14th November 2023, 2pm
AECOM – Olivia Carr, Housing Consultant

Attendees: Colin Smith | Paul Jordan | Andrew Woolf | Catherine Nutting

<u>Housing need background provided by the PC</u>: An affluent area with mainly 3-4 bedroom houses or larger. A need for smaller properties to allow people to downsize, or for younger families. Social housing stock (Hyde Housing) is being depleted (privately sold when not cost effective to modify) and not replaced in the Parish. No sheltered / older person accommodation in the Parish. Census data shows demographic of the parish is getting older.
Local Plan parish housing delivery figure – 25 (subject to LP examination in Spring '24)

<u>Housing Needs Assessment chapters:</u>

1. Background and context about the parish
   Look at the CDC LP and SDNP LP (small proportion) & emerging LP and how it relates to the parish re housing delivery and affordable housing need. Consider type and size of parish housing (2021 census data used). Compare the parish to wider LPA area and nationally i.e., proportion of housing type and size mix and compare to wider geography. Look at difference between the 2011 and 2021 census results: the population, age profile and household composition of the Parish. Looks at housing occupancy – i.e., over or under occupancy. An aging population with under occupation may indicate a need for smaller properties to downsize. Not only need but also the *desire* to downsize.
   The information is pulled into a model and illustrates within the report the ideal type / size mix of Parish housing need until 2039.

2. Affordability and affordable housing
   Look at local house prices and incomes – are homes affordable? Proportion of privately owned / market rent / affordable rent / social housing. Analysis of affordable housing types within the Parish. Look at 'First Homes' (replaced starter homes); a requirement that 25% of affordable housing must be First Homes. The PC can apply a discount to these First Homes – the report will make recommendations for the PC to consider and take to the LPA. Look at need (homelessness) vs demand (would like to move into the area).

3. Older person housing
   Look at 2021 census data and the parish demographic. How is the older population expected to age by 2039 and how they occupy their home. Older people are more likely to own their properties, rather than rent. Look at mobility and the need for sheltered and market extra care housing. This data can be used in NP housing policy re specialist housing and adaptations.

Data collection

HNA based on census and secondary data in the public domain. AECOM will consult with CDC. They do not undertake local data collection / primary survey work from the community. This data is not considered representative of the whole area (as a typical response rate is c.20% and typically older people respond and so not accurate regarding the area demographic). Surveys are considered community opinion, rather than evidence of need. Therefore, limited weight is attached to community survey data. However, the PC / consultant can use surveys to supplement the HNA, but the results would not influence the report's findings and recommendations.

This methodology is used for all HNA and will satisfy the NP making process.

Timeframes

HNA take between 12 – 14 weeks to complete, with multiple stages.

The report writers collect and analyse the data and speak to the LPA. The draft report is internally reviewed before being sent to the PC for consideration.

Locality tend to allow 2 weeks for the PC to review the report, but the process can take longer. AECOM can pause the clock if the PC need more time, but AECOM cannot overrun.

The PC should receive the draft HNA in January 2024. The PC makes comments and sends back to AECOM to make any changes. The final report is then sent to Locality for a quality check (this can take 2 weeks).

Colin Smith Planning Ltd should be able to use the HNA to draft housing policy c. February 2024.

14:30