

## Dorset housing & infrastructure

This bulletin is part of a series which makes up the 2018/19 local economic assessment of Dorset.

Dorset is one of the most desirable places to live in the UK, and consequently has some of the least affordable housing. Along with the rest of the country, house prices have been rising faster than wages, reducing their affordability. East Dorset currently has the least affordable housing in Dorset at nearly 14 times the annual salary, up from about 5.5 times in 1997.

Dorset's transport system is facing pressures from increased urban development, reduced funding and pressures to reduce levels of CO<sub>2</sub>. Sustainability will play a key role in our aim to put the environment at the heart of growth, which in turn could help improve Dorset's poor productivity.

Big Numbers

**14x** is the housing affordability ratio in East Dorset

Home ownership among 25-34 year olds in DCC is the lowest in the UK at only **16%**

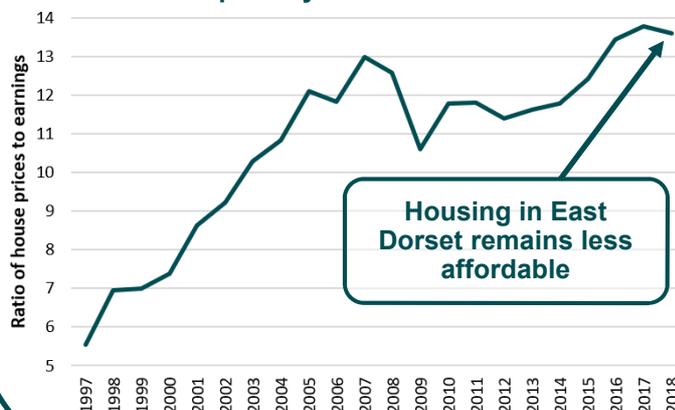
**2.4%** full fibre broadband coverage in Dorset (ultrafast)

**£350,000** the average price paid for a house in East Dorset in 2018

### Box 1: Affordability

- Affordability of housing for our less well-off workers can be measured by looking at the ratio of lower quartile house prices to lower quartile earnings. Weymouth & Portland has the most affordable housing at 9, while East Dorset has the least affordable at 13.6. All of Dorset's areas are less affordable than average for the country, apart from W&P<sup>1</sup>.

**Affordability continues to be a problem - especially in East Dorset**



#### Housing in Dorset is less affordable than nationally



- Lack of affordable housing can make it difficult for young people to stay in Dorset when they move out from home. It also makes it difficult for young people to move to Dorset from other parts of the country, which is a consideration for firms planning to expand or relocate. Getting on the housing ladder is especially difficult considering that on average, people will earn less in their 20s than they will later in life.
- The latest figures suggest that home ownership for families aged 25-34 is rising for the first time in 30 years, but in DCC it is the lowest in the whole of the UK at only 15.8%<sup>2</sup>.

**Sources:**

1 Ratio of lower quartile house prices to lower quartile workplace based earnings (2018), ONS  
 2 <https://www.resolutionfoundation.org/media/blog/home-ownership-is-rising-but-the-crisis-is-far-from-over/> [Accessed 03/01/19]

## Box 2: Land & infrastructure

- Dorset's local authorities, working with neighbouring councils, have plans to improve north-south connectivity to the south east Dorset conurbation (Poole/Bournemouth to the M4). If successful in obtaining funding, work could start early 2020<sup>3</sup>.
- The B3073 corridor cycle package is a series of improvements to cycle links around Ferndown and Bournemouth, reducing the impact of the growing employment areas and associated traffic in these locations.
- Dorset's transport network is particularly vulnerable to the potential impacts of climate change<sup>4</sup>. To counteract this, the council designs, constructs or maintains the transport network to ensure it is able to cope with extreme weather events without major disruption.
- Whilst fixed line superfast broadband coverage at 24mbps is in line with the UK at 95% in Dorset, full fibre coverage is only 2.4% in Dorset compared with 5% nationally.
- Local plans in Dorset set out a long term planning strategy for the area and include site proposals for housing, employment, leisure and infrastructure.

### 20 Year house building targets



## Our plans include

- Community-led local development.
- Development of a year-round cultural offer.
- Improvements to the public realm.
- Improvement of operational efficiency and sustainability of local highway infrastructure in the short-term.
- Medium-term investment in highway junction improvements.
- Long-term securing of resources for strategic transportation improvements.
- Develop digital connectivity to serve business and community needs.
- Superfast Dorset has launched a fourth procurement to expand coverage into areas still in need of superfast. Achieving universal coverage of superfast broadband is the stated policy ambition in the Local Broadband Plan and Digital Infrastructure Strategy.
- Provision of a social housing/care scheme at Wareham.
- Potential provision of housing on Dorset Council owned land.

#### Sources:

- <https://www.dorsetforyou.gov.uk/roads-highways-maintenance/roads-and-pavements/documents/connectivity-prospectus-m4-and-south-west-links.pdf> [Accessed 08/01/18]
- Bournemouth, Poole and Dorset Local Transport Plan 2011 to 2026, Summary Document, p.6