**Stafford Housing Profile**



The RSN Housing Profile brings together key data to inform and contextualise a local authority areas housing situation. The analysis provides comparison to the average for the authority class and for the rural classification of the local authority. The sheets are editable to allow narrative descriptions and to emphasize or delete the graphs as may be appropriate for the intended use and for your local authority area.

The areas covered are:

* [House building](#Building)
* [Additions to housing stock](#Stock)
* [Housing and accommodation affordability](#Affordability)
* [Private rental affordability](#Rental)
* [Homelessness and Temporary Accommodation](#Homelessness)

**House building**

Overall housebuilding (starts and completions) as a proportion of dwelling stock has generally increased since 2009/10. This total rate of housebuilding has been greatest in Predominantly Rural authority areas, however this is not reflected by local authority housebuilding where the rate of local authority builds is greatest for Predominantly Urban local authorities. Private enterprise housebuilding provides the greatest proportion of builds for both rural and urban areas.

Stafford in 2016/17 saw total completions of 790, made up of 490 private enterprise builds and 300 housing association builds. This was on a total dwelling stock in 2016 of 59,570.

**Additions to housing stock**

In England most housing supply comes from new builds, and this is greatest for Predominantly Rural areas. As might be expected the rate of demolitions and conversations is greatest in Predominantly Urban areas.

For 2016-17 Stafford had net additions of 1,010 dwellings comprised of 946 new builds, 16 conversations, 130 change of use, and 82 demolitions (the remaining being 'net other gains and losses').

**Housing and accommodation affordability**

Access to affordable housing is a continuing issue and the ratio of house price to earnings continues to grow both for Predominantly Rural and Urban areas.

**Private rental affordability**

Private registered provider rents are similar between Predominantly Rural and Predominantly Urban areas. Workplace based earnings for individuals who work in urban areas are generally slightly higher than for individuals who work in rural areas, which may result in lower affordability in rural areas for local workers.

**Homelessness and Temporary Accommodation**

In Stafford in 2016/17 the number accepted as homeless and in priority need per 1,000 households was 1.3, the number of households accommodated in temporary accommodation was suppressed due to being low.

**Statistical sources**

MHCLG Housebuilding Statistics - Table 253 Housebuilding

MHCLG Housebuilding Statistics - Table 123 Housing Supply

ONS - Ratio of house price to workplace-based earnings (lower quartile and median)

MHCLG Housing Statistics - Table 704 Private Registered Provider (PRP) rents

MHCLG Homelessness Statistics - Table 784 Local Authorities' Action Under The Homelessness Provisions of the 1985 and 1996 Housing Acts

MHCLG Housing Statistics - Table 100 Dwelling Stock