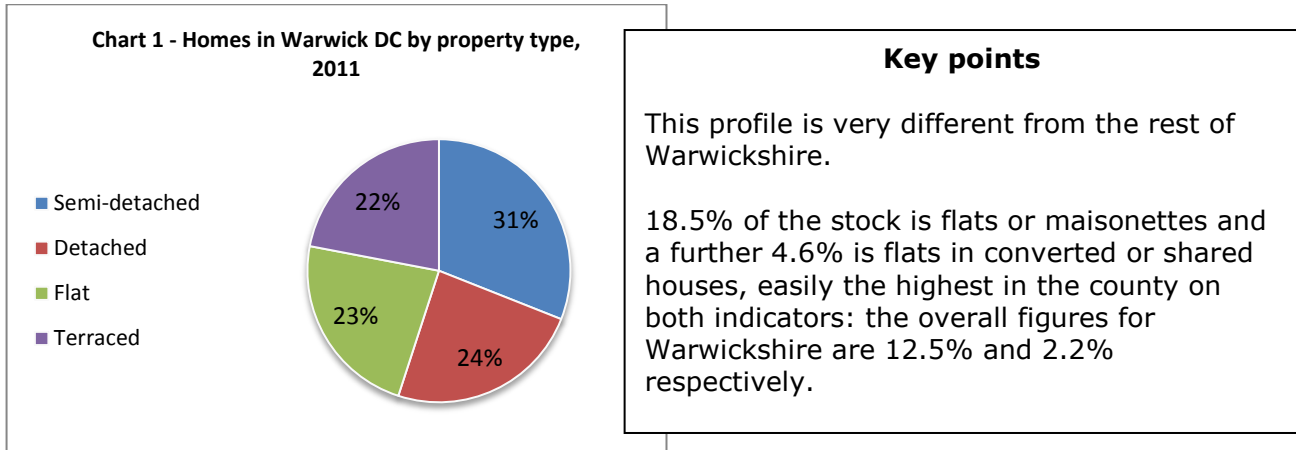


Housing in Warwick district

The census in 2011 found that there were 60,427 dwellings in the district. In this section we sketch out a broad picture of this stock: the proportion of different types of housing, different sizes (in terms of numbers of bedrooms) and different tenures. We then go on to present some headline information about housing standards and conditions in the district and the spread of property values.

Property types

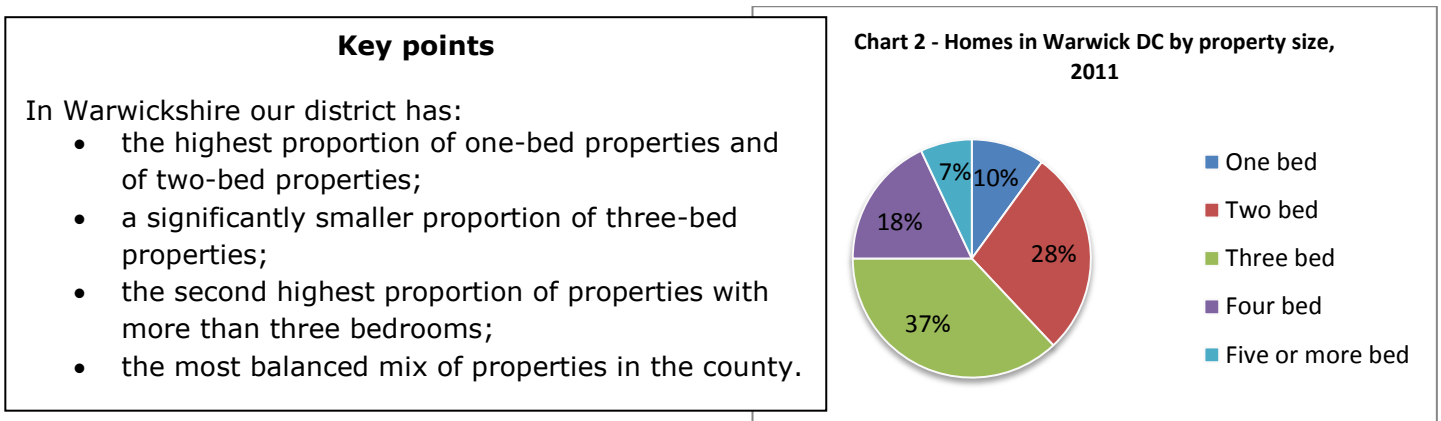
Chart 1 shows the proportions of the various property types.



When making comparisons the relatively high proportion of flats has a distorting effect. When this is removed and houses and bungalows only are considered the spread of terraced (28%), semi-detached (40%) and detached (32%) is broadly similar to the county average.

Property size mix

Chart 2 shows the distribution of properties in the district by number of bedrooms and the key points box flags up some significant differences with the rest of the county.



Tenure mix

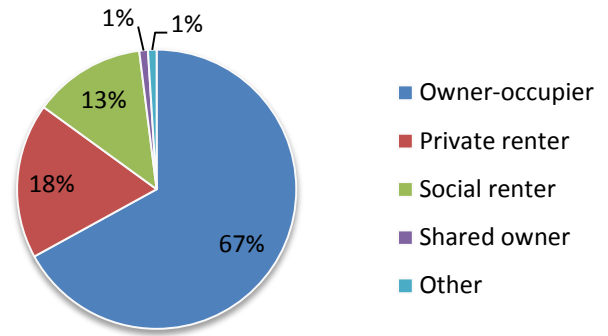
Chart 3 shows the spread of homes in the district according to tenure and again highlights how this contrasts with other councils in the county.

Key points

Warwick differs from the rest of the county in that it has the lowest rate of owner-occupation (67%) and the highest rate of private renting (18%), both figures being higher than the national averages.

The amount of social rented housing (13%) is the second lowest in Warwickshire and around 4% below the national average.

Chart 3 - Homes in Warwick DC by tenure type, 2011



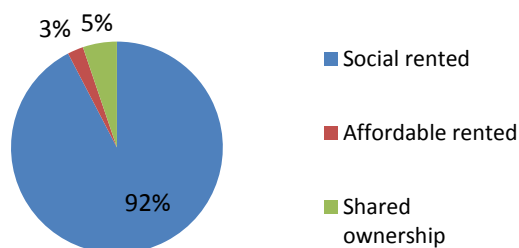
Affordable housing

In 2015/16 there were around 8,250 rented homes in the district owned by affordable housing providers (i.e. the council or a housing association) and around 450 further homes owned by affordable housing providers where a share of the property had been sold to the resident (known as "shared ownership").

Of the rented homes 93% were in the towns and 7% were in rural areas. The overwhelming majority of the properties were let at a social rent with a little over 200 being on the new (more expensive) affordable rent tenure.

The breakdown of all affordable properties by tenure type is shown in chart 4.

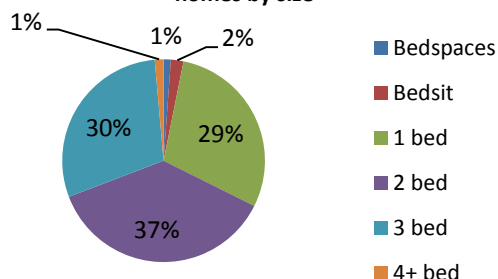
Chart 4 - Affordable housing by tenure type



As regards the size of affordable homes, information about shared ownership properties is not available but it is likely that the vast majority, if not all, will have either two or three bedrooms, with most having two bedrooms.

For rented homes the breakdown by property size is shown in chart 5.

Chart 5 - Affordable housing, rented homes by size



The above excludes around 100 properties for which details were unknown. These were mainly specialist accommodation owned by small providers and are most likely to be shared accommodation or to have only one bedroom.

Housing conditions

Data from recent stock condition surveys shows that the housing stock is mainly post-war with 73% of private housing and 85% of council housing having been built since 1945, compared to 59% and 81% respectively nationwide. In relative terms this is quite a “young” profile but it is worth noting that many of these post-war dwellings are now over 50 years old.

Housing standards and conditions are generally good with only just over two per cent of households in the district lacking central heating, lower than national and regional averages. Three per cent of households are overcrowded; the highest in the county but this is still well below national and regional figures.

Property values

Council Tax band data shows Warwick to have 61,386 properties on the Valuation List as at 2015, an increase of almost 1,000 properties (1.6%) since the census in 2011. The distribution of these by Council Tax band is shown in chart 6 while table 1 shows the range of value covered by each band. The values are not current day values; they are as at April 1991 so it is the spread of properties across the bands that is of interest here not the values themselves. We will look at today’s values in more detail in the next section.

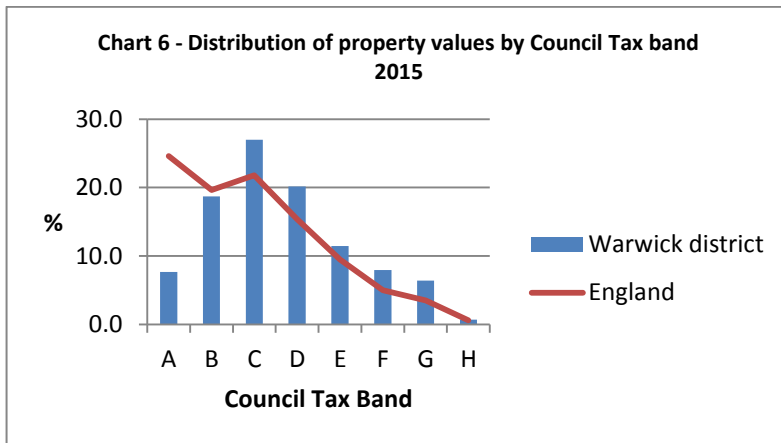


Table 1 – Council Tax Band values

Band	Range of values at 1 April 1991
A	Up to £40,000
B	£40,001 to £52,000
C	£52,001 to £68,000
D	£68,001 to £88,000
E	£88,001 to £120,000
F	£120,001 to £160,000
G	£160,001 to £320,000
H	£320,001 upwards

Chart 6 shows that just over a quarter of properties are in the lower value bands A and B, just under half are in the middle bands C and D and just over a quarter are in band E or higher. This looks reasonably balanced but in comparison with the distribution for England as a whole the district has many fewer Band A properties (i.e. the cheapest) and more in every band from Band C upwards.

In summary, the housing stock of the district differs in many important respects from other nearby councils and from the national and regional housing stock. We have:

- Noticeably higher proportions of flats and one- and two-bed properties;
- A larger private rented sector;
- Mostly post-war housing in good condition on census indicators;
- A much smaller proportion of low value properties.