
**Updating the Northern Peninsula
Housing Market Assessment:
a Guide for the sole use of North
Cornwall, North Devon, Torridge and
West Somerset District Councils and
the Exmoor National Park Authority**

The Housing Vision Consultancy



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Bromsgrove District: **Housing Market Assessment**

Updating the Northern Peninsula Housing Market Assessment: A Guide

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Contents

1.0	Introduction	1
2.0	How Can We Define the Housing Market Area for the Northern Peninsula?	2
3.0	Social and Demographic Trends	7
4.0	The Supply of Housing	10
5.0	Projecting the Future Need for Affordable Housing	17
6.0	The Housing Requirements of Different Groups	20

Acronyms and Abbreviations

ASHE	Annual Survey of Hours and Earnings
BME	Black and Minority Ethnic
CACI	Californian Analysis Centre Incorporated
CLG	Communities and Local Government
CORE	COntinuous REcording
CRS	Client Record System
DCLG	Department of Communities and Local Government
DWP	Department of Work and Pensions
GP	General Practitioner
HIP	Housing Investment Programme
HMA	Housing Market Assessment
HSSA	Housing Strategy Statistical Appendix
NeSS	Neighbourhood Statistical Service
NHSCR	National Health Service Central Register
NiNO	National Insurance Number (Allocations to Adult Overseas Nationals entering the UK)
NROSH	National Register of Social Housing
ONS	Office for National Statistics
SEG	Socio-Economic Group
SEH	Survey of English Housing
SPLS	Supporting People Local System database

1.0 Introduction

In all Housing Market Assessments, we are concerned to identify the relationship or 'fit' between people (need and demand) and housing (supply). In the HMA, we have focused on five main questions:

1. How can we define the Housing Market Area for the Northern Peninsula?
2. Who lives in the Northern Peninsula area? How might this change, and what are the implications for determining the future need and demand for housing in the area?
3. What is the supply of housing? What choices do consumers have in the local housing market? What are the gaps in the pattern of supply and how affordable is local housing?
4. What is the projected future need for housing in The Northern Peninsula?
5. What are the implications of this analysis for intervening in the local housing market?

We'll deal with each of these in turn, I've summarised the key data sources below and identified those which can be updated, preferably annually.

An essential starting point for all housing market assessment is the Neighbourhood Statistics (NeSS) page of the Office for National Statistics (ONS) at:

<http://www.neighbourhood.statistics.gov.uk/dissemination/>

This enables you to access data for any of:

- A postcode;
- A local authority area;
- A ward; or
- A bespoke area you can construct yourself from Census 'Output Areas'.

The geography of Output Areas:

Output Area (OA)

The building block of the Census, boundaries conform with electoral wards. The minimum size is 40 resident households and 100 residents.

Lower Layer Super Output Area (SOA)

Minimum population 1,000 resident, the mean is 1,500. Each Area is built from aggregating about 5 Output Areas.

Middle Layer Super Output Area

Minimum population 5,000 residents, the mean is 7,200. Built from groups of adjacent Lower Layer SOAs.

Upper Layer Super Output Area

The minimum number of residents is likely to be about 25,000 residents.

The annual Survey of English Housing (SEH) contains an immense amount of data on people and housing and provides a useful benchmark for more local trends, see:

<http://www.communities.gov.uk/housing/housingresearch/housingsurveys/surveyofenglishhousing/>

2.0 How Can We Define the Housing Market Area for the Northern Peninsula?

The typical benchmark for defining a housing market area is that either 75 % of people live and work within the same boundaries or that 75 % of housing transactions take place within a defined boundary. We have used ONS 'moving home' (housing transaction) and 2001 'Travel to Work' data to establish the extent of 'self containment'.

In terms of the relative merits of 75% TTWA and 75% housing transaction self-containment, the same percentage level of migration and travel to work self containment areas can be noticeably different. Migration patterns are often more extensive from higher cost housing areas, because households living in them have the equity to enable them to move where they want to, while poorer areas have more constrained migration self-containment. Conversely, households in lower cost housing areas are unable to afford to move to higher cost areas, and the 75% migration area is often much smaller, yet they still need to travel greater distances to work. The differences can thus reflect the relative wealth and house prices in different housing market areas

Travel to Work areas are explained at:

<http://www.statistics.gov.uk/geography/twa.asp>

2001 travel flows by ward or local authority are included under Census of Population (2001 Census) through the Nomis website using Advanced Query at:

<https://www.nomisweb.co.uk/>

The National Health Service Central Register (NHSCR) compiles and maintains a computerised record of NHS patients registered with an NHS general practitioner (GP) in England, Wales or the Isle of Man. Analysis of this data enables identification of annual moves between local authority areas by age group. It is summarised at:

<http://www.statistics.gov.uk/STATBASE/Source.asp?vlnk=1317&More=Y>

Data can only be ordered (free of charge) from the ONS Migrations Statistics Unit, an excellent ONS review of the use of NHSCR data with contact details is available at:

<http://www.statistics.gov.uk/statbase/EXPODATA%5Ccommentary%5CEstimatinginternalMigration.doc>

3.0 Social and Demographic Trends

Nomis is an invaluable source of population and labour market data using the Wizard or Advanced queries at:

<https://www.nomisweb.co.uk/>

Target population by age

A summary drawn from the 2001 Census can be found through NeSS at:

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowed=true&Function=&%24ph=60&CurrentPageId=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=891&Next.x=3&Next.y=0>

And a more detailed breakdown for all ages through NeSS at:

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowed=true&Function=&%24ph=60&CurrentPageId=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=276&Next.x=10&Next.y=3>

Household types

A summary drawn from the 2001 Census can be found through NeSS at

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowe d=true&Function=&%24ph=60&CurrentPageId=60&step=1&CurrentTreeIndex=-2&searchString=KS20&datasetFamilyId=55&Next.x=8&Next.y=5>

Household projections (Update annually)

The most recent projections are 2004-based and are available at:

<http://www.communities.gov.uk/documents/corporate/xls/145156.xls>

Population projections by age group (Update annually)

The most recent projections are 2004-based and are available at:

<http://www.statistics.gov.uk/STATBASE/ssdataset.asp?vlnk=9496>

Components of population change (Update annually)

The most recent projections are 2004-based and are available at:

<http://www.statistics.gov.uk/STATBASE/ssdataset.asp?vlnk=9396>

Internal migration (Update annually)

The National Health Service Central Register (NHSCR) compiles and maintains a computerised record of NHS patients registered with an NHS general practitioner (GP) in England, Wales or the Isle of Man. Analysis of this data enables identification of annual moves between local authority areas by age group. It is summarised at:

<http://www.statistics.gov.uk/STATBASE/Source.asp?vlnk=1317&More=Y>

Data can only be ordered (free of charge) from the ONS Migrations Statistics Unit, an excellent ONS review of the use of NHSCR data with contact details is available at:

<http://www.statistics.gov.uk/statbase/EXPODATA%5Ccommentary%5CEstimatinginternalMigration.doc>

International migration (Update annually)

The collation of National Insurance Number Allocations to Adult Overseas Nationals entering the UK (NiNO) provides an invaluable source of data on international migration. Numbers are only recorded for individual countries for 10 or more migrant workers, and therefore the total is more than the sum of the entries. Data to 2006 can be accessed at:

http://www.dwp.gov.uk/asd/asd1/niall/nino_allocation.asp

Detailed household projections by type (Update annually)

These are not readily available from a central data source and for the Northern Peninsula study we used Chelmer Model commissioned from Anglia Ruskin University.

Household income (Update annually)

We commissioned a CACI PayCheck Profile of gross total household incomes by £5k income bands (CACI stands for Californian Analysis Centre Incorporated, an international company which trades as the Data Depot in Britain) This costs around £250 and they can provide a breakdown for almost any defined area. See:

<http://www.caci.co.uk/>

The DWP's Annual Survey of Hours and Earnings (ASHE – the successor to the New Earnings Survey) is an invaluable source of data on income from earnings at local authority and higher levels, it is available through Nomis, and at:

http://www.statistics.gov.uk/about/methodology_by_theme/ashe.asp

And results for 2008 can be accessed at:

<http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=13101>

Unfortunately, the 2001 Census did not ask a personal or household income question although this may be rectified in 2011. However, ONS are beginning to construct NeSS income and earnings profiles at:

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowe d=true&Function=&%24ph=60&CurrentPageld=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=266&Next.x=14&Next.y=5>

In terms of other relevant and freely available secondary data sources, profiles of target populations by Census socio-economic group (SEG) and Index of Multiple Deprivation 2007 can be accessed at:

<http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivati on/deprivation07/>

The Department for Works and Pensions provides detailed electoral ward and Lower Super Output Area benefits data (typically for groups of 1,500 people) for England and Wales and for Data Zones in Scotland through NeSS.

Ethnic minorities

In terms of initial profiling, ethnic identity was recorded for the 2001 Census (Table KS 06) including, for the first time, mixed heritage categories through NeSS at:

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowed=true&Function=&%24ph=60&CurrentPageId=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=47&Next.x=20&Next.y=7>

Unfortunately, this source is not very effective for newly forming BME communities, especially those being created through the settlement of asylum seeker and refugee populations.

4.0 The Supply of Housing

A huge amount of data and information on current and future housing and land supply is collected by local authority planning departments; collated by CLG and the themes are summarised at:

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/>

Housing statistics collated by CLG are available at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/>

And the annual 'Housing Statistics' publication is available at:

<http://www.communities.gov.uk/publications/housing/housingstatistics2007>

The National Register of Social Housing (NROSH) has the ambition of collecting social housing data from local authorities and RSLs, but is still in the development stage, see:

<http://www.nrosh.co.uk/>

Property type

The key source is 2001 Census data (Table UV56) available through NeSS at:

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowd=true&Function=&%24ph=60&CurrentPageld=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=49&Next.x=18&Next.y=7>

We would also advise first consulting the Housing Strategy Statistical Appendix (HSSA), previously the HIP Return, containing data collected and collated annually by local authorities on stock and condition etc. available at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/localauthorityhousing/dataforms/226695/hssahousingstrategy/>

As Census data is now several years out of date, we will need to update with data on changes to the stock including completions and demolitions. The most accessible on-line source is likely to be the planning department's Annual Monitoring Report which includes a spreadsheet of completions and demolitions across all tenures. Otherwise, this information should be available by request.

Tenure

Census data (Table KS18) provides the baseline through NeSS with further updating required using planning department completions and CORE data (see 'The Social Rented Sector' below).

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowd=true&Function=&%24ph=60&CurrentPageld=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=163&Next.x=14&Next.y=8>

Data is also available from Housing Strategy Statistical Appendices and is available in table form at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/>

Households by bed size

The Census (Table UV 57) only records 'habitable rooms' per dwelling (i.e. excluding bathrooms, toilets, halls or landings) and therefore the best estimate of properties by bed size is based on the following assumptions:

- 1-2 rooms are 1 bed;
- 3-4 rooms are 2 bed;
- 5 rooms are 3 bed;
- 6 rooms are 4 bed, and,
- 7+ rooms are 5+ beds.

Through NeSS at:

<http://neighbourhood.statistics.gov.uk/dissemination/datasetList.do?JSAllowed=true&Function=&%24ph=60&CurrentPageId=60&step=1&CurrentTreeIndex=-1&searchString=&datasetFamilyId=151&Next.x=15&Next.y=5>

The quality and condition of the housing stock (Update annually)

The main sources are the local authority's Housing Strategy Statistical Appendix contains data on stock condition collated by CLG and the English House Condition Survey. This is a national survey of housing which covers all tenures and includes a physical inspection of properties by professional surveyors. The information obtained through the survey provides an accurate picture of the type and condition of housing in England and in broad regions, the people living there, and their views on housing and their neighbourhoods. Analyses at lower levels have to be specially commissioned. Details of the Survey can be found at:

<http://www.communities.gov.uk/index.asp?id=1155269>

and at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingconditionsincluding/>

The first data from the 2006 Survey is now available at:

<http://www.communities.gov.uk/publications/corporate/statistics/ehcs2006annualreport>

The CLG's District Level Ready Reckoner for Private Sector Households in Non-Decent Homes

Based on statistics from the 2001 EHCS, this Ready Reckoner enables local authorities to gain an indication of the likely magnitude of the problem in their area although it is not intended as a substitute for local surveys. However, the Ready Reckoner can only be used if figures are available of the number of households in the private sector by five periods of construction. Further information can be found at:

<http://www.communities.gov.uk/publications/housing/districtlevelready>

The supply of new housing (Update annually)

The first relevant source is Planning's Annual Monitoring report but this is likely to provide overall totals also identifying new affordable homes. Data by property type or other criteria will need to be provided by the Planning team.

Please note: whilst this is not a requirement for the purposes of annual monitoring, it is essential that the property type and bed size of new homes is recorded to enable more detailed monitoring of trends in the housing market.

The social rented sector (Update annually)

Supply and cost

The annual Regulatory and Statistical Returns Survey compiled by the Homes and Communities Agency provides property breakdowns for all housing associations and is available annually through the RSR webpage at:

<http://www.rsrsurvey.co.uk/index.cfm>

Current housing association stock holdings can be accessed by local authority area at:

<http://www.housingcorp.gov.uk/server/show/nav.489>

The CORE (COntinuous REcording of Lettings and Sales) provides an annual summary of new lets, re-lets, affordable sales and costs at:

<http://www.core.ac.uk/>

Demand

The first source to consult is the Housing Strategy Statistical Appendix available at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/>

Social housing demand data can be updated from tables already provided NSDC and relevant housing associations but the availability of this data needs addressing in the context of the stock transfer. Recommended indicators of social housing demand are:

- total lettings and annual turnover;
- total applicants (waiting list and transfer): by household type and size
- applicant: stock and applicant: lettings ratios
- property type and bed size requested: by household type;
- location requested: by household type, property type and bed size;

A Guide: **Updating the Northern Peninsula Housing Market Assessment**

- total offers: by household type; property type and bed size;
- total lettings: by household type; property type and bed size;
- refusal rate: by household type; property type and bed size, and,
- difficult to let and void rates.

The private rented sector (Update annually)

Supply, cost and demand

This is a problem area in terms of secondary data as there is no single source available. A useful starting point is internet advertisements by property type; cost and location then estate and lettings agent interviews by telephone. Useful websites are set out in Table 1 below which also includes sources for property sales.

In some cases, the Rent Service may have prepared a report for a local authority area and it is worth a direct approach to establish whether or not this is the case at:

<http://www.therentservice.gov.uk>

Virtually unknown but valuable summaries of the residential lettings market are provided by 'localities' are included in annual Valuation Reports, the most recent of which is available at:

http://www.therentservice.gov.uk/documents/corporate_publications/trs-valuation-report-2006-2007.pdf

The home ownership sector (Update annually)

Supply and cost

The most reliable source of prices achieved has been the Land Registry which records all residential sales (new build and re-sale) by price, date of sale, type of property, new-build/re-sale, free or leasehold, address, postcode, location, local authority and county. As data is constructed from the notification of completed sales, there is an inevitable time lag of at least one month until their appearance in Land Registry data sets. These are summarised at:

http://www.landreg.gov.uk/property_info/

Archived property price data to December 2006 is available at:

<http://www.landreg.gov.uk/propertyprice/interactive/>

More recent data is available at:

<http://www1.landregistry.gov.uk/houseprices/>

But is not available for district councils, for which, data has to be ordered and paid for. As an example, one year's complete data for one district costs in the region of £40-50.

One criticism of published Land Registry data is that it is not seasonally nor mix adjusted, but its monthly Property Price Index of average prices at national, regional, county and London borough level claims to meet both these criticisms.

The next most obvious sources are advertisements on the internet and interviews with estate agents. However, care must be taken not to assume that the asking price is the price achieved at sale. Useful sites are summarised in the following table. The following additional website is useful for monitoring changes in property prices:

<http://www.propertysnake.co.uk/>

Table 1: property websites for accessing current sales prices and private rentals

Web Site	Sales	New sales	Rentals	Search by Postcode	Search by Place	Search by Map	Search by Property Type	Sold Prices by Address	Sold Prices by Postcode	Comments
Rightmove.co.uk	Y	Y	Y	Y	N	N	Y	N	Y*	The most comprehensive site * link to Aboutmyplace
Propertyfinder.com	Y	Y	Y	Y	Y	N	Y	N	N	
Primelocation.com	Y	Y	Y	Y	Y	N	Y	N	Y	
Nethouseprices.com	Y	Y	Y	Y	Y	N	Y	Y	Y	
Ourproperty.co.uk	N	N	N	Y	N	N	N	Y	Y	
Mouseprice.com	Y	N	Y	Y	Y	Y)	Y	Y	Y	Can search by map after town postcode
Smartnewhomes.com	N	Y	N	N	Y	N	Y	N	N	Can search affordable
Findanewhome.com	Y	Y	Y	Y	Y	N	N*	N	N	*can search nos. of bedrooms
Newhomesforsale.co.uk	N	Y	N	Y	Y	Y	Y	N	N	
Thisishouseprices.co.uk	N	N	N	N	N	N	N		Y	Sold search by county
Houseprices.co.uk	N	N	N	N	N	N	N	Y	Y	
Houseladder.co.uk	Y		Y	Y	Y	N	N*	Y	Y	*can search nos. of bedrooms

Demand

Demand for home ownership can be reflected in relation to both price where higher demand = higher prices, and sales rates where stronger demand = higher sales rates. Consequently, it is useful to benchmark price increase and sales rates against national, regional and local authority trends as appropriate, and a useful source of national and regional data can be found in 'Housing Statistics' at:

<http://www.communities.gov.uk/publications/housing/housingstatistics2007>

As already explained, recent property prices at local authority levels (except districts) can be obtained from the Land Registry at:

http://www.landreg.gov.uk/property_info/

How affordable is local housing? (Update annually)

Determining housing costs: was dealt with in detail in the previous section

Determining income levels: was dealt with in Section 2.

Defining affordability: the CLG's guidance is that housing costs should not exceed 25 % of gross household income.

A major contributor to this area is Professor Steve Wilcox who has since 2002 produced a series of studies for the Joseph Rowntree Foundation analysing the difficulties faced by working households aged 20-39 in accessing home ownership for every local authority in England¹, most recently at:

<http://www.jrf.org.uk/knowledge/findings/housing/1981.asp>

The main indicator used has been:

- Average property prices in relation to gross household earned income for the defined age group, and expressed as a ratio, or,
- Property prices at the lower quartile in relation to household incomes.

Modelling the accessibility of home ownership (Update annually)

We have set out below our approach to modelling as follows:

¹ Wilcox S (2003) *Can Work – Can't Buy*: York, JRF.

Wilcox S (2004) *Affordability Differences by Area for Working Households Buying their Homes – 2003 Update*: York, JRF.

Wilcox S (2006) *Local Affordability Issues for Working Households Buying their First Homes*: York, JRF.

In relation to income levels

- gross household incomes from CACI PayCheck profile

In relation to the costs of home ownership

- Typical entry level property prices: from local price survey
- Deposit provided: 10% 2 bed and 20% 3 bed
- Household income required:
 - Single person: 3.5 times gross income (less other loan payments);
 - Couple household: 2.9 times gross income (less other loan payments);
- Halifax base rate

There are many examples of net-based mortgage calculators which will enable you to identify the cost of mortgages at different interest rates and loan repayment periods such as at:

<http://www.bbc.co.uk/homes/property/mortgagecalculator.shtml>

5.0 Projecting the Future Need for Affordable Housing

Taking account of general needs (Update annually)

We have developed and applied an approach to meeting the future requirement for affordable housing which applies modelling undertaken by Glen Bramley for DETR, now DCLG, and for the National Housing and Planning Advice Unit². This approach is based on trends within a local authority area, in this case, in each of the four districts which make up the Northern Peninsula SHMA. The model consists of three stages as follows:

1. Estimating the annual future need for affordable housing;
2. Estimating the annual future supply of affordable housing; and
3. Estimating the implications of the first for the second in terms of the annual affordable proportion of future housing supply required over a defined policy period.

² See in particular, Bramley, Karley & Kofi, Housing Studies, Volume 20, Number 5, September 2005, pp685-715.

As explained below, a range of data sources and assumptions can be applied, and in this initial report, we have applied those which identify the 'best case scenario' in terms of lower affordable housing need and higher housing supply.

The components of the affordable housing methodology: estimating the requirement for affordable housing

As a preface to the worked model, we have summarised the components, the data applied and the sources consulted below.

The policy period

We have applied a ten year policy period, though any period can be modelled. Longer or shorter policy periods will result in different proportions of affordable housing required. Current Guidance on the appropriate policy period is less prescriptive than previously and states:

“The net figure derived should be converted into an annual flow using assumptions about the number of years that will be taken to address the backlog. Levels of unmet need are unlikely to ever fall to nil given that peoples’ housing circumstances change and there will always be households falling in and out of housing need. The quota should be based upon meeting need over a period of five years, although longer timescales can be used. In particular, there may be merit in linking quotas to the remaining time period of adopted housing policies in plans. For the component of need derived from existing affordable housing tenants, partnerships could estimate the proportion that are expected to be re-housed based on previous allocations. Whilst the decision is the responsibility of individual local authorities, partnerships should bear in mind the need for comparability. Partnerships should avoid using a period of less than five years in which to meet unmet current need. If a five-year period is used, this means that 20 % of current unmet need should be addressed each year. The output of this should be an annual quota of households who should have their needs addressed”. (CLG, 2007, Strategic Housing Market Assessment, Practice Guidance, p52).

Estimating the amount of affordable housing required in future for new household formation

This data is drawn from commissioned household projections for each district, and which has been provided in cohorts of 15 years for each district. The two cohorts of most relevance to the formation of new households are those aged 15 to 29 and 30 to 44. In order to gain an estimate of annual household formation, we have considered trends over the 15 years from 2006 to 2021 to produce an annualised rate.

Estimating the proportion of new households unable to afford full cost home ownership

This component addresses the newly arising requirement for affordable housing.

The waiting list backlog over the policy period

This component addresses the current requirement for affordable housing. The data is drawn from the Housing Strategy Statistical Appendices for each district and for the year to March 2007, and includes homeless households. The waiting list backlog is addressed and resolved over the ten year policy period.

Estimating the amount of affordable housing required due to the impact of migration

This is a complex area as there are both internal and international components to migration and two separate data sources of relevance. The overarching ONS Components of Population Change for 2005-06 shows a net NP population gain of 2,800 due to in-migration which conforms with NHSCR data for the same period. However, NiNO data identifies an additional 2,230 international migrant workers registering in the four districts between 2002 and 2006, including 1,240 in 2005-06 alone, none of whom appear to be reflected in ONS Components of Population Change data.

The convention is to assume that 33% of in-migrants will require affordable housing, but in view of the more affluent profile of long distance in-migrants, we have not included any requirement for affordable housing among this group. However, we have included an estimate of 33% of international migrant workers requiring affordable housing and have derived the number of households concerned by dividing the population figure by the average current household size of 2.3. We have applied this formula to the average annual number of migrant workers since 2004-05 when residents of the A8 countries gained access to employment in the UK.

Estimating the amount of affordable housing required from owner occupier households

This measure is based on Survey of English Housing data of the proportion of owner occupiers who move to social housing (0.234%), and is applied to the number of owner occupiers at the time of the 2001 Census.

The components of the affordable housing methodology: estimating the supply of affordable housing

Social sector lettings: This data is drawn from HSSA and CORE data sets.

Intermediate housing re-sales: This data is drawn from CORE data sets.

New housing supply: This data is drawn from the Draft RSS Panel Report (January 2008) which is subject to change.

The components of the affordable housing methodology: the stages of the modelling

The stages are set out in the following table:

Table 2: methodology for estimating future affordable housing need and supply

Affordable Housing Need
Annual additional household formation
Proportion of new households unable to afford full cost home ownership
Predicted annual affordable need from new households forming
Waiting list
Annual waiting list backlog addressed over the 10 year policy period
Annual net in-migrant households unable to afford full cost home ownership
Annual owner occupier households requiring affordable housing in the future
Total annual affordable housing need
Affordable Housing Supply
Annual social sector lettings
Annual intermediate housing re-sales
Total affordable housing supply
Total annual affordable housing need
Projected new housing supply
Affordable housing need as a proportion of projected new supply

6.0 The Housing Requirements of Different Groups

Homelessness

The HSSA contains data collected and collated by local authorities on homelessness including 'rough sleeping' are available at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/>

and at:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/homelessnessstatistics/livetables/>

A 'rough sleeping' estimate is compiled by DCLG from HSSA sources annually for a sample of locations and is available at:

<http://www.communities.gov.uk/housing/homelessness/publicationsabouthomelessness/roughsleepingstatistics/>

Unfortunately, there is no statutory requirement to undertake a BME Housing Needs Study, and their availability and quality are variable between local authorities.

Older People and People with Disabilities

Projecting Older People Population Information System (POPPI) is an invaluable programme developed by the Institute of Public Care (IPC) for the Care Services Efficiency Delivery Programme (CSED) to help explore the incidence and impact of demography, health and living conditions on populations aged 65 and over in England. Registration is required, but this is not a problem as the service has been designed for use by local authority planners and commissioners of social care provision, see:

<http://www.poppi.org.uk/>

Projecting Adult Needs and Service Information (PANSI) is an identical service is provided in relation to people with disabilities, see:

<http://www.pansi.org.uk/>

Supporting People

Supporting People administering authorities are required to undertake a regular (six-monthly) analysis of the housing related support needs of a wide range of DCLG specified 'client' groups. These are often undertaken by or with service commissioners, providers and boards (e.g., Learning Disability Partnership Boards) and should include an assessment of housing need. Some authorities have attempted to ascertain housing and housing support need in joint exercises; the quality of these can be variable and is dependent on the brief.

The Supporting People Client Record System (CRS) and Supporting People Local System database (SPLS) extracts provide a source of information about the demand for support, the migration of service users between authority areas and the type of accommodation that service users move into. See:

<http://www.spclientrecord.org.uk/pubs.cfm>

and,

http://www.spkweb.org.uk/Subjects/Supporting_People_independent_review/Review+of+the+Baseline+Supporting+People+Evidence+Base.htm

Many health and social care partners maintain databases of vulnerable households for example, the Children Act 1989 requires local authorities to maintain a database of children with a disability and this includes information about housing needs. However, there are difficulties with this information; for example, it is up to parents to register their child on the database. Databases are also held for people with a learning disability and people with a mental health problem. This information has to be requested locally from the relevant commissioner in children's services.

Probation and Prison Services

The Probation Service and partners working in criminal justice maintain information about the accommodation needs of their clients which is available from the Probation Office (most probation services have an accommodation officer, although this role sometimes covers a large geographic area extending beyond the local authority area). This information varies in quality.

The Code of Guidance for Homelessness requires a better relationship between local authority homeless services and the prison service; the Prison Service is required to undertake a housing needs assessment of new prisoners and have to share this information with the local authority to prevent homelessness. It would be worth exploring practice in your local authority and potential for better use of information. This information varies in quality.