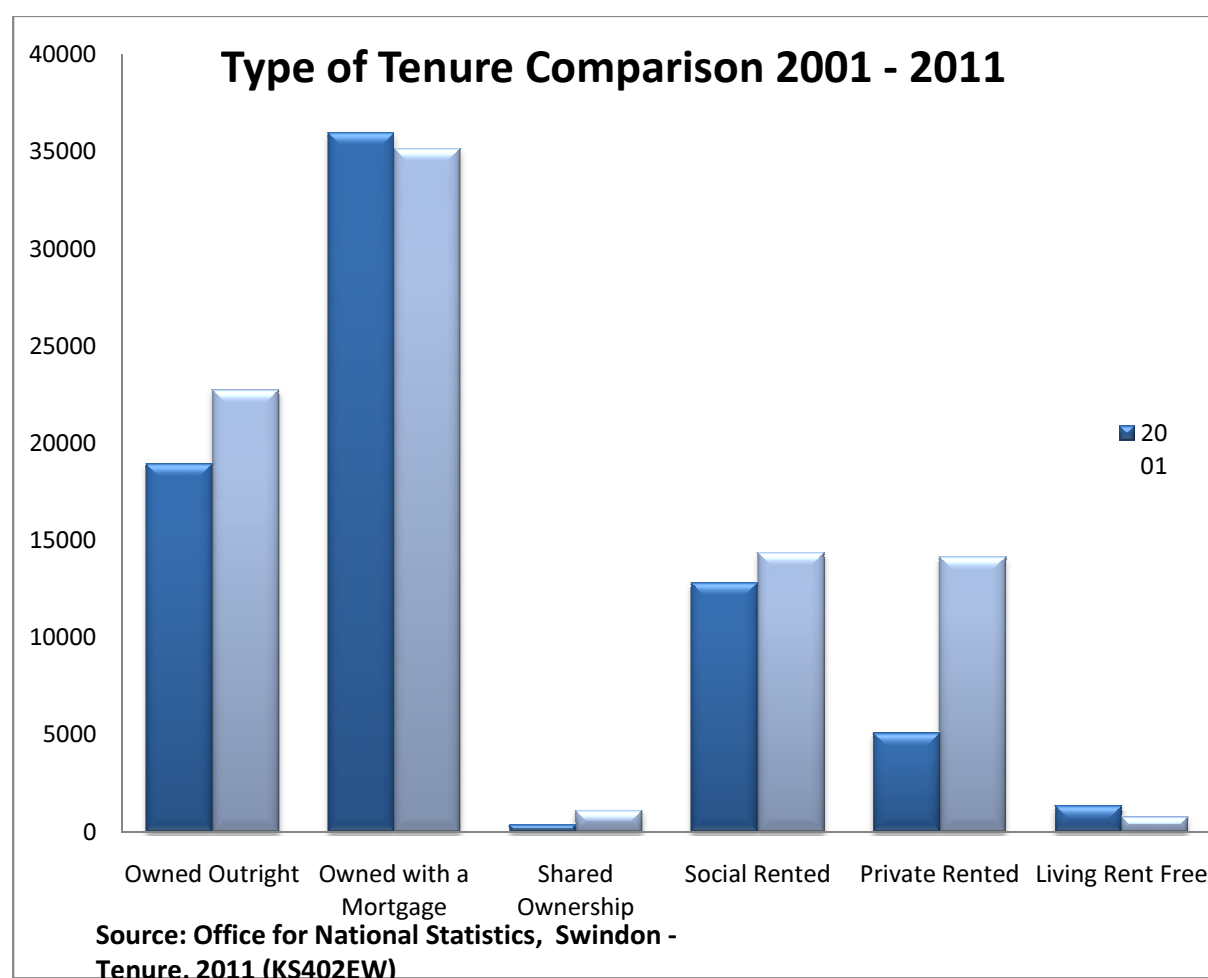


Figure 18: Comparative Trends in the Tenure of Housing 2001 – 2011 Swindon UA, South West Region, England

Tenure	Swindon 2001	Swindon 2011	South West 2001	South West 2011	England 2001	England 2011
Owned Outright	18,948 (25.21%)	22,749 (25.7%)	710,875 (34.08%)	801,786 (35.4%)	5,969,670 (29.19%)	6,745,584 (30.6 %)
Owned with a Mortgage	35,984 (47.9%)	35,153 (39.8%)	800,388 (38.37%)	725,172 (32.0%)	7,950,759 (38.88%)	7,229,440 (32.8 %)
Shared Ownership	388 (0.52%)	1,118 (1.3%)	12,859 (0.62%)	17,116 (0.8%)	133,693 (0.65%)	173,760 (0.8%)

Social Rented from L.A	10,097 (13.4%)	10,269 (11.6%)	161,444 (7.7%)	130,652 (5.8%)	2,702, 482 (13.21%)	2,079, 778 (9.4%)
Social Rented Other	2,733 (3.64%)	4,113 (4.7%)	120,821 (5.79%)	170,868 (7.5%)	1,235, 246 (6.05%)	3,401,675 (15.4%)
Private Rented	4,870 (6.48%)	13,020 (14.7%)	200,326 (9.6%)	345,229 (15.2%)	1,798,864 (8.8%)	3715924 (16.8%)
Rented from other	2,134 (2.84%)	1,149 (1.3%)	79,271 (3.8%)	41,905 (1.9%)	657,713 (3.2%)	314,249 (1.4%)
Living Rent Free	N/a	789 (0.9%)	N/a	31,913 (1.4%)	N/a	295,110 1.3
Total Households	75,154 100%	88,360 100%	2,085,984 100%	2,264,641 100%	20,451,427 100%	22,063,368 100%

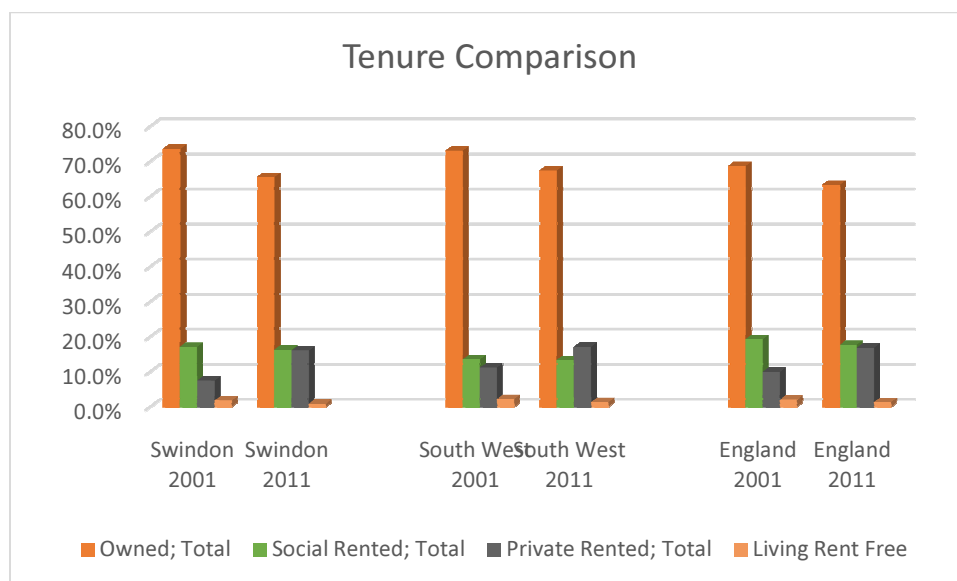


Figure 19: Swindon/South West/UK tenure comparison 2001-2011 (ONS Census data)

Housing tenure by ward

There is a wide variation in housing tenure by ward in Swindon; for example, there are high concentrations of privately rented accommodation in Eastcott (22.4%) and Central (19.5%) wards and high concentrations of Council rented accommodation in Penhill (54.4%), Parks (44.6%), and Walcot (32.1%).

The proportion of owner occupied households is high in Abbey Meads (91.8%), and Covingham and Nythe (91.7%), and in Old Town and Lawn 45 per cent of householders own their properties outright.

Private Rented Sector

Since 2001, the number of households living in private sector rented accommodation has more than doubled from 5648 in 2001 to 14,169 in 2011 (Census 2001 and 2011) and, for the first time since the post war social housing construction boom, private tenants probably outnumber social housing tenants (English Housing Survey, 2011-12). Whilst the typical view of the private rented sector is that it offers flexible homes for young and mobile workers, the latest data demonstrate that over a third of private rented households are families with children and that over half are over 35 (DCLG English Housing Survey 2011-12).

These changes have been ascribed by many commentators to macroeconomic drivers. It has been argued that a combination of high house prices, the reduction in availability of mortgage finance and the reduced availability of social housing has reduced access to home ownership and caused an increase in households renting privately along with a growth in reluctant landlords (Shelter – A better deal? Towards more stable private renting – 2012).

The Rugg review of the private rented sector published in 2008 identified a number of niche markets within the private rented sector. Many households are there through choice, such as young professionals who enjoy the flexibility the tenure offers along with the benefits of occupation without the responsibilities and costs of ownership. However, recent national surveys have indicated that there is significant dissatisfaction with the current state of renting in the private sector with concerns around security of tenure, rising rents and variable standards of management and maintenance. It is reported that two thirds of tenants want longer tenancies, four fifths would like rent increases capped and two thirds want the freedom to decorate and improve their properties. Less than half of tenants believe that it is a good tenure to be in and private renters are twice as likely to be struggling to pay their housing costs compared to any other tenure. Most tenants with children report dissatisfaction with the lack of security, as they can be required to leave at any point with just 2 month notice (figures from YouGov survey, Dec 2012). 10% of families in the private rented sector have had to change their children's school due to moving (Shelter – Growing Up Renting, 2013).

There are significant structural obstacles to landlords being able to do more in these areas. 78% of private sector landlords have only one property and this accounts for 40% of the available stock whilst only 8% of landlords claim that they undertake the role full-time. (DCLG Private Landlords Survey, 2010). This results in letting agents playing a significant role in decisions taken around the length of tenancies. Furthermore, most buy to let mortgages do not currently permit tenancies longer than 10 months.

Landlords have also expressed concerns around the high turnover of tenants, the damage done to their properties and the perceived difficulties in taking legal action to

recover properties when tenants refuse to leave. Investment in the private rented sector is not a typical investment decision in the UK market as the rental yield often requires rising capital values to justify the initial purchase, meaning that tenancies are commonly perceived as a meanwhile use. All of this is reflected in turnover figures for the private rented sector in the UK which are currently 34% per year as opposed to 4% in the owner occupied sector and 54.5% over 2 years (DCLG - English Housing Survey 2012-13).

When surveyed on the prospect of long-term tenancies, private sector landlords have expressed concerns in two main areas. Firstly, there is the concern that they will be ill equipped to navigate the legal processes necessary in order to repossess their property should tenants fail to pay the rent, cause damage or commit anti-social behaviour in the property which the current assured shorthold tenancy mechanism avoids through a no fault clause allowing the tenancy to be ended by the landlord with a two month notice period. Secondly, landlords were also concerned on the effect this could have on their ability to liquidate their asset should the property market change (Jones Lang Laselle Shelter report, 2012).

Houses in Multiple Occupation (HMOs)

A House in Multiple Occupation is a building or part of a building consisting of one or more units of living accommodation, or a self-contained flat, occupied by persons who do not form a single household, and where there is some sharing of the basic amenities (washing facilities, toilets, and kitchens).

In Swindon there are estimated to be approximately 950 HMOs¹ of which the precise location of two hundred are unknown to the Authority. Swindon's HMOs are primarily located in Victorian properties in the central wards, but new build properties, because of their design, are lending themselves to this type of use and may add to numbers over time.

Eighty-one HMOs are licensed because they fall within the definition of the Housing Act 2004 where they have three or more floors and are occupied by five or more tenants, forming two or more households who share facilities.

¹ SBC: Housing Renewal Team

Affordability – improving the offer

Social Housing

Figure 20: On 1st April 2014 the number of applicants and tenants on the Housing Waiting List was 8,272.

	1 Bed	2 Bed	3 Bed	4+ Bed	Aged 60+ for 1 or 2 Bed	Total in Band
Band A	228	29	23	4	191	475
Band B	4,502	1,092	1,267	70	866	7,797
TOTAL	4,730	1,121	1,290	74	1,057	

Band A represents households in urgent and critical need of housing, whilst Band B is households in need of housing.

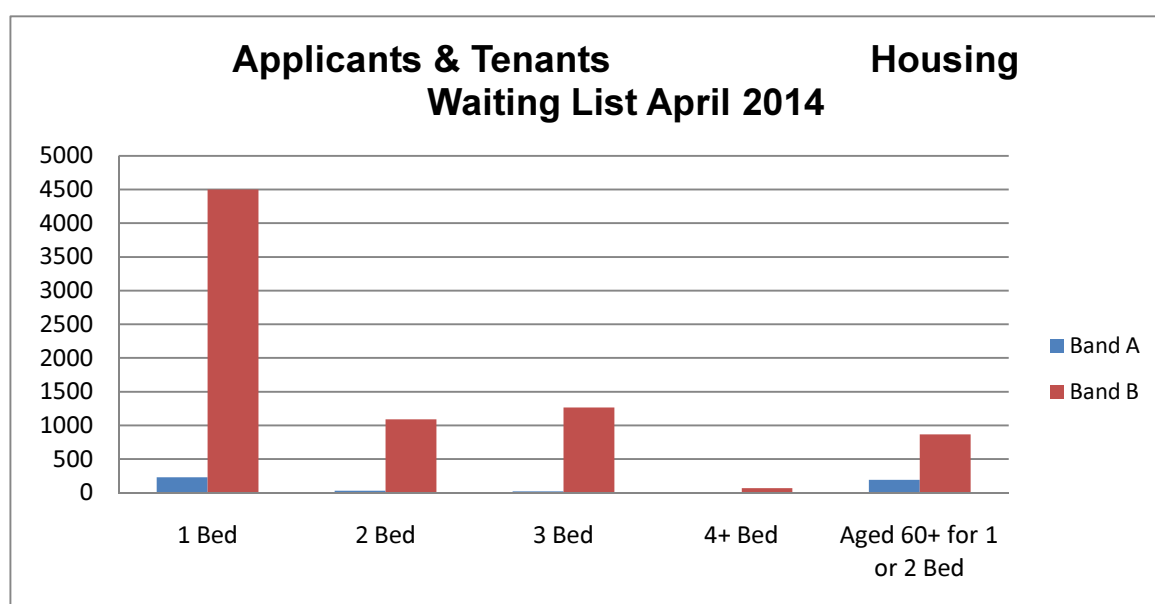


Figure 21: Housing Register stats, source Swindon Borough Council

As seen previously, Swindon has a larger than average number of very low income, young sharer which is reflected in the dominance of people needing 1-bed accommodation on our waiting list.

Since April 2012, the Council has had full control of its housing rental income enabling it to plan effectively for the long term management of the 10,468 homes it owns including the option of developing new stock. It has taken on a debt of £138,617,000 in order to do this.

Affordable housing stock types

Latest HSSA data indicates that at the end of March 2010 Swindon Borough Council owned a total of 10,490 properties, 49.9 per cent of which were houses, 10.1 per cent were bungalows, 1.5 per cent were maisonettes, and 38.5 per cent were flats.

Approximately two thirds of the Council's housing stock has two or three bedrooms, and one third has one-bedroom. There are 173 houses with four bedrooms, with the highest proportion in Moredon (31), followed by Stratton(22), and Freshbrook (21), and two houses with five-bedrooms, and a further two with 6 bedrooms.²

The proportion of one-bedroom and three-bedroom accommodation is higher in Swindon than in the region and England as a whole while the proportion of two-bedroom accommodation is lower. Approximately 1,500 units of the total stock are sheltered housing for older people.

	Swindon	South West	England
One-bed	33.4%	29.6%	30.7%
Two-bed	27.1%	34.9%	33.3%
Three-bed	39.1%	35.4%	35.9%

Figure 22: Comparison of Council owned stock types - ONS

The Swindon Housing Market

House prices in Swindon are below regional and national averages (see Figure 25). In June 2013 the average house price in Swindon was £173,832.

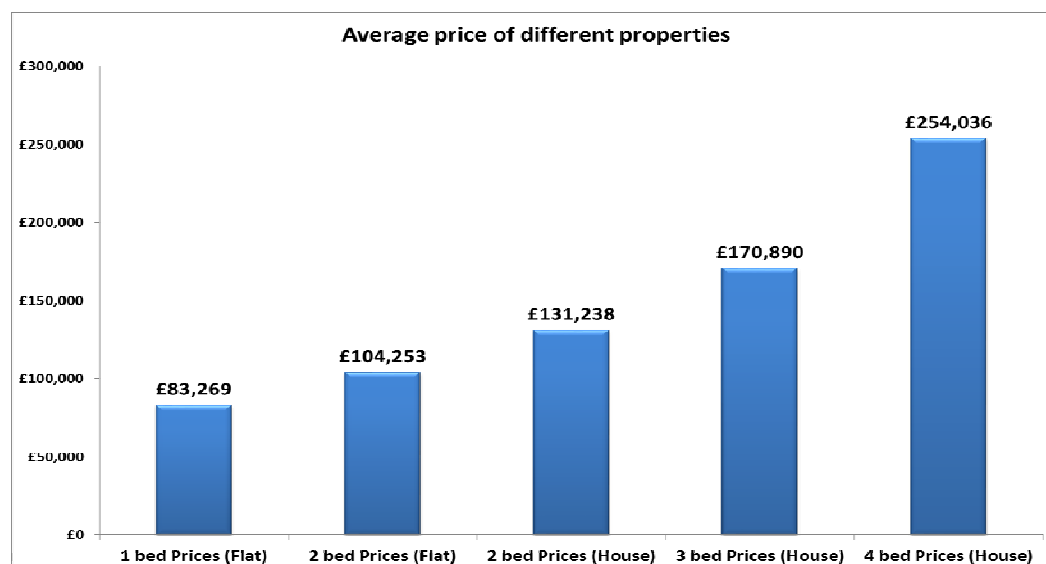


Figure 23: Average price of different house types in Swindon (Hometrack, 2013)

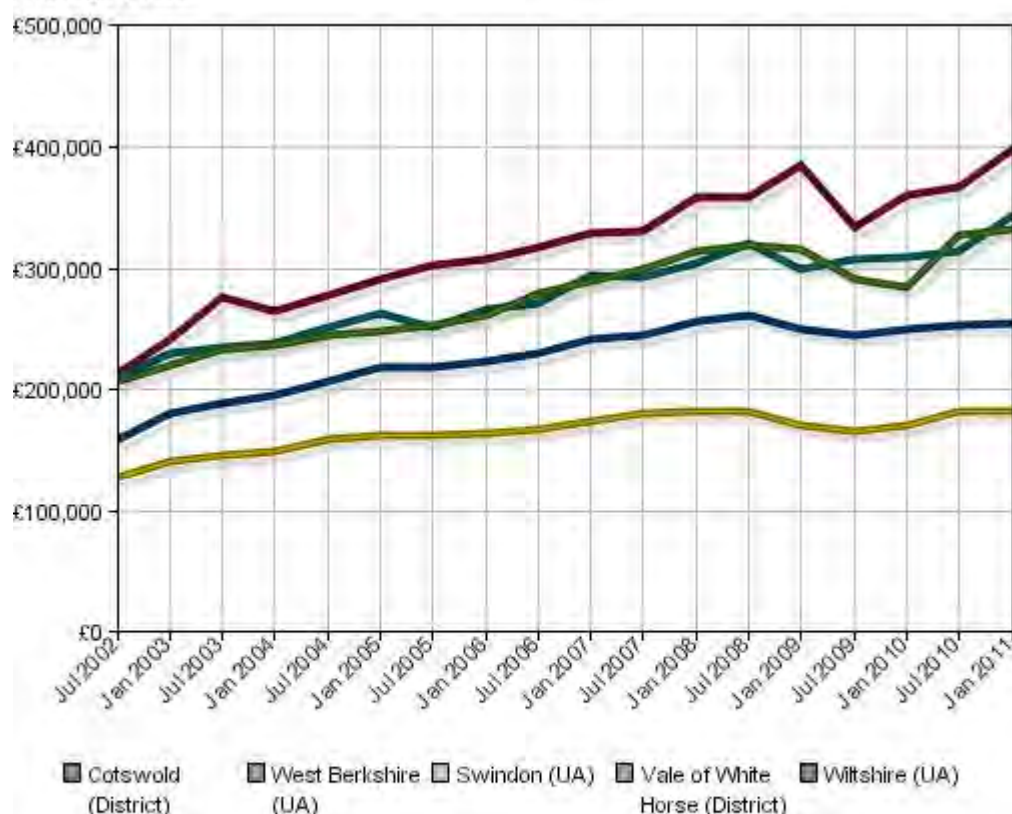
² Full housing stock list by type on 26.4.2011

Average prices for new build properties in Swindon are also significantly lower than the regional average, and neighbouring areas. The average price of a new build flat in Swindon was £115,000 in January 2011, compared to £177,800 regionally. The average price of a new build house was £213,700, compared to £230,700 regionally (Hometrack). Figure 5.20 shows how the premium paid for new build properties has varied throughout the recession in Swindon.

	Second Hand Prices (Flat)	New Build Prices (Flat)	Second Hand Prices (House)	New Build Prices (House)	New Build Premium (Flat)	New Build Premium (House)
2007	£125,464	£147,752	£177,890	£226,784	18%	27%
2008	£107,976	£125,890	£172,755	£206,423	17%	19%
2009	£102,137	£103,658	£164,548	£193,273	1%	17%
2010	£103,780	£114,783	£178,755	£214,320	11%	2%
2011	£92,200	£125,000	£170,701	£194,750	36%	14%

Figure 24: New build premium, Swindon (Hometrack)

Average price



Note

The chart shows the average property price over time for all types of housing in the area selected. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from Hometrack's Automated Valuation Model.

Figure 25 – Average house prices for neighbouring areas (Hometrack)

The recession had differing effects on the different property types in Swindon.

Table 38 and Figure 23 show that the average and lower-quartile prices of flats, terraces, and semis peaked in 2008, while the average price of detached properties peaked a year earlier.

While prices of semi-detached and detached properties have either recovered or surpassed their peak prices, terraces and flats are showing slower signs of recovery.

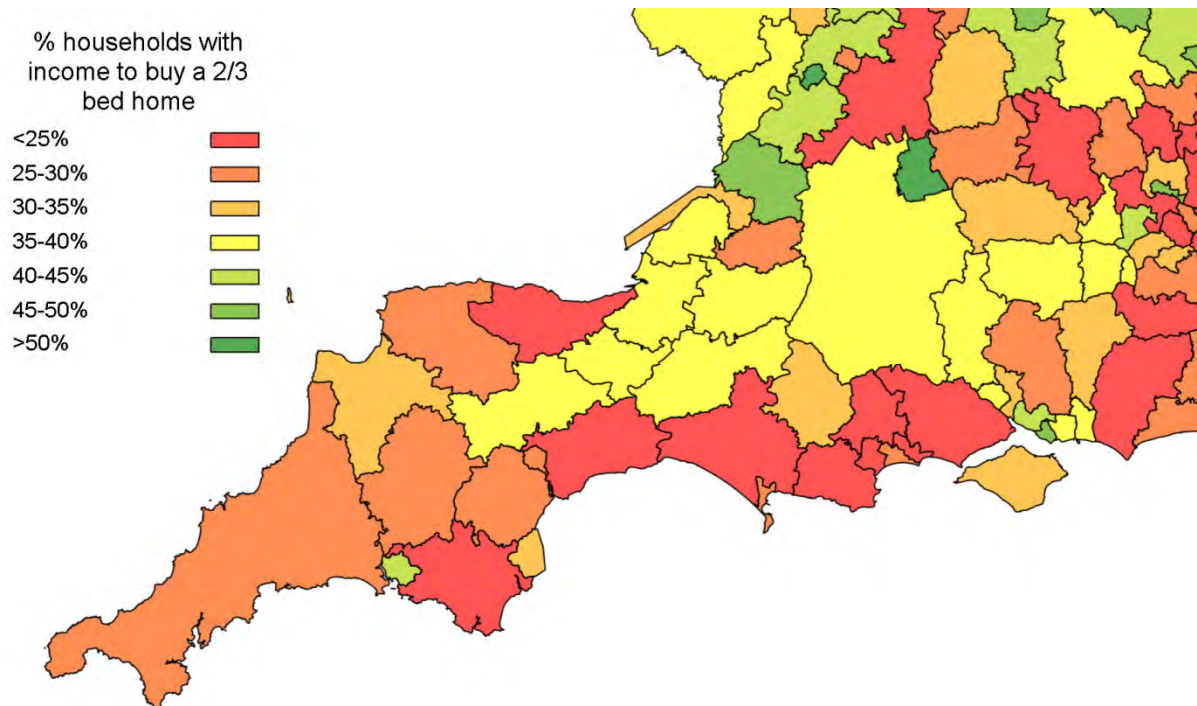
In January 2011 the average price of a flat in Swindon was 79.5 per cent of its peak in 2008. In the same period the average price of a terrace was 90 per cent of its peak and the average price of a semi 97 per cent. The average price of a detached property was 101 per cent of its peak in 2007.

Figure 26: Trends in average and lower-quartile prices by property type

	Flats		Terraces		Semis		Detached	
	Ave.	LQ	Ave.	LQ	Ave.	LQ	Ave.	LQ
Jan-03	98,452	75,000	113,908	97,950	140,198	120,000	210,704	162,000
Jan-04	106,551	80,000	120,023	100,800	148,138	125,500	222,401	175,000
Jan-05	115,458	93,000	132,734	112,000	159,641	133,000	241,468	185,000
Jan-06	122,513	95,000	133,231	112,500	162,515	137,000	240,237	185,000
Jan-07	130,295	105,000	145,510	124,000	172,466	146,000	255,226	187,975
Jan-08	136,274	112,000	158,334	133,950	182,674	157,000	226,390	208,000
Jan-09	107,472	90,000	138,686	116,000	170,530	138,000	251,872	180,000
Jan-10	101,342	85,000	139,768	113,500	167,295	140,000	242,154	185,000
Jan-11	108,372	86,000	142,588	115,000	176,563	144,500	258,342	192,000
% growth '03-'11	+10%	+15%	+25%	+17%	+26%	+20%	+23%	+18.5%
% change since peak	-20.5%	-23%	-10%	-14%	-3%	-8%	+1%	-8%

Source: Hometrack

Figure 27: The following image from Hometrack shows that Swindon is very affordable when compared to neighbouring areas.



Although Swindon is comparatively affordable for the region, the affordability of housing remains an issue for a significant proportion of our population.

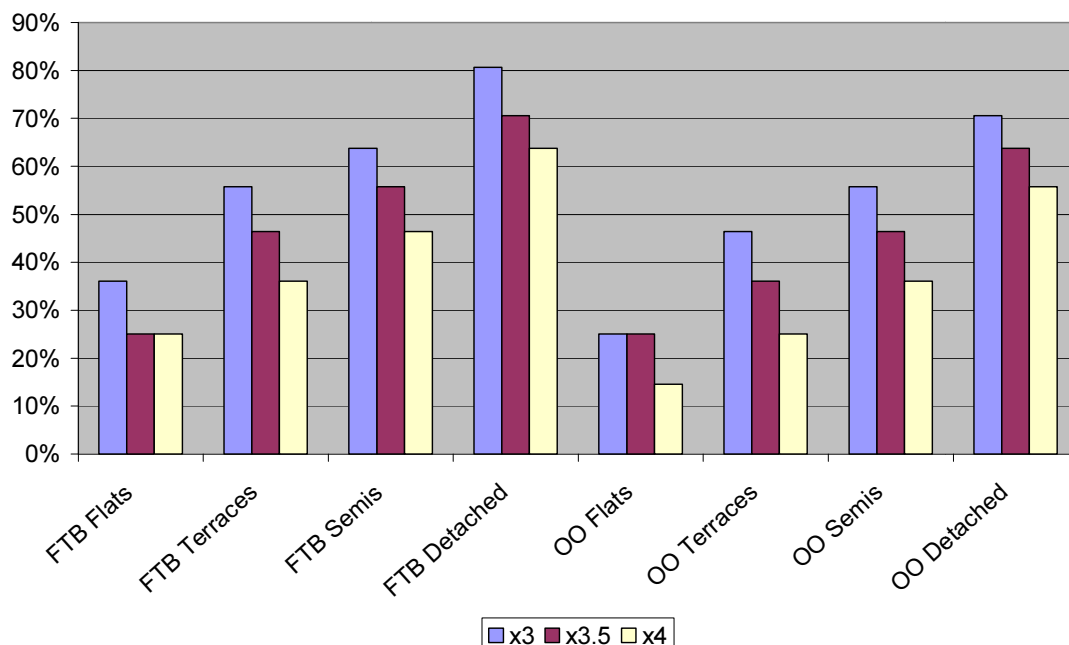
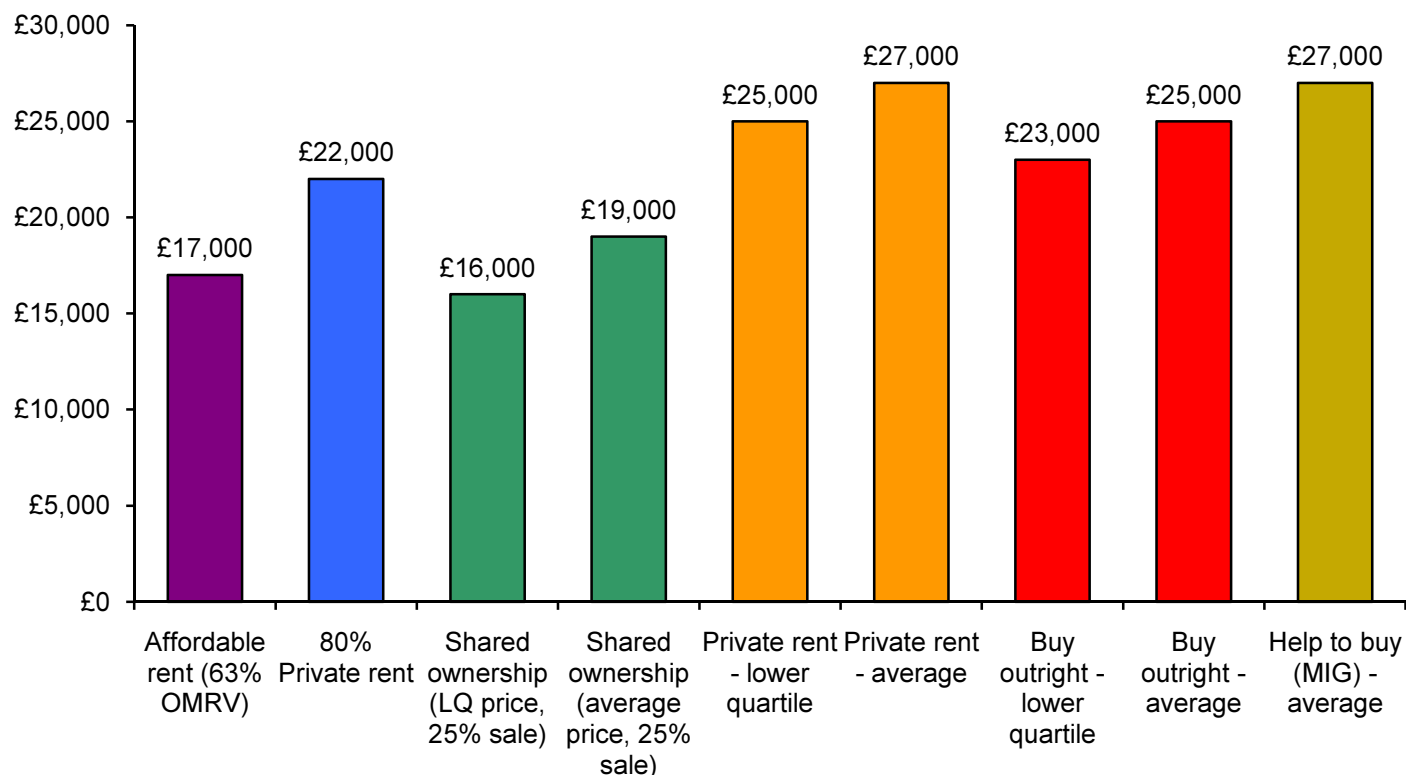


Figure 28: Number of first-time buyer (FTB) households in Swindon priced out of the market (Source: Hometrack: Timespan June 2010 to May 2011)

Lower-quartile price in £	Price with 5% deposit	Price with 10% deposit	Price with 15% deposit
Flats £86,000	£81,700	£77,400	£73,100
Income required @x3	£27,233	£25,800	£24,366
Income required @x3.5	£23,342	£22,114	£20,885
Income required @x4	£20,425	£19,350	£18,275
Terraces £115,000	£109,250	£103,500	£97,750
Income required @x3	£36,416	£34,500	£32,583
Income required @x3.5	£31,214	£29,571	£27,928
Income required @x4	£27,312	£28,875	£24,437
Semis £144,500	£137,275	£130,050	£122,825
Income required @x3	£45,758	£43,350	£40,941
Income required @x3.5	£39,221	£37,157	£35,092
Income required @x4	£34,318	£32,512	£30,706
Detached £192,000	£182,400	£172,800	£163,200
Income required @x3	£60,800	£57,600	£54,400
Income required @x3.5	£52,114	£49,371	£46,628
Income required @x4	£45,600	£43,200	£40,800

Figure 29: Income required to purchase a lower-quartile property in Swindon
(Source: Hometrack based on January 2011 prices)

However, there are options available for households priced out of ownership, as shown in Figure 30, taken from Hometrack:



Empty Homes

Long-term empty homes are a major cause for concern. They cause distress to neighbours and the surrounding community - devaluing the surrounding area, attracting anti-social behaviour, and harbouring pests and vermin. To the owner, they are a missed opportunity – they make no financial logic whatsoever. And to the local Council they represent a loss particularly when the need for housing has never been so high.

Figure 31: Trends in Empty dwellings in Swindon. Source, Swindon Borough Council Tax database.

	Total Dwellings	Empty homes	Percentage empty homes	Long term empty homes (over 6months)	Percentage long term empty homes
2013	91,131	1893	2.08%	510	0.56%
2012	91,339	1959	2.14%	523	
2011		1832	2.02%	482	
2010		1897	2.12%	519	
2009					
2008		1958	2.29%	713	
2007		2139	2.54%	778	

Managing demand - promoting and maintaining independence

The Swindon population pyramid gives a graphical representation of the age distribution within the Borough.

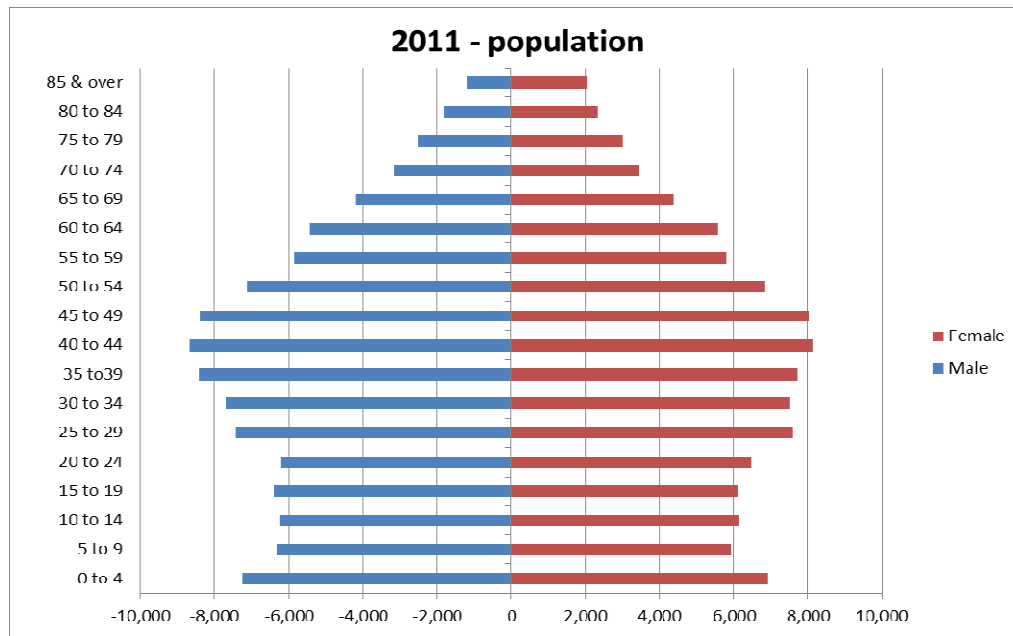
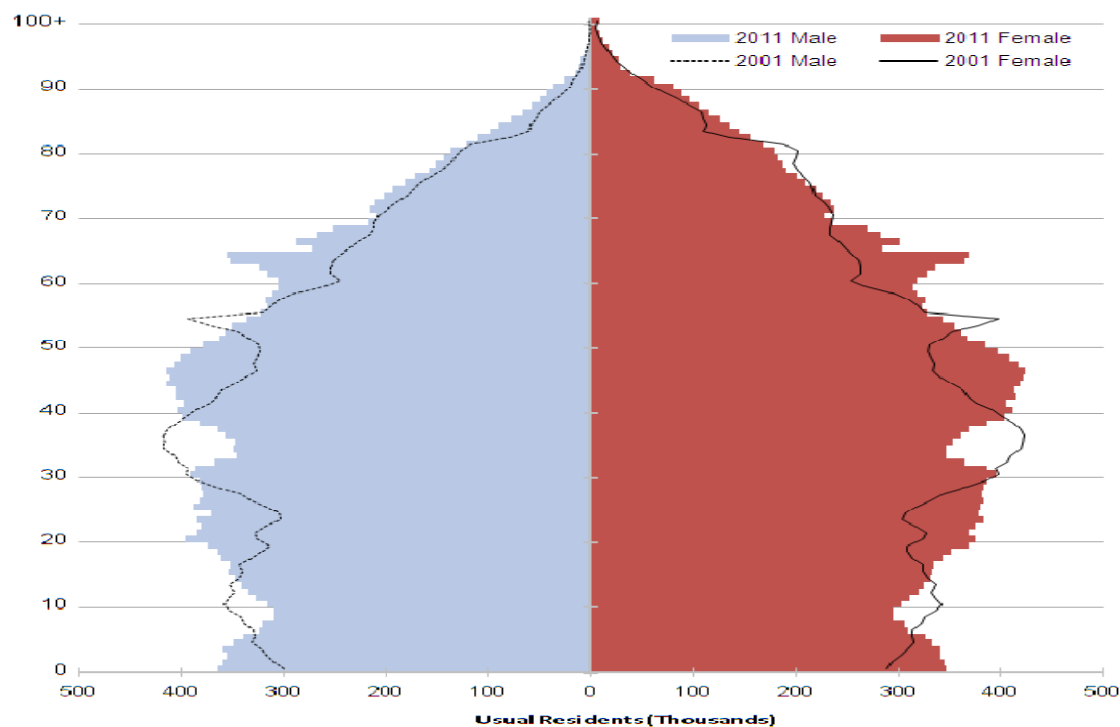


Figure 32 Swindon population pyramid (DCLG household projections)

Figure 33: Comparison with the UK pyramid shown below demonstrates similarities in the areas of an ageing population and a growing birth rate in the last 5 years.



Future Demographics

DCLG 2011-based household projections indicate that the number of households in Swindon will grow by 15%, to reach an estimated 102,130 households by 2021.

Approximately 30% of local authorities in England have similar growth rates, 46% are lower, and 24% are higher. The projected household growth for England is 10%.

Households with no dependent children, mainly couples and one-person households, will account for 53% of the total growth. Couples and lone-parents with dependent children will account for a further 38.5% of the total growth in all households.

One-person households are projected to grow by approximately 15%, and account for 30% of the total growth, resulting in an additional 4,047 households. One-person households under the age of 24 are projected to decline even though the greatest rate of growth will be in lone-parent households overall, up by 32%, or 2,040 additional households by 2021.

Households classified as 'other', which includes adults sharing, are projected to grow by approximately 21%, and account for 8% of the total growth, amounting to 1,112 additional households.

By 2021, households with dependent children will increase by about 20%, amounting to an additional 5,232 households. Two thirds of this growth will be in households with one dependent child, and almost one quarter will be in households with two dependent children.

The projections point to some change in the proportion of different household types, but these will be small, for example an increase of approximately 1% in the proportion of lone-parents, a decrease of 1% in the proportion of couples with no dependent children, and an increase of 1% in one-person households.

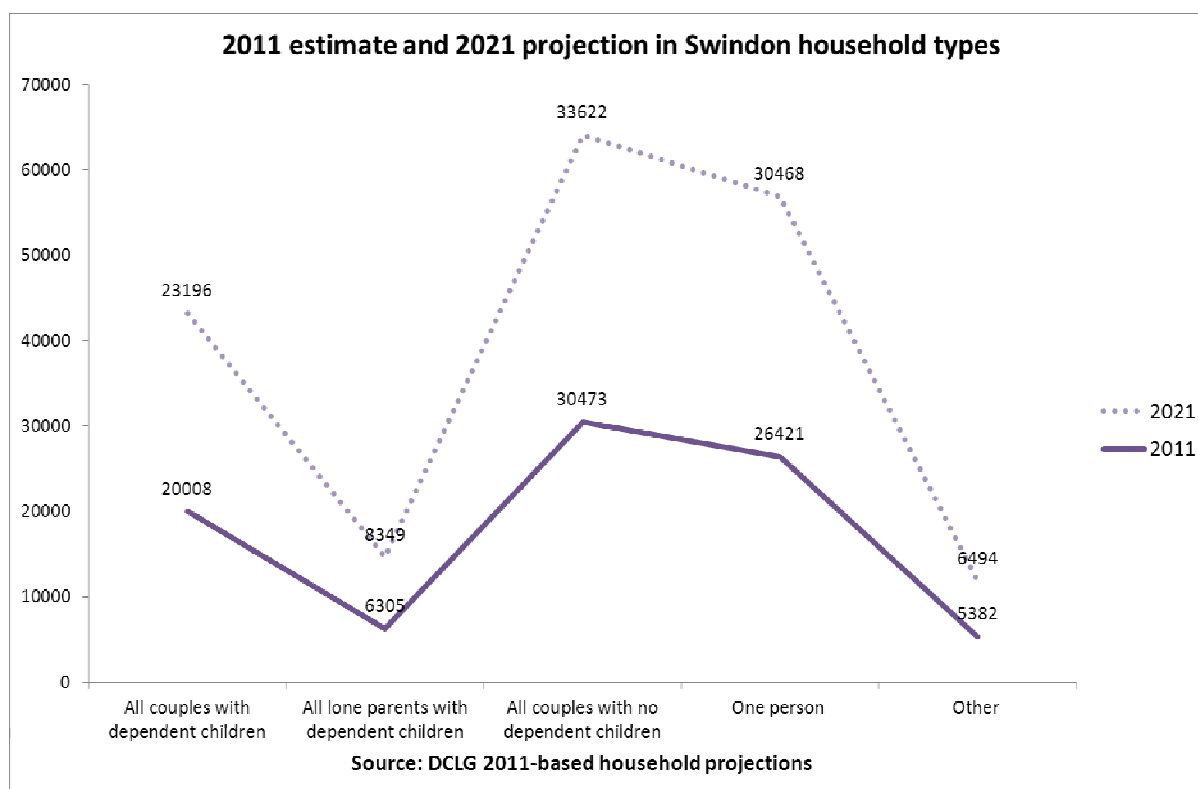


Figure 34: 2011 and 2021 household type projections (DCLG household projections, 2011)

Age	2011	2021	Total Change	% Change	% of total change
15_24	3,372	3,229	-143	-4.2	-1.0
25_34	15,069	16,722	1,653	11.0	12.2
35_44	19,092	20,444	1,352	7.1	9.9
45_54	17,909	19,939	2,030	11.3	14.9
55_59	6,787	9,188	2,401	35.4	17.7
60_64	6,590	7,524	934	14.2	6.8
65_74	9,754	12,450	2,696	27.6	19.9
75_84	7,253	8,563	1,310	18.1	9.6
85&	2,765	4,069	1,304	47.2	9.6
TOT	88,590	102,130	13,540	15.3	100

Figure 35: Household projections by age (DCLG household projections, 2011)

All household types headed by older groups aged 65 and over will account for almost 40% of the projected growth in all households in Swindon, with those aged 45 to 59 accounting for a further third. This is somewhat different from the average for England, where growth in those aged over 65 is projected to account for more than half of all growth (54%), and the younger age groups nationally accounting for a smaller proportion of growth than in Swindon.

Households with:	2011	2021	Change	%change	%total change
1 dependent child	12,014	15,513	3,499	29	67
2 dependent children	10,137	11,360	1,223	12	23
3+ dependent children	4,162	4,672	510	12	10
Total	26,313	31,545	5,232	20	100

Figure 36: Household projections by number of dependent children (DCLG household projections, 2011)

Households with dependent children currently account for approximately 30% of all households in Swindon, of which 23% are couples, with or without another adult, and 7% are lone-parents, with or without another adult.

Households with one dependent child account for almost half of all households with dependent children, and those with two dependent children account for almost 40%.

In terms of future growth, two-thirds of the total growth projected for all households with dependent children, will be in households with one dependent child, and almost one quarter will be in households with two dependent children. However, there are also projected to be an additional 510 households with three or more children.

Population flows

The projected population growth is forecast to consist of the following:

	2008	2013	2018	2023	2028	2033
Population	196000	209800	223400	236500	248200	258900
Natural change		1200	1300	1200	1100	900
Births		2800	2900	2900	3000	3000
Deaths		1600	1600	1700	1900	2100
All migration Net		1500	1400	1300	1100	1100
All migration in		7100	7200	7300	7400	7600
All migration out		6300	6600	6800	7100	7300
International migration in		2200	2200	2200	2200	2200
International migration out		1400	1400	1400	1400	1400
Cross Border migration in		500	500	500	500	500

Cross Border migration out		500	500	500	500	500
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Figure 37: Make-up of population growth. Source: Subnational Statistics Unit, ONS: Crown Copyright.

Swindon experiences similar inflow patterns to the whole country, with people of working age more likely to move than older people.

Older People

Population over 65 is forecast to rise steadily, particularly in the older age groups.

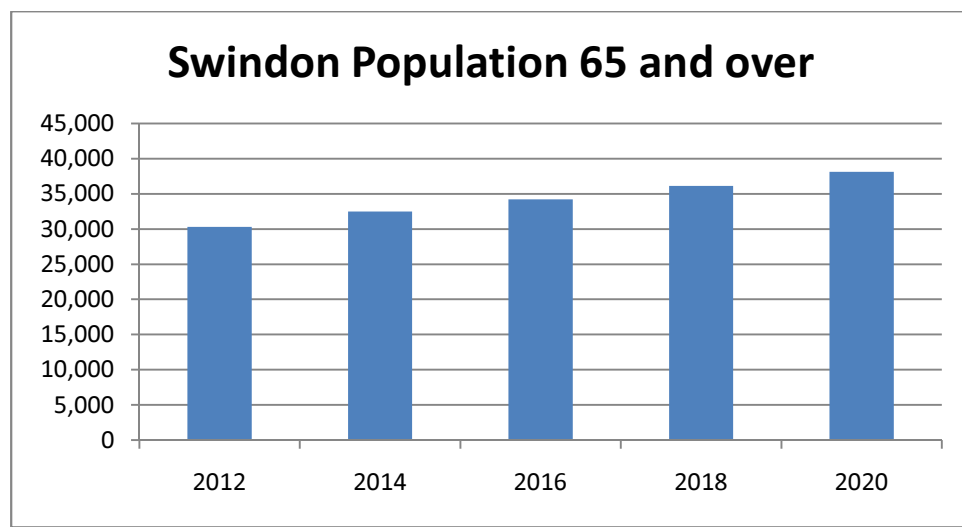


Figure 38: Number of Swindon Population aged 65+

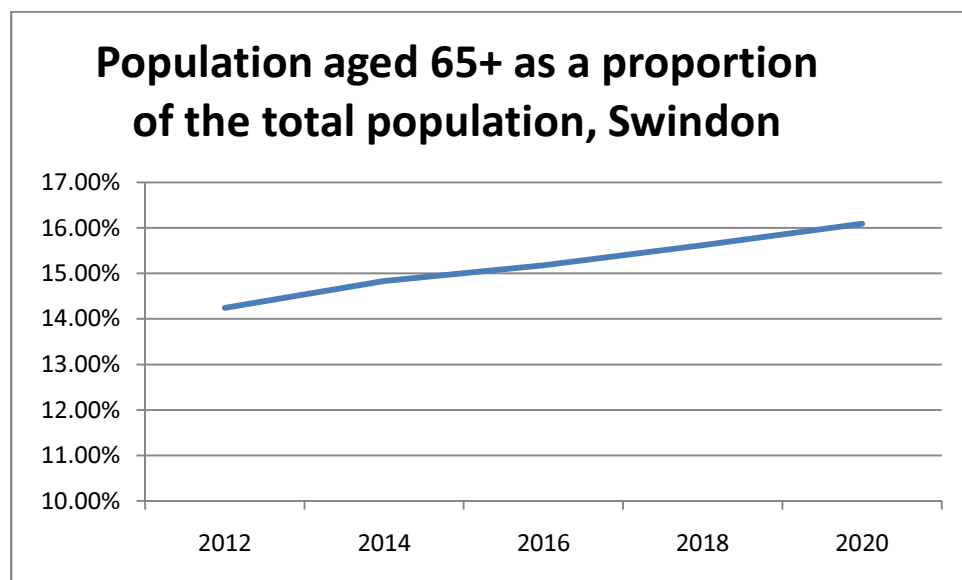


Figure 39: Proportion of Swindon Population aged 65+

The older population is increasing. This provides both a challenge where demand for services may increase, as well as an opportunity to free up family housing.

The serious negative impact of isolation on wellbeing is increasingly understood, and the risk of that will rise as more people live alone.

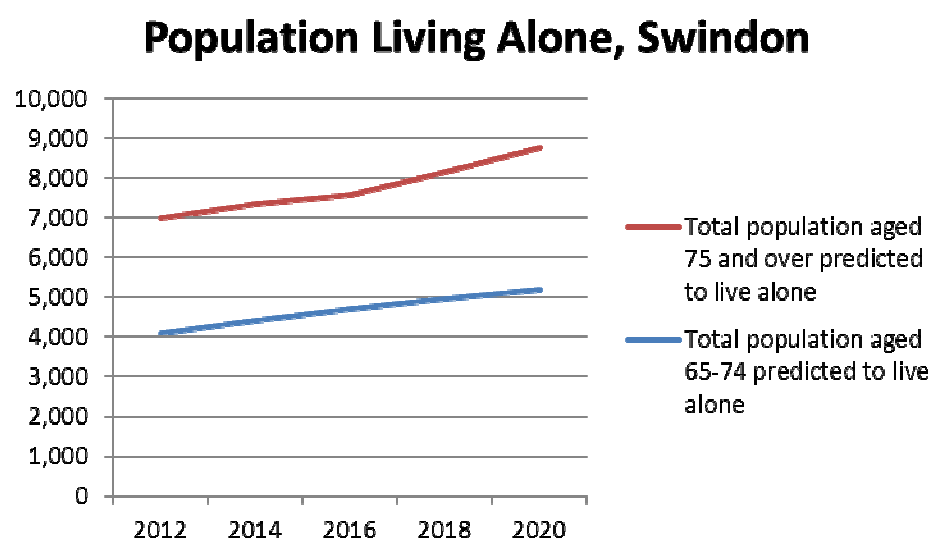


Figure 40: Increasing number of older people living alone, and at risk of isolation.

Well thought out communities should mitigate this, tackling isolation

The Census 2011 indicated that there were approximately 1,313 households living in communal establishments, 65% of whom are over the age of 75. The proportion over the age of 75 is projected to increase to 71% by 2021.

Learning Disabilities:

The 2012 Swindon Joint Strategic Needs Assessment for People with Learning Disabilities states that roughly 20 people in every 1000 have a learning disability, of whom about a quarter (4.6 per 1000) are likely to be known to local social and health services. In Swindon about three quarters of this latter group (582 people) were actually receiving adult social care services in Swindon and this number has remained relatively stable in the past 3 years. There are 716 people on GP learning disabilities registers in Swindon.

The actual numbers of people with learning disabilities who live at home with a parent in Swindon are not known. The previous Older Carers Project reported in 2006/07 that they had identified 67 carers aged over 65. In Swindon there was a peak of residential care admissions found in mid-life (ages 36-45) which may possibly be related to ageing parent carers.

Gypsy and Traveller Future Pitch Provision

The Swindon Borough Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment carried out in November 2013 for the Local Plan identified that the estimated extra pitch provision required for Gypsies and Travellers

in the next 15 years in Swindon is 17 pitches. This represents 7 pitches in the period 2013-2018 and 5 pitches in the period 2018-2023 and 5 pitches in the period 2023-2028. This figure should be seen as the minimum amount of provision which is necessary to meet the statutory obligations towards identifiable needs of the population.

There is currently an 18 pitch publically owned transit site in Swindon with no additional provision required.

There are Travelling Showpeople who work in the area and are seeking their own site. The group has not identified any potential land in the area and would not wish to do so without pre-planning discussion with the Council. However, the Planning Policy for Traveller Sites places the duty to identify a land supply on the local authority rather than on the household seeking to move to an area.

Housing Stock Condition

Good quality housing is a key determinant of public health. Decent homes should help people to stay well. The Decent Homes Standard is a standard set by government that every dwelling should meet and which has four broad criteria:

1. It should be above the legal minimum standard for housing
2. It should be in a reasonable state of repair
3. It should have reasonably modern facilities (for example, kitchens and bathrooms) and services
4. It should provide a reasonable degree of thermal comfort (i.e. effective insulation and efficient heating)

The legal minimum standard for housing is defined by the Housing Health and Safety Rating System (HHSRS). This replaced the Housing Fitness Standard from April 2006. It categorises dwellings according to whether they have hazards and classifies these into Category 1 or 2. If there is a Category 1 Hazard the property will fail the Decent Homes Standard. Hazards can relate to 29 different issues that include dampness, excess cold/heat, pollutants such as asbestos, carbon monoxide or lead, lack of space, security or lighting, poor hygiene, sanitation and water supply, structural collapse, accidents, or explosions. Each hazard is assessed separately, and if judged to be 'serious', with a 'high score', is deemed to be a Category 1 Hazard. All other hazards are Category 2 Hazards. The Council has a duty to take action of some kind on discovering a Category 1 Hazard, and a power to take action to deal with a Category 2 Hazard.

In April 2011, the Building Research Establishment (BRE) prepared an assessment of the condition of private sector housing stock in Swindon.³ The results indicate that the Swindon private sector housing stock is better than the national average.

³ Swindon Borough Council: BRE Housing Stock Models and options for further developing private sector housing information. BRE April 2011

Measure	Swindon	National average
Non decent homes	25% (18,413)	34%
Inadequate thermal comfort	10% (7,595)	13%
Cat 1 hazards	15% (11,251)	24%
Excess cold	6% (3,342)	10%
Disrepair	4% (2,778)	7%
Fuel poverty (EHCS def ⁴)	6% (4,181)	15%
Total vulnerable households	15% (11,010)	19%
Vulnerable h/h non decent	4% (3,164)	7%
Vulnerable h/h decent	71% (7,846)	61%

Figure 41: The condition of private sector housing in Swindon (Swindon Borough Council: BRE Housing Stock Models and options for further developing private sector housing information. April 2011)

The results also show that the proportion of non-decent homes is highest in the town wards of Eastcott, Central, and Gorse Hill and Pinehurst, where there is a concentration of pre-1919 housing, and the rural wards of Blunsdon and Ridgeway. The highest distribution of vulnerable households in non-decent homes are in Central, Penhill, Gorse Hill and Pinehurst, Parks, and Eastcott.

Ward	No. of properties	No. non-decent properties	% non-decent properties
Eastcott	4858	2024	42
Central	3979	1610	40
Blunsdon	1154	438	38
Gorse Hill & Pinehurst	2961	1136	38
Walcot	1063	371	38

Figure 42: Highest rates of non-decent homes by ward (Swindon Borough Council: BRE Housing Stock Models and options for further developing private sector housing information. April 2011)

Ward	No. of non-decent properties	No. of vulnerable households	No. of vulnerable households in non-decent
Central	1610	841	365 (10%)
Central Penhill	419	312	114 (10%)
Gorse Hill & Pinehurst	1136	636	252 (9%)
Parks	830	624	224 (9%)
Eastcott	2024	781	348 (8%)

⁴ Fuel poverty is defined as when a household has to pay more than 10% of its income on all household fuel in order to maintain a satisfactory heating regime. (English House Condition Survey)

Figure 43: Highest distribution of vulnerable households in non-decent properties (Swindon Borough Council: BRE Housing Stock Models and options for further developing private sector housing information. April 2011)

The BRE study indicates that there are 7,595 properties with thermal comfort failures requiring a total of £36,680,000 to make decent. The highest distribution of thermal comfort failures and associated Category 1 hazards are in the wards of Parks, Penhill, Blunsdon, Central and Eastcott.

The study also estimates that there are 2,778 properties in disrepair and 2,159 requiring modernisation amounting to £92,595,000 to bring them up to decent homes standard

Ward	No. of properties in disrepair	Requiring modernisation
Central	379 (10%)	313 (8%)
Eastcott	457 (9%)	335 (7%)
Gorse Hill & Pinehurst	245 (8%)	167 (6%)
Western	254 (6%)	164 (4%)
Blunsdon	58 (5%)	45 (4%)
Penhill	61 (5%)	68 (5%)
Parks	107 (4%)	133 (5%)

Figure 44: Highest distribution of properties in disrepair and those in need of modernisation (Swindon Borough Council: BRE Housing Stock Models and options for further developing private sector housing information. April 2011)

The Census 2011 recorded the number of properties with central heating, indicating certain standards. The results in Table 35 show that on Census night 97.8 per cent of properties in Swindon had central heating. This was 1.4 per cent higher than the regional average of 96.4.

In terms of the condition of Council homes, latest published estimates suggest that 1.7 per cent of the Council's homes in Swindon do not meet the Government's Decent Homes Standard. This compares to the South West regional average of 17.6 per cent and the England average of 22 per cent⁵.

Homelessness

Homelessness is the most extreme manifestation of housing need, with long-term implications for the wellbeing outcomes of affected households. Official figures collected by Swindon Borough Council show that a total of 32 households were registered and accepted as homeless during 2012/13. This represents a decrease of 72% on the figure for 2004/05 and 76% for the period 2005/06.

The current figures show a consistent downward trend as prevention work has increased. The main recorded reasons for homelessness in Swindon are: parents no

⁵ CLG: Dwelling Stock by Tenure & Condition: Last Updated July 2010

longer willing to accommodate, relationship breakdown (violent and non-violent), and loss of private sector tenancy

Figure 45: Trends the Number of households accepted as homeless 2004/05 – 2013/14 Swindon UA

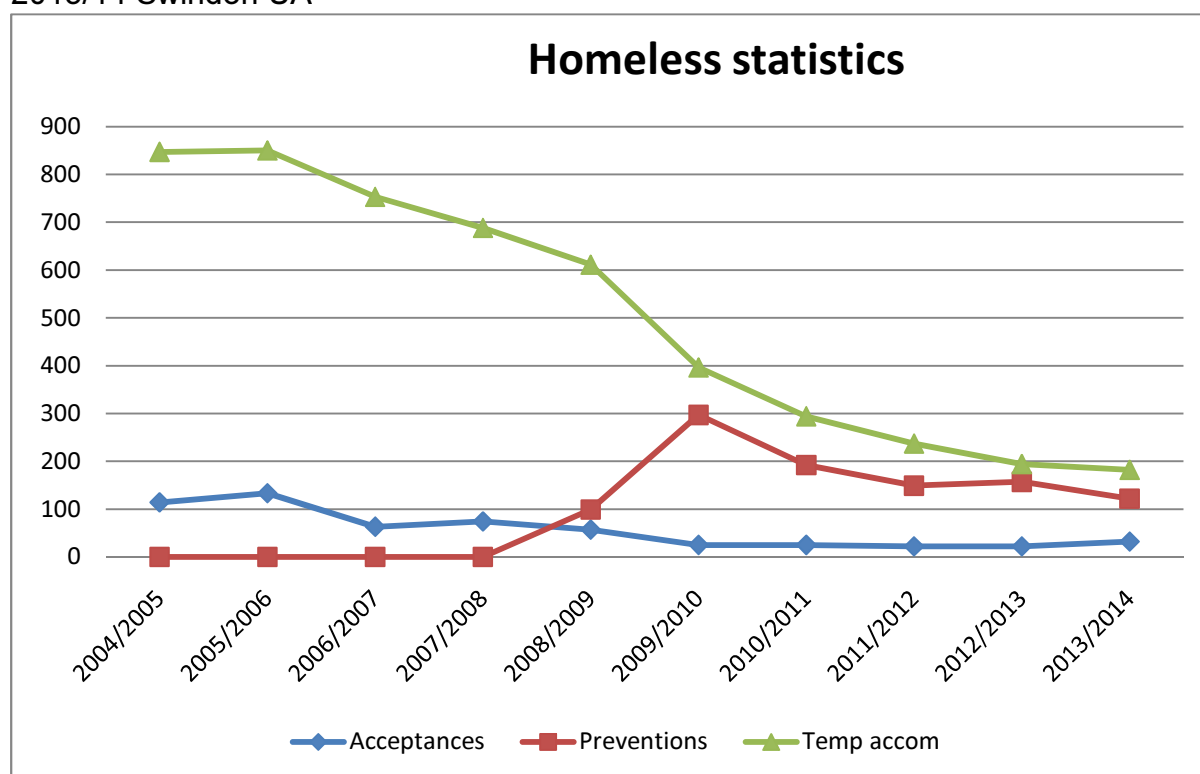


Figure 46: Trends the Number of households accepted as homeless 2004/05 – 2013/14 Swindon UA

Homelessness : Acceptances and preventions -			
Year	Acceptances	Preventions	Temp Accom.
2004/2005	114	0	847
2005/2006	133	0	850
2006/2007	63	0	753
2007/2008	74	0	688
2008/2009	57	99	611
2009/2010	25	297	396
2010/2011	25	192	294
2011/2012	22	149	237
2012/2013	22	157	194

2013/2014	32	122	182
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The following chart shows the number of households in temporary accommodation has reduced significantly.

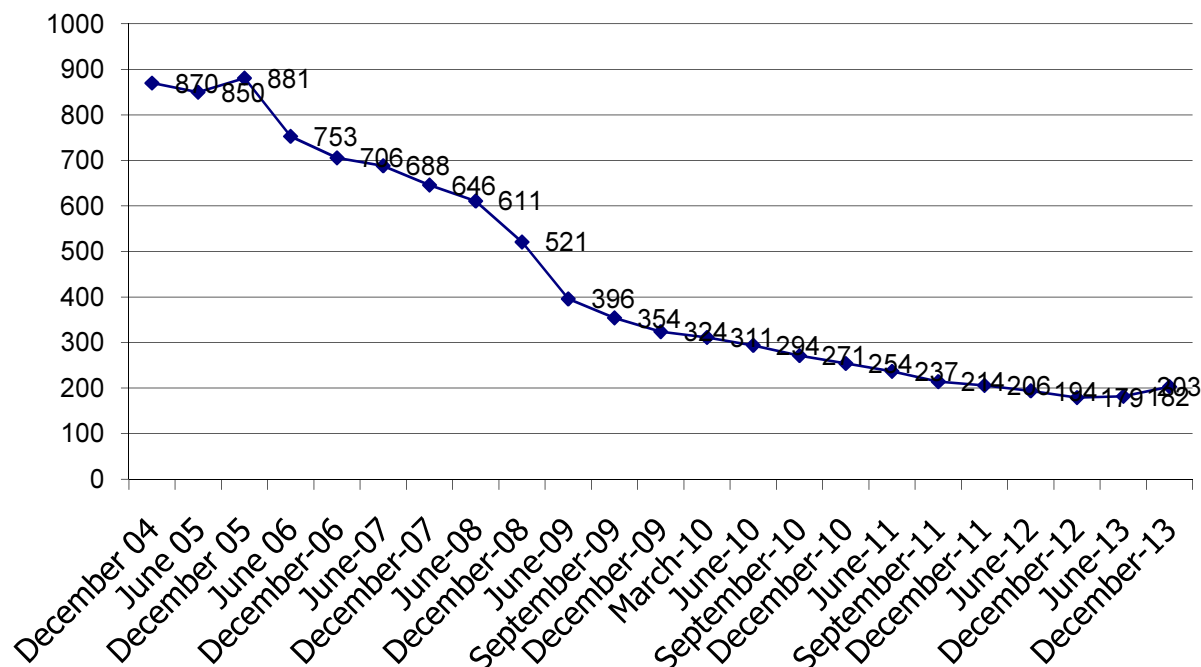


Figure 47: Homelessness Households in Temporary Accommodation. Source Swindon Borough Council, May 2014.

However, this masks significant on-going demand for assistance with access to housing from the Council. The following graph demonstrates this with households Accepted as Homeless (in blue) and going into temporary accommodation being significantly outnumbered by the number prevented from becoming homeless.

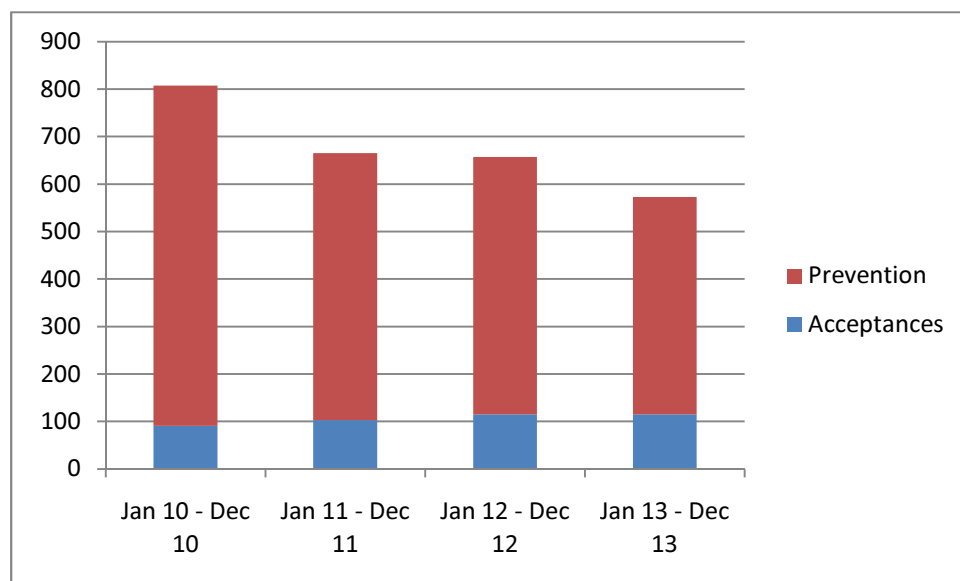


Figure 48: Homelessness demand, acceptances compared to prevention. Source Swindon Borough Council May 2014.