

Chobham Housing Snapshot

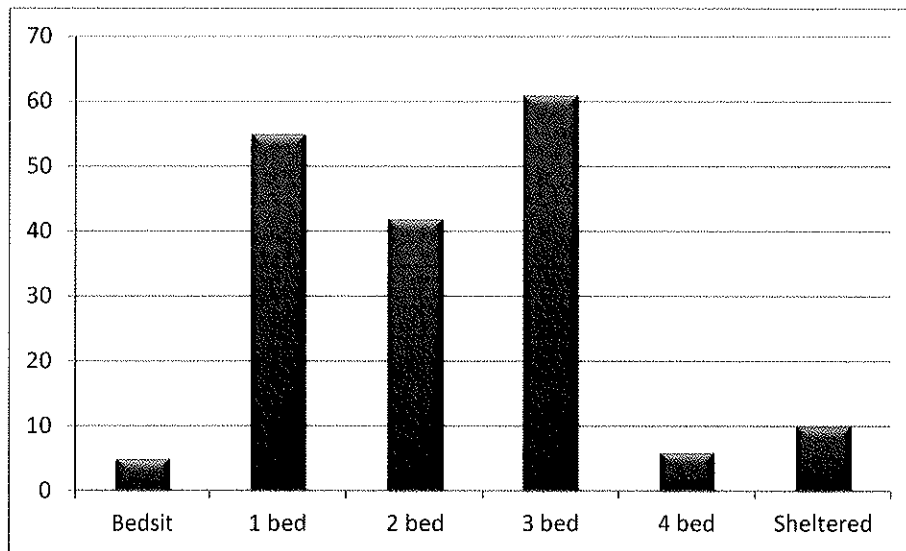
Prepared 26th January 2015

Current Housing Stock

Surrey Heath Borough Council transferred its housing stock over 20 years ago so all the social housing homes are owned and managed by Registered Providers (more commonly known as housing associations)

There are currently 179 housing association homes in Chobham. Chart 1 show the breakdown of these homes by the number of bedrooms.

Chart 1



The social housing stock in Chobham represents 5.4% of the total social housing stock in Surrey Heath.

Demand for Social Housing in Chobham

Although the Council does not own any housing there is a responsibility to have systems in place to prioritise households seeking a social housing tenancy.

The Council operates a Housing Register which is a Register of everyone who qualifies to be considered for social rented housing. As there are always more people looking for accommodation than there are properties available all applicants are prioritised in accordance with the Council's Allocation Policy.

Details of how applicants are prioritised can be found at:

<http://www.surreyheath.gov.uk/housing/apply/joinhousingallocationpolicy.htm>

When applicants join the Housing Register they indicate the areas they have a preference for living in. As part of the assessment the Council also determines what size property they would be entitled to.

The demand for Chobham, by bedroom size entitlement, is shown in Table 1. The table also shows the total number of applicants by bedroom size entitlement and, to contrast with another area, the number of applicants indicating Camberley as a preference.

Table 1

Bedroom Size	Chobham as a preference	Total Applicants	Camberley as a preference
1 bed need	117	261	212
2 bed need	78	236	196
3 bed need	32	113	86
4 bed need	9	23	19
5 bed need	2	2	2
Total	238	635	515

The reason for including the total Register figure and the demand for Camberley is to demonstrate that most applicants make choices about the areas they want to live in and don't simply indicate all areas.

While there will be people who will choose all areas as they do not mind where they are housed and others who will like the idea of moving to Chobham there is also within these figures people who currently live in Chobham (see below) and others with an association to the village. This association could be:

- Previous residence (especially if someone reluctantly moved out of the village in order to meet their housing need);
- Employment in the village; or,
- Family association (as well as wanting to live near family there will also be those who need to move nearer to family to give or receive care and support).

Unfortunately it is not possible to identify these secondary factors from Housing Register applications.

It is possible to breakdown this demand by age and this is shown in Table 2.

Table 2	18- 25	26-40	41-59	60-74	75+	Total
1 bed need	10	28	38	27	14	117
2 bed need	11	45	20	2	0	78
3 bed need	0	14	17	1	0	32
4 bed need	0	4	5	0	0	9
5 bed need	0	1	1	0	0	2

Total	21	92	81	30	14	238
-------	----	----	----	----	----	-----

It is likely that those in the older age ranges are seeking to move nearer to relatives.

Applicants Currently Living in Chobham

There are currently 13 applicants on the Housing Register living in Chobham.

Table 3 breaks this number down by bedroom entitlement and age.

Table 3

	18- 25	26-40	41-59	60-74	75+	Total
1 bed need	1	2	4	2	1	10
2 bed need	0	2	0	0	0	2
3 bed need	1	0	0	0	0	1
4 bed need	0	0	0	0	0	0
5 bed need	0	0	0	0	0	0
Total	2	4	4	2	1	13

There is anecdotal evidence that Chobham residents, especially older residents, are not joining the Housing Register due to the lack of social housing opportunities in the village and a (misplaced) fear that the Council will 'force' people to move out of the village (the Council has no such power or desire to do this).

Looking at the wider Chobham catchment area the breakdown of applicants living in the GU24 postcode area by bedroom size can be seen in Table 4.

Table 4

	No of applicants
1 bed need	18
2 bed need	11
3 bed need	5
4 bed need	1
5 bed need	0
Total	35

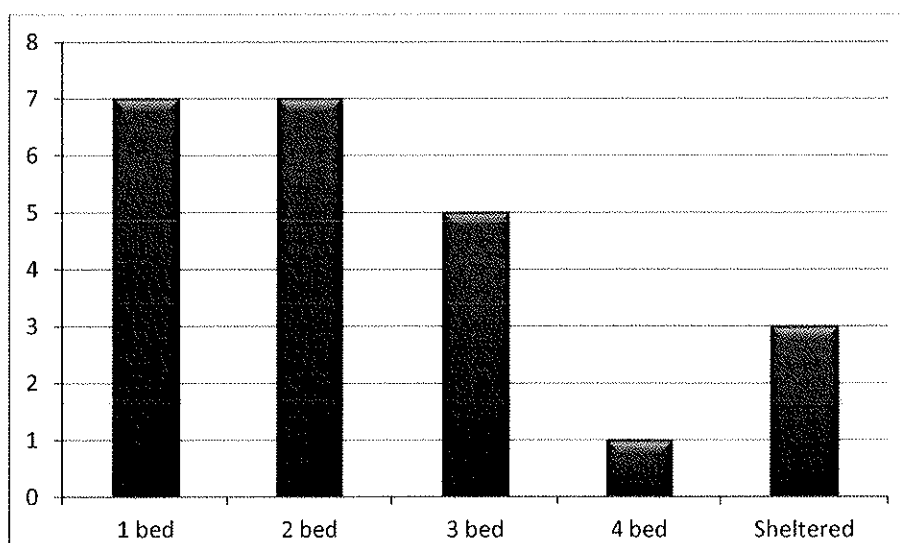
Vacancies in the Social Housing Stock

Between 1st April 2010 and 26th January 2015 there were 696 social housing homes let in Surrey Heath to applicants from the Housing Register, and a further 148 sheltered housing vacancies.

Of these 23 were vacancies in the social housing stock in Chobham. This is just under 3% of all the accommodation that became available in Surrey Heath.

Chart 2 breaks these Chobham vacancies down by bedroom size.

Chart 2



Only 3 of these vacancies were allocated to people currently living in the village although, as noted above, it is not possible to identify whether those moving to the vacancies from outside Chobham had another connection with the village through past residence, family association or employment.

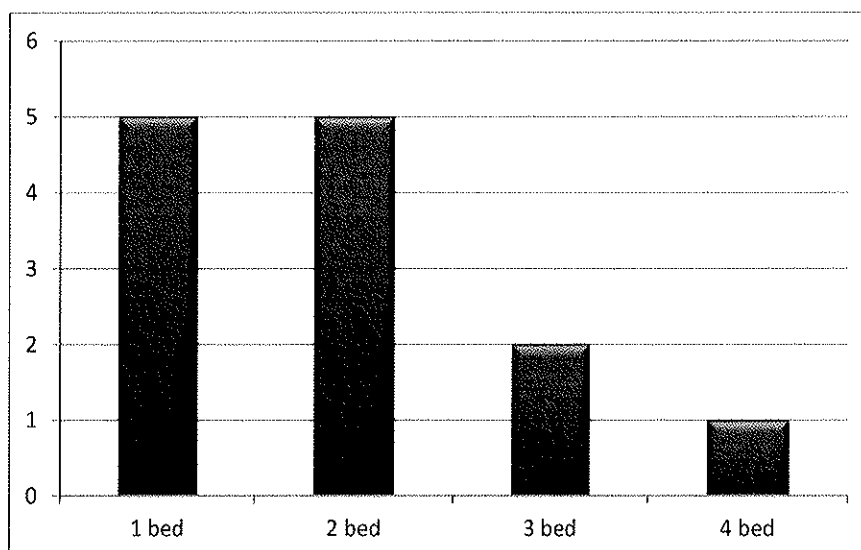
Movement of Chobham Residents

Between 1st April 2010 and 26th January 2015 there were 19 Chobham residents rehoused from the Housing Register.

Three of these were moves into vacancies in Chobham, which means 16 households moved out of the village to have their housing need met. It is not possible to determine whether the move was a compromise and the preference would have been for accommodation in the village.

Chart 3 breaks down these moves by bedroom size.

Chart 3



Low cost homeownership

Low cost homeownership schemes are delivered, marketed and sold by housing associations.

A list of qualifying applicants is held by the Government appointed zone agent which for Surrey is Bedfordshire Pilgrims Housing Association (bpha).

In light of this the Council does not keep details of those applying for such schemes. It is therefore not possible to analyse need in the same way as those applying to the Housing Register however evidence considered as part of the Surrey Heath, Rushmoor and Hart Strategic Housing Market Assessment (December 2014) concluded that:

There is no specific guidance for assessing the need or demand for intermediate housing but Wessex Economics considers the 1,200+ households currently registered with the HomeBuy agents across the three authorities as a good indication of the strength of demand.

Considering house prices in the village it is likely that a low cost home ownership option in Chobham will attract a local demand.

Conclusion

Chobham hosts a small amount of the Borough's social housing stock resulting in a low level of re-lets becoming available to meet local housing need.

There is a small but persistent level of need from Chobham residents and there is likely to be a need from people who have previously lived, currently work or have a family association to the village.

As well as meeting need on initial lettings an increase in the social housing stock will add to future opportunities both as properties come up for re-let and also it delivers a greater pool of accommodation opportunities when residents need up or downsize as their circumstances change.

Delivery of low cost homeownership in the village will offer a previously unavailable local option for residents seeking to get on the housing ladder.

