

# Housing Strategy

## Home In On Housing



**Dorset**  
Council



Home in on  
**Housing**



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# Context

This document sets out the data referenced in the Housing Strategy. It links to reference points in the strategy and should be read alongside it. Unless otherwise stated, it relates solely to the Dorset Council area.

For statistics about Dorset visit [Dorset Insights](#) and [State of Dorset - Data Insights](#)

For visual census information relating to housing, please visit [Census Maps](#)

*Note: the information contained in this document is correct as at the time it was published.*

# Our Local Context

## Housing Register

Data correct as of 7 November 2023

5,275 households registered for housing. Average of 542 households apply to join the housing register each month.

Priority Band	Households in band
Band A – Urgent Housing Need	310
Band B – High Housing Need	825
Band C – Medium Housing Need	1279
Band D – Low Housing Need	2861

Household bedroom need	Households in bedroom range
1 bedroom	2949
2 bedrooms	1261
3 bedrooms	805
4 bedrooms	219
5 or more bedrooms	40

Household bedroom need	Band A Households
1 bedroom	169
2 bedrooms	57
3 bedrooms	54
4 bedrooms	25
5 or more bedrooms	5





Household bedroom need	Band B Households
1 bedroom	471
2 bedrooms	159
3 bedrooms	108
4 bedrooms	61
5 or more bedrooms	26

Household bedroom need	Band C Households
1 bedroom	454
2 bedrooms	306
3 bedrooms	412
4 bedrooms	102
5 or more bedrooms	7

Household bedroom need	Band D Households
1 bedroom	1774
2 bedrooms	767
3 bedrooms	263
4 bedrooms	50
5 or more bedrooms	7

## Housing costs

### Private rent

Median private rent for year ending March 2023 – Note: Dorset is covered by two Local Housing Allowance rates.

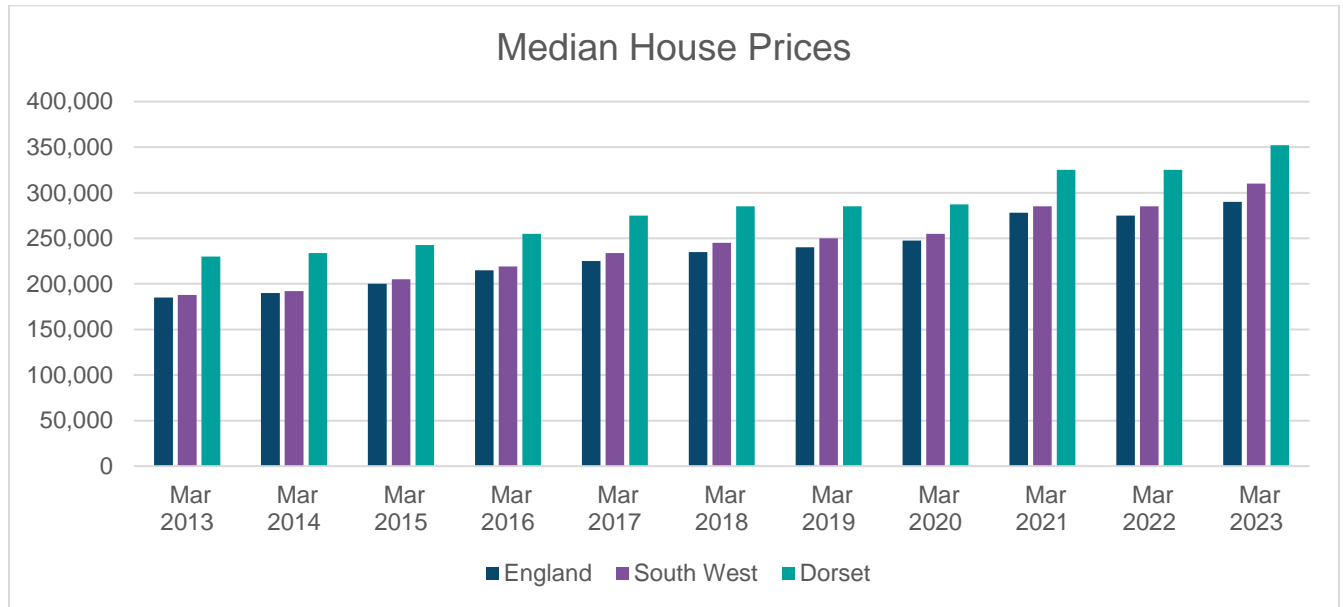
Property Type	Dorset Median Private Rent	West Dorset Local Housing Allowance	Bournemouth Local Housing Allowance	National Median Private Rent
Room in shared property	£425	£346.67	£331.50	£460
1 Bedroom	£648	£518.57	£596.87	£725
2 Bedroom	£800	£648.22	£757.90	£800
3 Bedroom	£995	£792.83	£947.90	£900
4+ Bedroom	£1400	£1,047.11	£1,246.57	£1400





Source - [Private rental market summary statistics in England - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing/rental-market)

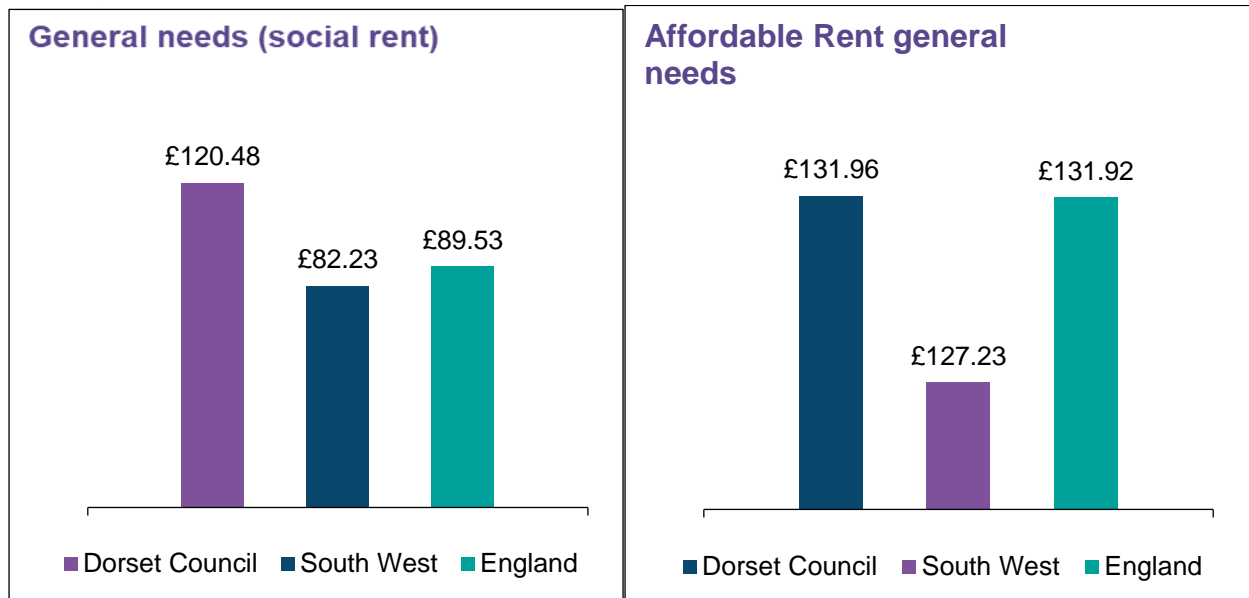
## Homeownership costs



Source - [Median house prices for administrative geographies: HPSSA dataset 9 - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing/median-house-prices)

## Social Housing Rents

Average weekly rents



Source - [LARP\\_TOOL\\_2022\\_FINAL\\_LOCKED.xlsx \(live.com\)](https://www.live.com/LARP_TOOL_2022_FINAL_LOCKED.xlsx)





## Housing Stock

Property Type	Percentage of total Dorset stock
Detached house or bungalow	40.6
Semi-detached house or bungalow	23.4
Terraced house or bungalow	19.3
Flats, maisonettes and apartments	15.4
Caravans or other mobile or temporary structures	1.2%

Property size	Percentage of total Dorset stock
1 bedroom	8.8
2 bedrooms	27.1
3 bedrooms	40.2
4 or more bedrooms	24

Occupation levels	Percentage of total Dorset stock
Under-occupied by 2 or more bedrooms	44.2
Under-occupied by 1 bedroom	33.7
Ideally occupied	20.5
Overcrowded by 1 bedroom	1.5
Overcrowded by 2 or more bedrooms	0.2

Second and vacant homes	Percentage of total Dorset stock
Second home – owner living in UK	3.9
Second home – owner living outside UK	0.9
Properties vacant during census	7.8

Tenure	Percentage of total Dorset stock
Owns outright	45.8
Owns with mortgage	25.5
Social housing	12.3
Private rent or rent free	16.3

Source - [Housing in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing)





## Social housing stock

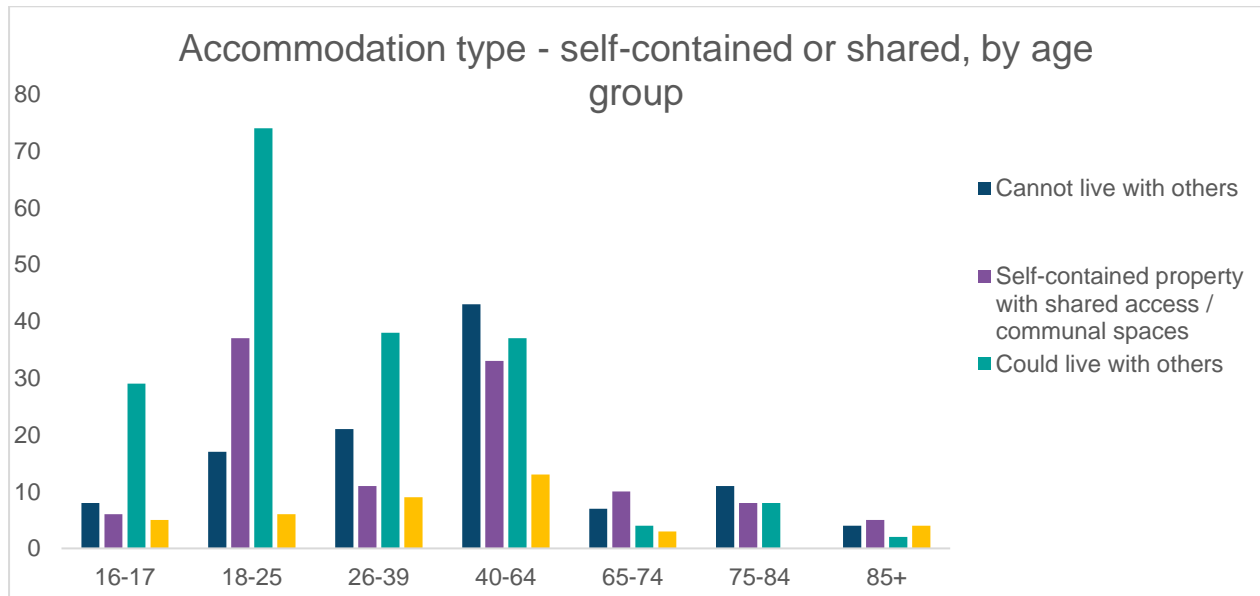
52 providers of social housing in Dorset.

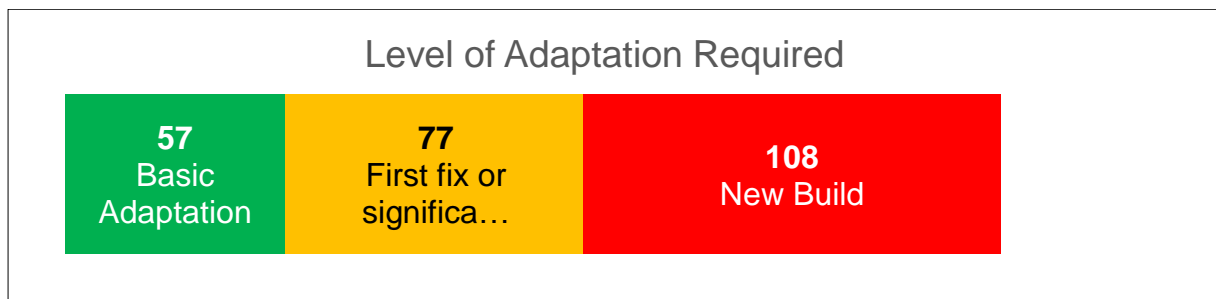
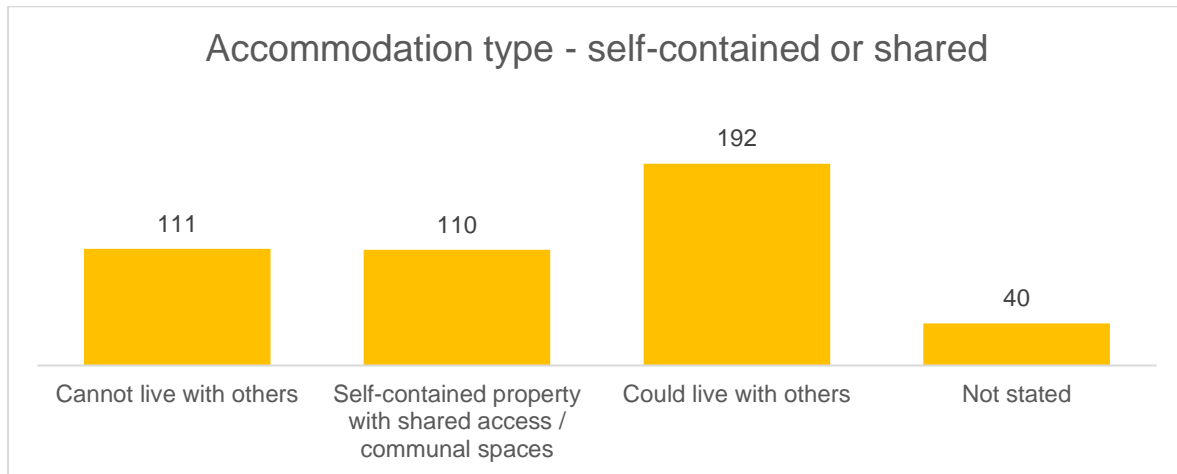
Type	Number of properties at March 2022
General needs housing	16,667
Sheltered, older persons or supported housing	4,768
Low-cost home ownership	1,467

Affordable Housing Completions by Year			
Year	Rented	Shared Ownership	Total Completions
2019/20	138	112	250
2020/21	163	99	262
2021/22	324	170	494
2022/23	338	306	644

## Specialist Housing Needs

Specialist housing need as at July 2023





Source – Supported Living Mosaic Data

## Care leavers







## Older persons specialist housing needs

Locality	Current Extra Care Supply	Extra Care Units Needed 2038 (Market)	Extra Care Units Needed 2038 (Rented)	Total Extra Care Units Needed 2038 (Market & Rent)	Total New Extra Care Schemes Needed by 2038 (based on 55 flats)
East Dorset	225	164	212	376	7
North Dorset	95	339	168	507	9
West Dorset	6	156	126	282	5
Mid Dorset	235	34	97	131	2
South Dorset	102	279	115	394	7
Southeast Dorset	0	177	137	314	6

Source – Extra Care Housing Strategy

## Homelessness

