

APPENDIX C1: HOUSING

1.1 Growth and Households - 2011 and 2016

Housing/Population Statistics				
	Total Houses 2016	Total Population 2011	Total Population *	Average No of People per House 2016
Wisley	92	185	137	1.49**
Ockham	187	410	437	2.34
Ripley	910	1747	1933	2.12
Lovelace Totals:	1189	2342	2507	2.11

Sources: 2011 Census, Guildford Borough Council Electoral List

Notes: * 2016 Total population numbers include 2016 electoral list numbers, i.e. aged 18+. The 2011 under 18 figures have been added to these electoral numbers, therefore numbers are largely current but somewhat hybrid.

** Approximately [35% of properties in Wisley village (i.e. 32)] were empty as the buildings were being refurbished and transitioning from employee accommodation to market rentals. Most appear to be now occupied as of 7.4.2019.

1.2 Housing Stock

Housing Stock by Council Tax Band [2016]									
	A	B	C	D	E	F	G	H	Totals
Ripley	58	32	122	207	248	117	104	22	910
Ockham	7	2	2	8	30	43	59	36	187
Wisley	0	11	17	19	31	3	7	4	92
Totals	65	45	141	234	309	163	170	62	1189

1.3 Additions to Housing Stock in Recent Years

NEW BUILDS	
Milk Road, The Green	2 houses
Newark Lane	8 dwellings, houses and flats
White Hart Meadows, Rose Lane	45 dwellings, houses and flats including a Rural Exception Site
Dorton Way, off Newark Lane	3 houses
Walsham Mews, High Street	8 houses
The Green	1 (3 houses replacing 2 bungalows)
White Horse Lane, off High Street	4 houses
The Courtyard, High Street	11 houses
Peelers Place, High Street	3 Houses
CONVERSIONS	
Lutidine House, Newark Lane – previously offices	17 Flats
Exchange Cottages, High Street – former telephone exchange	4 houses
Stansfields, Newark Lane – former soft drinks factory	9 flats
Wylie & Mar, High Street – workshops	8 houses in gated development
Sage Antiques, High Street - originally a pub with large function hall, then an interior design showroom	1 house
Aston House, Portsmouth Road - office conversion.	4 flats
Hautboy Inn, Ockham - former pub/restaurant	2 houses and 9 flats
TOTAL NEW HOMES: Ripley	127 homes
Ockham	11 homes

1.4 Lovelace Property Purchase and Rental Prices – April 2018

Description	Location	Minimum £	Source
To Purchase			
1 bed flat	Ripley`	£299,950	Prime Location
2 bed maisonette	Ripley	£310,000	Seymours, Ripley
2 bed terrace	Ripley	£420,000 +	Zoopla
2 bed semi	Ockham	£450,000	Seymours, Ripley
2 bed bungalow	Ockham	£529,950 +	Zoopla
3 bed terrace	Ripley	£550,000 +	Zoopla
3 bed semi	Ripley	£485,000 +	Wills & Smerdon, Ripley
3 bed bungalow	Ockham	£575,000	Wills & Smerdon, Ripley
3 bed detached	Ockham	£799,950 +	Wills & Smerdon, Ripley
4 bed detached	Ockham	£800,000 +	Zoopla
4 bed detached	Ripley	£850,000 +	Zoopla
For Private Rent	The Only Properties Available on 6th April 2018		
1 bed flat	Ripley	£910 pcm	Seymours, Ripley
3 bed semi	Ripley	£1,295	Zoopla
3 bed semi	Wisley	£1,450 pcm	Seymours, Ripley
3 bed terrace	Ripley	£1,995 pcm	Zoopla
4 bed semi	Ripley	£2,200 pcm	Seymours, Ripley
4 bed detached	Wisley	£2,650 pcm	Seymours, Ripley
5 bed detached	Wisley	£2,500 pcm	Zoopla
Affordable Rent on New Builds	Can be charged up to a maximum of the Local Housing Allowance, including service charge, which in 2018 was:		
1 bed flat	£ 740 per month		
2 bed house	£ 970 per month		
3 bed house	£1160 per month		

Source for Affordable Rent: GBC Ripley Conservation Area report 2017