

WEST OF ENGLAND STRATEGIC HOUSING MARKET ASSESSMENT

APPENDIX THREE- STANDARD TABLES AND WORKBOOK

STANDARD TABLES

BATH AND NORTH EAST SOMERSET

<i>Affordability Measures in 2006</i>		<i>% able to buy (income)</i>	<i>% able to buy wealth-adjusted</i>	<i>% afford private rent</i>	<i>% afford buy or private rent</i>
Bath City North	Z0001	23.8	31.4	31.7	31.7
Bathavon	Z0002	35.0	43.3	45.6	45.6
Bath City South	Z0003	25.4	32.3	32.5	32.5
Chew Valley	Z0004	39.6	47.6	51.3	51.3
Keynsham	Z0005	37.3	44.6	43.7	44.6
Norton/Radstock	Z0006	43.3	50.0	49.4	50.0
Bath & N E Som		32.0	39.2	39.4	39.7
West of England		35.9	41.5	40.8	42.6

Affordability to Buy or Rent over Time

		2006	2007	2009	2011	2016	2021
Bath City North	Z0001	31.7	30.3	43.7	39.9	32.2	31.7
Bathavon	Z0002	45.6	43.6	58.5	55.0	49.2	50.2
Bath City South	Z0003	32.5	31.1	44.5	40.7	32.3	31.3
Chew Valley	Z0004	51.3	49.3	62.1	57.9	53.4	54.0
Keynsham	Z0005	44.6	42.0	57.9	53.9	44.1	42.4
Norton/Radstock	Z0006	50.0	47.6	65.2	62.5	54.9	55.0
Bath & N E Som		39.7	37.8	52.6	49.0	41.1	40.6
West of England		42.6	40.6	55.7	52.7	45.2	45.1

<i>Affordable Housing Need Components 2006</i>		<i>New household unafford need</i>	<i>Migrant afford-able need</i>	<i>Older Ex-owners Need</i>	<i>Backlog Need Allow-ance</i>	<i>Net Relet Supply</i>	<i>Net Need Additional Afford Housing</i>
Bath City North	Z0001	249	65	21	83	107	311
Bathavon	Z0002	57	-17	8	13	11	49
Bath City South	Z0003	277	55	25	76	147	286
Chew Valley	Z0004	41	0	6	9	16	40
Keynsham	Z0005	127	-17	16	26	71	81
Norton/Radstock	Z0006	165	2	23	40	79	151
Bath & N E Som		916	88	98	246	431	917
West of England		6065	544	692	1845	3955	5191

*Net Affordable
Need over Time*

		2006	2007	2009	2011	2016	2021
Bath City North	Z0001	311	327	258	299	346	375
Bathavon	Z0002	49	57	42	45	51	58
Bath City South	Z0003	286	335	244	290	349	365
Chew Valley	Z0004	40	43	26	32	33	34
Keynsham	Z0005	81	105	55	75	128	167
Norton/Radstock	Z0006	151	170	98	122	153	149
Bath & N E Som		917	1038	723	862	1061	1148
West of England		5191	6449	3865	4811	6217	6535

*Net Relets
Supply over
Time*

		2006	2007	2009	2011	2016	2021
Bath City North	Z0001	107	99	124	103	88	87
Bathavon	Z0002	11	10	13	11	10	18
Bath City South	Z0003	147	135	171	142	127	137
Chew Valley	Z0004	16	15	19	16	14	13
Keynsham	Z0005	71	64	81	67	62	83
Norton/Radstock	Z0006	79	78	100	85	79	77
Bath & N E Som		431	403	509	423	379	415
West of England		3955	3655	4630	3963	3579	3788

*Backlog Need
Allowance
(10%) over Time*

		2006	2007	2009	2011	2016	2021
Bath City North	Z0001	83	90	108	109	120	147
Bathavon	Z0002	13	14	16	17	18	22
Bath City South	Z0003	76	83	98	100	110	134
Chew Valley	Z0004	9	9	11	11	12	15
Keynsham	Z0005	26	28	33	34	37	46
Norton/Radstock	Z0006	40	43	52	53	58	71
Bath & N E Som		246	267	318	323	356	435
West of England		1845	1981	2253	2201	2228	2597

<i>Need and Supply Rates in 2006</i>		<i>Relet rate % Soc Stock</i>	<i>Net Need % Households</i>
Bath City North	Z0001	3.19	1.67
Bathavon	Z0002	2.50	0.94
Bath City South	Z0003	3.68	1.45
Chew Valley	Z0004	4.32	1.03
Keynsham	Z0005	4.76	0.78
Norton/Radstock	Z0006	4.22	0.95
Bath & N E Som		3.80	1.23
West of England		4.80	0.95

<i>Income Measures for 2006</i>		<i>Mean Household Income £pw</i>	<i>CACI Ward Income Mean £pw</i>	<i>Mean Working Household Income</i>	<i>Household below £235 pw %</i>	<i>Poverty Rate %</i>
Bath City North	Z0001	586	663	763	29.0	8.9
Bathavon	Z0002	735	687	922	18.9	6.8
Bath City South	Z0003	585	631	734	27.0	10.2
Chew Valley	Z0004	775	750	929	16.2	7.1
Keynsham	Z0005	658	679	830	21.9	8.0
Norton/Radstock	Z0006	659	659	793	21.1	8.8
Bath & N E Som		632	662	791	24.1	8.3
West of England		608	668	748	24.8	10.5

<i>Mean Household Income over time @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Bath City North	Z0001	586	597	589	614	658	725
Bathavon	Z0002	735	743	721	794	886	983
Bath City South	Z0003	585	595	588	630	681	750
Chew Valley	Z0004	775	785	761	837	936	1065
Keynsham	Z0005	658	667	652	701	763	829
Norton/Radstock	Z0006	659	668	658	695	740	801
Bath & N E Som		632	642	658	672	727	799
West of England		608	618	609	639	677	728

<i>Market Rents and House Prices in 2006</i>		<i>Market Rent 1BR £pw</i>	<i>Market Rent 2BR £pw</i>	<i>Intermed Rent 1BR £pw</i>	<i>Threshold Price 2BR House £</i>	<i>Price of New RSL 2BR Home £</i>
Bath City North	Z0001	140	175	120	162,518	226,233
Bathavon	Z0002	125	154	111	140,058	216,878
Bath City South	Z0003	121	154	100	132,060	170,100
Chew Valley	Z0004	115	139	103	129,596	204,120
Keynsham	Z0005	115	141	100	121,319	187,110
Norton/Radstock	Z0006	103	129	85	111,598	141,608
Bath & N E Som		121	151	103	134,262	185,629
West of England		113	140	92	119,708	151,434

<i>Threshold House Price 2BR over time @ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bath City North	Z0001	162,518	190,846	143,664	169,801	254,304	328,047
Bathavon	Z0002	140,058	158,690	120,799	140,457	201,386	247,503
Bath City South	Z0003	132,060	154,616	116,110	136,784	203,042	261,201
Chew Valley	Z0004	129,596	132,840	113,029	132,405	193,848	247,265
Keynsham	Z0005	121,319	136,769	105,135	122,636	178,048	220,218
Norton/Radstock	Z0006	111,598	124,159	96,004	111,446	159,582	198,464
Bath & N E Som		134,262	153,824	117,357	137,696	202,499	257,087
West of England		119,708	134,502	103,266	120,624	174,839	218,306

<i>Threshold House Price 2BR over time @ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bath City North	Z0001	162,518	182,978	128,616	143,656	188,374	212,603
Bathavon	Z0002	140,058	152,148	108,146	118,830	149,174	160,404
Bath City South	Z0003	132,060	148,242	103,948	115,722	150,402	169,281
Chew Valley	Z0004	129,596	127,364	101,190	112,018	143,591	160,250
Keynsham	Z0005	121,319	131,130	94,123	103,753	131,887	142,721
Norton/Radstock	Z0006	111,598	119,040	85,948	94,286	118,209	128,622
Bath & N E Som		134,262	147,482	105,064	116,494	149,999	166,615
West of England		119,708	128,957	92,449	102,051	129,510	141,482

<i>Mean Private Rent 2BR £pw @ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bath City North	Z0001	175	183	160	171	201	221
Bathavon	Z0002	154	162	140	148	170	183
Bath City South	Z0003	154	162	141	150	176	193
Chew Valley	Z0004	139	146	127	135	156	171
Keynsham	Z0005	141	148	128	136	157	169
Norton/Radstock	Z0006	129	135	117	123	142	153
Bath & N E Som		151	159	138	146	171	186
West of England		140	147	127	134	155	168

<i>Mean Private Rent 2BR £pw @ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bath City North	Z0001	175	191	179	202	271	341
Bathavon	Z0002	154	169	156	175	229	282
Bath City South	Z0003	154	169	158	177	237	298
Chew Valley	Z0004	139	152	142	159	211	264
Keynsham	Z0005	141	154	143	160	212	261
Norton/Radstock	Z0006	129	141	131	146	192	237
Bath & N E Som		151	166	154	173	230	288
West of England		177	194	182	206	279	353

<i>Intermediate Need number pa</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bath City North	Z0001	19	0	0	10	2	0
Bathavon	Z0002	0	0	0	0	0	0
Bath City South	Z0003	38	3	16	37	34	29
Chew Valley	Z0004	0	0	0	0	0	0
Keynsham	Z0005	3	0	0	0	0	0
Norton/Radstock	Z0006	37	23	11	27	33	29
Bath & N E Som		98	26	27	74	69	58
West of England		1,100	735	365	878	1,036	1,024

<i>Demographic Numbers 2011</i>		<i>Number of Households</i>	<i>Household Growth</i>	<i>Dwelling Growth</i>	<i>Gross Hhld Formation</i>	<i>Net Migration Hhlds</i>	<i>Social Rented Dwellings no</i>
		<i>2011</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	
Bath City North	Z0001	19,408	154	72	344	87	3,041
Bathavon	Z0002	5,381	40	20	94	-11	402
Bath City South	Z0003	20,664	188	145	396	244	3,667
Chew Valley	Z0004	4,044	30	14	68	17	350
Keynsham	Z0005	10,905	99	75	214	-17	1,360
Norton/Radstock	Z0006	16,842	188	185	319	152	1,911
Bath & N E Som		77,245	700	512	1,435	472	10,731
West of England		567,161	7,059	5,922	10,387	4,867	80,651

<i>Dwelling & Household Growth number pa</i>		<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>
		<i>2006</i>	<i>2016</i>	<i>2021</i>	<i>2006</i>	<i>2016</i>	<i>2021</i>
Bath City North	Z0001	81	63	64	188	94	72
Bathavon	Z0002	22	126	136	23	49	87
Bath City South	Z0003	92	225	236	107	211	210
Chew Valley	Z0004	13	8	8	29	16	8
Keynsham	Z0005	40	261	299	49	194	346
Norton/Radstock	Z0006	95	77	79	131	162	76
Bath & N E Som		343	761	823	527	725	799
West of England		4,625	6,358	6,824	4,706	7,061	6,563

**STANDARD TABLES
BRISTOL CITY**

<i>Affordability Measures in 2006</i>		<i>% able to buy (income)</i>	<i>% able to buy wealth-adj</i>	<i>% afford private rent</i>	<i>% afford buy or priv rent</i>
Bristol North	Z0007	23.7	27.7	27.6	27.7
Bristol North West	Z0008	33.6	39.2	45.4	45.4
Bristol Inner West	Z0009	24.9	30.2	33.3	33.3
Bristol Inner East	Z0010	25.8	29.7	23.1	29.7
Bristol East	Z0011	32.8	37.1	35.3	37.1
Bristol South	Z0012	29.6	33.7	32.6	33.7
Bristol City		28.2	32.6	32.3	33.6
West of England		35.9	41.5	40.8	42.6

<i>Affordability to Buy or Rent over Time</i>		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	27.7	26.9	39.8	38.0	30.6	29.9
Bristol North West	Z0008	45.4	42.9	51.4	48.5	42.8	41.2
Bristol Inner West	Z0009	33.3	31.7	38.1	35.3	30.1	29.2
Bristol Inner East	Z0010	23.1	22.1	29.5	28.7	25.5	25.9
Bristol East	Z0011	35.3	33.8	42.6	41.2	37.1	36.5
Bristol South	Z0012	32.6	31.1	39.6	38.2	34.3	33.9
Bristol City		33.6	31.8	45.8	43.2	35.9	35.5
West of England		42.6	40.6	55.7	52.7	45.2	45.1

<i>Affordable Housing Need Components 2006</i>		<i>New household unafford need</i>	<i>Migrant afford-able need</i>	<i>Older Ex-owners Need</i>	<i>Backlog Need Allow-ance</i>	<i>Net Relet Supply</i>	<i>Net Need Additional Afford Housing</i>
Bristol North	Z0007	436	58	31	112	488	149
Bristol North West	Z0008	141	-47	14	27	21	114
Bristol Inner West	Z0009	439	143	27	101	107	603
Bristol Inner East	Z0010	73	-38	10	118	421	-259
Bristol East	Z0011	343	40	32	95	179	330
Bristol South	Z0012	767	49	71	210	706	392
Bristol City		2199	204	185	663	1922	1329
West of England		6065	544	692	1845	3955	5191

<i>Net Affordable Need over Time</i>		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	149	263	15	109	191	178
Bristol North West	Z0008	114	140	115	118	106	102
Bristol Inner West	Z0009	603	650	516	556	597	557
Bristol Inner East	Z0010	-259	142	-51	24	132	147
Bristol East	Z0011	330	367	213	249	289	291
Bristol South	Z0012	392	561	144	285	441	451
Bristol City		1329	2123	952	1341	1755	1727
West of England		5191	6449	3865	4811	6217	6535

<i>Net Relets Supply over Time</i>		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	488	468	606	503	443	453
Bristol North West	Z0008	21	20	24	20	16	16
Bristol Inner West	Z0009	107	95	120	101	95	94
Bristol Inner East	Z0010	421	348	467	384	330	333
Bristol East	Z0011	179	171	219	183	163	165
Bristol South	Z0012	706	681	870	721	633	655
Bristol City		1922	1783	2306	1913	1682	1716
West of England		3955	3655	4630	3963	3579	3788

*Backlog Need
Allowance (10%)
over Time*

		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	112	126	129	115	95	93
Bristol North West	Z0008	27	30	31	28	23	22
Bristol Inner West	Z0009	101	114	117	104	86	84
Bristol Inner East	Z0010	118	132	135	121	99	97
Bristol East	Z0011	95	107	109	98	80	78
Bristol South	Z0012	210	236	242	217	178	174
Bristol City		663	745	764	683	560	548
West of England		1845	1981	2253	2201	2228	2597

		<i>Relet rate % Soc Stock</i>	<i>Net Need % House- holds</i>
Bristol North	Z0007	5.70	0.53
Bristol North West	Z0008	0.63	0.94
Bristol Inner West	Z0009	4.52	2.05
Bristol Inner East	Z0010	5.26	-1.62
Bristol East	Z0011	3.94	1.29
Bristol South	Z0012	5.29	0.68
Bristol City		4.69	0.71
West of England		4.80	0.95

<i>Income Measures for 2006</i>		<i>Mean Household Income £pw</i>	<i>CACI Ward Income Mean £pw</i>	<i>Mean Working Household Income</i>	<i>Household below £235 pw %</i>	<i>Poverty Rate %</i>
Bristol North	Z0007	477	568	585	32.0	17.1
Bristol North West	Z0008	719	808	942	19.9	6.1
Bristol Inner West	Z0009	652	766	785	23.7	6.7
Bristol Inner East	Z0010	440	581	534	36.6	29.2
Bristol East	Z0011	513	607	637	29.9	14.0
Bristol South	Z0012	515	596	628	28.9	13.5
Bristol City		540	637	663	29.0	8.3
West of England		608	668	748	24.8	10.5

<i>Mean Household Income over time</i>		<i>@ 2006 prices</i>					
		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	477	487	486	511	537	572
Bristol North West	Z0008	719	723	701	727	769	832
Bristol Inner West	Z0009	652	662	653	646	662	705
Bristol Inner East	Z0010	440	450	454	460	465	486
Bristol East	Z0011	513	523	520	531	541	561
Bristol South	Z0012	515	526	523	543	565	598
Bristol City		540	550	553	559	579	613
West of England		608	618	609	639	677	728

<i>Market Rents and House Prices in 2006</i>		<i>Market Rent 1BR £pw</i>	<i>Market Rent 2BR £pw</i>	<i>Intermed Rent 1BR £pw</i>	<i>Threshold Price 2BR House £</i>	<i>Price of New RSL 2BR Home £</i>
Bristol North	Z0007	107	128	81	108,857	108,403
Bristol North West	Z0008	134	164	113	150,288	207,208
Bristol Inner West	Z0009	141	177	121	171,745	226,276
Bristol Inner East	Z0010	116	142	86	97,650	109,975
Bristol East	Z0011	108	130	82	109,740	110,244
Bristol South	Z0012	110	136	83	108,810	113,499
Bristol City		117	143	92	121,863	138,231
West of England		113	140	92	119,708	151,434

<i>Threshold House Price 2BR over time @ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bristol North	Z0007	108,857	118,510	92,553	106,610	150,341	182,889
Bristol North West	Z0008	150,288	177,023	133,369	158,031	237,558	309,328
Bristol Inner West	Z0009	171,745	188,624	153,386	182,534	276,816	359,406
Bristol Inner East	Z0010	97,650	111,549	83,215	95,990	136,866	164,184
Bristol East	Z0011	109,740	121,249	93,994	108,789	154,838	191,179
Bristol South	Z0012	108,810	121,218	93,305	108,086	154,279	190,316
Bristol City		121,863	135,626	105,690	123,379	179,422	224,788
West of England		119,708	134,502	103,266	120,624	174,839	218,306

<i>Threshold House Price 2BR over time @ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bristol North	Z0007	108,857	113,625	82,859	90,195	111,364	118,528
Bristol North West	Z0008	150,288	169,725	119,400	133,698	175,969	200,472
Bristol Inner West	Z0009	171,745	180,848	137,320	154,428	205,049	232,927
Bristol Inner East	Z0010	97,650	106,950	74,498	81,210	101,383	106,406
Bristol East	Z0011	109,740	116,250	84,149	92,038	114,695	123,901
Bristol South	Z0012	108,810	116,220	83,532	91,443	114,281	123,342
Bristol City		121,863	130,034	94,620	104,382	132,905	145,682
West of England		119,708	128,957	92,449	102,051	129,510	141,482

<i>Mean Private Rent 2BR £pw @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	128	134	115	121	138	148
Bristol North West	Z0008	164	173	151	161	190	211
Bristol Inner West	Z0009	177	186	163	174	207	229
Bristol Inner East	Z0010	142	149	129	135	155	165
Bristol East	Z0011	130	136	118	124	142	153
Bristol South	Z0012	136	143	123	130	149	161
Bristol City		143	151	131	138	160	173
West of England		140	147	127	134	155	168

<i>Mean Private Rent 2BR £pw @ current prices</i>		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	128	140	129	143	187	229
Bristol North West	Z0008	164	180	169	191	257	325
Bristol Inner West	Z0009	177	194	182	206	279	353
Bristol Inner East	Z0010	142	156	144	160	209	254
Bristol East	Z0011	130	142	132	147	192	237
Bristol South	Z0012	136	149	138	154	202	248
Bristol City		143	157	146	163	216	268
West of England		177	194	182	206	279	353

<i>Intermediate Need number pa</i>		2006	2007	2009	2011	2016	2021
Bristol North	Z0007	42	64	3	31	60	56
Bristol North West	Z0008	17	0	15	24	7	3
Bristol Inner West	Z0009	41	8	9	40	9	0
Bristol Inner East	Z0010	0	36	0	9	52	58
Bristol East	Z0011	135	124	68	99	122	120
Bristol South	Z0012	141	163	44	105	171	174
Bristol City		376	396	139	308	420	411
West of England		1,100	735	365	878	1,036	1,024

<i>Demographic Numbers 2011</i>		<i>Number of Households</i>	<i>Household Growth</i>	<i>Dwelling Growth</i>	<i>Gross Hhld Formation</i>	<i>Net Migration Hhlds</i>	<i>Social Rented Dwellings no</i>
		<i>2011</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	
Bristol North	Z0007	30,134	401	358	603	69	8,684
Bristol North West	Z0008	12,552	86	29	233	-83	2,972
Bristol Inner West	Z0009	31,916	493	474	557	267	2,021
Bristol Inner East	Z0010	17,786	363	380	358	636	7,175
Bristol East	Z0011	27,093	305	231	500	82	4,449
Bristol South	Z0012	60,915	672	505	1,124	140	13,256
Bristol City		180,396	2,320	1,977	3,375	1,111	38,556
West of England		567,161	7,059	5,922	10,387	4,867	80,651

<i>Dwelling & Household Growth number pa</i>		<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>
		<i>2006</i>	<i>2016</i>	<i>2021</i>	<i>2006</i>	<i>2016</i>	<i>2021</i>
Bristol North	Z0007	301	350	370	156	385	365
Bristol North West	Z0008	41	25	25	22	41	30
Bristol Inner West	Z0009	416	311	328	410	483	388
Bristol Inner East	Z0010	305	409	454	-630	466	439
Bristol East	Z0011	217	188	194	297	244	196
Bristol South	Z0012	467	654	686	322	662	644
Bristol City		1,746	1,936	2,058	576	2,281	2,063
West of England		4,625	6,358	6,824	4,706	7,061	6,563

**STANDARD TABLES
NORTH SOMERSET**

<i>Affordability Measures in 2006</i>		<i>% able to buy (income)</i>	<i>% able to buy wealth-adj</i>	<i>% afford private rent</i>	<i>% afford buy or priv rent</i>
Clevedon-Yatton	Z0013	42.0	47.8	45.7	47.8
Nailsea-Backwell	Z0014	43.5	49.8	49.5	49.8
Portishead-Gordano	Z0015	40.3	46.5	47.9	47.9
Weston-Super-Mare	Z0016	42.5	47.9	40.7	47.9
North Somerset		42.3	48.0	44.2	48.2
West of England		35.9	41.5	40.8	42.6

<i>Affordability to Buy or Rent over Time</i>		2006	2007	2009	2011	2016	2021
Clevedon-Yatton	Z0013	47.8	43.9	61.5	58.0	49.0	47.6
Nailsea-Backwell	Z0014	49.8	47.4	64.4	60.5	52.6	53.2
Portishead-Gordano	Z0015	47.9	49.6	64.4	62.2	57.6	62.3
Weston-Super-Mare	Z0016	47.9	45.0	62.0	60.0	53.3	54.1
North Somerset		48.2	45.9	62.7	60.1	53.2	54.2
West of England		42.6	40.6	55.7	52.7	45.2	45.1

<i>Affordable Housing Need Components 2006</i>		<i>New household unafford need</i>	<i>Migrant afford-able need</i>	<i>Older Ex-owners Need</i>	<i>Backlog Need Allow-ance</i>	<i>Net Relet Supply</i>	<i>Net Need Additional Afford Housing</i>
Clevedon-Yatton	Z0013	137	7	20	38	63	138
Nailsea-Backwell	Z0014	161	1	25	37	58	165
Portishead-Gordano	Z0015	129	66	19	34	38	209
Weston-Super-Mare	Z0016	416	100	61	203	290	491
North Somerset		843	174	125	311	450	1003
West of England		6065	544	692	1845	3955	5191

*Net Affordable
Need over Time*

		2006	2007	2009	2011	2016	2021
Clevedon-Yatton	Z0013	138	179	109	131	155	162
Nailsea-Backwell	Z0014	165	202	126	146	206	238
Portishead- Gordano	Z0015	209	216	167	184	237	227
Weston-Super- Mare	Z0016	491	533	354	424	541	597
North Somerset		1003	1130	756	885	1139	1224
West of England		5191	6449	3865	4811	6217	6535

*Net Relets Supply
over Time*

		2006	2007	2009	2011	2016	2021
Clevedon-Yatton	Z0013	63	60	78	67	63	66
Nailsea-Backwell	Z0014	58	50	63	53	53	86
Portishead- Gordano	Z0015	38	37	49	46	57	62
Weston-Super- Mare	Z0016	290	252	317	267	248	278
North Somerset		450	399	507	433	421	493
West of England		3955	3655	4630	3963	3579	3788

*Backlog Need
Allowance (10%)
over Time*

		2006	2007	2009	2011	2016	2021
Clevedon-Yatton	Z0013	38	41	47	47	49	57
Nailsea-Backwell	Z0014	37	41	46	46	48	56
Portishead- Gordano	Z0015	34	37	42	42	44	51
Weston-Super- Mare	Z0016	203	223	255	255	265	308
North Somerset		311	342	391	391	406	472
West of England		1845	1981	2253	2201	2228	2597

<i>Need and Supply Rates in 2006</i>		<i>Relet rate % Soc Stock</i>	<i>Net Need % Households</i>
Clevedon-Yatton	Z0013	7.20	1.05
Nailsea-Backwell	Z0014	4.46	1.04
Portishead-Gordano	Z0015	3.00	1.66
Weston-Super-Mare	Z0016	6.33	1.11
North Somerset		5.61	1.17
West of England		4.80	0.95

<i>Income Measures for 2006</i>		<i>Mean Household Income £pw</i>	<i>CACI Ward Income Mean £pw</i>	<i>Mean Working Household Income</i>	<i>Household below £235 pw %</i>	<i>Poverty Rate %</i>
Clevedon-Yatton	Z0013	671	688	828	22.6	9.0
Nailsea-Backwell	Z0014	784	765	958	17.0	6.9
Portishead-Gordano	Z0015	735	729	923	19.6	6.2
Weston-Super-Mare	Z0016	586	648	743	27.4	11.3
North Somerset		658	687	822	23.4	7.9
West of England		608	668	748	24.8	10.5

<i>Mean Household Income over time @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Clevedon-Yatton	Z0013	671	681	668	694	722	763
Nailsea-Backwell	Z0014	784	792	770	837	929	1027
Portishead-Gordano	Z0015	735	748	732	837	964	1103
Weston-Super-Mare	Z0016	586	597	594	626	661	710
North Somerset		658	668	689	706	764	834
West of England		608	618	609	639	677	728

<i>Market Rents and House Prices in 2006</i>		<i>Market Rent 1BR £pw</i>	<i>Market Rent 2BR £pw</i>	<i>Intermed Rent 1BR £pw</i>	<i>Threshold Price 2BR House £</i>	<i>Price of New RSL 2BR Home £</i>
Clevedon-Yatton	Z0013	110	141	91	116,250	152,240
Nailsea-Backwell	Z0014	120	153	99	132,279	168,399
Portishead-Gordano	Z0015	123	150	102	130,386	174,778
Weston-Super-Mare	Z0016	117	133	92	104,160	138,206
North Somerset		117	141	94	115,050	151,293
West of England		113	140	92	119,708	151,434

<i>Threshold House Price 2BR over time</i>		<i>@ current prices</i>					
		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Clevedon-Yatton	Z0013	116,250	137,787	100,718	117,469	170,101	214,159
Nailsea-Backwell	Z0014	132,279	153,511	114,489	133,437	192,475	236,523
Portishead-Gordano	Z0015	130,386	127,321	111,818	129,580	184,185	221,344
Weston-Super-Mare	Z0016	104,160	116,399	89,456	103,736	147,913	181,910
North Somerset		115,050	128,131	99,083	115,114	164,860	202,717
West of England		119,708	134,502	103,266	120,624	174,839	218,306

<i>Threshold House Price 2BR over time</i>		<i>@ 2006 prices</i>					
		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Clevedon-Yatton	Z0013	116,250	132,107	90,168	99,381	126,001	138,794
Nailsea-Backwell	Z0014	132,279	147,182	102,497	112,891	142,574	153,288
Portishead-Gordano	Z0015	130,386	122,072	100,106	109,628	136,434	143,451
Weston-Super-Mare	Z0016	104,160	111,600	80,086	87,763	109,565	117,894
North Somerset		115,050	122,849	88,705	97,389	122,118	131,378
West of England		119,708	128,957	92,449	102,051	129,510	141,482

*Mean Private Rent
2BR £pw*

<i>@ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Clevedon-Yatton	Z0013	141	148	129	136	157	171
Nailsea-Backwell	Z0014	153	161	140	148	170	183
Portishead- Gordano	Z0015	150	158	136	143	164	175
Weston-Super- Mare	Z0016	133	140	121	128	146	157
North Somerset		141	148	128	135	155	167
West of England		140	147	127	134	155	168

*Mean Private Rent
2BR £pw*

<i>@ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Clevedon-Yatton	Z0013	141	155	144	161	212	264
Nailsea-Backwell	Z0014	153	168	156	174	230	282
Portishead- Gordano	Z0015	150	164	152	169	222	269
Weston-Super- Mare	Z0016	133	146	135	151	197	243
North Somerset		141	154	143	159	209	257
West of England		177	194	182	206	279	353

*Intermediate Need
number pa*

		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Clevedon-Yatton	Z0013	29	20	9	24	23	22
Nailsea-Backwell	Z0014	38	18	10	26	39	54
Portishead- Gordano	Z0015	48	1	18	43	57	58
Weston-Super- Mare	Z0016	115	68	32	74	77	81
North Somerset		229	107	68	167	196	215
West of England		1,100	735	365	878	1,036	1,024

<i>Demographic Numbers 2011</i>		<i>Number of Households</i>	<i>Household Growth</i>	<i>Dwelling Growth</i>	<i>Gross Hhld Formation</i>	<i>Net Migration Hhlds</i>	<i>Social Rented Dwellings no</i>
		<i>2011</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	
Clevedon-Yatton	Z0013	13,845	138	90	276	108	849
Nailsea-Backwell	Z0014	16,706	157	86	303	179	1,091
Portishead-Gordano	Z0015	14,658	409	491	256	649	1,292
Weston-Super-Mare	Z0016	47,233	568	443	758	930	3,942
North Somerset		92,442	1,271	1,110	1,592	1,866	7,173
West of England		567,161	7,059	5,922	10,387	4,867	80,651

<i>Dwelling & Household Growth number pa</i>		<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>
		<i>2006</i>	<i>2016</i>	<i>2021</i>	<i>2006</i>	<i>2016</i>	<i>2021</i>
Clevedon-Yatton	Z0013	81	62	63	53	98	69
Nailsea-Backwell	Z0014	98	448	509	94	304	498
Portishead-Gordano	Z0015	424	314	356	332	499	459
Weston-Super-Mare	Z0016	388	583	620	742	604	634
North Somerset		990	1,407	1,548	1,221	1,504	1,660
West of England		4,625	6,358	6,824	4,706	7,061	6,563

**STANDARD TABLES
SOUTH GLOUCESTERSHIRE**

<i>Affordability Measures in 2006</i>		<i>% able to buy (income)</i>	<i>% able to buy wealth-adj</i>	<i>% afford private rent</i>	<i>% afford buy or priv rent</i>
Yate/Sodbury	Z0017	41.4	47.4	50.8	50.8
Kingswood	Z0018	39.3	45.5	47.5	47.5
North Fringe	Z0019	40.6	46.7	48.4	48.4
S.Glos Rural	Z0020	44.0	50.8	55.3	55.3
Thornbury	Z0021	40.4	46.6	52.4	52.4
South Gos		40.8	47.0	49.8	49.8
West of England		35.9	41.5	40.8	42.6

<i>Affordability to Buy or Rent over Time</i>		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	50.8	48.8	61.6	57.4	49.2	47.5
Kingswood	Z0018	47.5	45.7	59.8	55.7	45.8	43.9
North Fringe	Z0019	48.4	46.4	61.1	57.0	47.2	46.2
S.Glos Rural	Z0020	55.3	53.4	67.7	64.8	61.2	63.0
Thornbury	Z0021	52.4	50.5	60.3	55.5	49.7	47.9
South Gos		49.8	47.9	61.8	57.8	49.5	48.5
West of England		42.6	40.6	55.7	52.7	45.2	45.1

<i>Affordable Housing Need Components 2006</i>		<i>New household unafford need</i>	<i>Migrant afford-able need</i>	<i>Older Ex-owners Need</i>	<i>Backlog Need Allow-ance</i>	<i>Net Relet Supply</i>	<i>Net Need Additional Afford Housing</i>
Yate/Sodbury	Z0017	147	-3	19	51	41	172
Kingswood	Z0018	460	-2	59	135	237	415
North Fringe	Z0019	223	18	31	82	148	206
S.Glos Rural	Z0020	188	-39	28	42	58	161
Thornbury	Z0021	58	-12	7	12	34	31
South Gos		1077	-38	143	321	518	985
West of England		6065	544	692	1845	3955	5191

*Net Affordable
Need over Time*

		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	172	190	136	156	178	188
Kingswood	Z0018	415	431	263	351	465	503
North Fringe	Z0019	206	225	150	202	362	455
S.Glos Rural	Z0020	161	178	111	127	137	123
Thornbury	Z0021	31	39	22	34	41	42
South Glos		985	1063	682	871	1183	1311
West of England		5191	6449	3865	4811	6217	6535

*Net Relets
Supply over
Time*

		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	41	40	50	42	37	39
Kingswood	Z0018	237	237	302	253	228	231
North Fringe	Z0019	148	133	171	146	144	188
S.Gloucs Rural	Z0020	58	55	73	64	65	71
Thornbury	Z0021	34	32	41	33	28	26
South Glos		518	497	636	538	501	555
West of England		3955	3655	4630	3963	3579	3788

*Backlog Need
Allowance
(10%) over
Time*

		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	51	42	50	51	55	68
Kingswood	Z0018	135	113	134	135	147	180
North Fringe	Z0019	82	68	81	82	89	109
S.Glos Rural	Z0020	42	35	41	42	45	55
Thornbury	Z0021	12	10	11	12	13	15
South Glos		321	268	317	320	348	428
West of England		1845	1981	2253	2201	2228	2597

<i>Need and Supply Rates in 2006</i>		<i>Relet rate % Soc Stock</i>	<i>Net Need % Households</i>
Yate/Sodbury	Z0017	2.31	1.27
Kingswood	Z0018	3.83	1.03
North Fringe	Z0019	4.28	0.80
S.Glos Rural	Z0020	8.44	0.89
Thornbury	Z0021	4.95	0.57
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South Glos		4.61	0.96
West of England		4.80	0.95

<i>Income Measures for 2006</i>		<i>Mean Household Income £pw</i>	<i>CACI Ward Income Mean £pw</i>	<i>Mean Working Househd Income</i>	<i>Househd below £235 pw %</i>	<i>Poverty Rate %</i>
Yate/Sodbury	Z0017	674	707	773	17.4	8.3
Kingswood	Z0018	625	675	761	21.5	9.3
North Fringe	Z0019	640	761	760	21.2	8.1
S.Glos Rural	Z0020	719	751	861	16.3	7.4
Thornbury	Z0021	686	752	832	18.9	6.4
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South Glos		655	718	783	19.4	6.6
West of England		608	668	748	24.8	10.5

<i>Mean Household Income over time @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	674	683	672	698	735	787
Kingswood	Z0018	625	634	625	635	654	684
North Fringe	Z0019	640	649	637	628	628	637
S.Glos Rural	Z0020	719	729	713	788	883	994
Thornbury	Z0021	686	695	676	714	772	856
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South Glos		655	664	668	673	704	749
West of England		608	618	609	639	677	728

<i>Market Rents and House Prices in 2006</i>		<i>Market Rent 1BR £pw</i>	<i>Market Rent 2BR £pw</i>	<i>Intermed Rent 1BR £pw</i>	<i>Threshold Price 2BR House £</i>	<i>Price of New RSL 2BR Home £</i>
Yate/Sodbury	Z0017	102	126	85	114,530	142,459
Kingswood	Z0018	103	130	87	116,245	150,539
North Fringe	Z0019	106	131	87	118,529	144,160
S.Glos Rural	Z0020	105	131	93	119,966	178,584
Thornbury	Z0021	101	127	87	121,644	155,854
South Glos		104	130	88	117,522	153,074
West of England		113	140	92	119,708	151,434

<i>Threshold House Price 2BR over time @ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Yate/Sodbury	Z0017	114,530	143,559	99,943	117,114	171,516	218,302
Kingswood	Z0018	116,245	135,750	101,177	118,361	172,812	218,512
North Fringe	Z0019	118,529	140,649	102,544	119,495	173,439	214,684
S.Glos Rural	Z0020	119,966	132,646	103,519	120,419	173,565	216,219
Thornbury	Z0021	121,644	147,437	107,109	126,257	187,662	241,749
South Glos		117,522	138,070	102,076	119,254	173,709	218,349
West of England		119,708	134,502	103,266	120,624	174,839	218,306

<i>Threshold House Price 2BR over time @ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Yate/Sodbury	Z0017	114,530	137,640	89,475	99,082	127,049	141,479
Kingswood	Z0018	116,245	130,154	90,579	100,136	128,009	141,615
North Fringe	Z0019	118,529	134,850	91,803	101,096	128,474	139,134
S.Glos Rural	Z0020	119,966	127,178	92,676	101,878	128,567	140,129
Thornbury	Z0021	121,644	141,358	95,889	106,817	139,009	156,674
South Glos		117,522	132,378	91,384	100,892	128,673	141,510
West of England		119,708	128,957	92,449	102,051	129,510	141,482

<i>Mean Private Rent 2BR £pw @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	126	132	115	122	142	156
Kingswood	Z0018	130	137	119	126	146	160
North Fringe	Z0019	131	137	119	126	146	157
S.Glos Rural	Z0020	131	138	119	126	145	158
Thornbury	Z0021	127	133	116	124	145	160
South Glos		130	136	118	125	145	158
West of England		140	147	127	134	155	168

<i>Mean Private Rent 2BR £pw @ current prices</i>		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	126	138	129	144	192	240
Kingswood	Z0018	130	143	133	149	198	246
North Fringe	Z0019	131	143	133	149	197	243
S.Glos Rural	Z0020	131	144	133	149	196	243
Thornbury	Z0021	127	139	130	146	196	246
South Glos		130	142	132	148	196	244
West of England		177	194	182	206	279	353

<i>Intermediate Need number pa</i>		2006	2007	2009	2011	2016	2021
Yate/Sodbury	Z0017	27	15	15	27	20	18
Kingswood	Z0018	92	18	28	74	79	72
North Fringe	Z0019	64	37	28	62	92	109
S.Glos Rural	Z0020	5	0	0	7	0	0
Thornbury	Z0021	4	4	2	7	3	2
South Glos		191	74	73	177	194	200
West of England		1,100	735	365	878	1,036	1,024

<i>Demographic Numbers 2011</i>		<i>Number of Households</i>	<i>Household Growth</i>	<i>Dwelling Growth</i>	<i>Gross Hhld Formation</i>	<i>Net Migration Hhlds</i>	<i>Social Rented Dwellings no</i>
		<i>2011</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	
Yate/Sodbury	Z0017	14,089	100	49	295	0	1,640
Kingswood	Z0018	42,737	488	372	871	436	6,334
North Fringe	Z0019	27,359	344	353	467	571	3,133
S.Glos Rural	Z0020	19,081	211	169	396	-22	710
Thornbury	Z0021	5,620	43	28	122	-11	651
South Glos		108,886	1,186	971	2,151	974	12,468
West of England		567,161	7,059	5,922	10,387	4,867	80,651

<i>Dwelling & Household Growth number pa</i>		<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>
		<i>2006</i>	<i>2016</i>	<i>2021</i>	<i>2006</i>	<i>2016</i>	<i>2021</i>
Yate/Sodbury	Z0017	39	77	79	31	80	81
Kingswood	Z0018	305	277	286	368	428	308
North Fringe	Z0019	186	685	775	257	595	798
S.Glos Rural	Z0020	127	136	142	124	210	165
Thornbury	Z0021	17	12	12	5	27	13
South Glos		675	1,186	1,293	785	1,339	1,366
West of England		4,625	6,358	6,824	4,706	7,061	6,563

**STANDARD TABLES
MENDIP**

<i>Affordability Measures in 2006</i>		<i>% able to buy (income)</i>	<i>% able to buy wealth-adj</i>	<i>% afford private rent</i>	<i>% afford buy or priv rent</i>
Glastonbury/Street & Rural	Z0022	33.9	40.2	38.1	40.2
Wells & Rural	Z0023	33.2	39.8	40.7	40.7
Shepton Mallet & Rural	Z0024	42.6	48.9	42.1	48.9
Frome & Rural	Z0025	39.7	46.0	42.5	46.0
Mendip		37.3	43.7	40.9	43.9
West of England		35.9	41.5	40.8	42.6

<i>Affordability to Buy or Rent over Time</i>		2006	2007	2009	2011	2016	2021
Glastonbury/Street & Rural	Z0022	40.2	39.0	58.4	56.2	50.0	52.5
Wells & Rural	Z0023	40.7	40.0	56.9	53.1	44.9	45.3
Shepton Mallet & Rural	Z0024	48.9	46.2	65.6	63.0	56.0	57.1
Frome & Rural	Z0025	46.0	44.0	64.3	61.9	55.6	57.9
Mendip		43.9	42.2	61.5	58.8	52.0	53.8
West of England		42.6	40.6	55.7	52.7	45.2	45.1

<i>Affordable Housing Need Components 2006</i>		<i>New househld unafford need</i>	<i>Migrant afford-able need</i>	<i>Older Ex- owners Need</i>	<i>Backlog Need Allow- ance</i>	<i>Net Relet Supply</i>	<i>Net Need Additional Afford Housing</i>
Glastonbury/Street & Rural	Z0022	131	4	16	25	71	105
Wells & Rural	Z0023	101	20	14	18	31	122
Shepton Mallet & Rural	Z0024	68	14	11	15	70	36
Frome & Rural	Z0025	157	21	24	31	108	125
Mendip		456	59	64	89	280	389
West of England		6065	544	692	1845	3955	5191

*Net Affordable Need
over Time*

		2006	2007	2009	2011	2016	2021
Glastonbury/Street & Rural	Z0022	105	141	99	106	130	133
Wells & Rural	Z0023	122	140	112	123	140	146
Shepton Mallet & Rural	Z0024	36	62	25	32	51	59
Frome & Rural	Z0025	125	174	103	117	162	171
		31					
Mendip		419	517	340	379	483	509
West of England		5191	6449	3865	4811	6217	6535

*Net Relets Supply
over Time*

		2006	2007	2009	2011	2016	2021
Glastonbury/Street & Rural	Z0022	71	60	73	72	66	66
Wells & Rural	Z0023	31	27	31	32	29	29
Shepton Mallet & Rural	Z0024	70	62	74	72	61	60
Frome & Rural	Z0025	108	94	113	111	98	102
Mendip		280	243	291	287	255	258
West of England		3955	3655	4630	3963	3579	3788

*Backlog Need
Allowance (10%) over
Time*

		2006	2007	2009	2011	2016	2021
Glastonbury/Street & Rural	Z0022	25	36	51	53	61	79
Wells & Rural	Z0023	18	27	38	40	46	59
Shepton Mallet & Rural	Z0024	15	22	31	32	37	47
Frome & Rural	Z0025	31	46	64	67	77	99
Mendip		89	131	184	193	221	284
West of England		1845	1981	2253	2201	2228	2597

<i>Need and Supply Rates in 2006</i>		<i>Relet rate % Soc Stock</i>	<i>Net Need % Households</i>
Glastonbury/Street & Rural	Z0022	4.56	0.91
Wells & Rural	Z0023	3.38	1.27
Shepton Mallet & Rural	Z0024	5.97	0.47
Frome & Rural	Z0025	5.46	0.75
<hr/>			
Mendip		4.90	0.85
<hr/>			
West of England		4.80	0.95

<i>Income Measures for 2006</i>		<i>Mean Household Income £pw</i>	<i>CACI Ward Income Mean £pw</i>	<i>Mean Working Househd Income</i>	<i>Househd below £235 pw %</i>	<i>Poverty Rate %</i>
Glastonbury/Street & Rural	Z0022	583	628	716	27.1	11.1
Wells & Rural	Z0023	587	666	762	28.1	9.0
Shepton Mallet & Rural	Z0024	630	634	755	23.8	9.6
Frome & Rural	Z0025	619	652	753	25.1	9.4
<hr/>						
Mendip		605	646	746	25.8	8.1
<hr/>						
West of England		608	668	748	24.8	10.5

<i>Mean Household Income over time @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Glastonbury/Street & Rural	Z0022	583	594	588	668	749	842
Wells & Rural	Z0023	587	597	588	635	691	756
Shepton Mallet & Rural	Z0024	630	641	632	681	740	812
Frome & Rural	Z0025	619	630	620	684	757	842
<hr/>							
Mendip		605	616	645	669	738	819
<hr/>							
West of England		608	618	609	639	677	728

<i>Market Rents and House Prices in 2006</i>		<i>Market Rent 1BR £pw</i>	<i>Market Rent 2BR £pw</i>	<i>Intermed Rent 1BR £pw</i>	<i>Threshold Price 2BR House £</i>	<i>Price of New RSL 2BR Home £</i>
Glastonbury/Street & Rural	Z0022	108	135	89	115,929	148,795
Wells & Rural	Z0023	112	139	94	132,200	163,913
Shepton Mallet & Rural	Z0024	109	136	89	104,579	142,884
Frome & Rural	Z0025	108	134	88	111,423	142,565
Mendip		109	136	90	115,789	148,707
West of England		113	140	92	119,708	151,434

<i>Threshold House Price 2BR over time @ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Glastonbury/Street & Rural	Z0022	115,929	121,831	93,413	110,284	158,875	194,046
Wells & Rural	Z0023	132,200	126,099	107,187	127,045	184,553	227,243
Shepton Mallet & Rural	Z0024	104,579	113,295	84,376	99,680	143,622	175,962
Frome & Rural	Z0025	111,423	126,099	89,996	106,398	153,598	188,446
Mendip		115,789	122,836	93,536	110,600	159,774	195,930
West of England		119,708	134,502	103,266	120,624	174,839	218,306

<i>Threshold House Price 2BR over time @ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Glastonbury/Street & Rural	Z0022	115,929	116,808	83,629	93,303	117,685	125,759
Wells & Rural	Z0023	132,200	120,900	95,960	107,483	136,706	147,273
Shepton Mallet & Rural	Z0024	104,579	108,624	75,538	84,332	106,387	114,039
Frome & Rural	Z0025	111,423	120,900	80,570	90,015	113,777	122,130
Mendip		115,789	117,772	83,739	93,570	118,351	126,980
West of England		119,708	128,957	92,449	102,051	129,510	141,482

*Mean Private Rent
2BR £pw*

<i>@ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Glastonbury/Street & Rural	Z0022	135	142	119	126	145	156
Wells & Rural	Z0023	139	146	123	131	151	163
Shepton Mallet & Rural	Z0024	136	143	120	128	147	157
Frome & Rural	Z0025	134	141	119	126	145	155
Mendip		136	143	120	127	147	156
West of England		140	147	127	134	155	168

*Mean Private Rent
2BR £pw*

<i>@ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Glastonbury/Street & Rural	Z0022	135	148	133	150	196	240
Wells & Rural	Z0023	139	153	138	155	204	251
Shepton Mallet & Rural	Z0024	136	149	134	151	198	243
Frome & Rural	Z0025	134	147	132	149	195	240
Mendip		136	149	134	151	198	243
West of England		177	194	182	206	279	353

*Intermediate Need
number pa*

		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Glastonbury/Street & Rural	Z0022	20	17	9	22	21	20
Wells & Rural	Z0023	22	4	6	18	16	14
Shepton Mallet & Rural	Z0024	6	5	1	5	7	8
Frome & Rural	Z0025	29	20	12	27	32	31
Mendip		77	46	28	72	77	74
West of England		1,100	735	365	878	1,036	1,024

<i>Demographic</i>		<i>Number of</i>	<i>Household</i>	<i>Dwelling</i>	<i>Gross</i>	<i>Net</i>	<i>Social</i>
<i>Numbers 2011</i>		<i>Households</i>	<i>Growth</i>	<i>Growth</i>	<i>Formation</i>	<i>ion Hhlds</i>	<i>Rented</i>
		<i>2011</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>Dwellings</i>
							<i>no</i>
Glastonbury/Street & Rural	Z0022	12,612	195	178	212	-25	1,316
Wells & Rural	Z0023	10,400	158	129	161	21	755
Shepton Mallet & Rural	Z0024	8,270	105	62	123	19	1,040
Frome & Rural	Z0025	17,898	255	145	280	42	1,760
Mendip		49,180	713	514	776	58	4,871
West of England		567,161	7,059	5,922	10,387	4,867	80,651
<i>Dwelling & Household Growth number pa</i>		<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>
		<i>2006</i>	<i>2016</i>	<i>2021</i>	<i>2006</i>	<i>2016</i>	<i>2021</i>
Glastonbury/Street & Rural	Z0022	94	109	114	136	167	116
Wells & Rural	Z0023	97	87	90	139	117	79
Shepton Mallet & Rural	Z0024	55	55	56	81	72	62
Frome & Rural	Z0025	118	177	186	191	224	185
Mendip		364	427	446	546	581	442
West of England		4,625	6,358	6,824	4,706	7,061	6,563

**STANDARD
TABLES
WEST WILTSHIRE**

<i>Affordability Measures in 2006</i>		<i>% able to buy (income)</i>	<i>% able to buy wealth-adj</i>	<i>% afford private rent</i>	<i>% afford buy or priv rent</i>
Bradford on Avon	Z0026	31.7	38.0	44.2	44.2
Melksham	Z0027	43.1	48.3	44.4	48.3
Trowbridge	Z0028	43.1	48.3	42.2	48.3
Westbury	Z0029	48.9	54.2	46.3	54.2
Warminster	Z0030	51.5	56.9	49.4	56.9
West Wilts Rural	Z0031	44.0	50.1	48.4	50.1
West Wiltshire		44.3	49.9	46.0	50.4
West of England		35.9	41.5	40.8	42.6

<i>Affordability to Buy or Rent over Time</i>		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	44.2	42.4	51.1	47.5	42.2	40.6
Melksham	Z0027	48.3	42.6	61.8	58.8	50.4	49.7
Trowbridge	Z0028	48.3	44.3	62.4	60.1	52.8	53.2
Westbury	Z0029	54.2	50.2	68.9	67.9	63.9	66.6
Warminster	Z0030	56.9	55.1	70.3	67.8	60.4	59.8
West Wilts Rural	Z0031	50.1	49.2	63.4	59.5	49.9	48.2
West Wiltshire		50.4	47.6	63.6	60.7	53.1	52.7
West of England		42.6	40.6	55.7	52.7	45.2	45.1

<i>Affordable Housing Need Components 2006</i>		<i>New househld unafford need</i>	<i>Migrant afford-able need</i>	<i>Older Ex- owners Need</i>	<i>Backlog Need Allow- ance</i>	<i>Net Relet Supply</i>	<i>Net Need Additional Afford Housing</i>
Bradford on Avon	Z0026	54	-2	6	15	27	46
Melksham	Z0027	69	4	8	30	57	54
Trowbridge	Z0028	143	14	18	72	111	136
Westbury	Z0029	58	23	8	28	29	88
Warminster	Z0030	72	7	11	34	49	75
West Wilts Rural	Z0031	179	10	25	35	80	170
West Wiltshire		574	56	77	214	353	568
West of England		6065	544	692	1845	3955	5191

*Net Affordable Need
over Time*

		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	46	52	46	53	63	66
Melksham	Z0027	54	72	48	58	75	84
Trowbridge	Z0028	136	134	92	108	146	160
Westbury	Z0029	88	81	60	63	74	75
Warminster	Z0030	75	77	53	63	83	91
West Wilts Rural	Z0031	170	162	113	128	154	139
West Wiltshire		568	577	412	473	596	616
West of England		5191	6449	3865	4811	6217	6535

*Net Relets Supply
over Time*

		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	27	26	29	28	25	24
Melksham	Z0027	57	46	52	48	41	39
Trowbridge	Z0028	111	111	128	124	115	120
Westbury	Z0029	29	27	33	34	37	41
Warminster	Z0030	49	47	53	50	43	42
West Wilts Rural	Z0031	80	74	86	85	82	85
West Wiltshire		353	330	381	369	341	351
West of England		3955	3655	4630	3963	3579	3788

*Backlog Need
Allowance (10%)
over Time*

		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	15	16	20	21	24	31
Melksham	Z0027	30	32	39	41	47	60
Trowbridge	Z0028	72	76	93	97	113	144
Westbury	Z0029	28	30	36	38	44	56
Warminster	Z0030	34	36	44	46	53	68
West Wilts Rural	Z0031	35	38	46	48	56	71
West Wiltshire		214	228	278	291	336	430
West of England		1845	1981	2253	2201	2228	2597

<i>Need and Supply Rates in 2006</i>		<i>Relet rate % Soc Stock</i>	<i>Net Need % Households</i>
Bradford on Avon	Z0026	4.80	1.06
Melksham	Z0027	4.14	0.85
Trowbridge	Z0028	5.40	1.01
Westbury	Z0029	3.22	1.47
Warminster	Z0030	5.11	0.96
West Wilts Rural	Z0031	7.09	1.01
West Wiltshire		5.47	1.04
West of England		4.80	0.95

<i>Income Measures for 2006</i>		<i>Mean Household Income £pw</i>	<i>CACI Ward Income Mean £pw</i>	<i>Mean Working Household Income</i>	<i>Household below £235 pw %</i>	<i>Poverty Rate %</i>
Bradford on Avon	Z0026	597	670	794	27.2	8.7
Melksham	Z0027	585	626	717	25.3	9.3
Trowbridge	Z0028	580	646	703	25.4	10.7
Westbury	Z0029	578	666	713	26.4	9.5
Warminster	Z0030	604	603	754	24.5	8.4
West Wilts Rural	Z0031	701	724	851	18.9	7.2
West Wiltshire		622	666	766	23.0	6.9
West of England		608	668	748	24.8	10.5

<i>Mean Household Income over time @ 2006 prices</i>		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	597	605	590	590	590	593
Melksham	Z0027	585	594	584	594	605	621
Trowbridge	Z0028	580	590	583	606	632	666
Westbury	Z0029	578	588	577	584	589	601
Warminster	Z0030	604	613	601	626	652	684
West Wilts Rural	Z0031	701	709	690	734	786	848
West Wiltshire		622	631	637	643	671	707
West of England		608	618	609	639	677	728

<i>Market Rents and House Prices in 2006</i>		<i>Market Rent 1BR £pw</i>	<i>Market Rent 2BR £pw</i>	<i>Intermed Rent 1BR £pw</i>	<i>Threshold Price 2BR House £</i>	<i>Price of New RSL 2BR Home £</i>
Bradford on Avon	Z0026	113	141	102	131,967	199,868
Melksham	Z0027	103	128	84	108,996	132,678
Trowbridge	Z0028	104	130	84	102,300	130,786
Westbury	Z0029	101	126	82	94,860	128,426
Warminster	Z0030	102	127	85	96,906	142,034
West Wilts Rural	Z0031	115	143	94	116,250	155,642
West Wiltshire		107	134	88	108,141	145,484
West of England		113	140	92	119,708	151,434

<i>Threshold House Price 2BR over time @ current prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bradford on Avon	Z0026	131,967	144,723	114,973	133,815	191,071	237,366
Melksham	Z0027	108,996	121,249	95,048	110,696	157,833	195,795
Trowbridge	Z0028	102,300	116,350	88,644	102,806	145,307	177,791
Westbury	Z0029	94,860	103,061	79,799	90,750	122,828	143,110
Warminster	Z0030	96,906	102,819	84,659	98,716	141,424	176,501
West Wilts Rural	Z0031	116,250	123,577	100,917	117,189	166,130	205,371
West Wiltshire		108,141	118,010	93,717	108,705	153,785	189,113
West of England		119,708	134,502	103,266	120,624	174,839	218,306

<i>Threshold House Price 2BR over time @ 2006 prices</i>		<i>2006</i>	<i>2007</i>	<i>2009</i>	<i>2011</i>	<i>2016</i>	<i>2021</i>
Bradford on Avon	Z0026	131,967	138,756	102,930	113,211	141,534	153,834
Melksham	Z0027	108,996	116,250	85,093	93,652	116,913	126,893
Trowbridge	Z0028	102,300	111,554	79,359	86,977	107,635	115,224
Westbury	Z0029	94,860	98,813	71,440	76,776	90,984	92,748
Warminster	Z0030	96,906	98,580	75,791	83,516	104,758	114,388
West Wilts Rural	Z0031	116,250	118,482	90,347	99,144	123,059	133,099
West Wiltshire		108,141	113,145	83,901	91,967	113,915	122,562
West of England		119,708	128,957	92,449	102,051	129,510	141,482

*Mean Private Rent**2BR £pw**@ 2006 prices*

		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	141	148	129	136	155	167
Melksham	Z0027	128	135	117	123	141	151
Trowbridge	Z0028	130	137	118	124	142	151
Westbury	Z0029	126	133	113	118	132	137
Warminster	Z0030	127	133	116	122	140	151
West Wilts Rural	Z0031	143	150	130	137	156	167
West Wiltshire		134	141	122	128	146	156
West of England		140	147	127	134	155	168

*Mean Private Rent**2BR £pw**@ current prices*

		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	141	155	144	160	209	258
Melksham	Z0027	128	140	130	146	190	234
Trowbridge	Z0028	130	143	132	147	191	233
Westbury	Z0029	126	138	127	140	178	212
Warminster	Z0030	127	139	129	144	189	233
West Wilts Rural	Z0031	143	157	145	162	211	258
West Wiltshire		134	147	136	151	197	241
West of England		177	194	182	206	279	353

*Intermediate Need**number pa*

		2006	2007	2009	2011	2016	2021
Bradford on Avon	Z0026	0	3	0	2	0	0
Melksham	Z0027	14	17	6	12	11	8
Trowbridge	Z0028	40	26	12	27	29	25
Westbury	Z0029	21	13	3	9	10	8
Warminster	Z0030	7	5	0	2	2	2
West Wilts Rural	Z0031	44	24	10	27	30	24
West Wiltshire		127	87	30	80	81	67
West of England		1,100	735	365	878	1,036	1,024

<i>Demographic Numbers 2011</i>		<i>Number of Households</i>	<i>Household Growth</i>	<i>Dwelling Growth</i>	<i>Gross Hhld Formation</i>	<i>Net Migration Hhlds</i>	<i>Social Rented Dwellings no</i>
		<i>2011</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	<i>No pa</i>	
Bradford on Avon	Z0026	4,595	52	51	99	-19	570
Melksham	Z0027	6,714	78	49	126	15	1,097
Trowbridge	Z0028	14,672	254	249	252	202	2,196
Westbury	Z0029	6,721	148	176	109	175	939
Warminster	Z0030	8,218	86	74	153	-47	918
West Wilts Rural	Z0031	18,091	251	240	319	59	1,132
West Wiltshire		59,012	869	839	1,058	385	6,852
West of England		567,161	7,059	5,922	10,387	4,867	80,651

<i>Dwelling & Household Growth number pa</i>		<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Dwelling Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>	<i>Household Growth pa</i>
		<i>2006</i>	<i>2016</i>	<i>2021</i>	<i>2006</i>	<i>2016</i>	<i>2021</i>
Bradford on Avon	Z0026	21	32	32	36	34	2
Melksham	Z0027	37	34	34	85	39	-1
Trowbridge	Z0028	163	200	207	319	193	95
Westbury	Z0029	113	133	138	217	121	59
Warminster	Z0030	40	65	65	99	51	6
West Wilts Rural	Z0031	132	177	180	295	192	72
West Wiltshire		507	641	656	1,061	629	234
West of England		4,625	6,358	6,824	4,706	7,061	6,563

Zone Agent Data (Filtered)

Table 6.10 (filtered - Int hse need) filtered data	<i>Hhd Income</i>	<i>Age</i>	<i>Hhd Size</i>	<i>Min Bedrms</i>	<i>Key Worker</i>	<i>Previous Owner</i>	<i>Ethnic Minority</i>	<i>L T Disabled</i>	<i>No of LA's Consider</i>	
Mean	<i>Hhd Income</i>	<i>Age</i>	<i>Hhd Size</i>	<i>Min Bedrms</i>	<i>Key Worker</i>	<i>Previous Owner</i>	<i>Ethnic Minority</i>	<i>L T Disabled</i>	<i>No of LA's Consider</i>	<i>disabled</i>
LA Area Live IN	Total Household Income	age	hhdsiz	minbeds	Keyworker	Previous Home Owner	ethmin	Long Term Disability	nlascons	<i>No on list x LT Dis</i>
Bath	20851	35	2.16	1.92	27%	12%	9%	3.91%	2.3	7
Bristol	20919	34	1.83	1.79	21%	5%	14%	3.85%	1.8	36
Mendip North	20826	50	2.40	2.02	17%	10%	1%	7.83%	1.8	26
Somerset South	20013	38	2.28	2.03	21%	11%	2%	5.11%	1.5	15
Gloucestershire	20220	35	2.16	1.99	16%	11%	7%	7.67%	2.2	9
West Wiltshire	19962	53	2.38	2.15	21%	10%	2%	4.35%	2.0	4
Total	20608	37	2.05	1.90	21%	8%	9%	4.89%	1.9	95

Table 6.9 (Filtered - Int hsg need)	<i>Local Authority of Origin</i>	<i>number on list</i>	<i>New Build</i>	<i>Open Mkt</i>	<i>Interm Rent</i>	<i>1st time Buyer</i>	<i>Key Worker</i>	<i>Resale Sh Own</i>	<i>Starter Homes</i>	
Bath	179	94%	78%	31%	69%	23%	73%	31%		
Bristol	935	89%	73%	20%	73%	19%	61%	23%		
Mendip North	333	93%	84%	32%	74%	14%	68%	25%		
Somerset South	287	90%	69%	22%	65%	14%	68%	19%		
Gloucestershire	115	92%	77%	24%	69%	12%	69%	22%		
West Wiltshire	92	84%	72%	21%	61%	13%	59%	20%		
Total	1941	90%	74%	23%	70%	17%	65%	23%		

Table 6.11
(filtered =
Intermediate
housing need)
*Tenure/living
status*

<i>Tenure/living status</i>	<i>Hhd Income</i>	<i>Age</i>	<i>Hhd Size</i>	<i>Min Bedrms</i>	<i>Key Worker</i>	<i>Ethnic Minor</i>	<i>LT Disab</i>	<i>N of LA Consid</i>	<i>% of All</i>
Council tenant	22,957	34	3.00	2.43	20%	31%	6%	2.0	3.6
Current home owner	16,886	43	2.29	2.21	20%	2%	15%	1.8	9.9
Existing shared owner	19,061	41	2.54	2.24	27%	0%	0%	1.5	1.9
Housing Association tenant	22,456	41	2.73	2.27	19%	23%	4%	2.2	6.4
Living with family/friends	20,571	31	1.56	1.64	17%	7%	3%	1.8	30.6
Other	19,558	35	2.00	2.03	24%	8%	3%	1.8	2.0
Private tenant	21,196	35	2.13	1.91	23%	8%	4%	1.9	39.1
Renting from employer	18,452	36	1.53	1.47	40%	13%	0%	1.6	0.8
Temporary accommodation	19,588	35	3.00	2.75	0%	0%	0%	1.8	0.2
Tied	18,466	37	3.33	2.33	33%	0%	0%	2.7	0.2
Unknown	20,050	43	2.14	1.87	29%	10%	6%	1.8	5.5
Total	20,608	37	2.05	1.90	21%	9%	5%	1.9	100.0

Data used in Table 4.8 (row 4)

	B&NES	Bristol	N Som	South gloucs	Mendip	West W	total - West Of England
2004/5.	7	21	11	2	12	4	57
2005/6.	7	11	12	4	12	1	47
2006/7.	5	16	9	5	7	5	47
total ave	6	16	11	4	10	3	50

Source CORE

Local Authority	New Soc Rent 2007-09		annual ave	total 2 years for T 4.7	New Intermed 2007-09		annual ave	total 2 years for T 4.7
	sr07	sr08			int07	int08		
B&NES	59	74	67	133	15	67	41	82
Bristol	294	231	263	525	232	233	233	465
N Soms S	110	144	127	254	84	65	75	149
Gloucs	117	205	161	322	38	59	49	97
Mendip	80	80	80	160	45	60	53	105
W Wilts	148	184	166	332	0	16	8	16
			0					
WoE	808	918	863	1726	414	500	457	914

Source HSSA Return 2007. forecast 2007-2009 is average annualised.