

# Housing in Berkshire

## November 2019

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# About this report

This report brings together the latest housing data for Berkshire.

Most data is presented for Berkshire's six unitary authority areas. Where appropriate, neighbouring LEP and national comparisons are provided.

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# Contents

- [Summary](#)
- [Housing Stock](#)
  - [Total housing stock – by local authority](#)
  - [Total housing stock – trend over the last few years](#)
  - [Housing stock by type – by local authority](#)
  - [Housing stock type – TVB and National](#)
  - [Change in housing stock by type](#)
- [Starts and completions](#)
  - [Total number of dwelling starts – by local authority, TVB LEP, neighbouring LEP, national](#)
  - [Rate of dwelling starts – by local authority](#)
  - [Rate of dwelling starts – by LEP](#)
  - [Total number of dwelling completions – by local authority, TVB LEP, neighbouring LEP, national](#)
  - [Rate of dwelling completions – by local authority](#)
  - [Rate of dwelling completions – by LEP](#)
- [Cost of housing](#)
  - [Average house prices – by local authority, national](#)
  - [House prices – change over time](#)
  - [House prices – change over last 12 months by UA](#)
  - [Affordability of housing in Berkshire](#)
- [House sales](#)
  - [Number of sales – by local authority](#)
  - [% change in sales over last 12 months – by local authority](#)

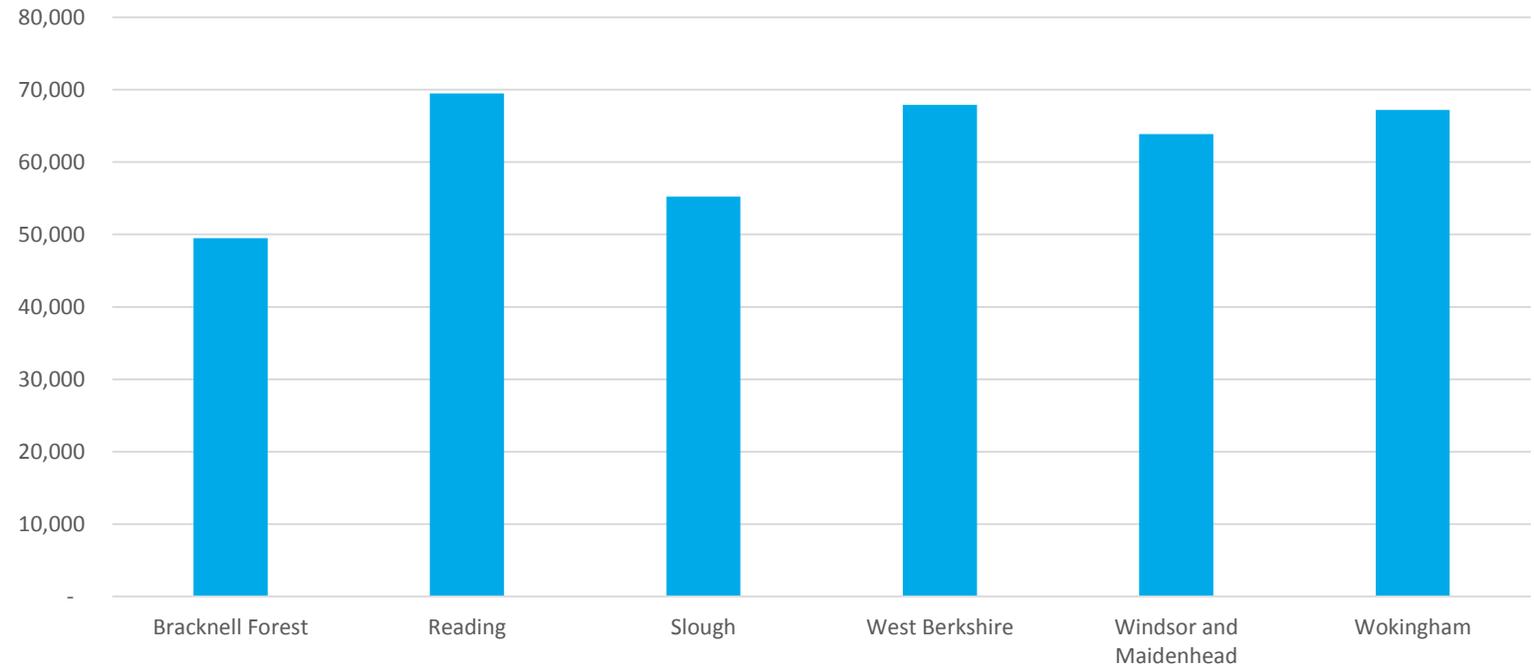
# Summary

- Berkshire's housing stock has steadily increased year on year over the last 10 years.
- The concentration of different types of housing varies across Berkshire. Most of Reading and Slough's properties are flats/maisonettes and terraced properties, whilst Wokingham and West Berkshire are more dominated by detached and semi-detached properties.
- Berkshire has a higher proportion of private sector dwellings than the national average, and a lower proportion of local authority owned housing (the vast majority of which is in Reading and Slough)
- The rate of housebuilding (starts and completions) in Berkshire is about average when compared with neighbouring LEAs, with Oxfordshire having the greatest rates.
- Within Berkshire, house building rates have been highest in Wokingham.
- Average house prices in all six of Berkshire's local authority areas are higher than the national average.
- Windsor and Maidenhead has the highest house prices within Berkshire.
- Reading is the most affordable local authority in Berkshire to live in whilst Windsor and Maidenhead is the least affordable.
- There were noticeable drops in house prices in Slough and Windsor and Maidenhead between June 2018 and June 2019.
- Wokingham and West Berkshire saw significant drops in housing sale volumes between April 2018 and April 2019.

# Housing Stock



# Total Housing Stock by Local Authority, 2018

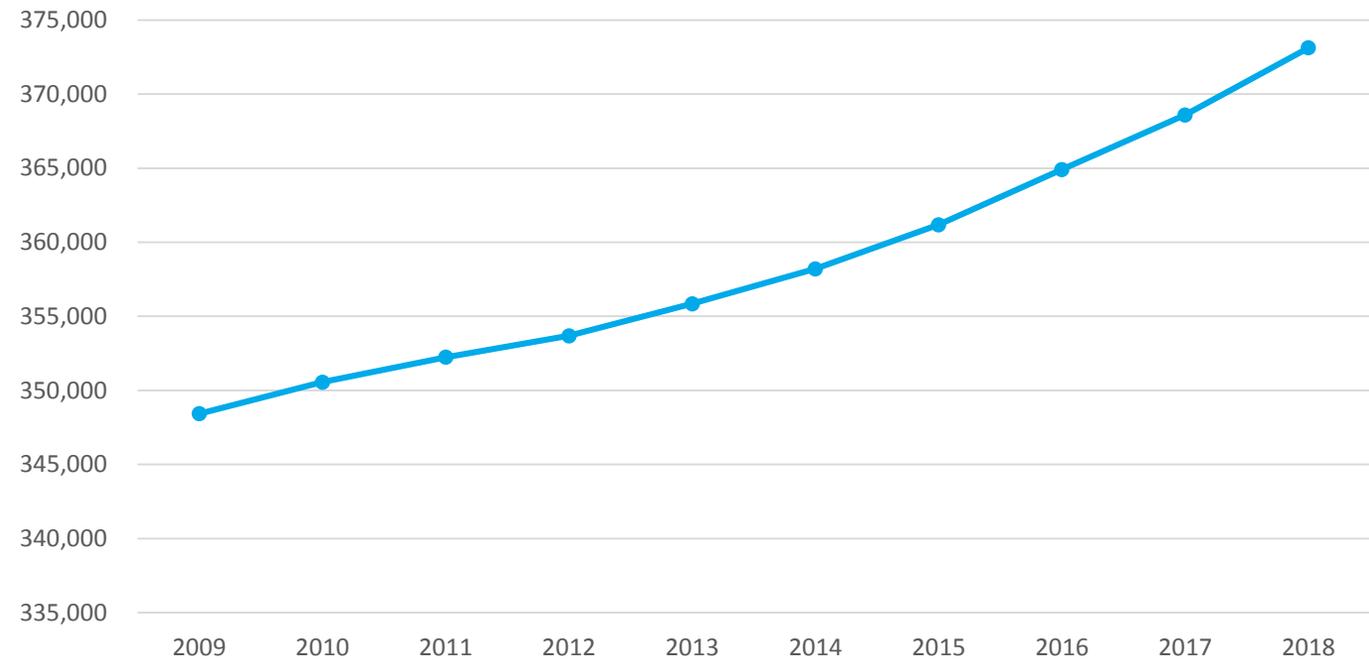


	Housing Stock
Bracknell Forest	49,480
Reading	69,470
Slough	55,240
West Berkshire	67,900
Windsor and Maidenhead	63,850
Wokingham	67,180
Thames Valley Berkshire	373,120
England	24,172,000

## Total Housing Stock in Thames Valley Berkshire (2009-2018)

- Berkshire's housing stock has steadily increased year on year since 2009

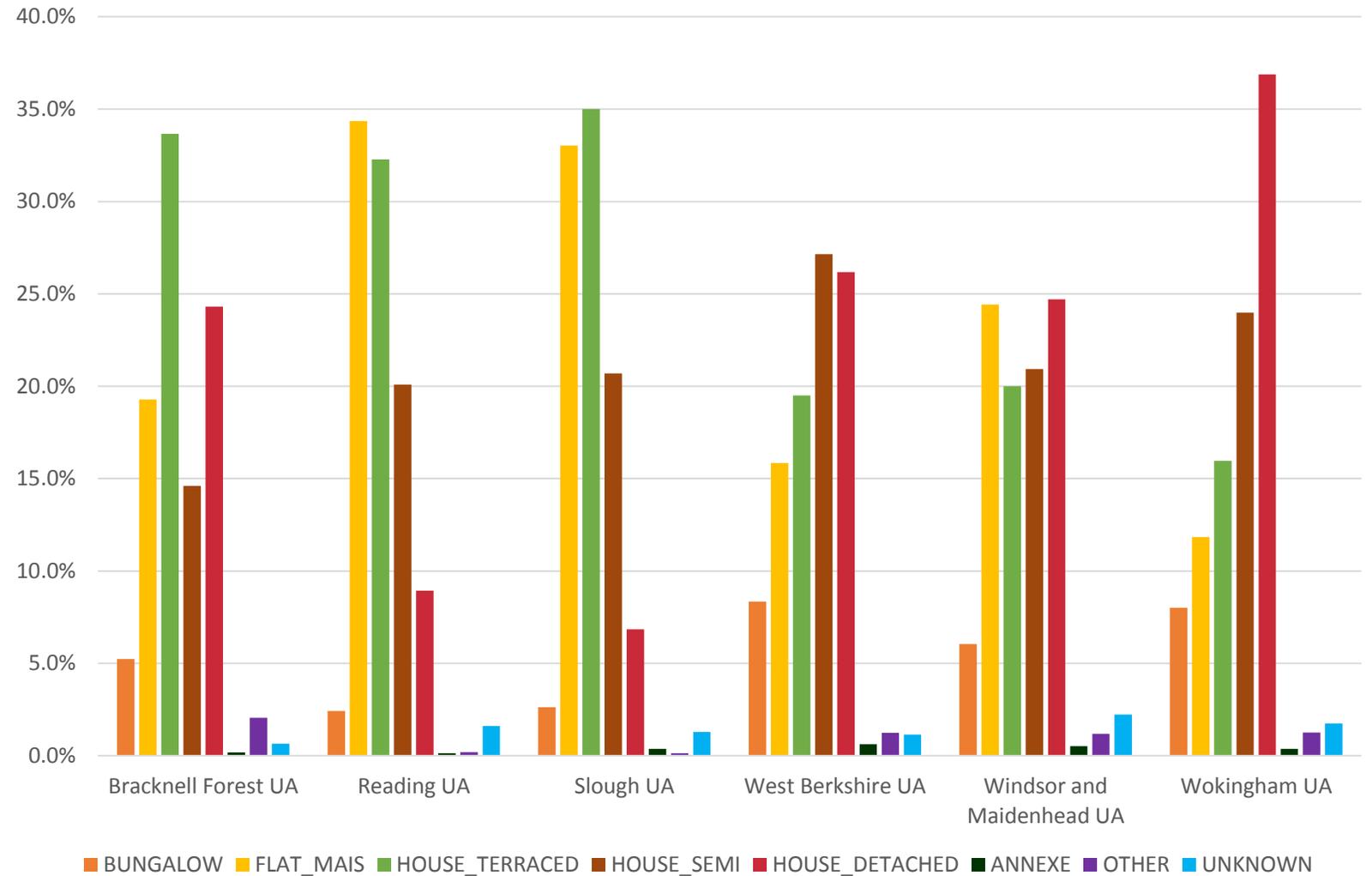
- Within Berkshire, Reading followed by West Berkshire and Wokingham have the largest housing stocks



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>England</b>	<b>22,694,000</b>	<b>22,839,000</b>	<b>22,976,000</b>	<b>23,111,000</b>	<b>23,236,000</b>	<b>23,372,000</b>	<b>23,543,000</b>	<b>23,733,000</b>	<b>23,950,000</b>	<b>24,172,000</b>
<b>TVB</b>	<b>348,430</b>	<b>350,560</b>	<b>352,240</b>	<b>353,690</b>	<b>355,850</b>	<b>358,210</b>	<b>361,180</b>	<b>364,910</b>	<b>368,590</b>	<b>373,120</b>
Bracknell Forest	46,370	46,610	46,940	47,200	47,600	47,910	48,290	48,620	49,060	49,480
Reading	64,640	65,240	65,550	65,860	66,300	66,660	67,300	68,050	68,770	69,470
Slough	50,960	51,390	51,780	52,030	52,210	52,610	53,080	53,870	54,390	55,240
West Berkshire	64,200	64,420	64,600	64,770	65,320	65,760	66,260	66,890	67,370	67,900
Windsor and Maidenhead	60,170	60,610	60,900	61,080	61,270	61,630	62,150	62,750	63,330	63,850
Wokingham	62,090	62,290	62,470	62,750	63,150	63,640	64,100	64,730	65,670	67,180

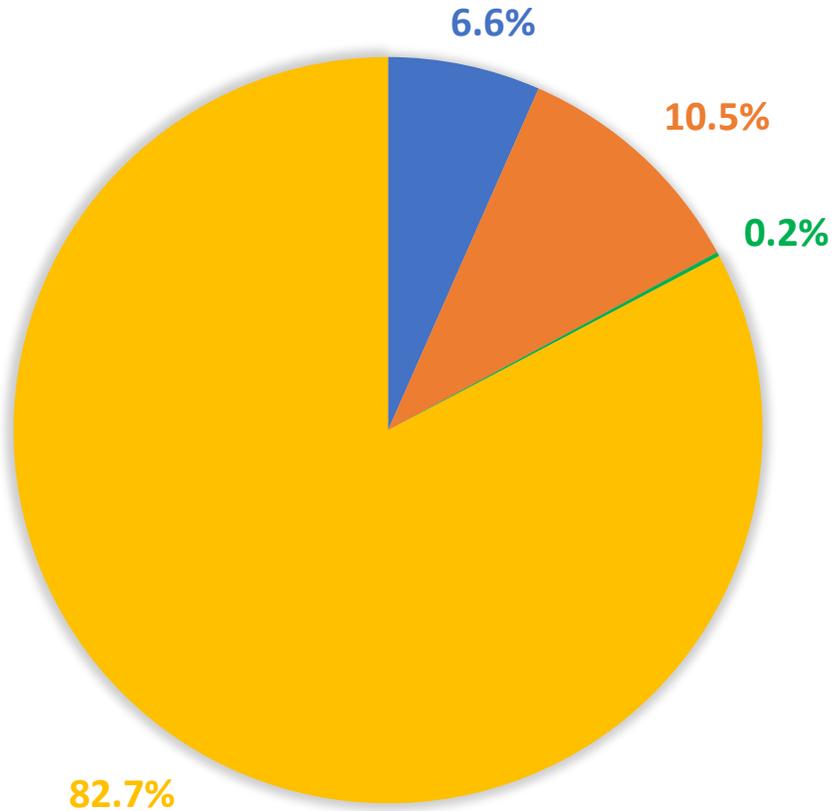
## Breakdown of the various property type percentages by local authority, 2018

- Most of Reading and Slough's properties are flats/maisonettes and terraced housing whilst Wokingham and West Berkshire are more dominated by detached and semi-detached properties.

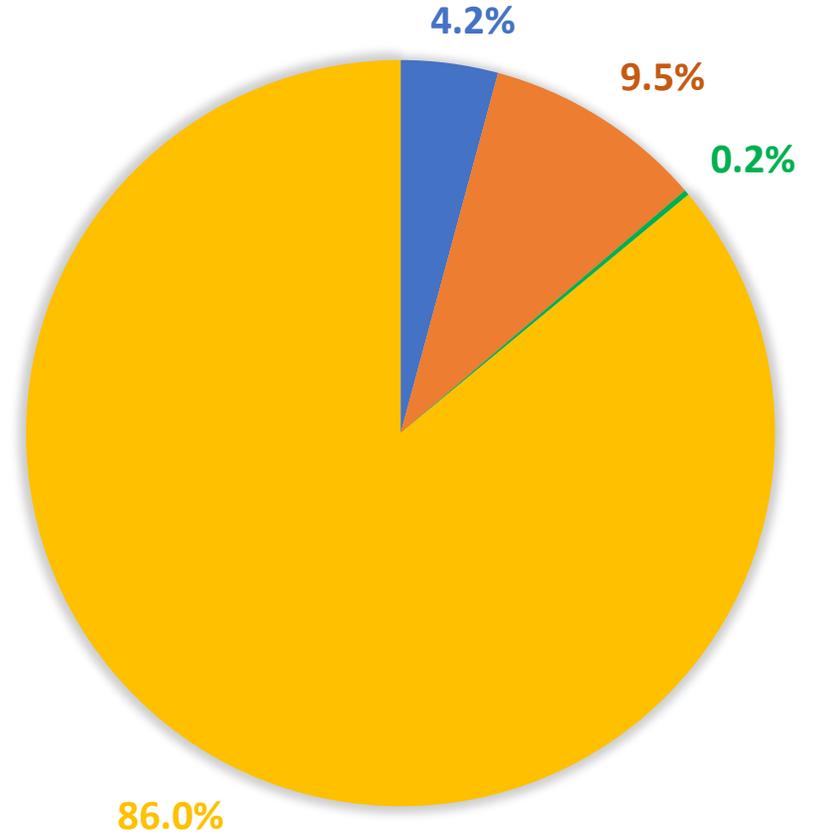


# Property Type Percentage Breakdown 2018

England



TVB



## Local Authority owned housing (including owned by other LA's)

- Reading and Slough are the only Local Authorities in Berkshire that have a significant amount of Local Authority housing; far greater than both the TVB and national average.

- England as a whole as well most of the Local Authorities has seen a steady decline in the number of Local Authority dwellings in the past 5 years.

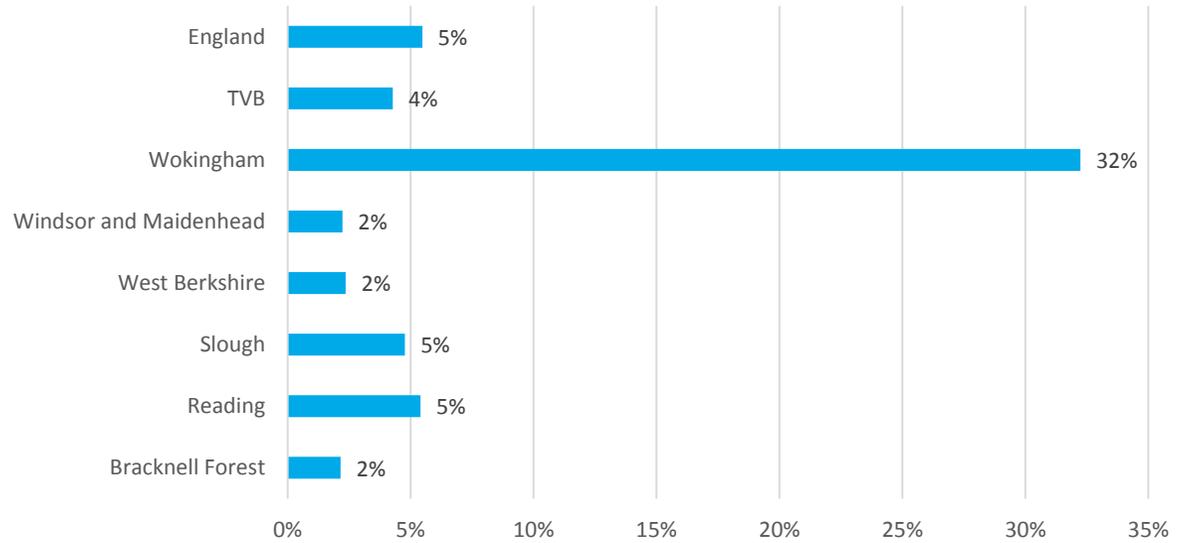
	% of all housing that is LA housing
Bracknell Forest	0%
<b>Reading</b>	<b>10%</b>
<b>Slough</b>	<b>11%</b>
West Berkshire	0%
Windsor and Maidenhead	0%
<b>Wokingham</b>	<b>4%</b>
<b>TVB</b>	<b>4%</b>
<b>England</b>	<b>7%</b>

	2014	2015	2016	2017	2018	% change from 2014 to 2018
Bracknell Forest	80	80	90	100	80	-
Reading	6,800	6,720	6,880	6,880	6,780	0%
Slough	6,350	6,230	6,230	6,200	6,130	-3%
West Berkshire	80	80	30	30	50	-
Windsor and Maidenhead	30	20	0	0	0	-
Wokingham	2,700	2,690	2,610	2,600	2,600	-4%
TVB	16,040	15,820	15,840	15,810	15,640	-2%
England	1,669,000	1,643,000	1,612,000	1,602,000	1,592,000	-5%

## Private Registered Provider Housing (including Housing Associations)

- Wokingham has seen a consistent increase in private registered dwellings since 2015; a 32% increase since 2014 compared with a 4% increase for TVB and a 5% increase England.

% change from 2014 to 2018



	2014	2015	2016	2017	2018	% change from 2014 to 2018
Bracknell Forest	7,870	7,990	8,030	8,000	8,040	2%
Reading	4,250	4,340	4,350	4,380	4,480	5%
Slough	3,980	4,060	4,140	4,140	4,170	5%
West Berkshire	8,870	8,910	8,980	9,050	9,080	2%
Windsor and Maidenhead	7,620	7,850	7,850	7,810	7,790	2%
Wokingham	1,520	1,560	1,650	1,780	2,010	32%
TVB	34,110	34,710	35,000	35,160	35,570	4%
England	2,407,000	2,452,000	2,494,000	2,511,000	2,539,000	5%

## 'Other Public Sector' housing (including property owned by the MoD and NHS)

- Sharp drop for Windsor and Maidenhead's 'other public sector' dwelling stock in 2016.
- Wokingham experienced a significant drop in 'other public sector' dwellings in the past year.
- England has seen a steep decline in the past 5 years especially between 2017 and 2018.

	2014	2015	2016	2017	2018
Bracknell Forest	360	370	370	340	330
Reading	0	0	0	0	0
Slough	150	150	150	150	100
West Berkshire	350	350	390	390	350
Windsor and Maidenhead	900	900	0	0	0
<b>Wokingham</b>	2,140	2,240	2,340	<b>2,510</b>	<b>100</b>
TVB	3,900	4,010	3,250	3,390	880
England	64,000	55,000	57,000	56,000	43,000

## Private Sector Housing

- Wokingham saw a significant rise in private sector dwelling stock in 2018 of approximately 3,700.

- All the local authorities have seen a steady increase in private sector dwellings since 2014. This is in line with the national picture.

	2014	2015	2016	2017	2018	% change from 2014 to 2018
Bracknell Forest	39,610	39,850	40,140	40,620	41,020	4%
Reading	55,610	56,240	56,820	57,510	58,210	5%
Slough	42,120	42,630	43,350	43,900	44,840	6%
West Berkshire	56,460	56,910	57,490	57,910	58,410	3%
Windsor and Maidenhead	53,080	53,370	54,900	55,520	56,060	6%
Wokingham	57,290	57,600	58,130	58,780	62,470	9%
TVB	304,170	306,600	310,830	314,240	321,010	6%
England	19,232,000	19,393,000	19,569,000	19,781,000	19,998,000	4%

# House Building: Starts and Completions



Total number of dwelling starts by local authority, neighbouring LEPs and England

LAs/LEPs/National	Dwelling Starts						
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Bracknell Forest	380	310	340	380	240	330	650
Reading	210	280	510	280	230	270	250
Slough	230	420	280	300	370	180	60
West Berkshire	220	490	330	520	480	270	310
Windsor and Maidenhead	370	530	420	230	440	110	460
Wokingham	360	470	570	930	1,400	1,440	1,520
Buckinghamshire Thames Valley	1,520	1,680	1,740	1,720	1,850	2,120	1,940
Enterprise M3	3,740	4,540	4,940	3,930	4,750	6,400	5,600
London	17,260	21,760	23,330	21,940	16,440	20,890	14,950
Oxfordshire LEP	1,090	1,920	3,440	3,580	3,950	3,690	4,080
Swindon and Wiltshire	1,920	2,630	2,190	2,000	2,340	3,210	2,640
<b>Thames Valley Berkshire</b>	1,770	2,490	2,660	3,680	3,030	2,600	3,250
England	103,520	135,410	144,480	147,090	160,280	165,770	165,100

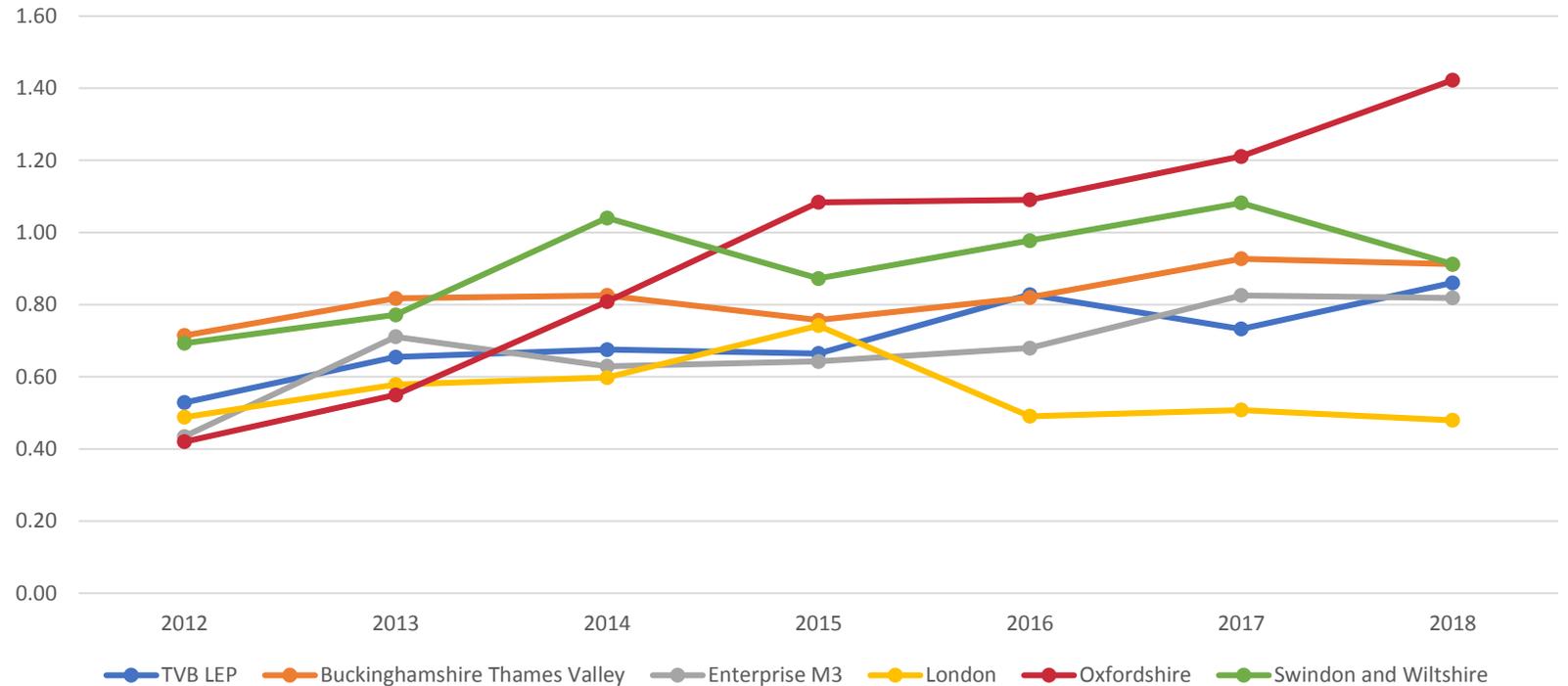
*Source: DCLG, 2018/19 (live tables 100 & 253a & 255)*

## Rate of Dwellings Started across by neighbouring LEP

$$\text{Rate} = \frac{Q1 + Q2 + Q3 + Q4}{\text{Stock for that year}} * 100$$

- Oxfordshire has been increasing its rate of dwellings started year on year since 2012.

- London is the only one of the shown LEPs that has a lower rate now than it was in 2012.



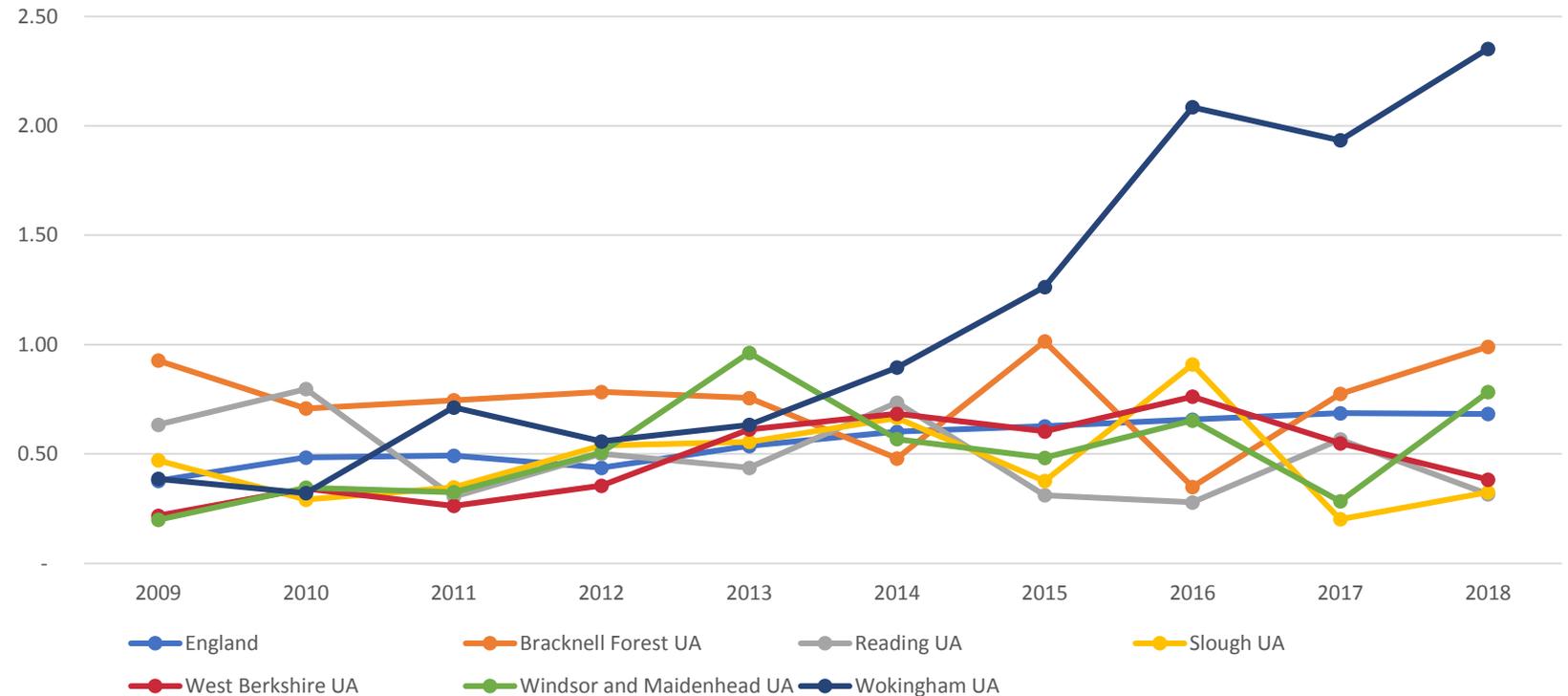
	2012	2013	2014	2015	2016	2017	2018
TVB LEP	0.53	0.65	0.68	0.66	0.83	0.73	0.86
Buckinghamshire Thames Valley	0.71	0.82	0.83	0.76	0.82	0.93	0.91
Enterprise M3	0.43	0.71	0.63	0.64	0.68	0.83	0.82
London	0.49	0.58	0.60	0.74	0.49	0.51	0.48
Oxfordshire	0.42	0.55	0.81	1.08	1.09	1.21	1.42
Swindon and Wiltshire	0.69	0.77	1.04	0.87	0.98	1.08	0.91

*Source: DCLG, 2018/19 (live tables 100 & 255)*

## Rate of Dwellings Started

$$\text{Rate} = \frac{Q1 + Q2 + Q3 + Q4}{\text{Stock for that year}} * 100$$

- We observe that Wokingham is experiencing a general rise in the rate at which dwellings are started; this was particularly noticeable in 2016 when it rose from 1.26 to 2.09



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
England	0.38	0.48	0.49	0.44	0.54	0.60	0.63	0.66	0.69	0.68
Bracknell Forest UA	0.93	0.71	0.75	0.78	0.76	0.48	1.01	0.35	0.77	0.99
Reading UA	0.63	0.80	0.31	0.50	0.44	0.74	0.31	0.28	0.57	0.32
Slough UA	0.47	0.29	0.35	0.54	0.56	0.67	0.38	0.91	0.20	0.33
West Berkshire UA	0.22	0.34	0.26	0.36	0.61	0.68	0.60	0.76	0.55	0.38
Windsor and Maidenhead UA	0.20	0.35	0.33	0.51	0.96	0.57	0.48	0.65	0.28	0.78
Wokingham UA	0.39	0.32	0.71	0.56	0.63	0.90	1.26	2.09	1.93	2.35

*Source: DCLG, 2018/19 (live tables 100 & 253a)*

Total number of dwelling completions by local authority, neighbouring LEPs and England

LAs/LEPs/National	Dwelling Completions						
	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Bracknell Forest	470	360	320	180	370	260	520
Reading	400	370	80	450	360	670	600
Slough	190	160	360	450	130	350	390
West Berkshire	200	410	320	460	340	450	440
Windsor and Maidenhead	210	310	490	360	320	260	340
Wokingham	290	420	510	440	790	1,250	1,510
Buckinghamshire Thames Valley	1,580	1,490	1,740	1,380	1,810	1,910	2,130
Enterprise M3	3,840	3,920	4,060	4,580	4,660	4,730	6,290
London	18,380	17,930	18,360	24,190	22,810	24,120	19,350
Oxfordshire LEP	1,500	1,390	3,430	3,730	3,950	3,620	4,240
Swindon and Wiltshire	1,960	2,710	2,030	1,890	1,940	3,380	3,530
Thames Valley Berkshire	1,760	2,020	2,050	2,470	2,940	3,240	3,790
England	107,980	112,330	124,410	142,260	147,520	160,980	169,070

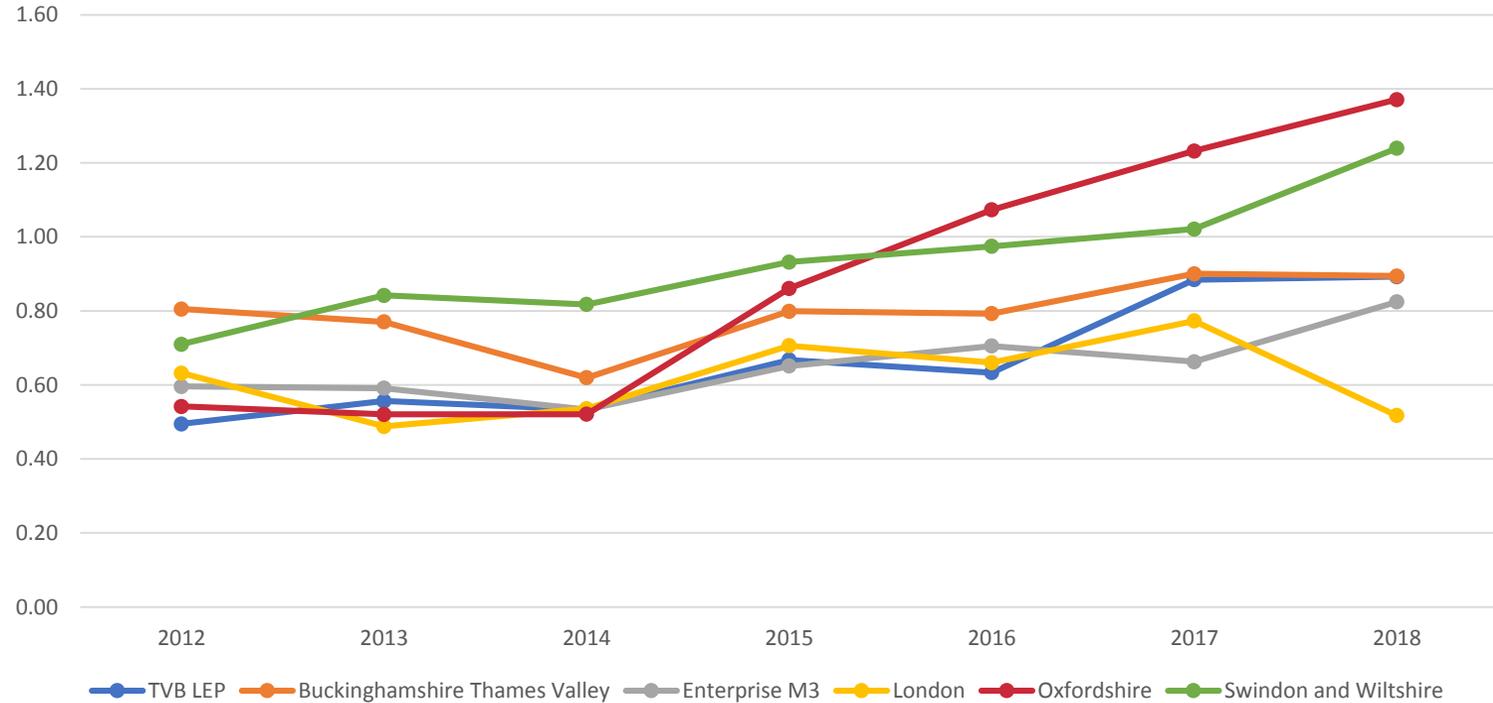
*Source: DCLG, 2018/19 (live tables 100 & 253a & 255)*

## Rate of Dwellings Completed across Neighbouring LEPs

$$\text{Rate} = \frac{Q1 + Q2 + Q3 + Q4}{\text{Stock for that year}} * 100$$

- Oxfordshire saw a major rise in number of dwellings completed in 2015, going from 0.52 to 0.86

- All 6 of these LEPs saw an increase in rate of completed dwellings in 2015 from 2014  
 - London is the only one of the shown LEPs that has a lower rate now than it was in 2012.



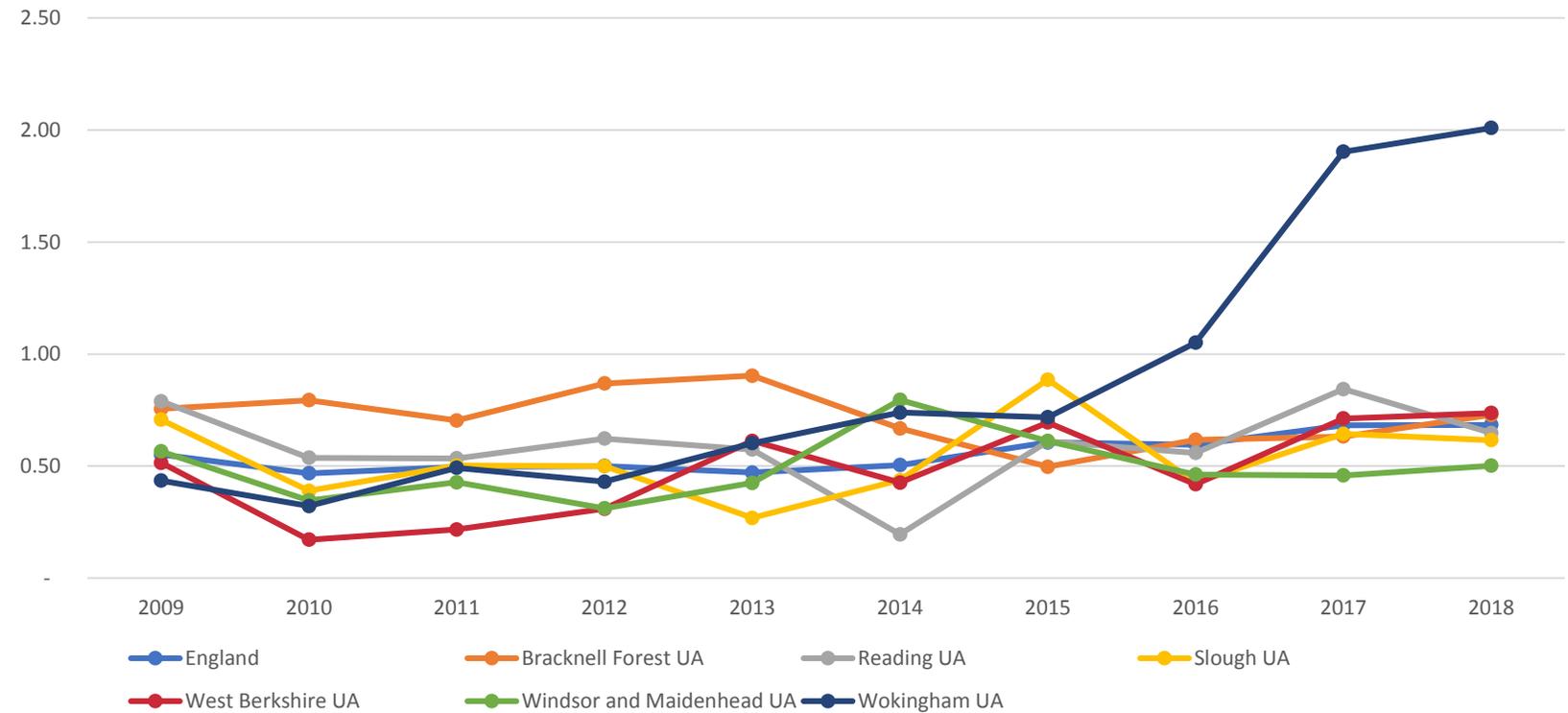
	2012	2013	2014	2015	2016	2017	2018
TVB LEP	0.49	0.56	0.53	0.67	0.63	0.88	0.89
Buckinghamshire Thames Valley	0.81	0.77	0.62	0.80	0.79	0.90	0.89
Enterprise M3	0.60	0.59	0.53	0.65	0.70	0.66	0.82
London	0.63	0.49	0.54	0.71	0.66	0.77	0.52
Oxfordshire	0.54	0.52	0.52	0.86	1.07	1.23	1.37
Swindon and Wiltshire	0.71	0.84	0.82	0.93	0.97	1.02	1.24

*Source: DCLG, 2018/19 (live tables 100 & 255)*

## Rate of Dwellings Completed

$$\text{Rate} = \frac{Q1 + Q2 + Q3 + Q4}{\text{Stock for that year}} * 100$$

- We observe a consistent rise in Dwellings Completed in Wokingham, especially since 2015 whilst all other local authorities stayed reasonably stable.



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
England	0.55	0.47	0.50	0.50	0.47	0.50	0.61	0.60	0.68	0.68
Bracknell Forest UA	0.75	0.79	0.70	0.87	0.90	0.67	0.50	0.62	0.63	0.73
Reading UA	0.79	0.54	0.53	0.62	0.57	0.20	0.61	0.56	0.84	0.65
Slough UA	0.71	0.39	0.50	0.50	0.27	0.44	0.89	0.43	0.64	0.62
West Berkshire UA	0.51	0.17	0.22	0.31	0.61	0.43	0.69	0.42	0.71	0.74
Windsor and Maidenhead UA	0.57	0.35	0.43	0.31	0.42	0.80	0.61	0.46	0.46	0.50
Wokingham UA	0.43	0.32	0.49	0.43	0.60	0.74	0.72	1.05	1.90	2.01

*Source: DCLG, 2018/19 (live tables 100 & 253a)*

# Cost of Housing



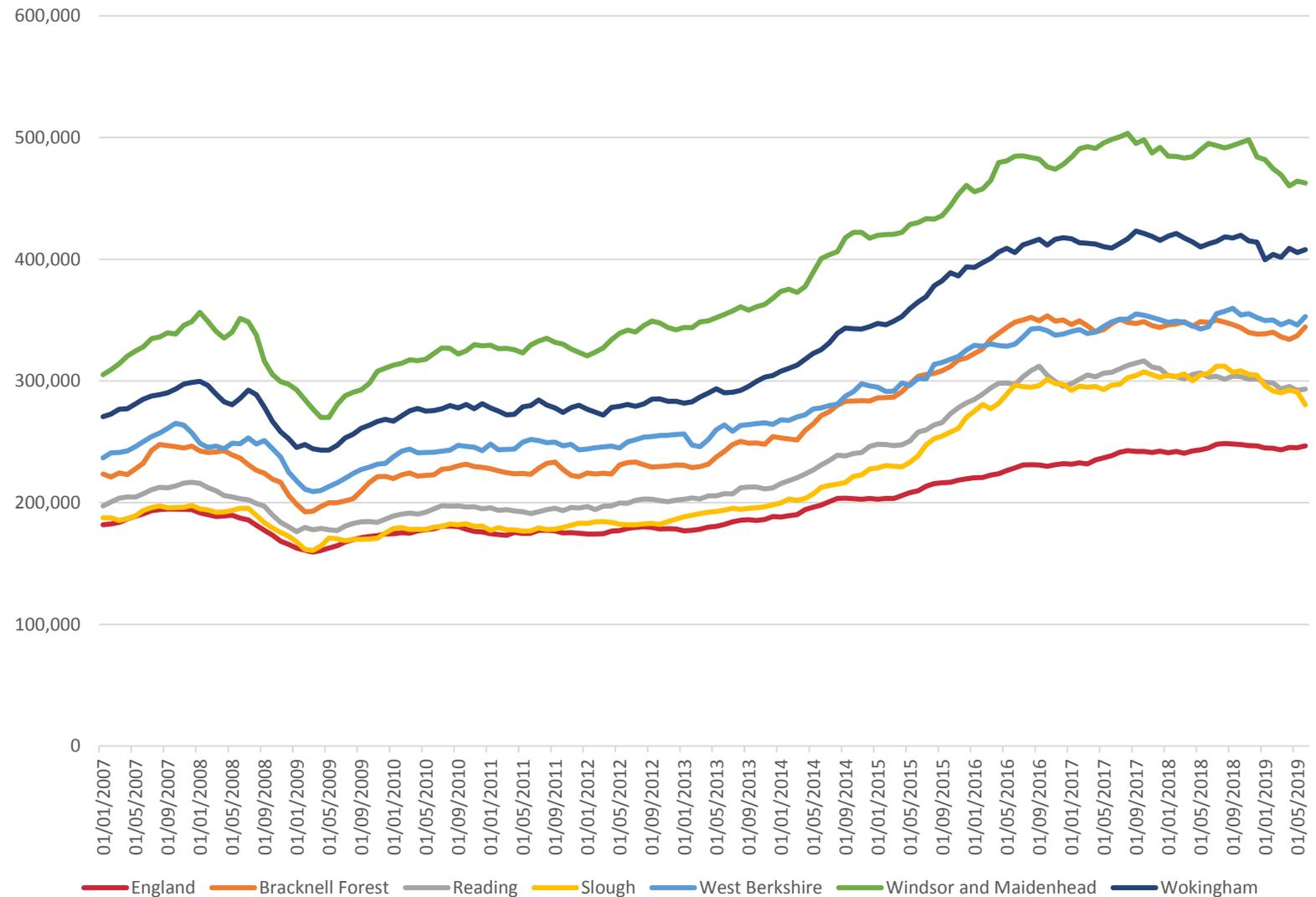
# Average house prices in Berkshire's local authority areas and England

	England	Bracknell Forest	Reading	Slough	West Berkshire	Windsor and Maidenhead	Wokingham
01/01/2007	£ 181,824	£ 223,550	£ 197,335	£ 187,588	£ 236,812	£ 305,133	£ 270,717
01/01/2008	£ 191,750	£ 242,548	£ 215,958	£ 195,014	£ 248,831	£ 356,314	£ 299,620
01/01/2009	£ 162,673	£ 198,534	£ 176,087	£ 167,832	£ 217,828	£ 292,732	£ 245,427
01/01/2010	£ 174,458	£ 219,771	£ 189,031	£ 178,832	£ 237,749	£ 313,009	£ 267,040
01/01/2011	£ 174,442	£ 227,892	£ 195,760	£ 177,254	£ 248,197	£ 329,300	£ 277,752
01/01/2012	£ 174,179	£ 224,490	£ 196,957	£ 182,959	£ 244,118	£ 320,551	£ 276,867
01/01/2013	£ 176,816	£ 230,626	£ 202,705	£ 188,416	£ 256,470	£ 343,902	£ 281,828
01/01/2014	£ 188,265	£ 253,249	£ 215,642	£ 199,732	£ 268,099	£ 373,659	£ 307,940
01/01/2015	£ 202,856	£ 286,224	£ 247,957	£ 228,622	£ 294,768	£ 419,654	£ 347,293
01/01/2016	£ 220,361	£ 322,524	£ 284,850	£ 275,183	£ 329,344	£ 455,555	£ 393,273
01/01/2017	£ 231,593	£ 346,462	£ 297,733	£ 292,227	£ 340,647	£ 483,775	£ 416,881
01/01/2018	£ 241,061	£ 346,062	£ 304,286	£ 304,627	£ 348,078	£ 484,794	£ 418,997
01/01/2019	£ 244,811	£ 338,757	£ 298,986	£ 296,249	£ 349,683	£ 481,966	£ 399,666

# Average House Prices by Local Authority since 2007

- Windsor and Maidenhead has been the most expensive local authority in Berkshire for a number of years, peaking in August 2017 at £503,400.

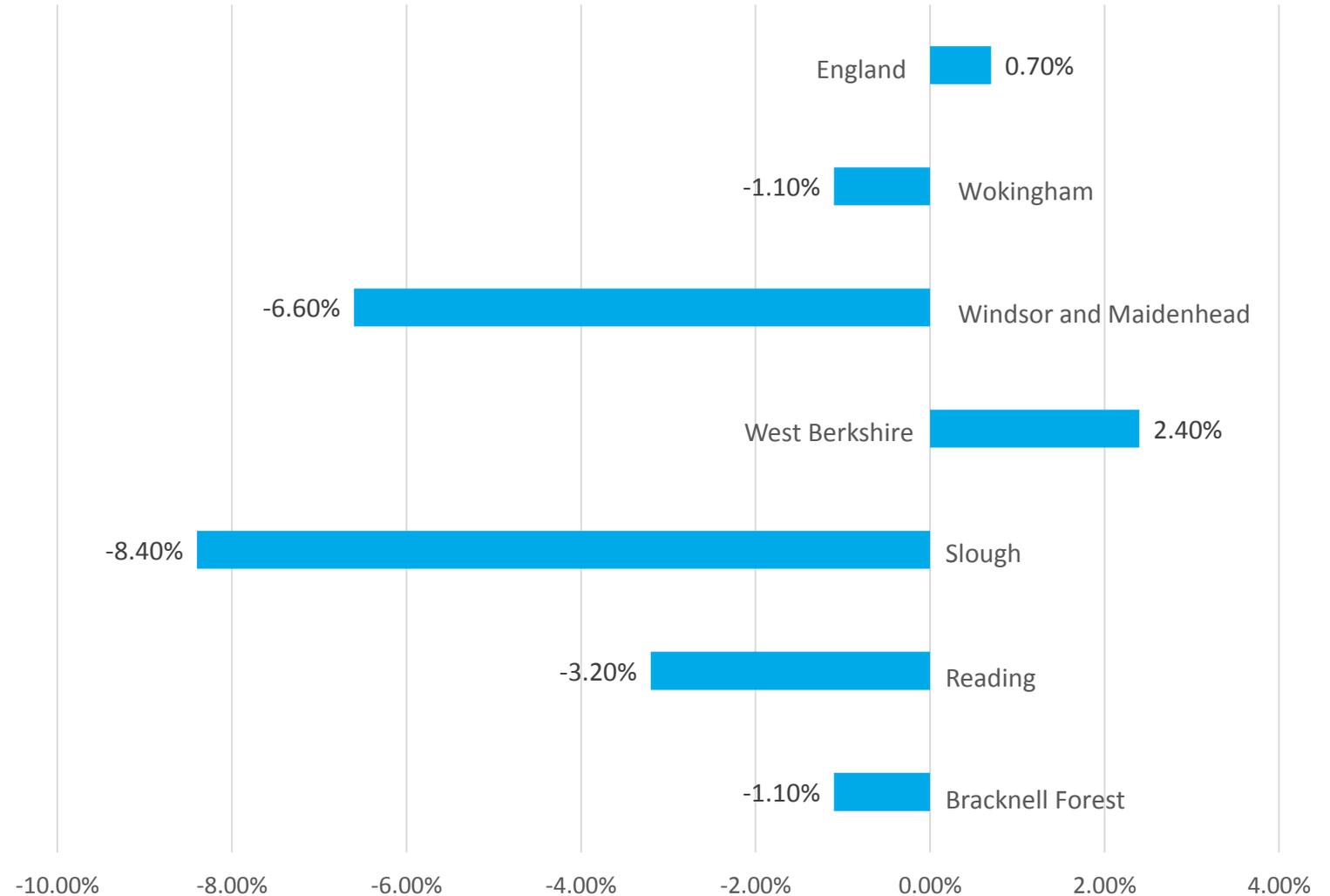
- Since the 2008 recession house prices have increased noticeably across all 6 local authorities.



## Annual Change in House Price by Local Authority (June 18-June 19)

- House prices have decreased in 5 of the 6 Berkshire local authorities especially in Slough and Windsor and Maidenhead seeing an 8.4% and 6.6% drop respectively.

- Conversely West Berkshire has seen a 2.4% increase in local house prices.



*Source: HM Land Registry, National Statistics UK House Price Index England: June 2019*

# Affordability of housing in Berkshire by local authority

Ratio of median house price to median gross annual (where available) residence-based earnings by local authority district, 2018

	2014	2015	2016	2017	2018	2018 Local Authority Rank (out of 348)*
Bracknell Forest	8.04	8.89	10.33	9.98	10.59	278
Reading	7.05	8.57	9.08	9.31	9.10	220
Slough	7.96	8.69	10.11	11.10	10.19	264
West Berkshire	8.13	8.91	9.69	10.10	10.62	279
Windsor and Maidenhead	9.61	11.03	12.03	12.26	11.82	307
Wokingham	8.88	9.34	10.25	11.06	10.16	263

\*2018 rank where rank 1 = most affordable and rank 348 = least affordable

[Source: ONS 2019 - House price \(existing dwellings\) to residence-based earnings ratio](#)

# House Sales



# Number of sales by local authority

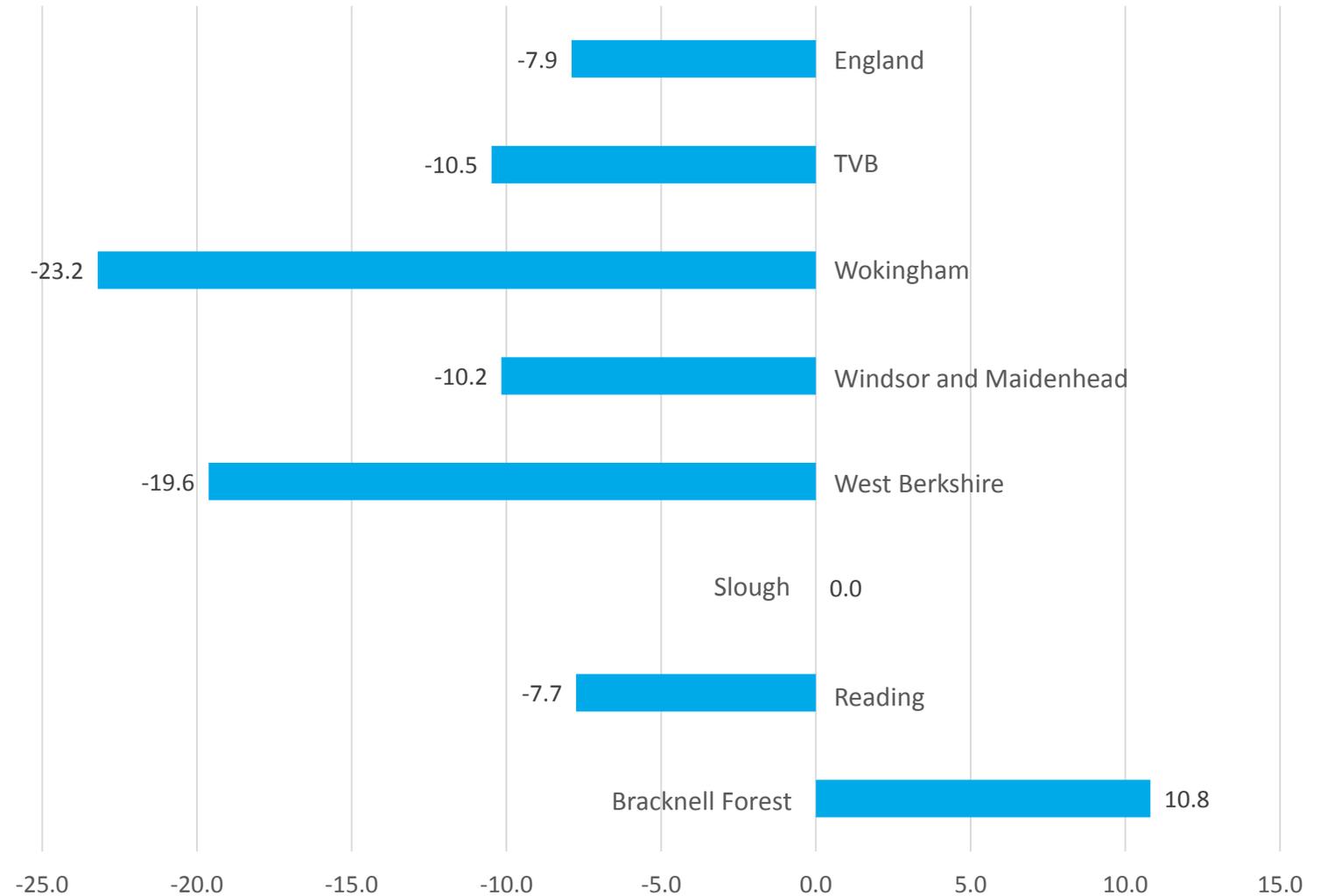
Local authority	Apr-18	Apr-19	Change in Sales Volumes (%)
Bracknell Forest	148	164	10.8
Reading	155	143	-7.7
Slough	81	81	0.0
West Berkshire	158	127	-19.6
Windsor and Maidenhead	128	115	-10.2
Wokingham	237	182	-23.2
TVB	907	812	-10.5
England	58,939	54,290	-7.9

*Source: HM Land Registry, National Statistics UK House Price Index England: June 2019*

## Change in Sales Volumes (April 18 - April 19)

- The only Local Authority to experience an increase in sales volumes was Bracknell Forest.

- Wokingham and West Berkshire have experienced the largest drops in sales volumes.



*Source: HM Land Registry, National Statistics UK House Price Index England: June 2019*