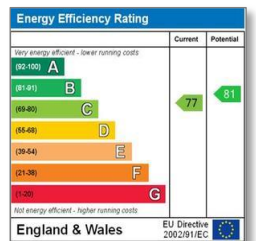




West Northamptonshire Joint Planning Unit Housing Market Evidence 2017

Executive Summary for South
Northamptonshire District
September 2017





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Introduction

- 1.1 Opinion Research Services (ORS) was commissioned by the West Northamptonshire Joint Planning Unit (JPU) to undertake Housing Market Evidence Analysis for the area covered by Daventry District Council, Northampton Borough Council and South Northamptonshire District Council. This is the Executive Summary of the study for South Northamptonshire District Council.
- 1.2 The overall Objectively Assessed Need (OAN) for West Northamptonshire was established as being 41,760 dwellings in the Joint Core Strategy (JCS) adopted in 2014. This figure was not reconsidered in this study.
- 1.3 The core requirement from this study is therefore to identify a robust affordable housing needs figure for study area, as well as many of the specific needs for the area, as required by the NPPF.
- 1.4 We would note at the outset that this study should not be seen as an update of any of the previous affordable housing need assessment in South Northamptonshire. In March 2014, the government produced new guidance on conducting housing needs assessments in the form of 'Guidance for Housing and economic development needs assessments'. Paragraph 22-29 of this new guidance covers affordable housing needs and it includes a number of significant changes since the 2007 SHMA Practice Guidance which underwrote previous assessments in South Northamptonshire District.

Affordable Housing Need

- 1.5 Paragraph 47 of the National Planning Policy Framework identifies that local planning authorities should meet "*the full, objectively assessed needs for market and affordable housing*". Furthermore, paragraph 159 of the Framework identifies that they should "*prepare a Strategic Housing Market Assessment to assess their full housing needs*" which identifies "*the need for all types of housing, including affordable housing*".
- 1.6 There have been a number of Judicial Reviews of Planning Inspector decisions which have helped to clarify the relationship between the Full Objectively Assessed Need for housing and the need for Affordable Housing. These have shown that it is clear that NPPF considers that the full, objectively assessed needs for housing will include the need for affordable housing.
- 1.7 Based on a detailed analysis of the past trends and current estimates of households considered to be in housing need, our analysis has concluded that 390 households are in affordable housing need in South Northamptonshire District and unable to afford their own housing. This assessment is based on the criteria set out in Planning Practice Guidance and avoids double-counting.
- 1.8 Of these households, 112 currently occupy affordable housing that does not meet the households' current needs, mainly due to overcrowding. Providing suitable housing for these households will enable them to vacate their existing affordable housing, which can subsequently be allocated to another household in need of affordable housing. There is, therefore, a net need from 278 households (390 less 112 = 278) who currently need affordable housing and do not currently occupy affordable housing in South Northamptonshire District (although a higher number of new homes may be needed to resolve all of the identified overcrowding).
- 1.9 Based on the household projections previously established for the OAN, we have established the balance between the need for market housing and the need for affordable housing. The housing mix analysis identified a need to provide for 1,499 additional households over the period 2016-29 (an average of 115 households per year). This would provide for the current unmet needs for affordable housing in addition to

the projected future growth in affordable housing need, but this assumes that the level of housing benefit support provided to households living in the private rented sector remains constant.

Figure 1: Assessing total need for market and affordable housing for South Northamptonshire District (Source: ORS Housing Model)

	Housing Need (households)		Overall Housing Need
	Market housing	Affordable housing	
Unmet need for affordable housing in 2016			
Total unmet need for affordable housing	-	390	390
Supply of housing vacated	183	112	295
Overall impact of current affordable housing need	-183	278	95
Projected future housing need 2016-29			
Newly forming households	6,783	1,589	8,372
Household dissolutions following death	6,366	1,377	7,743
Net household growth within West Northamptonshire	417	211	628
Impact of existing households falling into need	-1,470	1,470	-
Impact of existing households climbing out of need	1,306	-1,306	-
Impact of households migrating to/from the area	4,568	846	5,414
Future need for market and affordable housing 2016-29	4,821	1,221	6,043
Total need for market and affordable housing			
Overall impact of current affordable housing need	-183	278	95
Future need for market and affordable housing 2016-29	4,821	1,221	6,043
Total need for market and affordable housing	4,638	1,499	6,138
Average annual need for housing	357	115	472
Proportion of overall need for market and affordable housing	75.57%	24.43%	100.00%

- 1.10 Any losses from the current stock (such as demolition or clearance, or sales through Right to Buy) would increase the number of affordable dwellings needed by an equivalent amount. Meanwhile any vacant dwellings returned to use would count as part of the supply necessary to meet the need for affordable housing.

Housing Mix: Size and Tenure

- 1.11 When considering future need for different types of housing, the model assumes that the housing mix needed by households of each household type and age will reflect current patterns. For example, a growth in single person households aged 65-74 will lead to an increase in the need for the type of housing currently occupied by single person households of this age. On this basis, where such households continue to live in family housing despite no longer having a family living with them, this need for family housing will still be counted. The model also assumes that need for market and affordable housing overlaps with the need for older persons and other specialist housing needs. Therefore, for example, the delivery of 1 unit of affordable Extracare housing would also count against the provision of 1 unit of 1 bed affordable housing.
- 1.12 Figure 2 identifies the need (2011-29) for market housing and affordable housing of different types (in terms of flats and houses) and sizes (in terms of number of bedrooms), using the ORS Housing Model.
- 1.13 In South Northamptonshire there is a need for 5,200 market and 1,500 affordable dwellings over the 13-year period:

- » The market housing need is predominantly for houses (5,000 dwellings over the 13-year period);
- » there is a need for 200 market flats also identified (just under 4%);
- » the greatest need by dwelling size for market housing is for 3 bedroom houses followed by 4 bedroom houses;
- » the need for affordable housing is also predominantly for houses; around 1,190 houses compared to a need for around 310 flats (21%);
- » the greatest need by dwelling size for affordable housing is for 2 bedroom then 3 bedroom properties.

Figure 2: Housing mix of OAN for market and affordable housing 2016-29 (Source: West Northamptonshire OAN and ORS Housing Model. Note: Figures may not sum exactly due to arithmetic rounding)

		Market Housing	Affordable Housing	TOTAL
SOUTH NORTHAMPTONSHIRE				
Flat	1 bedroom	100	140	200
	2+ bedrooms	100	170	300
House	2 bedrooms	830	760	1,600
	3 bedrooms	2,720	350	3,100
	4 bedrooms	1,200	90	1,300
	5+ bedrooms	270	20	300
TOTAL		5,200	1,550	6,800

1.14 There is a difference in the total housing need shown in Figure 1 and Figure 2. The affordable housing need is usually calculated before market signals are applied to the OAN. The OAN for the West Northamptonshire Joint Core Strategy (JCS) was produced by Neil McDonald, then of the Cambridge University Centre for Housing and Planning Research, using 2011 household projections but moving back to use 2008 Household Representative Rates (HRRs) as a means to account for market signals. This approach was accepted at the JCS Examination (EIP)¹. Therefore, Figure 1 was calculated on the household projections before moving to 2008 based HRRs and Figure 2 was calculated on the 2008 based HRRs. This does not impact on the affordable housing number because all of the market signal response should be included in market housing. The same principles apply in the other two West Northamptonshire authorities.

Need for Adapted Housing

1.15 The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This was reflected in the recent changes to building regulations which introduced three categories of dwellings:

- » Category 1: VISIBLE dwellings – Mandatory, broadly about accessibility to ALL properties
- » Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes
- » Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard.

¹ <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=5130832>

- 1.16 Considering the increase in households, almost a third (61,100 out of 196,000 households) are likely to have household representatives aged 65 or over. Given this context, the evidence supports the need for at least 50% of all dwellings to meet Category 2 requirements, providing that this does not compromise viability.
- 1.17 Whilst not all households aged 75 or over needing wheelchair adapted housing will live in specialist older person housing, at any point in time it is likely that around two-fifths of those living in specialist housing will need wheelchair adapted homes. However, it is important to recognise that some households will start using a wheelchair whilst living in specialist housing if their health deteriorates. On this basis, a higher proportion of specialist older person housing units will need to be adaptable to become a wheelchair user dwelling (Category 3). The evidence supports the need for a target for all specialist housing for older people to meet Category 3 requirements.
- 1.18 Figure 3 identifies the net change in the number of households with a wheelchair user over the 13-year period 2016-29. It is evident that the number of households likely to need wheelchair adapted housing in South Northamptonshire District is likely to increase by 410 over the period, equivalent to around 6.2% of the overall OAN.
- 1.19 This comprises 280 households in market housing (5.1% of the market housing OAN) and 130 households in affordable housing (10.7% of the affordable housing OAN). The evidence therefore supports the need for a proportion of both market and affordable housing to be wheelchair accessible, and the council should plan for a minimum of 6% of all market housing and 11% of affordable housing to meet Category 3 requirements.

Figure 3: Households needing Wheelchair Adapted Housing (Source: ORS Housing Model. Note: Figures may not sum due to arithmetic rounding)

SOUTH NORTHAMPTONSHIRE								
Modelled Need for Wheelchair Adapted Housing	Households aged under 75			Households aged 75+			Overall change 2016-29	% of OAN
	2016	2029	Net change 2016-29	2016	2029	Net change 2016-29		
Housing type								
Market housing	600	660	70	320	530	210	280	5.18%
Affordable housing	210	240	30	130	230	100	130	10.74%
All households	800	900	90	450	760	310	410	6.22%