Housing Growth, 2017-18 — 29 November 2018

Buckinghamshire's housing stock grew by 2,550 or 1.2 per cent in 2017-18, the 9th highest rate among England's 27 county council areas, ranking 10th among the 38 Local Enterprise Partnerships (LEPs). Buckinghamshire's housing stock grew by 364 fewer homes in 2017/18 than in the previous year. While Aylesbury Vale and Chiltern saw an increase in additional homes, both South Bucks and Wycombe saw smaller increases than last year. However, despite this slowing in the rate of growth, all districts saw housing stock rise by more than the average recorded since 2012/13.

Table 1: Housing growth in 2017-18

		Additional dwellings		
	Stock	No.	%	Rank
Aylesbury Vale	78,850	1,414	1.8	25
Chiltern	39,460	286	0.7	201
South Bucks	29,000	299	1.0	112
Wycombe	72,680	551	0.8	193
Buckinghamshire	219,980	2,550	1.2	9
BTVLEP	219,990	2,550	1.2	10
Coast to Capital	873,860	8,326	1.0	19
Enterprise M3	713,950	6,868	1.0	18
Greater Cambridge & Greater Peterborough	622,710	6,571	1.1	14
Hertfordshire	487,700	3,438	0.7	35
London	3,524,450	31,723	0.9	20
Oxfordshire LEP	285,750	4,601	1.6	1
South East Midlands	836,870	12,921	1.5	2
Thames Valley Berkshire	368,590	4,512	1.2	8
South East	3,826,190	36,526	1.0	4
England	23,950,000	222,194	0.9	-

Source: DCLG, 2018 (live tables 100 & 123)

Newly built dwellings made up 79.3 per cent of new homes in Buckinghamshire in 2017/18, compared to 85.1 per cent across England as a whole. While conversions were more common in Buckinghamshire than nationally, the biggest difference was in change of use, which accounted for 17.2 per cent of new homes in Buckinghamshire, the 6th highest share among the 27 county council areas, compared to only 12.9 per cent nationally.

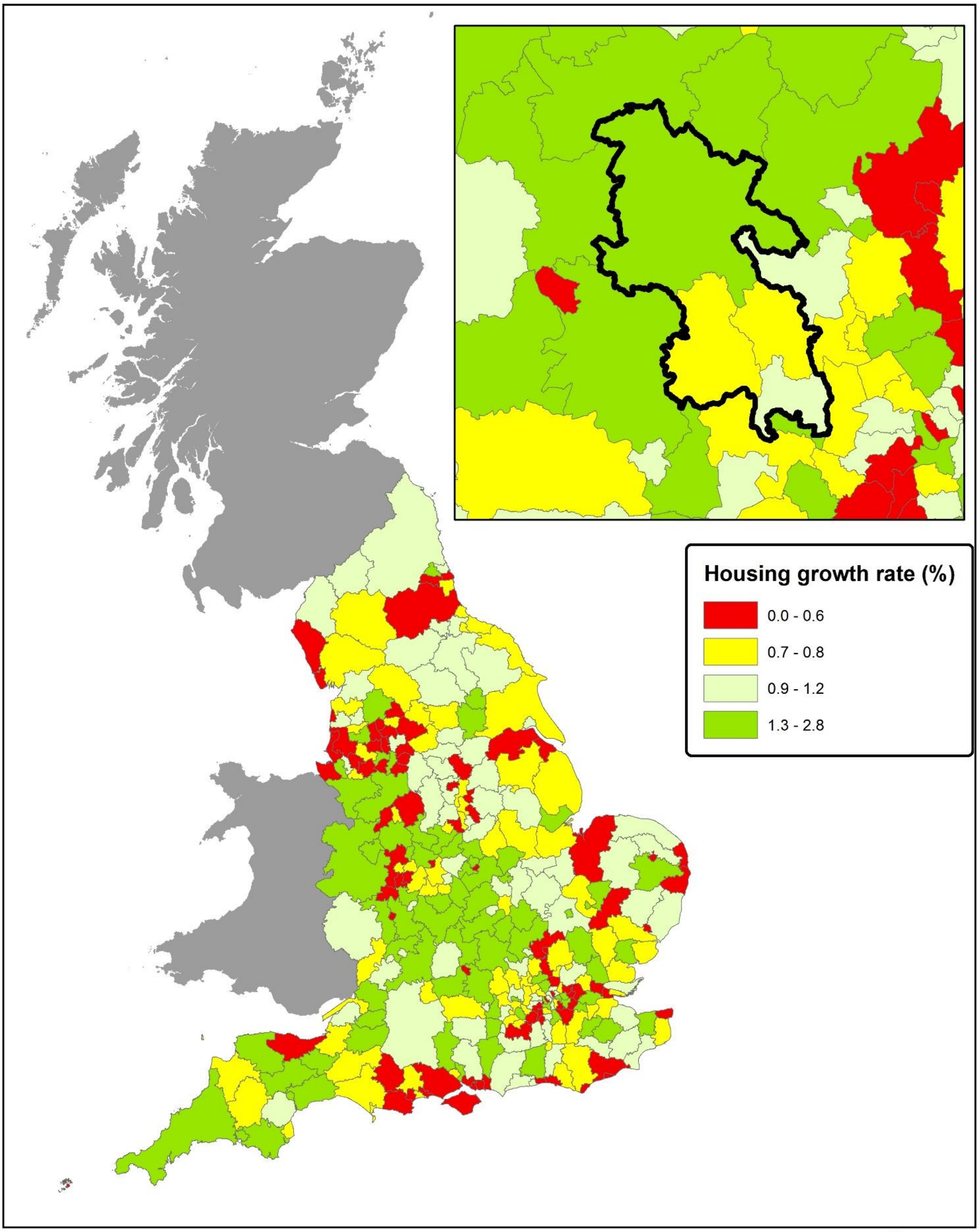
Permitted development rights enabled the conversion of commercial premises into 285 new homes in Buckinghamshire last year, change of use from offices adding 274 of the 285 homes, with conversion from agricultural use accounting for the remaining 11. In Buckinghamshire, almost one in ten new homes (9.8 per cent) were delivered through change of use under permitted development, the second highest share among county council areas behind Surrey (20.0 per cent) and 4th among LEPs. South Bucks and Chiltern respectively saw 19.4 and 15.6 per cent of new homes delivered by change of use through permitted development, with Wycombe and Aylesbury Vale at 8.9 per cent and 5.6 per cent respectively.

The raw data are available here:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/756098/Live_Table_123.xls

Table 2: Housing growth by LEP in 2017/18

	Stock	No	%	Rank
Oxfordshire	285,750	4,601	1.6	1
South East Midlands	836,870	12,921	1.5	2
Leicester and Leicestershire	427,830	5,831	1.4	3
Gloucestershire	284,580	3,577	1.3	4
Cornwall and the Isles of Scilly	275,350	3,427	1.2	5
Cheshire and Warrington	419,960	5,203	1.2	6
The Marches	301,340	3,700	1.2	7
Thames Valley Berkshire	368,590	4,512	1.2	8
Coventry and Warwickshire	390,990	4,632	1.2	9
Buckinghamshire Thames Valley	219,990	2,550	1.2	10
Heart of the South West	805,710	8,972	1.1	11
West of England	489,520	5,347	1.1	12
Worcestershire	260,870	2,837	1.1	13
Greater Cambridge & Greater Peterborough	622,710	6,571	1.1	14
Swindon and Wiltshire	311,460	3,216	1.0	15
York and North Yorkshire	534,380	5,327	1.0	16
South East	1,805,140	17,503	1.0	17
Enterprise M3	713,950	6,868	1.0	18
Coast to Capital	873,860	8,326	1.0	19
London	3,524,450	31,723	0.9	20
D2N2	963,460	8,308	0.9	21
Stoke-on-Trent and Staffordshire	494,190	4,207	0.9	22
Greater Birmingham and Solihull	820,720	6,917	0.8	23
Leeds City Region	1,328,440	11,041	0.8	24
Solent	701,790	5,825	0.8	25
North Eastern	911,710	7,362	0.8	26
D2N2	820,670	6,610	0.8	27
New Anglia	760,310	6,080	0.8	28
Tees Valley	305,290	2,412	0.8	29
Liverpool City Region	702,470	5,284	0.8	30
Greater Manchester	1,203,320	8,961	0.7	31
Lancashire	670,820	4,929	0.7	32
Cumbria	247,420	1,754	0.7	33
Humber	427,370	3,026	0.7	34
Hertfordshire	487,700	3,438	0.7	35
Greater Lincolnshire	485,370	3,253	0.7	36
Dorset	359,360	2,270	0.6	37
Black Country	492,890	2,942	0.6	38

Source: DCLG, 2018 (live tables 100 and 123)



Net additional housing as a percentage of stock, 2017/18

N

Produced by BBF
16 November 2018

Scale: 1:4,500,000 at A4

0 20 40 80 120 160
Kilometers

BUCKINGHAMSHIRE COUNTY COUNCIL