

Local authority profiles

The following explains the content presented in each of the local authority profiles.

1. Affordability: this measures how house prices in an area relate to annual income, using an 'affordability ratio'. The affordability ratioⁱ is calculated by dividing **median** house price by **median** individual earnings per year. Several ratios are provided based on:

- Median house price variations if the dwelling is **newly built or existing**; or depending on the **type of house** (detached homes; semi-detached homes; terraced homes; flats/maisonettes).
- **Lower quartile** (25% of data points) house prices and individual earnings.

2. Housing supply and demand: this section takes a retrospective view of the number of new homes completed versus predicted new need for homes between 1997 and 2021. The supply of new homes is the number of **permanent dwellings completed**ⁱⁱ, whereas the demand for new homes is the number of new **household formations**. The **difference between supply and demand** is an indication of the deficit (more demand than supply) of housing delivery; or the surplus (more supply than demand) of housing delivery.

This is **adjusted for affordability** using the Government's '**standard method**' (see report).

Right to Buy is a Government scheme allowing social housing tenants to buy their homes with a discount. The profiles include total **Sales through Right to Buy**ⁱⁱⁱ of local authority-owned homes.

Second homes^{iv} is the number of homes whose owners already have another house. This has been estimated from the percentage of second homes contrasted against the total number of homes.

Households on housing waiting list^v is number of households on a waiting list for a socially-rented home.

3. Future housing need: this section looks at the future need for housing delivery. The Office for National Statistics provide projected household formations; referred to as **projected requirement for new homes**.

We then look at the extent to which the adjustments for affordability impact the overall need for new homes.

This **projected requirement for new homes** is adjusted based on the 2021 affordability ratios to provide an estimate of **housing need using the 'standard method'**^{vi}, **2021 AR** (see report for details).

The **additional housing supply** is the difference calculated in this report between **housing need using the 'standard method'** and the **projected requirement for new homes**.

The **additional housing above the 1997-2021 shortfall** is calculated by subtracting this additional housing supply from the adjusted **difference between supply and demand**; this shows how many new homes would still be needed providing that the housing need for 1997-2021 had been met (adjusted for affordability).

An estimate of the number of additional homes needed **to clear the shortfall in 5 years** is also provided.

4. Estimated future affordable housing need: this section considers future need with a greater emphasis on affordability. The housing need is recalculated with an adjustment for the projected affordability ratio of each year from 2022-2039, to provide the **Total housing need accounting for projected AR**.

Projected median household incomes and lower quartile household incomes have been estimated from projected annual earnings. These were used to calculate how many median and lower quartile

income households would experience an 'affordability problem' assumed to be those spending more than **40% of household income on mortgage repayments**^{vii} (assuming a 10% deposit, a 25-year term and the 2021 interest rate – see report for details). This provided an estimate of the number of new **affordable homes needed**, for **median income and house price** and lower quartile income and house price. To provide a comparison with current policy requirements for affordable homes, the **percentage of total homes at median and lower quartile prices** required to be affordable are also provided.

Bath and North East Somerset

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	4.7 (2.5-11.4)	12.1 (6.7-35.6)	161
Median house price, all homes (£)	69,950	368,000	426
Median workplace-based annual earnings (£)	15,058	30,296	101
Affordability ratios			
all existing homes	4.6	12.1	164
all new homes	4.9	12.4	153
detached homes	7.3	17.1	134
semi-detached homes	4.4	11.6	164
terraced homes	4.0	11.2	181
flats/maisonettes	3.9	9.2	140
Affordability ratio, lower quartile, all homes	4.6	11.9	157
Lower quartile house price, all homes (£)	52,500	268,000	410
Lower quartile workplace-based annual earnings (£)	11,338	22,544	99
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	10,010		
Projected household formation	9,916		
Difference between supply and demand	-94		
With adjustment for affordability	2,714		
Total sales through Right to Buy, 1980 to 2020	485		
Second homes, estimated total, 2020	844		
Number of households on housing waiting list, 2021	4,871		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	458	8,248	
Housing need using Standard Method, 2021 AR	741	13,330	
Additional housing supply	282	5,082	
Additional housing above 1997-2021 shortfall		2,368	
If clear shortfall in 5 years	1,283		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	595	615	13,049
Affordable housing need, 40% income on mortgage			
Median income and house price	417	492	9,940
Percentage of total homes at median price	70%	80%	
Lower quartile income and house price	298	369	7,170
Percentage of total homes at lower quartile price	50%	60%	

¹Range from lowest to highest LSOA (only do this for all homes)

Bristol

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.0 (1.0-10.5)	9.7 (5.7-26.5)	220
Median house price, all homes (£)	53,000	315,000	494
Median workplace-based annual earnings (£)	17,505	32,470	85
Affordability ratios			
all existing homes	3.0	9.7	222
all new homes	3.5	8.6	145
detached homes	6.4	15.4	140
semi-detached homes	3.4	9.9	192
terraced homes	2.6	10.1	284
flats/maisonettes	3.2	7.9	145
Affordability ratio, lower quartile, all homes	3.3	10.4	217
Lower quartile house price, all homes (£)	41,000	247,000	502
Lower quartile workplace-based annual earnings (£)	12,543	23,822	90
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	21,440		
Projected household formation	40,177		
Difference between supply and demand	18,737		
With adjustment for affordability	26,455		
Total sales through Right to Buy, 1980 to 2020	19,372		
Second homes, estimated total, 2020	2,238		
Number of households on housing waiting list, 2021	15,486		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	1,809	32,563	
Housing need using Standard Method, 2021 AR	3,376	60,763	
Additional housing supply	1,567	28,200	
Additional housing above 1997-2021 shortfall		1,745	
If clear shortfall in 5 years	8,667		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	2,388	2,485	46,513
Affordable housing need, 40% income on mortgage			
Median income and house price	1,433	1,739	30,801
Percentage of total homes at median price	60%	70%	
Lower quartile income and house price	955	1,242	22,013
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

North Somerset

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.7 (1.9-9.1)	10.6 (4.1-25.4)	190
Median house price, all homes (£)	60,000	300,000	400
Median workplace-based annual earnings (£)	16,415	28,353	78
Affordability ratios			
all existing homes	3.7	10.6	190
all new homes	3.9	10.5	169
detached homes	5.8	14.8	156
semi-detached homes	3.6	10.0	178
terraced homes	3.0	8.8	195
flats/maisonettes	2.3	6.3	178
Affordability ratio, lower quartile, all homes	4.0	10.9	173
Lower quartile house price, all homes (£)	47,000	225,500	380
Lower quartile workplace-based annual earnings (£)	11,823	20,718	75
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	13,300		
Projected household formation	22,252		
Difference between supply and demand	8,952		
With adjustment for affordability	13,444		
Total sales through Right to Buy, 1980 to 2020	5,175		
Second homes, estimated total, 2020	293		
Number of households on housing waiting list, 2021	2,306		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	931	16,752	
Housing need using Standard Method, 2021 AR	1,392	25,061	
Additional housing supply	462	8,309	
Additional housing above 1997-2021 shortfall		-5,135	
If clear shortfall in 5 years	4,081		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	1,441	1,206	24,959
Affordable housing need, 40% income on mortgage			
Median income and house price	865	844	16,893
Percentage of total homes at median price	60%	70%	
Lower quartile income and house price	577	603	11,751
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

South Gloucestershire

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.3 (1.8-9.9)	8.8 (5.0-22.9)	165
Median house price, all homes (£)	59,995	300,000	400
Median workplace-based annual earnings (£)	18,053	34,010	88
Affordability ratios			
all existing homes	3.1	8.7	177
all new homes	4.4	10.2	132
detached homes	5.3	12.8	144
semi-detached homes	3.3	8.8	168
terraced homes	2.7	7.4	180
flats/maisonettes	1.8	5.2	186
Affordability ratio, lower quartile, all homes	3.7	9.5	159
Lower quartile house price, all homes (£)	47,000	240,000	411
Lower quartile workplace-based annual earnings (£)	12,721	25,166	98
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	25,110		
Projected household formation	28,057		
Difference between supply and demand	2,947		
With adjustment for affordability	7,242		
Total sales through Right to Buy, 1980 to 2020	1,204		
Second homes, estimated total, 2020	121		
Number of households on housing waiting list, 2021	4,059		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	1,027		18,493
Housing need using Standard Method, 2021 AR	1,388		24,988
Additional housing supply	361		6,495
Additional housing above 1997-2021 shortfall			-747
If clear shortfall in 5 years	2,837		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	1,467	1,266	25,114
Affordable housing need, 40% income on mortgage			
Median income and house price	734	887	15,178
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	587	633	11,116
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

Plymouth

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.0 (1.1-6.9)	7.3 (3.4-17.3)	141
Median house price, all homes (£)	46,500	195,000	319
Median workplace-based annual earnings (£)	15,387	26,820	74
Affordability ratios			
all existing homes	3.0	7.3	146
all new homes	4.5	8.6	94
detached homes	5.4	12.9	137
semi-detached homes	3.6	8.1	129
terraced homes	2.7	6.7	152
flats/maisonettes	2.0	4.5	129
Affordability ratio, lower quartile, all homes	3.3	7.3	120
Lower quartile house price, all homes (£)	35,750	151,000	322
Lower quartile workplace-based annual earnings (£)	10,842	20,796	92
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	11,610		
Projected household formation	14,867		
Difference between supply and demand	3,257		
With adjustment for affordability	4,820		
Total sales through Right to Buy, 1980 to 2020	9,658		
Second homes, estimated total, 2020	974		
Number of households on housing waiting list, 2021	8,062		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	541	9,739	
Housing need using Standard Method, 2021 AR	945	17,016	
Additional housing supply	404	7,277	
Additional housing above 1997-2021 shortfall		2,457	
If clear shortfall in 5 years	1,909		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	597	589	12,205
Affordable housing need, 40% income on mortgage			
Median income and house price	179	294	5,010
Percentage of total homes at median price	30%	50%	
Lower quartile income and house price	60	177	2,634
Percentage of total homes at lower quartile price	10%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

Torbay

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.9 (2.4-8.7)	8.9 (4.6-20.2)	128
Median house price, all homes (£)	54,000	230,000	326
Median workplace-based annual earnings (£)	13,827	25,854	87
Affordability ratios			
all existing homes	3.8	8.9	132
all new homes	4.6	9.4	106
detached homes	6.1	14.1	130
semi-detached homes	4.1	9.5	132
terraced homes	3.3	7.8	141
flats/maisonettes	2.9	5.7	98
Affordability ratio, lower quartile, all homes	3.9	8.5	116
Lower quartile house price, all homes (£)	41,500	172,000	315
Lower quartile workplace-based annual earnings (£)	10,576	20,343	92
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	7,590		
Projected household formation	9,691		
Difference between supply and demand	2,101		
With adjustment for affordability	3,682		
Total sales through Right to Buy, 1980 to 2020	2,111		
Second homes, estimated total, 2020	1,561		
Number of households on housing waiting list, 2021	1,366		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	437	7,865	
Housing need using Standard Method, 2021 AR	600	10,797	
Additional housing supply	163	2,932	
Additional housing above 1997-2021 shortfall		-750	
If clear shortfall in 5 years	1,336		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	618	519	10,678
Affordable housing need, 40% income on mortgage			
Median income and house price	186	208	4,147
Percentage of total homes at median price	30%	40%	
Lower quartile income and house price	62	104	1,822
Percentage of total homes at lower quartile price	10%	20%	

¹Range from lowest to highest LSOA (only do this for all homes)

Swindon

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.0 (1.4-8.3)	7.7 (4.4-14.7)	155
Median house price, all homes (£)	57,950	241,950	318
Median workplace-based annual earnings (£)	19,180	31,471	64
Affordability ratios			
all existing homes	2.7	7.6	177
all new homes	4.5	10.2	125
detached homes	4.9	11.7	136
semi-detached homes	3.2	8.1	155
terraced homes	2.4	6.4	165
flats/maisonettes	1.9	4.4	133
Affordability ratio, lower quartile, all homes	3.2	7.8	142
Lower quartile house price, all homes (£)	44,995	185,000	311
Lower quartile workplace-based annual earnings (£)	13,999	23,850	70
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	19,140		
Projected household formation	27,708		
Difference between supply and demand	8,568		
With adjustment for affordability	11,609		
Total sales through Right to Buy, 1980 to 2020	7,195		
Second homes, estimated total, 2020	197		
Number of households on housing waiting list, 2021	4,420		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	813	14,636	
Housing need using Standard Method, 2021 AR	1,024	18,435	
Additional housing supply	211	3,799	
Additional housing above 1997-2021 shortfall		-7,810	
If clear shortfall in 5 years	3,346		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	1,079	919	18,854
Affordable housing need, 40% income on mortgage			
Median income and house price	432	551	9,508
Percentage of total homes at median price	40%	60%	
Lower quartile income and house price	216	368	5,529
Percentage of total homes at lower quartile price	20%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Cornwall

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	Not provided Not provided	11.0 (5.3-31.2)	
Median house price, all homes (£)	54,600	275,000	404
Median workplace-based annual earnings (£)	Not provided	25,013	
Affordability ratios			
all existing homes	Not provided	11.0	
all new homes	Not provided	11.2	
detached homes	Not provided	14.8	
semi-detached homes	Not provided	9.6	
terraced homes	Not provided	8.4	
flats/maisonettes	Not provided	7.4	
Affordability ratio, lower quartile, all homes	Not provided	9.9	
Lower quartile house price, all homes (£)	41,400	196,500	375
Lower quartile workplace-based annual earnings (£)	Not provided	19,875	
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	43,080		
Projected household formation	51,724		
Difference between supply and demand	8,644		
With adjustment for affordability	19,771		
Total sales through Right to Buy, 1980 to 2020	10,630		
Second homes, estimated total, 2020	14,023		
Number of households on housing waiting list, 2021	15,448		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	1,951	35,115	
Housing need using Standard Method, 2021 AR	3,025	54,459	
Additional housing supply	1,075	19,344	
Additional housing above 1997-2021 shortfall		-427	
If clear shortfall in 5 years	6,980		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	3,134	2,431	53,193
Affordable housing need, 40% income on mortgage			
Median income and house price	1,567	1,459	30,657
Percentage of total homes at median price	50%	60%	
Lower quartile income and house price	940	972	17,531
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Isles of Scilly

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	Not provided	Not provided	
Median house price, all homes (£)	100,000	420,000	320
Median workplace-based annual earnings (£)	Not provided	Not provided	
Affordability ratios			
all existing homes	Not provided	Not provided	
all new homes	Not provided	Not provided	
detached homes	Not provided	Not provided	
semi-detached homes	Not provided	Not provided	
terraced homes	Not provided	Not provided	
flats/maisonettes	Not provided	Not provided	
Affordability ratio, lower quartile, all homes	Not provided	Not provided	
Lower quartile house price, all homes (£)	79,500	280,000	252
Lower quartile workplace-based annual earnings (£)	Not provided	Not provided	
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	70		
Projected household formation	200		
Difference between supply and demand	Not provided		
With adjustment for affordability	Not provided		
Total sales through Right to Buy, 1980 to 2020	34		
Second homes, estimated total, 2020	844		
Number of households on housing waiting list, 2021	54		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	Not provided	Not provided	
Housing need using Standard Method, 2021 AR	Not provided	Not provided	
Additional housing supply	Not provided	Not provided	
Additional housing above 1997-2021 shortfall		Not provided	
If clear shortfall in 5 years	Not provided		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	-5	-2	-38
Affordable housing need, 40% income on mortgage			
Median income and house price	Not provided		
Percentage of total homes at median price	Not provided		
Lower quartile income and house price	Not provided		
Percentage of total homes at lower quartile price	Not provided		

¹Range from lowest to highest LSOA (only do this for all homes)

Wiltshire

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	Not provided Not provided	10.3 (4.7-24.2)	
Median house price, all homes (£)	68,500	300,000	338
Median workplace-based annual earnings (£)	Not provided	29,069	
Affordability ratios			
all existing homes	Not provided	10.3	
all new homes	Not provided	11.0	
detached homes	Not provided	14.5	
semi-detached homes	Not provided	9.37	
terraced homes	Not provided	8.00	
flats/maisonettes	Not provided	5.33	
Affordability ratio, lower quartile, all homes	Not provided	10.8	
Lower quartile house price, all homes (£)	51,500	230,000	347
Lower quartile workplace-based annual earnings (£)	Not provided	21,314	
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	41,360		
Projected household formation	47,637		
Difference between supply and demand	6,277		
With adjustment for affordability	17,088		
Total sales through Right to Buy, 1980 to 2020	11,848		
Second homes, estimated total, 2020	1,561		
Number of households on housing waiting list, 2021	3,947		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	1,370	24,662	
Housing need using Standard Method, 2021 AR	2,041	36,741	
Additional housing supply	671	12,079	
Additional housing above 1997-2021 shortfall		-5,009	
If clear shortfall in 5 years	5,459		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	2,131	1,579	36,065
Affordable housing need, 40% income on mortgage			
Median income and house price	1,279	1,105	22,716
Percentage of total homes at median price	60%	70%	
Lower quartile income and house price	852	789	15,503
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

Bournemouth, Christchurch and Poole

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	Not provided Not provided	11.2 (4.3-32.6)	
Median house price, all homes (£)	65,000	325,000	400
Median workplace-based annual earnings (£)	Not provided	29,095	
Affordability ratios			
all existing homes	Not provided	11.2	
all new homes	Not provided	10.9	
detached homes	Not provided	15.2	
semi-detached homes	Not provided	10.7	
terraced homes	Not provided	9.6	
flats/maisonettes	Not provided	7.7	
Affordability ratio, lower quartile, all homes	Not provided	11.3	
Lower quartile house price, all homes (£)	49,000	246,000	402
Lower quartile workplace-based annual earnings (£)	Not provided	21,813	
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	23,480		
Projected household formation	40,544		
Difference between supply and demand	17,064		
With adjustment for affordability	27,440		
Total sales through Right to Buy, 1980 to 2020	7,742		
Second homes, estimated total, 2020	5,419		
Number of households on housing waiting list, 2021	4,672		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	1,915	34,475	
Housing need using Standard Method, 2021 AR	2,840	51,120	
Additional housing supply	925	16,654	
Additional housing above 1997-2021 shortfall		-10,795	
If clear shortfall in 5 years	8,328		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	2,721	2,615	52,315
Affordable housing need, 40% income on mortgage			
Median income and house price	1,904	2,092	36,882
Percentage of total homes at median price	70%	80%	
Lower quartile income and house price	1,360	1,569	27,539
Percentage of total homes at lower quartile price	50%	60%	

¹Range from lowest to highest LSOA (only do this for all homes)

Dorset

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	Not provided Not provided	12.2 (5.7-30.0)	
Median house price, all homes (£)	72,000	330,000	358
Median workplace-based annual earnings (£)	Not provided	26,999	
Affordability ratios			
all existing homes	Not provided	12.2	
all new homes	Not provided	12.8	
detached homes	Not provided	16.5	
semi-detached homes	Not provided	11.1	
terraced homes	Not provided	9.3	
flats/maisonettes	Not provided	6.9	
Affordability ratio, lower quartile, all homes	Not provided	11.5	
Lower quartile house price, all homes (£)	52,500	240,000	357
Lower quartile workplace-based annual earnings (£)	Not provided	20,913	
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	24,860		
Projected household formation	29,549		
Difference between supply and demand	4,689		
With adjustment for affordability	12,552		
Total sales through Right to Buy, 1980 to 2020	7,370		
Second homes, estimated total, 2020	5,938		
Number of households on housing waiting list, 2021	5,853		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	1,207	21,731	
Housing need using Standard Method, 2021 AR	1,880	33,840	
Additional housing supply	673	12,109	
Additional housing above 1997-2021 shortfall		-433	
If clear shortfall in 5 years	4,390		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	1,894	1,577	34,989
Affordable housing need, 40% income on mortgage			
Median income and house price	1,326	1,262	25,729
Percentage of total homes at median price	70%	80%	
Lower quartile income and house price	758	946	17,966
Percentage of total homes at lower quartile price	40%	60%	

¹Range from lowest to highest LSOA (only do this for all homes)

East Devon

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	5.2 (2.9-12.9)	10.9 (5.7-24.2)	109
Median house price, all homes (£)	67,500	317,500	370
Median workplace-based annual earnings (£)	12,945	29,176	125
Affordability ratios			
all existing homes	5.1	11.0	115
all new homes	6.6	9.8	50
detached homes	7.7	15.3	98
semi-detached homes	4.5	9.6	114
terraced homes	3.9	8.2	114
flats/maisonettes	3.6	6.9	89
Affordability ratio, lower quartile, all homes	4.8	11.1	129
Lower quartile house price, all homes (£)	49,500	235,000	375
Lower quartile workplace-based annual earnings (£)	10,242	21,225	107
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	11,990		
Projected household formation	12,632		
Difference between supply and demand	642		
With adjustment for affordability	4,691		
Total sales through Right to Buy, 1980 to 2020	2,743		
Second homes, estimated total, 2020	2,481		
Number of households on housing waiting list, 2021	4,914		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	622	11,194	
Housing need using Standard Method, 2021 AR	946	17,021	
Additional housing supply	324	5,827	
Additional housing above 1997-2021 shortfall		1,136	
If clear shortfall in 5 years	1,884		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	921	782	16,536
Affordable housing need, 40% income on mortgage			
Median income and house price	460	469	9,830
Percentage of total homes at median price	50%	60%	
Lower quartile income and house price	276	313	5,937
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Exeter

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.3 (1.8-5.3)	9.2 (6.4-18.4)	184
Median house price, all homes (£)	55,000	275,000	400
Median workplace-based annual earnings (£)	16,937	29,827	76
Affordability ratios			
all existing homes	3.1	9.1	190
all new homes	3.9	11.0	179
detached homes	5.4	13.9	155
semi-detached homes	3.5	9.9	179
terraced homes	3.0	8.7	196
flats/maisonettes	2.2	5.7	163
Affordability ratio, lower quartile, all homes	3.6	9.8	173
Lower quartile house price, all homes (£)	44,000	218,000	396
Lower quartile workplace-based annual earnings (£)	12,209	22,177	82
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	9,050		
Projected household formation	12,120		
Difference between supply and demand	3,070		
With adjustment for affordability	5,293		
Total sales through Right to Buy, 1980 to 2020	3,292		
Second homes, estimated total, 2020	581		
Number of households on housing waiting list, 2021	2,782		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	470	8,460	
Housing need using Standard Method, 2021 AR	650	11,693	
Additional housing supply	180	3,233	
Additional housing above 1997-2021 shortfall		-2,061	
If clear shortfall in 5 years	1,708		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	626	603	11,795
Affordable housing need, 40% income on mortgage			
Median income and house price	313	422	7,078
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	250	302	5,096
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

Mid Devon

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	4.2 (2.5-6.6)	9.3 (5.3-15.5)	123
Median house price, all homes (£)	59,950	270,750	352
Median workplace-based annual earnings (£)	14,396	29,144	103
Affordability ratios			
all existing homes	4.0	9.3	134
all new homes	4.8	9.4	98
detached homes	5.9	12.9	120
semi-detached homes	3.8	8.7	130
terraced homes	3.1	7.1	133
flats/maisonettes	1.9	4.3	121
Affordability ratio, lower quartile, all homes	4.2	9.6	132
Lower quartile house price, all homes (£)	45,000	204,950	355
Lower quartile workplace-based annual earnings (£)	10,832	21,275	96
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	7,560		
Projected household formation	8,752		
Difference between supply and demand	1,192		
With adjustment for affordability	3,219		
Total sales through Right to Buy, 1980 to 2020	2,885		
Second homes, estimated total, 2020	221		
Number of households on housing waiting list, 2021	1,547		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	257	4,621	
Housing need using Standard Method, 2021 AR	358	6,450	
Additional housing supply	102	1,829	
Additional housing above 1997-2021 shortfall		-1,390	
If clear shortfall in 5 years	1,002		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	382	307	6,371
Affordable housing need, 40% income on mortgage			
Median income and house price	153	154	3,035
Percentage of total homes at median price	40%	50%	
Lower quartile income and house price	76	92	1,683
Percentage of total homes at lower quartile price	20%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

North Devon

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	4.4 (2.5-6.8)	10.5 (4.7-21.7)	140
Median house price, all homes (£)	57,000	280,000	391
Median workplace-based annual earnings (£)	13,039	26,766	105
Affordability ratios			
all existing homes	4.3	10.4	142
all new homes	5.0	11.2	125
detached homes	5.9	13.8	133
semi-detached homes	4.3	9.6	124
terraced homes	3.3	7.7	129
flats/maisonettes	2.5	5.6	123
Affordability ratio, lower quartile, all homes	4.4	9.6	119
Lower quartile house price, all homes (£)	42,950	205,000	377
Lower quartile workplace-based annual earnings (£)	9,835	21,415	118
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	7,780		
Projected household formation	6,619		
Difference between supply and demand	-1,161		
With adjustment for affordability	775		
Total sales through Right to Buy, 1980 to 2020	1,930		
Second homes, estimated total, 2020	1,832		
Number of households on housing waiting list, 2021	2,311		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	225	4,048	
Housing need using Standard Method, 2021 AR	340	6,125	
Additional housing supply	115	2,077	
Additional housing above 1997-2021 shortfall		1,302	
If clear shortfall in 5 years	495		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	333	269	5,909
Affordable housing need, 40% income on mortgage			
Median income and house price	167	162	3,039
Percentage of total homes at median price	50%	60%	
Lower quartile income and house price	67	81	1,600
Percentage of total homes at lower quartile price	20%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

South Hams

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	5.0 (3.0-9.9)	12.6 (6.1-24.7)	151
Median house price, all homes (£)	68,500	352,998	415
Median workplace-based annual earnings (£)	13,618	28,096	106
Affordability ratios			
all existing homes	5.1	12.6	149
all new homes	5.0	12.5	148
detached homes	7.3	16.4	123
semi-detached homes	4.6	10.6	131
terraced homes	3.8	9.8	162
flats/maisonettes	3.7	8.8	139
Affordability ratio, lower quartile, all homes	5.0	11.6	133
Lower quartile house price, all homes (£)	50,000	250,000	400
Lower quartile workplace-based annual earnings (£)	10,070	21,598	115
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	5,800		
Projected household formation	5,979		
Difference between supply and demand	179		
With adjustment for affordability	2,305		
Total sales through Right to Buy, 1980 to 2020	1,559		
Second homes, estimated total, 2020	3,732		
Number of households on housing waiting list, 2021	1,347		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	206	3,715	
Housing need using Standard Method, 2021 AR	354	6,370	
Additional housing supply	147	2,655	
Additional housing above 1997-2021 shortfall		350	
If clear shortfall in 5 years	815		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	377	249	5,949
Affordable housing need, 40% income on mortgage			
Median income and house price	188	174	3,856
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	113	100	2,304
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Teignbridge

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	4.8 (3.0-10.8)	11.4 (5.6-23.8)	139
Median house price, all homes (£)	60,000	280,000	367
Median workplace-based annual earnings (£)	12,580	24,558	95
Affordability ratios			
all existing homes	4.6	11.4	147
all new homes	6.5	10.6	63
detached homes	6.8	15.5	128
semi-detached homes	4.5	10.7	138
terraced homes	3.5	8.7	147
flats/maisonettes	2.7	6.1	123
Affordability ratio, lower quartile, all homes	4.8	10.6	122
Lower quartile house price, all homes (£)	44,500	209,995	372
Lower quartile workplace-based annual earnings (£)	9,303	19,765	113
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	11,130		
Projected household formation	10,984		
Difference between supply and demand	-146		
With adjustment for affordability	2,775		
Total sales through Right to Buy, 1980 to 2020	3,020		
Second homes, estimated total, 2020	1,326		
Number of households on housing waiting list, 2021	998		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	490	8,811	
Housing need using Standard Method, 2021 AR	764	13,745	
Additional housing supply	274	4,934	
Additional housing above 1997-2021 shortfall		2,159	
If clear shortfall in 5 years	1,319		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	814	622	13,452
Affordable housing need, 40% income on mortgage			
Median income and house price	407	436	8,052
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	244	249	5,134
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Torrige

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	4.5 (2.9-7.2)	10.3 (5.9-15.0)	132
Median house price, all homes (£)	52,500	265,000	405
Median workplace-based annual earnings (£)	11,834	25,629	117
Affordability ratios			
all existing homes	4.4	10.3	138
all new homes	5.0	8.6	72
detached homes	6.4	13.5	110
semi-detached homes	4.1	9.2	126
terraced homes	3.5	7.3	110
flats/maisonettes	2.5	5.7	126
Affordability ratio, lower quartile, all homes	4.3	9.5	122
Lower quartile house price, all homes (£)	39,500	190,000	381
Lower quartile workplace-based annual earnings (£)	9,235	20,032	117
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	7,760		
Projected household formation	8,759		
Difference between supply and demand	999		
With adjustment for affordability	3,465		
Total sales through Right to Buy, 1980 to 2020	1,508		
Second homes, estimated total, 2020	1,022		
Number of households on housing waiting list, 2021	1,233		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	271	4,880	
Housing need using Standard Method, 2021 AR	419	7,537	
Additional housing supply	148	2,657	
Additional housing above 1997-2021 shortfall		-808	
If clear shortfall in 5 years	1,112		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	449	302	7,054
Affordable housing need, 40% income on mortgage			
Median income and house price	180	151	2,852
Percentage of total homes at median price	40%	50%	
Lower quartile income and house price	45	60	1,097
Percentage of total homes at lower quartile price	10%	20%	

¹Range from lowest to highest LSOA (only do this for all homes)

West Devon

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	5.0 (3.0-9.9)	12.0 (7.2-19.1)	142
Median house price, all homes (£)	62,000	290,000	368
Median workplace-based annual earnings (£)	12,496	24,247	94
Affordability ratios			
all existing homes	5.0	12.0	141
all new homes	5.2	14.7	183
detached homes	7.6	16.3	114
semi-detached homes	4.7	10.1	113
terraced homes	3.7	8.6	136
flats/maisonettes	2.6	6.0	132
Affordability ratio, lower quartile, all homes	5.3	12.4	134
Lower quartile house price, all homes (£)	45,000	205,000	356
Lower quartile workplace-based annual earnings (£)	8,500	16,539	95
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	5,160		
Projected household formation	6,311		
Difference between supply and demand	1,151		
With adjustment for affordability	3,164		
Total sales through Right to Buy, 1980 to 2020	918		
Second homes, estimated total, 2020	571		
Number of households on housing waiting list, 2021	926		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	199	3,581	
Housing need using Standard Method, 2021 AR	224	4,032	
Additional housing supply	25	451	
Additional housing above 1997-2021 shortfall		-2,713	
If clear shortfall in 5 years	857		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	361	251	5,680
Affordable housing need, 40% income on mortgage			
Median income and house price	180	176	3,505
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	108	101	2,024
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Cheltenham

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.7 (2.5-8.6)	10.6 (4.6-25.4)	187
Median house price, all homes (£)	60,000	310,000	417
Median workplace-based annual earnings (£)	16,305	29,371	80
Affordability ratios			
all existing homes	3.7	10.6	187
all new homes	7.5	13.8	86
detached homes	7.2	17.4	140
semi-detached homes	4.1	11.0	165
terraced homes	3.4	9.5	183
flats/maisonettes	2.8	6.8	147
Affordability ratio, lower quartile, all homes	4.0	10.1	155
Lower quartile house price, all homes (£)	48,000	225,500	370
Lower quartile workplace-based annual earnings (£)	12,126	22,344	84
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	7,270		
Projected household formation	7,909		
Difference between supply and demand	639		
With adjustment for affordability	2,373		
Total sales through Right to Buy, 1980 to 2020	3,490		
Second homes, estimated total, 2020	962		
Number of households on housing waiting list, 2021	2,325		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	410	7,374	
Housing need using Standard Method, 2021 AR	587	10,566	
Additional housing supply	177	3,192	
Additional housing above 1997-2021 shortfall		818	
If clear shortfall in 5 years	1,062		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	564	562	10,963
Affordable housing need, 40% income on mortgage			
Median income and house price	282	393	7,504
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	225	281	5,131
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

Cotswold

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	5.6 (3.2-12.0)	15.8 (8.5-34.5)	180
Median house price, all homes (£)	87,500	408,000	366
Median workplace-based annual earnings (£)	15,554	25,910	67
Affordability ratios			
all existing homes	5.5	15.6	186
all new homes	7.2	18.9	162
detached homes	8.8	21.2	141
semi-detached homes	4.9	14.2	190
terraced homes	4.2	12.0	185
flats/maisonettes	3.0	8.1	174
Affordability ratio, lower quartile, all homes	5.4	15.0	178
Lower quartile house price, all homes (£)	62,500	297,500	376
Lower quartile workplace-based annual earnings (£)	11,562	19,775	71
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	8,280		
Projected household formation	5,854		
Difference between supply and demand	-2,426		
With adjustment for affordability	266		
Total sales through Right to Buy, 1980 to 2020	2,151		
Second homes, estimated total, 2020	1,781		
Number of households on housing waiting list, 2021	1,747		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	284	5,106	
Housing need using Standard Method, 2021 AR	533	9,592	
Additional housing supply	249	4,486	
Additional housing above 1997-2021 shortfall		4,221	
If clear shortfall in 5 years	586		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	520	414	9,465
Affordable housing need, 40% income on mortgage			
Median income and house price	364	384	7,625
Percentage of total homes at median price	70%	93%	
Lower quartile income and house price	260	290	6,246
Percentage of total homes at lower quartile price	50%	70%	

¹Range from lowest to highest LSOA (only do this for all homes)

Forest of Dean

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.7 (2.3-8.2)	10.6 (6.4-18.5)	186
Median house price, all homes (£)	58,000	275,000	374
Median workplace-based annual earnings (£)	15,653	25,883	65
Affordability ratios			
all existing homes	3.6	10.4	187
all new homes	4.6	13.5	197
detached homes	5.3	13.6	159
semi-detached homes	3.2	8.5	169
terraced homes	2.6	7.3	177
flats/maisonettes	1.9	4.1	122
Affordability ratio, lower quartile, all homes	3.8	11.1	189
Lower quartile house price, all homes (£)	44,000	205,000	366
Lower quartile workplace-based annual earnings (£)	11,448	18,508	62
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	5,470		
Projected household formation	6,463		
Difference between supply and demand	993		
With adjustment for affordability	2,218		
Total sales through Right to Buy, 1980 to 2020	2,805		
Second homes, estimated total, 2020	311		
Number of households on housing waiting list, 2021	2,325		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	237	4,261	
Housing need using Standard Method, 2021 AR	374	6,737	
Additional housing supply	137	2,476	
Additional housing above 1997-2021 shortfall		258	
If clear shortfall in 5 years	818		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	413	247	6,361
Affordable housing need, 40% income on mortgage			
Median income and house price	207	148	3,609
Percentage of total homes at median price	50%	60%	
Lower quartile income and house price	124	99	2,223
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Gloucester

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.1 (1.6-6.4)	7.3 (3.7-12.3)	139
Median house price, all homes (£)	50,469	223,000	342
Median workplace-based annual earnings (£)	16,457	30,389	85
Affordability ratios			
all existing homes	2.8	7.3	158
all new homes	4.6	8.5	84
detached homes	5.2	11.1	114
semi-detached homes	3.2	7.8	143
terraced homes	2.3	5.9	156
flats/maisonettes	1.8	4.2	136
Affordability ratio, lower quartile, all homes	3.3	7.9	141
Lower quartile house price, all homes (£)	38,000	175,000	361
Lower quartile workplace-based annual earnings (£)	11,599	22,144	91
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	12,140		
Projected household formation	13,096		
Difference between supply and demand	956		
With adjustment for affordability	2,346		
Total sales through Right to Buy, 1980 to 2020	2,928		
Second homes, estimated total, 2020	463		
Number of households on housing waiting list, 2021	3,516		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	538	9,683	
Housing need using Standard Method, 2021 AR	670	12,053	
Additional housing supply	132	2,370	
Additional housing above 1997-2021 shortfall		24	
If clear shortfall in 5 years	1,139		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	685	607	12,145
Affordable housing need, 40% income on mortgage			
Median income and house price	274	304	5,119
Percentage of total homes at median price	40%	50%	
Lower quartile income and house price	137	182	2,887
Percentage of total homes at lower quartile price	20%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

Stroud

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.7 (2.0-10.2)	10.3 (5.5-20.1)	177
Median house price, all homes (£)	62,000	315,000	408
Median workplace-based annual earnings (£)	16,676	30,680	84
Affordability ratios			
all existing homes	3.6	10.3	185
all new homes	4.6	11.0	139
detached homes	6.3	14.7	133
semi-detached homes	3.4	9.2	169
terraced homes	2.9	7.8	174
flats/maisonettes	2.1	4.8	131
Affordability ratio, lower quartile, all homes	4.0	10.5	161
Lower quartile house price, all homes (£)	47,000	235,000	400
Lower quartile workplace-based annual earnings (£)	11,729	22,460	92
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	7,700		
Projected household formation	9,311		
Difference between supply and demand	1,611		
With adjustment for affordability	3,741		
Total sales through Right to Buy, 1980 to 2020	3,676		
Second homes, estimated total, 2020	542		
Number of households on housing waiting list, 2021	2,825		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	446	8,025	
Housing need using Standard Method, 2021 AR	671	12,082	
Additional housing supply	225	4,057	
Additional housing above 1997-2021 shortfall		316	
If clear shortfall in 5 years	1,419		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	706	522	11,712
Affordable housing need, 40% income on mortgage			
Median income and house price	353	365	7,773
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	282	261	5,362
Percentage of total homes at lower quartile price	40%	50%	

¹Range from lowest to highest LSOA (only do this for all homes)

Tewkesbury

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.8 (2.5-10.9)	9.2 (4.7-18.0)	138
Median house price, all homes (£)	65,000	301,000	363
Median workplace-based annual earnings (£)	16,942	32,896	94
Affordability ratios			
all existing homes	3.8	8.8	133
all new homes	4.1	12.2	194
detached homes	6.0	13.3	120
semi-detached homes	3.6	8.3	128
terraced homes	3.1	6.7	118
flats/maisonettes	2.0	4.1	101
Affordability ratio, lower quartile, all homes	3.9	9.5	141
Lower quartile house price, all homes (£)	50,000	225,000	350
Lower quartile workplace-based annual earnings (£)	12,736	23,815	87
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	8,710		
Projected household formation	9,483		
Difference between supply and demand	773		
With adjustment for affordability	2,613		
Total sales through Right to Buy, 1980 to 2020	1,937		
Second homes, estimated total, 2020	254		
Number of households on housing waiting list, 2021	1,835		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	411	7,394	
Housing need using Standard Method, 2021 AR	578	10,403	
Additional housing supply	167	3,009	
Additional housing above 1997-2021 shortfall		395	
If clear shortfall in 5 years	1,101		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	627	476	10,157
Affordable housing need, 40% income on mortgage			
Median income and house price	314	285	6,032
Percentage of total homes at median price	50%	60%	
Lower quartile income and house price	188	190	3,815
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Mendip

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.9 (2.5-8.1)	11.2 (5.0-21.9)	188
Median house price, all homes (£)	58,950	298,500	407
Median workplace-based annual earnings (£)	15,157	26,612	76
Affordability ratios			
all existing homes	3.8	11.1	193
all new homes	4.4	13.2	200
detached homes	6.3	16.4	161
semi-detached homes	3.7	10.0	172
terraced homes	3.1	9.4	200
flats/maisonettes	2.3	5.5	133
Affordability ratio, lower quartile, all homes	4.3	10.8	153
Lower quartile house price, all homes (£)	46,000	225,000	389
Lower quartile workplace-based annual earnings (£)	10,748	20,773	93
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	8,860		
Projected household formation	10,535		
Difference between supply and demand	1,675		
With adjustment for affordability	4,214		
Total sales through Right to Buy, 1980 to 2020	3,727		
Second homes, estimated total, 2020	369		
Number of households on housing waiting list, 2021	1,636		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	381	6,849	
Housing need using Standard Method, 2021 AR	605	10,559	
Additional housing supply	206	3,710	
Additional housing above 1997-2021 shortfall		-505	
If clear shortfall in 5 years	1,429		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	629	462	10,482
Affordable housing need, 40% income on mortgage			
Median income and house price	314	323	6,305
Percentage of total homes at median price	50%	70%	
Lower quartile income and house price	189	185	3,933
Percentage of total homes at lower quartile price	30%	40%	

¹Range from lowest to highest LSOA (only do this for all homes)

Sedgemoor

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.7 (1.9-9.5)	9.0 (4.2-23.5)	141
Median house price, all homes (£)	56,000	243,000	334
Median workplace-based annual earnings (£)	14,954	26,987	81
Affordability ratios			
all existing homes	3.7	9.1	147
all new homes	5.7	8.5	50
detached homes	6.0	13.2	118
semi-detached homes	3.7	8.7	132
terraced homes	2.7	6.7	150
flats/maisonettes	2.2	4.4	97
Affordability ratio, lower quartile, all homes	3.7	8.6	133
Lower quartile house price, all homes (£)	41,263	182,000	341
Lower quartile workplace-based annual earnings (£)	11,223	21,222	89
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	6,470		
Projected household formation	13,122		
Difference between supply and demand	6,652		
With adjustment for affordability	9,290		
Total sales through Right to Buy, 1980 to 2020	4,102		
Second homes, estimated total, 2020	671		
Number of households on housing waiting list, 2021	2,731		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	525	9,453	
Housing need using Standard Method, 2021 AR	735	13,230	
Additional housing supply	210	3,777	
Additional housing above 1997-2021 shortfall		-5,512	
If clear shortfall in 5 years	2,593		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	764	583	12,941
Affordable housing need, 40% income on mortgage			
Median income and house price	306	292	5,563
Percentage of total homes at median price	40%	50%	
Lower quartile income and house price	76	175	2,695
Percentage of total homes at lower quartile price	10%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

South Somerset

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	3.3 (1.7-7.8)	8.8 (4.6-18.1)	164
Median house price, all homes (£)	57,000	259,600	355
Median workplace-based annual earnings (£)	17,062	29,516	73
Affordability ratios			
all existing homes	3.2	8.7	171
all new homes	4.7	9.5	102
detached homes	5.4	13.0	140
semi-detached homes	3.2	7.8	144
terraced homes	2.6	6.8	158
flats/maisonettes	1.7	4.1	139
Affordability ratio, lower quartile, all homes	3.7	8.8	140
Lower quartile house price, all homes (£)	43,750	195,000	346
Lower quartile workplace-based annual earnings (£)	11,917	22,139	86
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	12,570		
Projected household formation	14,524		
Difference between supply and demand	1,954		
With adjustment for affordability	4,627		
Total sales through Right to Buy, 1980 to 2020	4,664		
Second homes, estimated total, 2020	783		
Number of households on housing waiting list, 2021	1,900		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	505	9,097	
Housing need using Standard Method, 2021 AR	708	12,745	
Additional housing supply	203	3,648	
Additional housing above 1997-2021 shortfall		-978	
If clear shortfall in 5 years	1,633		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	769	546	12,375
Affordable housing need, 40% income on mortgage			
Median income and house price	308	328	6,133
Percentage of total homes at median price	40%	60%	
Lower quartile income and house price	154	164	3,332
Percentage of total homes at lower quartile price	20%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

Somerset West and Taunton

Affordability	1997 (range¹)	2021 (range¹)	Percentage change
Affordability ratio (AR), median, all homes	Not provided Not provided	9.2 (5.7-18.5)	
Median house price, all homes (£)	59,500	260,000	337
Median workplace-based annual earnings (£)	Not provided	28,384	
Affordability ratios			
all existing homes	Not provided	9.2	
all new homes	Not provided	9.7	
detached homes	Not provided	13.5	
semi-detached homes	Not provided	9.0	
terraced homes	Not provided	7.2	
flats/maisonettes	Not provided	4.8	
Affordability ratio, lower quartile, all homes	Not provided	8.5	
Lower quartile house price, all homes (£)	45,000	193,000	329
Lower quartile workplace-based annual earnings (£)	Not provided	22,790	
Housing supply and demand	Total, 1997 to 2021		
Number of permanent homes completed	12,110		
Projected household formation	12,193		
Difference between supply and demand	83		
With adjustment for affordability	2,074		
Total sales through Right to Buy, 1980 to 2020	4,928		
Second homes, estimated total, 2020	1,323		
Number of households on housing waiting list, 2021	3,342		
Future housing need	Annual average	Total, 2022 to 2039	
Projected requirement for new homes	518	9,317	
Housing need using Standard Method, 2021 AR	726	13,069	
Additional housing supply	208	3,752	
Additional housing above 1997-2021 shortfall		1,678	
If clear shortfall in 5 years	1,141		
Estimated future affordable housing need	2022	2039	Total, 2022 to 2039
Total housing need accounting for projected AR	737	578	12,814
Affordable housing need, 40% income on mortgage			
Median income and house price	368	347	6,728
Percentage of total homes at median price	50%	60%	
Lower quartile income and house price	147	173	3,622
Percentage of total homes at lower quartile price	20%	30%	

¹Range from lowest to highest LSOA (only do this for all homes)

ⁱ Affordability ratios calculated from three datasets: Median house price for existing properties, by local authorities, as obtained from 'Median house prices for administrative geographies (existing dwellings): HPSSA dataset 11' Dataset, sheet 2a, from:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepriceforationalandsubnationalgeographiesexistingdwellingsquarterlyrollingyearhpsadatset11>, Median house price for newly built properties, by local authorities, as obtained from 'Median house prices for administrative geographies (existing dwellings): HPSSA dataset 10' Dataset, sheet 2a, from:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepriceforationalandsubnationalgeographiesexistingdwellingsquarterlyrollingyearhpsadatset11> and Median workplace-based earnings, as obtained from 'House price to workplace-based earnings ratio' Dataset, sheet 5b, from:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

ⁱⁱ Completions calculated from Table 253: Permanent dwellings started and completed, by tenure and district, from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building> and Annual shortfall calculated from: 2014-based household projections for England and local authority districts, Table 406, from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>, but adjusted for affordability using Ratio of median house price to median gross annual workplace-based earnings by region, 1997 to 2021, as obtained from 'House price to workplace-based earnings ratio' Dataset, sheet 5c, from: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

ⁱⁱⁱ Local authority stock sold through Right to Buy, by local authority, 1980/1 to 2005/6: Table 685 and 2006/7 to 2020/21: Table 691, both from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-social-housing-sales>

^{iv} 'Data for second home ownership by local authority in England and Wales', as included in the Office for National Statistics report 'House prices in tourist hotspots increasingly out of reach for young and low paid', from: <https://www.ons.gov.uk/economy/inflationandpriceindices/articles/housepricesintouristhotspotsincreasinglyoutofreachforyoungandlowpaid/2021-09-28>.

^v Table 600: Number of households on local authorities' housing waiting lists, by district, England, from 1987, from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>.

^{vi} Lichfields (2022) Standard method for local housing needs, from: <https://lichfields.uk/standard-method-for-local-housing-needs-april-2022/>.

^{vii} Mortgage repayment affordability as described and calculated in The Office for National Statistics excel workbook, from: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/mortgagerepaymentaffordability>