



STRATEGIC HOUSING MARKET ASSESSMENT FOR KINGSTON UPON THAMES AND NORTH EAST SURREY AUTHORITIES

Annex 4 Local authority profiles

June 2016



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Elmbridge

Summary affordable housing requirements calculation

Name of output area:

Elmbridge

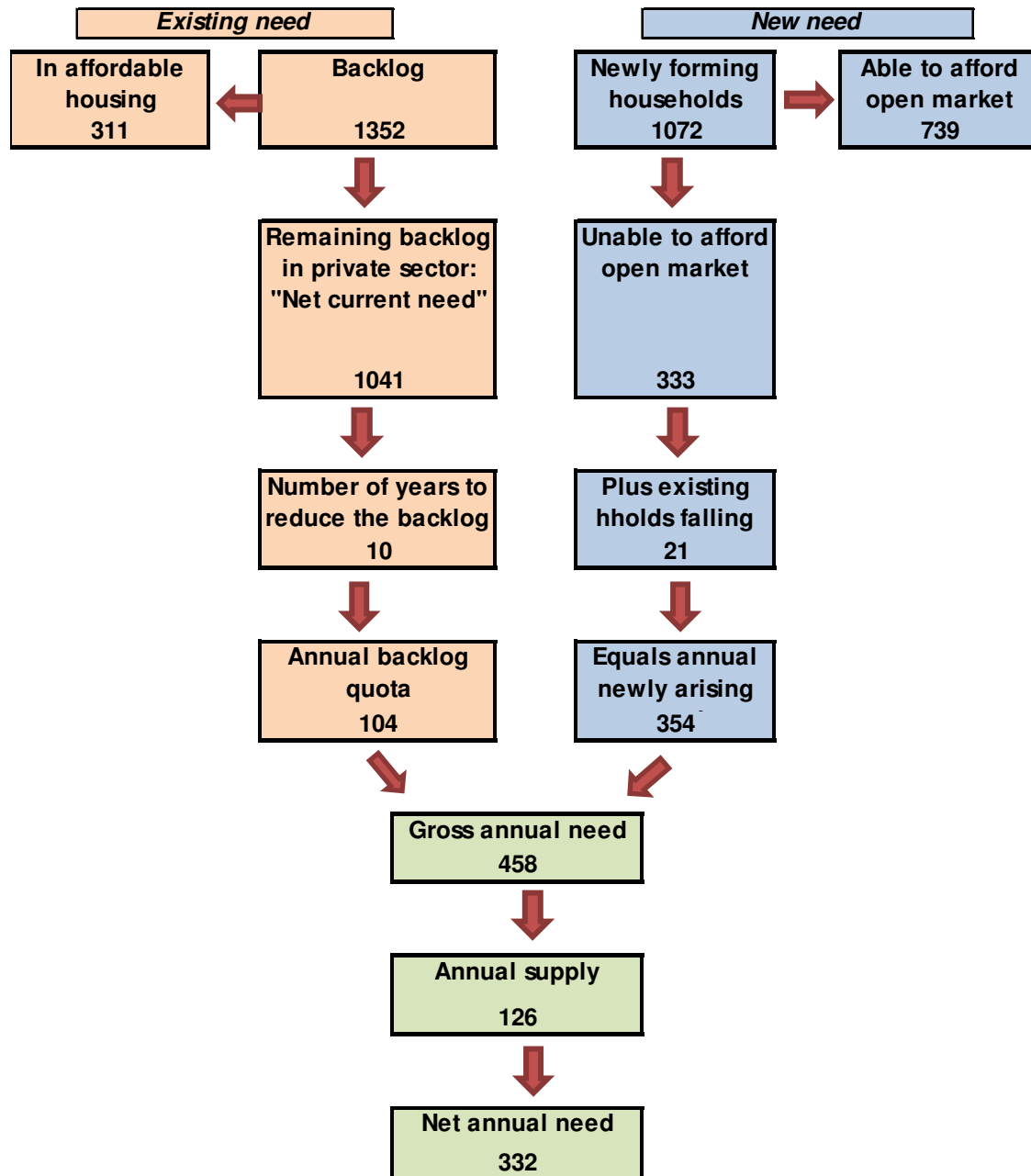


Table 1 Dwelling stock and rates of change in stock

	2009	2014	2009-10	2010-11	2011-12	2012-13	2013-14	2009-14pa
Elmbridge	55,210	56,540	0.34%	0.60%	0.54%	0.45%	0.46%	0.48%
Epsom & Ewell	30,110	31,580	0.46%	0.96%	0.95%	1.65%	0.77%	0.96%
Kingston	64,970	65,890	0.18%	0.17%	0.34%	0.32%	0.40%	0.28%
Mole Valley	36,690	37,510	0.38%	0.38%	0.65%	0.46%	0.35%	0.44%
HMA	186,980	191,520	0.32%	0.46%	0.56%	0.60%	0.47%	0.48%
London	3,308,000	3,427,650	0.86%	0.65%	0.74%	0.62%	0.69%	0.71%
Surrey	469,150	480,920	0.44%	0.41%	0.53%	0.61%	0.49%	0.50%
England	22,694,000	23,372,000	0.64%	0.60%	0.59%	0.54%	0.59%	0.59%

Source: CLG Live Table 100

Table 2 Tenure 2011

	Owned	Owned outright	With mortgage	Shared ownership	Social rented	Private rented	Private landlord	Other/rent free
Elmbridge	73.1%	34.2%	38.8%	0.7%	9.9%	15.1%	14.1%	2.2%
Epsom & Ewell	77.0%	36.8%	40.2%	0.9%	8.0%	13.3%	12.2%	1.9%
Kingston	64.1%	27.9%	36.2%	0.7%	11.8%	22.5%	21.0%	2.4%
Mole Valley	73.6%	39.1%	34.5%	0.9%	12.2%	11.9%	10.6%	2.7%
HMA	70.7%	33.4%	37.3%	0.8%	10.7%	16.8%	15.5%	1.2%
London	48.3%	21.1%	27.1%	1.3%	24.1%	25.1%	23.7%	2.6%
South East	67.6%	32.5%	35.1%	1.1%	13.7%	16.3%	14.7%	2.9%
England	63.3%	30.6%	32.8%	0.8%	17.7%	16.8%	15.4%	2.8%

Source: ONS 2011 Census Table KS402EW

Table 3 Dwelling type 2011

	Detached	Semi	Terrace	Purpose built flat	Converted and other flat	All
Elmbridge	33.8%	25.6%	16.8%	19.6%	4.3%	100.0%
Epsom & Ewell	27.0%	35.3%	14.0%	19.8%	4.0%	100.0%
Kingston	12.8%	31.6%	18.0%	28.9%	9.4%	100.0%
Mole Valley	38.0%	27.9%	12.3%	15.5%	6.2%	100.0%
HMA	26.2%	29.7%	15.9%	22.1%	6.4%	100.0%
London	6.3%	18.7%	23.1%	38.0%	14.7%	100.0%
South East	28.1%	27.7%	22.5%	16.2%	5.9%	100.0%
England	22.3%	30.8%	24.6%	16.8%	5.8%	100.0%

Source: ONS 2011 Census Table KS401EW

Table 4 Dwelling size 2011

Area	1 bedroom	2 bedrooms	2 bedrooms	4+ bedrooms	Total
Elmbridge	9.9%	24.0%	31.9%	34.1%	100.0%
Epsom & Ewell	9.0%	25.4%	39.3%	26.4%	100.0%
Kingston	15.3%	28.5%	36.1%	20.1%	100.0%
Mole Valley	12.6%	23.5%	33.7%	30.1%	100.0%
HMA	12.2%	25.7%	35.0%	27.2%	100.0%
London	21.7%	31.7%	31.5%	15.1%	100.0%
South East	11.7%	26.3%	39.0%	23.0%	100.0%
England	11.8%	27.9%	41.3%	19.0%	100.0%

Source ONS 2011 Census Table QS411EW

Table 5 Dwelling age 2012

	Pre-1919	1919-1944	1945-1972	1973-1999	2000-2012	Total
Elmbridge	15.2%	22.2%	31.7%	20.3%	10.7%	100.0%
Epsom & Ewell	9.9%	43.6%	23.4%	13.8%	9.4%	100.0%
Kingston	22.4%	36.7%	20.6%	15.1%	5.3%	100.0%
Mole Valley	18.6%	21.8%	31.2%	20.2%	8.2%	100.0%
HMA	17.5%	30.7%	26.3%	17.4%	8.1%	100.0%
London	32.1%	25.1%	19.7%	14.8%	8.3%	100.0%
South East	18.6%	13.3%	31.7%	26.9%	9.5%	100.0%
England	22.1%	16.7%	28.9%	23.2%	9.2%	100.0%

Source: Valuation Office Agency

Table 6 Vacancies

	All vacant		Long term vacant		Social rented		Private sector	
	2009	2014	2009	2014	2009	2014	2009	2014
	%		%		%		%	
Elmbridge	3.45	2.84	1.20	0.94	2.65	0.74	3.54	3.04
Epsom & Ewell	2.18	1.95	0.85	0.66	0.43	0.16	2.34	1.81
Kingston	3.24	1.99	1.89	0.31	1.50	0.73	3.45	1.46
Mole Valley	2.35	2.18	0.61	0.65	1.23	1.24	2.52	2.35
HMA	2.96	2.27	1.27	0.62	1.63	0.77	3.12	2.16
London	2.57	1.65	1.11	0.64	1.89	1.45	2.79	1.81
Surrey	2.64	2.21	0.96	0.74	1.35	0.84	2.83	2.46
England	3.40	2.61	1.39	0.88	1.66	1.32	3.78	3.02

Source: DCLG Live Tables 100,125, 615. Excludes other public sector and supported housing vacants. Social and private sector vacants are % of the stock in the respective sectors

Table 7 Sales profile 2014

	No of sales	Average price (£)	Fifth percentile (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)	Ninety-fifth percentile (£)
Elmbridge	2,970	689,481	185,000	312,500	460,000	795,000	1,990,000
Epsom & Ewell	1,545	420,621	172,000	270,000	365,000	499,999	800,000
Kingston	3,135	486,766	190,000	295,000	385,000	550,000	975,000
Mole Valley	1,547	477,629	165,000	275,000	400,000	593,500	1,065,000
HMA	9,197	539,581	180,000	289,950	400,000	609,950	1,300,000
London	127,684	17,951,009	5,624,350	9,821,435	13,791,705	20,622,000	43,911,940
South East	173,747	21,837,382	8,575,844	13,421,290	17,843,894	25,049,083	46,463,450
England & Wales	975,818	90,169,059	34,535,171	54,811,623	73,682,228	103,664,097	192,008,723

Source: HM Land Registry Price Paid data

Table 8 Banded sale prices 2014

Area	Up to £200,000	£200,000-£400,000	£400,000-£600,000	£600,000-£800,000	£800,000 or more	Total
Elmbridge	6.6%	35.3%	20.9%	13.0%	24.2%	100.0%
Epsom & Ewell	8.0%	50.7%	26.1%	10.3%	4.9%	100.0%
Kingston	5.7%	48.0%	26.6%	9.8%	9.9%	100.0%
Mole Valley	10.5%	39.9%	25.9%	12.4%	11.2%	100.0%
HMA	7.2%	43.0%	24.6%	11.3%	13.9%	100.0%

Table 9 Indexed house prices 1996-2012

	Indexed average house price (1996=100)					
	1997	2000	2003	2006	2009	2012
Elmbridge	117	192	228	299	325	387
Epsom & Ewell	112	170	226	284	278	328
Kingston	108	175	228	288	305	358
Mole Valley	109	166	217	268	271	319
England	110	167	218	283	296	332

Source: CLG Live Table 585. Note: Data for London and South East not available.

Table 10 Turnover 2006-2012

	Sales as % of private sector dwellings						
	2006	2007	2008	2009	2010	2011	2012
Elmbridge	7.6%	7.0%	3.5%	4.1%	4.5%	4.8%	4.5%
Epsom & Ewell	6.7%	6.5%	3.0%	3.4%	4.2%	4.1%	4.2%
Kingston	7.1%	6.6%	2.9%	3.2%	3.9%	3.8%	4.0%
Mole Valley	6.3%	6.1%	2.9%	3.1%	3.8%	3.7%	3.8%

Source: CLG Live Tables 588 and 100

Table 11 Median rents, April 2014-March 2015 by local authority

Median	Letting type							% change 2014-15
	Room	Studio	1 bed	2 bed	3 bed	4+ bed	All	
Elmbridge	575	695	850	1,195	1,450	3,080	1,250	9%
Epsom & Ewell	460	650	850	1,125	1,500	1,995	1,185	8%
Kingston	500	750	995	1,300	1,600	2,200	1,250	5%
Mole Valley	-	653	790	1,100	1,413	2,500	1,100	13%
Surrey	425	625	800	1,075	1,350	2,250	1,100	11%
South East	390	500	625	780	925	1,500	779	4%
London	525	850	1,155	1,400	1,695	2,500	1,350	4%
England	347	500	525	595	675	1,175	600	1%

Source: VOA, Private Rental Market Statistics (May 2015)

Table 12 Incomes

	2015			
	Mean income (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)
Elmbridge	66,512	25,407	50,514	84,468
Epsom & Ewell	58,202	21,364	42,476	71,026
Kingston	56,920	21,870	43,940	78,636
Mole Valley	57,452	22,578	44,890	75,063

Source: Cobweb Consulting Estimates

Table 13 Gross average incomes full time workers

	Residence-based*			Workplace-based*		
	2008	2014	Ave annual increase (%)	2008	2014	Ave annual increase (%)
Elmbridge	54,600	56,659	0.6%	36,520	37,565	0.5%
Epsom & Ewell	41,075	41,818	0.3%	32,729	30,160	-1.3%
Kingston	38,854	44,470	2.4%	30,654	33,446	1.5%
Mole Valley	39,437	44,626	2.2%	37,804	42,276	2.0%
London	37,445	39,473	0.9%	39,780	42,609	1.2%
South East	33,654	35,864	1.1%	31,236	33,400	1.2%
England	30,493	32,765	1.2%	30,430	32,739	1.3%

Source: Annual Survey of Hours and Earnings, 2008 and 2014 *Residence-based earnings are those of people living in the area; workplace-based earnings are those of people working in the area.

Table 14 Affordability

	Ratio of mean house price to mean income (full-time workers, residence-based)			Ratio of mean house price to mean income (full-time workers, workplace-based)			Ratio of mean price 2014 to mean household income 2015	Median rent 2015 as % of median income 2015
	2008	2014	Change	2008	2014	Change		
Elmbridge	10.06	12.17	2.11	15.05	18.35	3.31	10.37	30%
Epsom & Ewell	7.91	10.06	2.14	9.93	13.95	4.01	7.23	33%
Kingston	9.18	10.95	1.77	11.64	14.55	2.92	8.55	34%
Mole Valley	10.27	10.70	0.43	10.71	11.30	0.58	8.31	29%
London	9.55	13.29	3.74	8.99	12.31	3.32	NA	NA
South East	8.20	8.83	0.63	8.84	9.48	0.64	NA	NA
England	7.19	8.20	1.01	7.20	8.20	1.00	NA	NA

Sources: HM Land Registry Price Paid data; ONS Annual Survey of Hours and Earnings, 2008 & 2014, Cobweb Consulting income estimates, Valuation Office Agency.

Table 15 Occupancy rates

	2 or more bedrooms above standard	1 bedroom above standard	At standard	1 bedroom below standard	2 or more bedrooms below standard	Number of households overcrowded
Elmbridge	45.1%	31.0%	21.3%	2.4%	0.2%	1,408
Epsom & Ewell	38.4%	34.6%	23.7%	3.0%	0.4%	999
Kingston	29.5%	33.0%	31.7%	5.1%	0.7%	3,681
Mole Valley	42.6%	31.2%	23.6%	2.4%	0.3%	947
HMA	38.1%	32.3%	25.8%	3.4%	0.4%	7,035
London	21.1%	28.3%	39.3%	9.2%	2.1%	370,531
South East	37.1%	33.6%	25.7%	3.2%	0.4%	127,456
England	34.3%	34.4%	26.7%	3.9%	0.7%	1,024,473

Source: ONS 2011 Census Table QS411EW

Table 16 Homeless acceptances

	Total in temp accomm	In B&B	Other nightly paid	Hostels	Private sector leased	Private landlord	La stock	RP stock	Other
Elmbridge	36	4	1	0	0	1	0	30	0
Epsom & Ewell	168	13	49	0	3	5	0	95	3
Kingston	599	18	102	66	353	0	34	0	26
Mole Valley	35	0	6	0	0	0	25	3	1
HMA	838	35	158	66	356	6	59	128	30

Source: Statutory homelessness: detailed local authority responses, January-March 2015, Section 6.

Table 17 Concealed households

	All concealed families	Concealed lone parent	Concealed couple with children	Concealed couple without children	Other
Elmbridge	606	172	74	338	22
Epsom & Ewell	514	171	49	280	15
Kingston	1053	295	161	550	48
Mole Valley	419	112	60	231	16
Total	2593	749	344	1399	101

Sources: ONS 2011 Census Table DC1110EW1a, English Housing Survey 2010-11, 2011-12, 2012-13

Table 18 Components of population change 2001-14

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Elmbridge													
Natural change	305	273	410	507	605	701	686	671	759	824	796	708	833
Internal migration	120	-192	-136	438	744	260	131	397	651	428	331	713	186
International migration	671	1168	411	705	146	47	-654	-926	-442	-692	-1038	-759	-443
Other change	-21	-43	2	-41	-18	-15	-11	-59	-22	-69	-5	5	14
Epsom & Ewell													
Natural change	112	129	206	178	144	317	366	332	374	337	402	346	329
Internal migration	333	-218	13	55	230	614	499	-4	532	335	370	657	570
International migration	-94	168	290	439	357	269	197	152	188	184	92	70	275
Other change	126	105	139	114	125	109	115	112	78	57	-3	6	13
Kingston													
Natural change	530	542	682	904	872	1025	1103	1268	1259	1317	1292	1116	1178
Internal migration	-530	-527	110	-154	381	141	9	-508	-647	-756	21	-53	-188
International migration	2015	1452	2016	2119	1399	1179	1943	2046	2305	2761	2138	1827	2136
Other change	-1418	-1426	-1436	-1435	-1474	-1527	-1513	-1526	-1576	-1534	19	-3	39
Mole Valley													
Natural change	-69	-66	-50	-117	0	17	42	27	60	68	43	14	-34
Internal migration	117	535	105	200	211	730	933	415	568	176	538	780	70
International migration	112	220	143	196	251	125	12	1	12	-34	-367	-344	-125
Other change	55	46	67	31	49	28	50	33	41	14	-5	13	14

Table 19 ONS, 2012-based sub-national population projections

Population 000s	2012	2017	2022	2027	2032	2037
Elmbridge	132	134	139	142	146	149
Epsom & Ewell	76	80	85	89	93	96
Kingston	164	178	190	201	211	218
Mole Valley	86	88	91	94	97	100
Percentage change		2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge		2%	3%	3%	2%	2%
Epsom & Ewell		6%	6%	5%	4%	3%
Kingston		9%	7%	6%	5%	4%
Mole Valley		3%	3%	4%	3%	3%
England		4%	3%	3%	3%	2%

Source: ONS, 2012-based sub-national population projections

Table 20 GLA/ONS Population projections: Kingston

Population	2012	2015	2022	2027	2035	2037	2015-2035
ONS-2012-based	163,906	172,517	190,248	201,225	215,194	218,155	42,677
GLA short-term	163,906	170,899	183,568	191,430	201,626	203,778	30,727
GLA long-term	163,906	168,532	175,116	179,811	186,344	187,779	17,812

Sources: GLA London Datastore, ONS 2012-based SNPP, CLG 2012-based household projections

Table 21 Projected changes in age composition of population 2012-2037

	2012	2017	2022	2027	2032	2037
Elmbridge						
0-14	20.6%	21.0%	21.1%	20.4%	19.6%	19.1%
15-64	62.3%	60.6%	59.6%	58.6%	57.2%	56.1%
65-74	8.6%	9.4%	9.0%	9.5%	10.8%	11.0%
75-84	5.6%	5.7%	6.6%	7.3%	7.1%	7.7%
85+	2.9%	3.3%	3.7%	4.2%	5.2%	6.0%
Epsom & Ewell						
0-14	18.4%	19.0%	19.6%	19.1%	18.4%	17.8%
15-64	64.3%	62.6%	61.8%	61.1%	60.2%	59.4%
65-74	9.1%	10.0%	9.1%	9.2%	10.2%	10.6%
75-84	5.7%	5.7%	6.6%	7.4%	7.0%	7.3%
85+	2.5%	2.7%	2.9%	3.3%	4.1%	4.8%
Kingston						
0-14	18.1%	18.8%	19.1%	18.5%	17.8%	17.2%
15-64	68.9%	67.8%	66.8%	66.3%	65.8%	65.1%
65-74	6.7%	7.4%	7.3%	7.5%	8.1%	8.6%
75-84	4.2%	4.0%	4.6%	5.3%	5.4%	5.7%
85+	2.0%	2.1%	2.2%	2.4%	2.9%	3.5%
Mole Valley						
0-14	17.1%	16.9%	17.2%	16.7%	16.1%	15.7%
15-64	61.2%	59.7%	58.2%	56.8%	54.9%	53.9%
65-74	11.2%	12.0%	11.4%	11.9%	13.1%	13.3%
75-84	7.2%	7.6%	9.0%	9.7%	9.5%	10.1%
85+	3.3%	3.7%	4.3%	4.9%	6.3%	7.0%

Table 22 Main migration linkages, 2011

Authority 1	Authority 2	Gross migration per 1,000 usual residents	Gross migration
Merton	Wandsworth	10.4	5,259
Guildford	Waverley	7.7	1,997
Merton	Sutton	6.0	2,354
Runnymede	Spelthorne	5.6	983
Elmbridge	Kingston	5.5	1,599
Kingston	Richmond	5.1	1,760
Guildford	Woking	5.1	1,194
Runnymede	Woking	5.0	895
Kingston	Merton	4.8	1,716
Epsom & Ewell	Kingston	4.5	1,060
Richmond	Wandsworth	4.4	2,152
Epsom & Ewell	Sutton	4.1	1,077
Epsom & Ewell	Reigate and Banstead	4.1	874
Mole Valley	Reigate and Banstead	4.1	909
Reigate and Banstead	Tandridge	4.1	960
Surrey Heath	Woking	3.9	718
Crawley	Mid Sussex	3.9	968
Epsom & Ewell	Mole Valley	3.7	592
Reigate and Banstead	Sutton	3.6	1,197
Elmbridge	Runnymede	3.4	717
Kingston	Wandsworth	3.2	1488
Crawley	Horsham	3.1	749

Source: ONS, 2011 Census Table MM01CUK_ALL - Origin and destination of migrants, via NOMIS

Table 23 Main travel to work linkages, 2011

Authority 1	Authority 2	Gross commuting per 1,000 workers	Gross commuting (inflow and outflow combined)
Guildford	Waverley	11.5%	11452
Crawley	Mid Sussex	9.3%	9770
Runnymede	Spelthorne	8.9%	6559
Crawley	Horsham	8.7%	8597
Merton	Sutton	6.8%	11046
Runnymede	Woking	6.8%	4994
Mole Valley	Reigate and Banstead	6.7%	5918
Reigate and Banstead	Tandridge	6.4%	5648
Kingston	Elmbridge	6.1%	7092
Elmbridge	Runnymede	6.1%	4985
Merton	Wandsworth	5.8%	13566
Epsom & Ewell	Mole Valley	5.7%	3527
Sutton	Epsom & Ewell	5.2%	5724
Kingston	Richmond	5.0%	7234

Source: ONS, 2011 Census Table WU02UK - Location of usual residence and place of work by age, via NOMIS

Table 24 CLG 2012-based household projections

	Households (000s)			Percentage change					
	2012	2037	Per annum	2012-37	2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge	53	63	0.41	19%	3%	4%	4%	4%	4%
Epsom & Ewell	30	40	0.38	31%	6%	6%	6%	5%	5%
Kingston	65	91	1.05	40%	8%	8%	7%	7%	6%
Mole Valley	36	45	0.35	24%	4%	5%	5%	4%	4%
HMA	185	239	2.19	30%	5%	5%	5%	5%	4%
England	22,305	27,548	209.74	24%	5%	5%	4%	4%	4%

Source: CLG 2012-based household projections

Table 25 CLG 2012-based household projections: rates of change

	2012-2037		2012-2015		2015-2035	
	Total change	Average change per annum	Total change	Average change per annum	Total change	Average change per annum
Elmbridge	10,216	464	742	247	8,565	428
Epsom & Ewell	9,378	426	1,034	345	7,627	381
Kingston	26,322	1,196	3,202	1,067	21,257	1,063
Mole Valley	8,756	398	877	292	7,168	358
HMA	54,672	2,485	5,855	1,952	44,617	2,231

Source: CLG 2012-based household projections

Table 26 GLA/ONS Household projections, Kingston

Households	2012	2015	2022	2027	2035	2037	2015-2035
CLG-2012-based	64,998	68,199	75,734	81,192	89,456	91,319	21,257
GLA short-term	64,934	67,711	73,506	77,468	83,344	84,635	15,633
GLA long-term		66,652	69,874	72,391	76,411	77,308	9,759

Table 27 Projected employment 2015-2035 ('000)

	2015	2020	2025	2030	2035
Elmbridge	64	66	69	71	74
Epsom & Ewell	35	37	39	40	42
Kingston	82	83	85	87	90
Mole Valley	50	51	52	53	55

Table 28 Economic activity and employment

	Usually resident	Aged 16-74	% aged 16-74	Economic ally active	% economic ally active	In employment/self-employed	% in employment/self-employed	% econ active in employment
Elmbridge	130,875	92,027	0.7	67,522	0.52	62,942	0.48	0.93
Epsom & Ewell	75,102	54,170	0.72	39,844	0.53	36,449	0.49	0.91
Kingston	160,060	119,673	0.75	87,348	0.55	77,126	0.48	0.88
Mole Valley	85,375	60,778	0.71	44,170	0.52	41,169	0.48	0.93
HMA	451,412	326,648	0.72	238,884	0.53	217,686	0.48	0.91

Table 29 Commuting and place of work

	1	2	3	4	5	6	7	8
	Living and working in LA area	Living in LA area and working elsewhere* (outward commuters)	No fixed workplace	Working mainly at home	Living in LA area and working (1+2+3+4)	Working in LA area and living elsewhere* (inward commuters)	Working in LA area(1+3+4+6)	Net commuting into LA area (6-2)
Elmbridge	14,404	35,448	5,317	10,110	65,279	27,051	56,882	-8,397
Epsom & Ewell	7,504	23,048	3,524	4,197	38,273	15,235	30,460	-7,813
Kingston	20,982	45,424	6,934	9,094	82,434	35,964	72,974	-9,460
Mole Valley	12,184	19,754	3,917	6,930	42,785	23,809	46,840	4,055

Source: 2011 Census Table WU01UK. Elsewhere: includes rest of England, Wales, Scotland, Northern Ireland and abroad.

Table 30 Scenarios comparing labour demand and supply.

	000s							
	2011	2015	2016	2021	2026	2031	2035	2036
Projected demand (jobs '000)								
Elmbridge	66	64	64	67	69	72	74	74
Epsom & Ewell	36	35	36	37	39	41	42	42
Kingston	78	82	83	84	86	88	90	91
Mole Valley	51	50	50	51	52	54	55	55
Total for HMA	231	231	233	239	247	254	261	262
Projected surplus of labour (positive value=surplus) ('000)								
Basic scenario								
Elmbridge	3	7	7	7	7	6	5	6
Epsom & Ewell	0	2	2	3	3	3	3	3
Kingston	-3	-3	-3	-2	-2	-2	-3	-3
Mole Valley	-1	1	2	2	3	3	3	3
Total for HMA	-1	7	8	10	11	10	8	9
Age structure scenario								
Elmbridge	-3	-1	-1	-3	-4	-5	-6	-6
Epsom & Ewell	-4	-2	-2	-2	-3	-3	-3	-3
Kingston	-6	-6	-6	-6	-6	-5	-6	-7
Mole Valley	-7	-5	-5	-6	-6	-7	-8	-7
Total for HMA	-20	-14	-14	-17	-19	-20	-23	-23
Improving participation								
Elmbridge	1	3	4	2	1	1	0	0
Epsom & Ewell	0	-1	1	1	1	1	1	2
Kingston	-5	-5	-4	-3	-2	-1	-1	-1
Mole Valley	-2	-2	-1	-1	-2	-2	-2	-2
Total for HMA	-6	-5	0	-1	-2	-1	-2	-1
Increased commuting								
Elmbridge	5	7	7	6	5	4	4	4
Epsom & Ewell	1	1	3	3	3	4	3	4
Kingston	-2	-1	0	1	2	3	3	3
Mole Valley	0	1	2	1	1	1	1	1
Total for HMA	4	8	12	11	11	12	11	12

Note: 2015 and 2035 estimates are derived by assuming linear growth/change rates

Table 31 Objective assessment of need derived from projected household and employment growth

Source		Backlog need		New household formation	Allowance for vacancies		Allowance for second homes		Total
		Home-less	Con-cealed	Net new households	% allow-ance	Number	% allow-ance	Number	
Elmbridge	2015-2035	5	606	8,565	2.84	243	0.71	61	9,480
	Per annum	0	30	428		12		3	474
Epsom & Ewell	2015-2035	62	514	7,627	1.95	149	0.00	0	8,352
	Per annum	3	26	381		7		0	418
Kingston	2015-2035	186	1,053	12,696	1.99	253	1.26	160	14,348
	Per annum	9	53	635		13		8	717
Mole Valley	2015-2035	6	419	7,168	2.18	156	0.90	65	7,814
	Per annum	0	21	358		8		3	391
Total	2015-2035	259	2,593	36,056	2.22	801	0.82	296	40,005
	Per annum	13	130	1,803		40		15	2,000

Table 32 Existing and projected dwelling size requirements: Elmbridge

	Household type							Total	Percent- age
	One person	Couple without dependent children	Couple or lone parent with dependent children	Other with dependent children	Other multi- adult				
Bedrooms occupied 2015	1	4,346	1,193	233	0	72	5,844	11%	
	2	5,425	3,793	3,050	39	1,105	13,411	25%	
	3	4,863	5,965	7,608	665	3,035	22,137	41%	
	4+	1,487	3,497	4,605	698	2,236	12,524	23%	
	Total	16,122	14,448	15,496	1,403	6,448	53,917	100%	
Required 2035	1	6,826	1,378	271	0	48	8,523	13%	
	2	8,455	4,379	3,872	21	645	17,371	27%	
	3	7,564	6,887	8,405	481	1,574	24,911	39%	
	4+	2,328	4,038	4,711	412	1,109	12,598	20%	
	Total	25,173	16,682	17,258	913	3,375	63,402	100%	
Difference (breakdown of OAN)	1	2,480	185	38	0	-24	2,678	28%	
	2	3,029	587	822	-19	-460	3,959	42%	
	3	2,701	923	797	-184	-1,462	2,774	29%	
	4+	840	541	105	-286	-1,127	74	1%	
	Total	9,051	2,235	1,762	-489	-3,073	9,486	100%	

Source: Cobweb Consulting estimates, derived from GLA 2014 round long term migration trend household projection (households); English Housing Survey 2010-11-2012-13 (occupancy rates); 2011 Census (concealed households); P1E returns (homelessness by household type).

Table 33 Market entry thresholds – buying and renting

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Buying: LQ threshold price						
1 bed	£238,650	£224,955	£207,450	£171,000		£210,514
2 bed	£266,900	£249,950	£230,500	£190,000		£234,338
3 bed	£403,200	£440,000	£395,950	£380,000		£404,788
4+ bed	£691,700	£730,400	£657,277	£630,800		£677,544
Renting: LQ threshold rent per month						
1 bed	£898	£762	£762	£709		£783
2 bed	£1,173	£1,072	£1,009	£987		£1,060
3 bed	£1,323	£1,192	£1,233	£1,162		£1,228
4+ bed	£1,819	£2,532	£1,640	£2,055		£2,012

Source: HM Land Registry, VOA and model estimates of price differentials by dwelling size, 2015

Table 34 Affordability sector thresholds: percentage of market threshold

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley
Intermediate threshold as % of market entry threshold				
1 bed	94%	93%	93%	86%
2 bed	93%	88%	92%	85%
3 bed	92%	94%	95%	87%
4+ bed	83%	72%	90%	72%
Affordable rent threshold as % of market entry threshold				
1 bed	88%	86%	85%	73%
2 bed	86%	76%	84%	69%
3 bed	85%	88%	89%	73%
4+ bed	66%	43%	81%	44%

Source: assumptions derived from Cobweb Consulting model

Table 35 Backlog need for affordable housing

		Kingston	Elmbridge	Epsom and Ewell	Mole Valley		HMA
Social rented sector	1 bed	620	210	284	125		1,239
	2 bed	875	223	273	131		1,502
	3 bed	693	91	109	52		946
	4+ bed	528	149	172	85		933
	Total	2,717	674	837	393		4,621
Affordable rented sector	1 bed	56	35	22	32		144
	2 bed	84	65	21	52		223
	3 bed	64	40	8	29		142
	4+ bed	49	75	13	54		190
	Total	253	215	64	168		700
Intermediate sector	1 bed	42	36	22	33		134
	2 bed	67	49	23	42		181
	3 bed	45	24	8	19		97
	4+ bed	34	43	13	33		122
	Total	188	152	66	127		533
Total		3,158	1,041	968	687		5,854

Sources: Cobweb Consulting model, derived from data from Census 2011, English Housing Survey 2010-2013, Greater London authority income estimates, local authority P1E returns.

Table 36 Newly arising affordable housing need (per annum)

	Newly forming households	% unable to afford in open market	Number unable to afford	Existing households falling into need (net of those living in SRS)	% unable to afford in open market	Number unable to afford	Total newly arising affordable housing need
Elmbridge	1072	0.31	333	29	0.75	21	354
Epsom & Ewell	681	0.36	248	33	0.83	27	275
Kingston	1519	0.39	594	126	0.88	110	705
Mole Valley	637	0.33	209	8	0.77	6	215
HMA	3910	0.35	1384	195	0.85	165	1549

Table 37 Overall annual affordable need by type and bedroom requirement

		Kingston	Elmbridge	Epsom and	Mole Valley	HMA
Social rent sector	1 Bed	223	92	87	48	451
	2 Beds	320	130	123	69	642
	3 Beds	205	70	67	36	378
	4+ Beds	105	38	39	21	203
	Total	854	330	316	174	1,674
Affordable rent sector	1 Bed	18	10	9	10	47
	2 Beds	34	27	9	22	93
	3 Beds	23	16	4	13	55
	4+ Beds	12	13	3	10	38
	Total	86	66	25	55	233
Intermediate (shared ownership) sector	1 Bed	16	10	9	11	46
	2 Beds	32	27	11	22	92
	3 Beds	21	16	6	13	57
	4+ Beds	11	10	4	8	33
	Total	80	63	30	54	227
All affordable sectors	1 Bed	257	112	105	70	544
	2 Beds	387	184	143	113	827
	3 Beds	249	101	77	62	490
	4+ Beds	127	62	46	39	274
	Total	1,020	458	372	284	2,134

Table 38 Future annual supply of affordable homes

	Social re-lets	Affordable relets	Intermediate re-lets/re-sales	Total annual supply
Elmbridge	63	56	7	126
Epsom & Ewell	56	11	31	98
Kingston	183	11	2	195
Mole Valley	70	77	5	151
HMA	372	154	44	570

Table 39 Calculation of annual affordable housing need

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Backlog need	A:Gross backlog need	4070	1352	1158	927		7507
	B: Affordable stock included in A	912	311	190	240		1653
	C: Net current need (A-B)	3158	1041	968	687		5854
	D: Backlog reduction period (Years)	10	10	10	10		
	E: Annual backlog quota (C/D)	316	104	97	69		585
New need	F: Newly forming households	1519	1072	681	637		3910
	G: % unable to afford market	39%	31%	36%	33%		35%
	H: Newly forming hhds in need (F*G)	594	333	248	209		1384
	I: Existing hhds falling into need	126	29	33	8		195
	J: % unable to afford market	88%	75%	83%	77%		85%
	K: Existing hhds falling into need requiring affordable housing	110	21	27	6		165
	L: Annual newly arising need (H+K)	705	354	275	215		1549
	M: Gross annual need (E+L)	1020	458	372	284		2134
Supply	N: Annual supply	195	126	98	151		570
Result	O: Net annual need (M-N)	825	332	274	132		1564

Table 40 Net annual affordable housing requirement by bedsize

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Social rented sector	1 Bed	161	63	64	5		292
	2 Beds	243	105	100	56		505
	3 Beds	168	60	57	25		311
	4+ Beds	99	38	39	19		194
	Total	671	267	260	105		1,302
Affordable rented sector	1 Bed	12	-4	2	-22		-12
	2 Beds	31	2	5	-8		30
	3 Beds	22	-1	4	0		25
	4+ Beds	11	12	3	9		35
	Total	76	9	15	-21		79
Intermediate (shared ownership) sector	1 Bed	16	8	1	8		33
	2 Beds	31	23	-9	20		65
	3 Beds	20	15	4	12		52
	4+ Beds	11	10	4	8		33
	Total	79	56	0	49		183
All affordable sector	1 Bed	189	67	67	-9		314
	2 Beds	305	131	96	68		600
	3 Beds	210	74	66	38		388
	4+ Beds	121	60	45	36		262
	Total	825	332	274	132		1,564

Table 41 Net change in affordable housing supply if under-occupation and overcrowding in the social rented sector were addressed

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
1 bed	304	154	101	54		612
2 bed	244	91	79	38		450
3 bed	145	17	44	-3		203
4+bed	133	70	52	44		299
Total	825	332	274	132		1,564

Table 42 Estimated impact of the private rented sector on housing need

	PRS HB claimants May 2015	Local authority share	Private renting 2011 (excluding rent free)	Private renting 2015 (estimated)	Claimant rate (claimants/units 2015)	Turnover (est % of PRS tenants entering sector in last year)	Number of new entrants	Estimated number of new HB claimants per annum
Elmbridge	1,819	23%	8,006	9,607	19%	11%	1018	193
Epsom & Ewell	1,164	15%	3,962	4,754	24%	11%	504	123
Kingston	3,820	49%	14,312	17,174	22%	9%	1628	362
Mole Valley	1,039	13%	4,270	5,124	20%	11%	543	110
HMA	7,845	100%	30,550	36,660	21%	11%	3693	788

Sources: DWP statexplore, Census 2011, English Housing Survey 2010-13

Table 43 Projections of households aged 65 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	15	25	10	67%
Epsom & Ewell	9	15	6	70%
Kingston	15	29	14	95%
Mole Valley	12	21	8	66%
HMA	51	89	38	75%
Outer London	452	879	427	94%
Surrey	134	229	95	71%
England	6,188	10,233	4,045	65%

Source: DCLG 2012-based Live Table 414

Table 44 Projections of households aged 85 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	3	7	4	146%
Epsom & Ewell	1	4	2	147%
Kingston	2	6	3	144%
Mole Valley	2	5	3	166%
HMA	9	21	13	150%
Outer London	68	167	99	146%
Surrey	21	58	36	170%
England	888	2,313	1,425	160%

Source: DCLG 2012-based Live Table 414

Table 45 Current supply of specialist elderly accommodation

	Sheltered	Enhanced sheltered ¹	Extra care	Total	Rented / affordable	Lease / for sale	Units per 1,000 pop.
Elmbridge	1,460	277	51	1,788	1,267	521	175
Epsom & Ewell	940	0	30	970	443	527	170
Kingston	1,512	27	0	1,539	1,220	319	149
Mole Valley	1,003	5	0	1,008	656	352	134
HMA	4,915	309	81	5,305	3,586	1,719	628

Source: Housing LIN Shop toolkit and EAC

Table 46 SHOP annual demand forecast

	Sheltered housing for rent	Sheltered for lease / ownership	Enhanced sheltered	Extra care	Additional units 2015-2035	Annual additional units
Elmbridge	624	351	156	195	1,326	66
Epsom & Ewell	259	329	94	118	800	40
Kingston	829	220	168	209	1,426	71
Mole Valley	552	298	136	170	1,156	58

Source: Housing LIN SHOP toolkit

Table 47 Future tenure split planning guidance (all authorities)

	Most deprived		Deprived		Affluent		Most affluent	
	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold
Sheltered	75	25	50	50	33	67	20	80
Enhanced sheltered	80	20	67	33	50	50	20	80
Extra care	75	25	50	50	33	67	20	80

Source: Housing LIN SHOP toolkit

Table 48 Current unmet wheelchair housing requirements

	A All households*	B Wheelchair needs households (3.3% of A)	C Wheelchair needs households: unmet housing needs (13% of B)
Elmbridge	54,000	1,782	232
Epsom & Ewell	31,000	1,023	133
Kingston	68,000	2,244	292
Mole Valley	37,000	1,221	159
HMA	190,000	6,270	815

Source: Cobweb Consulting modelling of South Bank University and ONS population data. *2015 projections from 2012-based household projections

¹ 'Enhanced sheltered' is a term used in Housing LIN publications 'reflecting additional care and support needs of older residents in sheltered housing (but not high enough levels to require extra care housing)'

Epsom and Ewell

Summary affordable housing requirements calculation

Name of output area: Epsom and Ewell

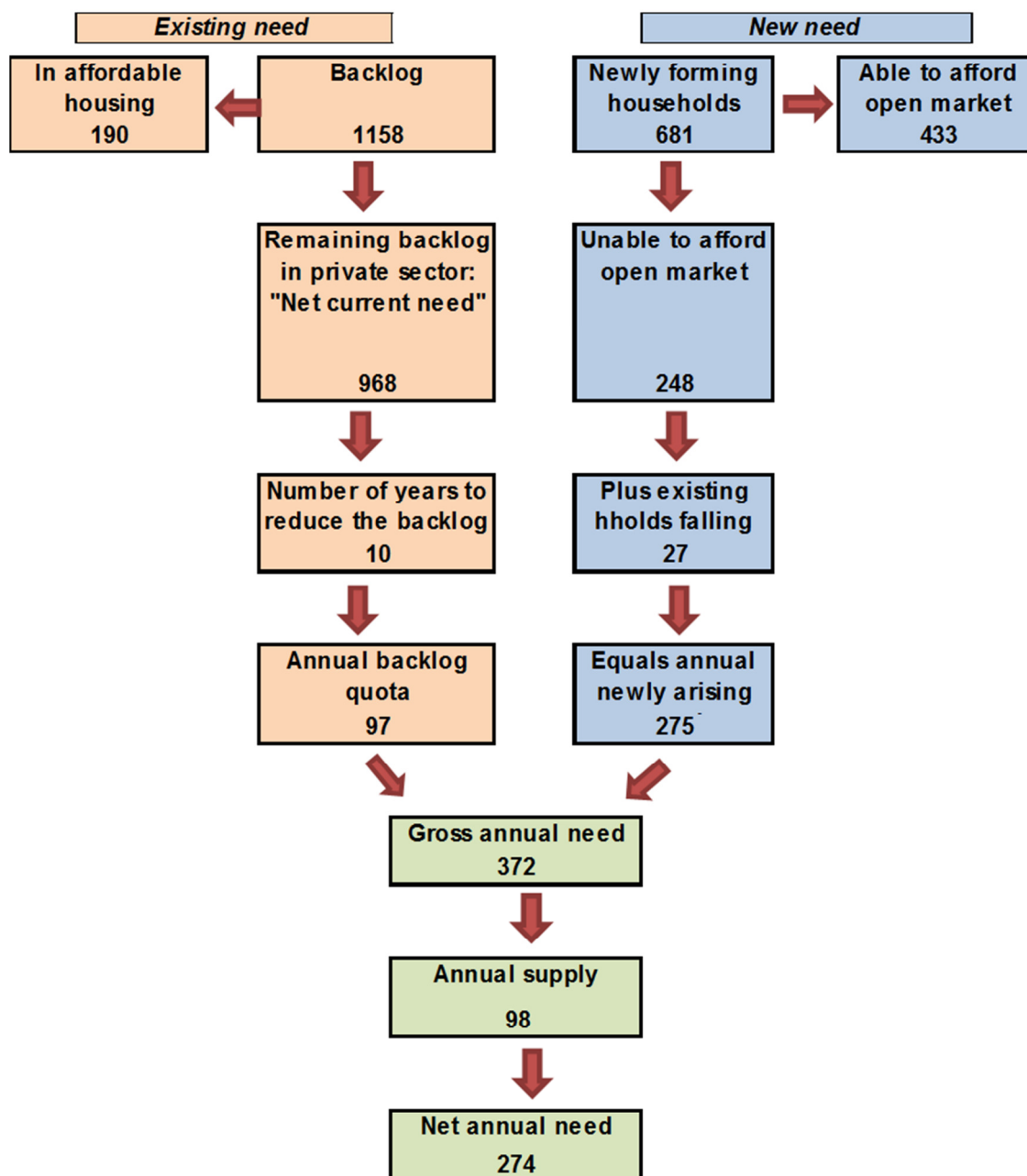


Table 1 Dwelling stock and rates of change in stock

	2009	2014	2009-10	2010-11	2011-12	2012-13	2013-14	2009-14pa
Elmbridge	55,210	56,540	0.34%	0.60%	0.54%	0.45%	0.46%	0.48%
Epsom & Ewell	30,110	31,580	0.46%	0.96%	0.95%	1.65%	0.77%	0.96%
Kingston	64,970	65,890	0.18%	0.17%	0.34%	0.32%	0.40%	0.28%
Mole Valley	36,690	37,510	0.38%	0.38%	0.65%	0.46%	0.35%	0.44%
HMA	186,980	191,520	0.32%	0.46%	0.56%	0.60%	0.47%	0.48%
London	3,308,000	3,427,650	0.86%	0.65%	0.74%	0.62%	0.69%	0.71%
Surrey	469,150	480,920	0.44%	0.41%	0.53%	0.61%	0.49%	0.50%
England	22,694,000	23,372,000	0.64%	0.60%	0.59%	0.54%	0.59%	0.59%

Source: CLG Live Table 100

Table 2 Tenure 2011

	Owned	Owned outright	With mortgage	Shared ownership	Social rented	Private rented	Private landlord	Other/rent free
Elmbridge	73.1%	34.2%	38.8%	0.7%	9.9%	15.1%	14.1%	2.2%
Epsom & Ewell	77.0%	36.8%	40.2%	0.9%	8.0%	13.3%	12.2%	1.9%
Kingston	64.1%	27.9%	36.2%	0.7%	11.8%	22.5%	21.0%	2.4%
Mole Valley	73.6%	39.1%	34.5%	0.9%	12.2%	11.9%	10.6%	2.7%
HMA	70.7%	33.4%	37.3%	0.8%	10.7%	16.8%	15.5%	1.2%
London	48.3%	21.1%	27.1%	1.3%	24.1%	25.1%	23.7%	2.6%
South East	67.6%	32.5%	35.1%	1.1%	13.7%	16.3%	14.7%	2.9%
England	63.3%	30.6%	32.8%	0.8%	17.7%	16.8%	15.4%	2.8%

Source: ONS 2011 Census Table KS402EW

Table 3 Dwelling type 2011

	Detached	Semi	Terrace	Purpose built flat	Converted and other flat	All
Elmbridge	33.8%	25.6%	16.8%	19.6%	4.3%	100.0%
Epsom & Ewell	27.0%	35.3%	14.0%	19.8%	4.0%	100.0%
Kingston	12.8%	31.6%	18.0%	28.9%	9.4%	100.0%
Mole Valley	38.0%	27.9%	12.3%	15.5%	6.2%	100.0%
HMA	26.2%	29.7%	15.9%	22.1%	6.4%	100.0%
London	6.3%	18.7%	23.1%	38.0%	14.7%	100.0%
South East	28.1%	27.7%	22.5%	16.2%	5.9%	100.0%
England	22.3%	30.8%	24.6%	16.8%	5.8%	100.0%

Source: ONS 2011 Census Table KS401EW

Table 4 Dwelling size 2011

Area	1 bedroom	2 bedrooms	2 bedrooms	4+ bedrooms	Total
Elmbridge	9.9%	24.0%	31.9%	34.1%	100.0%
Epsom & Ewell	9.0%	25.4%	39.3%	26.4%	100.0%
Kingston	15.3%	28.5%	36.1%	20.1%	100.0%
Mole Valley	12.6%	23.5%	33.7%	30.1%	100.0%
HMA	12.2%	25.7%	35.0%	27.2%	100.0%
London	21.7%	31.7%	31.5%	15.1%	100.0%
South East	11.7%	26.3%	39.0%	23.0%	100.0%
England	11.8%	27.9%	41.3%	19.0%	100.0%

Source: ONS 2011 Census Table QS411EW

Table 5 Dwelling age 2012

	Pre-1919	1919-1944	1945-1972	1973-1999	2000-2012	Total
Elmbridge	15.2%	22.2%	31.7%	20.3%	10.7%	100.0%
Epsom & Ewell	9.9%	43.6%	23.4%	13.8%	9.4%	100.0%
Kingston	22.4%	36.7%	20.6%	15.1%	5.3%	100.0%
Mole Valley	18.6%	21.8%	31.2%	20.2%	8.2%	100.0%
HMA	17.5%	30.7%	26.3%	17.4%	8.1%	100.0%
London	32.1%	25.1%	19.7%	14.8%	8.3%	100.0%
South East	18.6%	13.3%	31.7%	26.9%	9.5%	100.0%
England	22.1%	16.7%	28.9%	23.2%	9.2%	100.0%

Source: Valuation Office Agency

Table 6 Vacancies

	All vacant		Long term vacant		Social rented		Private sector	
	2009	2014	2009	2014	2009	2014	2009	2014
	%		%		%		%	
Elmbridge	3.45	2.84	1.20	0.94	2.65	0.74	3.54	3.04
Epsom & Ewell	2.18	1.95	0.85	0.66	0.43	0.16	2.34	1.81
Kingston	3.24	1.99	1.89	0.31	1.50	0.73	3.45	1.46
Mole Valley	2.35	2.18	0.61	0.65	1.23	1.24	2.52	2.35
HMA	2.96	2.27	1.27	0.62	1.63	0.77	3.12	2.16
London	2.57	1.65	1.11	0.64	1.89	1.45	2.79	1.81
Surrey	2.64	2.21	0.96	0.74	1.35	0.84	2.83	2.46
England	3.40	2.61	1.39	0.88	1.66	1.32	3.78	3.02

Source: DCLG Live Tables 100,125, 615. Excludes other public sector and supported housing vacants. Social and private sector vacants are % of the stock in the respective sectors

Table 7 Sales profile 2014

	No of sales	Average price (£)	Fifth percentile (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)	Ninety-fifth percentile (£)
Elmbridge	2,970	689,481	185,000	312,500	460,000	795,000	1,990,000
Epsom & Ewell	1,545	420,621	172,000	270,000	365,000	499,999	800,000
Kingston	3,135	486,766	190,000	295,000	385,000	550,000	975,000
Mole Valley	1,547	477,629	165,000	275,000	400,000	593,500	1,065,000
HMA	9,197	539,581	180,000	289,950	400,000	609,950	1,300,000
London	127,684	17,951,009	5,624,350	9,821,435	13,791,705	20,622,000	43,911,940
South East	173,747	21,837,382	8,575,844	13,421,290	17,843,894	25,049,083	46,463,450
England & Wales	975,818	90,169,059	34,535,171	54,811,623	73,682,228	103,664,097	192,008,723

Source: HM Land Registry Price Paid data

Table 8 Banded sale prices 2014

Area	Up to £200,000	£200,000-£400,000	£400,000-£600,000	£600,000-£800,000	£800,000 or more	Total
Elmbridge	6.6%	35.3%	20.9%	13.0%	24.2%	100.0%
Epsom & Ewell	8.0%	50.7%	26.1%	10.3%	4.9%	100.0%
Kingston	5.7%	48.0%	26.6%	9.8%	9.9%	100.0%
Mole Valley	10.5%	39.9%	25.9%	12.4%	11.2%	100.0%
HMA	7.2%	43.0%	24.6%	11.3%	13.9%	100.0%

Table 9 Indexed house prices 1996-2012

	Indexed average house price (1996=100)					
	1997	2000	2003	2006	2009	2012
Elmbridge	117	192	228	299	325	387
Epsom & Ewell	112	170	226	284	278	328
Kingston	108	175	228	288	305	358
Mole Valley	109	166	217	268	271	319
England	110	167	218	283	296	332

Source: CLG Live Table 585. Note: Data for London and South East not available.

Table 10 Turnover 2006-2012

	Sales as % of private sector dwellings						
	2006	2007	2008	2009	2010	2011	2012
Elmbridge	7.6%	7.0%	3.5%	4.1%	4.5%	4.8%	4.5%
Epsom & Ewell	6.7%	6.5%	3.0%	3.4%	4.2%	4.1%	4.2%
Kingston	7.1%	6.6%	2.9%	3.2%	3.9%	3.8%	4.0%
Mole Valley	6.3%	6.1%	2.9%	3.1%	3.8%	3.7%	3.8%

Source: CLG Live Tables 588 and 100

Table 11 Median rents, April 2014-March 2015 by local authority

Median	Letting type							% change 2014-15
	Room	Studio	1 bed	2 bed	3 bed	4+ bed	All	
Elmbridge	575	695	850	1,195	1,450	3,080	1,250	9%
Epsom & Ewell	460	650	850	1,125	1,500	1,995	1,185	8%
Kingston	500	750	995	1,300	1,600	2,200	1,250	5%
Mole Valley	-	653	790	1,100	1,413	2,500	1,100	13%
Surrey	425	625	800	1,075	1,350	2,250	1,100	11%
South East	390	500	625	780	925	1,500	779	4%
London	525	850	1,155	1,400	1,695	2,500	1,350	4%
England	347	500	525	595	675	1,175	600	1%

Source: VOA, Private Rental Market Statistics (May 2015)

Table 12 Incomes

	2015			
	Mean income (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)
Elmbridge	66,512	25,407	50,514	84,468
Epsom & Ewell	58,202	21,364	42,476	71,026
Kingston	56,920	21,870	43,940	78,636
Mole Valley	57,452	22,578	44,890	75,063

Source: Cobweb Consulting Estimates

Table 13 Gross average incomes full time workers

	Residence-based*			Workplace-based*		
	2008	2014	Ave annual increase (%)	2008	2014	Ave annual increase (%)
Elmbridge	54,600	56,659	0.6%	36,520	37,565	0.5%
Epsom & Ewell	41,075	41,818	0.3%	32,729	30,160	-1.3%
Kingston	38,854	44,470	2.4%	30,654	33,446	1.5%
Mole Valley	39,437	44,626	2.2%	37,804	42,276	2.0%
London	37,445	39,473	0.9%	39,780	42,609	1.2%
South East	33,654	35,864	1.1%	31,236	33,400	1.2%
England	30,493	32,765	1.2%	30,430	32,739	1.3%

Source: Annual Survey of Hours and Earnings, 2008 and 2014 *Residence-based earnings are those of people living in the area; workplace-based earnings are those of people working in the area.

Table 14 Affordability

	Ratio of mean house price to mean income (full-time workers, residence-based)			Ratio of mean house price to mean income (full-time workers, workplace-based)			Ratio of mean price 2014 to mean household income 2015	Median rent 2015 as % of median income 2015
	2008	2014	Change	2008	2014	Change		
Elmbridge	10.06	12.17	2.11	15.05	18.35	3.31	10.37	30%
Epsom & Ewell	7.91	10.06	2.14	9.93	13.95	4.01	7.23	33%
Kingston	9.18	10.95	1.77	11.64	14.55	2.92	8.55	34%
Mole Valley	10.27	10.70	0.43	10.71	11.30	0.58	8.31	29%
London	9.55	13.29	3.74	8.99	12.31	3.32	NA	NA
South East	8.20	8.83	0.63	8.84	9.48	0.64	NA	NA
England	7.19	8.20	1.01	7.20	8.20	1.00	NA	NA

Sources: HM Land Registry Price Paid data; ONS Annual Survey of Hours and Earnings, 2008 & 2014, Cobweb Consulting income estimates, Valuation Office Agency.

Table 15 Occupancy rates

	2 or more bedrooms above standard	1 bedroom above standard	At standard	1 bedroom below standard	2 or more bedrooms below standard	Number of households overcrowded
Elmbridge	45.1%	31.0%	21.3%	2.4%	0.2%	1,408
Epsom & Ewell	38.4%	34.6%	23.7%	3.0%	0.4%	999
Kingston	29.5%	33.0%	31.7%	5.1%	0.7%	3,681
Mole Valley	42.6%	31.2%	23.6%	2.4%	0.3%	947
HMA	38.1%	32.3%	25.8%	3.4%	0.4%	7,035
London	21.1%	28.3%	39.3%	9.2%	2.1%	370,531
South East	37.1%	33.6%	25.7%	3.2%	0.4%	127,456
England	34.3%	34.4%	26.7%	3.9%	0.7%	1,024,473

Source: ONS 2011 Census Table QS411EW

Table 16 Homeless acceptances

	Total in temp accomm	In B&B	Other nightly paid	Hostels	Private sector leased	Private landlord	La stock	RP stock	Other
Elmbridge	36	4	1	0	0	1	0	30	0
Epsom & Ewell	168	13	49	0	3	5	0	95	3
Kingston	599	18	102	66	353	0	34	0	26
Mole Valley	35	0	6	0	0	0	25	3	1
HMA	838	35	158	66	356	6	59	128	30

Source: Statutory homelessness: detailed local authority responses, January-March 2015, Section 6.

Table 17 Concealed households

	All concealed families	Concealed lone parent	Concealed couple with children	Concealed couple without children	Other
Elmbridge	606	172	74	338	22
Epsom & Ewell	514	171	49	280	15
Kingston	1053	295	161	550	48
Mole Valley	419	112	60	231	16
Total	2593	749	344	1399	101

Sources: ONS 2011 Census Table DC1110EW1a, English Housing Survey 2010-11, 2011-12, 2012-13

Table 18 Components of population change 2001-14

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Elmbridge													
Natural change	305	273	410	507	605	701	686	671	759	824	796	708	833
Internal migration	120	-192	-136	438	744	260	131	397	651	428	331	713	186
International migration	671	1168	411	705	146	47	-654	-926	-442	-692	-1038	-759	-443
Other change	-21	-43	2	-41	-18	-15	-11	-59	-22	-69	-5	5	14
Epsom & Ewell													
Natural change	112	129	206	178	144	317	366	332	374	337	402	346	329
Internal migration	333	-218	13	55	230	614	499	-4	532	335	370	657	570
International migration	-94	168	290	439	357	269	197	152	188	184	92	70	275
Other change	126	105	139	114	125	109	115	112	78	57	-3	6	13
Kingston													
Natural change	530	542	682	904	872	1025	1103	1268	1259	1317	1292	1116	1178
Internal migration	-530	-527	110	-154	381	141	9	-508	-647	-756	21	-53	-188
International migration	2015	1452	2016	2119	1399	1179	1943	2046	2305	2761	2138	1827	2136
Other change	-1418	-1426	-1436	-1435	-1474	-1527	-1513	-1526	-1576	-1534	19	-3	39
Mole Valley													
Natural change	-69	-66	-50	-117	0	17	42	27	60	68	43	14	-34
Internal migration	117	535	105	200	211	730	933	415	568	176	538	780	70
International migration	112	220	143	196	251	125	12	1	12	-34	-367	-344	-125
Other change	55	46	67	31	49	28	50	33	41	14	-5	13	14

Table 19 ONS, 2012-based sub-national population projections

Population 000s	2012	2017	2022	2027	2032	2037
Elmbridge	132	134	139	142	146	149
Epsom & Ewell	76	80	85	89	93	96
Kingston	164	178	190	201	211	218
Mole Valley	86	88	91	94	97	100
Percentage change		2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge		2%	3%	3%	2%	2%
Epsom & Ewell		6%	6%	5%	4%	3%
Kingston		9%	7%	6%	5%	4%
Mole Valley		3%	3%	4%	3%	3%
England		4%	3%	3%	3%	2%

Source: ONS, 2012-based sub-national population projections

Table 20 GLA/ONS Population projections: Kingston

Population	2012	2015	2022	2027	2035	2037	2015-2035
ONS-2012-based	163,906	172,517	190,248	201,225	215,194	218,155	42,677
GLA short-term	163,906	170,899	183,568	191,430	201,626	203,778	30,727
GLA long-term	163,906	168,532	175,116	179,811	186,344	187,779	17,812

Sources: GLA London Datastore, ONS 2012-based SNPP, CLG 2012-based household projections

Table 21 Projected changes in age composition of population 2012-2037

	2012	2017	2022	2027	2032	2037
Elmbridge						
0-14	20.6%	21.0%	21.1%	20.4%	19.6%	19.1%
15-64	62.3%	60.6%	59.6%	58.6%	57.2%	56.1%
65-74	8.6%	9.4%	9.0%	9.5%	10.8%	11.0%
75-84	5.6%	5.7%	6.6%	7.3%	7.1%	7.7%
85+	2.9%	3.3%	3.7%	4.2%	5.2%	6.0%
Epsom & Ewell						
0-14	18.4%	19.0%	19.6%	19.1%	18.4%	17.8%
15-64	64.3%	62.6%	61.8%	61.1%	60.2%	59.4%
65-74	9.1%	10.0%	9.1%	9.2%	10.2%	10.6%
75-84	5.7%	5.7%	6.6%	7.4%	7.0%	7.3%
85+	2.5%	2.7%	2.9%	3.3%	4.1%	4.8%
Kingston						
0-14	18.1%	18.8%	19.1%	18.5%	17.8%	17.2%
15-64	68.9%	67.8%	66.8%	66.3%	65.8%	65.1%
65-74	6.7%	7.4%	7.3%	7.5%	8.1%	8.6%
75-84	4.2%	4.0%	4.6%	5.3%	5.4%	5.7%
85+	2.0%	2.1%	2.2%	2.4%	2.9%	3.5%
Mole Valley						
0-14	17.1%	16.9%	17.2%	16.7%	16.1%	15.7%
15-64	61.2%	59.7%	58.2%	56.8%	54.9%	53.9%
65-74	11.2%	12.0%	11.4%	11.9%	13.1%	13.3%
75-84	7.2%	7.6%	9.0%	9.7%	9.5%	10.1%
85+	3.3%	3.7%	4.3%	4.9%	6.3%	7.0%

Table 22 Main migration linkages, 2011

Authority 1	Authority 2	Gross migration per 1,000 usual residents	Gross migration
Merton	Wandsworth	10.4	5,259
Guildford	Waverley	7.7	1,997
Merton	Sutton	6.0	2,354
Runnymede	Spelthorne	5.6	983
Elmbridge	Kingston	5.5	1,599
Kingston	Richmond	5.1	1,760
Guildford	Woking	5.1	1,194
Runnymede	Woking	5.0	895
Kingston	Merton	4.8	1,716
Epsom & Ewell	Kingston	4.5	1,060
Richmond	Wandsworth	4.4	2,152
Epsom & Ewell	Sutton	4.1	1,077
Epsom & Ewell	Reigate and Banstead	4.1	874
Mole Valley	Reigate and Banstead	4.1	909
Reigate and Banstead	Tandridge	4.1	960
Surrey Heath	Woking	3.9	718
Crawley	Mid Sussex	3.9	968
Epsom & Ewell	Mole Valley	3.7	592
Reigate and Banstead	Sutton	3.6	1,197
Elmbridge	Runnymede	3.4	717
Kingston	Wandsworth	3.2	1488
Crawley	Horsham	3.1	749

Source: ONS, 2011 Census Table MM01CUK_ALL - Origin and destination of migrants, via NOMIS

Table 23 Main travel to work linkages, 2011

Authority 1	Authority 2	Gross commuting per 1,000 workers	Gross commuting (inflow and outflow combined)
Guildford	Waverley	11.5%	11452
Crawley	Mid Sussex	9.3%	9770
Runnymede	Spelthorne	8.9%	6559
Crawley	Horsham	8.7%	8597
Merton	Sutton	6.8%	11046
Runnymede	Woking	6.8%	4994
Mole Valley	Reigate and Banstead	6.7%	5918
Reigate and Banstead	Tandridge	6.4%	5648
Kingston	Elmbridge	6.1%	7092
Elmbridge	Runnymede	6.1%	4985
Merton	Wandsworth	5.8%	13566
Epsom & Ewell	Mole Valley	5.7%	3527
Sutton	Epsom & Ewell	5.2%	5724
Kingston	Richmond	5.0%	7234

Source: ONS, 2011 Census Table WU02UK - Location of usual residence and place of work by age, via NOMIS

Table 24 CLG 2012-based household projections

	Households (000s)			Percentage change					
	2012	2037	Per annum	2012-37	2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge	53	63	0.41	19%	3%	4%	4%	4%	4%
Epsom & Ewell	30	40	0.38	31%	6%	6%	6%	5%	5%
Kingston	65	91	1.05	40%	8%	8%	7%	7%	6%
Mole Valley	36	45	0.35	24%	4%	5%	5%	4%	4%
HMA	185	239	2.19	30%	5%	5%	5%	5%	4%
England	22,305	27,548	209.74	24%	5%	5%	4%	4%	4%

Source: CLG 2012-based household projections

Table 25 CLG 2012-based household projections: rates of change

	2012-2037		2012-2015		2015-2035	
	Total change	Average change per annum	Total change	Average change per annum	Total change	Average change per annum
Elmbridge	10,216	464	742	247	8,565	428
Epsom & Ewell	9,378	426	1,034	345	7,627	381
Kingston	26,322	1,196	3,202	1,067	21,257	1,063
Mole Valley	8,756	398	877	292	7,168	358
HMA	54,672	2,485	5,855	1,952	44,617	2,231

Source: CLG 2012-based household projections

Table 26 GLA/ONS Household projections, Kingston

Households	2012	2015	2022	2027	2035	2037	2015-2035
CLG-2012-based	64,998	68,199	75,734	81,192	89,456	91,319	21,257
GLA short-term	64,934	67,711	73,506	77,468	83,344	84,635	15,633
GLA long-term		66,652	69,874	72,391	76,411	77,308	9,759

Table 27 Projected employment 2015-2035 ('000)

	2015	2020	2025	2030	2035
Elmbridge	64	66	69	71	74
Epsom & Ewell	35	37	39	40	42
Kingston	82	83	85	87	90
Mole Valley	50	51	52	53	55

Table 28 Economic activity and employment

	Usually resident	Aged 16-74	% aged 16-74	Economic ally active	% economic ally active	In employment/self-employed	% in employment/self-employed	% econ active in employment
Elmbridge	130,875	92,027	0.7	67,522	0.52	62,942	0.48	0.93
Epsom & Ewell	75,102	54,170	0.72	39,844	0.53	36,449	0.49	0.91
Kingston	160,060	119,673	0.75	87,348	0.55	77,126	0.48	0.88
Mole Valley	85,375	60,778	0.71	44,170	0.52	41,169	0.48	0.93
HMA	451,412	326,648	0.72	238,884	0.53	217,686	0.48	0.91

Table 29 Commuting and place of work

	1	2	3	4	5	6	7	8
	Living and working in LA area	Living in LA area and working elsewhere* (outward commuters)	No fixed workplace	Working mainly at home	Living in LA area and working (1+2+3+4)	Working in LA area and living elsewhere* (inward commuters)	Working in LA area(1+3+4+6)	Net commuting into LA area (6-2)
Elmbridge	14,404	35,448	5,317	10,110	65,279	27,051	56,882	-8,397
Epsom & Ewell	7,504	23,048	3,524	4,197	38,273	15,235	30,460	-7,813
Kingston	20,982	45,424	6,934	9,094	82,434	35,964	72,974	-9,460
Mole Valley	12,184	19,754	3,917	6,930	42,785	23,809	46,840	4,055

Source: 2011 Census Table WU01UK. Elsewhere: includes rest of England, Wales, Scotland, Northern Ireland and abroad.

Table 30 Scenarios comparing labour demand and supply.

	000s							
	2011	2015	2016	2021	2026	2031	2035	2036
Projected demand (jobs '000)								
Elmbridge	66	64	64	67	69	72	74	74
Epsom & Ewell	36	35	36	37	39	41	42	42
Kingston	78	82	83	84	86	88	90	91
Mole Valley	51	50	50	51	52	54	55	55
Total for HMA	231	231	233	239	247	254	261	262
Projected surplus of labour (positive value=surplus) ('000)								
Basic scenario								
Elmbridge	3	7	7	7	7	6	5	6
Epsom & Ewell	0	2	2	3	3	3	3	3
Kingston	-3	-3	-3	-2	-2	-2	-3	-3
Mole Valley	-1	1	2	2	3	3	3	3
Total for HMA	-1	7	8	10	11	10	8	9
Age structure scenario								
Elmbridge	-3	-1	-1	-3	-4	-5	-6	-6
Epsom & Ewell	-4	-2	-2	-2	-3	-3	-3	-3
Kingston	-6	-6	-6	-6	-6	-5	-6	-7
Mole Valley	-7	-5	-5	-6	-6	-7	-8	-7
Total for HMA	-20	-14	-14	-17	-19	-20	-23	-23
Improving participation								
Elmbridge	1	3	4	2	1	1	0	0
Epsom & Ewell	0	-1	1	1	1	1	1	2
Kingston	-5	-5	-4	-3	-2	-1	-1	-1
Mole Valley	-2	-2	-1	-1	-2	-2	-2	-2
Total for HMA	-6	-5	0	-1	-2	-1	-2	-1
Increased commuting								
Elmbridge	5	7	7	6	5	4	4	4
Epsom & Ewell	1	1	3	3	3	4	3	4
Kingston	-2	-1	0	1	2	3	3	3
Mole Valley	0	1	2	1	1	1	1	1
Total for HMA	4	8	12	11	11	12	11	12

Note: 2015 and 2035 estimates are derived by assuming linear growth/change rates

Table 31 Objective assessment of need derived from projected household and employment growth

Source		Backlog need		New household formation	Allowance for vacancies		Allowance for second homes		Total
		Home-less	Con-cealed		Net new households	% allow-ance	Number	% allow-ance	
Elmbridge	2015-2035	5	606	8,565	2.84	243	0.71	61	9,480
	Per annum	0	30	428		12		3	474
Epsom & Ewell	2015-2035	62	514	7,627	1.95	149	0.00	0	8,352
	Per annum	3	26	381		7		0	418
Kingston	2015-2035	186	1,053	12,696	1.99	253	1.26	160	14,348
	Per annum	9	53	635		13		8	717
Mole Valley	2015-2035	6	419	7,168	2.18	156	0.90	65	7,814
	Per annum	0	21	358		8		3	391
Total	2015-2035	259	2,593	36,056	2.22	801	0.82	296	40,005
	Per annum	13	130	1,803		40		15	2,000

Table 32 Existing and projected dwelling size requirements: Epsom & Ewell

	Household type							Total	Percent- age
		One person	Couple without dependent children	Couple or lone parent with dependent children	Other with dependent children	Other multi- adult			
Bedrooms occupied 2015	1	2,339	689	128	0	55	3,211	10%	
	2	2,902	2,189	1,701	31	834	7,658	25%	
	3	2,598	3,443	4,084	480	2,287	12,892	41%	
	4+	798	2,019	2,413	543	1,683	7,456	24%	
	Total	8,637	8,340	8,326	1,054	4,859	31,216	100%	
Required 2035	1	3,512	975	182	0	45	4,713	12%	
	2	4,289	3,097	2,617	26	616	10,646	27%	
	3	3,824	4,871	5,187	442	1,539	15,862	40%	
	4+	1,190	2,856	2,727	479	1,094	8,346	21%	
	Total	12,815	11,800	10,712	947	3,294	39,567	100%	
Difference (breakdown of OAN)	1	1,173	286	54	0	-10	1,503	18%	
	2	1,387	908	916	-5	-218	2,988	36%	
	3	1,226	1,428	1,103	-38	-748	2,971	36%	
	4+	392	837	314	-64	-589	890	11%	
	Total	4,178	3,460	2,386	-107	-1,565	8,351	100%	

Source: Cobweb Consulting estimates, derived from GLA 2014 round long term migration trend household projection (households); English Housing Survey 2010-11-2012-13 (occupancy rates); 2011 Census (concealed households); P1E returns (homelessness by household type).

Table 33 Market entry thresholds – buying and renting

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Buying: LQ threshold price						
1 bed	£238,650	£224,955	£207,450	£171,000		£210,514
2 bed	£266,900	£249,950	£230,500	£190,000		£234,338
3 bed	£403,200	£440,000	£395,950	£380,000		£404,788
4+ bed	£691,700	£730,400	£657,277	£630,800		£677,544
Renting: LQ threshold rent per month						
1 bed	£898	£762	£762	£709		£783
2 bed	£1,173	£1,072	£1,009	£987		£1,060
3 bed	£1,323	£1,192	£1,233	£1,162		£1,228
4+ bed	£1,819	£2,532	£1,640	£2,055		£2,012

Source: HM Land Registry, VOA and model estimates of price differentials by dwelling size, 2015

Table 34 Affordability sector thresholds: percentage of market threshold

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley
Intermediate threshold as % of market entry threshold				
1 bed	94%	93%	93%	86%
2 bed	93%	88%	92%	85%
3 bed	92%	94%	95%	87%
4+ bed	83%	72%	90%	72%
Affordable rent threshold as % of market entry threshold				
1 bed	88%	86%	85%	73%
2 bed	86%	76%	84%	69%
3 bed	85%	88%	89%	73%
4+ bed	66%	43%	81%	44%

Source: assumptions derived from Cobweb Consulting model

Table 35 Backlog need for affordable housing

		Kingston	Elmbridge	Epsom and Ewell	Mole Valley		HMA
Social rented sector	1 bed	620	210	284	125		1,239
	2 bed	875	223	273	131		1,502
	3 bed	693	91	109	52		946
	4+ bed	528	149	172	85		933
	Total	2,717	674	837	393		4,621
Affordable rented sector	1 bed	56	35	22	32		144
	2 bed	84	65	21	52		223
	3 bed	64	40	8	29		142
	4+ bed	49	75	13	54		190
	Total	253	215	64	168		700
Intermediate sector	1 bed	42	36	22	33		134
	2 bed	67	49	23	42		181
	3 bed	45	24	8	19		97
	4+ bed	34	43	13	33		122
	Total	188	152	66	127		533
Total		3,158	1,041	968	687		5,854

Sources: Cobweb Consulting model, derived from data from Census 2011, English Housing Survey 2010-2013, Greater London authority income estimates, local authority P1E returns.

Table 36 Newly arising affordable housing need (per annum)

	Newly forming households	% unable to afford in open market	Number unable to afford	Existing households falling into need (net of those living in SRS)	% unable to afford in open market	Number unable to afford	Total newly arising affordable housing need
Elmbridge	1072	0.31	333	29	0.75	21	354
Epsom & Ewell	681	0.36	248	33	0.83	27	275
Kingston	1519	0.39	594	126	0.88	110	705
Mole Valley	637	0.33	209	8	0.77	6	215
HMA	3910	0.35	1384	195	0.85	165	1549

Table 37 Overall annual affordable need by type and bedroom requirement

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley	HMA
Social rent sector	1 Bed	223	92	87	48	451
	2 Beds	320	130	123	69	642
	3 Beds	205	70	67	36	378
	4+ Beds	105	38	39	21	203
	Total	854	330	316	174	1,674
Affordable rent sector	1 Bed	18	10	9	10	47
	2 Beds	34	27	9	22	93
	3 Beds	23	16	4	13	55
	4+ Beds	12	13	3	10	38
	Total	86	66	25	55	233
Intermediate (shared ownership) sector	1 Bed	16	10	9	11	46
	2 Beds	32	27	11	22	92
	3 Beds	21	16	6	13	57
	4+ Beds	11	10	4	8	33
	Total	80	63	30	54	227
All affordable sectors	1 Bed	257	112	105	70	544
	2 Beds	387	184	143	113	827
	3 Beds	249	101	77	62	490
	4+ Beds	127	62	46	39	274
	Total	1,020	458	372	284	2,134

Table 38 Future annual supply of affordable homes

	Social re-lets	Affordable relets	Intermediate re-lets/re-sales	Total annual supply
Elmbridge	63	56	7	126
Epsom & Ewell	56	11	31	98
Kingston	183	11	2	195
Mole Valley	70	77	5	151
HMA	372	154	44	570

Table 39 Calculation of annual affordable housing need

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Backlog need	A:Gross backlog need	4070	1352	1158	927		7507
	B: Affordable stock included in A	912	311	190	240		1653
	C: Net current need (A-B)	3158	1041	968	687		5854
	D: Backlog reduction period (Years)	10	10	10	10		
	E: Annual backlog quota (C/D)	316	104	97	69		585
New need	F: Newly forming households	1519	1072	681	637		3910
	G: % unable to afford market	39%	31%	36%	33%		35%
	H: Newly forming hhds in need (F*G)	594	333	248	209		1384
	I: Existing hhds falling into need	126	29	33	8		195
	J: % unable to afford market	88%	75%	83%	77%		85%
	K: Existing hhds falling into need requiring affordable housing	110	21	27	6		165
	L: Annual newly arising need (H+K)	705	354	275	215		1549
	M: Gross annual need (E+L)	1020	458	372	284		2134
Supply	N: Annual supply	195	126	98	151		570
Result	O: Net annual need (M-N)	825	332	274	132		1564

Table 40 Net annual affordable housing requirement by bedsize

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Social rented sector	1 Bed	161	63	64	5		292
	2 Beds	243	105	100	56		505
	3 Beds	168	60	57	25		311
	4+ Beds	99	38	39	19		194
	Total	671	267	260	105		1,302
Affordable rented sector	1 Bed	12	-4	2	-22		-12
	2 Beds	31	2	5	-8		30
	3 Beds	22	-1	4	0		25
	4+ Beds	11	12	3	9		35
	Total	76	9	15	-21		79
Intermediate (shared ownership) sector	1 Bed	16	8	1	8		33
	2 Beds	31	23	-9	20		65
	3 Beds	20	15	4	12		52
	4+ Beds	11	10	4	8		33
	Total	79	56	0	49		183
All affordable sector	1 Bed	189	67	67	-9		314
	2 Beds	305	131	96	68		600
	3 Beds	210	74	66	38		388
	4+ Beds	121	60	45	36		262
	Total	825	332	274	132		1,564

Table 41 Net change in affordable housing supply if under-occupation and overcrowding in the social rented sector were addressed

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
1 bed	304	154	101	54		612
2 bed	244	91	79	38		450
3 bed	145	17	44	-3		203
4+bed	133	70	52	44		299
Total	825	332	274	132		1,564

Table 42 Estimated impact of the private rented sector on housing need

	PRS HB claimants May 2015	Local authority share	Private renting 2011 (excluding rent free)	Private renting 2015 (estimated)	Claimant rate (claimants/units 2015)	Turnover (est % of PRS tenants entering sector in last year)	Number of new entrants	Estimated number of new HB claimants per annum
Elmbridge	1,819	23%	8,006	9,607	19%	11%	1018	193
Epsom & Ewell	1,164	15%	3,962	4,754	24%	11%	504	123
Kingston	3,820	49%	14,312	17,174	22%	9%	1628	362
Mole Valley	1,039	13%	4,270	5,124	20%	11%	543	110
HMA	7,845	100%	30,550	36,660	21%	11%	3693	788

Sources: DWP statexplore, Census 2011, English Housing Survey 2010-13

Table 43 Projections of households aged 65 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	15	25	10	67%
Epsom & Ewell	9	15	6	70%
Kingston	15	29	14	95%
Mole Valley	12	21	8	66%
HMA	51	89	38	75%
Outer London	452	879	427	94%
Surrey	134	229	95	71%
England	6,188	10,233	4,045	65%

Source: DCLG 2012-based Live Table 414

Table 44 Projections of households aged 85 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	3	7	4	146%
Epsom & Ewell	1	4	2	147%
Kingston	2	6	3	144%
Mole Valley	2	5	3	166%
HMA	9	21	13	150%
Outer London	68	167	99	146%
Surrey	21	58	36	170%
England	888	2,313	1,425	160%

Source: DCLG 2012-based Live Table 414

Table 45 Current supply of specialist elderly accommodation

	Sheltered	Enhanced sheltered ²	Extra care	Total	Rented / affordable	Lease / for sale	Units per 1,000 pop.
Elmbridge	1,460	277	51	1,788	1,267	521	175
Epsom & Ewell	940	0	30	970	443	527	170
Kingston	1,512	27	0	1,539	1,220	319	149
Mole Valley	1,003	5	0	1,008	656	352	134
HMA	4,915	309	81	5,305	3,586	1,719	628

Source: Housing LIN Shop toolkit and EAC

Table 46 SHOP annual demand forecast

	Sheltered housing for rent	Sheltered for lease / ownership	Enhanced sheltered	Extra care	Additional units 2015-2035	Annual additional units
Elmbridge	624	351	156	195	1,326	66
Epsom & Ewell	259	329	94	118	800	40
Kingston	829	220	168	209	1,426	71
Mole Valley	552	298	136	170	1,156	58

Source: Housing LIN SHOP toolkit

Table 47 Future tenure split planning guidance (all authorities)

	Most deprived		Deprived		Affluent		Most affluent	
	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold
Sheltered	75	25	50	50	33	67	20	80
Enhanced sheltered	80	20	67	33	50	50	20	80
Extra care	75	25	50	50	33	67	20	80

Source: Housing LIN SHOP toolkit

Table 48 Current unmet wheelchair housing requirements

	A All households*	B Wheelchair needs households (3.3% of A)	C Wheelchair needs households: unmet housing needs (13% of B)
Elmbridge	54,000	1,782	232
Epsom & Ewell	31,000	1,023	133
Kingston	68,000	2,244	292
Mole Valley	37,000	1,221	159
HMA	190,000	6,270	815

Source: Cobweb Consulting modelling of South Bank University and ONS population data. *2015 projections from 2012-based household projections

² 'Enhanced sheltered' is a term used in Housing LIN publications 'reflecting additional care and support needs of older residents in sheltered housing (but not high enough levels to require extra care housing)'

Kingston

Summary affordable housing requirements calculation

Name of output area:

Kingston

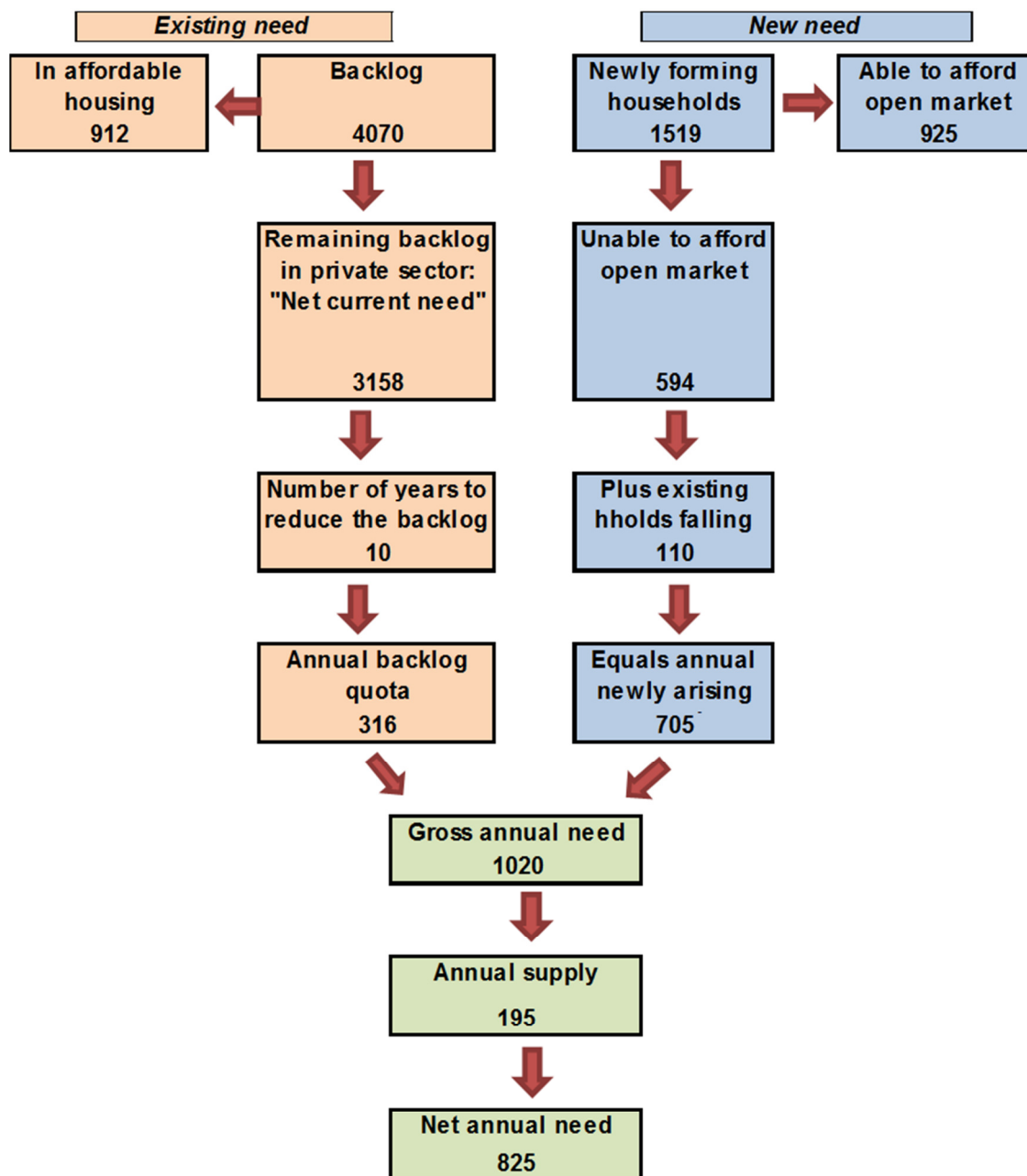


Table 1 Dwelling stock and rates of change in stock

	2009	2014	2009-10	2010-11	2011-12	2012-13	2013-14	2009-14pa
Elmbridge	55,210	56,540	0.34%	0.60%	0.54%	0.45%	0.46%	0.48%
Epsom & Ewell	30,110	31,580	0.46%	0.96%	0.95%	1.65%	0.77%	0.96%
Kingston	64,970	65,890	0.18%	0.17%	0.34%	0.32%	0.40%	0.28%
Mole Valley	36,690	37,510	0.38%	0.38%	0.65%	0.46%	0.35%	0.44%
HMA	186,980	191,520	0.32%	0.46%	0.56%	0.60%	0.47%	0.48%
London	3,308,000	3,427,650	0.86%	0.65%	0.74%	0.62%	0.69%	0.71%
Surrey	469,150	480,920	0.44%	0.41%	0.53%	0.61%	0.49%	0.50%
England	22,694,000	23,372,000	0.64%	0.60%	0.59%	0.54%	0.59%	0.59%

Source: CLG Live Table 100

Table 2 Tenure 2011

	Owned	Owned outright	With mortgage	Shared ownership	Social rented	Private rented	Private landlord	Other/rent free
Elmbridge	73.1%	34.2%	38.8%	0.7%	9.9%	15.1%	14.1%	2.2%
Epsom & Ewell	77.0%	36.8%	40.2%	0.9%	8.0%	13.3%	12.2%	1.9%
Kingston	64.1%	27.9%	36.2%	0.7%	11.8%	22.5%	21.0%	2.4%
Mole Valley	73.6%	39.1%	34.5%	0.9%	12.2%	11.9%	10.6%	2.7%
HMA	70.7%	33.4%	37.3%	0.8%	10.7%	16.8%	15.5%	1.2%
London	48.3%	21.1%	27.1%	1.3%	24.1%	25.1%	23.7%	2.6%
South East	67.6%	32.5%	35.1%	1.1%	13.7%	16.3%	14.7%	2.9%
England	63.3%	30.6%	32.8%	0.8%	17.7%	16.8%	15.4%	2.8%

Source: ONS 2011 Census Table KS402EW

Table 3 Dwelling type 2011

	Detached	Semi	Terrace	Purpose built flat	Converted and other flat	All
Elmbridge	33.8%	25.6%	16.8%	19.6%	4.3%	100.0%
Epsom & Ewell	27.0%	35.3%	14.0%	19.8%	4.0%	100.0%
Kingston	12.8%	31.6%	18.0%	28.9%	9.4%	100.0%
Mole Valley	38.0%	27.9%	12.3%	15.5%	6.2%	100.0%
HMA	26.2%	29.7%	15.9%	22.1%	6.4%	100.0%
London	6.3%	18.7%	23.1%	38.0%	14.7%	100.0%
South East	28.1%	27.7%	22.5%	16.2%	5.9%	100.0%
England	22.3%	30.8%	24.6%	16.8%	5.8%	100.0%

Source: ONS 2011 Census Table KS401EW

Table 4 Dwelling size 2011

Area	1 bedroom	2 bedrooms	2 bedrooms	4+ bedrooms	Total
Elmbridge	9.9%	24.0%	31.9%	34.1%	100.0%
Epsom & Ewell	9.0%	25.4%	39.3%	26.4%	100.0%
Kingston	15.3%	28.5%	36.1%	20.1%	100.0%
Mole Valley	12.6%	23.5%	33.7%	30.1%	100.0%
HMA	12.2%	25.7%	35.0%	27.2%	100.0%
London	21.7%	31.7%	31.5%	15.1%	100.0%
South East	11.7%	26.3%	39.0%	23.0%	100.0%
England	11.8%	27.9%	41.3%	19.0%	100.0%

Source: ONS 2011 Census Table QS411EW

Table 5 Dwelling age 2012

	Pre-1919	1919-1944	1945-1972	1973-1999	2000-2012	Total
Elmbridge	15.2%	22.2%	31.7%	20.3%	10.7%	100.0%
Epsom & Ewell	9.9%	43.6%	23.4%	13.8%	9.4%	100.0%
Kingston	22.4%	36.7%	20.6%	15.1%	5.3%	100.0%
Mole Valley	18.6%	21.8%	31.2%	20.2%	8.2%	100.0%
HMA	17.5%	30.7%	26.3%	17.4%	8.1%	100.0%
London	32.1%	25.1%	19.7%	14.8%	8.3%	100.0%
South East	18.6%	13.3%	31.7%	26.9%	9.5%	100.0%
England	22.1%	16.7%	28.9%	23.2%	9.2%	100.0%

Source: Valuation Office Agency

Table 6 Vacancies

	All vacant		Long term vacant		Social rented		Private sector	
	2009	2014	2009	2014	2009	2014	2009	2014
	%		%		%		%	
Elmbridge	3.45	2.84	1.20	0.94	2.65	0.74	3.54	3.04
Epsom & Ewell	2.18	1.95	0.85	0.66	0.43	0.16	2.34	1.81
Kingston	3.24	1.99	1.89	0.31	1.50	0.73	3.45	1.46
Mole Valley	2.35	2.18	0.61	0.65	1.23	1.24	2.52	2.35
HMA	2.96	2.27	1.27	0.62	1.63	0.77	3.12	2.16
London	2.57	1.65	1.11	0.64	1.89	1.45	2.79	1.81
Surrey	2.64	2.21	0.96	0.74	1.35	0.84	2.83	2.46
England	3.40	2.61	1.39	0.88	1.66	1.32	3.78	3.02

Source: DCLG Live Tables 100,125, 615. Excludes other public sector and supported housing vacants. Social and private sector vacants are % of the stock in the respective sectors

Table 7 Sales profile 2014

	No of sales	Average price (£)	Fifth percentile (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)	Ninety-fifth percentile (£)
Elmbridge	2,970	689,481	185,000	312,500	460,000	795,000	1,990,000
Epsom & Ewell	1,545	420,621	172,000	270,000	365,000	499,999	800,000
Kingston	3,135	486,766	190,000	295,000	385,000	550,000	975,000
Mole Valley	1,547	477,629	165,000	275,000	400,000	593,500	1,065,000
HMA	9,197	539,581	180,000	289,950	400,000	609,950	1,300,000
London	127,684	17,951,009	5,624,350	9,821,435	13,791,705	20,622,000	43,911,940
South East	173,747	21,837,382	8,575,844	13,421,290	17,843,894	25,049,083	46,463,450
England & Wales	975,818	90,169,059	34,535,171	54,811,623	73,682,228	103,664,097	192,008,723

Source: HM Land Registry Price Paid data

Table 8 Banded sale prices 2014

Area	Up to £200,000	£200,000-£400,000	£400,000-£600,000	£600,000-£800,000	£800,000 or more	Total
Elmbridge	6.6%	35.3%	20.9%	13.0%	24.2%	100.0%
Epsom & Ewell	8.0%	50.7%	26.1%	10.3%	4.9%	100.0%
Kingston	5.7%	48.0%	26.6%	9.8%	9.9%	100.0%
Mole Valley	10.5%	39.9%	25.9%	12.4%	11.2%	100.0%
HMA	7.2%	43.0%	24.6%	11.3%	13.9%	100.0%

Table 9 Indexed house prices 1996-2012

	Indexed average house price (1996=100)					
	1997	2000	2003	2006	2009	2012
Elmbridge	117	192	228	299	325	387
Epsom & Ewell	112	170	226	284	278	328
Kingston	108	175	228	288	305	358
Mole Valley	109	166	217	268	271	319
England	110	167	218	283	296	332

Source: CLG Live Table 585. Note: Data for London and South East not available.

Table 10 Turnover 2006-2012

	Sales as % of private sector dwellings						
	2006	2007	2008	2009	2010	2011	2012
Elmbridge	7.6%	7.0%	3.5%	4.1%	4.5%	4.8%	4.5%
Epsom & Ewell	6.7%	6.5%	3.0%	3.4%	4.2%	4.1%	4.2%
Kingston	7.1%	6.6%	2.9%	3.2%	3.9%	3.8%	4.0%
Mole Valley	6.3%	6.1%	2.9%	3.1%	3.8%	3.7%	3.8%

Source: CLG Live Tables 588 and 100

Table 11 Median rents, April 2014-March 2015 by local authority

Median	Letting type							% change 2014-15
	Room	Studio	1 bed	2 bed	3 bed	4+ bed	All	
Elmbridge	575	695	850	1,195	1,450	3,080	1,250	9%
Epsom & Ewell	460	650	850	1,125	1,500	1,995	1,185	8%
Kingston	500	750	995	1,300	1,600	2,200	1,250	5%
Mole Valley	-	653	790	1,100	1,413	2,500	1,100	13%
Surrey	425	625	800	1,075	1,350	2,250	1,100	11%
South East	390	500	625	780	925	1,500	779	4%
London	525	850	1,155	1,400	1,695	2,500	1,350	4%
England	347	500	525	595	675	1,175	600	1%

Source: VOA, Private Rental Market Statistics (May 2015)

Table 12 Incomes

	2015			
	Mean income (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)
Elmbridge	66,512	25,407	50,514	84,468
Epsom & Ewell	58,202	21,364	42,476	71,026
Kingston	56,920	21,870	43,940	78,636
Mole Valley	57,452	22,578	44,890	75,063

Source: Cobweb Consulting Estimates

Table 13 Gross average incomes full time workers

	Residence-based*			Workplace-based*		
	2008	2014	Ave annual increase (%)	2008	2014	Ave annual increase (%)
Elmbridge	54,600	56,659	0.6%	36,520	37,565	0.5%
Epsom & Ewell	41,075	41,818	0.3%	32,729	30,160	-1.3%
Kingston	38,854	44,470	2.4%	30,654	33,446	1.5%
Mole Valley	39,437	44,626	2.2%	37,804	42,276	2.0%
London	37,445	39,473	0.9%	39,780	42,609	1.2%
South East	33,654	35,864	1.1%	31,236	33,400	1.2%
England	30,493	32,765	1.2%	30,430	32,739	1.3%

Source: Annual Survey of Hours and Earnings, 2008 and 2014 *Residence-based earnings are those of people living in the area; workplace-based earnings are those of people working in the area.

Table 14 Affordability

	Ratio of mean house price to mean income (full-time workers, residence-based)			Ratio of mean house price to mean income (full-time workers, workplace-based)			Ratio of mean price 2014 to mean household income 2015	Median rent 2015 as % of median income 2015
	2008	2014	Change	2008	2014	Change		
Elmbridge	10.06	12.17	2.11	15.05	18.35	3.31	10.37	30%
Epsom & Ewell	7.91	10.06	2.14	9.93	13.95	4.01	7.23	33%
Kingston	9.18	10.95	1.77	11.64	14.55	2.92	8.55	34%
Mole Valley	10.27	10.70	0.43	10.71	11.30	0.58	8.31	29%
London	9.55	13.29	3.74	8.99	12.31	3.32	NA	NA
South East	8.20	8.83	0.63	8.84	9.48	0.64	NA	NA
England	7.19	8.20	1.01	7.20	8.20	1.00	NA	NA

Sources: HM Land Registry Price Paid data; ONS Annual Survey of Hours and Earnings, 2008 & 2014, Cobweb Consulting income estimates, Valuation Office Agency.

Table 15 Occupancy rates

	2 or more bedrooms above standard	1 bedroom above standard	At standard	1 bedroom below standard	2 or more bedrooms below standard	Number of households overcrowded
Elmbridge	45.1%	31.0%	21.3%	2.4%	0.2%	1,408
Epsom & Ewell	38.4%	34.6%	23.7%	3.0%	0.4%	999
Kingston	29.5%	33.0%	31.7%	5.1%	0.7%	3,681
Mole Valley	42.6%	31.2%	23.6%	2.4%	0.3%	947
HMA	38.1%	32.3%	25.8%	3.4%	0.4%	7,035
London	21.1%	28.3%	39.3%	9.2%	2.1%	370,531
South East	37.1%	33.6%	25.7%	3.2%	0.4%	127,456
England	34.3%	34.4%	26.7%	3.9%	0.7%	1,024,473

Source: ONS 2011 Census Table QS411EW

Table 16 Homeless acceptances

	Total in temp accomm	In B&B	Other nightly paid	Hostels	Private sector leased	Private landlord	La stock	RP stock	Other
Elmbridge	36	4	1	0	0	1	0	30	0
Epsom & Ewell	168	13	49	0	3	5	0	95	3
Kingston	599	18	102	66	353	0	34	0	26
Mole Valley	35	0	6	0	0	0	25	3	1
HMA	838	35	158	66	356	6	59	128	30

Source: Statutory homelessness: detailed local authority responses, January-March 2015, Section 6.

Table 17 Concealed households

	All concealed families	Concealed lone parent	Concealed couple with children	Concealed couple without children	Other
Elmbridge	606	172	74	338	22
Epsom & Ewell	514	171	49	280	15
Kingston	1053	295	161	550	48
Mole Valley	419	112	60	231	16
Total	2593	749	344	1399	101

Sources: ONS 2011 Census Table DC1110EW1a, English Housing Survey 2010-11, 2011-12, 2012-13

Table 18 Components of population change 2001-14

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Elmbridge													
Natural change	305	273	410	507	605	701	686	671	759	824	796	708	833
Internal migration	120	-192	-136	438	744	260	131	397	651	428	331	713	186
International migration	671	1168	411	705	146	47	-654	-926	-442	-692	-1038	-759	-443
Other change	-21	-43	2	-41	-18	-15	-11	-59	-22	-69	-5	5	14
Epsom & Ewell													
Natural change	112	129	206	178	144	317	366	332	374	337	402	346	329
Internal migration	333	-218	13	55	230	614	499	-4	532	335	370	657	570
International migration	-94	168	290	439	357	269	197	152	188	184	92	70	275
Other change	126	105	139	114	125	109	115	112	78	57	-3	6	13
Kingston													
Natural change	530	542	682	904	872	1025	1103	1268	1259	1317	1292	1116	1178
Internal migration	-530	-527	110	-154	381	141	9	-508	-647	-756	21	-53	-188
International migration	2015	1452	2016	2119	1399	1179	1943	2046	2305	2761	2138	1827	2136
Other change	-1418	-1426	-1436	-1435	-1474	-1527	-1513	-1526	-1576	-1534	19	-3	39
Mole Valley													
Natural change	-69	-66	-50	-117	0	17	42	27	60	68	43	14	-34
Internal migration	117	535	105	200	211	730	933	415	568	176	538	780	70
International migration	112	220	143	196	251	125	12	1	12	-34	-367	-344	-125
Other change	55	46	67	31	49	28	50	33	41	14	-5	13	14

Table 19 ONS, 2012-based sub-national population projections

Population 000s	2012	2017	2022	2027	2032	2037
Elmbridge	132	134	139	142	146	149
Epsom & Ewell	76	80	85	89	93	96
Kingston	164	178	190	201	211	218
Mole Valley	86	88	91	94	97	100
Percentage change		2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge		2%	3%	3%	2%	2%
Epsom & Ewell		6%	6%	5%	4%	3%
Kingston		9%	7%	6%	5%	4%
Mole Valley		3%	3%	4%	3%	3%
England		4%	3%	3%	3%	2%

Source: ONS, 2012-based sub-national population projections

Table 20 GLA/ONS Population projections: Kingston

Population	2012	2015	2022	2027	2035	2037	2015-2035
ONS-2012-based	163,906	172,517	190,248	201,225	215,194	218,155	42,677
GLA short-term	163,906	170,899	183,568	191,430	201,626	203,778	30,727
GLA long-term	163,906	168,532	175,116	179,811	186,344	187,779	17,812

Sources: GLA London Datastore, ONS 2012-based SNPP, CLG 2012-based household projections

Table 21 Projected changes in age composition of population 2012-2037

	2012	2017	2022	2027	2032	2037
Elmbridge						
0-14	20.6%	21.0%	21.1%	20.4%	19.6%	19.1%
15-64	62.3%	60.6%	59.6%	58.6%	57.2%	56.1%
65-74	8.6%	9.4%	9.0%	9.5%	10.8%	11.0%
75-84	5.6%	5.7%	6.6%	7.3%	7.1%	7.7%
85+	2.9%	3.3%	3.7%	4.2%	5.2%	6.0%
Epsom & Ewell						
0-14	18.4%	19.0%	19.6%	19.1%	18.4%	17.8%
15-64	64.3%	62.6%	61.8%	61.1%	60.2%	59.4%
65-74	9.1%	10.0%	9.1%	9.2%	10.2%	10.6%
75-84	5.7%	5.7%	6.6%	7.4%	7.0%	7.3%
85+	2.5%	2.7%	2.9%	3.3%	4.1%	4.8%
Kingston						
0-14	18.1%	18.8%	19.1%	18.5%	17.8%	17.2%
15-64	68.9%	67.8%	66.8%	66.3%	65.8%	65.1%
65-74	6.7%	7.4%	7.3%	7.5%	8.1%	8.6%
75-84	4.2%	4.0%	4.6%	5.3%	5.4%	5.7%
85+	2.0%	2.1%	2.2%	2.4%	2.9%	3.5%
Mole Valley						
0-14	17.1%	16.9%	17.2%	16.7%	16.1%	15.7%
15-64	61.2%	59.7%	58.2%	56.8%	54.9%	53.9%
65-74	11.2%	12.0%	11.4%	11.9%	13.1%	13.3%
75-84	7.2%	7.6%	9.0%	9.7%	9.5%	10.1%
85+	3.3%	3.7%	4.3%	4.9%	6.3%	7.0%

Table 22 Main migration linkages, 2011

Authority 1	Authority 2	Gross migration per 1,000 usual residents	Gross migration
Merton	Wandsworth	10.4	5,259
Guildford	Waverley	7.7	1,997
Merton	Sutton	6.0	2,354
Runnymede	Spelthorne	5.6	983
Elmbridge	Kingston	5.5	1,599
Kingston	Richmond	5.1	1,760
Guildford	Woking	5.1	1,194
Runnymede	Woking	5.0	895
Kingston	Merton	4.8	1,716
Epsom & Ewell	Kingston	4.5	1,060
Richmond	Wandsworth	4.4	2,152
Epsom & Ewell	Sutton	4.1	1,077
Epsom & Ewell	Reigate and Banstead	4.1	874
Mole Valley	Reigate and Banstead	4.1	909
Reigate and Banstead	Tandridge	4.1	960
Surrey Heath	Woking	3.9	718
Crawley	Mid Sussex	3.9	968
Epsom & Ewell	Mole Valley	3.7	592
Reigate and Banstead	Sutton	3.6	1,197
Elmbridge	Runnymede	3.4	717
Kingston	Wandsworth	3.2	1488
Crawley	Horsham	3.1	749

Source: ONS, 2011 Census Table MM01CUK_ALL - Origin and destination of migrants, via NOMIS

Table 23 Main travel to work linkages, 2011

Authority 1	Authority 2	Gross commuting per 1,000 workers	Gross commuting (inflow and outflow combined)
Guildford	Waverley	11.5%	11452
Crawley	Mid Sussex	9.3%	9770
Runnymede	Spelthorne	8.9%	6559
Crawley	Horsham	8.7%	8597
Merton	Sutton	6.8%	11046
Runnymede	Woking	6.8%	4994
Mole Valley	Reigate and Banstead	6.7%	5918
Reigate and Banstead	Tandridge	6.4%	5648
Kingston	Elmbridge	6.1%	7092
Elmbridge	Runnymede	6.1%	4985
Merton	Wandsworth	5.8%	13566
Epsom & Ewell	Mole Valley	5.7%	3527
Sutton	Epsom & Ewell	5.2%	5724
Kingston	Richmond	5.0%	7234

Source: ONS, 2011 Census Table WU02UK - Location of usual residence and place of work by age, via NOMIS

Table 24 CLG 2012-based household projections

	Households (000s)			Percentage change					
	2012	2037	Per annum	2012-37	2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge	53	63	0.41	19%	3%	4%	4%	4%	4%
Epsom & Ewell	30	40	0.38	31%	6%	6%	6%	5%	5%
Kingston	65	91	1.05	40%	8%	8%	7%	7%	6%
Mole Valley	36	45	0.35	24%	4%	5%	5%	4%	4%
HMA	185	239	2.19	30%	5%	5%	5%	5%	4%
England	22,305	27,548	209.74	24%	5%	5%	4%	4%	4%

Source: CLG 2012-based household projections

Table 25 CLG 2012-based household projections: rates of change

	2012-2037		2012-2015		2015-2035	
	Total change	Average change per annum	Total change	Average change per annum	Total change	Average change per annum
Elmbridge	10,216	464	742	247	8,565	428
Epsom & Ewell	9,378	426	1,034	345	7,627	381
Kingston	26,322	1,196	3,202	1,067	21,257	1,063
Mole Valley	8,756	398	877	292	7,168	358
HMA	54,672	2,485	5,855	1,952	44,617	2,231

Source: CLG 2012-based household projections

Table 26 GLA/ONS Household projections, Kingston

Households	2012	2015	2022	2027	2035	2037	2015-2035
CLG-2012-based	64,998	68,199	75,734	81,192	89,456	91,319	21,257
GLA short-term	64,934	67,711	73,506	77,468	83,344	84,635	15,633
GLA long-term		66,652	69,874	72,391	76,411	77,308	9,759

Table 27 Projected employment 2015-2035 ('000)

	2015	2020	2025	2030	2035
Elmbridge	64	66	69	71	74
Epsom & Ewell	35	37	39	40	42
Kingston	82	83	85	87	90
Mole Valley	50	51	52	53	55

Table 28 Economic activity and employment

	Usually resident	Aged 16-74	% aged 16-74	Economic ally active	% economic ally active	In employment/self-employed	% in employment/self-employed	% econ active in employment
Elmbridge	130,875	92,027	0.7	67,522	0.52	62,942	0.48	0.93
Epsom & Ewell	75,102	54,170	0.72	39,844	0.53	36,449	0.49	0.91
Kingston	160,060	119,673	0.75	87,348	0.55	77,126	0.48	0.88
Mole Valley	85,375	60,778	0.71	44,170	0.52	41,169	0.48	0.93
HMA	451,412	326,648	0.72	238,884	0.53	217,686	0.48	0.91

Table 29 Commuting and place of work

	1	2	3	4	5	6	7	8
	Living and working in LA area	Living in LA area and working elsewhere* (outward commuters)	No fixed workplace	Working mainly at home	Living in LA area and working (1+2+3+4)	Working in LA area and living elsewhere* (inward commuters)	Working in LA area(1+3+4+6)	Net commuting into LA area (6-2)
Elmbridge	14,404	35,448	5,317	10,110	65,279	27,051	56,882	-8,397
Epsom & Ewell	7,504	23,048	3,524	4,197	38,273	15,235	30,460	-7,813
Kingston	20,982	45,424	6,934	9,094	82,434	35,964	72,974	-9,460
Mole Valley	12,184	19,754	3,917	6,930	42,785	23,809	46,840	4,055

Source: 2011 Census Table WU01UK. Elsewhere: includes rest of England, Wales, Scotland, Northern Ireland and abroad.

Table 30 Scenarios comparing labour demand and supply.

	000s							
	2011	2015	2016	2021	2026	2031	2035	2036
Projected demand (jobs '000)								
Elmbridge	66	64	64	67	69	72	74	74
Epsom & Ewell	36	35	36	37	39	41	42	42
Kingston	78	82	83	84	86	88	90	91
Mole Valley	51	50	50	51	52	54	55	55
Total for HMA	231	231	233	239	247	254	261	262
Projected surplus of labour (positive value=surplus) ('000)								
Basic scenario								
Elmbridge	3	7	7	7	7	6	5	6
Epsom & Ewell	0	2	2	3	3	3	3	3
Kingston	-3	-3	-3	-2	-2	-2	-3	-3
Mole Valley	-1	1	2	2	3	3	3	3
Total for HMA	-1	7	8	10	11	10	8	9
Age structure scenario								
Elmbridge	-3	-1	-1	-3	-4	-5	-6	-6
Epsom & Ewell	-4	-2	-2	-2	-3	-3	-3	-3
Kingston	-6	-6	-6	-6	-6	-5	-6	-7
Mole Valley	-7	-5	-5	-6	-6	-7	-8	-7
Total for HMA	-20	-14	-14	-17	-19	-20	-23	-23
Improving participation								
Elmbridge	1	3	4	2	1	1	0	0
Epsom & Ewell	0	-1	1	1	1	1	1	2
Kingston	-5	-5	-4	-3	-2	-1	-1	-1
Mole Valley	-2	-2	-1	-1	-2	-2	-2	-2
Total for HMA	-6	-5	0	-1	-2	-1	-2	-1
Increased commuting								
Elmbridge	5	7	7	6	5	4	4	4
Epsom & Ewell	1	1	3	3	3	4	3	4
Kingston	-2	-1	0	1	2	3	3	3
Mole Valley	0	1	2	1	1	1	1	1
Total for HMA	4	8	12	11	11	12	11	12

Note: 2015 and 2035 estimates are derived by assuming linear growth/change rates

Table 31 Objective assessment of need derived from projected household and employment growth

Source		Backlog need		New household formation	Allowance for vacancies		Allowance for second homes		Total
		Home-less	Con-cealed	Net new households	% allow-ance	Number	% allow-ance	Number	
Elmbridge	2015-2035	5	606	8,565	2.84	243	0.71	61	9,480
	Per annum	0	30	428		12		3	474
Epsom & Ewell	2015-2035	62	514	7,627	1.95	149	0.00	0	8,352
	Per annum	3	26	381		7		0	418
Kingston	2015-2035	186	1,053	12,696	1.99	253	1.26	160	14,348
	Per annum	9	53	635		13		8	717
Mole Valley	2015-2035	6	419	7,168	2.18	156	0.90	65	7,814
	Per annum	0	21	358		8		3	391
Total	2015-2035	259	2,593	36,056	2.22	801	0.82	296	40,005
	Per annum	13	130	1,803		40		15	2,000

Table 32 Existing and projected dwelling size requirements: Kingston

	Household type							Total	Percent- age
	One person	Couple without dependent children	Couple or lone parent with dependent children	Other with dependent children	Other multi- adult				
Bedrooms occupied 2015	1	8,292	3,186	1,247	23	347	13,096	19%	
	2	5,375	4,909	5,840	598	3,278	20,000	30%	
	3	4,187	4,664	6,200	1,839	5,867	22,758	34%	
	4+	839	2,232	3,337	1,571	3,349	11,328	17%	
	Total	18,694	14,992	16,624	4,031	12,841	67,182	100%	
Required 2035	1	8,676	3,481	1,374	23	427	13,981	17%	
	2	5,774	5,647	6,806	635	4,441	23,303	29%	
	3	4,529	5,708	7,518	2,245	8,992	28,992	36%	
	4+	955	2,825	3,853	1,977	5,633	15,244	19%	
	Total	19,933	17,661	19,552	4,880	19,492	81,519	100%	
Difference (breakdown of OAN)	1	383	295	127	0	79	885	6%	
	2	399	738	966	37	1,163	3,302	23%	
	3	341	1,044	1,318	406	3,125	6,234	43%	
	4+	116	593	516	407	2,284	3,916	27%	
	Total	1,239	2,670	2,928	849	6,651	14,337	100%	

Source: Cobweb Consulting estimates, derived from GLA 2014 round short and long term migration trend household projection (households); English Housing Survey 2010-11-2012-13 (occupancy rates); 2011 Census (concealed households); P1E returns (homelessness by household type).

Table 33 Market entry thresholds – buying and renting

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley	HMA
Buying: LQ threshold price					
1 bed	£238,650	£224,955	£207,450	£171,000	£210,514
2 bed	£266,900	£249,950	£230,500	£190,000	£234,338
3 bed	£403,200	£440,000	£395,950	£380,000	£404,788
4+ bed	£691,700	£730,400	£657,277	£630,800	£677,544
Renting: LQ threshold rent per month					
1 bed	£898	£762	£762	£709	£783
2 bed	£1,173	£1,072	£1,009	£987	£1,060
3 bed	£1,323	£1,192	£1,233	£1,162	£1,228
4+ bed	£1,819	£2,532	£1,640	£2,055	£2,012

Source: HM Land Registry, VOA and model estimates of price differentials by dwelling size, 2015

Table 34 Affordability sector thresholds: percentage of market threshold

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley
Intermediate threshold as % of market entry threshold				
1 bed	94%	93%	93%	86%
2 bed	93%	88%	92%	85%
3 bed	92%	94%	95%	87%
4+ bed	83%	72%	90%	72%
Affordable rent threshold as % of market entry threshold				
1 bed	88%	86%	85%	73%
2 bed	86%	76%	84%	69%
3 bed	85%	88%	89%	73%
4+ bed	66%	43%	81%	44%

Source: assumptions derived from Cobweb Consulting model

Table 35 Backlog need for affordable housing

		Kingston	Elmbridge	Epsom and Ewell	Mole Valley		HMA
Social rented sector	1 bed	620	210	284	125		1,239
	2 bed	875	223	273	131		1,502
	3 bed	693	91	109	52		946
	4+ bed	528	149	172	85		933
	Total	2,717	674	837	393		4,621
Affordable rented sector	1 bed	56	35	22	32		144
	2 bed	84	65	21	52		223
	3 bed	64	40	8	29		142
	4+ bed	49	75	13	54		190
	Total	253	215	64	168		700
Intermediate sector	1 bed	42	36	22	33		134
	2 bed	67	49	23	42		181
	3 bed	45	24	8	19		97
	4+ bed	34	43	13	33		122
	Total	188	152	66	127		533
Total		3,158	1,041	968	687		5,854

Sources: Cobweb Consulting model, derived from data from Census 2011, English Housing Survey 2010-2013, Greater London authority income estimates, local authority P1E returns.

Table 36 Newly arising affordable housing need (per annum)

	Newly forming households	% unable to afford in open market	Number unable to afford	Existing households falling into need (net of those living in SRS)	% unable to afford in open market	Number unable to afford	Total newly arising affordable housing need
Elmbridge	1072	0.31	333	29	0.75	21	354
Epsom & Ewell	681	0.36	248	33	0.83	27	275
Kingston	1519	0.39	594	126	0.88	110	705
Mole Valley	637	0.33	209	8	0.77	6	215
HMA	3910	0.35	1384	195	0.85	165	1549

Table 37 Overall annual affordable need by type and bedroom requirement

		Kingston	Elmbridge	Epsom and	Mole Valley	HMA
Social rent sector	1 Bed	223	92	87	48	451
	2 Beds	320	130	123	69	642
	3 Beds	205	70	67	36	378
	4+ Beds	105	38	39	21	203
	Total	854	330	316	174	1,674
Affordable rent sector	1 Bed	18	10	9	10	47
	2 Beds	34	27	9	22	93
	3 Beds	23	16	4	13	55
	4+ Beds	12	13	3	10	38
	Total	86	66	25	55	233
Intermediate (shared ownership) sector	1 Bed	16	10	9	11	46
	2 Beds	32	27	11	22	92
	3 Beds	21	16	6	13	57
	4+ Beds	11	10	4	8	33
	Total	80	63	30	54	227
All affordable sectors	1 Bed	257	112	105	70	544
	2 Beds	387	184	143	113	827
	3 Beds	249	101	77	62	490
	4+ Beds	127	62	46	39	274
	Total	1,020	458	372	284	2,134

Table 38 Future annual supply of affordable homes

	Social re-lets	Affordable relets	Intermediate re-lets/re-sales	Total annual supply
Elmbridge	63	56	7	126
Epsom & Ewell	56	11	31	98
Kingston	183	11	2	195
Mole Valley	70	77	5	151
HMA	372	154	44	570

Table 39 Calculation of annual affordable housing need

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Backlog need	A:Gross backlog need	4070	1352	1158	927		7507
	B: Affordable stock included in A	912	311	190	240		1653
	C: Net current need (A-B)	3158	1041	968	687		5854
	D: Backlog reduction period (Years)	10	10	10	10		
	E: Annual backlog quota (C/D)	316	104	97	69		585
New need	F: Newly forming households	1519	1072	681	637		3910
	G: % unable to afford market	39%	31%	36%	33%		35%
	H: Newly forming hhds in need (F*G)	594	333	248	209		1384
	I: Existing hhds falling into need	126	29	33	8		195
	J: % unable to afford market	88%	75%	83%	77%		85%
	K: Existing hhds falling into need requiring affordable housing	110	21	27	6		165
	L: Annual newly arising need (H+K)	705	354	275	215		1549
	M: Gross annual need (E+L)	1020	458	372	284		2134
Supply	N: Annual supply	195	126	98	151		570
Result	O: Net annual need (M-N)	825	332	274	132		1564

Table 40 Net annual affordable housing requirement by bedsize

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Social rented sector	1 Bed	161	63	64	5		292
	2 Beds	243	105	100	56		505
	3 Beds	168	60	57	25		311
	4+ Beds	99	38	39	19		194
	Total	671	267	260	105		1,302
Affordable rented sector	1 Bed	12	-4	2	-22		-12
	2 Beds	31	2	5	-8		30
	3 Beds	22	-1	4	0		25
	4+ Beds	11	12	3	9		35
	Total	76	9	15	-21		79
Intermediate (shared ownership) sector	1 Bed	16	8	1	8		33
	2 Beds	31	23	-9	20		65
	3 Beds	20	15	4	12		52
	4+ Beds	11	10	4	8		33
	Total	79	56	0	49		183
All affordable sector	1 Bed	189	67	67	-9		314
	2 Beds	305	131	96	68		600
	3 Beds	210	74	66	38		388
	4+ Beds	121	60	45	36		262
	Total	825	332	274	132		1,564

Table 41 Net change in affordable housing supply if under-occupation and overcrowding in the social rented sector were addressed

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
1 bed	304	154	101	54		612
2 bed	244	91	79	38		450
3 bed	145	17	44	-3		203
4+bed	133	70	52	44		299
Total	825	332	274	132		1,564

Table 42 Estimated impact of the private rented sector on housing need

	PRS HB claimants May 2015	Local authority share	Private renting 2011 (excluding rent free)	Private renting 2015 (estimated)	Claimant rate (claimants/units 2015)	Turnover (est % of PRS tenants entering sector in last year)	Number of new entrants	Estimated number of new HB claimants per annum
Elmbridge	1,819	23%	8,006	9,607	19%	11%	1018	193
Epsom & Ewell	1,164	15%	3,962	4,754	24%	11%	504	123
Kingston	3,820	49%	14,312	17,174	22%	9%	1628	362
Mole Valley	1,039	13%	4,270	5,124	20%	11%	543	110
HMA	7,845	100%	30,550	36,660	21%	11%	3693	788

Sources: DWP statexplore, Census 2011, English Housing Survey 2010-13

Table 43 Projections of households aged 65 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	15	25	10	67%
Epsom & Ewell	9	15	6	70%
Kingston	15	29	14	95%
Mole Valley	12	21	8	66%
HMA	51	89	38	75%
Outer London	452	879	427	94%
Surrey	134	229	95	71%
England	6,188	10,233	4,045	65%

Source: DCLG 2012-based Live Table 414

Table 44 Projections of households aged 85 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	3	7	4	146%
Epsom & Ewell	1	4	2	147%
Kingston	2	6	3	144%
Mole Valley	2	5	3	166%
HMA	9	21	13	150%
Outer London	68	167	99	146%
Surrey	21	58	36	170%
England	888	2,313	1,425	160%

Source: DCLG 2012-based Live Table 414

Table 45 Current supply of specialist elderly accommodation

	Sheltered	Enhanced sheltered ³	Extra care	Total	Rented / affordable	Lease / for sale	Units per 1,000 pop.
Elmbridge	1,460	277	51	1,788	1,267	521	175
Epsom & Ewell	940	0	30	970	443	527	170
Kingston	1,512	27	0	1,539	1,220	319	149
Mole Valley	1,003	5	0	1,008	656	352	134
HMA	4,915	309	81	5,305	3,586	1,719	628

Source: Housing LIN Shop toolkit and EAC

Table 46 SHOP annual demand forecast

	Sheltered housing for rent	Sheltered for lease / ownership	Enhanced sheltered	Extra care	Additional units 2015-2035	Annual additional units
Elmbridge	624	351	156	195	1,326	66
Epsom & Ewell	259	329	94	118	800	40
Kingston	829	220	168	209	1,426	71
Mole Valley	552	298	136	170	1,156	58

Source: Housing LIN SHOP toolkit

Table 47 Future tenure split planning guidance (all authorities)

	Most deprived		Deprived		Affluent		Most affluent	
	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold
Sheltered	75	25	50	50	33	67	20	80
Enhanced sheltered	80	20	67	33	50	50	20	80
Extra care	75	25	50	50	33	67	20	80

Source: Housing LIN SHOP toolkit

Table 48 Current unmet wheelchair housing requirements

	A All households*	B Wheelchair needs households (3.3% of A)	C Wheelchair needs households: unmet housing needs (13% of B)
Elmbridge	54,000	1,782	232
Epsom & Ewell	31,000	1,023	133
Kingston	68,000	2,244	292
Mole Valley	37,000	1,221	159
HMA	190,000	6,270	815

Source: Cobweb Consulting modelling of South Bank University and ONS population data. *2015 projections from 2012-based household projections

³ Enhanced sheltered' is a term used in Housing LIN publications 'reflecting additional care and support needs of older residents in sheltered housing (but not high enough levels to require extra care housing)'

Mole Valley

Summary affordable housing requirements calculation

Name of output area:

Mole Valley

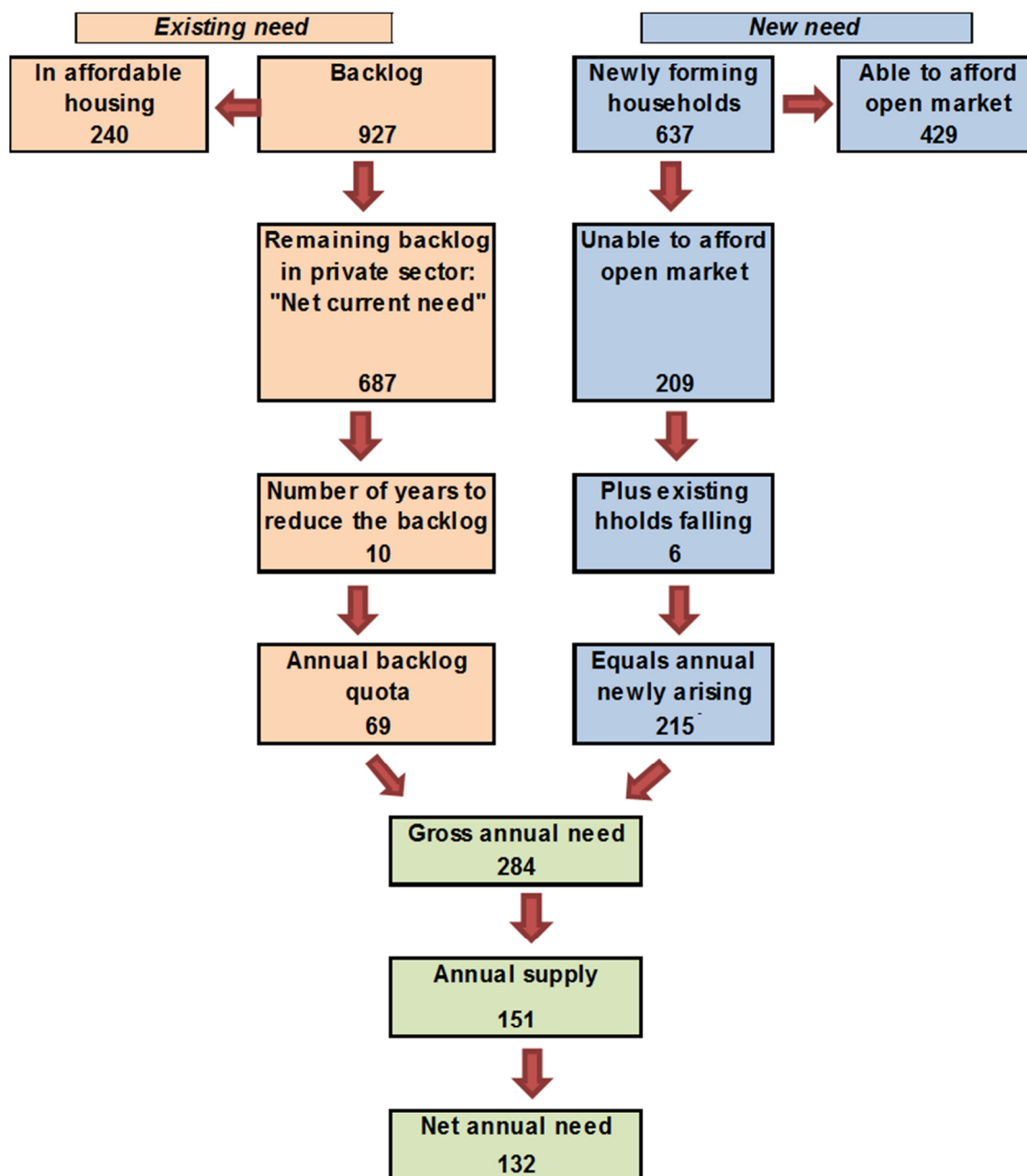


Table 1 Dwelling stock and rates of change in stock

	2009	2014	2009-10	2010-11	2011-12	2012-13	2013-14	2009-14pa
Elmbridge	55,210	56,540	0.34%	0.60%	0.54%	0.45%	0.46%	0.48%
Epsom & Ewell	30,110	31,580	0.46%	0.96%	0.95%	1.65%	0.77%	0.96%
Kingston	64,970	65,890	0.18%	0.17%	0.34%	0.32%	0.40%	0.28%
Mole Valley	36,690	37,510	0.38%	0.38%	0.65%	0.46%	0.35%	0.44%
HMA	186,980	191,520	0.32%	0.46%	0.56%	0.60%	0.47%	0.48%
London	3,308,000	3,427,650	0.86%	0.65%	0.74%	0.62%	0.69%	0.71%
Surrey	469,150	480,920	0.44%	0.41%	0.53%	0.61%	0.49%	0.50%
England	22,694,000	23,372,000	0.64%	0.60%	0.59%	0.54%	0.59%	0.59%

Source: CLG Live Table 100

Table 2 Tenure 2011

	Owned	Owned outright	With mortgage	Shared ownership	Social rented	Private rented	Private landlord	Other/rent free
Elmbridge	73.1%	34.2%	38.8%	0.7%	9.9%	15.1%	14.1%	2.2%
Epsom & Ewell	77.0%	36.8%	40.2%	0.9%	8.0%	13.3%	12.2%	1.9%
Kingston	64.1%	27.9%	36.2%	0.7%	11.8%	22.5%	21.0%	2.4%
Mole Valley	73.6%	39.1%	34.5%	0.9%	12.2%	11.9%	10.6%	2.7%
HMA	70.7%	33.4%	37.3%	0.8%	10.7%	16.8%	15.5%	1.2%
London	48.3%	21.1%	27.1%	1.3%	24.1%	25.1%	23.7%	2.6%
South East	67.6%	32.5%	35.1%	1.1%	13.7%	16.3%	14.7%	2.9%
England	63.3%	30.6%	32.8%	0.8%	17.7%	16.8%	15.4%	2.8%

Source: ONS 2011 Census Table KS402EW

Table 3 Dwelling type 2011

	Detached	Semi	Terrace	Purpose built flat	Converted and other flat	All
Elmbridge	33.8%	25.6%	16.8%	19.6%	4.3%	100.0%
Epsom & Ewell	27.0%	35.3%	14.0%	19.8%	4.0%	100.0%
Kingston	12.8%	31.6%	18.0%	28.9%	9.4%	100.0%
Mole Valley	38.0%	27.9%	12.3%	15.5%	6.2%	100.0%
HMA	26.2%	29.7%	15.9%	22.1%	6.4%	100.0%
London	6.3%	18.7%	23.1%	38.0%	14.7%	100.0%
South East	28.1%	27.7%	22.5%	16.2%	5.9%	100.0%
England	22.3%	30.8%	24.6%	16.8%	5.8%	100.0%

Source: ONS 2011 Census Table KS401EW

Table 4 Dwelling size 2011

Area	1 bedroom	2 bedrooms	2 bedrooms	4+ bedrooms	Total
Elmbridge	9.9%	24.0%	31.9%	34.1%	100.0%
Epsom & Ewell	9.0%	25.4%	39.3%	26.4%	100.0%
Kingston	15.3%	28.5%	36.1%	20.1%	100.0%
Mole Valley	12.6%	23.5%	33.7%	30.1%	100.0%
HMA	12.2%	25.7%	35.0%	27.2%	100.0%
London	21.7%	31.7%	31.5%	15.1%	100.0%
South East	11.7%	26.3%	39.0%	23.0%	100.0%
England	11.8%	27.9%	41.3%	19.0%	100.0%

Source ONS 2011 Census Table QS411EW

Table 5 Dwelling age 2012

	Pre-1919	1919-1944	1945-1972	1973-1999	2000-2012	Total
Elmbridge	15.2%	22.2%	31.7%	20.3%	10.7%	100.0%
Epsom & Ewell	9.9%	43.6%	23.4%	13.8%	9.4%	100.0%
Kingston	22.4%	36.7%	20.6%	15.1%	5.3%	100.0%
Mole Valley	18.6%	21.8%	31.2%	20.2%	8.2%	100.0%
HMA	17.5%	30.7%	26.3%	17.4%	8.1%	100.0%
London	32.1%	25.1%	19.7%	14.8%	8.3%	100.0%
South East	18.6%	13.3%	31.7%	26.9%	9.5%	100.0%
England	22.1%	16.7%	28.9%	23.2%	9.2%	100.0%

Source: Valuation Office Agency

Table 6 Vacancies

	All vacant		Long term vacant		Social rented		Private sector	
	2009	2014	2009	2014	2009	2014	2009	2014
	%		%		%		%	
Elmbridge	3.45	2.84	1.20	0.94	2.65	0.74	3.54	3.04
Epsom & Ewell	2.18	1.95	0.85	0.66	0.43	0.16	2.34	1.81
Kingston	3.24	1.99	1.89	0.31	1.50	0.73	3.45	1.46
Mole Valley	2.35	2.18	0.61	0.65	1.23	1.24	2.52	2.35
HMA	2.96	2.27	1.27	0.62	1.63	0.77	3.12	2.16
London	2.57	1.65	1.11	0.64	1.89	1.45	2.79	1.81
Surrey	2.64	2.21	0.96	0.74	1.35	0.84	2.83	2.46
England	3.40	2.61	1.39	0.88	1.66	1.32	3.78	3.02

Source: DCLG Live Tables 100,125, 615. Excludes other public sector and supported housing vacants. Social and private sector vacants are % of the stock in the respective sectors

Table 7 Sales profile 2014

	No of sales	Average price (£)	Fifth percentile (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)	Ninety-fifth percentile (£)
Elmbridge	2,970	689,481	185,000	312,500	460,000	795,000	1,990,000
Epsom & Ewell	1,545	420,621	172,000	270,000	365,000	499,999	800,000
Kingston	3,135	486,766	190,000	295,000	385,000	550,000	975,000
Mole Valley	1,547	477,629	165,000	275,000	400,000	593,500	1,065,000
HMA	9,197	539,581	180,000	289,950	400,000	609,950	1,300,000
London	127,684	17,951,009	5,624,350	9,821,435	13,791,705	20,622,000	43,911,940
South East	173,747	21,837,382	8,575,844	13,421,290	17,843,894	25,049,083	46,463,450
England & Wales	975,818	90,169,059	34,535,171	54,811,623	73,682,228	103,664,097	192,008,723

Source: HM Land Registry Price Paid data

Table 8 Banded sale prices 2014

Area	Up to £200,000	£200,000-£400,000	£400,000-£600,000	£600,000-£800,000	£800,000 or more	Total
Elmbridge	6.6%	35.3%	20.9%	13.0%	24.2%	100.0%
Epsom & Ewell	8.0%	50.7%	26.1%	10.3%	4.9%	100.0%
Kingston	5.7%	48.0%	26.6%	9.8%	9.9%	100.0%
Mole Valley	10.5%	39.9%	25.9%	12.4%	11.2%	100.0%
HMA	7.2%	43.0%	24.6%	11.3%	13.9%	100.0%

Table 9 Indexed house prices 1996-2012

	Indexed average house price (1996=100)					
	1997	2000	2003	2006	2009	2012
Elmbridge	117	192	228	299	325	387
Epsom & Ewell	112	170	226	284	278	328
Kingston	108	175	228	288	305	358
Mole Valley	109	166	217	268	271	319
England	110	167	218	283	296	332

Source: CLG Live Table 585. Note: Data for London and South East not available.

Table 10 Turnover 2006-2012

	Sales as % of private sector dwellings						
	2006	2007	2008	2009	2010	2011	2012
Elmbridge	7.6%	7.0%	3.5%	4.1%	4.5%	4.8%	4.5%
Epsom & Ewell	6.7%	6.5%	3.0%	3.4%	4.2%	4.1%	4.2%
Kingston	7.1%	6.6%	2.9%	3.2%	3.9%	3.8%	4.0%
Mole Valley	6.3%	6.1%	2.9%	3.1%	3.8%	3.7%	3.8%

Source: CLG Live Tables 588 and 100

Table 11 Median rents, April 2014-March 2015 by local authority

Median	Letting type							% change 2014-15
	Room	Studio	1 bed	2 bed	3 bed	4+ bed	All	
Elmbridge	575	695	850	1,195	1,450	3,080	1,250	9%
Epsom & Ewell	460	650	850	1,125	1,500	1,995	1,185	8%
Kingston	500	750	995	1,300	1,600	2,200	1,250	5%
Mole Valley	-	653	790	1,100	1,413	2,500	1,100	13%
Surrey	425	625	800	1,075	1,350	2,250	1,100	11%
South East	390	500	625	780	925	1,500	779	4%
London	525	850	1,155	1,400	1,695	2,500	1,350	4%
England	347	500	525	595	675	1,175	600	1%

Source: VOA, Private Rental Market Statistics (May 2015)

Table 12 Incomes

	2015			
	Mean income (£)	Twenty-fifth percentile (£)	Median (£)	Seventy-fifth percentile (£)
Elmbridge	66,512	25,407	50,514	84,468
Epsom & Ewell	58,202	21,364	42,476	71,026
Kingston	56,920	21,870	43,940	78,636
Mole Valley	57,452	22,578	44,890	75,063

Source: Cobweb Consulting Estimates

Table 13 Gross average incomes full time workers

	Residence-based*			Workplace-based*		
	2008	2014	Ave annual increase (%)	2008	2014	Ave annual increase (%)
Elmbridge	54,600	56,659	0.6%	36,520	37,565	0.5%
Epsom & Ewell	41,075	41,818	0.3%	32,729	30,160	-1.3%
Kingston	38,854	44,470	2.4%	30,654	33,446	1.5%
Mole Valley	39,437	44,626	2.2%	37,804	42,276	2.0%
London	37,445	39,473	0.9%	39,780	42,609	1.2%
South East	33,654	35,864	1.1%	31,236	33,400	1.2%
England	30,493	32,765	1.2%	30,430	32,739	1.3%

Source: Annual Survey of Hours and Earnings, 2008 and 2014 *Residence-based earnings are those of people living in the area; workplace-based earnings are those of people working in the area.

Table 14 Affordability

	Ratio of mean house price to mean income (full-time workers, residence-based)			Ratio of mean house price to mean income (full-time workers, workplace-based)			Ratio of mean price 2014 to mean household income 2015	Median rent 2015 as % of median income 2015
	2008	2014	Change	2008	2014	Change		
Elmbridge	10.06	12.17	2.11	15.05	18.35	3.31	10.37	30%
Epsom & Ewell	7.91	10.06	2.14	9.93	13.95	4.01	7.23	33%
Kingston	9.18	10.95	1.77	11.64	14.55	2.92	8.55	34%
Mole Valley	10.27	10.70	0.43	10.71	11.30	0.58	8.31	29%
London	9.55	13.29	3.74	8.99	12.31	3.32	NA	NA
South East	8.20	8.83	0.63	8.84	9.48	0.64	NA	NA
England	7.19	8.20	1.01	7.20	8.20	1.00	NA	NA

Sources: HM Land Registry Price Paid data; ONS Annual Survey of Hours and Earnings, 2008 & 2014, Cobweb Consulting income estimates, Valuation Office Agency.

Table 15 Occupancy rates

	2 or more bedrooms above standard	1 bedroom above standard	At standard	1 bedroom below standard	2 or more bedrooms below standard	Number of households overcrowded
Elmbridge	45.1%	31.0%	21.3%	2.4%	0.2%	1,408
Epsom & Ewell	38.4%	34.6%	23.7%	3.0%	0.4%	999
Kingston	29.5%	33.0%	31.7%	5.1%	0.7%	3,681
Mole Valley	42.6%	31.2%	23.6%	2.4%	0.3%	947
HMA	38.1%	32.3%	25.8%	3.4%	0.4%	7,035
London	21.1%	28.3%	39.3%	9.2%	2.1%	370,531
South East	37.1%	33.6%	25.7%	3.2%	0.4%	127,456
England	34.3%	34.4%	26.7%	3.9%	0.7%	1,024,473

Source: ONS 2011 Census Table QS411EW

Table 16 Homeless acceptances

	Total in temp accomm	In B&B	Other nightly paid	Hostels	Private sector leased	Private landlord	La stock	RP stock	Other
Elmbridge	36	4	1	0	0	1	0	30	0
Epsom & Ewell	168	13	49	0	3	5	0	95	3
Kingston	599	18	102	66	353	0	34	0	26
Mole Valley	35	0	6	0	0	0	25	3	1
HMA	838	35	158	66	356	6	59	128	30

Source: Statutory homelessness: detailed local authority responses, January-March 2015, Section 6.

Table 17 Concealed households

	All concealed families	Concealed lone parent	Concealed couple with children	Concealed couple without children	Other
Elmbridge	606	172	74	338	22
Epsom & Ewell	514	171	49	280	15
Kingston	1053	295	161	550	48
Mole Valley	419	112	60	231	16
Total	2593	749	344	1399	101

Sources: ONS 2011 Census Table DC1110EW1a, English Housing Survey 2010-11, 2011-12, 2012-13

Table 18 Components of population change 2001-14

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Elmbridge													
Natural change	305	273	410	507	605	701	686	671	759	824	796	708	833
Internal migration	120	-192	-136	438	744	260	131	397	651	428	331	713	186
International migration	671	1168	411	705	146	47	-654	-926	-442	-692	-1038	-759	-443
Other change	-21	-43	2	-41	-18	-15	-11	-59	-22	-69	-5	5	14
Epsom & Ewell													
Natural change	112	129	206	178	144	317	366	332	374	337	402	346	329
Internal migration	333	-218	13	55	230	614	499	-4	532	335	370	657	570
International migration	-94	168	290	439	357	269	197	152	188	184	92	70	275
Other change	126	105	139	114	125	109	115	112	78	57	-3	6	13
Kingston													
Natural change	530	542	682	904	872	1025	1103	1268	1259	1317	1292	1116	1178
Internal migration	-530	-527	110	-154	381	141	9	-508	-647	-756	21	-53	-188
International migration	2015	1452	2016	2119	1399	1179	1943	2046	2305	2761	2138	1827	2136
Other change	-1418	-1426	-1436	-1435	-1474	-1527	-1513	-1526	-1576	-1534	19	-3	39
Mole Valley													
Natural change	-69	-66	-50	-117	0	17	42	27	60	68	43	14	-34
Internal migration	117	535	105	200	211	730	933	415	568	176	538	780	70
International migration	112	220	143	196	251	125	12	1	12	-34	-367	-344	-125
Other change	55	46	67	31	49	28	50	33	41	14	-5	13	14

Table 19 ONS, 2012-based sub-national population projections

Population 000s	2012	2017	2022	2027	2032	2037
Elmbridge	132	134	139	142	146	149
Epsom & Ewell	76	80	85	89	93	96
Kingston	164	178	190	201	211	218
Mole Valley	86	88	91	94	97	100
Percentage change		2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge		2%	3%	3%	2%	2%
Epsom & Ewell		6%	6%	5%	4%	3%
Kingston		9%	7%	6%	5%	4%
Mole Valley		3%	3%	4%	3%	3%
England		4%	3%	3%	3%	2%

Source: ONS, 2012-based sub-national population projections

Table 20 GLA/ONS Population projections: Kingston

Population	2012	2015	2022	2027	2035	2037	2015-2035
ONS-2012-based	163,906	172,517	190,248	201,225	215,194	218,155	42,677
GLA short-term	163,906	170,899	183,568	191,430	201,626	203,778	30,727
GLA long-term	163,906	168,532	175,116	179,811	186,344	187,779	17,812

Sources: GLA London Datastore, ONS 2012-based SNPP, CLG 2012-based household projections

Table 21 Projected changes in age composition of population 2012-2037

	2012	2017	2022	2027	2032	2037
Elmbridge						
0-14	20.6%	21.0%	21.1%	20.4%	19.6%	19.1%
15-64	62.3%	60.6%	59.6%	58.6%	57.2%	56.1%
65-74	8.6%	9.4%	9.0%	9.5%	10.8%	11.0%
75-84	5.6%	5.7%	6.6%	7.3%	7.1%	7.7%
85+	2.9%	3.3%	3.7%	4.2%	5.2%	6.0%
Epsom & Ewell						
0-14	18.4%	19.0%	19.6%	19.1%	18.4%	17.8%
15-64	64.3%	62.6%	61.8%	61.1%	60.2%	59.4%
65-74	9.1%	10.0%	9.1%	9.2%	10.2%	10.6%
75-84	5.7%	5.7%	6.6%	7.4%	7.0%	7.3%
85+	2.5%	2.7%	2.9%	3.3%	4.1%	4.8%
Kingston						
0-14	18.1%	18.8%	19.1%	18.5%	17.8%	17.2%
15-64	68.9%	67.8%	66.8%	66.3%	65.8%	65.1%
65-74	6.7%	7.4%	7.3%	7.5%	8.1%	8.6%
75-84	4.2%	4.0%	4.6%	5.3%	5.4%	5.7%
85+	2.0%	2.1%	2.2%	2.4%	2.9%	3.5%
Mole Valley						
0-14	17.1%	16.9%	17.2%	16.7%	16.1%	15.7%
15-64	61.2%	59.7%	58.2%	56.8%	54.9%	53.9%
65-74	11.2%	12.0%	11.4%	11.9%	13.1%	13.3%
75-84	7.2%	7.6%	9.0%	9.7%	9.5%	10.1%
85+	3.3%	3.7%	4.3%	4.9%	6.3%	7.0%

Table 22 Main migration linkages, 2011

Authority 1	Authority 2	Gross migration per 1,000 usual residents	Gross migration
Merton	Wandsworth	10.4	5,259
Guildford	Waverley	7.7	1,997
Merton	Sutton	6.0	2,354
Runnymede	Spelthorne	5.6	983
Elmbridge	Kingston	5.5	1,599
Kingston	Richmond	5.1	1,760
Guildford	Woking	5.1	1,194
Runnymede	Woking	5.0	895
Kingston	Merton	4.8	1,716
Epsom & Ewell	Kingston	4.5	1,060
Richmond	Wandsworth	4.4	2,152
Epsom & Ewell	Sutton	4.1	1,077
Epsom & Ewell	Reigate and Banstead	4.1	874
Mole Valley	Reigate and Banstead	4.1	909
Reigate and Banstead	Tandridge	4.1	960
Surrey Heath	Woking	3.9	718
Crawley	Mid Sussex	3.9	968
Epsom & Ewell	Mole Valley	3.7	592
Reigate and Banstead	Sutton	3.6	1,197
Elmbridge	Runnymede	3.4	717
Kingston	Wandsworth	3.2	1488
Crawley	Horsham	3.1	749

Source: ONS, 2011 Census Table MM01CUK_ALL - Origin and destination of migrants, via NOMIS

Table 23 Main travel to work linkages, 2011

Authority 1	Authority 2	Gross commuting per 1,000 workers	Gross commuting (inflow and outflow combined)
Guildford	Waverley	11.5%	11452
Crawley	Mid Sussex	9.3%	9770
Runnymede	Spelthorne	8.9%	6559
Crawley	Horsham	8.7%	8597
Merton	Sutton	6.8%	11046
Runnymede	Woking	6.8%	4994
Mole Valley	Reigate and Banstead	6.7%	5918
Reigate and Banstead	Tandridge	6.4%	5648
Kingston	Elmbridge	6.1%	7092
Elmbridge	Runnymede	6.1%	4985
Merton	Wandsworth	5.8%	13566
Epsom & Ewell	Mole Valley	5.7%	3527
Sutton	Epsom & Ewell	5.2%	5724
Kingston	Richmond	5.0%	7234

Source: ONS, 2011 Census Table WU02UK - Location of usual residence and place of work by age, via NOMIS

Table 24 CLG 2012-based household projections

	Households (000s)			Percentage change					
	2012	2037	Per annum	2012-37	2012-17	2017-22	2022-27	2027-32	2032-37
Elmbridge	53	63	0.41	19%	3%	4%	4%	4%	4%
Epsom & Ewell	30	40	0.38	31%	6%	6%	6%	5%	5%
Kingston	65	91	1.05	40%	8%	8%	7%	7%	6%
Mole Valley	36	45	0.35	24%	4%	5%	5%	4%	4%
HMA	185	239	2.19	30%	5%	5%	5%	5%	4%
England	22,305	27,548	209.74	24%	5%	5%	4%	4%	4%

Source: CLG 2012-based household projections

Table 25 CLG 2012-based household projections: rates of change

	2012-2037		2012-2015		2015-2035	
	Total change	Average change per annum	Total change	Average change per annum	Total change	Average change per annum
Elmbridge	10,216	464	742	247	8,565	428
Epsom & Ewell	9,378	426	1,034	345	7,627	381
Kingston	26,322	1,196	3,202	1,067	21,257	1,063
Mole Valley	8,756	398	877	292	7,168	358
HMA	54,672	2,485	5,855	1,952	44,617	2,231

Source: CLG 2012-based household projections

Table 26 GLA/ONS Household projections, Kingston

Households	2012	2015	2022	2027	2035	2037	2015-2035
CLG-2012-based	64,998	68,199	75,734	81,192	89,456	91,319	21,257
GLA short-term	64,934	67,711	73,506	77,468	83,344	84,635	15,633
GLA long-term		66,652	69,874	72,391	76,411	77,308	9,759

Table 27 Projected employment 2015-2035 ('000)

	2015	2020	2025	2030	2035
Elmbridge	64	66	69	71	74
Epsom & Ewell	35	37	39	40	42
Kingston	82	83	85	87	90
Mole Valley	50	51	52	53	55

Table 28 Economic activity and employment

	Usually resident	Aged 16-74	% aged 16-74	Economic ally active	% economic ally active	In employment/self-employed	% in employment/self-employed	% econ active in employment
Elmbridge	130,875	92,027	0.7	67,522	0.52	62,942	0.48	0.93
Epsom & Ewell	75,102	54,170	0.72	39,844	0.53	36,449	0.49	0.91
Kingston	160,060	119,673	0.75	87,348	0.55	77,126	0.48	0.88
Mole Valley	85,375	60,778	0.71	44,170	0.52	41,169	0.48	0.93
HMA	451,412	326,648	0.72	238,884	0.53	217,686	0.48	0.91

Table 29 Commuting and place of work

	1	2	3	4	5	6	7	8
	Living and working in LA area	Living in LA area and working elsewhere* (outward commuters)	No fixed workplace	Working mainly at home	Living in LA area and working (1+2+3+4)	Working in LA area and living elsewhere* (inward commuters)	Working in LA area(1+3+4+6)	Net commuting into LA area (6-2)
Elmbridge	14,404	35,448	5,317	10,110	65,279	27,051	56,882	-8,397
Epsom & Ewell	7,504	23,048	3,524	4,197	38,273	15,235	30,460	-7,813
Kingston	20,982	45,424	6,934	9,094	82,434	35,964	72,974	-9,460
Mole Valley	12,184	19,754	3,917	6,930	42,785	23,809	46,840	4,055

Source: 2011 Census Table WU01UK. Elsewhere: includes rest of England, Wales, Scotland, Northern Ireland and abroad.

Table 30 Scenarios comparing labour demand and supply.

	000s							
	2011	2015	2016	2021	2026	2031	2035	2036
Projected demand (jobs '000)								
Elmbridge	66	64	64	67	69	72	74	74
Epsom & Ewell	36	35	36	37	39	41	42	42
Kingston	78	82	83	84	86	88	90	91
Mole Valley	51	50	50	51	52	54	55	55
Total for HMA	231	231	233	239	247	254	261	262
Projected surplus of labour (positive value=surplus) ('000)								
Basic scenario								
Elmbridge	3	7	7	7	7	6	5	6
Epsom & Ewell	0	2	2	3	3	3	3	3
Kingston	-3	-3	-3	-2	-2	-2	-3	-3
Mole Valley	-1	1	2	2	3	3	3	3
Total for HMA	-1	7	8	10	11	10	8	9
Age structure scenario								
Elmbridge	-3	-1	-1	-3	-4	-5	-6	-6
Epsom & Ewell	-4	-2	-2	-2	-3	-3	-3	-3
Kingston	-6	-6	-6	-6	-6	-5	-6	-7
Mole Valley	-7	-5	-5	-6	-6	-7	-8	-7
Total for HMA	-20	-14	-14	-17	-19	-20	-23	-23
Improving participation								
Elmbridge	1	3	4	2	1	1	0	0
Epsom & Ewell	0	-1	1	1	1	1	1	2
Kingston	-5	-5	-4	-3	-2	-1	-1	-1
Mole Valley	-2	-2	-1	-1	-2	-2	-2	-2
Total for HMA	-6	-5	0	-1	-2	-1	-2	-1
Increased commuting								
Elmbridge	5	7	7	6	5	4	4	4
Epsom & Ewell	1	1	3	3	3	4	3	4
Kingston	-2	-1	0	1	2	3	3	3
Mole Valley	0	1	2	1	1	1	1	1
Total for HMA	4	8	12	11	11	12	11	12

Note: 2015 and 2035 estimates are derived by assuming linear growth/change rates

Table 31 Objective assessment of need derived from projected household and employment growth

Source		Backlog need		New household formation	Allowance for vacancies		Allowance for second homes		Total
		Home-less	Con-cealed		Net new households	% allow-ance	Number	% allow-ance	
Elmbridge	2015-2035	5	606	8,565	2.84	243	0.71	61	9,480
	Per annum	0	30	428		12		3	474
Epsom & Ewell	2015-2035	62	514	7,627	1.95	149	0.00	0	8,352
	Per annum	3	26	381		7		0	418
Kingston	2015-2035	186	1,053	12,696	1.99	253	1.26	160	14,348
	Per annum	9	53	635		13		8	717
Mole Valley	2015-2035	6	419	7,168	2.18	156	0.90	65	7,814
	Per annum	0	21	358		8		3	391
Total	2015-2035	259	2,593	36,056	2.22	801	0.82	296	40,005
	Per annum	13	130	1,803		40		15	2,000

Table 32 Existing and projected dwelling size requirements: Epsom & Ewell

Source: Cobweb Consulting estimates, derived from GLA 2014 round long term migration trend household projection (households); English Housing Survey 2010-11-2012-13 (occupancy rates); 2011 Census (concealed households); P1E returns (homelessness by household type).

Table 32 Existing and projected dwelling size requirements: Mole Valley

	Household type							Total	Percent- age
	One person	Couple without dependent children	Couple or lone parent with dependent children	Other with dependent children	Other multi-adult				
Bedrooms occupied 2015	1	3,169	941	129	0	46	4,285	12%	
	2	3,876	2,991	1,678	23	748	9,315	25%	
	3	3,457	4,704	4,271	409	2,150	14,991	40%	
	4+	1,074	2,758	2,631	412	1,608	8,484	23%	
	Total	11,576	11,394	8,710	843	4,552	37,075	100%	
Required 2035	1	4,850	1,240	124	0	34	6,248	14%	
	2	5,797	3,942	1,823	9	496	12,068	27%	
	3	5,141	6,199	4,526	251	1,301	17,419	39%	
	4+	1,628	3,635	2,756	191	943	9,152	20%	
	Total	17,415	15,017	9,229	452	2,774	44,887	100%	
Difference (breakdown of OAN)	1	1,681	299	-5	0	-12	1,963	25%	
	2	1,921	951	145	-13	-251	2,753	35%	
	3	1,684	1,495	255	-157	-849	2,428	31%	
	4+	553	877	125	-221	-665	668	9%	
	Total	5,839	3,622	520	-392	-1,778	7,812	100%	

Source: Cobweb Consulting estimates, derived from GLA 2014 round long term migration trend household projection (households); English Housing Survey 2010-11-2012-13 (occupancy rates); 2011 Census (concealed households); P1E returns (homelessness by household type).

Table 33 Market entry thresholds – buying and renting

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley	HMA
Buying: LQ threshold price					
1 bed	£238,650	£224,955	£207,450	£171,000	£210,514
2 bed	£266,900	£249,950	£230,500	£190,000	£234,338
3 bed	£403,200	£440,000	£395,950	£380,000	£404,788
4+ bed	£691,700	£730,400	£657,277	£630,800	£677,544
Renting: LQ threshold rent per month					
1 bed	£898	£762	£762	£709	£783
2 bed	£1,173	£1,072	£1,009	£987	£1,060
3 bed	£1,323	£1,192	£1,233	£1,162	£1,228
4+ bed	£1,819	£2,532	£1,640	£2,055	£2,012

Source: HM Land Registry, VOA and model estimates of price differentials by dwelling size, 2015

Table 34 Affordability sector thresholds: percentage of market threshold

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley
Intermediate threshold as % of market entry threshold				
1 bed	94%	93%	93%	86%
2 bed	93%	88%	92%	85%
3 bed	92%	94%	95%	87%
4+ bed	83%	72%	90%	72%
Affordable rent threshold as % of market entry threshold				
1 bed	88%	86%	85%	73%
2 bed	86%	76%	84%	69%
3 bed	85%	88%	89%	73%
4+ bed	66%	43%	81%	44%

Source: assumptions derived from Cobweb Consulting model

Table 35 Backlog need for affordable housing

		Kingston	Elmbridge	Epsom and Ewell	Mole Valley	HMA
Social rented sector	1 bed	620	210	284	125	1,239
	2 bed	875	223	273	131	1,502
	3 bed	693	91	109	52	946
	4+ bed	528	149	172	85	933
	Total	2,717	674	837	393	4,621
Affordable rented sector	1 bed	56	35	22	32	144
	2 bed	84	65	21	52	223
	3 bed	64	40	8	29	142
	4+ bed	49	75	13	54	190
	Total	253	215	64	168	700
Intermediate sector	1 bed	42	36	22	33	134
	2 bed	67	49	23	42	181
	3 bed	45	24	8	19	97
	4+ bed	34	43	13	33	122
	Total	188	152	66	127	533
Total		3,158	1,041	968	687	5,854

Sources: Cobweb Consulting model, derived from data from Census 2011, English Housing Survey 2010-2013, Greater London authority income estimates, local authority P1E returns.

Table 36 Newly arising affordable housing need (per annum)

	Newly forming households	% unable to afford in open market	Number unable to afford	Existing households falling into need (net of those living in SRS)	% unable to afford in open market	Number unable to afford	Total newly arising affordable housing need
Elmbridge	1072	0.31	333	29	0.75	21	354
Epsom & Ewell	681	0.36	248	33	0.83	27	275
Kingston	1519	0.39	594	126	0.88	110	705
Mole Valley	637	0.33	209	8	0.77	6	215
HMA	3910	0.35	1384	195	0.85	165	1549

Table 37 Overall annual affordable need by type and bedroom requirement

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley	HMA
Social rent sector	1 Bed	223	92	87	48	451
	2 Beds	320	130	123	69	642
	3 Beds	205	70	67	36	378
	4+ Beds	105	38	39	21	203
	Total	854	330	316	174	1,674
Affordable rent sector	1 Bed	18	10	9	10	47
	2 Beds	34	27	9	22	93
	3 Beds	23	16	4	13	55
	4+ Beds	12	13	3	10	38
	Total	86	66	25	55	233
Intermediate (shared ownership) sector	1 Bed	16	10	9	11	46
	2 Beds	32	27	11	22	92
	3 Beds	21	16	6	13	57
	4+ Beds	11	10	4	8	33
	Total	80	63	30	54	227
All affordable sectors	1 Bed	257	112	105	70	544
	2 Beds	387	184	143	113	827
	3 Beds	249	101	77	62	490
	4+ Beds	127	62	46	39	274
	Total	1,020	458	372	284	2,134

Table 38 Future annual supply of affordable homes

	Social re-lets	Affordable relets	Intermediate re-lets/re-sales	Total annual supply
Elmbridge	63	56	7	126
Epsom & Ewell	56	11	31	98
Kingston	183	11	2	195
Mole Valley	70	77	5	151
HMA	372	154	44	570

Table 39 Calculation of annual affordable housing need

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Backlog need	A:Gross backlog need	4070	1352	1158	927		7507
	B: Affordable stock included in A	912	311	190	240		1653
	C: Net current need (A-B)	3158	1041	968	687		5854
	D: Backlog reduction period (Years)	10	10	10	10		
	E: Annual backlog quota (C/D)	316	104	97	69		585
New need	F: Newly forming households	1519	1072	681	637		3910
	G: % unable to afford market	39%	31%	36%	33%		35%
	H: Newly forming hhds in need (F*G)	594	333	248	209		1384
	I: Existing hhds falling into need	126	29	33	8		195
	J: % unable to afford market	88%	75%	83%	77%		85%
	K: Existing hhds falling into need requiring affordable housing	110	21	27	6		165
	L: Annual newly arising need (H+K)	705	354	275	215		1549
	M: Gross annual need (E+L)	1020	458	372	284		2134
Supply	N: Annual supply	195	126	98	151		570
Result	O: Net annual need (M-N)	825	332	274	132		1564

Table 40 Net annual affordable housing requirement by bedsize

		Kingston	Elmbridge	Epsom & Ewell	Mole Valley		HMA
Social rented sector	1 Bed	161	63	64	5		292
	2 Beds	243	105	100	56		505
	3 Beds	168	60	57	25		311
	4+ Beds	99	38	39	19		194
	Total	671	267	260	105		1,302
Affordable rented sector	1 Bed	12	-4	2	-22		-12
	2 Beds	31	2	5	-8		30
	3 Beds	22	-1	4	0		25
	4+ Beds	11	12	3	9		35
	Total	76	9	15	-21		79
Intermediate (shared ownership) sector	1 Bed	16	8	1	8		33
	2 Beds	31	23	-9	20		65
	3 Beds	20	15	4	12		52
	4+ Beds	11	10	4	8		33
	Total	79	56	0	49		183
All affordable sector	1 Bed	189	67	67	-9		314
	2 Beds	305	131	96	68		600
	3 Beds	210	74	66	38		388
	4+ Beds	121	60	45	36		262
	Total	825	332	274	132		1,564

Table 41 Net change in affordable housing supply if under-occupation and overcrowding in the social rented sector were addressed

	Kingston	Elmbridge	Epsom & Ewell	Mole Valley	HMA
1 bed	304	154	101	54	612
2 bed	244	91	79	38	450
3 bed	145	17	44	-3	203
4+bed	133	70	52	44	299
Total	825	332	274	132	1,564

Table 42 Estimated impact of the private rented sector on housing need

	PRS HB claimants May 2015	Local authority share	Private renting 2011 (excluding rent free)	Private renting 2015 (estimated)	Claimant rate (claimants/units 2015)	Turnover (est % of PRS tenants entering sector in last year)	Number of new entrants	Estimated number of new HB claimants per annum
Elmbridge	1,819	23%	8,006	9,607	19%	11%	1018	193
Epsom & Ewell	1,164	15%	3,962	4,754	24%	11%	504	123
Kingston	3,820	49%	14,312	17,174	22%	9%	1628	362
Mole Valley	1,039	13%	4,270	5,124	20%	11%	543	110
HMA	7,845	100%	30,550	36,660	21%	11%	3693	788

Sources: DWP statexplore, Census 2011, English Housing Survey 2010-13

Table 43 Projections of households aged 65 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	15	25	10	67%
Epsom & Ewell	9	15	6	70%
Kingston	15	29	14	95%
Mole Valley	12	21	8	66%
HMA	51	89	38	75%
Outer London	452	879	427	94%
Surrey	134	229	95	71%
England	6,188	10,233	4,045	65%

Source: DCLG 2012-based Live Table 414

Table 44 Projections of households aged 85 or over

	2012 ('000)	2037 ('000)	Increase ('000)	% increase
Elmbridge	3	7	4	146%
Epsom & Ewell	1	4	2	147%
Kingston	2	6	3	144%
Mole Valley	2	5	3	166%
HMA	9	21	13	150%
Outer London	68	167	99	146%
Surrey	21	58	36	170%
England	888	2,313	1,425	160%

Source: DCLG 2012-based Live Table 414

Table 45 Current supply of specialist elderly accommodation

	Sheltered	Enhanced sheltered ⁴	Extra care	Total	Rented / affordable	Lease / for sale	Units per 1,000 pop.
Elmbridge	1,460	277	51	1,788	1,267	521	175
Epsom & Ewell	940	0	30	970	443	527	170
Kingston	1,512	27	0	1,539	1,220	319	149
Mole Valley	1,003	5	0	1,008	656	352	134
HMA	4,915	309	81	5,305	3,586	1,719	628

Source: Housing LIN Shop toolkit and EAC

Table 46 SHOP annual demand forecast

	Sheltered housing for rent	Sheltered for lease / ownership	Enhanced sheltered	Extra care	Additional units 2015-2035	Annual additional units
Elmbridge	624	351	156	195	1,326	66
Epsom & Ewell	259	329	94	118	800	40
Kingston	829	220	168	209	1,426	71
Mole Valley	552	298	136	170	1,156	58

Source: Housing LIN SHOP toolkit

Table 47 Future tenure split planning guidance (all authorities)

	Most deprived		Deprived		Affluent		Most affluent	
	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold	Rented	Leasehold
Sheltered	75	25	50	50	33	67	20	80
Enhanced sheltered	80	20	67	33	50	50	20	80
Extra care	75	25	50	50	33	67	20	80

Source: Housing LIN SHOP toolkit

Table 48 Current unmet wheelchair housing requirements

	A All households*	B Wheelchair needs households (3.3% of A)	C Wheelchair needs households: unmet housing needs (13% of B)
Elmbridge	54,000	1,782	232
Epsom & Ewell	31,000	1,023	133
Kingston	68,000	2,244	292
Mole Valley	37,000	1,221	159
HMA	190,000	6,270	815

Source: Cobweb Consulting modelling of South Bank University and ONS population data. *2015 projections from 2012-based household projections

⁴ 'Enhanced sheltered' is a term used in Housing LIN publications 'reflecting additional care and support needs of older residents in sheltered housing (but not high enough levels to require extra care housing)'