Luton

Business Intelligence

Housing and Infrastructure Evidence Pack

September 2018

Indicator	Comparison/Trend
Homelessness	Decreased since last year
Dwelling stock	Increased since last year
Weekly rents	Less than average in England
Property Prices	Increased since last year
Housing affordability	Ratio of earning to median house price increased
Super-fast broadband	Increased in take-up and also higher proportion than England
Social care referrals	Less than nearest neighbours
Free early education	Take-up above England mean
Support for carers	Satisfaction lower than the average for England

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Homelessness

Luton has a significantly higher rate of homelessness than the average in England

Numbers accepted as being homeless and in priority need	2013-14	2014-15	2015-16	2016-17	2017-18
Luton Total	701	439	396	391	366
Number per 1,000 households					
Luton	9.18	5.67	5.04	4.86	4.48
EoE	2.32	2.32	2.49	2.56	2.39
England	2.32	2.40	2.52	2.54	2.41

Changes to B&B placements in Luton has led to an increase in "other"

Temporary Accommodation	2013-14	2014-15	2015-16	2016-17	2017-18
Bed and breakfast (including shared annexe)	86	-	200	--	--
Hostels	0	-	17	--	--
LA/HA stock	70	129	316	67	144
Private sector leased (by LA or HA)	763	696	663	737	689
Other types (including private landlord)	47	30	27	328	478
Number per 1,000 households	12.65	11.13	15.57	14.61	16.07
Duty owed but no accommodation has been secured at end of March	0	862	-	--	--

Live Table 784: Local authorities' action under the homelessness provisions of the 1985 and 1996 Housing Acts
Changes to B&B placements in Luton has led to an increase in "other"

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Housing Tenure

32% of the populations are 20-39 year olds, a difference of **7%** compared to the region. It is this group that forms the majority of demand for shared ownership. **22%** of the populations are in private rented accommodation, a difference from the regional figure of **8%**.
Hometrack (data from ONS)

Year	Local Authority	Private Registered Provider	Private sector	Total
2013	8,100	4,020	64,610	76,730
2014	8,080	4,080	64,760	76,910
2015	8,010	4,150	64,940	77,100
2016	7,930	4,210	65,590	77,730
2017	7,800	4,220	66,510	78,520

Tenure	2013	2014	2015	2016	2017
Local Authority Owned	8100	8080	8010	7930	7800
Private Registered Provider	4020	4080	4150	4210	4220
Private sector	64610	64760	64940	65590	66510

Hometrack (ONS 2013)
Table shows the profile of housing stock in Luton by property type. Compared to the region, we have 5.1% more flats and 16.7% less detached houses.

Tenure	%	Compared to Region %
Owns outright	25.1	-7.8
Owns with mortgage	35.1	0.4
Shared ownership	0.4	-0.3
Private rented	22.3	7.9
Rented from LA	10.7	2.9
Other social rented	5.0	-2.9
Other (inc rent free)	1.3	-0.2

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Property type

Property Type	%	Compared to region %
Detached	12.9	-16.7
Semi-detached	40.4	9.5
Terraced	25.0	2.2
Flats	21.0	5.1
Other	0.6	-0.1
	100	

Housing in the rented sector

Table 100 from Ministry of Housing

Sources:
Local Authority and other public sector stock were reported by local authorities in the Local Authority Housing Statistics return as at 1 April 2015 and include non-permanent dwellings. Some authorities have indicated that the data reported for other public sector stock may be based on partial information and so reductions in these data items may reflect lower data quality rather than real changes

Private Registered Provider here refers to registered providers of social housing (previously known as Housing Associatons or Registered Social Landlords). These figures include all self-contained units and bedspaces as at 31 March 2015, as collected in the Homes and Communities Agency's Statistical Data Return.

Total stock figures use the census 2011 as a baseline, with information on subsequent changes to the dwelling stock collected annually as at 31 March through the Housing Flows Reconciliation form and 'joint returns' from the Greater London Authority.
Private stock is calculated by the residual.

Notes
The Office for National Statistics has recommended that the most suitable method for producing estimates of total dwelling stock at the national and regional levels is to use the census count as a baseline and project this forward using information on annual net supply of housing. The ONS also recommends that, to maintain consistency, the same methodology should be used to produce estimates at the district level.

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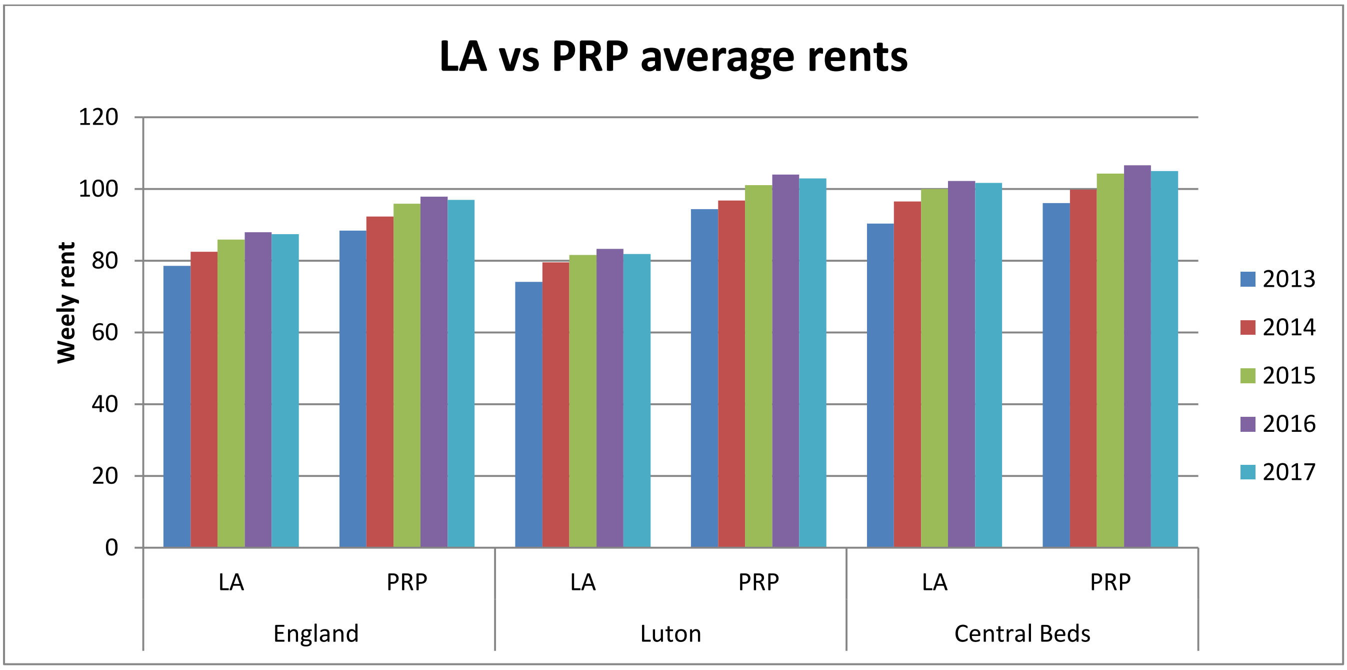
Average Weekly Rents

Trends about costs of rent and comparison with national and regional averages
Table 702 Local authority average weekly (social and affordable) rents, by district
Table 704 Rents: Private Registered Provider (PRP) rents, by district



Home Ownership - LG Inform

The resale market shows that properties are currently taking **7.4** weeks to sell, compared with **8.1** weeks 12 months ago. Properties achieve on average **96%** of their asking price, compared to **98%** 12 months ago.

Average house price	£
Jun-13	166557
Dec-13	172000
Jun-14	178548
Dec-14	186382
Jun-15	198092
Dec-15	213605
Jun-16	226761
Dec-16	236049
Jun-17	250227
Dec-17	257596
Jun-18	261651

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Affordability

	Sep-13	Sep-14	Sep-15	Sep-16	Sep-17
Median house price (£)	153,000	165,000	182,500	217,000	240,000
Median gross annual residence-based earnings (£)	25,158	25,514	26,229	26,735	28,796
Ratio of median house price to median gross annual residence-based earnings	6.08	6.47	6.96	8.12	8.33

Trends on this including house prices & affordability ratio
Source: ONS - Ratio of house price to residence-based earnings (lower quartile and median), 2002 to 2017
Source: Affordable demand – Hometrack 2018

Transport

Method of travel to work (2001 specification)	2011	%
All categories: Method of travel to work (2001 specification)	89,954	
Work mainly at or from home	6,171	6.9
Train, underground, metro, light rail, tram, bus, minibus or coach	8,910	9.9
Driving a car or van	54,775	60.9
Bicycle	1,247	1.4
On foot	11,205	12.5
All other methods of travel to work	7,646	8.5

Distance travelled to work	All categories: Method of travel to work (2001 specification)	%
< 2km	17,949	20.0
2km - 5km	20,660	23.1
5km - 10km	9,431	10.5
10km - 20km	9,672	10.8
20km - 30km	6,137	6.9
30km - 40km	2,553	2.8
40km - 60km	6,230	7.0
> 60km	1,851	2.1
WFH	6,239	7.0
Other	8,867	9.9

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Traffic Congestion

A BBC report in 2017 listed Luton as an area where drivers spent most time in traffic. Luton commuters lost almost 30 hours per year in rush hour traffic.

With more residents driving in and out of Luton, we looked at the number of parking spaces available and a study by LBC counted approx. 4,000 public off street parking around the town.

Car park	General bays	Disabled bays	Electric bays	Reserved bays	M'cycle bays	Total bays	Ave use (M-F)	Max use (M-F)	Use (Sat)
Brunswick St	32	0	0	7	0	39	17	25	13
Burr St	10	2	0	0	0	12	10	10	6
Bute St	240	11	0	0	1	252	151	189	240
Chapel Viaduct*	59	0	0	0	0	59	33	35	34
Crawley Rd	174	7	0	2	1	184	136	156	76
Hitchin Rd	60	0	0	1	0	61	30	36	15
South Rd	47	4	0	0	0	51	35	37	30
Taylor St (RingGo)	44	0	0	0	0	44	17	29	15
Vicarage St	200	10	2	1	1	214	183	196	44
Wenlock St	50	2	0	0	0	52	35	38	10
Luton station-(Midland Rd)	-	-	-	-	-	729	678	700	
The Mall	1527	83	4	0	9	1623	916	1036	1299
Library Rd	106	6	0	0	0	112	111	112	112
Regent St	-	-	-	-	-	492	280	309	214
Old Court House	-	-	-	-	-	71	62	63	50
Total	-	-	-	-	-	**3,995**	**2,661**	**2,936**	

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