

DARTFORD BOROUGH

**BALANCING HOUSING MARKETS:
HOUSING STOCK FLOW ANALYSIS**

**FINAL REPORT
2006**



www.dcauk.com

CONTENTS

1. AREA-BASED SUPPLY / DEMAND ANALYSIS	2
1.1 INTRODUCTION	2
1.2 METHODOLOGY	3
2. FUTURE PRIVATE STOCK FLOW	4
2.1 DATA METHODOLOGY	4
3. PRIVATE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS	5
3.1 AREA 1 (INCLUDING HEATH, TOWN, WEST HILL, JOYDENS WOOD)	5
3.2 AREA 2 (INCLUDING JOYCE GREEN, LITTLEBROOK, NEW TOWN)	6
3.3 AREA 3 (INCLUDING PRINCES, BRENT)	7
3.4 AREA 4 (INCLUDING STONE, CASTLE, GREENHITHE, SWANSCOMBE)	8
3.5 AREA 5 (INCLUDING WILMINGTON, SUTTON-AT-HONE, BEAN, LONGFIELD, NEW BARN, SOUTHFLEET)	9
3.6 BOROUGH WIDE	10
4. ASSESSMENT OF AFFORDABLE ACCOMMODATION SHORTFALL	11
4.1 DATA METHODOLOGY	11
5. AFFORDABLE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS	12
5.1 AREA 1 (INCLUDING HEATH, TOWN, WEST HILL, JOYDENS WOOD)	12
5.2 AREA 2 (INCLUDING JOYCE GREEN, LITTLEBROOK, NEW TOWN)	13
5.3 AREA 3 (INCLUDING PRINCES, BRENT)	14
5.4 AREA 4 (INCLUDING STONE, CASTLE, GREENHITHE, SWANSCOMBE)	15
5.5 AREA 5 (INCLUDING WILMINGTON, SUTTON-AT-HONE, BEAN, LONGFIELD, NEW BARN, SOUTHFLEET)	16
5.6 BOROUGH WIDE	17
6. SUMMARY OF SURPLUSES / SHORTFALLS BY AREA	18
7. CONCLUSIONS	19
7.1 KEY DATA	19
7.2 PRIVATE SECTOR STOCK SUPPLY / DEMAND ANALYSIS	19
7.3 AFFORDABLE SUPPLY / DEMAND ANALYSIS	19
8. RECOMMENDATIONS	20
8.1 CHANGING HOUSEHOLD PROFILES	20
8.2 FUTURE DELIVERY	20

APPENDIX I - Distribution of stock by house type and bedroom numbers within each tenure

APPENDIX II – Future Private Stock Flow over three years

APPENDIX III – Future Affordable Stock Flow over three years

1. AREA-BASED SUPPLY / DEMAND ANALYSIS

1.1 Introduction

- 1.1.1 Planning Guidance in PPS3, the Housing Green Paper and the Good Practice Guide on Housing Needs Assessment all emphasise the need for Local Authorities to influence housing delivery to meet gaps in the type of housing within a Borough and to have better information databases to be able to develop delivery strategies, especially at neighbourhood level.
- 1.1.2 The Housing Needs Assessment Survey data has provided a very large database on both supply and demand by location within the Borough and on the planned movement of households over the next five years. This data on “flow” of the stock is vitally important information as between 90% and 95% of all housing requirements are met from the existing stock.
- 1.1.3 Effective use of the data provides a picture of the type and size of units required from the future new delivery programme over the next three years. This is the major tool in addressing imbalances and mismatch between supply and demand / need and therefore addressing the requirements of PPS3.
- 1.1.4 The balancing housing markets model provides a ‘working’ reference document for housing and planning officers. It should be used to deal with new delivery planning for both market and social housing in planning and housing functions. The core aspect of this model is that it is location based and no attempt should be made to draw Borough-wide conclusions from it.
- 1.1.5 All of the data used in the model is drawn from the raw data from the Housing Needs Survey and the specific information in the social sector provided by the Authority. The model takes account of the flow by type, size and location of units from:-
- (a) Supply created by the planned moves of existing households within and outside the Borough.
 - (b) Demand / need from existing households and new household formation within the Borough, by preferred location.
 - (c) The supply created by out-migration and demand from in-migration into the Borough using a Zero Net Migration Model based on the housing choices of in-migrants in the last 12 months, grossed to equal the out migrant household numbers.
- 1.1.6 This report analyses the data and results of the 2006 Dartford Housing Needs Survey and the RSL stock / re-lets data to provide detailed information on:-
- ◆ Size, type and tenure of the existing dwelling stock in each of the five sub areas.
 - ◆ Supply/demand or need impact on stock flow of all moving households to 2009 in each of the five sub areas analysed by house type and size.
- 1.1.7 The purpose of this exercise is to identify over and under supply of specific unit types and sizes by specific location. The data will differ from the vast majority of that in the main Housing Needs Survey which analyses demand and need, but only in total unit terms and takes no account of supply of property by type and size at local level. That is the purpose of this report.
- 1.1.8 The results of the analysis are to provide further detailed information from which to develop site development brief requirements and social housing delivery, with a major objective of addressing stock gaps at local level. It should also be used as an information base to assist in the wider policy and strategy development process, especially in addressing low demand and in stock option appraisal.

1.2 Methodology

1.2.1 A five sub-area structure was used for this analysis and is as follows:

Area 1 (including Heath, Town, West Hill, Joydens Wood)	Area 2 (including Joyce Green, Littlebrook, New Town)
Area 3 (including Princes, Brent)	Area 4 (including Stone, Castle, Greenhithe, Swanscombe)
Area 5 (including Wilmington, Sutton-at-Hone, Bean, Longfield, New Barn, Southfleet)	

1.2.2 For the purpose of this analysis, the terms 'shortfall' and 'surplus' are defined as follows;

Shortfall:- forecast undersupply of a type and size of property (i.e. forecast demand is greater than forecast supply.)

Surplus:- forecast oversupply of a type and size of property (i.e. forecast supply is greater than forecast demand.)

1.2.3 The Appendices comprise data tables relating to three separate elements. **Appendix I** contains simple cross-tabulations of the grossed up data for each sub-area included in the BHM, to show the distribution of stock by house type and bedroom numbers within each tenure. Note that the totals will vary marginally where data is not available for all elements of the cross-tabulation.

1.2.4 The future **private stock** flow over the next three years is analysed in a series of tables in **Appendix II** using supply and demand data from both existing and new forming households in the survey.

1.2.5 The **affordable stock** issue is addressed statistically in **Appendix III** using the Waiting List and re-lets experience in the rented stock and the affordable need identified in the Housing Needs Assessment.

1.2.6 The data is drawn from the Housing Needs Assessment which achieved a confidence level of $\pm 1.91\%$ at the Borough wide scale. This level of sampling error applies to the total stock analysis of distribution in **Appendix I**.

2. FUTURE PRIVATE STOCK FLOW

2.1 Data Methodology

2.1.1 PPG3 issued in March 2000 identifies that the balance of the existing stock structure by type, size and condition, is a critical aspect of meeting the needs of current and future households. Knowledge of existing stock supply and household demand preferences is valuable in being able to address the type and locational distribution of new supply.

Tables in **Appendix II** are as follows:

Table 1 Demand for private sector stock from existing households moving within the Borough

Table 2 Demand for private sector from concealed households moving within the Borough

Table 3 In-Migrant Demand

Table 4 Demand from all households moving / forming within the Borough

Table 5 Supply of private sector stock created by existing households moving within and outside the Borough

Table 6 All private sector stock shortfall/surplus by property size

Table 6a 1 bedroom private stock shortfall/surplus by property type

Table 6b 2 bedroom private stock shortfall/surplus by property type

Table 6c 3 bedroom private stock shortfall/surplus by property type

Table 6d 4+ bedroom private stock shortfall/surplus by property type

Table 6e All bedroom size private stock shortfall/surplus by property type

2.1.2 The Housing Needs Survey data details the reasons for moving households leaving the Borough and over 23% of them are leaving specifically because of employment or better access to work in another area. These factors have been the some of the highest reasons for movement into and out of a Borough in many of our previous surveys.

3. PRIVATE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS

3.1 Area 1 (including Heath, Town, West Hill, Joydens Wood)

Table 3-1 Shortfall/Surplus of Private Stock to 2009 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	84	-
	2	-	22
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	-	1
	3	31	-
	4+	-	-
House	1	26	-
	2	-	31
	3	-	2
	4+	-	24
All Types	1	110	-
	2	-	54
	3	31	2
	4+	-	24
Total		141	80

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.1.1 Table 3-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 110 1-bed market properties in Area 1. This is due predominantly to an undersupply of both 1-bed flats and 1-bed houses leading to shortfalls of 84 units and 26 units, respectively.
- ◆ **2-bed property:** there is a net surplus of 54 2-bed market properties in Area 1, due to an oversupply of 31 2-bed houses and 22 2-bed flats. There is also a negligible one unit surplus of 2-bed bungalows caused by a well balanced supply and demand for the property type.
- ◆ **3-bed property:** there is a net deficit of 29 3-bed market units in this area, from a shortfall of 31 3-bed bungalows due to no supply, combined with a surplus of just two 3-bed houses from well balanced supply and demand.
- ◆ **4+ bed property:** there is a net surplus of 24 4+ bed units in Area 1, wholly relating to an oversupply of 4+ bed houses.

3.1.2 Overall, in terms of all property sizes, there is a net shortfall of 61 market properties in Area 1. The majority of the deficit is created by 1-bed flats, whilst the most significant stock surpluses are seen for 2 and 4+ bed houses and 2-bed flats.

3.2 Area 2 (including Joyce Green, Littlebrook, New Town)

Table 3-2 Shortfall/Surplus of Private Stock to 2009 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	140
	2	-	8
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	-	-
	3	-	4
	4+	-	-
House	1	-	2
	2	-	93
	3	-	29
	4+	-	21
All Types	1	-	142
	2	-	101
	3	-	33
	4+	-	21
Total		-	297

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.2.1 Table 3-2 data analysed by size shows that:-

- ◆ **1-bed property:** there is a surplus of 142 1-bed market properties in Area 2. This is predominantly caused by an oversupply of 140 1-bed flats combined with a negligible surplus of two 1-bed houses.
- ◆ **2-bed property:** a net surplus of 101 2-bed market properties exists in this area. This results predominantly from high supply levels relative to demand for 2-bed houses leading to a 93 unit surplus of the type. This is combined with a smaller surplus of eight 2-bed flats from a relatively well balanced supply / demand for the type.
- ◆ **3-bed property:** there is a net surplus of 33 3-bed properties in this area. It is caused by a surplus of 29 3-bed houses and four 3-bed bungalows due to slight oversupply of these property types.
- ◆ **4+ bed property:** there is a net surplus of 21 4+ bed properties in this area. This relates wholly to an oversupply of 4+ bed houses.

3.2.2 Overall, in terms of all property types and sizes, there is a net surplus of 297 market properties in this area. 1-bed flats make up almost half of the net surplus, and all sizes of houses are in surplus. There are no private sector stock shortfalls seen in Area 2.

3.3 Area 3 (including Princes, Brent)

Table 3-3 Shortfall/Surplus of Private Stock to 2009 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	36
	2	4	-
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	-	-
	3	8	-
	4+	-	-
House	1	20	-
	2	2	-
	3	-	180
	4+	-	92
All Types	1	20	36
	2	6	-
	3	8	180
	4+	-	92
Total		34	308

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.3.1 Table 3-3 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net surplus of 16 1-bed market properties in this area, caused by an oversupply of 36 1-bed flats combined with a shortfall of 20 1-bed houses resulting from no supply of the type.
- ◆ **2-bed property:** a small net shortfall of six 2-bed market properties exists in this area, with deficits of four 2-bed flats and two 2-bed houses from relatively well balanced supply / demand for both property types.
- ◆ **3-bed property:** there is a large net surplus of 172 3-bed market units in this area, from a large oversupply of 180 3-bed houses, combined with a shortfall of eight 3-bed bungalows due to no supply.
- ◆ **4+ bed property:** there is a net surplus of 92 4+ bed properties in Area 3, wholly relating to 4+ bed houses and caused by an oversupply of the type.

3.3.2 Overall, in terms of all bedroom sizes, there is a net surplus of 274 market properties in this area. 3 and 4+ bed houses contribute most significantly to the general property surplus, with 1-bed houses showing the only significant shortfall in this area.

3.4 Area 4 (including Stone, Castle, Greenhithe, Swanscombe)

Table 3-4 Shortfall/Surplus of Private Stock to 2009 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	13	-
	2	58	-
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	-	-
	3	6	-
	4+	-	-
House	1	-	8
	2	-	56
	3	70	-
	4+	17	-
All Types	1	13	8
	2	58	56
	3	76	-
	4+	17	-
Total		164	64

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.4.1 Table 3-4 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of five 1-bed market properties in Area 4 caused by a slight undersupply of 1-bed flats, leading to a 13 unit shortfall, combined with an oversupply of eight 1-bed houses.
- ◆ **2-bed property:** a small net shortfall of two 2-bed properties exists in this area, and while this net position appears well balanced it is actually caused by an undersupply of 58 2-bed flats combined with an oversupply of 56 2-bed houses.
- ◆ **3-bed property:** there is a net shortfall of 76 3-bed properties in Area 4, relating to an undersupply of 70 3-bed houses and a further deficit of six 3-bed bungalows caused by no supply of the property type in this area.
- ◆ **4+ bed property:** there is a net shortfall of 17 4+ bed market units in this area, wholly relating to 4+ bed houses and resulting from a slight undersupply of the type.

3.4.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 100 market units in Area 4. 1 and 2-bed flats and the 3 and 4+ bed houses show the largest shortfalls, while 1 and 2-bed houses are in net surplus.

3.5 Area 5 (including Wilmington, Sutton-at-Hone, Bean, Longfield, New Barn, Southfleet)

Table 3-5 Shortfall/Surplus of Private Stock to 2009 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	72	-
	2	-	3
	3	-	14
	4+	-	-
Bungalow	1	-	-
	2	9	-
	3	70	-
	4+	27	-
House	1	50	-
	2	160	-
	3	62	-
	4+	171	-
All Types	1	122	-
	2	169	3
	3	132	14
	4+	198	-
Total		621	17

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.5.1 Table 3-5 data analysed by size shows that:-

- ◆ **1-bed property:** there is an overall net deficit of 1-bed market properties in Area 5, totalling 122 units. This relates to shortfalls of 72 1-bed flats and 50 1-bed houses due to no supply of these types in this area.
- ◆ **2-bed property:** a net shortfall of 166 2-bed properties exists in Area 5. This is caused by a large deficit of 160 2-bed houses caused by undersupply of the type and a smaller undersupply of nine 2-bed bungalows. These shortfalls are combined with a small surplus of three 2-bed flats from relatively well balanced supply / demand.
- ◆ **3-bed property:** there is a net deficit of 118 3-bed properties in this area. There are shortfalls of 3-bed bungalows (70 units) and 3-bed houses (62 units) due to undersupply in both cases, whilst there is a surplus of 14 3-bed flats caused by no demand for the type.
- ◆ **4+ bed property:** there is a net shortfall of 198 4+ bed market units in Area 5, from a shortfall of 171 4+ bed houses, and 27 4+ bed bungalows, both caused by low supply of the types in relation to demand in this area.

3.5.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 604 market properties in Area 5. 2 and 4+ bed houses make up the largest proportion of deficit, with 2 and 3-bed flats the only property types showing small net surpluses.

3.6 Borough wide

Table 3-6 Shortfall/Surplus of Private Stock to 2009 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	7
	2	29	-
	3	-	14
	4+	-	-
Bungalow	1	-	-
	2	8	-
	3	111	-
	4+	27	-
House	1	86	-
	2	-	18
	3	-	79
	4+	51	-
All Types	1	86	7
	2	37	18
	3	111	93
	4+	78	-
Total		312	118

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

3.6.1 Table 3-6 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 79 1-bed properties across Dartford Borough, from a net shortfall of 1-bed houses totalling 86 units due to undersupply, combined with well-balanced supply and demand for 1-bed flats with a seven unit surplus.
- ◆ **2-bed property:** there is a small net deficit of 19 2-bed market properties across Dartford Borough, from relatively well balanced supply and demand for 2-bed flats and 2-bed houses, resulting in a 29 unit shortfall and 18 unit surplus respectively for the types. There is also a slight undersupply of eight 2-bed bungalows.
- ◆ **3-bed property:** there is a net shortfall of 18 3-bed market properties across Dartford Borough, made up of an undersupply of 111 3-bed bungalows, combined with surpluses of 79 3-bed houses and 14 3-bed flats, from relatively well balanced supply / demand and no demand respectively for the types.
- ◆ **4+ bed property:** there is a net shortfall of 78 4+ bed properties across the Dartford Borough, mainly relating to a deficit of 51 4+ bed houses from relatively well balanced supply / demand, combined with a net shortfall of 27 4+ bed bungalows due to low supply.

3.6.2 Overall, in terms of all bedroom sizes, there is a net deficit of 194 market properties across Dartford Borough. Large shortfalls of 3-bed bungalows and 1-bed houses exist, while 3-bed houses make up the majority of the net surplus.

4. ASSESSMENT OF AFFORDABLE ACCOMMODATION SHORTFALL

4.1 Data Methodology

- 4.1.1 The detailed area figures are derived from the 2006 Housing Needs Survey and relates to the period between 2006 and 2009. These affordable stock figures are based on waiting list data and re-let experiences within Dartford Borough Council (2005/2006). Some affordable need data from those not on the waiting list is derived from our survey.
- 4.1.2 It should be noted that this model is to determine house type and size imbalances by locality **and is not a calculation of the scale of affordable need**. This is done in the main Housing Needs Assessment Report. DCA have therefore incorporated the type / size needs data from the whole Waiting List in this analysis whereas the main assessment is an annual flow structure only.
- 4.1.3 The tables within **Appendix III** are as follows:-
- Table 7** DBC and RSL rented re-lets by size, type and location
- Table 8** Waiting List and New Affordable need by size and location
- Table 9** Waiting List New Registrations by size and location
- Table 10** Total social stock shortfall/surplus
- Table 10a** 1 bedroom social stock shortfall/surplus
- Table 10b** 2 bedroom social stock shortfall/surplus
- Table 10c** 3 bedroom social stock shortfall/surplus
- Table 10d** 4 bedroom social stock shortfall/surplus
- Table 10e** All bedroom sizes social stock shortfall/surplus.
- 4.1.4 It is normal to have a large shortfall in the affordable sector because the whole Waiting List backlog is included and supply is low relative to current need. Where 'no supply' is stated as a reason it is based on the last years experience that there were no re-lets of that property type in the area to address need.
- 4.1.5 The figures reflect national experience of low levels of 4+ bed stock in the social rented sector.
- 4.1.6 The Waiting List information is obtained from Dartford Borough Council, with new affordable demand figures obtained from our survey data.
- 4.1.7 The data includes some social sector demand from in-migrants, but it is not representative of true in-migrant demand for social stock.

5. AFFORDABLE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS

5.1 Area 1 (including Heath, Town, West Hill, Joydens Wood)

Table 5-1 Shortfall/Surplus of Affordable Stock to 2009 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
All Types (due to lack of specific type data)	1	560	-
	2	285	-
	3	185	-
	4+	37	-
Total		1,067	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.1.1 The data in Table 5-1 analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 560 1-bed affordable properties in Area 1, due to an undersupply in relation to demand from waiting list applicants and new affordable households in this area.
- ◆ **2-bed property:** there is a net deficit of 285 2-bed affordable properties in this area. This is caused by low supply of the type relative to demand from new affordable households and waiting list applicants in this area.
- ◆ **3-bed property:** there is a net shortfall of 185 3-bed affordable properties in Area 1, wholly relating to no supply of the property type to meet waiting list and new affordable demand.
- ◆ **4+ bed property:** there is a deficit of 37 4+bed affordable units in this area relating to no supply of the property type.

5.1.2 Overall, in terms of all bedroom sizes, there is a net deficit of 1,067 affordable properties in Area 1, the smallest deficit of affordable units seen across the Borough. Just over half the shortfall relates to 1-bed units, with smaller shortfalls of larger property types.

5.2 Area 2 (including Joyce Green, Littlebrook, New Town)

Table 5-2 Shortfall/Surplus of Affordable Stock to 2009 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
All Types (due to lack of specific type data)	1	348	-
	2	244	-
	3	126	-
	4+	39	-
Total		757	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.2.1 Data analysed in Table 5-2 by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 348 1-bed affordable properties in Area 2, due to low supply in relation to demand for the property type in this area.
- ◆ **2-bed property:** there is a net deficit of 244 2-bed affordable properties in Area 2, from an undersupply of the property type in relation to current and forecast demand from waiting list applicants and new affordable households.
- ◆ **3-bed property:** there is a net shortfall of 126 3-bed affordable properties in this area, due to low forecast supply of units combined with a current and forecast demand from waiting list applicants and new affordable households.
- ◆ **4+ bed property:** there is a net deficit of 39 4+ bed affordable units in this area, wholly relating to no supply of the type to meet demand from waiting list applicants.

5.2.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 757 affordable properties in Area 2. The majority of the deficit relates to 1 and 2-bed units, with lower demand levels for 3 and 4+ bed properties.

5.3 Area 3 (including Princes, Brent)

Table 5-3 Shortfall/Surplus of Affordable Stock to 2009 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
All Types (due to lack of specific type data)	1	1,044	-
	2	339	-
	3	351	-
	4+	55	-
Total		1,789	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.3.1 Data analysed in Table 5-3 by size shows that:-

- ◆ **1-bed property:** there is a significant net shortfall of 1,044 1-bed affordable properties in Area 3, the largest deficit of 1-bed affordable units seen across the Borough. It is caused by low supply combined with high levels of new affordable and waiting list demand.
- ◆ **2-bed property:** there is a net deficit of 339 2-bed affordable properties in this area, due to undersupply of the type compared to a current and forecast demand.
- ◆ **3-bed property:** there is a net shortfall of a 351 3-bed affordable properties in Area 3, as a result of an undersupply of the property type relative to demand.
- ◆ **4+ bed property:** there is a net deficit of 55 4+ bed affordable properties in this area due to no supply of the property type.

5.3.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 1,789 affordable properties in this area. The majority of the deficit relates to 1-bed properties at 1,044 units, followed by 2 and 3-bed units.

5.4 Area 4 (including Stone, Castle, Greenhithe, Swanscombe)

Table 5-4 Shortfall/Surplus of Affordable Stock to 2009 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
All Types (due to lack of specific type data)	1	712	-
	2	322	-
	3	210	-
	4+	57	-
Total		1,301	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.4.1 Data analysed in Table 5-4 by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 712 1-bed affordable properties in Area 4, due an undersupply of the property type in relation to demand from waiting list applicants new affordable households.
- ◆ **2-bed property:** there is a net shortfall of 322 2-bed affordable properties in this area, due to an undersupply of the property type in relation to forecast demand from new affordable households and, in particular, waiting list applicants.
- ◆ **3-bed property:** there is a net deficit of 210 3-bed affordable properties in this area, due to low supply in relation to demand levels for the property type.
- ◆ **4+ bed property:** there is a shortfall of 57 4+ bed affordable properties in Area 4. This is caused by no supply of the type.

5.4.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 1,301 affordable properties in Area 4. The majority of the deficit relates to 1-bed units, with lower demand levels for 2, 3 and, in particular 4+ bed properties in this area.

5.5 Area 5 (including Wilmington, Sutton-at-Hone, Bean, Longfield, New Barn, Southfleet)

Table 5-5 Shortfall/Surplus of Affordable Stock to 2009 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
All Types (due to lack of specific type data)	1	969	-
	2	512	-
	3	442	-
	4+	125	-
Total		2,048	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.5.1 Data analysed in Table 5-5 by size shows that:-

- ◆ **1-bed property:** there is a significant net shortfall of 969 1-bed affordable properties in Area 5, due to a large undersupply in relation to demand for the property type in this area.
- ◆ **2-bed property:** there is a net deficit of 512 2-bed affordable properties in this area, from a low supply relative to a large waiting list demand combined with new affordable households.
- ◆ **3-bed property:** there is a net shortfall of 442 3-bed affordable properties in Area 5, relating to an undersupply in relation to demand for this property type.
- ◆ **4+ bed property:** there is a net deficit of 125 4+ bed affordable units in this area, due to no supply of the property type.

5.5.2 Overall, in terms of all bedroom sizes, there is a net deficit of 2,048 affordable properties in this area, the largest shortfall of affordable units seen across the Borough. The deficit of 1-bed units alone accounts for nearly half of the overall shortfall, with 2 and 3-bed units making up almost all the remainder of outstanding need.

5.6 Borough wide

Table 5-6 Shortfall/Surplus of Affordable Stock to 2009 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
All Types (due to lack of specific type data)	1	3,633	-
	2	1,702	-
	3	1,314	-
	4+	313	-
Total		6,962	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

5.6.1 Data analysed in Table 5-6 by size shows that:-

- ◆ **1-bed property:** there is a significant net shortfall of 3,633 1-bed affordable properties across the Dartford Borough, due insufficient supply in relation to demand, mainly from waiting list applicants, for the property type.
- ◆ **2-bed property:** there is a large net deficit of 1,702 2-bed affordable properties across the Borough, from very low supply of the property type in relation to current and forecast demand from the waiting list and new affordable households.
- ◆ **3-bed property:** there is a net shortfall of 1,314 3-bed affordable properties across the Borough, due to a low supply relative to high demand levels.
- ◆ **4+ bed property:** there is a net deficit of 313 4+ bed properties across the Borough, due to no supply of the property type in any area.

5.6.2 Overall, in terms of all bedroom sizes, there is a large net shortfall of 6,962 affordable properties across the Dartford Borough over the three years to 2009. Large deficits of 1-bed units exist, making up over half of the overall deficit. The shortfalls of 2 and 3-bed units are 1,702 and 1,314 units respectively. A much smaller deficit is forecast for 4+ bed units at 313, though there is no forecast re-let supply of the type arising in any area.

6. SUMMARY OF SURPLUSES / SHORTFALLS BY AREA

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Area 1 (including Heath, Town, West Hill, Joydens Wood)	All Types (due to lack of specific type data)	1	110	-	560	-
		2	-	54	285	-
		3	29	-	185	-
		4+	-	24	37	-
Total			139	78	1,067	-
Area 2 (including Joyce Green, Littlebrook, New Town)	All Types (due to lack of specific type data)	1	-	142	348	-
		2	-	101	244	-
		3	-	33	126	-
		4+	-	21	39	-
Total			-	297	757	-
Area 3 (including Princes, Brent)	All Types (due to lack of specific type data)	1	-	16	1,044	-
		2	6	-	339	-
		3	-	172	351	-
		4+	-	92	55	-
Total			6	280	1,789	-
Area 4 (including Stone, Castle, Greenhithe, Swanscombe)	All Types (due to lack of specific type data)	1	5	-	712	-
		2	2	-	322	-
		3	76	-	210	-
		4+	17	-	57	-
Total			100	-	1,301	-
Area 5 (including Wilmington, Sutton-at-Hone, Bean, Longfield, New Barn, Southfleet)	All Types (due to lack of specific type data)	1	122	-	969	-
		2	166	-	512	-
		3	118	-	442	-
		4+	198	-	125	-
Total			604	-	2,048	-
Overall Total			849	655	6,962	-

* Shortfall of units – Demand is greater than supply for this type.

**Surplus of units – Supply is greater than demand for this type.

7. CONCLUSIONS

7.1 Key Data

7.1.1 The key data emerging from the analysis to inform future planning, housing and regeneration delivery strategies is as follows:-

7.2 Private Sector Stock Supply / Demand Analysis

- ◆ Demand for 1-bed stock exceeds supply by a significant margin in Area 1 and Area 5. The majority of the deficit in these areas relates to 1-bed flats and 1-bed houses. Surpluses of 1-bed stock are evident in Area 3 and, in particular, Area 2 with oversupply mainly relating to flats in these areas.
- ◆ Shortfalls of 2-bed stock exist in Area 3, Area 4 and Area 5. In areas of 2-bed deficit, generally shortfalls exist for 2-bed houses, while for other areas surpluses more generally relate to both 2-bed flats and 2-bed houses. There is very little supply or demand for 2-bed bungalows across the Borough.
- ◆ 3 bedroom units are generally in net deficit, particularly in Area 4 and Area 5. Significant surpluses do exist, however, in Area 3, mainly relating to 3-bed houses.
- ◆ Surpluses of 4+ bed stock exist in all areas of Dartford, apart Area 4 and Area 5 where deficits of 4+ bed houses and bungalows exist. In Area 5, where the largest deficit of 4+ bed stock exists, demand levels for 4+ bed houses are over 50% higher than supply. On the whole supply and demand for larger 4+ bed units is associated with houses, though there is some demand for 4+ bed bungalows in Area 5.

7.3 Affordable Supply / Demand Analysis

- ◆ There is a significant stock shortfall of 1-bed properties, 3,633 units in total. This is most prominent in Area 3 and Area 5, where over half the Borough-wide 1-bed affordable stock deficit exists due to very limited supply of units in these areas.
- ◆ Around 55% of the overall net shortfall of affordable housing across the Borough arises in Area 5 and Area 3.
- ◆ The majority of the net total shortfall in Area 5 and Area 3 relates to 1 and 2-bedroomed accommodation.
- ◆ 3-bed deficit is highest in Area 5 and Area 3. Demand for 3-bed stock across the Borough is around nine times the supply level of 3-bed stock.
- ◆ Across the Borough there is no supply of 4+ bed stock to meet the demand expressed by waiting list applicants and new affordable households identified in our survey.

8. RECOMMENDATIONS

8.1 Changing Household Profiles

- 8.1.1 In planning the provision of a housing stock that meets the need of all households in the future we need to consider changes which are taking place in both demographic structure and household formation and preferences. The data in relation to household formation is extremely important as those households requiring smaller units are those which are growing most significantly.
- 8.1.2 The needs of new forming households are certainly more basic than aspirational in that very high proportions are looking for small units of accommodation.
- 8.1.3 Key facts from the Housing Needs Assessment Study show that:-
- ◆ 62% of new **single households** need one bedroom units
 - ◆ 45% of new **couple households** need two bedroom units
 - ◆ 38% of **all new forming households** need two bedroom units
 - ◆ 51% of **all new forming households** need one bedroom units
- 8.1.4 From the last two bullet points it is evident therefore that around 89% of new forming households are looking to occupy one or two bedroom units which represent only 38% of the housing stock.
- 8.1.5 The impact of this stock imbalance is to create further difficulty for new forming households attempting to access the housing market in Dartford. The rate of turnover required in the smaller one and two bedroom stock is excessive.

8.2 Future Delivery

- 8.2.1 Despite the scale of future demand, it is not sustainable or deliverable in market terms to build all new stock in one or two sectors of the market. There is need however, for new low cost market housing. Planning policies and site development briefs should continue to address the shortage of 1 and 2-bed affordable houses and modern flats in the current stock.
- 8.2.2 Sustainable development is we believe the key issue. In determining stock mix requirements by size (and type) we recommend that a wider 'neighbourhood' approach is used, principally using existing service provision as a boundary basis. School utilisation and/or the need for additional facilities would be the principal determinant along with access to shops and medical services.
- 8.2.3 In determining an appropriate mix for a particular site, taking account of the fact that all allocated sites are large enough to create a reasonably balanced community, we believe that the existing surrounding or local stock mix should be taken into account so that the local area should become more balanced and sustainable after the site is completed.
- 8.2.4 In terms of new affordable stock need, current stock re-let levels are not able to meet the scale of need, and mismatches occur, as they do with private sector purchasers over house type, size and location.
- 8.2.5 Existing re-lets are low in relation to current demand which is creating large one and two-bed social stock shortfalls. Regeneration is a major strategic factor here, by improving neighbourhoods and embracing the local facilities and environment, a more balanced community can be achieved.

- 8.2.6 Site development briefs and regeneration initiatives of both market and social stock should attempt to ensure that all housing in both sectors is provided to meet the needs of all households (existing and concealed) on an adequate scale. In terms of the housing market there is a clear scale of demand from both existing and new forming households for smaller units to meet the aspirations of new forming households as highlighted in sections 8.3 and 9.3 of the main survey report especially in Area 3 and Area 5.
- 8.2.7 The surplus of existing available 3 and 4+ bed private stock in some areas is such that it should meet demand from local people looking for larger accommodation in those areas, e.g. Area 2 and Area 3.
- 8.2.8 It may be necessary to maintain supply of larger affordable properties for low income families especially Area 3, Area 4 and Area 5.

DARTFORD
AREA STOCK ANALYSIS
BY TENURE, TYPE, SIZE AND LOCATION

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms						
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	
Base														
Unweighted	1181	-	-	1	38	85	26	-	4	68	296	71	10	
		-	-	0.1%	3.2%	7.2%	2.2%	-	0.3%	5.8%	25.1%	6.0%	0.8%	
Weighted	16961	-	-	17	492	1225	391	-	36	761	4263	1045	150	
		-	-	0.1%	2.9%	7.2%	2.3%	-	0.2%	4.5%	25.1%	6.2%	0.9%	
BHM AREA														
Area 1	4370	-	-	-	140	303	148	-	-	83	1089	464	34	
	25.8%	-	-	-	3.2%	6.9%	3.4%	-	-	1.9%	24.9%	10.6%	0.8%	
		-	-	-	28.4%	24.8%	37.8%	-	-	10.8%	25.6%	44.4%	23.0%	
Area 2	2886	-	-	-	28	-	-	-	25	211	439	126	20	
	17.0%	-	-	-	1.0%	-	-	-	0.9%	7.3%	15.2%	4.4%	0.7%	
		-	-	-	5.7%	-	-	-	70.7%	27.7%	10.3%	12.0%	13.1%	
Area 3	2028	-	-	-	18	15	15	-	-	106	877	92	15	
	12.0%	-	-	-	0.9%	0.7%	0.7%	-	-	5.2%	43.3%	4.5%	0.7%	
		-	-	-	3.6%	1.2%	3.8%	-	-	13.9%	20.6%	8.8%	9.9%	
Area 4	4057	-	-	17	135	158	41	-	11	225	780	190	18	
	23.9%	-	-	0.4%	3.3%	3.9%	1.0%	-	0.3%	5.6%	19.2%	4.7%	0.4%	
		-	-	100.0%	27.4%	12.9%	10.4%	-	29.3%	29.6%	18.3%	18.2%	12.0%	
Area 5	3620	-	-	-	172	749	188	-	-	137	1078	173	63	
	21.3%	-	-	-	4.8%	20.7%	5.2%	-	-	3.8%	29.8%	4.8%	1.7%	
		-	-	-	35.0%	61.1%	48.0%	-	-	18.0%	25.3%	16.6%	42.0%	

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA

Break.....: q3 per q1

Filter.....: Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage)

Weight....: Wt2 (v1)

Options...: Fit to page

Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	1181	-	4	157	233	36	2	-	-	-	5	4	1
		-	0.3%	13.3%	19.7%	3.0%	0.2%	-	-	-	0.4%	0.3%	0.1%
Weighted	16961	-	41	2357	3489	515	35	-	-	-	84	61	14
		-	0.2%	13.9%	20.6%	3.0%	0.2%	-	-	-	0.5%	0.4%	0.1%
BHM AREA													
Area 1	4370	-	13	440	993	122	17	-	-	-	17	14	-
	25.8%	-	0.3%	10.1%	22.7%	2.8%	0.4%	-	-	-	0.4%	0.3%	-
		-	30.7%	18.7%	28.5%	23.6%	49.8%	-	-	-	20.6%	22.1%	-
Area 2	2886	-	-	793	630	66	-	-	-	-	-	-	-
	17.0%	-	-	27.5%	21.8%	2.3%	-	-	-	-	-	-	-
		-	-	33.6%	18.1%	12.8%	-	-	-	-	-	-	-
Area 3	2028	-	-	153	462	133	-	-	-	-	-	-	-
	12.0%	-	-	7.6%	22.8%	6.6%	-	-	-	-	-	-	-
		-	-	6.5%	13.2%	25.8%	-	-	-	-	-	-	-
Area 4	4057	-	29	699	1057	150	17	-	-	-	-	-	-
	23.9%	-	0.7%	17.2%	26.1%	3.7%	0.4%	-	-	-	-	-	-
		-	69.3%	29.6%	30.3%	29.1%	50.2%	-	-	-	-	-	-
Area 5	3620	-	-	272	346	44	-	-	-	-	66	48	14
	21.3%	-	-	7.5%	9.5%	1.2%	-	-	-	-	1.8%	1.3%	0.4%
		-	-	11.5%	9.9%	8.6%	-	-	-	-	79.4%	77.9%	100.0%

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	1181	-	-	6	18	4	-	-	-	-	-	-	-
		-	-	0.5%	1.5%	0.3%	-	-	-	-	-	-	-
Weighted	16961	-	-	91	269	70	-	-	-	-	-	-	-
		-	-	0.5%	1.6%	0.4%	-	-	-	-	-	-	-
BHM AREA													
Area 1	4370	-	-	30	83	52	-	-	-	-	-	-	-
	25.8%	-	-	0.7%	1.9%	1.2%	-	-	-	-	-	-	-
		-	-	32.9%	30.8%	74.1%	-	-	-	-	-	-	-
Area 2	2886	-	-	-	20	-	-	-	-	-	-	-	-
	17.0%	-	-	-	0.7%	-	-	-	-	-	-	-	-
		-	-	-	7.3%	-	-	-	-	-	-	-	-
Area 3	2028	-	-	-	18	-	-	-	-	-	-	-	-
	12.0%	-	-	-	0.9%	-	-	-	-	-	-	-	-
		-	-	-	6.6%	-	-	-	-	-	-	-	-
Area 4	4057	-	-	-	17	-	-	-	-	-	-	-	-
	23.9%	-	-	-	0.4%	-	-	-	-	-	-	-	-
		-	-	-	6.5%	-	-	-	-	-	-	-	-
Area 5	3620	-	-	61	131	18	-	-	-	-	-	-	-
	21.3%	-	-	1.7%	3.6%	0.5%	-	-	-	-	-	-	-
		-	-	67.1%	48.9%	25.9%	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner Occupied (paying mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	1181	5 0.4%	48 4.1%	57 4.8%	2 0.2%	-	-	-	-	-	-	-	-
Weighted	16961	64 0.4%	680 4.0%	783 4.6%	31 0.2%	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	4370 25.8%	13 0.3%	103 2.4%	215 4.9%	-	-	-	-	-	-	-	-	-
		19.9%	15.2%	27.4%	-	-	-	-	-	-	-	-	-
Area 2	2886 17.0%	34 1.2%	323 11.2%	172 6.0%	-	-	-	-	-	-	-	-	-
		52.9%	47.6%	21.9%	-	-	-	-	-	-	-	-	-
Area 3	2028 12.0%	-	62 3.1%	62 3.1%	-	-	-	-	-	-	-	-	-
		-	9.2%	7.9%	-	-	-	-	-	-	-	-	-
Area 4	4057 23.9%	17 0.4%	168 4.1%	311 7.7%	17 0.4%	-	-	-	-	-	-	-	-
		27.2%	24.7%	39.7%	55.4%	-	-	-	-	-	-	-	-
Area 5	3620 21.3%	-	23 0.6%	23 0.6%	14 0.4%	-	-	-	-	-	-	-	-
		-	3.4%	3.0%	44.6%	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner occupied (no mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner occupied (no mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms						
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	
Base														
Unweighted	856	-	-	6	48	75	8	-	2	23	252	51	9	
		-	-	0.7%	5.6%	8.8%	0.9%	-	0.2%	2.7%	29.4%	6.0%	1.1%	
Weighted	9896	-	-	73	518	810	93	-	24	270	2769	556	91	
		-	-	0.7%	5.2%	8.2%	0.9%	-	0.2%	2.7%	28.0%	5.6%	0.9%	
BHM AREA														
Area 1	3333	-	-	29	199	248	57	-	15	74	1031	234	56	
	33.7%	-	-	0.9%	6.0%	7.4%	1.7%	-	0.4%	2.2%	30.9%	7.0%	1.7%	
		-	-	39.1%	38.3%	30.6%	61.4%	-	62.6%	27.5%	37.2%	42.1%	61.3%	
Area 2	1244	-	-	-	15	-	-	-	9	15	250	40	-	
	12.6%	-	-	-	1.2%	-	-	-	0.7%	1.2%	20.1%	3.2%	-	
		-	-	-	3.0%	-	-	-	37.4%	5.7%	9.0%	7.2%	-	
Area 3	1242	-	-	-	35	12	-	-	-	46	500	93	12	
	12.6%	-	-	-	2.8%	0.9%	-	-	-	3.7%	40.2%	7.5%	0.9%	
		-	-	-	6.7%	1.4%	-	-	-	17.2%	18.0%	16.7%	12.8%	
Area 4	1477	-	-	14	31	155	-	-	-	98	309	32	6	
	14.9%	-	-	0.9%	2.1%	10.5%	-	-	-	6.6%	20.9%	2.2%	0.4%	
		-	-	18.7%	6.0%	19.2%	-	-	-	36.3%	11.1%	5.8%	6.4%	
Area 5	2600	-	-	31	238	396	36	-	-	36	680	156	18	
	26.3%	-	-	1.2%	9.2%	15.2%	1.4%	-	-	1.4%	26.1%	6.0%	0.7%	
		-	-	42.2%	46.0%	48.8%	38.6%	-	-	13.4%	24.5%	28.1%	19.5%	

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner occupied (no mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner occupied (no mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	856	-	3 0.4%	70 8.2%	113 13.2%	8 0.9%	1 0.1%	-	2 0.2%	29 3.4%	33 3.9%	8 0.9%	-
Weighted	9896	-	49 0.5%	920 9.3%	1396 14.1%	114 1.2%	15 0.2%	-	26 0.3%	318 3.2%	367 3.7%	83 0.8%	-
BHM AREA													
Area 1	3333 33.7%	-	-	156 4.7%	294 8.8%	28 0.8%	-	-	26 0.8%	109 3.3%	122 3.6%	27 0.8%	-
		-	-	17.0%	21.1%	24.5%	-	-	100.0%	34.1%	33.1%	32.8%	-
Area 2	1244 12.6%	-	49 3.9%	289 23.2%	286 23.0%	18 1.4%	15 1.2%	-	-	15 1.2%	15 1.2%	-	-
		-	100.0%	31.4%	20.5%	15.7%	100.0%	-	-	4.8%	4.2%	-	-
Area 3	1242 12.6%	-	-	104 8.4%	313 25.2%	12 0.9%	-	-	-	12 0.9%	12 0.9%	-	-
		-	-	11.3%	22.4%	10.2%	-	-	-	3.7%	3.2%	-	-
Area 4	1477 14.9%	-	-	226 15.3%	376 25.5%	57 3.8%	-	-	-	14 0.9%	38 2.6%	-	-
		-	-	24.6%	26.9%	49.6%	-	-	-	4.3%	10.4%	-	-
Area 5	2600 26.3%	-	-	144 5.5%	127 4.9%	-	-	-	-	169 6.5%	181 6.9%	56 2.1%	-
		-	-	15.7%	9.1%	-	-	-	-	53.1%	49.1%	67.2%	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner occupied (no mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner occupied (no mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	856	-	3 0.4%	40 4.7%	23 2.7%	2 0.2%	-	-	1 0.1%	1 0.1%	-	1 0.1%	-
Weighted	9896	-	30 0.3%	460 4.7%	281 2.8%	22 0.2%	-	-	10 0.1%	10 0.1%	-	7 0.1%	-
BHM AREA													
Area 1	3333 33.7%	-	9 0.3%	204 6.1%	136 4.1%	14 0.4%	-	-	-	-	-	-	-
		-	28.1%	44.2%	48.4%	63.7%	-	-	-	-	-	-	-
Area 2	1244 12.6%	-	-	77 6.2%	-	-	-	-	-	-	-	-	-
		-	-	16.7%	-	-	-	-	-	-	-	-	-
Area 3	1242 12.6%	-	12 0.9%	12 0.9%	-	-	-	-	-	-	-	-	-
		-	38.2%	2.5%	-	-	-	-	-	-	-	-	-
Area 4	1477 14.9%	-	-	-	57 3.8%	-	-	-	-	-	-	-	-
		-	-	-	20.1%	-	-	-	-	-	-	-	-
Area 5	2600 26.3%	-	10 0.4%	168 6.5%	88 3.4%	8 0.3%	-	-	10 0.4%	10 0.4%	-	7 0.3%	-
		-	33.6%	36.5%	31.5%	36.3%	-	-	100.0%	100.0%	-	100.0%	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Owner occupied (no mortgage) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Owner occupied (no mortgage)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	856	1 0.1%	14 1.6%	24 2.8%	1 0.1%	-	-	-	-	3 0.4%	1 0.1%	-	-
Weighted	9896	15 0.2%	207 2.1%	284 2.9%	19 0.2%	-	-	-	-	43 0.4%	14 0.1%	-	-
BHM AREA													
Area 1	3333 33.7%	-	58 1.7%	152 4.6%	-	-	-	-	-	43 1.3%	14 0.4%	-	-
		-	28.0%	53.6%	-	-	-	-	-	100.0%	100.0%	-	-
Area 2	1244 12.6%	15 1.2%	61 4.9%	73 5.9%	-	-	-	-	-	-	-	-	-
		100.0%	29.7%	25.7%	-	-	-	-	-	-	-	-	-
Area 3	1242 12.6%	-	58 4.7%	12 0.9%	-	-	-	-	-	-	-	-	-
		-	28.2%	4.1%	-	-	-	-	-	-	-	-	-
Area 4	1477 14.9%	-	14 0.9%	32 2.2%	19 1.3%	-	-	-	-	-	-	-	-
		-	6.6%	11.4%	100.0%	-	-	-	-	-	-	-	-
Area 5	2600 26.3%	-	16 0.6%	15 0.6%	-	-	-	-	-	-	-	-	-
		-	7.5%	5.2%	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Private Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Private Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	172	-	-	3	3	3	1	-	2	11	8	-	1
		-	-	1.7%	1.7%	1.7%	0.6%	-	1.2%	6.4%	4.7%	-	0.6%
Weighted	3112	-	-	45	91	70	18	-	26	158	167	-	20
		-	-	1.4%	2.9%	2.2%	0.6%	-	0.8%	5.1%	5.4%	-	0.6%
BHM AREA													
Area 1	627	-	-	21	21	-	-	-	20	-	14	-	20
	20.1%	-	-	3.4%	3.4%	-	-	-	3.1%	-	2.2%	-	3.1%
		-	-	47.4%	23.2%	-	-	-	76.4%	-	8.4%	-	100.0%
Area 2	709	-	-	-	-	-	-	-	-	45	-	-	-
	22.8%	-	-	-	-	-	-	-	-	6.3%	-	-	-
		-	-	-	-	-	-	-	-	28.3%	-	-	-
Area 3	424	-	-	-	-	19	-	-	-	31	69	-	-
	13.6%	-	-	-	-	4.4%	-	-	-	7.3%	16.2%	-	-
		-	-	-	-	26.9%	-	-	-	19.6%	41.0%	-	-
Area 4	985	-	-	6	-	34	-	-	6	72	59	-	-
	31.7%	-	-	0.6%	-	3.4%	-	-	0.6%	7.3%	6.0%	-	-
		-	-	13.6%	-	48.1%	-	-	23.6%	45.5%	35.1%	-	-
Area 5	367	-	-	18	70	18	18	-	-	10	26	-	-
	11.8%	-	-	4.8%	19.0%	4.8%	4.8%	-	-	2.8%	7.1%	-	-
		-	-	39.1%	76.8%	25.0%	100.0%	-	-	6.6%	15.5%	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Private Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Private Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	172	-	4	36	28	-	-	-	-	-	1	-	-
		-	2.3%	20.9%	16.3%	-	-	-	-	-	0.6%	-	-
Weighted	3112	-	81	644	553	-	-	-	-	-	10	-	-
		-	2.6%	20.7%	17.8%	-	-	-	-	-	0.3%	-	-
BHM AREA													
Area 1	627	-	21	70	96	-	-	-	-	-	-	-	-
	20.1%	-	3.4%	11.2%	15.3%	-	-	-	-	-	-	-	-
		-	26.2%	10.9%	17.3%	-	-	-	-	-	-	-	-
Area 2	709	-	16	194	155	-	-	-	-	-	-	-	-
	22.8%	-	2.2%	27.3%	21.8%	-	-	-	-	-	-	-	-
		-	19.3%	30.1%	27.9%	-	-	-	-	-	-	-	-
Area 3	424	-	-	-	193	-	-	-	-	-	-	-	-
	13.6%	-	-	-	45.4%	-	-	-	-	-	-	-	-
		-	-	-	34.8%	-	-	-	-	-	-	-	-
Area 4	985	-	34	282	93	-	-	-	-	-	-	-	-
	31.7%	-	3.4%	28.6%	9.4%	-	-	-	-	-	-	-	-
		-	41.6%	43.8%	16.7%	-	-	-	-	-	-	-	-
Area 5	367	-	10	97	18	-	-	-	-	-	10	-	-
	11.8%	-	2.8%	26.5%	4.8%	-	-	-	-	-	2.8%	-	-
		-	12.9%	15.1%	3.2%	-	-	-	-	-	100.0%	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Private Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Private Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	172	-	-	2	-	-	-	-	-	-	-	-	-
		-	-	1.2%	-	-	-	-	-	-	-	-	-
Weighted	3112	-	-	37	-	-	-	-	-	-	-	-	-
		-	-	1.2%	-	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	627	-	-	20	-	-	-	-	-	-	-	-	-
	20.1%	-	-	3.1%	-	-	-	-	-	-	-	-	-
		-	-	52.9%	-	-	-	-	-	-	-	-	-
Area 2	709	-	-	-	-	-	-	-	-	-	-	-	-
	22.8%	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	424	-	-	-	-	-	-	-	-	-	-	-	-
	13.6%	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	985	-	-	-	-	-	-	-	-	-	-	-	-
	31.7%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	367	-	-	18	-	-	-	-	-	-	-	-	-
	11.8%	-	-	4.8%	-	-	-	-	-	-	-	-	-
		-	-	47.1%	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Private Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Private Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	172	10 5.8%	33 19.2%	23 13.4%	2 1.2%	-	-	-	-	1 0.6%	-	-	-
Weighted	3112	171 5.5%	553 17.8%	412 13.3%	37 1.2%	-	-	-	-	21 0.7%	-	-	-
BHM AREA													
Area 1	627 20.1%	-	155 24.7%	149 23.7%	-	-	-	-	-	21 3.4%	-	-	-
		-	28.0%	36.0%	-	-	-	-	-	100.0%	-	-	-
Area 2	709 22.8%	65 9.2%	173 24.4%	44 6.2%	18 2.5%	-	-	-	-	-	-	-	-
		38.1%	31.4%	10.7%	49.0%	-	-	-	-	-	-	-	-
Area 3	424 13.6%	38 8.9%	56 13.3%	-	19 4.4%	-	-	-	-	-	-	-	-
		22.1%	10.2%	-	51.0%	-	-	-	-	-	-	-	-
Area 4	985 31.7%	68 6.9%	158 16.0%	175 17.7%	-	-	-	-	-	-	-	-	-
		39.9%	28.6%	42.4%	-	-	-	-	-	-	-	-	-
Area 5	367 11.8%	-	10 2.8%	45 12.3%	-	-	-	-	-	-	-	-	-
		-	1.9%	11.0%	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Council Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Council Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	351	-	-	-	-	-	-	-	1	29	48	2	-
		-	-	-	-	-	-	-	0.3%	8.3%	13.7%	0.6%	-
Weighted	4262	-	-	-	-	-	-	-	16	328	607	35	-
		-	-	-	-	-	-	-	0.4%	7.7%	14.3%	0.8%	-
BHM AREA													
Area 1	177	-	-	-	-	-	-	-	-	29	31	-	-
	4.1%	-	-	-	-	-	-	-	-	16.5%	17.5%	-	-
		-	-	-	-	-	-	-	-	8.9%	5.1%	-	-
Area 2	1229	-	-	-	-	-	-	-	-	96	162	-	-
	28.8%	-	-	-	-	-	-	-	-	7.8%	13.2%	-	-
		-	-	-	-	-	-	-	-	29.3%	26.6%	-	-
Area 3	702	-	-	-	-	-	-	-	-	81	94	-	-
	16.5%	-	-	-	-	-	-	-	-	11.5%	13.5%	-	-
		-	-	-	-	-	-	-	-	24.7%	15.5%	-	-
Area 4	1353	-	-	-	-	-	-	16	29	115	-	-	
	31.8%	-	-	-	-	-	-	1.2%	2.1%	8.5%	-	-	
		-	-	-	-	-	-	100.0%	8.9%	18.9%	-	-	
Area 5	802	-	-	-	-	-	-	-	92	206	35	-	
	18.8%	-	-	-	-	-	-	-	11.5%	25.7%	4.4%	-	
		-	-	-	-	-	-	-	28.2%	33.9%	100.0%	-	

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Council Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Council Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms						
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	
Base														
Unweighted	351	-	7	37	54	-	-	-	-	1	1	-	-	
		-	2.0%	10.5%	15.4%	-	-	-	-	0.3%	0.3%	-	-	
Weighted	4262	-	94	418	730	-	-	-	-	13	13	-	-	
		-	2.2%	9.8%	17.1%	-	-	-	-	0.3%	0.3%	-	-	
BHM AREA														
Area 1	177	-	9	9	-	-	-	-	-	-	-	-	-	
	4.1%	-	5.3%	5.3%	-	-	-	-	-	-	-	-	-	
		-	10.1%	2.3%	-	-	-	-	-	-	-	-	-	
Area 2	1229	-	12	125	116	-	-	-	-	-	-	-	-	
	28.8%	-	0.9%	10.1%	9.4%	-	-	-	-	-	-	-	-	
		-	12.4%	29.8%	15.9%	-	-	-	-	-	-	-	-	
Area 3	702	-	40	94	202	-	-	-	-	-	-	-	-	
	16.5%	-	5.8%	13.5%	28.8%	-	-	-	-	-	-	-	-	
		-	43.2%	22.6%	27.7%	-	-	-	-	-	-	-	-	
Area 4	1353	-	32	123	339	-	-	-	-	13	13	-	-	
	31.8%	-	2.4%	9.1%	25.0%	-	-	-	-	1.0%	1.0%	-	-	
		-	34.4%	29.3%	46.4%	-	-	-	-	100.0%	100.0%	-	-	
Area 5	802	-	-	67	73	-	-	-	-	-	-	-	-	
	18.8%	-	-	8.4%	9.1%	-	-	-	-	-	-	-	-	
		-	-	16.0%	10.0%	-	-	-	-	-	-	-	-	

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Council Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Council Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	351	-	8 2.3%	-	1 0.3%	-	-	-	14 4.0%	1 0.3%	-	-	-
Weighted	4262	-	116 2.7%	-	31 0.7%	-	-	-	158 3.7%	27 0.6%	-	-	-
BHM AREA													
Area 1	177 4.1%	-	-	-	31 17.5%	-	-	-	20 11.1%	-	-	-	-
		-	-	-	100.0%	-	-	-	12.4%	-	-	-	-
Area 2	1229 28.8%	-	-	-	-	-	-	-	85 6.9%	-	-	-	-
		-	-	-	-	-	-	-	53.9%	-	-	-	-
Area 3	702 16.5%	-	32 4.6%	-	-	-	-	-	40 5.8%	-	-	-	-
		-	27.9%	-	-	-	-	-	25.6%	-	-	-	-
Area 4	1353 31.8%	-	64 4.8%	-	-	-	-	-	13 1.0%	-	-	-	-
		-	55.5%	-	-	-	-	-	8.1%	-	-	-	-
Area 5	802 18.8%	-	19 2.4%	-	-	-	-	-	-	27 3.4%	-	-	-
		-	16.6%	-	-	-	-	-	-	100.0%	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Council Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Council Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms						
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	
Base														
Unweighted	351	5 1.4%	98 27.9%	37 10.5%	6 1.7%	1 0.3%	-	-	-	-	-	-	-	-
Weighted	4262	91 2.1%	1034 24.3%	471 11.0%	71 1.7%	9 0.2%	-	-	-	-	-	-	-	-
BHM AREA														
Area 1	177 4.1%	-	38 21.4%	9 5.3%	-	-	-	-	-	-	-	-	-	-
		-	3.7%	2.0%	-	-	-	-	-	-	-	-	-	-
Area 2	1229 28.8%	26 2.1%	422 34.3%	155 12.6%	21 1.7%	9 0.8%	-	-	-	-	-	-	-	-
		28.9%	40.8%	33.0%	29.9%	100.0%	-	-	-	-	-	-	-	-
Area 3	702 16.5%	-	84 11.9%	32 4.6%	-	-	-	-	-	-	-	-	-	-
		-	8.1%	6.9%	-	-	-	-	-	-	-	-	-	-
Area 4	1353 31.8%	64 4.8%	256 18.9%	245 18.1%	32 2.4%	-	-	-	-	-	-	-	-	-
		71.1%	24.7%	52.0%	45.6%	-	-	-	-	-	-	-	-	-
Area 5	802 18.8%	-	235 29.3%	29 3.6%	17 2.2%	-	-	-	-	-	-	-	-	-
		-	22.7%	6.1%	24.6%	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Housing Association Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Housing Association Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	82	-	-	-	-	-	1	-	-	3	7	-	-
		-	-	-	-	-	1.2%	-	-	3.7%	8.5%	-	-
Weighted	1366	-	-	-	-	-	18	-	-	52	109	-	-
		-	-	-	-	-	1.3%	-	-	3.8%	8.0%	-	-
BHM AREA													
Area 1	138	-	-	-	-	-	18	-	-	-	2	-	-
	10.1%	-	-	-	-	-	13.3%	-	-	-	1.4%	-	-
		-	-	-	-	-	100.0%	-	-	-	1.8%	-	-
Area 2	307	-	-	-	-	-	-	-	-	16	58	-	-
	22.5%	-	-	-	-	-	-	-	-	5.1%	19.0%	-	-
		-	-	-	-	-	-	-	-	30.1%	53.7%	-	-
Area 3	400	-	-	-	-	-	-	-	-	36	20	-	-
	29.3%	-	-	-	-	-	-	-	-	9.0%	4.9%	-	-
		-	-	-	-	-	-	-	-	69.9%	18.2%	-	-
Area 4	391	-	-	-	-	-	-	-	-	-	29	-	-
	28.6%	-	-	-	-	-	-	-	-	-	7.3%	-	-
		-	-	-	-	-	-	-	-	-	26.3%	-	-
Area 5	130	-	-	-	-	-	-	-	-	-	-	-	-
	9.5%	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Housing Association Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Housing Association Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	82	-	2	22	10	2	-	-	-	-	-	-	-
		-	2.4%	26.8%	12.2%	2.4%	-	-	-	-	-	-	-
Weighted	1366	-	23	416	136	31	-	-	-	-	-	-	-
		-	1.7%	30.4%	9.9%	2.3%	-	-	-	-	-	-	-
BHM AREA													
Area 1	138	-	13	33	2	-	-	-	-	-	-	-	-
	10.1%	-	9.3%	24.0%	1.4%	-	-	-	-	-	-	-	-
		-	55.4%	8.0%	1.4%	-	-	-	-	-	-	-	-
Area 2	307	-	-	74	55	31	-	-	-	-	-	-	-
	22.5%	-	-	24.1%	17.8%	10.1%	-	-	-	-	-	-	-
		-	-	17.8%	40.3%	100.0%	-	-	-	-	-	-	-
Area 3	400	-	-	150	16	-	-	-	-	-	-	-	-
	29.3%	-	-	37.4%	4.1%	-	-	-	-	-	-	-	-
		-	-	36.0%	12.0%	-	-	-	-	-	-	-	-
Area 4	391	-	10	145	63	-	-	-	-	-	-	-	-
	28.6%	-	2.6%	37.2%	16.1%	-	-	-	-	-	-	-	-
		-	44.6%	34.9%	46.3%	-	-	-	-	-	-	-	-
Area 5	130	-	-	14	-	-	-	-	-	-	-	-	-
	9.5%	-	-	10.6%	-	-	-	-	-	-	-	-	-
		-	-	3.3%	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Housing Association Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Housing Association Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	82	-	-	-	-	-	-	-	-	-	1	-	-
		-	-	-	-	-	-	-	-	-	1.2%	-	-
Weighted	1366	-	-	-	-	-	-	-	-	-	10	-	-
		-	-	-	-	-	-	-	-	-	0.8%	-	-
BHM AREA													
Area 1	138	-	-	-	-	-	-	-	-	-	-	-	-
	10.1%	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	307	-	-	-	-	-	-	-	-	-	-	-	-
	22.5%	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	400	-	-	-	-	-	-	-	-	-	-	-	-
	29.3%	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	391	-	-	-	-	-	-	-	-	-	10	-	-
	28.6%	-	-	-	-	-	-	-	-	-	2.6%	-	-
Area 5	130	-	-	-	-	-	-	-	-	-	100.0%	-	-
	9.5%	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Housing Association Rented weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Housing Association Rented
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	82	4 4.9%	19 23.2%	10 12.2%	1 1.2%	-	-	-	-	-	-	-	-
Weighted	1366	65 4.7%	323 23.6%	169 12.4%	14 1.0%	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	138 10.1%	-	57 41.3%	13 9.3%	-	-	-	-	-	-	-	-	-
		-	17.7%	7.6%	-	-	-	-	-	-	-	-	-
Area 2	307 22.5%	32 10.5%	41 13.4%	-	-	-	-	-	-	-	-	-	-
		49.8%	12.7%	-	-	-	-	-	-	-	-	-	-
Area 3	400 29.3%	32 8.1%	81 20.3%	65 16.2%	-	-	-	-	-	-	-	-	-
		50.2%	25.1%	38.3%	-	-	-	-	-	-	-	-	-
Area 4	391 28.6%	-	73 18.7%	60 15.4%	-	-	-	-	-	-	-	-	-
		-	22.6%	35.5%	-	-	-	-	-	-	-	-	-
Area 5	130 9.5%	-	71 54.5%	31 24.3%	14 10.6%	-	-	-	-	-	-	-	-
		-	21.9%	18.6%	100.0%	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	8	-	-	-	-	-	-	-	-	-	4	-	-
		-	-	-	-	-	-	-	-	-	50.0%	-	-
Weighted	111	-	-	-	-	-	-	-	-	-	82	-	-
		-	-	-	-	-	-	-	-	-	74.2%	-	-
BHM AREA													
Area 1	11	-	-	-	-	-	-	-	-	-	11	-	-
	9.9%	-	-	-	-	-	-	-	-	-	100.0%	-	-
		-	-	-	-	-	-	-	-	-	13.4%	-	-
Area 2	81	-	-	-	-	-	-	-	-	-	57	-	-
	73.0%	-	-	-	-	-	-	-	-	-	70.4%	-	-
		-	-	-	-	-	-	-	-	-	69.2%	-	-
Area 3	7	-	-	-	-	-	-	-	-	-	2	-	-
	6.3%	-	-	-	-	-	-	-	-	-	33.3%	-	-
		-	-	-	-	-	-	-	-	-	2.8%	-	-
Area 4	12	-	-	-	-	-	-	-	-	-	12	-	-
	10.8%	-	-	-	-	-	-	-	-	-	100.0%	-	-
		-	-	-	-	-	-	-	-	-	14.6%	-	-
Area 5	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	8	-	-	1	1	-	-	-	-	-	-	-	-
		-	-	12.5%	12.5%	-	-	-	-	-	-	-	-
Weighted	111	-	-	2	2	-	-	-	-	-	-	-	-
		-	-	2.1%	2.1%	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	11	-	-	-	-	-	-	-	-	-	-	-	-
	9.9%	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	81	-	-	-	-	-	-	-	-	-	-	-	-
	73.0%	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	7	-	-	2	2	-	-	-	-	-	-	-	-
	6.3%	-	-	33.3%	33.3%	-	-	-	-	-	-	-	-
Area 4	12	-	-	-	-	-	-	-	-	-	-	-	-
	10.8%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	8	-	-	-	-	-	-	-	-	-	-	-	-
Weighted	111	-	-	-	-	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	11 9.9%	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	81 73.0%	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	7 6.3%	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	12 10.8%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	-	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy) weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Shared Ownership (part rent / part buy)
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	8	-	-	2	-	-	-	-	-	-	-	-	-
		-	-	25.0%	-	-	-	-	-	-	-	-	-
Weighted	111	-	-	24	-	-	-	-	-	-	-	-	-
		-	-	21.6%	-	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	11	-	-	-	-	-	-	-	-	-	-	-	-
	9.9%	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	81	-	-	24	-	-	-	-	-	-	-	-	-
	73.0%	-	-	29.6%	-	-	-	-	-	-	-	-	-
		-	-	100.0%	-	-	-	-	-	-	-	-	-
Area 3	7	-	-	-	-	-	-	-	-	-	-	-	-
	6.3%	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	12	-	-	-	-	-	-	-	-	-	-	-	-
	10.8%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Tied to your employment weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Tied to your employment
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	9	-	-	2	2	1	-	-	-	-	1	-	-
		-	-	22.2%	22.2%	11.1%	-	-	-	-	11.1%	-	-
Weighted	46	-	-	8	7	6	-	-	-	-	12	-	-
		-	-	17.4%	15.2%	13.0%	-	-	-	-	26.1%	-	-
BHM AREA													
Area 1	8	-	-	-	4	-	-	-	-	-	-	-	-
	17.4%	-	-	-	50.0%	-	-	-	-	-	-	-	-
		-	-	-	57.1%	-	-	-	-	-	-	-	-
Area 2	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	3	-	-	3	-	-	-	-	-	-	-	-	-
	6.5%	-	-	100.0%	-	-	-	-	-	-	-	-	-
		-	-	37.5%	-	-	-	-	-	-	-	-	-
Area 4	20	-	-	5	-	6	-	-	-	-	-	-	-
	43.5%	-	-	25.0%	-	30.0%	-	-	-	-	-	-	-
		-	-	62.5%	-	100.0%	-	-	-	-	-	-	-
Area 5	15	-	-	-	3	-	-	-	-	-	12	-	-
	32.6%	-	-	-	20.0%	-	-	-	-	-	80.0%	-	-
		-	-	-	42.9%	-	-	-	-	-	100.0%	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Tied to your employment weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Tied to your employment
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	9	-	-	-	1	-	-	-	-	-	-	-	-
		-	-	-	11.1%	-	-	-	-	-	-	-	-
Weighted	46	-	-	-	4	-	-	-	-	-	-	-	-
		-	-	-	8.7%	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	8	-	-	-	4	-	-	-	-	-	-	-	-
	17.4%	-	-	-	50.0%	-	-	-	-	-	-	-	-
		-	-	-	100.0%	-	-	-	-	-	-	-	-
Area 2	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	3	-	-	-	-	-	-	-	-	-	-	-	-
	6.5%	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	20	-	-	-	-	-	-	-	-	-	-	-	-
	43.5%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	15	-	-	-	-	-	-	-	-	-	-	-	-
	32.6%	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Tied to your employment weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Tied to your employment
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	9	-	-	-	-	-	-	-	-	-	-	-	-
Weighted	46	-	-	-	-	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	8 17.4%	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	3 6.5%	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	20 43.5%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	15 32.6%	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Tied to your employment weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Tied to your employment
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms						
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more	
Base														
Unweighted	9	-	-	2	-	-	-	-	-	-	-	-	-	-
		-	-	22.2%	-	-	-	-	-	-	-	-	-	-
Weighted	46	-	-	9	-	-	-	-	-	-	-	-	-	-
		-	-	19.6%	-	-	-	-	-	-	-	-	-	-
BHM AREA														
Area 1	8	-	-	-	-	-	-	-	-	-	-	-	-	-
	17.4%	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	3	-	-	-	-	-	-	-	-	-	-	-	-	-
	6.5%	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	20	-	-	9	-	-	-	-	-	-	-	-	-	-
	43.5%	-	-	45.0%	-	-	-	-	-	-	-	-	-	-
		-	-	100.0%	-	-	-	-	-	-	-	-	-	-
Area 5	15	-	-	-	-	-	-	-	-	-	-	-	-	-
	32.6%	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Living Rent Free weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Living Rent Free
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Detached House- Q3. Number of Bedrooms						Semi - Detached House- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	14	-	-	-	1	-	-	-	-	-	-	-	-
		-	-	-	7.1%	-	-	-	-	-	-	-	-
Weighted	281	-	-	-	21	-	-	-	-	-	-	-	-
		-	-	-	7.6%	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	81	-	-	-	21	-	-	-	-	-	-	-	-
	29.0%	-	-	-	26.0%	-	-	-	-	-	-	-	-
		-	-	-	100.0%	-	-	-	-	-	-	-	-
Area 2	58	-	-	-	-	-	-	-	-	-	-	-	-
	20.7%	-	-	-	-	-	-	-	-	-	-	-	-
Area 3	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	73	-	-	-	-	-	-	-	-	-	-	-	-
	26.1%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	68	-	-	-	-	-	-	-	-	-	-	-	-
	24.2%	-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Living Rent Free weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Living Rent Free
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Terraced House- Q3. Number of Bedrooms						Detached Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	14	-	-	-	-	-	-	-	-	-	1	-	-
		-	-	-	-	-	-	-	-	-	7.1%	-	-
Weighted	281	-	-	-	-	-	-	-	-	-	21	-	-
		-	-	-	-	-	-	-	-	-	7.5%	-	-
BHM AREA													
Area 1	81	-	-	-	-	-	-	-	-	-	21	-	-
	29.0%	-	-	-	-	-	-	-	-	-	25.8%	-	-
		-	-	-	-	-	-	-	-	-	100.0%	-	-
Area 2	58	-	-	-	-	-	-	-	-	-	-	-	-
	20.7%	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
Area 3	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
Area 4	73	-	-	-	-	-	-	-	-	-	-	-	-
	26.1%	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
Area 5	68	-	-	-	-	-	-	-	-	-	-	-	-
	24.2%	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Living Rent Free weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Living Rent Free
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Semi - Detached Bungalow- Q3. Number of Bedrooms						Terraced Bungalow- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	14	-	-	2	-	-	-	-	1	-	-	-	-
		-	-	14.3%	-	-	-	-	7.1%	-	-	-	-
Weighted	281	-	-	34	-	-	-	-	18	-	-	-	-
		-	-	12.0%	-	-	-	-	6.2%	-	-	-	-
BHM AREA													
Area 1	81	-	-	-	-	-	-	-	-	-	-	-	-
	29.0%	-	-	-	-	-	-	-	-	-	-	-	-
Area 2	58	-	-	18	-	-	-	-	-	-	-	-	-
	20.7%	-	-	31.2%	-	-	-	-	-	-	-	-	-
Area 3	-	-	-	53.8%	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Area 4	73	-	-	-	-	-	-	-	-	-	-	-	-
	26.1%	-	-	-	-	-	-	-	-	-	-	-	-
Area 5	68	-	-	16	-	-	-	-	18	-	-	-	-
	24.2%	-	-	22.9%	-	-	-	-	25.8%	-	-	-	-
		-	-	46.2%	-	-	-	-	100.0%	-	-	-	-

BHM AREA by q3 per q1 for Q2. Accommodation (Tenure)=Living Rent Free weighting Wt2 (v1)

Analysis...: BHM AREA
 Break.....: q3 per q1
 Filter.....: Q2. Accommodation (Tenure)=Living Rent Free
 Weight....: Wt2 (v1)
 Options...: Fit to page
 Cells.....: Absolute, Analysis %, Break %, Respondents

Absolute Analysis % Break % Respondents	Base	Bedsit / Flat / Maisonette- Q3. Number of Bedrooms						Houseboat / Caravan / Mobile home- Q3. Number of Bedrooms					
		Bedsit	One	Two	Three	Four	Five or more	Bedsit	One	Two	Three	Four	Five or more
Base													
Unweighted	14	-	4	5	-	-	-	-	-	-	-	-	-
		-	28.6%	35.7%	-	-	-	-	-	-	-	-	-
Weighted	281	-	64	123	-	-	-	-	-	-	-	-	-
		-	22.8%	44.0%	-	-	-	-	-	-	-	-	-
BHM AREA													
Area 1	81	-	-	39	-	-	-	-	-	-	-	-	-
	29.0%	-	-	48.2%	-	-	-	-	-	-	-	-	-
		-	-	31.8%	-	-	-	-	-	-	-	-	-
Area 2	58	-	24	16	-	-	-	-	-	-	-	-	-
	20.7%	-	41.8%	27.0%	-	-	-	-	-	-	-	-	-
		-	37.9%	12.7%	-	-	-	-	-	-	-	-	-
Area 3	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-
Area 4	73	-	40	34	-	-	-	-	-	-	-	-	-
	26.1%	-	54.1%	45.9%	-	-	-	-	-	-	-	-	-
		-	62.1%	27.3%	-	-	-	-	-	-	-	-	-
Area 5	68	-	-	35	-	-	-	-	-	-	-	-	-
	24.2%	-	-	51.3%	-	-	-	-	-	-	-	-	-
		-	-	28.2%	-	-	-	-	-	-	-	-	-

DARTFORD
FUTURE STOCK FLOW
SUPPLY/DEMAND ANALYSIS
PRIVATE STOCK

Dartford Balancing Housing Markets - Housing Stock Analysis

Private Sector Demand (2006 - 2009)

Existing Households Moving and Location

Table 1

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Flat	16	0	0	33	0	49
1Bed Bungalow	0	0	0	0	0	0
1Bed House	0	14	0	14	7	35
1 Bed Total	16	14	0	47	7	84
2Bed Flat	14	19	19	0	0	52
2Bed Bungalow	19	0	0	0	20	39
2Bed House	100	35	50	108	98	391
2 Bed Total	133	54	69	108	118	482
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	31	16	8	6	46	107
3Bed House	179	71	109	121	210	690
3 Bed Total	210	87	117	127	256	797
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	98	21	32	93	220	464
4 Bed Total	98	21	32	93	220	464
Total	457	176	218	375	601	1827

Data source: Cross tabulation of all existing households moving within the Borough requiring owner occupation or private rent by preferred size and type of property and location.

Note: Duplication factor of 1.77 applied

Private Sector Demand (2006 - 2009)

Concealed Households Moving and Location

Table 2

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Flat	35	11	30	22	31	129
1Bed Bungalow	0	0	0	0	0	0
1Bed House	19	0	20	0	43	82
1 Bed Total	54	11	50	22	74	211
2Bed Flat	15	0	0	20	9	44
2Bed Bungalow	0	0	0	0	0	0
2Bed House	46	10	28	22	89	195
2 Bed Total	61	10	28	42	98	239
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed House	15	0	8	0	7	30
3 Bed Total	15	0	8	0	7	30
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	16	0	8	0	9	33
4 Bed Total	16	0	8	0	9	33
Total	146	21	94	64	188	513

Data source: Cross tabulation of all concealed households requiring owner occupation or private rent, earning more than the private rent threshold and moving within the Borough by preferred size and type of property and location.

Note: Duplication factor of 1.97 applied

Dartford Balancing Housing Markets - Housing Stock Analysis

Private Sector Demand (2006 - 2009)

In-Migration

Table 3

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Flat	108	116	25	120	41	410
1Bed Bungalow	0	0	0	0	0	0
1Bed House	27	0	0	23	0	50
1 Bed Total	135	116	25	143	41	460
2Bed Flat	101	58	0	211	0	370
2Bed Bungalow	0	0	0	0	17	17
2Bed House	27	110	6	223	116	482
2 Bed Total	128	168	6	434	133	869
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	58	58
3Bed House	234	228	124	379	226	1191
3 Bed Total	234	228	124	379	284	1249
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	37	37
4Bed House	170	0	0	72	217	459
4 Bed Total	170	0	0	72	254	496
Total	667	512	155	1028	712	3074

Data source: Cross tabulation of all existing households who moved into the Borough over the last year by type, size and location of current property, multiplied to the out-migration figure (3,074).

Dartford Balancing Housing Markets - Housing Stock Analysis

Private Sector Demand (2006 - 2009)

All Households Moving/Forming

Table 4

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Flat	159	127	55	175	72	588
1Bed Bungalow	0	0	0	0	0	0
1Bed House	46	14	20	37	50	167
1 Bed Total	205	141	75	212	122	755
2Bed Flat	130	77	19	231	9	466
2Bed Bungalow	19	0	0	0	37	56
2Bed House	173	155	84	353	303	1068
2 Bed Total	322	232	103	584	349	1590
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	31	16	8	6	104	165
3Bed House	428	299	241	500	443	1911
3 Bed Total	459	315	249	506	547	2076
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	37	37
4Bed House	284	21	40	165	446	956
4 Bed Total	284	21	40	165	483	993
Total	1270	709	467	1467	1501	5414

Data source: Cross tabulation of all households requiring owner occupation or private rent moving within the Borough by preferred size and type of property and location (Table 1 + Table 2 + Table 3).

Dartford Balancing Housing Markets - Housing Stock Analysis

Private Sector Stock Supply (2006 - 2009)

Properties Vacated by Existing Households Moving Within and Outside the Borough

Table 5

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Flat	75	267	91	162	0	595
1Bed Bungalow	0	0	0	0	0	0
1Bed House	20	16	0	45	0	81
1 Bed Total	95	283	91	207	0	676
2Bed Flat	152	85	15	173	12	437
2Bed Bungalow	20	0	0	0	28	48
2Bed House	204	248	82	409	143	1086
2 Bed Total	376	333	97	582	183	1571
3Bed Flat	0	0	0	0	14	14
3Bed Bungalow	0	20	0	0	34	54
3Bed House	430	328	421	430	381	1990
3 Bed Total	430	348	421	430	429	2058
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	10	10
4Bed House	308	42	132	148	275	905
4 Bed Total	308	42	132	148	285	915
Total	1209	1006	741	1367	897	5220

Data source: Cross tabulation of existing households moving both within and outside the Borough by size and type of existing property.

Dartford Balancing Housing Markets - Housing Stock Analysis

Private Sector Stock Shortfall/Surplus (2006 - 2009)

Total Demand and Supply

Table 6

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Supply	95	283	91	207	0	676
1Bed Demand	205	141	75	212	122	755
Shortfall (-)/ Surplus	-110	142	16	-5	-122	-79
2Bed Supply	376	333	97	582	183	1571
2Bed Demand	322	232	103	584	349	1590
Shortfall (-)/Surplus	54	101	-6	-2	-166	-19
3Bed Supply	430	348	421	430	429	2058
3Bed Demand	459	315	249	506	547	2076
Shortfall (-)/Surplus	-29	33	172	-76	-118	-18
4Bed Supply	308	42	132	148	285	915
4Bed Demand	284	21	40	165	483	993
Shortfall(-)/Surplus	24	21	92	-17	-198	-78
Net Total Shortfall(-)/ Surplus	-61	297	274	-100	-604	-194

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

1 Bedroom Stock

Table 6a

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
Flats						
Supply	75	267	91	162	0	595
Demand	159	127	55	175	72	588
Shortfall (-)/ Surplus	-84	140	36	-13	-72	7
Bungalows						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Shortfall (-)/Surplus	0	0	0	0	0	0
House						
Supply	20	16	0	45	0	81
Demand	46	14	20	37	50	167
Shortfall (-)/Surplus	-26	2	-20	8	-50	-86
Net Total Shortfall(-)/ Surplus	-110	142	16	-5	-122	-79

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

2 Bedroom Stock

Table 6b

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>Flats</u>						
Supply	152	85	15	173	12	437
Demand	130	77	19	231	9	466
Shortfall (-)/ Surplus	22	8	-4	-58	3	-29
<u>Bungalows</u>						
Supply	20	0	0	0	28	48
Demand	19	0	0	0	37	56
Shortfall (-)/Surplus	1	0	0	0	-9	-8
<u>House</u>						
Supply	204	248	82	409	143	1086
Demand	173	155	84	353	303	1068
Shortfall (-)/Surplus	31	93	-2	56	-160	18
Net Total Shortfall(-)/ Surplus	54	101	-6	-2	-166	-19

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

3 Bedroom Stock

Table 6c

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>Flats</u>						
Supply	0	0	0	0	14	14
Demand	0	0	0	0	0	0
Shortfall (-)/ Surplus	0	0	0	0	14	14
<u>Bungalows</u>						
Supply	0	20	0	0	34	54
Demand	31	16	8	6	104	165
Shortfall (-)/Surplus	-31	4	-8	-6	-70	-111
<u>House</u>						
Supply	430	328	421	430	381	1990
Demand	428	299	241	500	443	1911
Shortfall (-)/Surplus	2	29	180	-70	-62	79
Net Total Shortfall(-)/ Surplus	-29	33	172	-76	-118	-18

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Private Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

4+ Bedroom Stock

Table 6d

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>Flats</u>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
Shortfall (-)/ Surplus	0	0	0	0	0	0
<u>Bungalows</u>						
Supply	0	0	0	0	10	10
Demand	0	0	0	0	37	37
Shortfall (-)/Surplus	0	0	0	0	-27	-27
<u>House</u>						
Supply	308	42	132	148	275	905
Demand	284	21	40	165	446	956
Shortfall (-)/Surplus	24	21	92	-17	-171	-51
Net Total Shortfall(-)/ Surplus	24	21	92	-17	-198	-78

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

Total Private Sector Stock Shortfall/Surplus (2006 - 2009) by Property Type

All Bedroom Sizes

Table 6e

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
Flats						
Supply	227	352	106	335	26	1046
Demand	289	204	74	406	81	1054
Shortfall (-)/ Surplus	-62	148	32	-71	-55	-8
Bungalows						
Supply	20	20	0	0	72	112
Demand	50	16	8	6	178	258
Shortfall (-)/Surplus	-30	4	-8	-6	-106	-146
House						
Supply	962	634	635	1032	799	4062
Demand	931	489	385	1055	1242	4102
Shortfall (-)/Surplus	31	145	250	-23	-443	-40
Net Total Shortfall(-)/ Surplus	-61	297	274	-100	-604	-194

Data sources:-

Supply = (Tables 6a+6b+6c+6d)

Demand = (Tables 6a+6b+6c+6d)

DARTFORD
FUTURE STOCK FLOW
SUPPLY/DEMAND ANALYSIS
AFFORDABLE HOUSING

Dartford Balancing Housing Markets - Housing Stock Analysis

DBC and RSL Rented Supply/Demand (2006 - 2009)

Relets

Table 7

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Units	105	289	68	116	37	615
2Bed Units	37	112	102	170	37	458
3Bed Units	0	54	27	65	17	163
4Bed Units	0	0	0	0	0	0
Total	142	455	197	351	91	1236

Relets = Latest figures provided by Dartford Borough Council and RSL's x3.

DBC and RSL Rented Supply/Demand (2006 - 2009)

Waiting List & New Affordable Demand

Table 8

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Waiting List	237	339	575	463	494	2108
1Bed New Affordable Demand	188	9	114	203	258	772
1 Bed Total	425	348	689	666	752	2880
2Bed Waiting List	114	162	233	240	270	1019
2Bed New Affordable Demand	130	81	123	139	187	660
2 Bed Total	244	243	356	379	457	1679
3Bed Waiting List	60	91	142	110	137	540
3Bed New Affordable Demand	40	18	45	52	110	265
3 Bed Total	100	109	187	162	247	805
4Bed Waiting List	7	11	13	14	16	61
4Bed New Affordable Demand	16	0	0	8	24	48
4 Bed Total	23	11	13	22	40	109
Total	792	711	1245	1229	1496	5473

Waiting List = Data provided by DBC.

New Affordable Demand = Figures from survey data, concealed households requiring owner occupation with incomes < £20,000 and existing and concealed households requiring HA rent but **not** registered on a waiting list.

Dartford Balancing Housing Markets - Housing Stock Analysis

DBC and RSL Rented Supply/Demand (2006 - 2009)

Waiting List New Registrations

Table 9

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed New Registrations	240	289	423	162	254	1368
2Bed New Registrations	78	113	85	113	92	481
3Bed New Registrations	85	71	191	113	212	672
4Bed New Registrations	14	28	42	35	85	204
Total	417	501	741	423	643	2725

Relets = Latest figures provided by Dartford Borough Council and RSL's x3.

Total Social Stock Shortfall/Surplus (2006 - 2009)

Total Demand and Supply

Table 10

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
1Bed Supply	105	289	68	116	37	615
1Bed Demand	477	628	998	625	748	3476
1Bed Affordable Demand	188	9	114	203	258	772
Shortfall (-)/ Surplus	-560	-348	-1044	-712	-969	-3633
2Bed Supply	37	112	102	170	37	458
2Bed Demand	192	275	318	353	362	1500
2Bed Affordable Demand	130	81	123	139	187	660
Shortfall (-)/Surplus	-285	-244	-339	-322	-512	-1702
3Bed Supply	0	54	27	65	17	163
3Bed Demand	145	162	333	223	349	1212
3Bed Affordable Demand	40	18	45	52	110	265
Shortfall (-)/Surplus	-185	-126	-351	-210	-442	-1314
4Bed Supply	0	0	0	0	0	0
4Bed Demand	21	39	55	49	101	265
4Bed Affordable Demand	16	0	0	8	24	48
Shortfall(-)/Surplus	-37	-39	-55	-57	-125	-313
Net Total Shortfall(-)/ Surplus	-1067	-757	-1789	-1301	-2048	-6962

Data sources:-

Supply = Total Supply (Table 7)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

1 Bedroom Stock

Table 10a

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>1Bed Units</u>						
Supply	105	289	68	116	37	615
Demand	477	628	998	625	748	3476
Affordable Demand	188	9	114	203	258	772
Shortfall (-)/ Surplus	-560	-348	-1044	-712	-969	-3633
Net Total Shortfall(-)/ Surplus	-560	-348	-1044	-712	-969	-3633

Data sources:-

Supply = Total Supply (Table 7)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

2 Bedroom Stock

Table 10b

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>2Bed Units</u>						
Supply	37	112	102	170	37	458
Demand	192	275	318	353	362	1500
Affordable Demand	130	81	123	139	187	660
Shortfall (-)/ Surplus	-285	-244	-339	-322	-512	-1702
Net Total Shortfall(-)/ Surplus	-285	-244	-339	-322	-512	-1702

Data sources:-

Supply = Total Supply (Table 7)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

3 Bedroom Stock

Table 10c

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>3Bed Units</u>						
Supply	0	54	27	65	17	163
Demand	145	162	333	223	349	1212
Affordable Demand	40	18	45	52	110	265
Shortfall (-)/ Surplus	-185	-126	-351	-210	-442	-1314
Net Total Shortfall(-)/ Surplus	-185	-126	-351	-210	-442	-1314

Data sources:-

Supply = Total Supply (Table 7)

Demand = Total Demand (Table 8 + Table 9)

Social Sector Stock Shortfall/Surplus By Property Type (2006 - 2009)

4+ Bedroom Stock

Table 10d

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>4+Bed Units</u>						
Supply	0	0	0	0	0	0
Demand	21	39	55	49	101	265
Affordable Demand	16	0	0	8	24	48
Shortfall (-)/ Surplus	-37	-39	-55	-57	-125	-313
Net Total Shortfall(-)/ Surplus	-37	-39	-55	-57	-125	-313

Data sources:-

Supply = Total Supply (Table 7)

Demand = Total Demand (Table 8 + Table 9)

Social Stock Shortfall/Surplus by Property Type (2006 - 2009)

All Bedroom Sizes

Table 10e

Type/size	Area 1	Area 2	Area 3	Area 4	Area 5	Total
<u>All Bedroom Sizes</u>						
Supply	142	455	197	351	91	1236
Demand	835	1104	1704	1250	1560	6453
Affordable Demand	374	108	282	402	579	1745
Shortfall (-)/ Surplus	-1067	-757	-1789	-1301	-2048	-6962
Net Total Shortfall(-)/ Surplus	-1067	-757	-1789	-1301	-2048	-6962

Data sources:-

Supply = (Tables 10a+10b+10c+10d)

Demand = (Tables 10a+10b+10c+10d)