



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell Quarterly Housing Report

Edition: Quarter 2—2017/2018

Produced by: Housing Strategy and Partnerships Team

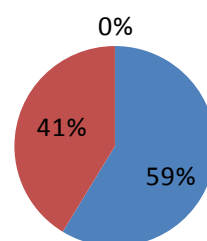
In Cherwell an average priced 2 bed property costs **£255,828**, or **£682** per month with a standard mortgage (3% interest rate, 20% deposit). House prices in Cherwell are **£1,720** higher than the previous quarter. This may be due to the location and bedroom numbers of the properties that have come onto the market in the previous quarter.

Affordable housing figures — Q2 2017/2018

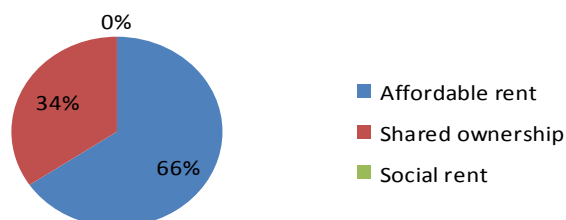
- **138** affordable units were delivered in the quarter *.
- A split of **81** affordable rent units and **57** Shared Ownership units were delivered in the quarter.
- **63%** of the affordable units delivered were in and around Banbury within the quarter.
- **37%** of the affordable units delivered were in and around Bicester within the quarter.
- In the first two quarters of the year thus far, Cherwell have already delivered **108%** of its affordable homes target, which stands at **190**. This means that just halfway through the year, we have already exceeded our total annual target, and also means that we have met our targeted delivery amount for the 4th consecutive year.

Q2 Affordable Units Tenure Breakdown

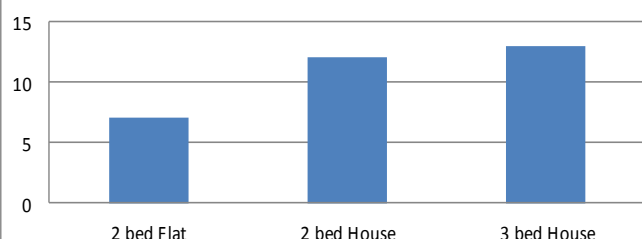
■ Affordable rent ■ Shared ownership ■ Social rent



Percentage of affordable homes delivered in 2017/2018



Shared Ownership properties purchased



Shared Ownership

75% of shared ownership units sold in **quarter 2** have been to people who currently live in the Cherwell district. Of the shared ownership units sold, the average share purchased was **51%**.

Average property prices—Quarter 2 2017/18

Average property price in the **South East** is:

£384,707

Average property price in the **Cherwell District** is:

£344,426

Banbury—**£288,440**

Bicester—**£348,273**

Kidlington—**£396,565**

Average property prices (Cherwell):

1 bedroom flat — **£196,465**

2 bedroom flat — **£235,066**

2 bedroom house — **£261,184**

3 bedroom house — **£326,137**

4 bedroom house — **£432,663**

House price affordability

The average gross weekly income in the Cherwell District is—**£906**

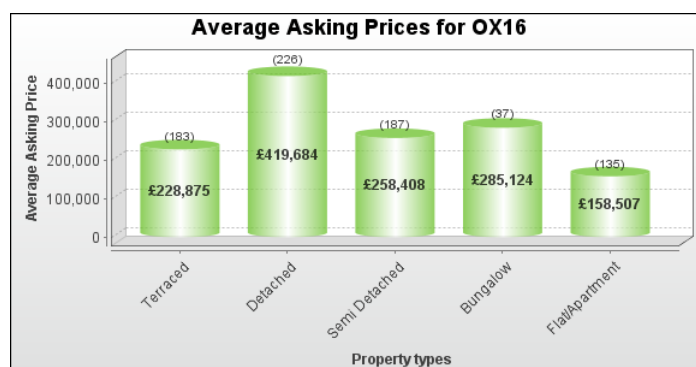
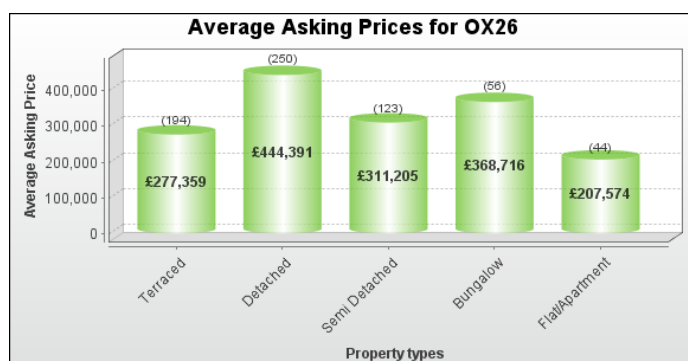
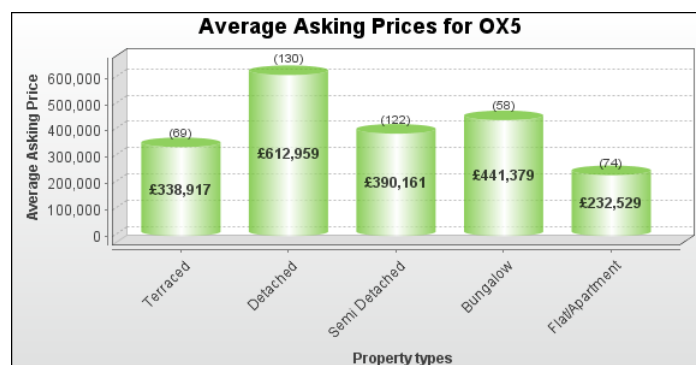
The average affordability (house prices to income ratio) for Banbury, Bicester and Kidlington are:

Banbury—**7.1**

Bicester—**6.7**

Kidlington—**7.9**

The graphs below show the average asking prices for houses for each of the postcodes in the Cherwell District and the trends over recent years.

Banbury**Bicester****Kidlington**

Private Rental prices

Private rental prices grew by 1.6% in England in the 12 months to September 2017. (ONS)

Affordability of accommodation within the Cherwell District continues to be a challenge for the Housing Needs team in settling families on low incomes. The introduction of the lower benefit cap in November 2016 has meant that the maximum households can now receive has been lowered to £20,000 per year for families and £13,400 per year for single claimants. If a households total benefit payments are higher than these amounts a deduction is made from their Housing Benefit and will result in households receiving less than the figures stated below.

The table below demonstrates the average rents for each of the main settlements within Cherwell, the maximum Local Housing Allowance applicable for residents requiring support towards paying their rent and the shortfall between these two amounts in October 2017.

Banbury average—£774				
Property Size (bedrooms)	1	2	3	4
Average Rent per month	£612	£771	£956	£1,249
LHA Rate	£548.67	£684.64	£816.34	£1,079.14
Difference between avg and LHA rate	£63.33	£86.36	£139.66	£169.86
Bicester average—£1,379				
Property Size (bedrooms)	1	2	3	4
Average Rent per month	£669	£997	£1,196	£1,658
LHA rate	£548.67	£684.64	£816.34	£1,079.14
Difference between avg and LHA rate	£120.33	£312.36	£379.66	£578.86
Kidlington average—£1,155				
Property Size (bedrooms)	1	2	3	4
Average Rent per month	£780	£1,018	£1,224	£1,632
LHA rate	£690.46	£836.37	£1,001.01	£1,300.01
Difference between avg and LHA rate	£89.54	£181.63	£22.99	£331.99

Housing Needs

The council continues to focus on delivering services that support the prevention of homelessness. This is achieved through partnership working and grants to voluntary sector agencies to provide advice and assistance to residents at the earliest opportunity.

Between July and September 2017, 208 new cases were opened by the council and received advice to help prevent them from becoming homeless.

71 of these received one off advice and were able to resolve their circumstances without requiring further assistance from Cherwell. A further 230 cases were closed as having successfully been prevented from becoming homelessness due to intervention by Cherwell District Council.

Housing Register

The Housing Needs Team maintains the Housing Register for all Registered Providers with Social Housing within the Cherwell District.

As of the end of September 2017 there were 972 active applications on the housing register applying for suitable properties. This is an increase of 67 from the previous quarter.

Band	Total	%
1	95	9
2	478	49
3	216	22
Reserve List	202	20
Total	972	100

During the 2nd quarter of 2017/18 **186** households were housed through the Housing Register.

Homelessness

Nationally there has been an increase in the number of people approaching local authorities requesting advice and assistance, presenting as homeless and also those sleeping rough.

There has also been a similar trend in the number of people reported as rough sleeping nationally.

Homeless Presentations in Cherwell

In the last quarter 36 people made formal homeless applications to Cherwell.

20 (55%) of these applications were accepted duties by the Council.

	July / Sept 2017
Number of Presentations	36
Accepted	20

Temporary Accommodation

At the end of the quarter there were 38 households in Temporary Accommodation by Cherwell District Council.

Between July and September, 21 households moved out of temporary accommodation. 8 (38%) of these households had spent less than 6 months in this type of accommodation before being offered a permanent home. A further 13 (62%) had been living in temporary accommodation for less than a year.

Rough Sleeping

Advice and support for people rough sleeping is provided by the Housing Needs Team. Agencies and members of the public can report people seen sleeping rough to the Housing Needs Team directly or via Streetlink, a nationwide facility for the general public to notify local authorities through a dedicated website (www.streetlink.org.uk), smart phone app or phone line (0300 500 0914).

Cherwell District Council also fund an Outreach Service to support people genuinely rough sleeping within the district and to enable them to access emergency accommodation within the Oxfordshire Homeless Pathway.

In the last quarter the Outreach team received:

Referrals	30
Not found	17
Verified as sleeping rough	10
Accessed emergency Accommodation	0