

## **HOMES & COMMUNITIES COMMITTEE**

**18 JANUARY 2021**

### **DISTRICT WIDE HOUSING NEEDS ASSESSMENT 2020**

#### **1.0 Purpose of Report**

1.1 To present to Committee the findings of the Newark and Sherwood District Wide Housing Needs Assessment (HNA) 2020 and accompanying Sub-Area Analysis Reports.

#### **2.0 Background Information**

2.1 As previously reported to Committee, the Council, as a strategic housing authority, has a statutory requirement to undertake regular assessments of future housing requirements within the district in accordance with Part 11 (Section 8) of the 1985 Housing Act (Periodical review of housing needs). In addition paragraph 61 of the National Planning Policy Framework 2019 (NPPF) requires Local Planning Authorities to assess the size, type and tenure of housing needed for different groups in the community.

2.2 The Committee at its meeting on the 10<sup>th</sup> June, 2019, gave approval to update the David Couttie and Associates Housing Market and Needs Assessment 2014 (DCA). Members will note that DCA completed the previous three 'district wide' housing needs assessments in 2004, 2009 and 2014. David Couttie has now retired and the Council underwent a tender exercise and commissioned Arc4 (Consultants) to commence a district wide housing needs assessment and sub-area analysis, the findings of which are attached as Appendix A and B to this report.

#### **3.0 Arc4 Newark and Sherwood District Wide Housing Needs Assessment & Sub-Area Analysis**

3.1 In accordance with the tender specification, Arc4 have now prepared a final draft HNA and sub-area analysis, which has been made available to all Council Members, relevant Officers and local stakeholders.

3.2 Due to the strategic importance of this work, Michael Bullock, Managing, Director of Arc4 will present the brief findings of the HNA to Members at this committee meeting followed by a detailed presentation at a separate meeting on Monday, the 1<sup>st</sup> February, 2021, at 5.30 p.m. to which all Members and stakeholders will be invited. This will give Members and stakeholders the opportunity to scrutinise the findings, broaden their understanding of the housing market and needs across the district and, if appropriate, challenge the Consultant on the findings being presented to test the assessment's robustness.

#### **4.0 Key Findings and Recommendations**

4.1 The HNA comprised of a household survey based upon a random sample of 13,266 households, from which 2,143 responses were received (16.2% response rate). The HNA also involved reviewing relevant secondary data as well as obtaining views and information from a wide range of stakeholders.

4.2 The aim of the assessment is to bring the evidence together and provides a wealth of analysis and estimates including information on:-

- The dynamics of the district's housing market and its relationship with neighbouring authorities;
- The current stock of housing (all tenures)
- A review of the demographic and economic context
- The role of the private rented sector
- Housing requirements of all tenures, including affordable housing and indicating appropriate tenure and dwelling type mix at sub-area level (eight sub-areas)
- Affordability analysis including scenario testing for all tenures; and
- The housing requirements of specific household groups

4.3 The 2014 assessment indicated a total net affordable housing need of 677 units per annum and after deducting the annual supply of housing, the shortfall over the next five years was 221 homes per annum. The 2020 assessment records a total net affordable housing need of 617 units per annum and after deducting the annual supply of housing, the shortfall for the next five years is 243 homes per annum.

4.4 The main variances between the 2014 affordable need data and the 2020 data are a higher total backlog need who require affordable housing and lower level of newly-arising need because market prices are affordable to around 80% of newly-forming households (this excludes households falling into need who are included in the newly-arising need figure).

4.5 The Assessment summarises recommendations for development by tenure and number of bedrooms. Overall, the focus of development across the district should be 2 and 3-bedroom dwellings. For market housing, there is a particular need for 2 and 3-bedroom dwellings. For affordable rented housing a broad mix is needed with just over half of need being for 1 and 2-bedroom dwellings. For intermediate (affordable home ownership) strongest need is for properties with 3 or more bedrooms.

4.6 Analysis of dwelling type identifies the strongest need for houses but a considerable need for bungalows which reflects the needs, aspirations and expectations of the aging population across the district both for market and affordable homes. Over 30% of new dwellings across all tenures except intermediate should be bungalows.

4.7 The key strategic messages from the HNA are:-

- New development needs to reflect the needs of an ageing population whilst continuing to develop housing for younger age groups and a range of income groups to support economic growth ambitions. The overall focus needs to be on delivering 2 and 3-bedroom dwellings and a marked increase in the delivery of bungalows is needed.
- There is a need to improve the delivery of affordable housing to address identified need. The current 30% target remains ambitious although in recent years the level of affordable delivery has improved. Affordable home ownership options for key workers should also be considered given the affordability challenges across the district.
- The majority of older people want to remain in their own home with help and support when needed. There is therefore a need to improve support services available to older people across all tenures. Additionally there is a need to increase the specialist older persons housing provision, for instance extra care and retirement housing.
- There is a need to regularly review the needs of different groups and the impact of physical disability and mental health on housing need. There is a specific need to deliver

1% of new dwellings to M4(3) wheelchair accessible standard and a minimum of 23% of new homes to M4(2) accessible and adaptable standard.

## **5.0 Equalities Implications**

5.1 The HNA has assessed and taken account of the specific housing needs of people with protected characteristics ensuring the Council complies with its responsibilities under the Equalities Act 2010.

## **6.0 Financial Implications – FIN20-21/7786**

6.1 The policy framework and resources required have already been considered and approved by this Committee for the completion of a new District Wide Housing Needs Assessment within existing budgets.

## **7.0 Community Plan – Alignment to Objectives**

7.1 The delivery of additional affordable homes across the district continues to be a strategic priority for the Council with an objective of the Community Plan being to; *'Accelerate the supply of new homes including associated facilities.'*

7.2 The district wide Housing Needs Assessment provides the evidence base to deliver housing to meet the needs of all its residents across the district's urban and rural communities.

## **8.0 Comments of Director**

### Comments of the Director of Planning & Growth

8.1 The Newark & Sherwood Housing Needs Assessment 2020 provides a robust up-to-date assessment of local housing need vital to preparing sound planning policy. The HNA along with the sub-area analysis also underpins negotiations that the Council's Planning and Housing Officers have with developers regarding the type and tenure of housing required as part of new housing development.

## **9.0 Recommendation**

9.1 That Members consider and endorse the findings of the Newark and Sherwood Housing Needs Assessment 2020 (HNA) and accompanying Sub-Area Analysis Report.

## **Reason for Recommendation**

The District Wide Housing Needs Assessment 2020 and Sub-Area Analysis has been commissioned to ensure the Council maintains a robust housing needs evidence base to inform the key strategic housing, planning and economic corporate documents.

## **Background Papers**

Nil

For further information please contact Jill Sanderson, Housing Development Officer on 01636 655624.

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